

Rezoning Application:

MM 21-1108

Zoning Hearing Master Date:
02/14/2022

BOCC Land Use Meeting Date: 4/12/2022



Hillsborough
County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Dallas Evans, P.E., AICP

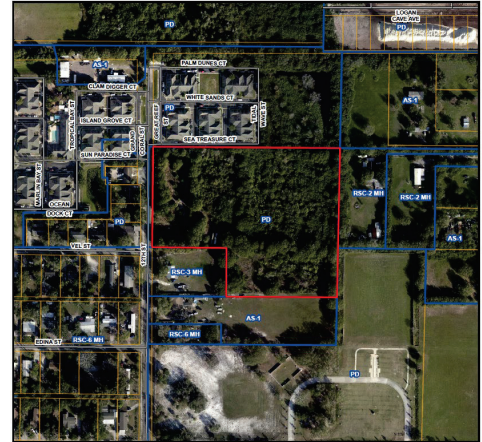
FLU Category: RES-6

Service Area: Urban

Site Acreage: 7.2 acres

Community
Plan Area: Wimauma

Overlay: None



Existing Approvals:

PD 06-0103 was approved for RMC-6 standards to develop of up to 40 multi-family dwelling unit.

PRS 07-0733 modified the development to allow up to 30 single-family homes. In accordance with the Land Development Code, a change from multi-family to single-family may be approved administratively. However, the change in circulation/access proposed met the threshold for a Minor Modification (PRS 07-0733).

Proposed Modifications:

The applicant is seeking a major modification to the existing Planned Development (PD) 06-0103, as modified by PRS 07-0733. This modification to the PD includes one 7.2-acre parcel. The proposed development substitutes detached single-family homes for duplexes and proposes increasing the density from 30 dwellings (4.4 dwellings per acre) to 38 dwellings (5.3 dwellings per acre).

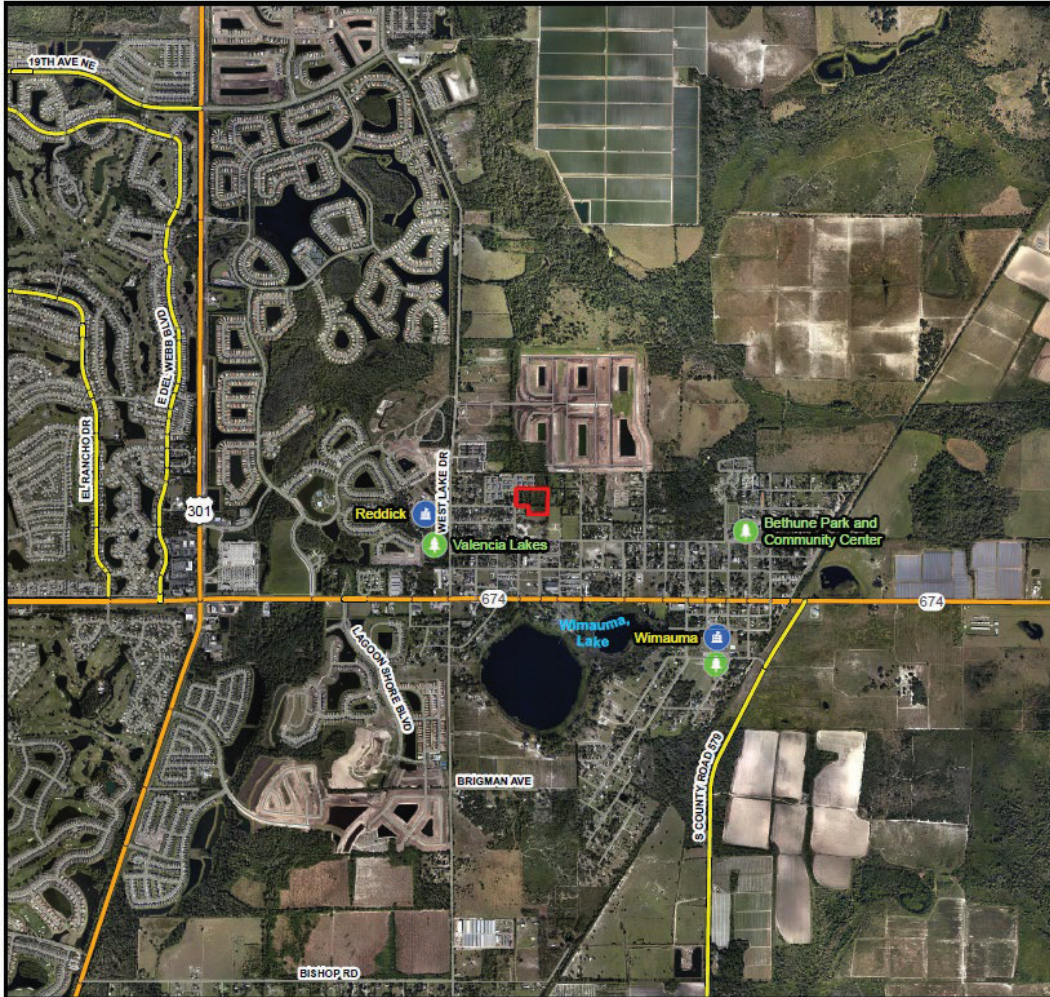
Additional Information:

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

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable, subject to proposed conditions
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



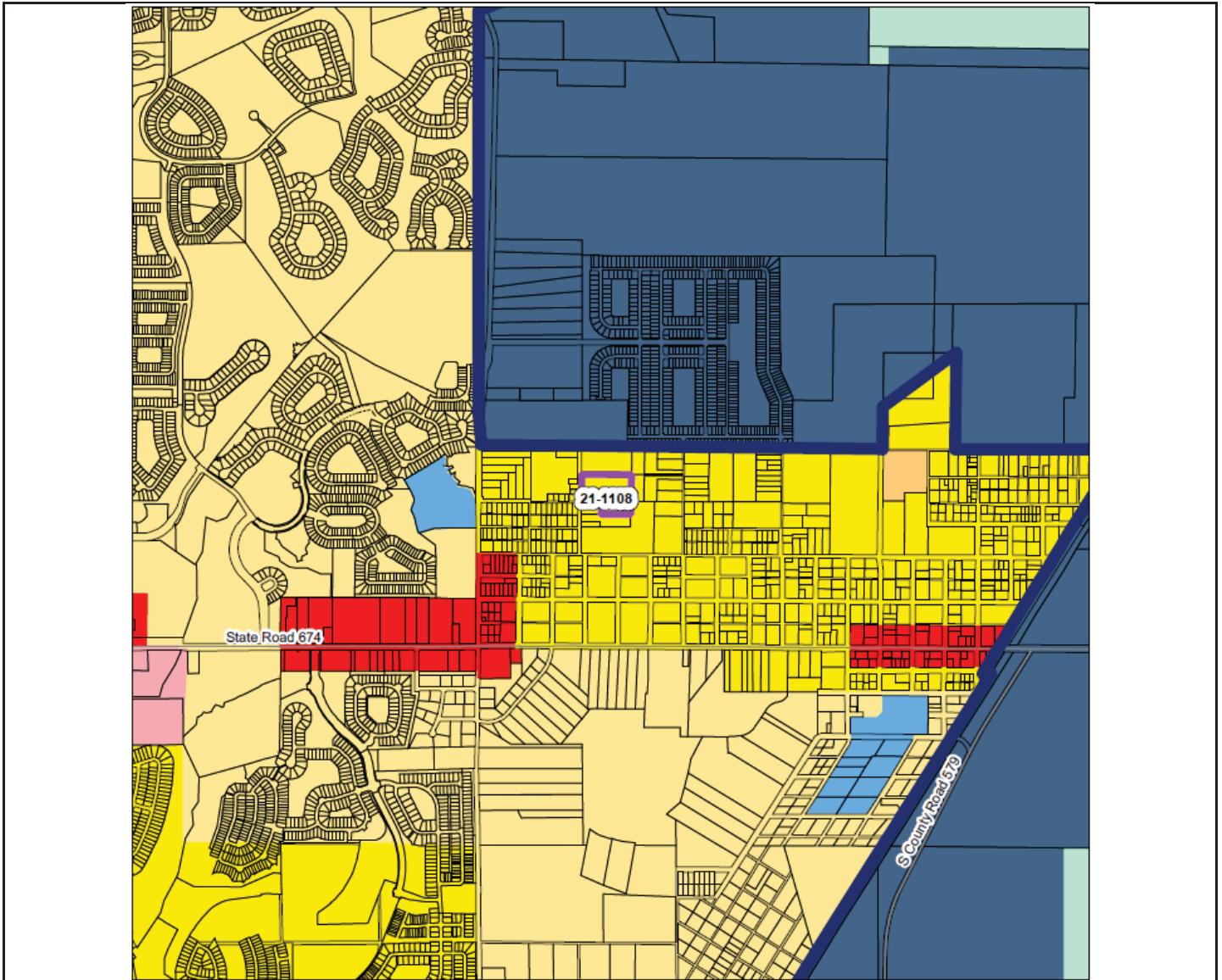
Context of Surrounding Area:

The subject site is located on the northwest corner of the North Street and 12th Street intersection and approximately 2,000 feet northeast of the intersection of West Lake Drive and State Road 674. The immediate area surrounding the subject property is predominantly residential, including multi-family, mobile homes and detached single-family residential.

- To the east is property zoned RSC-2 MH and developed with mobile homes and vacant property to the southwest.
- Directly north of the subject site is zoned PD 99-1171, developed with 108 multi-family dwelling units at a density of 8.4 dwelling units per acre.
- South is RSC-3 MH (94-0189) and PD 92-0367 developed with mobile homes and single-family dwellings.
- West across 12th Street is property zoned PD 90-0089 and developed with single-family residential at up to 3.5 dwelling units per acre.

2.0 LAND USE MAP SET AND SUMMARY DATA

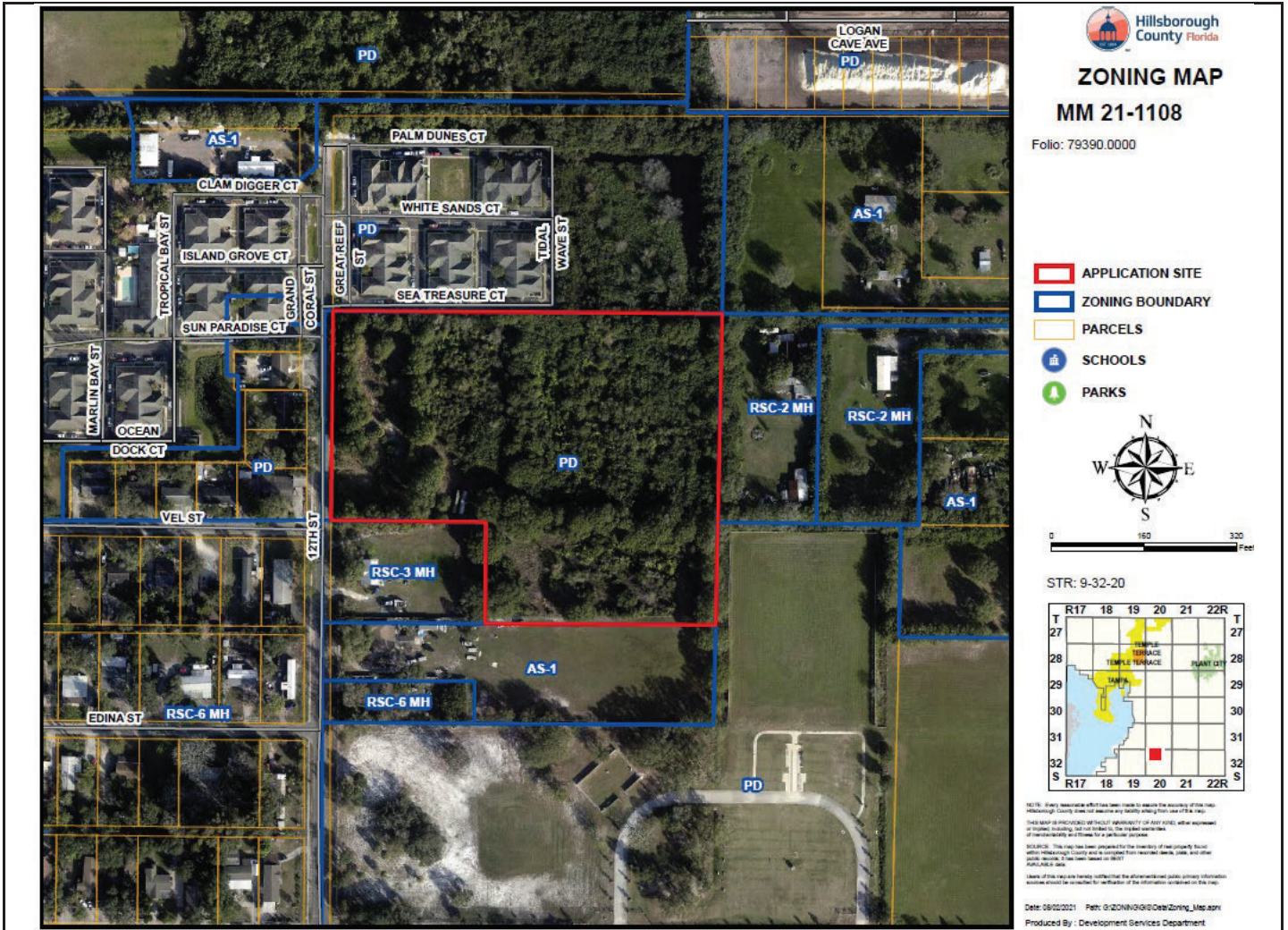
2.2 Future Land Use Map



Subject Site Future Land Use Category:	RES-6 (Residential-6)
Maximum Density/F.A.R.:	6 dwelling units per acre
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Nonresidential uses shall meet established locational criteria for specific land use. No minimum lot size is required to support the concept of clustering and preservation of open spaces left in a natural state.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

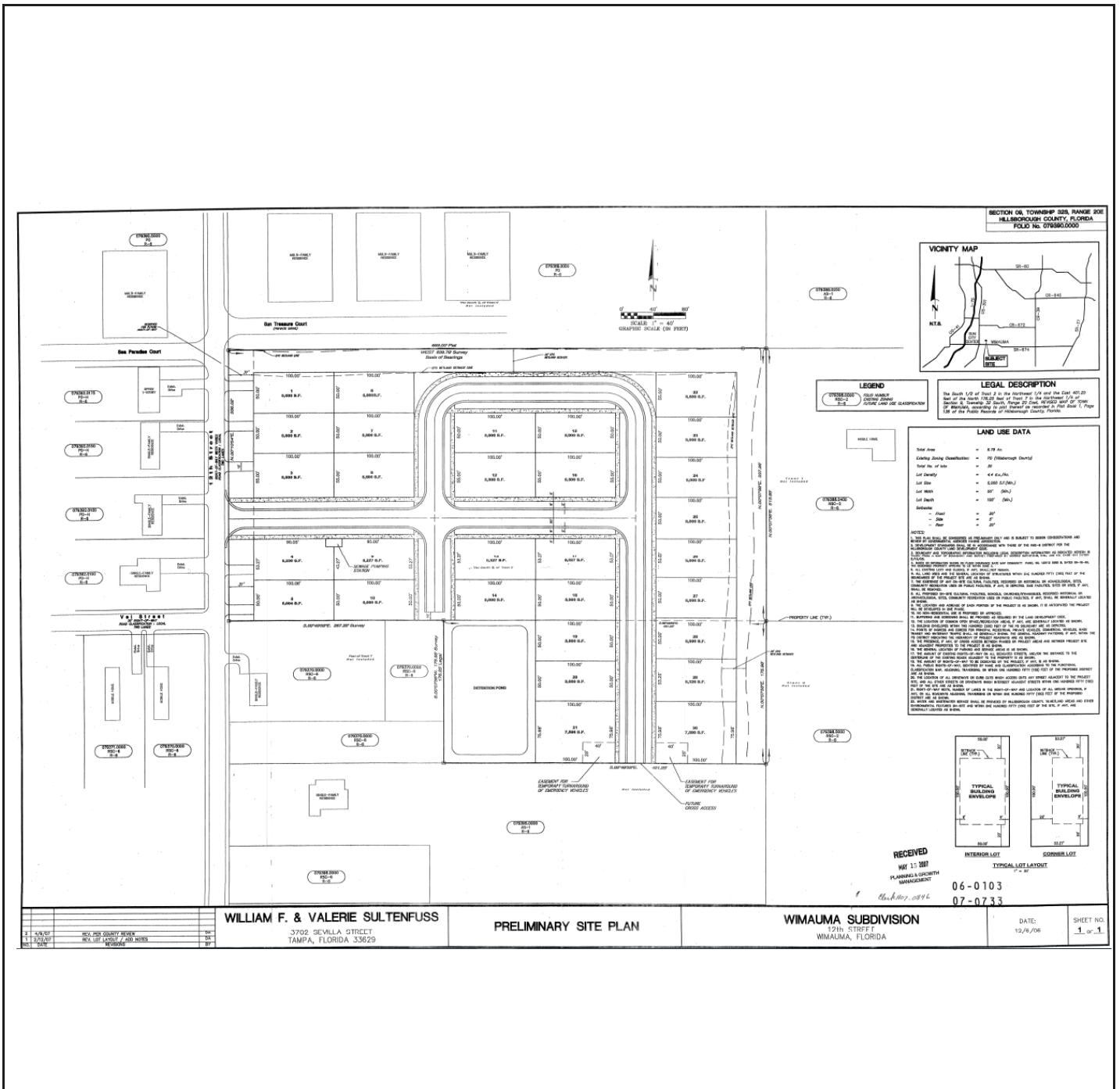


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 99-1171	108 multi-family units / 8.4 dwelling per acre	Multi-family	Multi-family/wetlands
South	RSC-3 MH; AS-1	Minimum 1 acre	Single-family home/MH	Residential/Undeveloped
East	RSC-2MH; ZC 92-0367	Minimum 21,780 SF	Single-family home/MH	Residential
West	PD 90-0089	Max. 3.5 dwelling/acre	Single-family home	12 th St. ROW / Residential

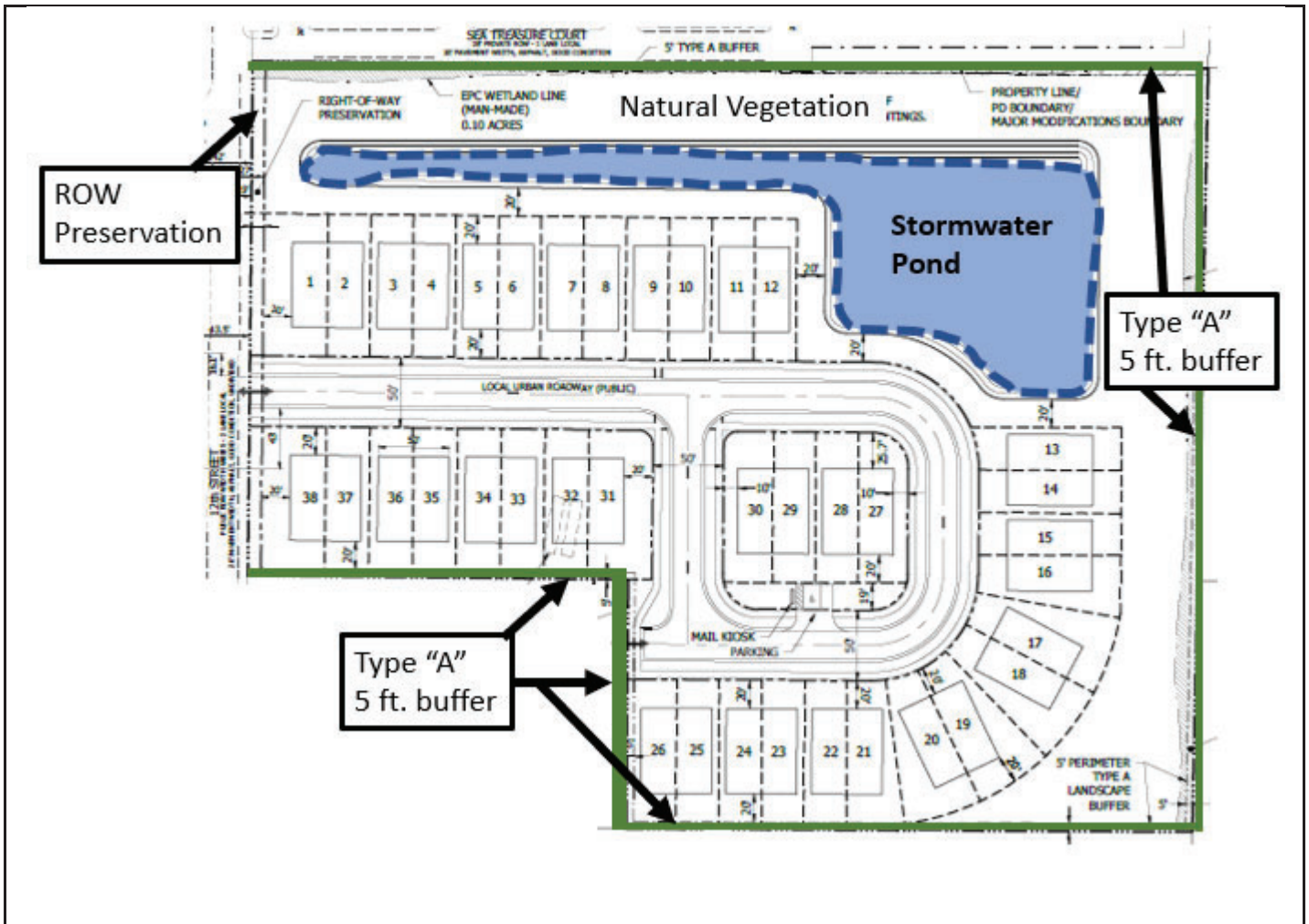
2.0 LAND USE MAP SET AND SUMMARY DATA

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



2.0 LAND USE MAP SET AND SUMMARY DATA

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



The applicant is proposing 38 villa/duplex units on 30' x 100' lots. The following dimensional standards are proposed:

- Minimum lot area: 3,000 sf
- Area/du: 3,000 sf
- Width: 30'
- Front Yard: 20', except that lots 27-30 shall have the northern yard considered as the front yard and the southern yard considered as the rear yard, and lots 27 and 30 shall have a 10' yard to the east and west, respectively, along their frontage with the north/south portion of the proposed roadway loop.
- Side Yard: 5'
- Rear Yard: 20'
- Maximum Height: 35'

Lots 27 and 30 have three sides facing the street. The applicant proposes to provide 20-foot yards to the north and south, and 10-foot yards to the east of lot 27 and west of lot 30 in consideration of these site constraints, as shown on the site plan. The site plan shows a 5 ft. buffer / Type "A" landscaping adjacent to the property east and southern property boundaries. While not required, the applicant is also proposing a 5 ft. buffer / Type "A" landscaping on the north side of the PD boundary. The applicant requests no Variations for Site Design.

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
12 th St.	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	283	22	30
Proposed	278	17	21
Difference (+/-)	-5	-5	-9

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

Connectivity and Cross Access Not applicable for this request

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

Notes:

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
12 th Street/Substandard Road Improvements	Administrative Variance Requested	Approvable
12 th Street/ Access Spacing	Administrative Variance 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 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 Staff Report.

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	See EPC Comment Sheet												
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
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: <table style="width:100%; border:none;"> <tr> <td style="width:50%; border:none;"><input type="checkbox"/> Wetlands/Other Surface Waters</td> <td style="width:50%; border:none;"><input type="checkbox"/> Potable Water Wellfield Protection Area</td> </tr> <tr> <td style="border:none;"><input type="checkbox"/> Use of Environmentally Sensitive Land Credit</td> <td style="border:none;"><input type="checkbox"/> Significant Wildlife Habitat</td> </tr> <tr> <td style="border:none;"><input type="checkbox"/> Wellhead Protection Area</td> <td style="border:none;"><input type="checkbox"/> Coastal High Hazard Area</td> </tr> <tr> <td style="border:none;"><input type="checkbox"/> Surface Water Resource Protection Area</td> <td style="border:none;"><input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor (Lowell Rd.)</td> </tr> <tr> <td style="border:none;"></td> <td style="border:none;"><input type="checkbox"/> Adjacent to ELAPP property</td> </tr> <tr> <td style="border:none;"></td> <td style="border:none;"><input type="checkbox"/> Other _____</td> </tr> </table>					<input type="checkbox"/> Wetlands/Other Surface Waters	<input type="checkbox"/> Potable Water Wellfield Protection Area	<input type="checkbox"/> Use of Environmentally Sensitive Land Credit	<input type="checkbox"/> Significant Wildlife Habitat	<input type="checkbox"/> Wellhead Protection Area	<input type="checkbox"/> Coastal High Hazard Area	<input type="checkbox"/> Surface Water Resource Protection Area	<input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor (Lowell Rd.)		<input type="checkbox"/> Adjacent to ELAPP property		<input type="checkbox"/> Other _____
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	<input type="checkbox"/> Adjacent to ELAPP property															
	<input type="checkbox"/> Other _____															
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments												
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Transportation "Agency Review Comment Sheet".												
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	The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems.												
Impact/Mobility Fees: (Fee estimate is based on a 1,400 square foot, 3 bedroom, Duplex) Mobility: \$7,360.00 * 38 units = \$279,680.00 Parks: \$1,710 * 38 units = \$ 64,980.00 School: \$7,027.00 * 38 units = \$267,026.00 Fire: \$249.00 * 38 units = \$ 9,462.00 Total Duplex = \$621,148.00																

<p>Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>See Hillsborough County Facilities Analysis, dated 2/4/2022.</p>
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Hillsborough County School Board:
 Adequate capacity does not exist at Reddick Elementary, Shields Middle, and Sumner High School for the estimated number of students this project will generate, nor does capacity exist in adjacent concurrency service areas. The School District is actively seeking to entitle a 100-acre property to provide a future elementary, middle and high school in the Wimauma area.

A proportionate share agreement may be available as a mitigation option and is contingent upon two approvals. The first approval is a development agreement with Lennar Homes, LLC and Hillsborough County to construct transportation facilities required to support the proposed schools on West Lake Drive and an associated propshare mitigation. The second approval required is the associated rezoning application (MM 21-1342) for the construction of the elementary, middle and high school outlined in the proportionate share mitigation agreement. Both items, the developers' agreement and rezoning application, are tentatively scheduled to be heard by the Board of County Commissioners in May 2022. The applicant is advised to contact the county or school district for more information.

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<p>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</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p><input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>See Hillsborough County City-County Planning Commission review report for in-depth comments.</p>

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject property is located on approximately 7.2 acres (folio 79390.0000), located in Wimauma, on the northwest corner of the North Street and 12th Street intersection and approximately 2,000 feet northeast of the intersection of West Lake Drive and State Road 674. The immediate area surrounding the subject property is predominantly residential with multi-family located immediately north, single-family located west and mobile homes located south and east of the subject site.

The property is located within the Wimauma Community Plan and is located within the Urban Service Area. The applicant proposes increasing the density from 30 dwellings (4.4 dwellings per acre) to 38 dwellings (5.3 dwellings per acre). At 5.3 dwelling units per acre, the requested density is under maximum allowable density of the RES-6 Future Land Use designation. The applicant is proposing a maximum building height of 35 feet, although the narrative request states the request is mainly for one-story villas. The properties located to the south, east, and west of the subject property allow a building height up to 35 feet and the PD 99-1171, located to the immediate north allows a multi-family residential development with a building height up to 35 feet. Further southwest of the site is a church located at the intersection of West Lake Drive and State Road 674.

The applicant is also proposing a 5 ft buffer with Type "A" screening, to further buffer the existing development surrounding the proposed development along adjacent north, east and south property boundaries. The applicant requests no Variations for Site Design. The application does not request any variations to Land Development Code Parts 6.06.00 (Landscaping/Buffering).

An 8-inch water main exists approximately 744 feet from the site and is located within the south of the subject property within the north right-of-way of North Street. A 3-inch wastewater low pressure force main exists approximately 45 feet from the site and is located within the west right-of-way of 12th Street.

There are wetlands present on the subject property. The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed rezoning and has determined a resubmittal is not necessary for the site plan's current configuration. If the site plan changes, EPC staff will need to review the zoning again.

The site will comply with and conform to all other applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code. The applicant has requested two Administrative Variances that have been found approvable by the County Engineer. The first Administrative Variance will permit the reduction of minimum access spacing between the project driveway and next closest driveway to the north to +/- 16 feet and +/- 34 feet to the driveway to the east. The second Administrative Variance will waive the 12th Street substandard road improvements required of Section 6.04,03.L of the Land Development Code.

Overall, the proposed rezoning would allow for development that is consistent with the Goals, Objectives and Policies of the Future Land Use Element of the Unincorporated Hillsborough County Comprehensive Plan.

5.2 Recommendation

The proposed project with the proposed development standards, existing scale and restrictions may be found to be compatible with nearby development patterns. The proposed development satisfies the intent of the Goals, Objectives and Policies of the Future Land Use Element of the Unincorporated Hillsborough County Comprehensive Plan and finds the proposed Major Modification consistent with the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County. Based upon the above, staff finds the request approvable.

Prior to PD site plan certification, the applicant shall revise the PD site plan to:

- Add a note to the site plan that states “Sidewalks shall be provided in accordance with the Hillsborough County LDC.”

6.0 PROPOSED CONDITIONS

Approval-Approval of the request, subject to the conditions listed below, is based on the general site plan submitted December 8, 2021.

1. The site shall be developed as depicted on the site plan, and subject to the conditions below.
2. The project shall be permitted a maximum of 38 residential duplexes subject to the following standards, unless stated otherwise herein. 30 single family dwelling units developed in accordance with RSC-9 zoning district standards.
 - Minimum Lot Area: 3,000 square feet
 - Maximum Height: 35 feet
 - Minimum Lot Width: 30 feet
 - Minimum Side Yard: 5 feet
 - Minimum Rear Yard: 20 feet
 - Minimum Front Yard: 20 feet
3. Lots 27 and 30 with three sides facing the street, shall be subject to the following development standards:
 - North and South Minimum Side Setback: 20 feet setback
 - East Side of Lot 27/West Side of Lot 30: 10 feet setback
 - Lots 27 through 30 shall consider the northern yard as the front yard.
 - Lots 27 through 30 shall consider the southern yard as the rear yard.
4. The subject property shall be subject to the buffering and screening requirements of Section 6.06.06 and 4.01.07 of the Hillsborough County Land Development Code, unless specified herein. The following buffers shall be required:
 - A 5-foot buffer with Type “A” screening along the north, east, and south perimeter.
5. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department. Final design, if approved by Hillsborough County Planning and Growth Management Department may include, but is not limited too: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements. The project shall be permitted one (1) vehicular access connection to 12th St. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
6. In addition to any end-of-way treatment/signage required by the Manual of Uniform Traffic (MUTCD), the developer shall place signage which identifies roadway stub-outs as a “Future Roadway Connection”.
3. ~~Prior to Concurrency approval, the Developer shall provide a traffic analysis, signed by a Professional Engineer, identifying the roadway improvements needed to mitigate the projects impact. The turn lane shall~~


~~be constructed to FDOT and/or Hillsborough County standards using FDOT standard Index 301 & 526 and an asphalt overlay shall be applied over the entire portion of roadway where a left turn lane is provided. The Developer shall construct the identified improvements at his expense. The analysis shall include but is not limited to the following intersections:~~

- ~~3.1 Westlake Drive @ SR 674,~~
- ~~3.2 US 301 @ Bill Tucker Road.~~
- ~~4. Based on the projected trip generation to the site, access onto the public road would be via "Type III" Major Roadway Connection (more than 1,500 trip ends per day). The Land Development Code requires that all internal access (the "throat") to the driveways must be a minimum of 100 feet from the edge of pavement of the public roadway, and shall remain free of internal connections or parking spaces that might interfere with the movement of vehicles into or out of the site. If the Driveway is to be gated, then the throat depth shall be at least 100 feet in length to accommodate stacking vehicles.~~
- 7. If PD 21-1108 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance from the Section 6.04.07 access spacing requirements (dated December 8, 2021) which was found approvable by the County Engineer (on December 22, 2021). Approval of this Administrative Variance will permit the reduction of minimum access spacing between the project driveway and next closest driveway to the North to +/- 16 feet and +/- 34 feet to the driveway to the east.
- ~~5. Prior to Construction Plan approval, the Developer shall dedicate a total of thirty-one (31) feet of right-of-way on 12th Street. The right-of-way shall be dedicated to bring the substandard right-of-way up to Transportation Technical Manual Standards for a 40 mph rural collector roadway.~~
- 8. If PD 21-1108 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated December 8, 2021) which was found approvable by the County Engineer (on December 22, 2021) for the 12th St. substandard road improvements. Approval of this Administrative Variance will waive 12th St. substandard road improvements required by section 6.04.03.L. of the Land Development Code.
- 9. The Developer shall construct sidewalks within the right-of-way along all roadways adjacent to the property boundaries and along both sides of all internal roadways. The sidewalks shall be a minimum width of five (5) feet.
- ~~6.1 Prior to Site Plan Certification, the sidewalk along the north side of the roadway adjacent to lots 11 and 15 shall be extended / connected. This sidewalk shall provide a continuous pedestrian circulation throughout the project.~~
- 10. This site is located within the Hillsborough County Urban Service Area, therefore the subject property should be served by Hillsborough County Water and Wastewater Service. This comment sheet does not guarantee water or wastewater service or a point of connection. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements. Water distribution system improvements will need to be completed prior to connection to the County's water system. No building permits that would create demand for water service shall be issued until completion by the County of funded Capital Improvement Program projects C32001 - South County Potable Water Repump Station Expansion and C32011 - Potable Water In-Line Booster Pump Station.

11. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under sperate 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.
12. 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 the 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).
13. Final design of buildings, stormwater retention areas, and ingress / egresses are subject to change pending formal agency jurisdictional determination of wetland or other surface water boundaries and approval by the appropriate regulatory agencies.
14. The stormwater management system shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.
15. The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):
 - 15.1 Ground Signs shall be limited to Monument Signs.
 - 15.2 Billboards, pennants and banners shall be prohibited.
16. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
17. The stormwater management system shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.
18. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
19. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
20. 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.
21. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Planning and Growth Management Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the

certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.

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

<p>Zoning Administrator Sign Off:</p>	 <p>J. Brian Grady Mon Feb 7 2022 09:46:34</p>
<p>SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.</p> <p>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.</p>	

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

APPLICATION NUMBER: MM 21-1108

ZHM HEARING DATE: February 14, 2022

BOCC LUM MEETING DATE: April 12, 2022

Case Reviewer: Timothy Lampkin, AICP

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Alex Steady, Senior Planner
PLANNING AREA/SECTOR: Wimauma/South

DATE: 02/01/2022
AGENCY/DEPT: Transportation
PETITION NO: PD MM 21-1108

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

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in a decrease of trips potentially generated by development of the subject site by 5 average daily trips, 5 trips in the a.m. peak hour, and 9 trips in the p.m. peak hour.
- If PD 21-1108 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance from the Section 6.04.07 access spacing requirements (dated December 8, 2021) which was found approvable by the County Engineer (on December 22, 2021). Approval of this Administrative Variance will permit the reduction of minimum access spacing between the project driveway and next closest driveway to the North to +/- 16 feet and +/- 34 feet to the driveway to the east.
- If PD 21-1108 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated December 8, 2021) which was found approvable by the County Engineer (on December 22, 2021) for the 12th St. substandard road improvements. Approval of this Administrative Variance will waive 12th St. substandard road improvements required by section 6.04.03.L. of the Land Development Code.
- Transportation Review Section staff has no objection to the proposed request, subject to the conditions of approval provided hereinbelow.

CONDITIONS OF APPROVAL

In addition to the previously approved zoning conditions, which shall carry forward, staff is requesting the following new and other conditions:

Revised Conditions

- ~~2. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department. Final design, if approved by Hillsborough County Planning and Growth Management Department may include, but is not limited too: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements. The project shall be permitted one (1) vehicular access connection to 12th St. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.~~

[Transportation Review Section staff recommends modification of this condition to comport with current practice. By its nature, a PD is a site plan-controlled zoning district and the number and location of access points are governed by the PD site plan and conditions of approval].

~~3. Prior to Concurrence approval, the Developer shall provide a traffic analysis, signed by a Professional Engineer, identifying the roadway improvements needed to mitigate the projects impact. The turn lane shall be constructed to FDOT and/or Hillsborough County standards using FDOT standard Index 301 & 526 and an asphalt overlay shall be applied over the entire portion of roadway where a left turn lane is provided. The Developer shall construct the identified improvements at his expense. The analysis shall include but is not limited to the following intersections:~~

~~3.1 Westlake Drive @ SR 674,~~

~~3.2 US 301 @ Bill Tucker Road.~~

[Transportation Review Section staff recommends deletion of this condition, as it was based upon Hillsborough County's former system for the evaluation and mitigation of transportation impacts, i.e. transportation concurrency. Given Florida House Bill 7202 (2011), §163.3180 (Florida Statutes), and Section 40-68, et seq. (Hillsborough County Code of Ordinances), this condition is no longer enforceable.]

~~4. Based on the projected trip generation to the site, access onto the public road would be via "Type III" Major Roadway Connection (more than 1,500 trip ends per day). The Land Development Code requires that all internal access (the "throat") to the driveways must be a minimum of 100 feet from the edge of pavement of the public roadway, and shall remain free of internal connections or parking spaces that might interfere with the movement of vehicles into or out of the site. If the Driveway is to be gated, then the throat depth shall be at least 100 feet in length to accommodate stacking vehicles.~~

[Transportation Review Section staff recommends deletion of this condition to comport with current practice. The project will be required to comply with minimum throat depth standards as found within the LDC at the time of plat/site/construction plan review].

~~5. Prior to Construction Plan approval, the Developer shall dedicate a total of thirty one (31) feet of right of way on 12th Street. The right of way shall be dedicated to bring the substandard right of way up to Transportation Technical Manual Standards for a 40 mph rural collector roadway.~~

[Transportation Review Section staff recommends deletion of this condition, as the applicant submitted an Administrative Variance that would waive substandard road improvements.]

6. The Developer shall construct sidewalks within the right-of-way along all roadways adjacent to the property boundaries and along both sides of all internal roadways. The sidewalks shall be a minimum width of five (5) feet.

~~6.1 Prior to Site Plan Certification, the sidewalk along the north side of the roadway adjacent to lots 11 and 15 shall be extended / connected. This sidewalk shall provide a continuous pedestrian circulation throughout the project.~~

[Transportation Review Section staff recommends modification of this condition to comport with current practice. Sidewalks, as generally shown on the PD site plan, will be required at the time of

plat/site/construction plan review in accordance with the requirements of the LDC, particularly Sections 6.02.08 and 6.03.02 of the LDC.]

New Conditions:

- In addition to any end-of-way treatment/signage required by the Manual of Uniform Traffic (MUTCD), the developer shall place signage which identifies roadway stub-outs as a “Future Roadway Connection”.
- If PD 21-1108 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance from the Section 6.04.07 access spacing requirements (dated December 8, 2021) which was found approvable by the County Engineer (on December 22, 2021). Approval of this Administrative Variance will permit the reduction of minimum access spacing between the project driveway and next closest driveway to the North to +/- 16 feet and +/- 34 feet to the driveway to the east.
- If PD 21-1108 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated December 8, 2021) which was found approvable by the County Engineer (on December 22, 2021) for the 12th St. substandard road improvements. Approval of this Administrative Variance will waive 12th St. substandard road improvements required by section 6.04.03.L. of the Land Development Code

Other Conditions

Prior to PD site plan certification, the applicant shall revise the PD site plan to:

- Add a note to the site plan that states “Sidewalks shall be provided in accordance with the Hillsborough County LDC.”

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a major modification to previously approved PD 06-0103 to change the entitlements from 30 Single Family Dwelling units to 38 Single Family Attached Dwelling Units. MM 21-1108 includes one parcel totaling +/- 7.19 acres. The site is located on the north west side of the intersection of Vel Street and 12th St. The Future Land Use designation of the site is R-6.

Trip Generation Analysis

Staff has prepared a comparison of the trips potentially generated under the previously approved zoning and the proposed planned development including the additional residential units, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 30 Single Family Dwelling Units (ITE code 210)	283	22	30

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 38 Multi Family Dwelling Units (ITE code 220)	278	17	21

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	-5	-5	-9

The proposed rezoning would result in a decrease of trips potentially generated by development of the subject site by 5 average daily trips, 5 trips in the a.m. peak hour, and 9 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

12th St. is a 2-lane, substandard, Hillsborough County maintained, local roadway, characterized by +/-10-foot travel lanes. The existing right-of-way on 12th St. ranges between +/-60 feet and +/- 70 feet. There are no marked bicycle facilities on 12th St. There is an existing 5-foot sidewalk on the west side of 12th St. in the vicinity of proposed project.

SITE ACCESS

Access to the project will be via a single access connection to 12th St. Cross-access is proposed to the south for connection to future development.

REQUESTED VARIANCES

If PD 21-1108 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance from the Section 6.04.07 access spacing requirements (dated December 8, 2021) which was found approvable by the County Engineer (on December 22, 2021). Approval of this Administrative Variance will permit the reduction of minimum access spacing between the project driveway and next closest driveway to the North to +/- 16 feet and +/- 34 feet to the driveway to the east.

If PD 21-1108 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated December 8, 2021) which was found approvable by the County Engineer (on December 22, 2021) for the 12th St. substandard road improvements. Approval of this Administrative Variance will waive 12th St. substandard road improvements required by section 6.04.03.L. of the Land Development Code

ROADWAY LEVEL OF SERVICE (LOS)

12th St. is not included in the 2020 Level of Service (LOS) Report.

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
12 th St.	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

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	283	22	30
Proposed	278	17	21
Difference (+/-)	-5	-5	-9

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

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

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
12 th Street/Substandard Road Improvements	Administrative Variance Requested	Approvable
12 th Street/ Access Spacing	Administrative Variance 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 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 Staff Report.



December 8, 2021

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

**Re: Wimauma Villas GDP
21-1108
6.04.02B Administrative Variance Request from 6.04.04L Substandard
Roadway Criteria**

Dear Mr. Williams;

The purpose of this letter is to request a 6.04.02B Administrative Variance from LDC 6.04.02L substandard roadway criteria for the above referenced project. This project consists of a residential development with 38 villa units.

Trip Generation

The ITE Trip Generation Manual (10th Ed) was used to determine the peak hour trips for this proposed development. Land use 210, Single-Family Detached Housing, was chosen as the representative land use as villa/duplex is not a specific land use in the manual. For the proposed 38-unit subdivision, AM peak hour traffic is 32 trips (8 entering/24 exiting). PM peak hour traffic is 40 trips (25 entering/15 exiting).

Roadway Typical Section

Hillsborough County Transportation Technical Manual Drawing Number TS-3 (See Figure 1) specifies a roadway cross section with 10-foot travel lanes, 2-foot Miami Curb, 8 feet of sod/grass, and 5-foot sidewalks. Currently, 12th Street has two 10-foot travel lanes and a sidewalk on the west side of the roadway (See Figure 2). There is no curb and drainage is unencumbered into the unpaved area adjacent to the roadway.

With this project, the developer intends to dedicate approximately 9 feet of right of way to Hillsborough County to provide half of the required total right of way from the centerline of the road to match TS-3 (ROW width for dedication was based upon the wider 54' total ROW width for commercial streets). The developer will also construct a new sidewalk at this new right of way line. In doing so, the developer will bring the eastern half of 12th St across the project's frontage in substantial conformance with TS-3 (See Figure 3).

December 20, 2021

Wimauma Villas

6.04.02B Administrative Variance Request from 6.04.04L Substandard Roadway Criteria

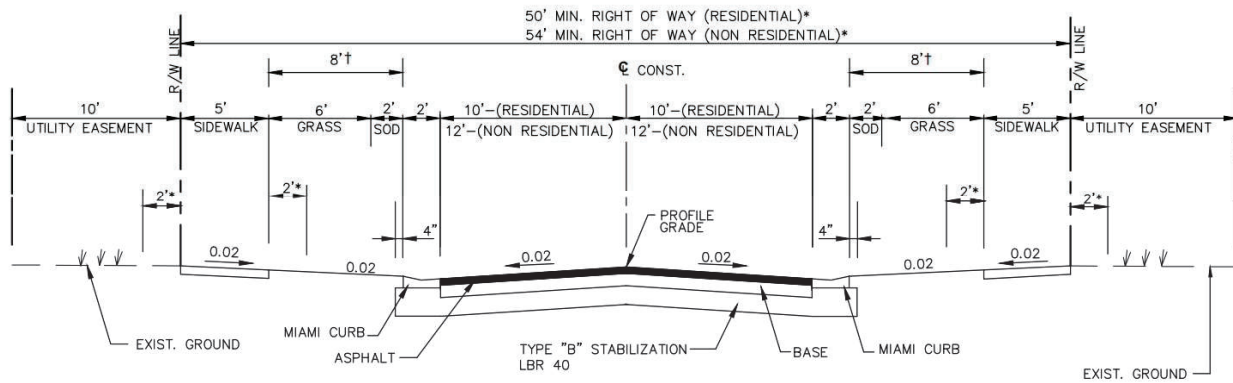


Figure 1 Local Urban Roads (2 Lane Undivided) Typical Section

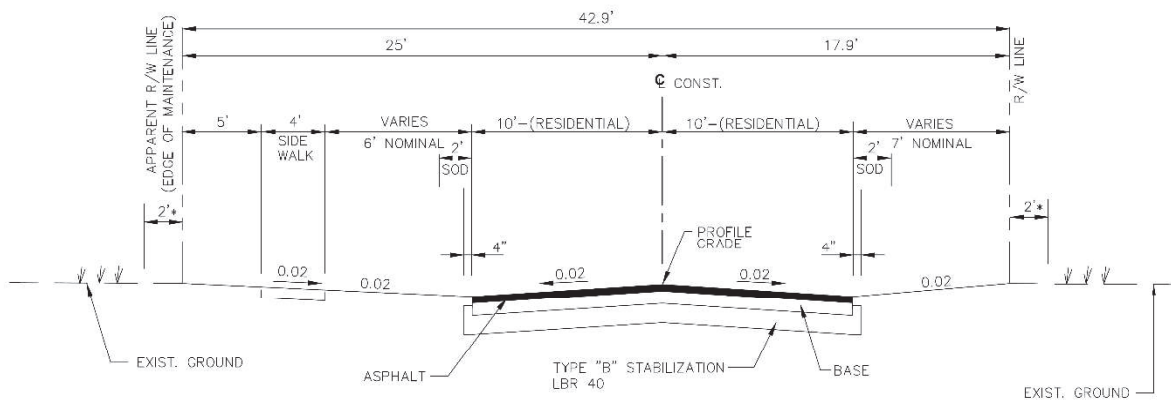


Figure 2 Existing Conditions Typical Section

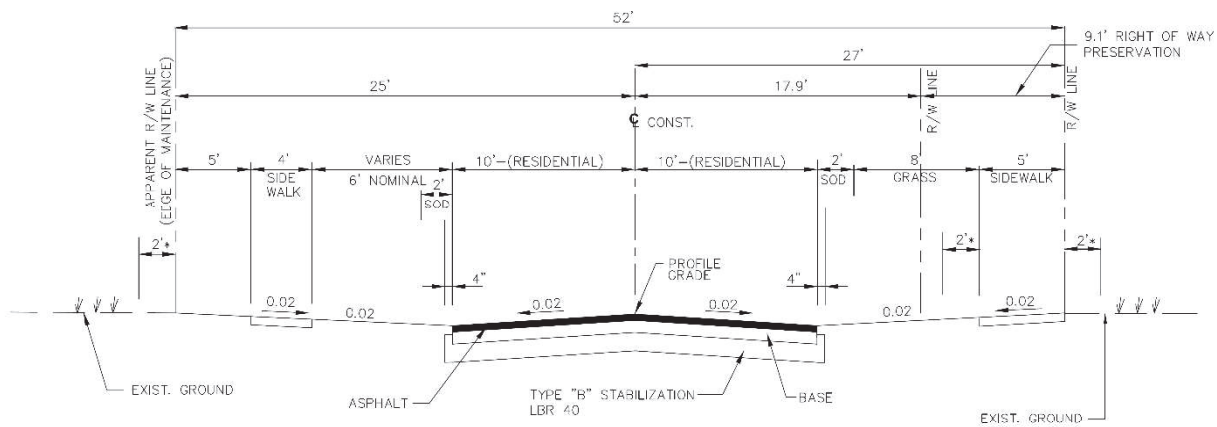


Figure 3 Proposed Conditions Typical Section

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

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

Each of these criteria is evaluated separately below.

December 20, 2021
Wimauma Villas
6.04.02B Administrative Variance Request from 6.04.04L Substandard Roadway Criteria

A. There is an unreasonable burden on the applicant

Reconstruction of 12th Street to exactly match the TS-3 cross section would create an unreasonable burden on the applicant. Limited ROW does not allow the construction of the full standard typical section, since the applicant can only dedicate ROW across their property.

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

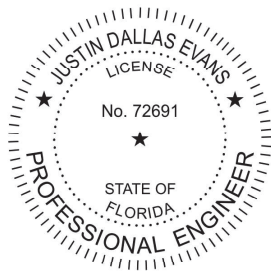
The variance would not be detrimental to the public health, safety, and welfare. A review of three years of crash data (2018-2020) revealed no crashes for 12th Street north of SR 674. The proposed improvements would maintain the current 20 foot pavement width, which is appropriate given TS-3 for the largely residential uses along 12th St and the apartment complex to the north. A sidewalk would be added on the east side of 12th Street. Consequently, public health, safety, and welfare would not be detrimentally impacted, and pedestrian mobility would be improved.

C. Without the variance, reasonable access cannot be provided

The property cannot be accessed without a driveway along 12th Street. Road. The proposed design attempts to balance the existing environment on the west side of 12th Street with the lane width and sidewalk requirements of TS-3.

We respectfully request approval of a 6.04.02B administrative variance from LDC 6.04.02L substandard roadway criteria for the above referenced project. Please feel free to call me if you have any questions regarding this application.

Sincerely,



Digitally signed by J. Dallas Evans
Reason: J. Dallas Evans, State of Florida, Professional Engineer, License No. 72691. This item has been digitally signed and sealed by J. Dallas Evans on the date indicated hereon using a Digital Signature; printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
Date: 2021.12.20 14:53:54 -06'00'

Landis Evans + Partners, Inc.

Dallas Evans, P. E.
Principal Engineer
PE #72691

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

- _____ Disapproved
- _____ Approved with Conditions
- _____ Approved

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

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



December 8, 2021

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

**Re: Wimauma Villas GDP
PRS 21-1108
6.04.02B Administrative Variance Request from 6.04.07 – Table:
Minimum Spacing**

Dear Mr. Williams;

The purpose of this letter is to request a 6.04.02B Administrative Variance from LDC 6.04.07 – Table: Minimum Spacing criteria for the above referenced project. This project consists of a residential development with 38 dwelling units.

Trip Generation

The ITE Trip Generation Manual (10th Ed) was used to determine the peak hour trips for this proposed development. Land use 210, Single-Family Detached Housing, was chosen as the representative land use as duplex is not a specific land use in the manual. For the proposed 38-unit subdivision, AM peak hour traffic is 32 trips (8 entering/24 exiting), and PM peak hour traffic is 40 trips (25 entering/15 exiting).

Connection Spacing

Section 6.04.07 of the Hillsborough County Land Development Code (LDC) specifies minimum connection spacing between access connections. 12th Street is classified as a Class 7 roadway, and the proposed driveway will be a Type II driveway. The LDC specifies a 50 ft minimum connection spacing for Type II driveways on Class 7 roadways. The proposed site design would provide a connection spacing of 43 ft from the nearest southern driveway and 16 ft from the nearest northern driveway; we are requesting a reduction in access connection spacing of 7 ft and 34 ft, respectively, from the two driveways. See Figure 1 for an exhibit of the proposed entrance and connection spacing as taken from the proposed site plan.

December 20, 2021

Wimauma Villas

6.04.02B Administrative Variance Request from 6.04.07 – Table: Minimum Spacing

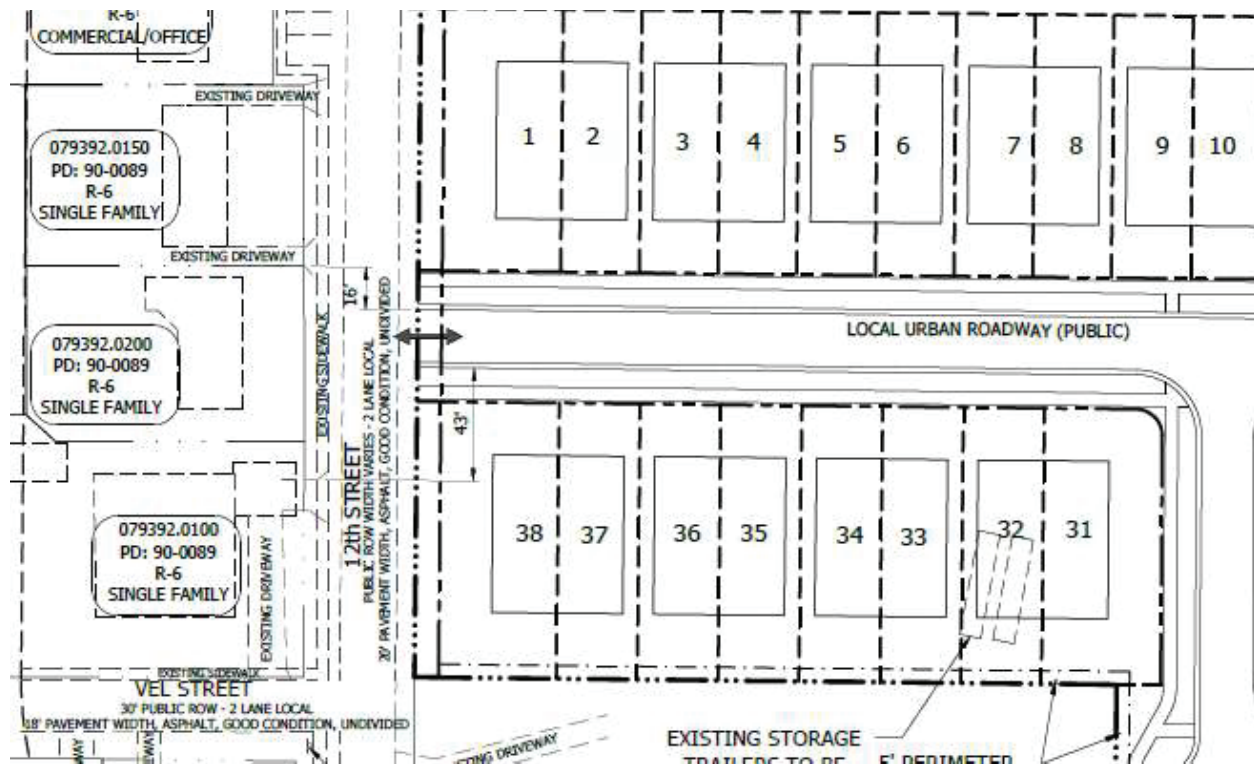


Figure 1 Excerpt of Site Plan with Proposed Entrance and Connection Spacing

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

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

Each of these criteria is evaluated separately below.

A. There is an unreasonable burden on the applicant

The property fronts only one public road for access connection, 12th Street. This frontage lies between two existing residential driveways and Sun Paradise Court; the code specified spacing is not available between the existing driveways within this limited frontage. These characteristics create an unreasonable burden on the applicant.

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

A review of three years of crash data (2018-2020) revealed no crashes for 12th Street north of SR 674. Consequently, public health, safety, and welfare would not be detrimentally impacted.

December 20, 2021

Wimauma Villas

6.04.02B Administrative Variance Request from 6.04.07 – Table: Minimum Spacing

C. Without the variance, reasonable access cannot be provided

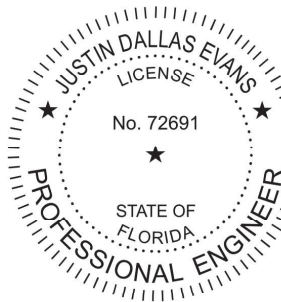
As discussed above, the property cannot be accessed without a driveway along 12th Street. The limited frontage along the roadway would necessitate that such an access be located at a reduced separation distance from either the existing southern residential driveway or Sea Treasure Court. The proposed design attempts to balance separation between these crossings while providing access to the property.

We respectfully request approval of a 6.04.02B administrative variance from 6.04.07 – Table: Minimum Spacing. Please feel free to call me if you have any questions regarding this application.

Sincerely,

Landis Evans + Partners, Inc.

Dallas Evans, P. E.
Principal Engineer
PE #72691



Digitally signed by J. Dallas Evans
Reason: J. Dallas Evans, State of Florida, Professional Engineer, License No. 72691. This item has been digitally signed and sealed by J. Dallas Evans on the date indicated hereon using a Digital Signature; printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
Date: 2021.12.20 14:36:45 -06'00'

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

_____ Disapproved

_____ Approved with Conditions

_____ Approved

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

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

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER: MM 21-1108

DATE OF HEARING: February 14, 2022

APPLICANT: Home for Hillsborough, Inc /
Michael Morina

PETITION REQUEST: The Major Modification request is to modify PD 06-0103 to substitute detached single-family homes for duplex attached homes and increase the permitted number of dwelling units from 30 units to 38 dwelling units

LOCATION: Southeast corner of 12th Street and Sea Treasure Court

SIZE OF PROPERTY: 7.19 acres, m.o.l.

EXISTING ZONING DISTRICT: PD 06-0103

FUTURE LAND USE CATEGORY: RES-6

SERVICE AREA: Urban

COMMUNITY PLAN: Wimauma Village

DEVELOPMENT REVIEW STAFF REPORT

1.0 APPLICATION SUMMARY



Applicant: Dallas Evans, P.E., AICP

FLU Category: RES-6

Service Area: Urban

Site Acreage: 7.2 acres

Community Plan Area: Wimauma

Overlay: None

Existing Approvals:

PD 06-0103 was approved for RMC-6 standards to develop of up to 40 multi-family dwelling unit.

PRS 07-0733 modified the development to allow up to 30 single-family homes. In accordance with the Land Development Code, a change from multi-family to single-family may be approved administratively. However, the change in circulation/access proposed met the threshold for a Minor Modification (PRS 07-0733).

Proposed Modifications:

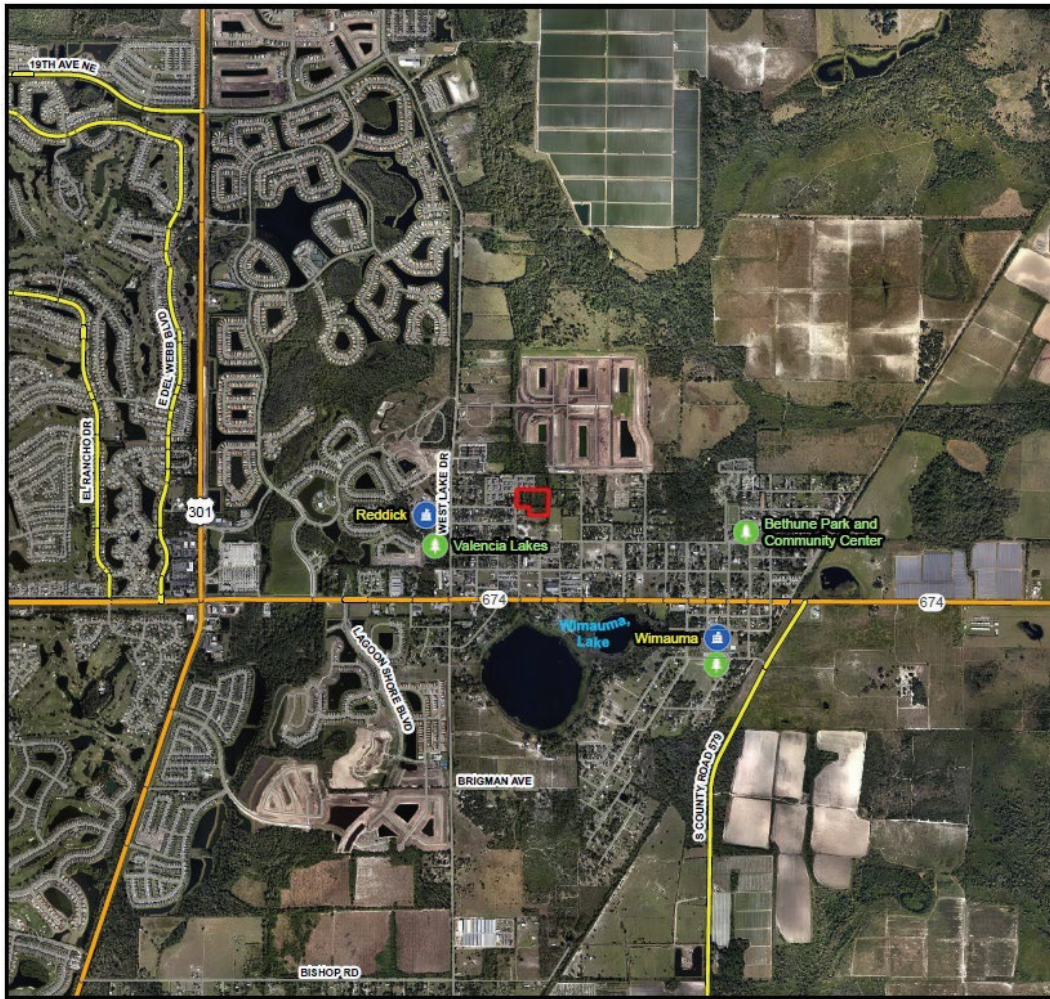
The applicant is seeking a major modification to the existing Planned Development (PD) 06-0103, as modified by PRS 07-0733. This modification to the PD includes one 7.2-acre parcel. The proposed development substitutes detached single-family homes for duplexes and proposes increasing the density

from 30 dwellings (4.4 dwellings per acre) to 38 dwellings (5.3 dwellings per acre).

Additional Information:

PD Variation(s):	None Requested as part of this application
Waiver(s) to the Land Development Code:	None Requested.
Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map

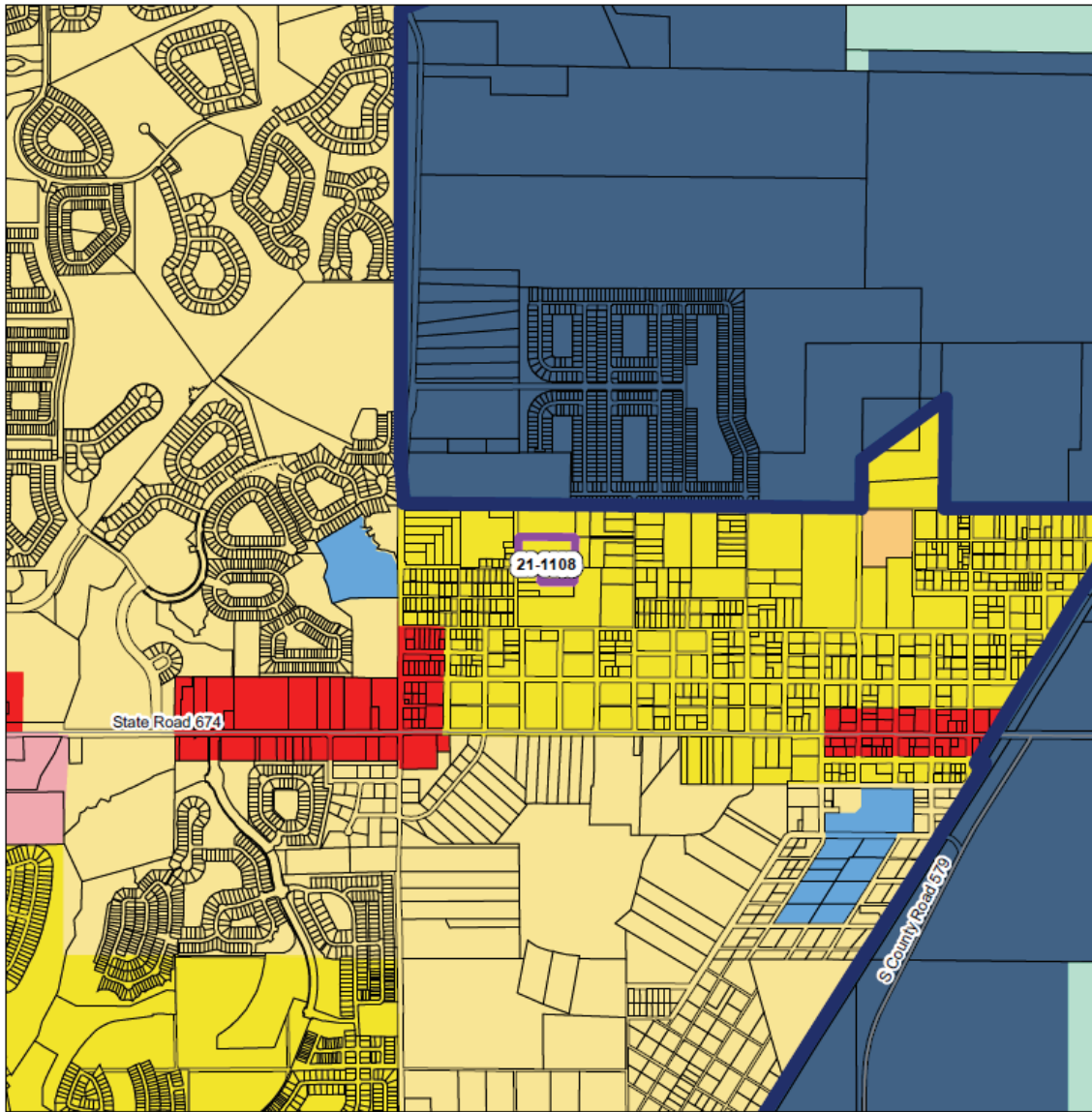


Context of Surrounding Area:

The subject site is located on the northwest corner of the North Street and 12th Street intersection and approximately 2,000 feet northeast of the intersection of West Lake Drive and State Road 674. The immediate area surrounding the subject property is predominantly residential, including multi-family, mobile homes and detached single-family residential.

- To the east is property zoned RSC-2 MH and developed with mobile homes and vacant property to the southwest.
- Directly north of the subject site is zoned PD 99-1171, developed with 108 multi-family dwelling units at a density of 8.4 dwelling units per acre.
- South is RSC-3 MH (94-0189) and PD 92-0367 developed with mobile homes and single-family dwellings.
- West across 12th Street is property zoned PD 90-0089 and developed with single-family residential at up to 3.5 dwelling units per acre.

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



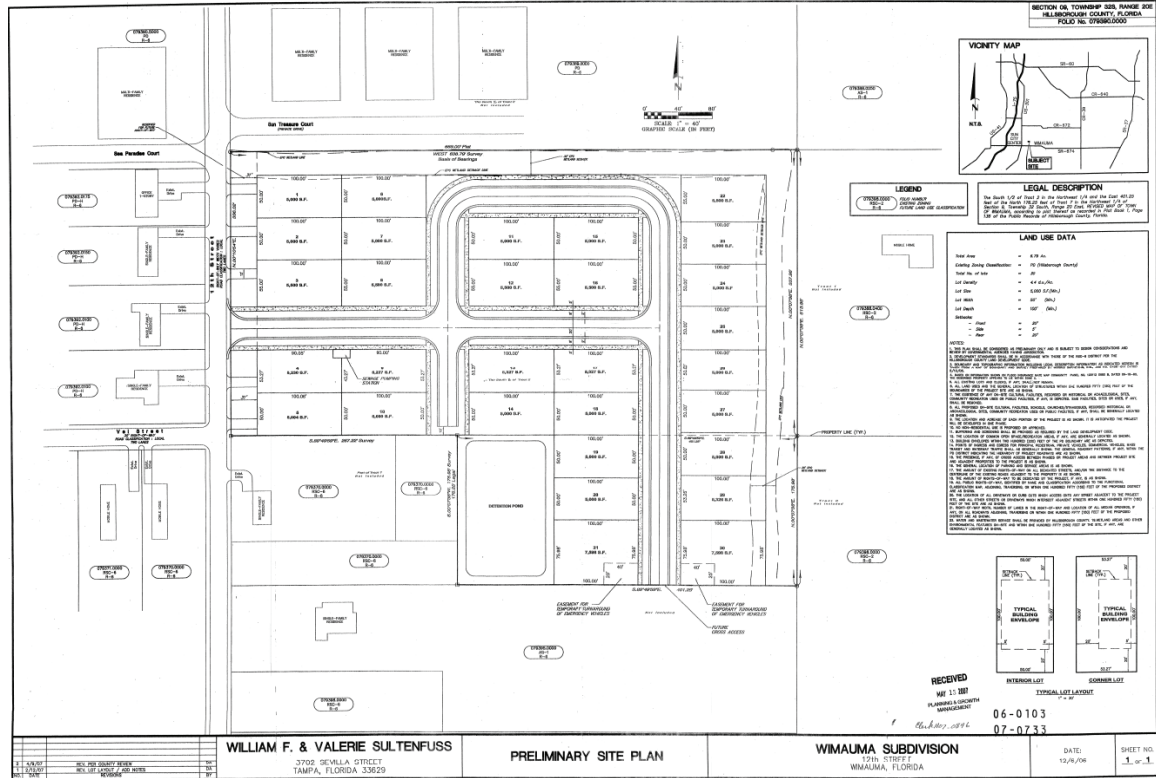
Subject Site Future Land Use Category:	RES-6 (Residential-6)
Maximum Density/F.A.R.:	6 dwelling units per acre
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, multi- purpose projects and mixed-use development.

Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 99-1171	108 multi-family units / 8.4 dwelling per acre	Multi-family	Multi-family/wetlands
South	RSC-3MH; AS-1	Minimum 1 acre	Single-family home/MH	Residential/Undeveloped
East	RSC-2MH; ZC 92-0367	Minimum 21,780 SF	Single-family home/MH	Residential
West	PD 90-0089	Max. 3.5 dwelling/acre	Single-family home	12 th St. ROW / Residential

2.0 LAND USE MAP SET AND SUMMARY DATA

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



2.0 LAND USE MAP SET AND SUMMARY DATA

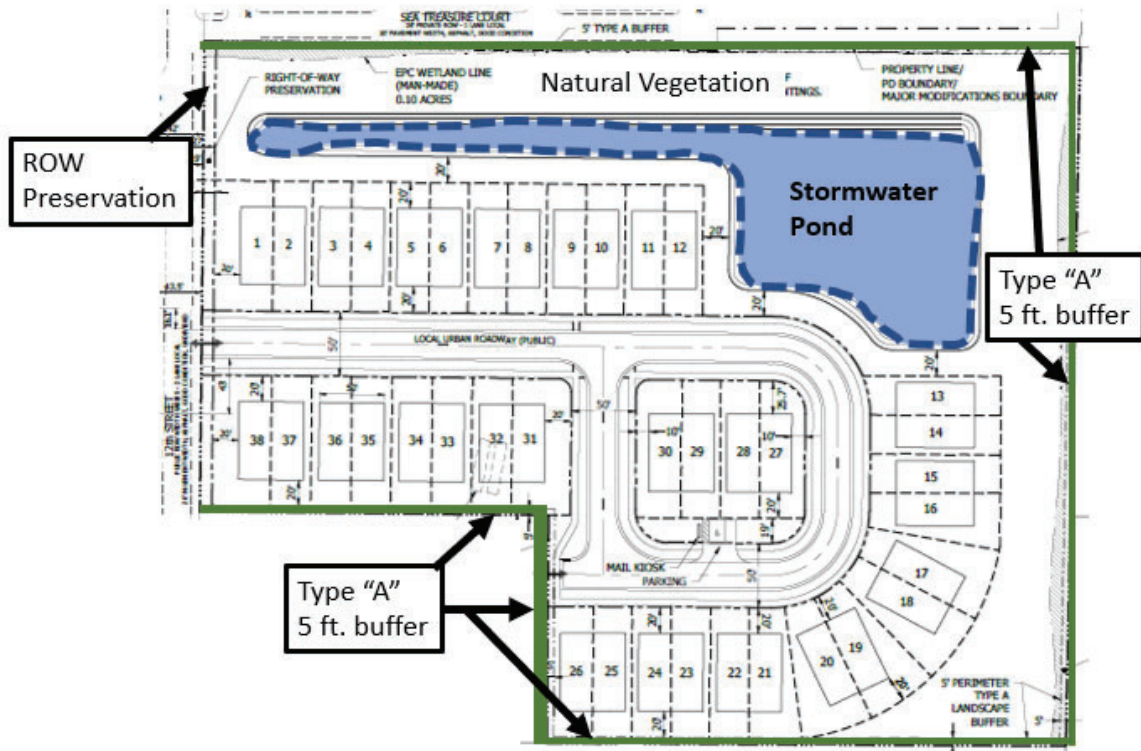
2.5 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)

The applicant is proposing 38 villa/duplex units on 30' x 100' lots. The following dimensional standards are proposed:

- Minimum lot area: 3,000 sf
- Area/du: 3,000 sf
- Width: 30'
- Front Yard: 20', except that lots 27-30 shall have the northern yard considered as the front yard and the southern yard considered as the rear yard, and lots 27 and 30 shall have a 10' yard to the east and west, respectively, along their frontage with the north/south portion of the proposed roadway loop.
- Side Yard: 5'
- Rear Yard: 20'

- Maximum Height: 35'

Lots 27 and 30 have three sides facing the street. The applicant proposes to provide 20-foot yards to the north and south, and 10-foot yards to the east of lot 27 and west of lot 30 in consideration of these site constraints, as shown on the site plan. The site plan shows a 5 ft. buffer / Type "A" landscaping adjacent to the property east and southern property boundaries. While not required, the applicant is also proposing a 5 ft. buffer / Type "A" landscaping on the north side of the PD boundary. The applicant requests no Variations for Site Design.



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
12 th St.	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	283	22	30
Proposed	278	17	21
Difference (+/-)	-5	-5	-9

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

Connectivity and Cross Access Not applicable for this request

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

East	-	None	None	Meets LDC
West	X	None	None	Meets LDC

Notes:

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
12 th Street/Substandard Road Improvements	Administrative Variance Requested	Approvable
12 th Street/Access Spacing	Administrative Variance 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 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 Staff Report.

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	See EPC Comment Sheet
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor (Lowell Rd.) <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Transportation "Agency Review Comment Sheet".
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	The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water

				and wastewater systems.
Impact/Mobility Fees:				
(Fee estimate is based on a 1,400 square foot, 3 bedroom, Duplex) Mobility: \$7,360.00 * 38 units = \$279,680.00				
Parks: \$1,710 * 38 units School: \$7,027.00 * 38 units Fire: \$249.00 * 38 units Total Duplex = \$621,148.00				
= \$ 64,980.00 = \$267,026.00 = \$ 9,462.00				

Hillsborough County School Board				
Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 Inadequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A <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 type="checkbox"/> No	See Hillsborough County Facilities Analysis, dated 2/4/2022.
Hillsborough County School Board:				
Adequate capacity does not exist at Reddick Elementary, Shields Middle, and Sumner High School for the estimated number of students this project will generate, nor does capacity exist in adjacent concurrency service areas. The School District is actively seeking to entitle a 100-acre property to provide a future elementary, middle and high school in the Wimauma area.				
A proportionate share agreement may be available as a mitigation option and is contingent upon two approvals. The first approval is a development agreement with Lennar Homes, LLC and Hillsborough County to construct transportation facilities required to support the proposed schools on West Lake Drive and an associated proshare mitigation. The second approval required is the associated rezoning application (MM21-1342) for the construction of the elementary, middle and high school outlined in the proportionate share mitigation agreement. Both items, the developers' agreement and rezoning application, are tentatively scheduled to be heard by the Board of County Commissioners in May 2022. The applicant is advised to contact the county or school district for more information.				

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"/> <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	See Hillsborough County City-County Planning Commission review report for in-depth comments.

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject property is located on approximately 7.2 acres (folio 79390.0000), located in Wimauma, on the northwest corner of the North Street and 12th Street intersection and approximately 2,000 feet northeast of the intersection of West Lake Drive and State Road 674. The immediate area surrounding the subject property is predominantly residential with multi-family located immediately north, single-family located west and mobile homes located south and east of the subject site.

The property is located within the Wimauma Community Plan and is located within the Urban Service Area. The applicant proposes increasing the density from 30 dwellings (4.4 dwellings per acre) to 38 dwellings (5.3 dwellings per acre).

At 5.3 dwelling units per acre, the requested density is under maximum allowable density of the RES-6 Future Land Use designation. The applicant is proposing a maximum building height of 35 feet, although the narrative request states the request is mainly for one-story villas. The properties located to the south, east, and west of the subject property allow a building height up to 35 feet and the PD 99-1171, located to the immediate north allows a multi-family residential development with a building height up to 35 feet. Further southwest of the site is a church located at the intersection of West Lake Drive and State Road 674.

The applicant is also proposing a 5 ft buffer with Type “A” screening, to further buffer the existing development surrounding the proposed development along adjacent north, east and south property boundaries. The applicant requests no Variations for Site Design. The application does not request any variations to Land Development Code Parts 6.06.00 (Landscaping/Buffering).

An 8-inch water main exists approximately 744 feet from the site and is located within the south of the subject property within the north right-of-way of North Street. A 3-inch wastewater low pressure force main exists approximately 45 feet from the site and is located within the west right-of-way of 12th Street.

There are wetlands present on the subject property. The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed rezoning and has determined a resubmittal is not necessary for the site plan’s current configuration. If the site plan changes, EPC staff will need to review the zoning again.

The site will comply with and conform to all other applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code. The applicant has requested two Administrative Variances that have been found approvable by the County Engineer. The first Administrative Variance will permit the reduction of minimum access spacing between the project driveway and next closest driveway to the north to +/- 16 feet and +/- 34 feet to the driveway to the east. The second Administrative Variance will waive the 12th Street substandard road improvements required of Section 6.04,03.L of the Land Development Code.

Overall, the proposed rezoning would allow for development that is consistent with the Goals, Objectives and Policies of the Future Land Use Element of the Unincorporated Hillsborough County Comprehensive Plan.

5.2 Recommendation

The proposed project with the proposed development standards, existing scale and restrictions may be found to be compatible with nearby development patterns. The proposed development satisfies the intent of the Goals, Objectives and Policies of the Future Land Use Element of the Unincorporated Hillsborough County Comprehensive Plan and finds the proposed Major Modification consistent with the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County. Based upon the above, staff finds the request approvable.

Zoning conditions were presented to the Zoning Hearing Master at the hearing and are hereby incorporated into the Zoning Hearing Master's recommendation.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on February 14, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Mr. Dallas Evans 3810 Northdale Blvd. Tampa testified on behalf of the applicant Florida Home Partnership formerly known as Homes for Hillsborough. Mr. Evans testified that the property is located at the northeast corner of 12th Street and Vel Street in Wimauma. The property is currently vacant. He showed an aerial photo to describe the adjacent uses which include apartments to the north and northwest, a small commercial office directly across 12th Street to the west, single-family detached and mobile homes to the south, southwest and east and a cemetery to the southeast. He also described the adjacent zoning districts. The property was originally zoned as a Planned Development to permit 40 multi-family apartment dwelling units. The PD was revised in 2007 to permit 30 single-family detached homes on 50-foot wide lots. The current request for 38 villa units on individual lots would consist of 19 2-unit structures. A pond would be developed on the north side of the property with the multi-family structures around the central drive. Previously, the pond was proposed at the southwest corner of the property but the runoff from the site runs to the wetland to the north. Mr. Evans discussed the proposed access and drainage condition and stated that each villa lot will have a minimum frontage of 30 feet which equates to 60 feet for each two-unit building. He described the administrative variances which were found to be approvable by the County Engineer. Mr. Evans summarized his presentation by stating that the project is compatible with the nearby development pattern and he has not received any objections from reviewing agencies.

Mr. Tim Lampkin of the Development Services Department, testified regarding the County staff report. Mr. Lampkin testified that the applicant proposes to substitute detached single-family homes for duplexes and increase the number of dwelling units from 30 to 38 dwelling units. He detailed the Future Land Use categories surrounding the site and stated that the area is predominately residential. He showed a copy of the site plan and described the proposed 5-foot Type A buffer along the perimeter. Staff found the project compatible with nearby development patterns and has submitted a revised staff report into the record.

Ms. Andrea Papandrew of the Planning Commission testified regarding the Planning Commission staff report. Ms. Papandrew stated that the property is designated RES-6 by the Future Land Use Map and is located within the Urban Service Area and the Wimauma Village Community Plan. She described the request and stated that the request meets Objective 1 and Policy 1.2 by

providing growth in the Urban Service Area. She added that the request also meets the minimum density requirements consistent with the RES-6 land use category. Ms. Papandrew cited numerous other policies that are complied with for the proposed development and stated that the request is consistent with the Wimauma Village Community Plan as it fosters an economically integrated community by not being gated and provides housing to accommodate a diverse population. She concluded her presentation by stating that the project is consistent with the Comprehensive Plan.

Hearing Master Finch asked audience members if there were any proponents of the application. No one replied.

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

County staff and Mr. Evans did not have additional comments.

Hearing Master Finch then concluded the hearing.

EVIDENCE SUBMITTED

Mr. Grady submitted a revised staff report into the record.

Mr. Evans submitted a copy of his PowerPoint presentation and correspondence from the County regarding the Administrative Variances into the record.

PREFACE

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

FINDINGS OF FACT

1. The subject site is 7.2 acres in size and is zoned Planned Development (06-0103). The property is designated RES-6 by the Comprehensive Plan and located in the Urban Service Area and the Wimauma Village Community Planning Area.
2. The Planned Development (PD) is approved for 30 single-family homes.
3. The Major Modification request proposes to replace the single-family detached homes with attached duplexes and increase the number of dwelling units from 30 units to 38 units.
4. The 38 villa dwelling units will be on individual lots and consist of 19 2-units structures.

5. The Planning Commission found the request consistent with the minimum density requirements of the RES-6 Future Land Use category. Additionally, staff stated that the request is consistent with the Wimauma Village Community Plan as it fosters an economically integrated community by not being gated and provides housing to accommodate a diverse population. The Planning Commission found the Major Modification consistent with the Comprehensive Plan.
6. No Planned Development variations or waivers are requested as a part of the Major Modification application.
7. The surrounding area is developed with a mix of residential uses that include single-family detached, mobile home and multi-family dwelling units.
8. The proposed modification for the attached duplexes/villas and increase of 8 dwelling units for a maximum of 38 units is a land use that is consistent with the Comprehensive Plan and Land Development Code and compatible with the existing development pattern.

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

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

CONCLUSIONS OF LAW

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

SUMMARY

Planned Development 06-0103 is currently approved for a maximum of 30 single-family homes.

The Major Modification request proposes to replace the single-family homes with attached duplexes and increase the maximum number of dwelling units from 30 to 38 units.

No waivers or Planned Development variations are requested.

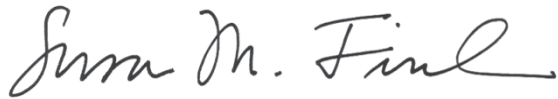
The Planning Commission found the request consistent with the minimum density requirements of the RES-6 Future Land Use category. Additionally, staff stated that the request is consistent with the Wimauma Village Community Plan as it fosters an economically integrated community by not being gated and provides housing to accommodate a diverse population. The Planning Commission found the Major Modification consistent with the Comprehensive Plan.

The surrounding area is developed with a mix of residential uses that include single-family detached, mobile home and multi-family dwelling units.

The proposed modification for the attached duplexes/villas and increase of 8 dwelling units for a maximum of 38 units is a land use that is consistent with the Comprehensive Plan and Land Development Code and compatible with the existing development pattern.

RECOMMENDATION

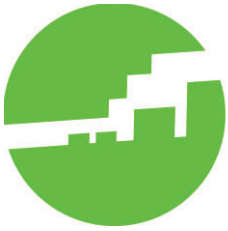
Based on the foregoing, this recommendation is for **APPROVAL** of the Major Modification to Planned Development 06-0103 as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.



March 6, 2022

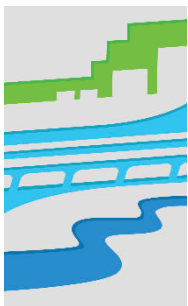
Susan M. Finch, AICP
Land Use Hearing Officer

Date



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: February 14, 2022	Petition: MM 21-1108
Report Prepared: February 2, 2022	Folio 79390.0000 <i>North of North Street and east of 12th Street</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Residential-6 (6 du/ga;0.25 FAR)
Service Area:	Urban
Community Plan:	Wimauma Village Community Plan
Rezoning Request:	Major Modification to a Planned Development to permit 38 two-family attached dwelling units.
Parcel Size (Approx.):	7.19 +/- acres (313,196 square feet)
Street Functional Classification:	12 th Street– Local Roadway North Street – County Collector
Locational Criteria:	N/A
Evacuation Area:	This site is not located within an Evacuation Zone.



Context

- The subject property is located on approximately 7.19 acres on the north side of North Street and east of 12th Street. The subject property is within the Urban Service Area (USA) and within the limits of the Wimauma Village Community Plan.
- The parcel has a Future Land Use designation of Residential-6 (RES-6), with typical uses such as residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Non-residential uses are required to 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.
- The subject property is surrounded by RES-6 on all sides. Further north of the property is designated as Wimauma Village Residential-2 (WVR-2).
- The subject site is classified as vacant residential land with Planned Development (PD) zoning. There is PD zoning to the north, Residential, Single-Family Conventional-2 (RSC-2) and Agricultural, Single-Family-1 (AS-1) zoning to the east, Residential, Single-Family Conventional-3 (RSC-3) and Agricultural, Single-Family-1 (AS-1) zoning to the south, and PD and Residential, Single-Family Conventional-6 (RSC-6) zoning to the west.
- Surrounding the property, is multifamily residential to north, single family residential to the east, south and west, and public open space further south.
- The applicant requests to modify the existing Planned Development to permit 38 two-family attached dwelling units.

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 (FLUE)

Urban Service Area

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

Policy 1.2: Minimum Density

All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.

Within the USA and in categories allowing 4 units per acre or greater, new development or redevelopment shall occur at a density of at least 75% of the allowable density of the land use category, unless the development meets the criteria of Policy 1.3.

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

Relationship to Land Development Regulations

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

Neighborhood/Community Development

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

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

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

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

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

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

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

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

Community Design Component (CDC)

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

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

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

Livable Communities Element

Wimauma Village Community Plan

6. Housing and Neighborhoods

- *Discourage gated subdivisions in order to foster an economically integrated community*
- *Encourage housing to accommodate a diverse population and income level*

Staff Analysis of Goals Objectives and Policies:

The subject property is located on approximately 7.19 acres on the north side of North Street and east of 12th Street. The subject property is within the Urban Service Area (USA) and within the limits of the Wimauma Village Community Plan. The applicant requests to modify the Planned Development from the approved 30 single family detached dwelling units to 38 two-family attached dwelling units.

The subject property is designated Residential-6 (RES-6) on the Future Land Use Map. The intent of the RES-6 Future Land Use category is to designate areas that are suitable for low density residential development. In addition, suburban scale neighborhood commercial, office, and mixed-use projects serving the area may be permitted subject to the Goals, Objectives and Policies of the Land Use Element and applicable development regulations and established locational criteria for specific land use. The proposed low density residential use is consistent with the Residential-6 Future Land use classification.

The subject property is in the Urban Service Area, where 80% or more of new growth is to be directed per Objective 1 of the Future Land Use Element (FLUE) of the Comprehensive Plan. The proposal meets the intent of Objective 1 and Policy 1.2 by providing growth within the Urban Service Area. The proposed Planned Development meets the minimum density (32 units) required for properties within the Urban Service Area by providing 38 units that are two-family attached dwellings on a 7.19 acre site, which is consistent with the density expected in the RES-6 category.

The applicant requests 38 two-family attached dwelling units. They are proposing duplex style buildings with two units in each. A 5' landscape buffer is shown on the north, east and southern boundaries of the site. Surrounding the site, is multi-family residential to north, single-family residential to the east, south and west, and public open space further south. The application is consistent with Objective 12 and Policy 12-4.1 of the CDC as well as Objective 16, and Policies 16.1, 16.2, 16.3 and 16.8 of the FLUE.

The applicant is proposing a 50' Right of Way ingress-egress to the site with access to all of the residential dwelling units, and connectivity to the residential parcel located directly south, meeting the intent of FLUE Policy 16.7.

The request is consistent with Goal 6 of the Wimauma Village Community Plan as the proposal is fosters an economically integrated community by not being gated and provides housing to accommodate a diverse population and income level by providing duplex style residential units.

Overall, staff finds that the proposed use and density would facilitate growth within the Urban Service Area and supports the vision of the Wimauma Village Community Plan. The Major Modification would allow for residential development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County Florida*. The request is compatible with the existing development pattern found within the surrounding area.

Recommendation

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

HILLSBOROUGH COUNTY FUTURE LAND USE RZ MM 21-1108

Rezonings
STATUS

- <all other values>
- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

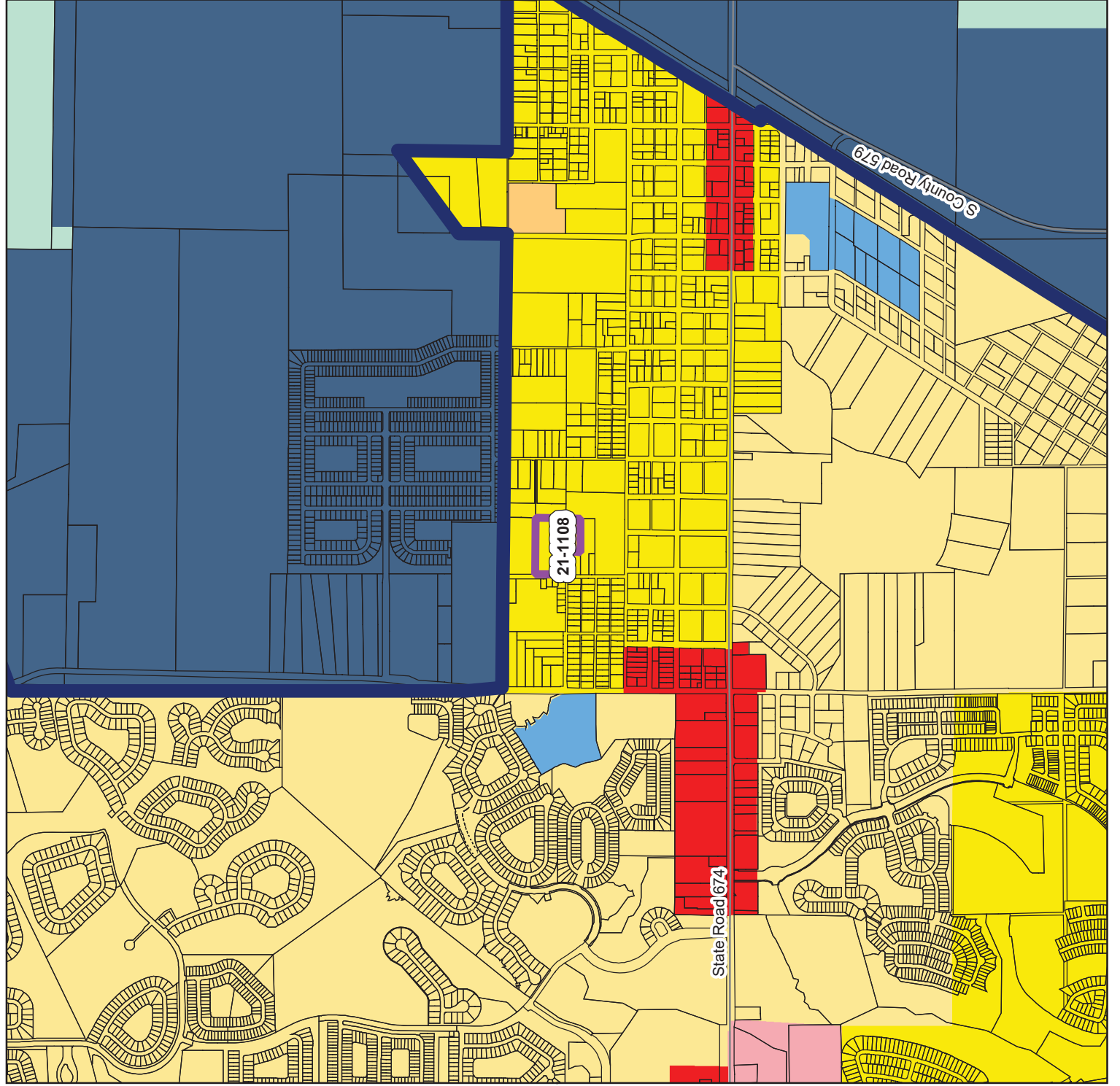
- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Major Roads
- Parcels

- 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-STATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL-PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- OC-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/QUASH-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE



DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is intended to be used for informational purposes only and is not intended to be used for any legal or financial purposes without specific approval of the Hillsborough County City/County Planning Commission. ACCURACY: It is intended that the information on this map is accurate to the best of our knowledge and belief. However, such accuracy is not guaranteed by the Hillsborough County City/County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate website.

Map Printed from Rezoning System: 8/6/2021
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\HC\Gis\ReZoning - Copy.mxd





**GENERAL
SITE PLAN
FOR
CERTIFICATION**



DEVELOPMENT SERVICES

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

**HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT**

GENERAL SITE PLAN REVIEW/CERTIFICATION

**BOARD OF COUNTY
COMMISSIONERS**

Harry Cohen
Ken Hagan
Pat Kemp

Gwendolyn "Gwen" Myers
Kimberly Overman
Mariella Smith
Stacy R. White

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

INTERNAL AUDITOR

Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Wimauma

Zoning File: None Modification: MM 21-1108

Atlas Page: None Submitted: 03/17/22

To Planner for Review: 03/17/22 Date Due: ASAP

Contact Person: Dallas Evans Phone: (813) 949-7449/devans@landisevans.com

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

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

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

Reviewed by: Timothy Lampkin Date: 3.17.21

Date Agent/Owner notified of Disapproval: _____



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Alex Steady, Senior Planner
PLANNING AREA/SECTOR: Wimauma/South

DATE: 02/01/2022
AGENCY/DEPT: Transportation
PETITION NO: PD MM 21-1108

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

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in a decrease of trips potentially generated by development of the subject site by 5 average daily trips, 5 trips in the a.m. peak hour, and 9 trips in the p.m. peak hour.
- If PD 21-1108 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance from the Section 6.04.07 access spacing requirements (dated December 8, 2021) which was found approvable by the County Engineer (on December 22, 2021). Approval of this Administrative Variance will permit the reduction of minimum access spacing between the project driveway and next closest driveway to the North to +/- 16 feet and +/- 34 feet to the driveway to the east.
- If PD 21-1108 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated December 8, 2021) which was found approvable by the County Engineer (on December 22, 2021) for the 12th St. substandard road improvements. Approval of this Administrative Variance will waive 12th St. substandard road improvements required by section 6.04.03.L. of the Land Development Code.
- Transportation Review Section staff has no objection to the proposed request, subject to the conditions of approval provided hereinbelow.

CONDITIONS OF APPROVAL

In addition to the previously approved zoning conditions, which shall carry forward, staff is requesting the following new and other conditions:

Revised Conditions

- ~~2. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department. Final design, if approved by Hillsborough County Planning and Growth Management Department may include, but is not limited too: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.~~ The project shall be permitted one (1) vehicular access connection to 12th St. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

[Transportation Review Section staff recommends modification of this condition to comport with current practice. By its nature, a PD is a site plan-controlled zoning district and the number and location of access points are governed by the PD site plan and conditions of approval].

~~3. Prior to Concurrence approval, the Developer shall provide a traffic analysis, signed by a Professional Engineer, identifying the roadway improvements needed to mitigate the projects impact. The turn lane shall be constructed to FDOT and/or Hillsborough County standards using FDOT standard Index 301 & 526 and an asphalt overlay shall be applied over the entire portion of roadway where a left turn lane is provided. The Developer shall construct the identified improvements at his expense. The analysis shall include but is not limited to the following intersections:~~

~~3.1 Westlake Drive @ SR 674,~~

~~3.2 US 301 @ Bill Tucker Road.~~

[Transportation Review Section staff recommends deletion of this condition, as it was based upon Hillsborough County's former system for the evaluation and mitigation of transportation impacts, i.e. transportation concurrency. Given Florida House Bill 7202 (2011), §163.3180 (Florida Statutes), and Section 40-68, et seq. (Hillsborough County Code of Ordinances), this condition is no longer enforceable.]

~~4. Based on the projected trip generation to the site, access onto the public road would be via "Type III" Major Roadway Connection (more than 1,500 trip ends per day). The Land Development Code requires that all internal access (the "throat") to the driveways must be a minimum of 100 feet from the edge of pavement of the public roadway, and shall remain free of internal connections or parking spaces that might interfere with the movement of vehicles into or out of the site. If the Driveway is to be gated, then the throat depth shall be at least 100 feet in length to accommodate stacking vehicles.~~

[Transportation Review Section staff recommends deletion of this condition to comport with current practice. The project will be required to comply with minimum throat depth standards as found within the LDC at the time of plat/site/construction plan review].

~~5. Prior to Construction Plan approval, the Developer shall dedicate a total of thirty one (31) feet of right of way on 12th Street. The right of way shall be dedicated to bring the substandard right of way up to Transportation Technical Manual Standards for a 40 mph rural collector roadway.~~

[Transportation Review Section staff recommends deletion of this condition, as the applicant submitted an Administrative Variance that would waive substandard road improvements.]

6. The Developer shall construct sidewalks within the right-of-way along all roadways adjacent to the property boundaries and along both sides of all internal roadways. The sidewalks shall be a minimum width of five (5) feet.

~~6.1 Prior to Site Plan Certification, the sidewalk along the north side of the roadway adjacent to lots 11 and 15 shall be extended / connected. This sidewalk shall provide a continuous pedestrian circulation throughout the project.~~

[Transportation Review Section staff recommends modification of this condition to comport with current practice. Sidewalks, as generally shown on the PD site plan, will be required at the time of

plat/site/construction plan review in accordance with the requirements of the LDC, particularly Sections 6.02.08 and 6.03.02 of the LDC.]

New Conditions:

- In addition to any end-of-way treatment/signage required by the Manual of Uniform Traffic (MUTCD), the developer shall place signage which identifies roadway stub-outs as a “Future Roadway Connection”.
- If PD 21-1108 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance from the Section 6.04.07 access spacing requirements (dated December 8, 2021) which was found approvable by the County Engineer (on December 22, 2021). Approval of this Administrative Variance will permit the reduction of minimum access spacing between the project driveway and next closest driveway to the North to +/- 16 feet and +/- 34 feet to the driveway to the east.
- If PD 21-1108 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated December 8, 2021) which was found approvable by the County Engineer (on December 22, 2021) for the 12th St. substandard road improvements. Approval of this Administrative Variance will waive 12th St. substandard road improvements required by section 6.04.03.L. of the Land Development Code

Other Conditions

Prior to PD site plan certification, the applicant shall revise the PD site plan to:

- Add a note to the site plan that states “Sidewalks shall be provided in accordance with the Hillsborough County LDC.”

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a major modification to previously approved PD 06-0103 to change the entitlements from 30 Single Family Dwelling units to 38 Single Family Attached Dwelling Units. MM 21-1108 includes one parcel totaling +/- 7.19 acres. The site is located on the north west side of the intersection of Vel Street and 12th St. The Future Land Use designation of the site is R-6.

Trip Generation Analysis

Staff has prepared a comparison of the trips potentially generated under the previously approved zoning and the proposed planned development including the additional residential units, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 30 Single Family Dwelling Units (ITE code 210)	283	22	30

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 38 Multi Family Dwelling Units (ITE code 220)	278	17	21

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	-5	-5	-9

The proposed rezoning would result in a decrease of trips potentially generated by development of the subject site by 5 average daily trips, 5 trips in the a.m. peak hour, and 9 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

12th St. is a 2-lane, substandard, Hillsborough County maintained, local roadway, characterized by +/-10-foot travel lanes. The existing right-of-way on 12th St. ranges between +/-60 feet and +/- 70 feet. There are no marked bicycle facilities on 12th St. There is an existing 5-foot sidewalk on the west side of 12th St. in the vicinity of proposed project.

SITE ACCESS

Access to the project will be via a single access connection to 12th St. Cross-access is proposed to the south for connection to future development.

REQUESTED VARIANCES

If PD 21-1108 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance from the Section 6.04.07 access spacing requirements (dated December 8, 2021) which was found approvable by the County Engineer (on December 22, 2021). Approval of this Administrative Variance will permit the reduction of minimum access spacing between the project driveway and next closest driveway to the North to +/- 16 feet and +/- 34 feet to the driveway to the east.

If PD 21-1108 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated December 8, 2021) which was found approvable by the County Engineer (on December 22, 2021) for the 12th St. substandard road improvements. Approval of this Administrative Variance will waive 12th St. substandard road improvements required by section 6.04.03.L. of the Land Development Code

ROADWAY LEVEL OF SERVICE (LOS)

12th St. is not included in the 2020 Level of Service (LOS) Report.

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
12 th St.	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

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	283	22	30
Proposed	278	17	21
Difference (+/-)	-5	-5	-9

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

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

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
12 th Street/Substandard Road Improvements	Administrative Variance Requested	Approvable
12 th Street/ Access Spacing	Administrative Variance 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 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 Staff Report.



December 8, 2021

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

**Re: Wimauma Villas GDP
21-1108
6.04.02B Administrative Variance Request from 6.04.04L Substandard
Roadway Criteria**

Dear Mr. Williams;

The purpose of this letter is to request a 6.04.02B Administrative Variance from LDC 6.04.02L substandard roadway criteria for the above referenced project. This project consists of a residential development with 38 villa units.

Trip Generation

The ITE Trip Generation Manual (10th Ed) was used to determine the peak hour trips for this proposed development. Land use 210, Single-Family Detached Housing, was chosen as the representative land use as villa/duplex is not a specific land use in the manual. For the proposed 38-unit subdivision, AM peak hour traffic is 32 trips (8 entering/24 exiting). PM peak hour traffic is 40 trips (25 entering/15 exiting).

Roadway Typical Section

Hillsborough County Transportation Technical Manual Drawing Number TS-3 (See Figure 1) specifies a roadway cross section with 10-foot travel lanes, 2-foot Miami Curb, 8 feet of sod/grass, and 5-foot sidewalks. Currently, 12th Street has two 10-foot travel lanes and a sidewalk on the west side of the roadway (See Figure 2). There is no curb and drainage is unencumbered into the unpaved area adjacent to the roadway.

With this project, the developer intends to dedicate approximately 9 feet of right of way to Hillsborough County to provide half of the required total right of way from the centerline of the road to match TS-3 (ROW width for dedication was based upon the wider 54' total ROW width for commercial streets). The developer will also construct a new sidewalk at this new right of way line. In doing so, the developer will bring the eastern half of 12th St across the project's frontage in substantial conformance with TS-3 (See Figure 3).

December 20, 2021

Wimauma Villas

6.04.02B Administrative Variance Request from 6.04.04L Substandard Roadway Criteria

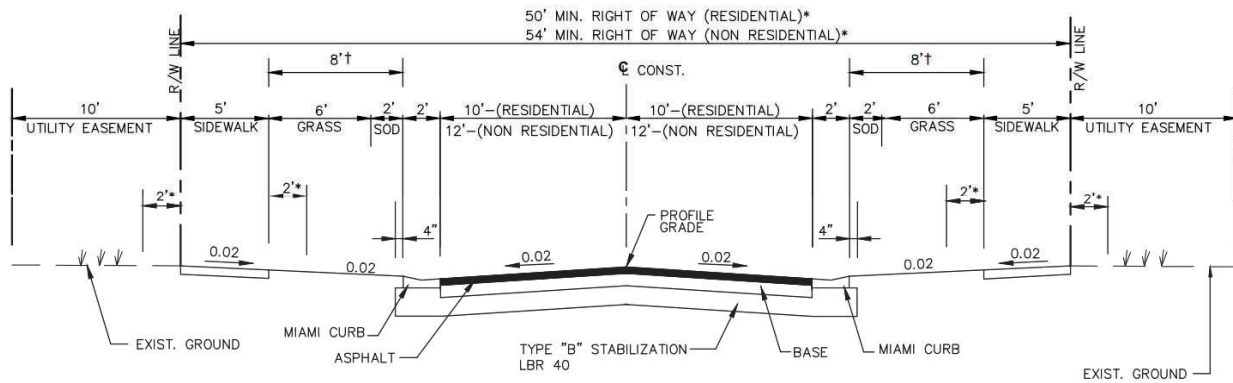


Figure 1 Local Urban Roads (2 Lane Undivided) Typical Section

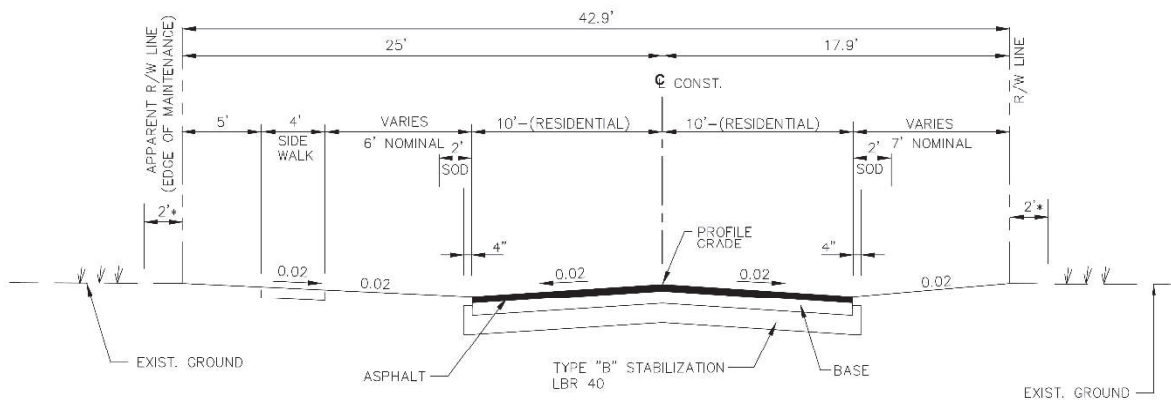


Figure 2 Existing Conditions Typical Section

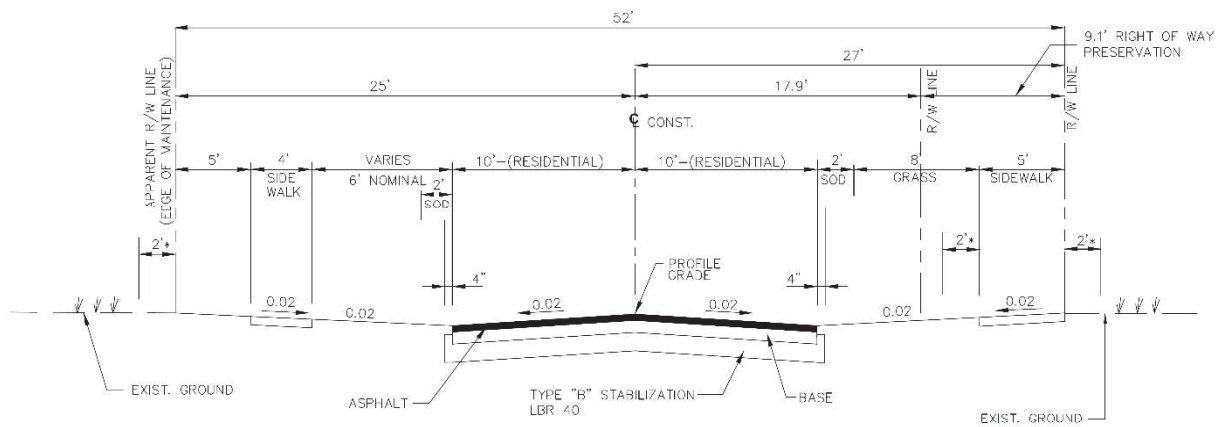


Figure 3 Proposed Conditions Typical Section

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

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

Each of these criteria is evaluated separately below.

December 20, 2021
Wimauma Villas
6.04.02B Administrative Variance Request from 6.04.04L Substandard Roadway Criteria

A. There is an unreasonable burden on the applicant

Reconstruction of 12th Street to exactly match the TS-3 cross section would create an unreasonable burden on the applicant. Limited ROW does not allow the construction of the full standard typical section, since the applicant can only dedicate ROW across their property.

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

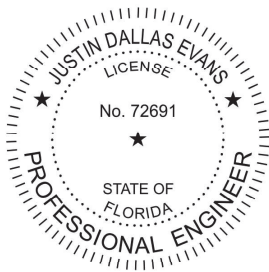
The variance would not be detrimental to the public health, safety, and welfare. A review of three years of crash data (2018-2020) revealed no crashes for 12th Street north of SR 674. The proposed improvements would maintain the current 20 foot pavement width, which is appropriate given TS-3 for the largely residential uses along 12th St and the apartment complex to the north. A sidewalk would be added on the east side of 12th Street. Consequently, public health, safety, and welfare would not be detrimentally impacted, and pedestrian mobility would be improved.

C. Without the variance, reasonable access cannot be provided

The property cannot be accessed without a driveway along 12th Street. Road. The proposed design attempts to balance the existing environment on the west side of 12th Street with the lane width and sidewalk requirements of TS-3.

We respectfully request approval of a 6.04.02B administrative variance from LDC 6.04.02L substandard roadway criteria for the above referenced project. Please feel free to call me if you have any questions regarding this application.

Sincerely,



Digitally signed by J. Dallas Evans
Reason: J. Dallas Evans, State of Florida, Professional Engineer, License No. 72691. This item has been digitally signed and sealed by J. Dallas Evans on the date indicated hereon using a Digital Signature; printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
Date: 2021.12.20 14:53:54 -06'00'

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

- _____ Disapproved
- _____ Approved with Conditions
- _____ Approved

Landis Evans + Partners, Inc.

Dallas Evans, P. E.
Principal Engineer
PE #72691

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

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



December 8, 2021

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

**Re: Wimauma Villas GDP
PRS 21-1108
6.04.02B Administrative Variance Request from 6.04.07 – Table:
Minimum Spacing**

Dear Mr. Williams;

The purpose of this letter is to request a 6.04.02B Administrative Variance from LDC 6.04.07 – Table: Minimum Spacing criteria for the above referenced project. This project consists of a residential development with 38 dwelling units.

Trip Generation

The ITE Trip Generation Manual (10th Ed) was used to determine the peak hour trips for this proposed development. Land use 210, Single-Family Detached Housing, was chosen as the representative land use as duplex is not a specific land use in the manual. For the proposed 38-unit subdivision, AM peak hour traffic is 32 trips (8 entering/24 exiting), and PM peak hour traffic is 40 trips (25 entering/15 exiting).

Connection Spacing

Section 6.04.07 of the Hillsborough County Land Development Code (LDC) specifies minimum connection spacing between access connections. 12th Street is classified as a Class 7 roadway, and the proposed driveway will be a Type II driveway. The LDC specifies a 50 ft minimum connection spacing for Type II driveways on Class 7 roadways. The proposed site design would provide a connection spacing of 43 ft from the nearest southern driveway and 16 ft from the nearest northern driveway; we are requesting a reduction in access connection spacing of 7 ft and 34 ft, respectively, from the two driveways. See Figure 1 for an exhibit of the proposed entrance and connection spacing as taken from the proposed site plan.

December 20, 2021

Wimauma Villas

6.04.02B Administrative Variance Request from 6.04.07 – Table: Minimum Spacing

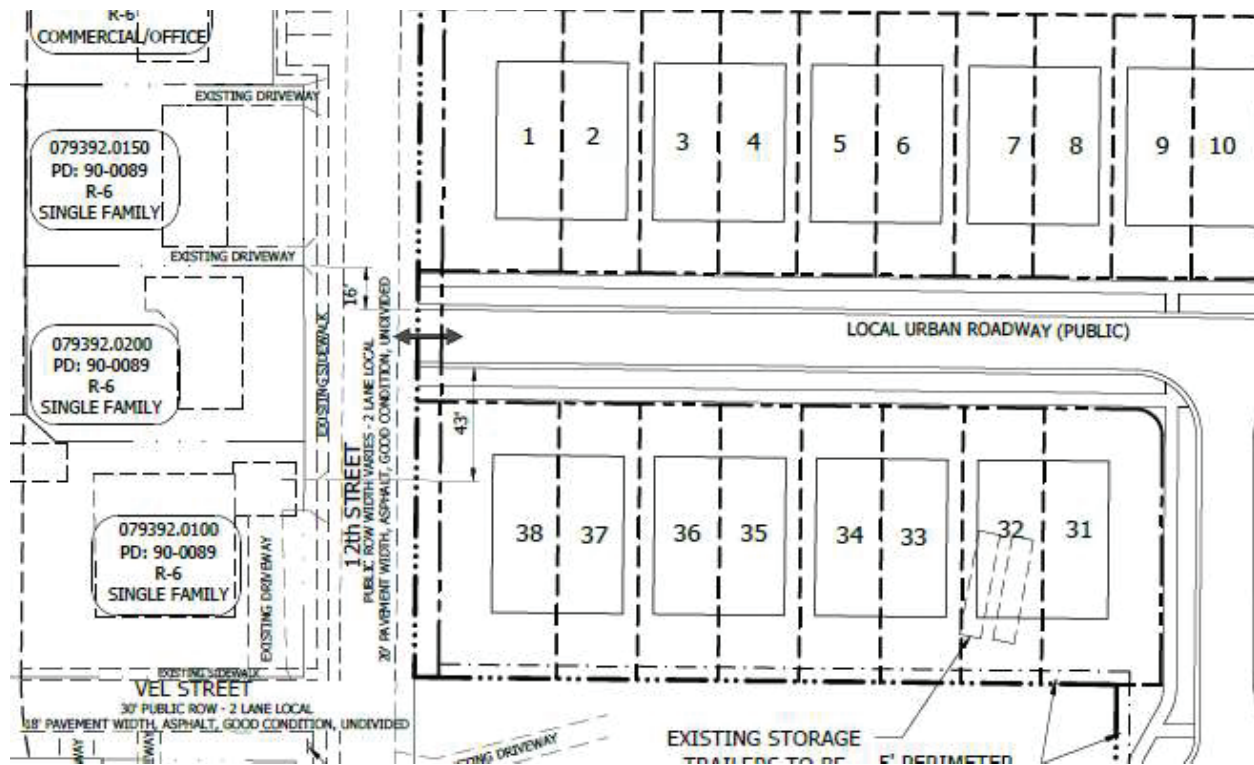


Figure 1 Excerpt of Site Plan with Proposed Entrance and Connection Spacing

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

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

Each of these criteria is evaluated separately below.

A. There is an unreasonable burden on the applicant

The property fronts only one public road for access connection, 12th Street. This frontage lies between two existing residential driveways and Sun Paradise Court; the code specified spacing is not available between the existing driveways within this limited frontage. These characteristics create an unreasonable burden on the applicant.

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

A review of three years of crash data (2018-2020) revealed no crashes for 12th Street north of SR 674. Consequently, public health, safety, and welfare would not be detrimentally impacted.

December 20, 2021

Wimauma Villas

6.04.02B Administrative Variance Request from 6.04.07 – Table: Minimum Spacing

C. Without the variance, reasonable access cannot be provided

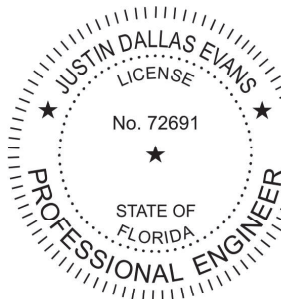
As discussed above, the property cannot be accessed without a driveway along 12th Street. The limited frontage along the roadway would necessitate that such an access be located at a reduced separation distance from either the existing southern residential driveway or Sea Treasure Court. The proposed design attempts to balance separation between these crossings while providing access to the property.

We respectfully request approval of a 6.04.02B administrative variance from 6.04.07 – Table: Minimum Spacing. Please feel free to call me if you have any questions regarding this application.

Sincerely,

Landis Evans + Partners, Inc.

Dallas Evans, P. E.
Principal Engineer
PE #72691



Digitally signed by J. Dallas Evans
Reason: J. Dallas Evans, State of Florida, Professional Engineer, License No. 72691. This item has been digitally signed and sealed by J. Dallas Evans on the date indicated hereon using a Digital Signature; printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
Date: 2021.12.20 14:36:45 -06'00'

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

_____ Disapproved

_____ Approved with Conditions

_____ Approved

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

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

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AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: October 18, 2021</p> <p>PETITION NO.: 21-1108</p> <p>EPC REVIEWER: Jackie Perry Cahanin</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1241</p> <p>EMAIL: cahaninj@epchc.org</p>	<p>COMMENT DATE: August 17, 2021</p> <p>PROPERTY ADDRESS: NE corner of Vel St. & 12th St. Wimauma</p> <p>FOLIO #: 079390-0000</p> <p>STR: 09-32S-20E</p>
<p>REQUESTED ZONING: Major Mod. To PD</p>	
FINDINGS	
<p>WETLANDS PRESENT</p> <p>SITE INSPECTION DATE</p> <p>WETLAND LINE VALIDITY</p> <p>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</p>	<p>Yes, OSW ditches</p> <p>08/17/2021</p> <p>NO</p> <p>OSW ditches located in the northern and eastern portion of parcel</p>
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> • Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. • The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property. • Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be 	

Environmental Excellence in a Changing World

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

labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

INFORMATIONAL COMMENTS:

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

- The subject property contains wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- Chapter 1-11, prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

Jpc/mst

cc: devans@landisevans.com

Adequate Facilities Analysis: Major Modification

Date: 2/4/2022 **Acreage:** 7.2 (+/- acres)

Jurisdiction: Hillsborough County **Zoning:** Planned Development

Case Number: RZ 21-1108 **Future Land Use:** R-6

HCPS #: RZ-422 **Maximum Residential Units:** 38 Units

Location: 12th St. north of SR 674, Wimauma, 33598 **Residential Type:** Single-family attached

Parcel Folio Number(s): 79390.0000

School Data	Reddick Elementary	Shields Middle	Sumner High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	948	1557	2289
2021-22 Enrollment K-12 enrollment on 2021-22 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	713	1782	3084
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	75%	114%	135%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 2/4/2022	194	0	250
Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	5	2	3
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	96%	115%	146%

Notes: Adequate capacity does not exist at Reddick Elementary, Shields Middle, and Sumner High School for the estimated number of students this project will generate, nor does capacity exist in adjacent concurrency service areas. The School District is actively seeking to entitle a 100-acre property to provide a future elementary, middle and high school in the Wimauma area.

A proportionate share agreement may be available as a mitigation option and is contingent upon two approvals. The first approval is a development agreement with Lennar Homes, LLC and Hillsborough County to construct transportation facilities required to support the proposed schools on West Lake Drive and an associated proshare mitigation. The second approval required is the associated rezoning application (MM 21-1342) for the construction of the elementary, middle and high school outlined in the proportionate share mitigation agreement. Both items, the developers' agreement and rezoning application, are tentatively scheduled to be heard by the Board of County Commissioners in May 2022. The applicant is advised to contact the county or school district for more information.

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



Matthew Pleasant
Department Manager, Planning & Siting
Growth Management Department
Hillsborough County Public Schools
E: matthew.pleasant@hcps.net
P: 813.272.4429



AGENCY REVIEW COMMENT SHEET

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

TO: Zoning Review, Development Services

DATE: 01/25/2022

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Homes for Hillsborough Inc. Attn: Michael Morina

PETITION NO: 21-1108

LOCATION: NE Corner of Vel St and 12th St, Wimauma

FOLIO NO: 79390.0000

Estimated Fees:

(Fee estimate is based on a 1,400 square foot, 3 bedroom, Duplex)

Mobility: \$7,360.00 * 38 units = \$279,680.00

Parks: \$1,710 * 38 units = \$ 64,980.00

School: \$7,027.00 * 38 units = \$267,026.00

Fire: \$249.00 * 38 units = \$ 9,462.00

Total Duplex = \$621,148.00

Project Summary/Description:

Urban Mobility, South Park/Fire - 19 Duplex Homes (38 total units)

revised fees estimated based on Jan 1, 2022 schedule

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

PETITION NO.: MM21-1108 REVIEWED BY: Randy Rochelle DATE: 8/6/2021

FOLIO NO.: 79390.0000

WATER

- The property lies within the Hillsborough County Water Service Area. The applicant should contact the provider to determine the availability of water service.
- No Hillsborough County water line of adequate capacity is presently available.
- A 8 inch water main exists (adjacent to the site), (approximately 744 feet from the site) and is located south of the subject property within the north Right-of-Way of North Street.
- Water distribution improvements may be needed prior to connection to the County's water system.
- No CIP water line is planned that may provide service to the proposed development.
- The nearest CIP water main (inches), will be located (adjacent to the site), (feet from the site at). Expected completion date is .

WASTEWATER

- The property lies within the Hillsborough County Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- No Hillsborough County wastewater line of adequate capacity is presently available.
- A 3 inch wastewater low pressure force main exists (adjacent to the site), (approximately 45 feet from the site) and is located within the west Right-of-Way of 12th Street.
- Wastewater distribution improvements may be needed prior to connection to the County's wastewater system.
- No CIP wastewater line is planned that may provide service to the proposed development.
- The nearest CIP wastewater main (inches), will be located (adjacent to the site), (feet from the site at). Expected completion date is .

COMMENTS: This site is located within the Hillsborough County Urban Service Area, therefore the subject property should be served by Hillsborough County Water and Wastewater Service. This comment sheet does not guarantee water or wastewater service or a point of connection. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.

Statement of Record

The South County service area (generally south of the Alafia River) has seen significant customer growth over the recent past. As new customers are added to the system there is an increased demand for potable water that is causing delivery issues during certain periods of the year. The greatest demand for water occurs during the spring dry season, generally the months of March through May. During the dry season of 2021 the Water Resources Department was challenged to deliver water to the southern portions of the service area to meet customer expectations for pressure and flow. While Levels of Service per the Comprehensive Plan were met, customers complained of very low pressure during early morning hours. Efforts to increase flow and pressure to the south resulted in unacceptably high pressures in the north portions of the service area. The Florida Plumbing Code limits household pressure to 80 psi to prevent damage to plumbing and possible injury due to system failure. The Department had to balance the operational challenges of customer demand in the south with over pressurization in the north, and as a result, water pressure and flow in the South County service area remained unsatisfactory during the dry period of 2021.

As a result of demand challenges, the Department initiated several projects to improve pressure and flow to the south area. Two projects currently under construction CIP C32001 - South County Potable Water Repump Station Expansion and CIP C32011 - Potable Water In-Line Booster Pump will increase the delivery pressure to customers.

These projects are scheduled to be completed and operational prior to the 2022 dry season, and must demonstrate improved water delivery through the highest demand periods before additional connections to the system can be recommended.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 28 July 2021

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

APPLICANT: JTR Contractor

PETITION NO: MM 21-1108

LOCATION: Wimauma, FL 33598

FOLIO NO: 79390.0000

SEC: 09 TWN: 32 RNG: 20

- This agency has no comments.

- This agency has no objection.

- This agency has no objection, subject to listed or attached conditions.

- This agency objects, based on the listed or attached conditions.

COMMENTS: _____.



VERBATIM TRANSCRIPT

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARINGS
February 14, 2022
ZONING HEARING MASTER: SUSAN FINCH

D1:
Application Number: MM 21-1108
Applicant: Home for Hillsborough, Inc.;
Michael Morina
Location: SE corner of 12th St & Sea
Treasure Ct.
Folio Number: 079390.0000
Acreage: 7.19 acres, more or less
Comprehensive Plan: R-6
Service Area: Urban
Existing Zoning: PD, 06-0103
Request: Major Modification to a Planned
Development

1 MR. GRADY: The next item is agenda item
2 D-1, Major Mod Application 21-1108. The applicant
3 is Homes for Hillsborough. The request is for
4 Major Modification to existing Planned Development.

5 Timothy Lampkin will provide staff
6 recommendation after presentation by the applicant.

7 HEARING MASTER FINCH: All right. Good
8 evening.

9 MR. EVANS: Good evening. Dallas Evans with
10 Landis, Evans & Partners. I'm here tonight on
11 behalf of the applicant, Florida Home Partnership
12 formerly known as Homes for Hillsborough. My
13 address is 3810 Northdale Boulevard in Tampa.

14 This property is located on northeast corner
15 of 12th Street and Vel Street in Wimauma. This
16 shows the location more closely. Next slide,
17 please. And the site is currently vacant, as you
18 can see from the aerial. Next slide, please.

19 Adjacent uses include apartments to the
20 north and northwest, a small commercial office
21 directly across 12th Street to the west,
22 single-family detached and mobile homes to the
23 southwest, south, and east; and a cemetery to the
24 southeast.

25 There's a wetland to the north of the

1 property, which receives stormwater runoff from the
2 site. Next slide. The property's within the R-6
3 Future Land Use Category as are all the surrounding
4 properties. Next slide, please.

5 The apartment complex to the north and west
6 is a Planned Development and as is the cemetery to
7 the southeast. Zoning of the adjacent
8 single-family residential properties include RSC-6,
9 RSC-3, RSC-2, and AS-1. Next slide.

10 This property was originally zoned as a
11 Planned Development with PD 06-0103, which allowed
12 for the construction of 40 multifamily apartment
13 units. The PD was revised in 2007 via PRS to allow
14 for 30 single-family detached homes on 50-foot
15 lots.

16 Our current request is for 38 villa units on
17 individual lots, which would be -- that would
18 consist of 19 two-unit structures. Next slide.
19 This is a representation of the original PD.

20 This development would have consist of a
21 pond along the north side of the property and a
22 ring of multifamily structures around the central
23 drive. Slide.

24 The PRS in 2007 proposed a single-family
25 detached development. One item of note here is the

1 pond at the southwest corner of the property. As I
2 mentioned before, the runoff from this property
3 flows to the wetland to the north of the property.

4 The pond shown here is on the high side of
5 the property. It'd be difficult to alter the
6 drainage of the property to direct the stormwater
7 to a pond in this location and then to route that
8 water back across the development to the discharge
9 to the wetland.

10 This layout is also less than optimal from a
11 transportation perspective with multiple dead-end
12 drives and six connections onto 12th Street. Next
13 slide. This slide shows the development that we're
14 currently proposing.

15 You'll notice the driveway on 12th Street
16 matches the location of the two previous approvals
17 but doesn't have the individual driveways of the
18 last PRS -- onto 12th Street that is.

19 The stormwater ponds has been sighted along
20 the low side of the property so that site grading
21 can better match existing grades, and this layout
22 includes a male kiosk and associated parking to
23 meet current requirements. Next slide.

24 The development character will consist of 38
25 villa units on individual lots, constructed as 19

1 two-unit buildings. Each lot will have minimum
2 frontage of 30 feet, which will present at 60 feet
3 for each two-unit building.

4 The project will have a single access onto
5 12th Street, and it's located in the utilities
6 service area. Water and sewage service will be by
7 Hillsborough County. Next slide.

8 This project required two administrative
9 variances. The first is for substandard roadway.
10 We're proposing to dedicate right-of-way and
11 provide sidewalks across the project's frontage.
12 There's already an existing sidewalk on the
13 opposite side of 12th Street.

14 However, the right-of-way width on that side
15 of the roadway will remain substandard. We can't
16 grant property that we don't have. So that
17 requires that variance. The second's for
18 connection spacing. Code requires a 50-foot
19 spacing between driveway connections.

20 The existing driveways on the west side of
21 12th Street are spaced closer than 100 feet apart.
22 So there's really no location that would meet
23 50 feet spacing on either side.

24 The proposed site plan more closely meets
25 the Code requirement for access connection spacing

1 than the currently approved PD, which includes
2 roadway connection as well as those five
3 single-family driveways with direct connections
4 onto 12th Street. Both of these variances would be
5 required for the currently approved PD as well.

6 The county engineers found both of these
7 variances to be approvable. We'll be submitting a
8 copy of that e-mail into the record. Next slide.

9 To summarize some of the key findings from
10 the staff report, the required -- the requested
11 density is under the maximum allowable designation
12 of RES-6 Future Land Use designation.

13 The proposed project may be found to be
14 compatible with nearby development patterns. The
15 proposed development is consistent with the
16 Comprehensive Plan. Staff has found the request
17 approvable, and administrative variances have been
18 approved or deemed approvable by Mike Williams.

19 We have not received objections from any of
20 the review agencies. And with that, I'll conclude
21 the presentation.

22 HEARING MASTER FINCH: Okay. Thank you so
23 much. If you could please sign in with the clerk's
24 office.

25 All right. Development Services, please.

1 MR. LAMPKIN: Hello. Tim Lampkin here,
2 Development Services. And I'm going to share my
3 screen.

4 All right. Can you see the screen?

5 HEARING MASTER FINCH: Not yet.

6 MR. LAMPKIN: Okay. Hold on. There we go.

7 The request 21-1108, the location is in the
8 Wimauma community. It's located on the northwest
9 corner of North Street and 12th. It's
10 approximately 7 acres in size.

11 As the applicant explained, the proposal is
12 substituting detached single-family homes for
13 duplexes, and it's concurrently increasing the
14 density from 30 dwelling to 38 dwelling units.

15 The Future Land Use is RES-6. Uses in the
16 RES-6 include residential, suburban scale
17 neighborhood commercial, office uses, multipurpose
18 projects, mixed-use development.

19 The property is surrounded on all sides --
20 sides by RES-6 Future Land Use Category. The
21 current zoning and surrounding uses, on the
22 northwest corner of North 12th and -- North Street
23 and Twelfth Street intersection, and it's
24 approximately 2,000 feet northeast of the
25 intersection of West Lake Drive and State Road 674.

1 Immediately surrounding the area, the
2 property is predominantly residential. This
3 includes multifamily to the north, mobile homes in
4 detached, and single-family residential to the
5 south.

6 And here is the site plan, just color-coded
7 a little bit to help orient. Again, the
8 applicant's proposing a 30-villa duplexes. They're
9 proposing a 5-foot Type A buffer along the
10 perimeter, which is required except on the north
11 side, it wasn't; and the applicant's proposing it
12 on the north site also.

13 The applicant requests no variations for
14 site design. And the application does not request
15 variations to the Land Development Code 6.06.00
16 landscape buffering.

17 The applicant has requested two
18 administrative variances that the county engineer
19 has found approvable. This includes -- the first
20 is the reduction of the minimum access space
21 between the project driveway, and the next closest
22 driveway in the second administrative variance was
23 found approvable, which would waive the 12th Street
24 substandard road improvements.

25 Staff found that the proposed project with

1 the proposed development standards existing scale
2 restrictions may be found to be compatible with
3 nearby development patterns.

4 The development satisfies the intent of the
5 goals, objectives, and policies of the Future Land
6 Use Element of unincorporated Hillsborough County
7 Comprehensive Plan. Therefore, staff finds the
8 request approvable.

9 I will note that you are -- staff submits
10 into the record a new report. There is no new
11 information. It really had to do with putting the
12 transportation and incorporating that into the
13 staff report, but it wasn't in the backup
14 materials.

15 And that concludes staff's presentation
16 unless there are any questions.

17 HEARING MASTER FINCH: No, no questions. I
18 do have the revised staff report. So thank you so
19 much.

20 All right. Planning Commission, please.

21 MS. PAPANDEW: Andrea Papandrew, Planning
22 Commission.

23 Subject property is within the Residential-6
24 Future Land Use Category. It is in the Urban
25 Service Area and is located in the Wimauma Village

1 Community Plan.

2 The proposal meets the intent of Objective 1
3 and Policy 1.2 by providing growth in the Urban
4 Service Area. The proposed Planned Development
5 meets the minimum density required for properties
6 within the Urban Service Area by providing 38 two
7 family attached dwellings, which is consistent with
8 the density expected in the Residential-6 Future
9 Land Use Category.

10 A landscape buffer is shown in the north,
11 east, and southern boundaries of the site.
12 Surrounding the site is multifamily residential to
13 the north; single-family to the east, south, and
14 west; and public open space further south.

15 The application is consistent with
16 Objective 12 and Policy 12-4.1 of the Community
17 Design Component and Objective 16 and Policy 16.1,
18 16.2, 16.3, and 16.8 of the Future Land Use
19 Element.

20 The applicant is proposing a 50-foot
21 right-of-way access to all the residential dwelling
22 units and connectivity to the residential parcel
23 located directly south meeting the intent of FLU
24 Policy 16.7.

25 The request is consistent with Goal 6 of the

1 Wimauma Village Community Plan as the proposal
2 fosters an economically integrated community by not
3 being gated and provides housing to accommodate
4 diverse population and income level by providing
5 duplex-style residential units.

6 Based upon the above considerations,
7 Planning Commission staff finds the proposed
8 Planned Development consistent with the Future of
9 Hillsborough Comprehensive Plan for unincorporated
10 Hillsborough County subject to conditions proposed
11 by Development Services Department. Thank you.

12 HEARING MASTER FINCH: Thank you so much. I
13 appreciate it.

14 Is there anyone in the room or online that
15 would like to speak in support of this application?
16 Anyone in favor?

17 Seeing no one, anyone in opposition to this
18 request? No one online.

19 All right. Mr. Grady, anything else?

20 MR. GRADY: Nothing further.

21 HEARING MASTER FINCH: All right. Sir, you
22 have the last word, if you'd like, but you don't
23 have to take it.

24 MR. EVANS: Nothing further. Thank you.

25 HEARING MASTER FINCH: All right. Thank

1 you.

2 Then with that, we'll close Major
3 Modification 21-1108 and go to the next case.

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1 Item A-5, Rezoning-PD 21-0647. This
2 application is being withdrawn by the building
3 administrator in accordance with LDC Section
4 10.03.02.C.2.

5 Item A-6, Rezoning-PD 21-0863. This
6 application is being continued by the applicant to
7 the February 14th, 2022, Zoning Hearing Master
8 Hearing.

9 Item A-7, Rezoning-PD 21-0959. This
10 application is being continued by the applicant to
11 the February 14th, 2022, Zoning Hearing Master
12 Hearing.

13 Item A-8, Major Mod Application 21-0963.
14 This application is out of order to be heard and is
15 being continued to the February 14th, 2022, Zoning
16 Hearing Master Hearing.

17 Item A-9, Major Mod Application 21-1106.
18 This application is being continued by the
19 applicant to the February 14th, 2022, Zoning
20 Hearing Master Hearing.

21 Item A-10, Major Mod Application 21-1108.
22 This application is out of order to be heard and is
23 being continued to the February 14, 2022, Zoning
24 Hearing Master Hearing.

25 Item A-11, Rezoning-PD 21-1231. This

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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IN RE: )
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ZONE HEARING MASTER )
HEARINGS )
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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH
Land Use Hearing Master

DATE: Monday, December 13, 2021

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

PLACE: Cisco Webex

Reported By:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 130
Clearwater, FL 33762
(800) 337-7740

1 Hearing Master Hearing.

2 Item A-14, Rezoning-PD 21-1042. This
3 application is being continued by the applicant to
4 the January 18, 2022, Zoning Hearing Master
5 Hearing.

6 Item A-15, Major Mod Application 21-1106.
7 This application is being continued by the
8 applicant to the January 18, 2022, Zoning Hearing
9 Master Hearing.

10 Item A-16, Major Mod Application 21-1108.
11 This application is being continued by the
12 applicant to the January 18, 2022, Zoning Hearing
13 Master Hearing.

14 Item A-17, Major Mod Application 21-1226.
15 This application is being continued by the
16 applicant to the January 18, 2022, Zoning Hearing
17 Master Hearing.

18 Item A-18, Rezoning-PD 21-1231. This
19 application is being continued by staff to the
20 January 18, 2022, Zoning Hearing Master Hearing.

21 Item A-19, Major Mod Application 21-1270.
22 This application is out of order to be heard and is
23 being continued to the January 18, 2022, Zoning
24 Hearing Master Hearing.

25 Item A-20, Rezoning-PD 21-1321. This

1 This application is out of order to be heard and is
2 being continued to the December 13, 2021, Zoning
3 Hearing Master Hearing.

4 Item A-16, Rezoning-PD 21-1092. This
5 application is out of order to be heard and is
6 being continued to the December 13, 2021, Zoning
7 Hearing Master Hearing.

8 Item A-17, Major Mod Application 21-1106.
9 This application is being continued by the
10 applicant to the December 13, 2021, Zoning Hearing
11 Master Hearing.

12 Item A-18, Major Mod Application 21-1108.
13 This application is being continued by the
14 applicant to the December 13, 2021, Zoning Hearing
15 Master Hearing.

16 Item A-19, Major Mod Application 21-1196.
17 This application is out of order to be heard and is
18 being continued to the December 13, 2021, Zoning
19 Hearing Master Hearing.

20 Item A-20, Rezoning Standard 21-1208. This
21 application is out of order to be heard and is
22 being continued to the December 13, 2021, Zoning
23 Hearing Master Hearing.

24 Item A-21, Major Mod Application 21-1222.
25 This application is being withdrawn from the Zoning

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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HEARINGS )
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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY and SUSAN FINCH
Land Use Hearing Master

DATE: Monday, October 18, 2021

TIME: Commencing at 6:00 p.m.
Concluding at 10:33 p.m.

PLACE: Cisco Webex

Reported By:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 130
Clearwater, FL 33762
(800) 337-7740

1 Rezoning-PD 21-1076 is being withdrawn.

2 Item A-17, Major Mod Application 21-1090.

3 This application is being continued by the
4 applicant to November 15, 2021, Zoning Hearing
5 Master Hearing.

6 Item A-18, Rezoning-PD 21-1092. This
7 application is continued by the applicant to the
8 November 15, 2021, Zoning Hearing Master Hearing.

9 Item A-19, Major Mod Application 21-1106.
10 This application is being continued by the
11 applicant to the November 15, 2021, Zoning Hearing
12 Master Hearing.

13 Item A-20, Major Mod Application 21-1108.
14 This application is out of order to be heard and is
15 being continued to the November 15, 2021, Zoning
16 Hearing Master Hearing.

17 Item A-21, Rezoning-Standard 21-1193. This
18 application is being withdrawn from the Zoning
19 Hearing Master process.

20 And item A-22, Rezoning-Standard 21-1208.
21 This application is being continued by the
22 applicant to the November 15, 2021, Zoning Hearing
23 Master Hearing.

24 That concludes all withdrawals and
25 continuances.



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

DATE/TIME: 2/14/22 6pm HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # MM 22-0102	PLEASE PRINT NAME <u>MATT NEWTON</u> MAILING ADDRESS <u>3300 101 E. KENNEDY BLVD. #2800</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33614</u> PHONE <u>813-727-4026</u>
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APPLICATION # MM 22-0169	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S. #451</u> CITY <u>St. Petersburg</u> STATE <u>FL</u> ZIP <u>33706 33701</u> PHONE <u>804-1760</u>
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APPLICATION # RZ 22-0077	PLEASE PRINT NAME <u>Michael Horner</u> MAILING ADDRESS <u>14502 N. Dale Mabry Hwy.</u> CITY <u>T</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>962-2377</u>
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APPLICATION # RZ 22-0330	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S. #451</u> CITY <u>St. Petersburg</u> STATE <u>FL</u> ZIP <u>33709</u> PHONE <u>804-1760</u>
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APPLICATION # MM 21-1108	PLEASE PRINT NAME <u>Dallas Evans</u> MAILING ADDRESS <u>3610 Northdale Blvd Ste 100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>813-949-7440</u>
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APPLICATION # RZ 21-1329	PLEASE PRINT NAME <u>Nick Brackin</u> MAILING ADDRESS <u>3211 Stonebridge Tr.</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>813-453-7597</u>
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DATE/TIME: 2/14/22 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>21-1329</u> <u>VS</u>	PLEASE PRINT NAME <u>Jennifer Grissom</u> MAILING ADDRESS <u>12406 PONY COURT</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33626</u> PHONE _____
APPLICATION # <u>RZ</u> <u>21-1335</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd, Ste 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>
APPLICATION # <u>RZ</u> <u>21-1335</u>	PLEASE PRINT NAME <u>Alexis Crespo</u> MAILING ADDRESS <u>10401 Highland Manor Dr.</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33610</u> PHONE <u>235 850 8525</u>
APPLICATION # <u>RZ</u> <u>21-1335</u>	PLEASE PRINT NAME <u>STEVE HENRY</u> MAILING ADDRESS <u>503 W. LAUREL ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289 0639</u>
APPLICATION # <u>MM</u> <u>VS 21-1339</u>	PLEASE PRINT NAME <u>Truett Gardner</u> MAILING ADDRESS <u>400 N. Ashley Dr. 1100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE _____
APPLICATION # <u>RZ</u> <u>21-1340</u>	PLEASE PRINT NAME <u>William H. Kelly</u> MAILING ADDRESS <u>325 S. Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>254-7157</u>

DATE/TIME: 2/14/22 6pm HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>22-0222</u>	PLEASE PRINT NAME <u>Isabelle Olsch</u> MAILING ADDRESS <u>1000 N Ashley Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 620-4500</u>
APPLICATION # <u>MM</u> <u>22-0224</u>	PLEASE PRINT NAME <u>Nicole Neugebauer</u> MAILING ADDRESS <u>401 E Jackson Street</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-407-1686</u>
APPLICATION # <u>MM</u> <u>22-0224</u>	PLEASE PRINT NAME <u>David Smith</u> MAILING ADDRESS <u>401 E. Jackson St Suite 2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813 222 5010</u>
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____

FEBRUARY 14, 2022 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, February 14, 2022, at 6:00 p.m., held virtually.

☐ Susan Finch, ZHM, called the meeting to order at 6:00 p.m., and led in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

☐ Brian Grady, Development Services, introduction/reviewed the changes/withdrawals/continuances.

D.6. MM 22-0102

☐ Brian Grady, Development Services, calls MM 22-0102.

☐ Matthew Newton, applicant rep, presents testimony.

☐ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/continues to April 18, 2022.

☐ Brian Grady, Development Services, continues the changes/withdrawals/continuances.

☐ Susan Finch, ZHM, overview of ZHM process.

☐ Assistant County Attorney Mary Dorman overview of oral argument/ZHM process.

☐ Susan Finch, ZHM, Oath

B. REMANDS

B.1. MM 21-0169

☐ Brian Grady, Development Services, calls MM 21-0169.

☐ Todd Pressman, applicant rep, presents testimony and submits exhibits.

☐ Tania Chapela, Development Services, staff report.

☐ Andrea Papandrew, Planning Commission, staff report.

☐ Susan Finch, ZHM, questions to Planning Commission.

Andrea Papandrew, Planning Commission, answers ZHM questions.

Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.

Todd Pressman, applicant rep, provides rebuttal.

Susan Finch, ZHM, questions to Planning Commission.

Andrea Papandrew, Planning Commission, answers ZHM questions

Susan Finch, ZHM, closes MM 21-0169.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 22-0077

Brian Grady, Development Services, calls RZ 22-0077.

Michael Horner, applicant rep, presents testimony and submits exhibits.

Susan Finch, ZHM, questions to applicant rep.

Michael Horner, applicant rep, answers ZHM questions.

Isis Brown, Development Services, staff report.

Susan Finch, ZHM, questions to Development Services.

Isis Brown, Development Services, answers ZHM questions.

Andrea Papandrew, Planning Commission, staff report.

Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.

Michael Horner, applicant rep, provides rebuttal.

Susan Finch, ZHM, questions to applicant rep.

Michael Horner, applicant rep, answers ZHM questions and continues rebuttal.

Susan Finch, ZHM, closes RZ 22-0077.

C.2. RZ 22-0330

- ☒ Brian Grady, Development Services, calls RZ 22-0330.
- ☒ Todd Pressman, applicant rep, presents testimony.
- ☒ Chris Grandlienard, Development Services, staff report.
- ☒ Andrea Papandrew, Planning Commission, staff report.
- ☒ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 22-0330.

D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

D.1. MM 21-1108

- ☒ Brian Grady, Development Services, calls MM 21-1108.
- ☒ Dallas Evans, applicant rep, presents testimony and submits exhibits.
- ☒ Tim Lampkin, Development Services, staff report.
- ☒ Andrea Papandrew, Planning Commission, staff report.
- ☒ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes MM 21-1108.

D.2. RZ 21-1329

- ☒ Brian Grady, Development Services, calls RZ 21-1329.
- ☒ Nick Brackin, applicant rep, presents testimony.
- ☒ Jennifer Grissom, applicant rep, presents testimony.
- ☒ Michelle Heinrich, Development Services, staff report.
- ☒ Andrea Papandrew, Planning Commission, staff report.
- ☒ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 21-1329.

D.3. RZ 21-1335

- ☒ Brian Grady, Development Services, calls RZ 21-1335 and noted the application would be heard at the March 8, 2022, BOCC meeting.

☐ Kami Corbett, applicant rep, presents testimony.

☐ Alexis Crespo, applicant rep, presents testimony and submits exhibits.

☐ Steve Henry, applicant rep, presents testimony and submits exhibits.

☐ Brian Grady, Development Services, staff report.

☐ Andrea Papandrew, Planning Commission, staff report.

☐ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 21-1335.

D.4. MM 21-1339

☐ Brian Grady, Development Services, calls MM 21-1339.

☐ Truett Gardner, applicant rep, presents testimony.

☐ Susan Finch, ZHM questions to applicant rep.

☐ Truett Gardner, applicant rep, answers ZHM questions and continues testimony.

☐ Tim Lampkin, Development Services, staff report.

☐ Andrea Papandrew, Planning Commission, staff report.

☐ Susan Finch, ZHM, calls for proponents/opponents/Development Services.

☐ Tim Lampkin, Development Services, continues testimony.

☐ Susan Finch, ZHM, calls for applicant rep/closes MM 21-1339.

D.5. RZ 21-1340

☐ Brian Grady, Development Services, calls RZ 21-1340.

☐ William Molloy, applicant rep, presents testimony.

☐ Susan Finch, ZHM, questions to applicant rep.

☐ William Molloy, applicant rep, answers ZHM questions and continues testimony.

☐ Michelle Heinrich, Development Services, staff report.

Andrea Papandrew, Planning Commission, staff report.

Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.

William Molloy, applicant rep, proves rebuttal.

Susan Finch, ZHM, closes RZ 21-1340

D.7. RZ 22-0222

Brian Grady, Development Services, calls RZ 22-0222.

Susan Finch, ZHM, Oath.

Isabelle Albert, applicant rep, presents testimony.

Tim Lampkin, Development Services, staff report.

Susan Finch, ZHM, questions to Development Services.

Tim Lampkin, Development Services, answers ZHM questions and continues testimony.

Andrea Papandrew, Planning Commission, staff report.

Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.

Isabelle Albert, applicant rep, presents rebuttal.

Susan Finch, ZHM, closes RZ 22-0222

D.8. MM 22-0224

Brian Grady, Development Services, calls MM 22-0224.

Nicole Neugebauer applicant rep, presents testimony.

Susan Finch, ZHM, Oath.

Nicole Neugebauer, applicant rep, presents testimony and submits exhibits.

Susan Finch, ZHM, questions to applicant rep.

Nicole Neugebauer, applicant rep, answers ZHM questions.

MONDAY, FEBRUARY 14, 2022

- ☐ Sam Ball, Development Services, staff report.
- ☐ Susan Finch, ZHM, questions to Development Services
- ☐ Sam Ball, Development Services, answers ZHM questions.
- ☐ Andrea Papandrew, Planning Commission, staff report.
- ☐ Susan Finch, ZHM, calls for proponents/opponents/Development Services.
- ☐ Brian Grady, Development Services, continues testimony.
- ☐ Susan Finch, ZHM, calls for applicant rep.
- ☐ David Smith, applicant rep, presents rebuttal.
- ☐ Brian Grady, Development Services, responded to applicant.
- ☐ David Smith, applicant rep, continues rebuttal.
- ☐ Brian Grady, Development Services, responded to applicant.
- ☐ David Smith, applicant rep, continues rebuttal.
- ☐ Susan Finch, ZHM, closes MM 22-0224.

ADJOURNMENT

- ☐ Susan Finch, ZHM, adjourns the meeting.

Rezoning Application:

MM 21-1108

Zoning Hearing Master Date:
02/14/2022

BOCC Land Use Meeting Date: 4/12/2022



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Dallas Evans, P.E., AICP

FLU Category: RES-6

Service Area: Urban

Site Acreage: 7.2 acres

Community Plan Area: Wimauma

Overlay: None



Existing Approvals:

PD 06-0103 was approved for RMC-6 standards to develop of up to 40 multi-family dwelling unit.

PRS 07-0733 modified the development to allow up to 30 single-family homes. In accordance with the Land Development Code, a change from multi-family to single-family may be approved administratively. However, the change in circulation/access proposed met the threshold for a Minor Modification (PRS 07-0733).

Proposed Modifications:

The applicant is seeking a major modification to the existing Planned Development (PD) 06-0103, as modified by PRS 07-0733. This modification to the PD includes one 7.2-acre parcel. The proposed development substitutes detached single-family homes for duplexes and proposes increasing the density from 30 dwellings (4.4 dwellings per acre) to 38 dwellings (5.3 dwellings per acre).

Additional Information:

PD Variation(s):

None Requested as part of this application

Waiver(s) to the Land Development Code:

None Requested.

Planning Commission Recommendation:
Consistent

Development Services Recommendation:
Approvable, subject to proposed conditions

Application No. 21-1108
Name: Brian Grady
Entered at Public Hearing: ZHM
Exhibit # 1 Date: 2/14/22

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



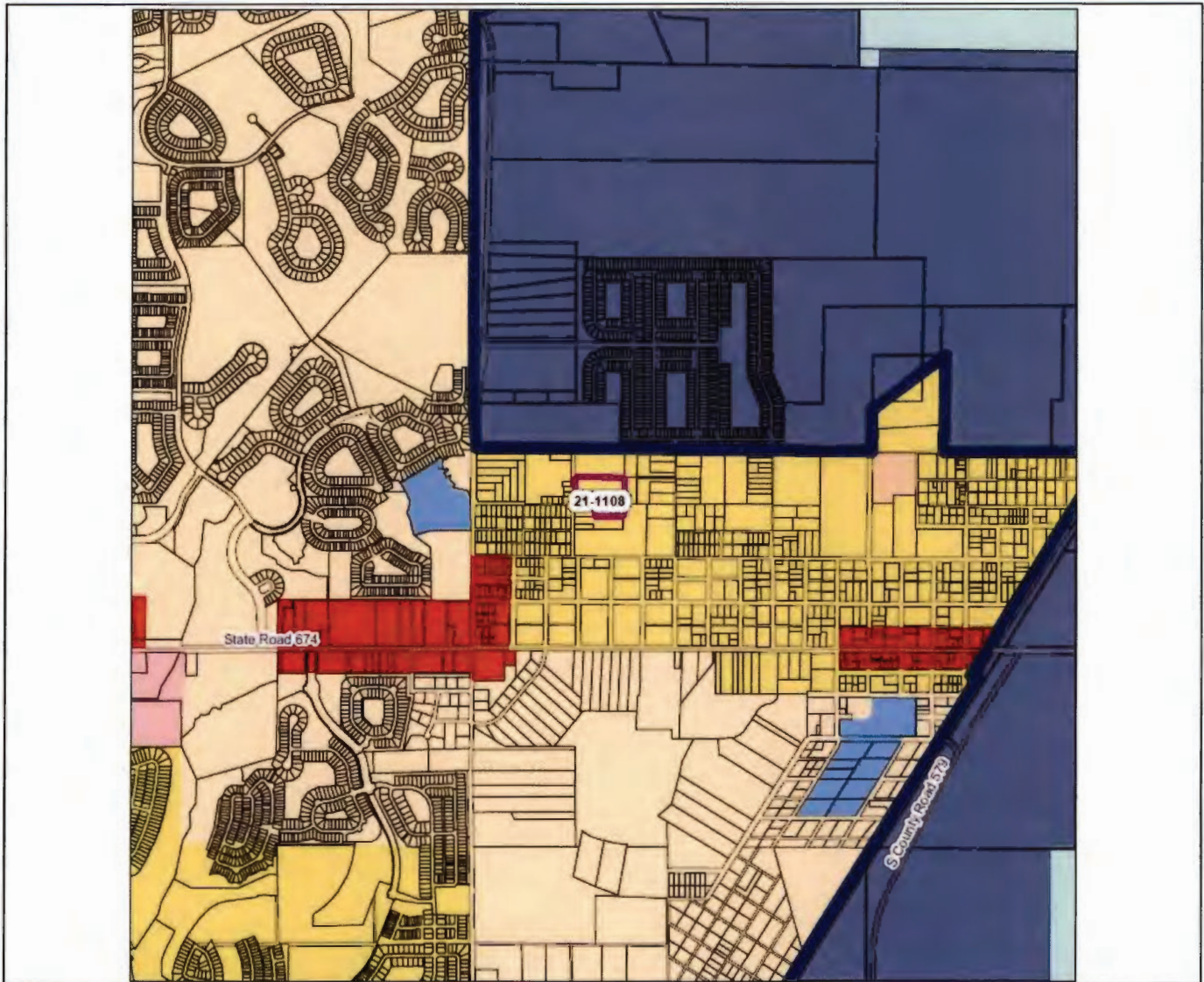
Context of Surrounding Area:

The subject site is located on the northwest corner of the North Street and 12th Street intersection and approximately 2,000 feet northeast of the intersection of West Lake Drive and State Road 674. The immediate area surrounding the subject property is predominantly residential, including multi-family, mobile homes and detached single-family residential.

- To the east is property zoned RSC-2 MH and developed with mobile homes and vacant property to the southwest.
- Directly north of the subject site is zoned PD 99-1171, developed with 108 multi-family dwelling units at a density of 8.4 dwelling units per acre.
- South is RSC-3 MH (94-0189) and PD 92-0367 developed with mobile homes and single-family dwellings.
- West across 12th Street is property zoned PD 90-0089 and developed with single-family residential at up to 3.5 dwelling units per acre.

2.0 LAND USE MAP SET AND SUMMARY DATA

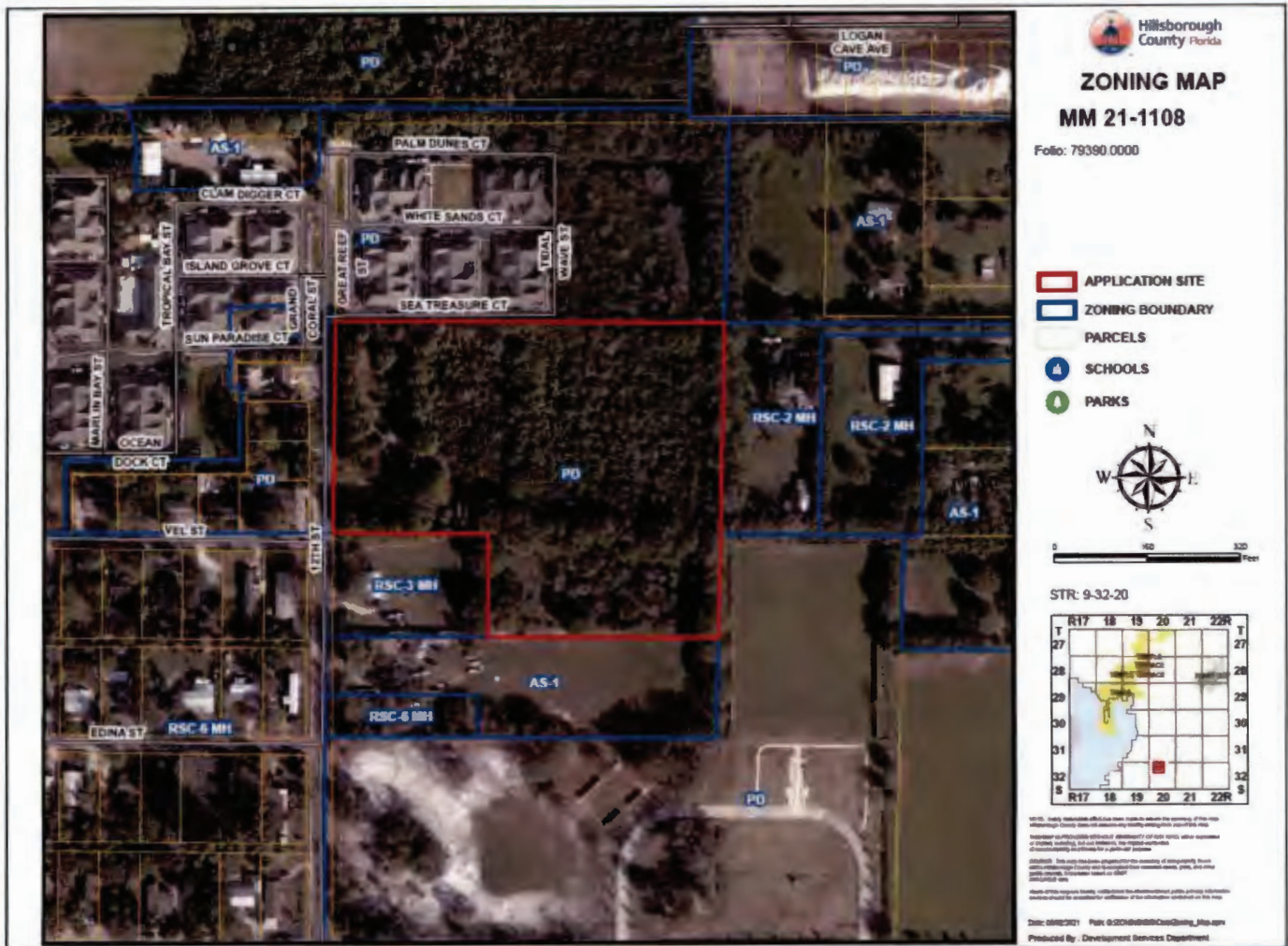
2.2 Future Land Use Map



Subject Site Future Land Use Category:	RES-6 (Residential-6)
Maximum Density/F.A.R.:	6 dwelling units per acre
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Nonresidential uses shall meet established locational criteria for specific land use. No minimum lot size is required to support the concept of clustering and preservation of open spaces left in a natural state.

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 99-1171	108 multi-family units / 8.4 dwelling per acre	Multi-family	Multi-family/wetlands
South	RSC-3 MH; AS-1	Minimum 1 acre	Single-family home/MH	Residential/Undeveloped
East	RSC-2MH; ZC 92-0367	Minimum 21,780 SF	Single-family home/MH	Residential
West	PD 90-0089	Max. 3.5 dwelling/acre	Single-family home	12 th St. ROW / Residential

APPLICATION NUMBER: MM 21-1108

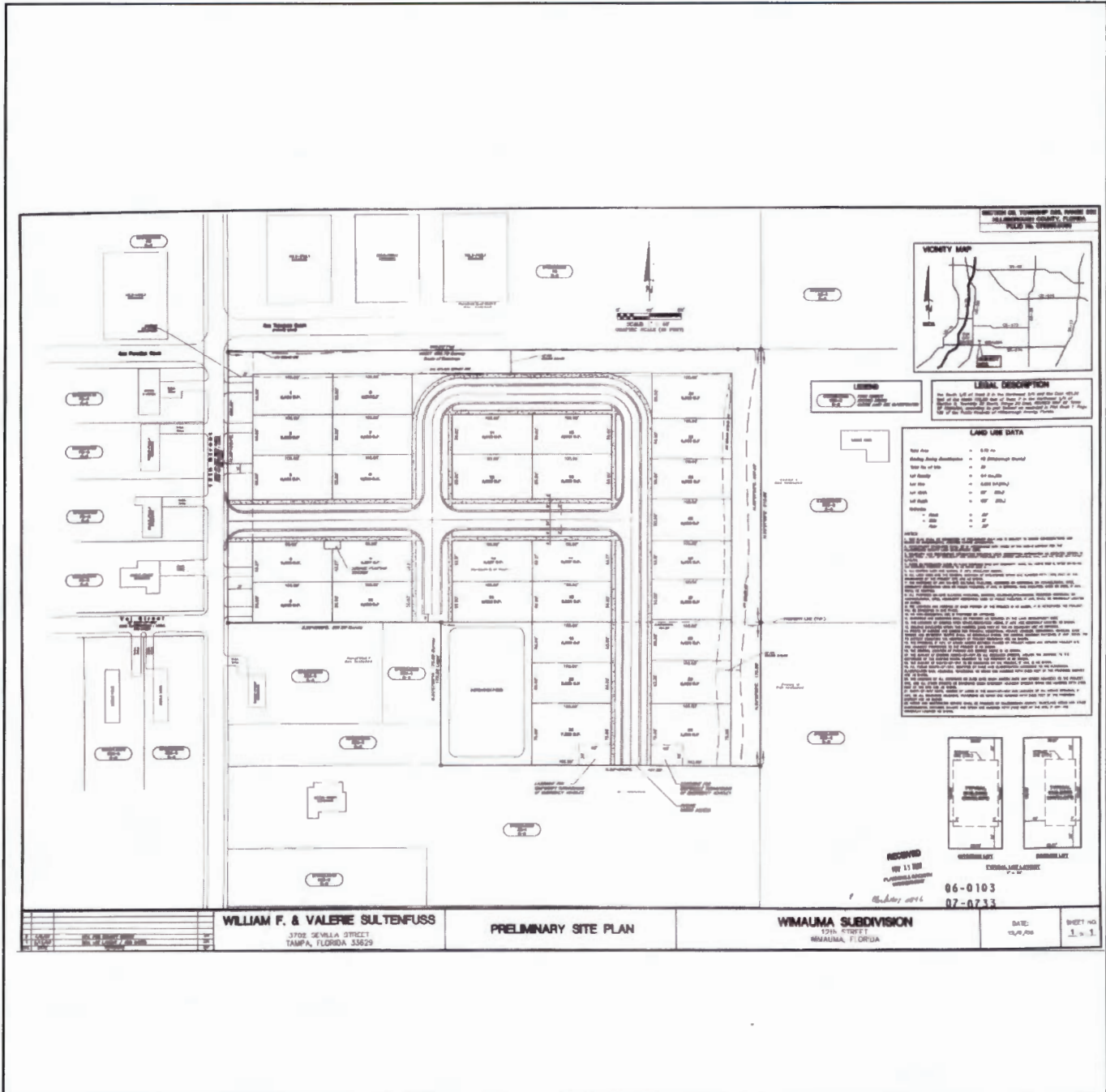
ZHM HEARING DATE: February 14, 2022

BOCC LUM MEETING DATE: April 12, 2022

Case Reviewer: Timothy Lampkin, AICP

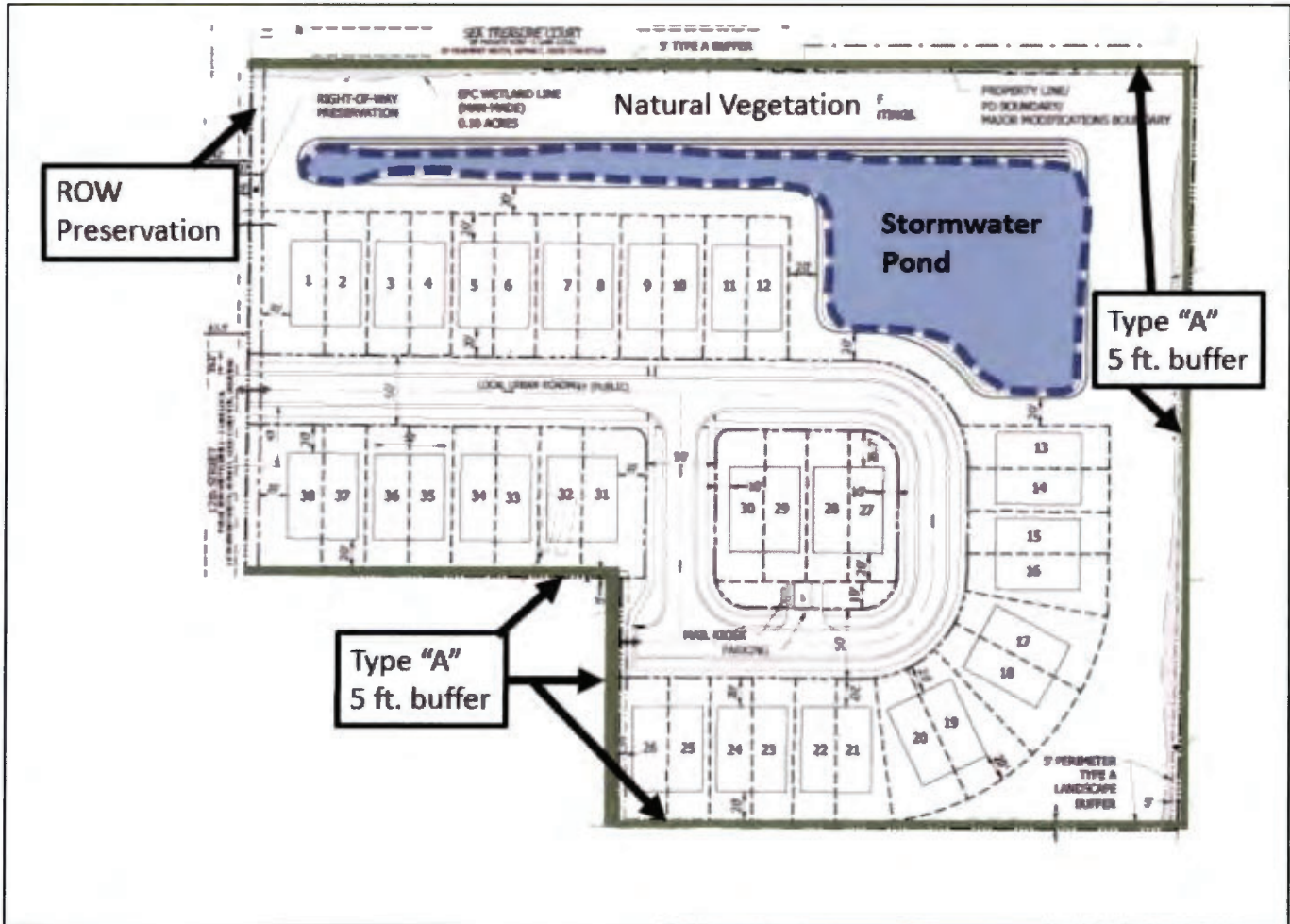
2.0 LAND USE MAP SET AND SUMMARY DATA

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



2.0 LAND USE MAP SET AND SUMMARY DATA

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



The applicant is proposing 38 villa/duplex units on 30' x 100' lots. The following dimensional standards are proposed:

- Minimum lot area: 3,000 sf
- Area/du: 3,000 sf
- Width: 30'
- Front Yard: 20', except that lots 27-30 shall have the northern yard considered as the front yard and the southern yard considered as the rear yard, and lots 27 and 30 shall have a 10' yard to the east and west, respectively, along their frontage with the north/south portion of the proposed roadway loop.
- Side Yard: 5'
- Rear Yard: 20'
- Maximum Height: 35'

Lots 27 and 30 have three sides facing the street. The applicant proposes to provide 20-foot yards to the north and south, and 10-foot yards to the east of lot 27 and west of lot 30 in consideration of these site constraints, as shown on the site plan. The site plan shows a 5 ft. buffer / Type "A" landscaping adjacent to the property east and southern property boundaries. While not required, the applicant is also proposing a 5 ft. buffer / Type "A" landscaping on the north side of the PD boundary. The applicant requests no Variations for Site Design.

APPLICATION NUMBER: MM 21-1108

ZHM HEARING DATE: February 14, 2022

BOCC LUM MEETING DATE: April 12, 2022

Case Reviewer: Timothy Lampkin, AICP

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
12 th St.	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	283	22	30
Proposed	278	17	21
Difference (+/-)	-5	-5	-9

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

Connectivity and Cross Access Not applicable for this request

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

Notes:

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
12 th Street/Substandard Road Improvements	Administrative Variance Requested	Approvable
12 th Street/ Access Spacing	Administrative Variance 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 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 Staff Report.

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	See EPC Comment Sheet
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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 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 (Lowell Rd.) <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Transportation "Agency Review Comment Sheet".
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	The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems.
Impact/Mobility Fees: (Fee estimate is based on a 1,400 square foot, 3 bedroom, Duplex) Mobility: \$7,360.00 * 38 units = \$279,680.00 Parks: \$1,710 * 38 units = \$ 64,980.00 School: \$7,027.00 * 38 units = \$267,026.00 Fire: \$249.00 * 38 units = \$ 9,462.00 Total Duplex = \$621,148.00				

<p>Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>See Hillsborough County Facilities Analysis, dated 2/4/2022.</p>
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Hillsborough County School Board:
 Adequate capacity does not exist at Reddick Elementary, Shields Middle, and Sumner High School for the estimated number of students this project will generate, nor does capacity exist in adjacent concurrency service areas. The School District is actively seeking to entitle a 100-acre property to provide a future elementary, middle and high school in the Wimauma area.

A proportionate share agreement may be available as a mitigation option and is contingent upon two approvals. The first approval is a development agreement with Lennar Homes, LLC and Hillsborough County to construct transportation facilities required to support the proposed schools on West Lake Drive and an associated propshare mitigation. The second approval required is the associated rezoning application (MM 21-1342) for the construction of the elementary, middle and high school outlined in the proportionate share mitigation agreement. Both items, the developers' agreement and rezoning application, are tentatively scheduled to be heard by the Board of County Commissioners in May 2022. The applicant is advised to contact the county or school district for more information.

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<p>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</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p><input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>See Hillsborough County City-County Planning Commission review report for in-depth comments.</p>

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject property is located on approximately 7.2 acres (folio 79390.0000), located in Wimauma, on the northwest corner of the North Street and 12th Street intersection and approximately 2,000 feet northeast of the intersection of West Lake Drive and State Road 674. The immediate area surrounding the subject property is predominantly residential with multi-family located immediately north, single-family located west and mobile homes located south and east of the subject site.

The property is located within the Wimauma Community Plan and is located within the Urban Service Area. The applicant proposes increasing the density from 30 dwellings (4.4 dwellings per acre) to 38 dwellings (5.3 dwellings per acre). At 5.3 dwelling units per acre, the requested density is under maximum allowable density of the RES-6 Future Land Use designation. The applicant is proposing a maximum building height of 35 feet, although the narrative request states the request is mainly for one-story villas. The properties located to the south, east, and west of the subject property allow a building height up to 35 feet and the PD 99-1171, located to the immediate north allows a multi-family residential development with a building height up to 35 feet. Further southwest of the site is a church located at the intersection of West Lake Drive and State Road 674.

The applicant is also proposing a 5 ft buffer with Type "A" screening, to further buffer the existing development surrounding the proposed development along adjacent north, east and south property boundaries. The applicant requests no Variations for Site Design. The application does not request any variations to Land Development Code Parts 6.06.00 (Landscaping/Buffering).

An 8-inch water main exists approximately 744 feet from the site and is located within the south of the subject property within the north right-of-way of North Street. A 3-inch wastewater low pressure force main exists approximately 45 feet from the site and is located within the west right-of-way of 12th Street.

There are wetlands present on the subject property. The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed rezoning and has determined a resubmittal is not necessary for the site plan's current configuration. If the site plan changes, EPC staff will need to review the zoning again.

The site will comply with and conform to all other applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code. The applicant has requested two Administrative Variances that have been found approvable by the County Engineer. The first Administrative Variance will permit the reduction of minimum access spacing between the project driveway and next closest driveway to the north to +/- 16 feet and +/- 34 feet to the driveway to the east. The second Administrative Variance will waive the 12th Street substandard road improvements required of Section 6.04,03.L of the Land Development Code.

Overall, the proposed rezoning would allow for development that is consistent with the Goals, Objectives and Policies of the Future Land Use Element of the Unincorporated Hillsborough County Comprehensive Plan.

5.2 Recommendation

The proposed project with the proposed development standards, existing scale and restrictions may be found to be compatible with nearby development patterns. The proposed development satisfies the intent of the Goals, Objectives and Policies of the Future Land Use Element of the Unincorporated Hillsborough County Comprehensive Plan and finds the proposed Major Modification consistent with the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County. Based upon the above, staff finds the request approvable.

Prior to PD site plan certification, the applicant shall revise the PD site plan to:

- Add a note to the site plan that states "Sidewalks shall be provided in accordance with the Hillsborough County LDC."

6.0 PROPOSED CONDITIONS

Approval- Approval of the request, subject to the conditions listed below, is based on the general site plan submitted December 8, 2021.

1. The site shall be developed as depicted on the site plan, and subject to the conditions below.
2. The project shall be permitted a maximum of 38 residential duplexes subject to the following standards, unless stated otherwise herein. 30 single family dwelling units developed in accordance with RSC-9 zoning district standards.
 - Minimum Lot Area: 3,000 square feet
 - Maximum Height: 35 feet
 - Minimum Lot Width: 30 feet
 - Minimum Side Yard: 5 feet
 - Minimum Rear Yard: 20 feet
 - Minimum Front Yard: 20 feet
3. Lots 27 and 30 with three sides facing the street, shall be subject to the following development standards:
 - North and South Minimum Side Setback: 20 feet setback
 - East Side of Lot 27/West Side of Lot 30: 10 feet setback
 - Lots 27 through 30 shall consider the northern yard as the front yard.
 - Lots 27 through 30 shall consider the southern yard as the rear yard.
4. The subject property shall be subject to the buffering and screening requirements of Section 6.06.06 and 4.01.07 of the Hillsborough County Land Development Code, unless specified herein. The following buffers shall be required:
 - A 5-foot buffer with Type "A" screening along the north, east, and south perimeter.
5. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department. Final design, if approved by Hillsborough County Planning and Growth Management Department may include, but is not limited too: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements. The project shall be permitted one (1) vehicular access connection to 12th St. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
6. In addition to any end-of-way treatment/signage required by the Manual of Uniform Traffic (MUTCD), the developer shall place signage which identifies roadway stub-outs as a "Future Roadway Connection".
3. ~~Prior to Concurrence approval, the Developer shall provide a traffic analysis, signed by a Professional Engineer, identifying the roadway improvements needed to mitigate the projects impact. The turn lane shall~~

be constructed to FDOT and/or Hillsborough County standards using FDOT standard Index 301 & 526 and an asphalt overlay shall be applied over the entire portion of roadway where a left turn lane is provided. The Developer shall construct the identified improvements at his expense. The analysis shall include but is not limited to the following intersections:

- _____ 3.1 Westlake Drive @ SR 674,
- _____ 3. 2 US 301 @ Bill Tucker Road.


4. _____ Based on the projected trip generation to the site, access onto the public road would be via "Type III" Major Roadway Connection (more than 1,500 trip ends per day). The Land Development Code requires that all internal access (the "throat") to the driveways must be a minimum of 100 feet from the edge of pavement of the public roadway, and shall remain free of internal connections or parking spaces that might interfere with the movement of vehicles into or out of the site. If the Driveway is to be gated, then the throat depth shall be at least 100 feet in length to accommodate stacking vehicles.
7. _____ If PD 21-1108 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance from the Section 6.04.07 access spacing requirements (dated December 8, 2021) which was found approvable by the County Engineer (on December 22, 2021). Approval of this Administrative Variance will permit the reduction of minimum access spacing between the project driveway and next closest driveway to the North to +/- 16 feet and +/- 34 feet to the driveway to the east.
5. _____ ~~Prior to Construction Plan approval, the Developer shall dedicate a total of thirty-one (31) feet of right-of-way on 12th Street. The right-of-way shall be dedicated to bring the substandard right-of-way up to Transportation Technical Manual Standards for a 40 mph rural collector roadway.~~
8. _____ If PD 21-1108 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated December 8, 2021) which was found approvable by the County Engineer (on December 22, 2021) for the 12th St. substandard road improvements. Approval of this Administrative Variance will waive 12th St. substandard road improvements required by section 6.04.03.L. of the Land Development Code.
9. The Developer shall construct sidewalks within the right-of-way along all roadways adjacent to the property boundaries and along both sides of all internal roadways. The sidewalks shall be a minimum width of five (5) feet.
- 6.1 _____ ~~Prior to Site Plan Certification, the sidewalk along the north side of the roadway adjacent to lots 11 and 15 shall be extended / connected. This sidewalk shall provide a continuous pedestrian circulation throughout the project.~~
10. _____ This site is located within the Hillsborough County Urban Service Area, therefore the subject property should be served by Hillsborough County Water and Wastewater Service. This comment sheet does not guarantee water or wastewater service or a point of connection. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements. Water distribution system improvements will need to be completed prior to connection to the County's water system. No building permits that would create demand for water service shall be issued until completion by the County of funded Capital Improvement Program projects C32001 - South County Potable Water Repump Station Expansion and C32011 - Potable Water In-Line Booster Pump Station.

11. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under sperate 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.
12. 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 the 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).
13. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determination of wetland or other surface water boundaries and approval by the appropriate regulatory agencies.
14. The stormwater management system shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.
15. The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):
 - 15.1 Ground Signs shall be limited to Monument Signs.
 - 15.2 Billboards, pennants and banners shall be prohibited.
16. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
17. The stormwater management system shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.
18. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
19. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
20. 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.
21. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Planning and Growth Management Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the

certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.

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

Zoning Administrator Sign Off:



J. Brian Grady
Mon Feb 7 2022 09:46:34

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.

APPLICATION NUMBER: MM 21-1108

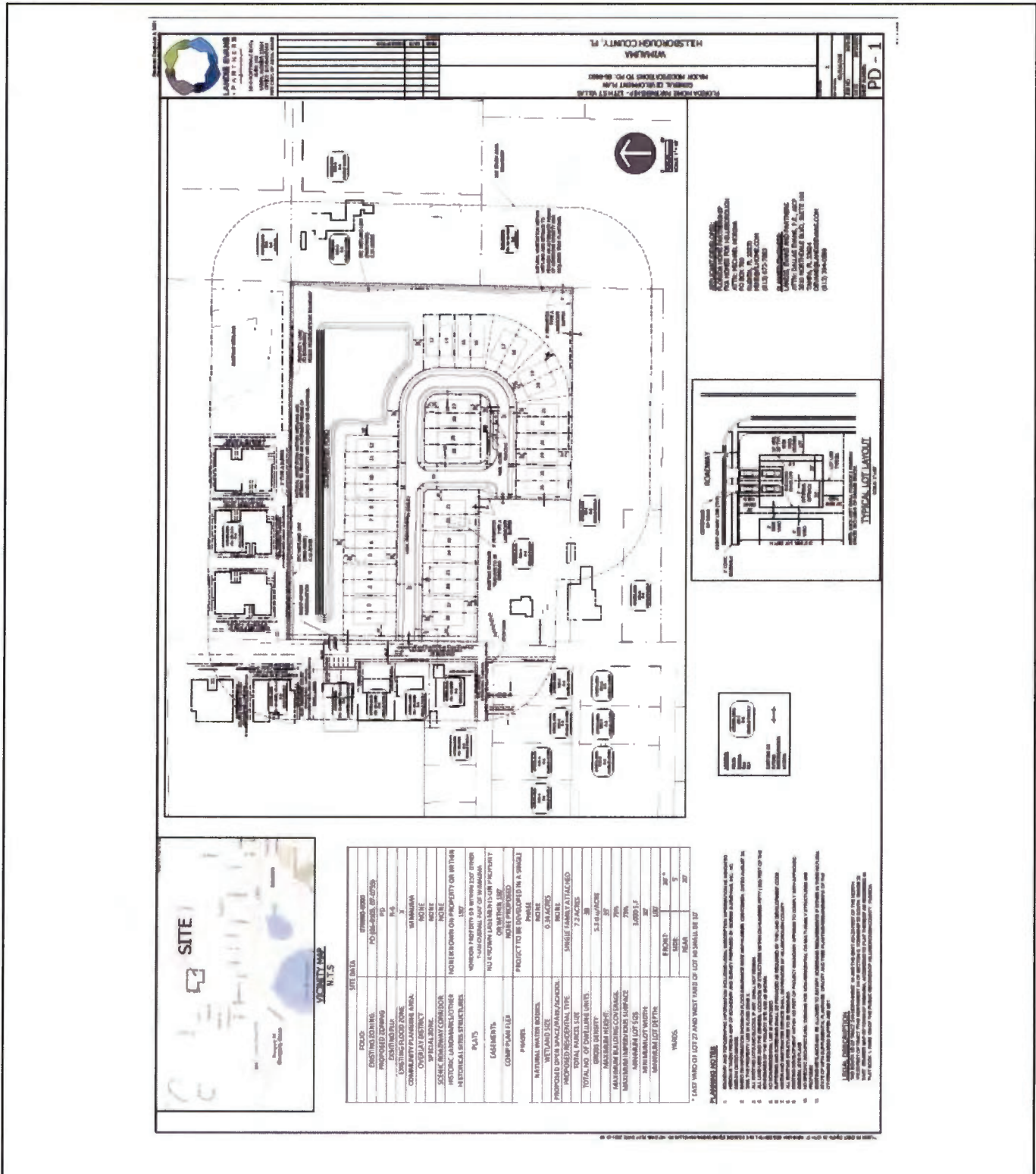
ZHM HEARING DATE: February 14, 2022

BOCC LUM MEETING DATE: April 12, 2022

Case Reviewer: Timothy Lampkin, AICP

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 PROPOSED SITE PLAN (FULL)



APPLICATION NUMBER: MM 21-1108

ZHM HEARING DATE: February 14, 2022

BOCC LUM MEETING DATE: April 12, 2022

Case Reviewer: Timothy Lampkin, AICP

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Alex Steady, Senior Planner
PLANNING AREA/SECTOR: Wimauma/South

DATE: 02/01/2022
AGENCY/DEPT: Transportation
PETITION NO: PD MM 21-1108

<input type="checkbox"/>	This agency has no comments.
<input type="checkbox"/>	This agency has no objection.
<input checked="" type="checkbox"/>	This agency has no objection, subject to the listed or attached conditions.
<input type="checkbox"/>	This agency objects for the reasons set forth below.

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in a decrease of trips potentially generated by development of the subject site by 5 average daily trips, 5 trips in the a.m. peak hour, and 9 trips in the p.m. peak hour.
- If PD 21-1108 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance from the Section 6.04.07 access spacing requirements (dated December 8, 2021) which was found approvable by the County Engineer (on December 22, 2021). Approval of this Administrative Variance will permit the reduction of minimum access spacing between the project driveway and next closest driveway to the North to +/- 16 feet and +/- 34 feet to the driveway to the east.
- If PD 21-1108 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated December 8, 2021) which was found approvable by the County Engineer (on December 22, 2021) for the 12th St. substandard road improvements. Approval of this Administrative Variance will waive 12th St. substandard road improvements required by section 6.04.03.L. of the Land Development Code.
- Transportation Review Section staff has no objection to the proposed request, subject to the conditions of approval provided hereinbelow.

CONDITIONS OF APPROVAL

In addition to the previously approved zoning conditions, which shall carry forward, staff is requesting the following new and other conditions:

Revised Conditions

- ~~2. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department. Final design, if approved by Hillsborough County Planning and Growth Management Department may include, but is not limited too: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements. The project shall be permitted one (1) vehicular access connection to 12th St. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.~~

[Transportation Review Section staff recommends modification of this condition to comport with current practice. By its nature, a PD is a site plan-controlled zoning district and the number and location of access points are governed by the PD site plan and conditions of approval].

~~3. Prior to Concurrency approval, the Developer shall provide a traffic analysis, signed by a Professional Engineer, identifying the roadway improvements needed to mitigate the projects impact. The turn lane shall be constructed to FDOT and/or Hillsborough County standards using FDOT standard Index 301 & 526 and an asphalt overlay shall be applied over the entire portion of roadway where a left turn lane is provided. The Developer shall construct the identified improvements at his expense. The analysis shall include but is not limited to the following intersections:~~

~~3.1 Westlake Drive @ SR 674,~~

~~3.2 US 301 @ Bill Tucker Road.~~

[Transportation Review Section staff recommends deletion of this condition, as it was based upon Hillsborough County's former system for the evaluation and mitigation of transportation impacts, i.e. transportation concurrency. Given Florida House Bill 7202 (2011), §163.3180 (Florida Statutes), and Section 40-68, et seq. (Hillsborough County Code of Ordinances), this condition is no longer enforceable.]

~~4. Based on the projected trip generation to the site, access onto the public road would be via "Type III" Major Roadway Connection (more than 1,500 trip ends per day). The Land Development Code requires that all internal access (the "throat") to the driveways must be a minimum of 100 feet from the edge of pavement of the public roadway, and shall remain free of internal connections or parking spaces that might interfere with the movement of vehicles into or out of the site. If the Driveway is to be gated, then the throat depth shall be at least 100 feet in length to accommodate stacking vehicles.~~

[Transportation Review Section staff recommends deletion of this condition to comport with current practice. The project will be required to comply with minimum throat depth standards as found within the LDC at the time of plat/site/construction plan review].

~~5. Prior to Construction Plan approval, the Developer shall dedicate a total of thirty one (31) feet of right of way on 12th Street. The right of way shall be dedicated to bring the substandard right of way up to Transportation Technical Manual Standards for a 40 mph rural collector roadway.~~

[Transportation Review Section staff recommends deletion of this condition, as the applicant submitted an Administrative Variance that would waive substandard road improvements.]

6. The Developer shall construct sidewalks within the right-of-way along all roadways adjacent to the property boundaries and along both sides of all internal roadways. The sidewalks shall be a minimum width of five (5) feet.

~~6.1 Prior to Site Plan Certification, the sidewalk along the north side of the roadway adjacent to lots 11 and 15 shall be extended / connected. This sidewalk shall provide a continuous pedestrian circulation throughout the project.~~

[Transportation Review Section staff recommends modification of this condition to comport with current practice. Sidewalks, as generally shown on the PD site plan, will be required at the time of

plat/site/construction plan review in accordance with the requirements of the LDC, particularly Sections 6.02.08 and 6.03.02 of the LDC.]

New Conditions:

- In addition to any end-of-way treatment/signage required by the Manual of Uniform Traffic (MUTCD), the developer shall place signage which identifies roadway stub-outs as a “Future Roadway Connection”.
- If PD 21-1108 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance from the Section 6.04.07 access spacing requirements (dated December 8, 2021) which was found approvable by the County Engineer (on December 22, 2021). Approval of this Administrative Variance will permit the reduction of minimum access spacing between the project driveway and next closest driveway to the North to +/- 16 feet and +/- 34 feet to the driveway to the east.
- If PD 21-1108 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated December 8, 2021) which was found approvable by the County Engineer (on December 22, 2021) for the 12th St. substandard road improvements. Approval of this Administrative Variance will waive 12th St. substandard road improvements required by section 6.04.03.L. of the Land Development Code

Other Conditions

Prior to PD site plan certification, the applicant shall revise the PD site plan to:

- Add a note to the site plan that states “Sidewalks shall be provided in accordance with the Hillsborough County LDC.”

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a major modification to previously approved PD 06-0103 to change the entitlements from 30 Single Family Dwelling units to 38 Single Family Attached Dwelling Units. MM 21-1108 includes one parcel totaling +/- 7.19 acres. The site is located on the north west side of the intersection of Vel Street and 12th St. The Future Land Use designation of the site is R-6.

Trip Generation Analysis

Staff has prepared a comparison of the trips potentially generated under the previously approved zoning and the proposed planned development including the additional residential units, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 30 Single Family Dwelling Units (ITE code 210)	283	22	30

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 38 Multi Family Dwelling Units (ITE code 220)	278	17	21

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	-5	-5	-9

The proposed rezoning would result in a decrease of trips potentially generated by development of the subject site by 5 average daily trips, 5 trips in the a.m. peak hour, and 9 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

12th St. is a 2-lane, substandard, Hillsborough County maintained, local roadway, characterized by +/-10-foot travel lanes. The existing right-of-way on 12th St. ranges between +/-60 feet and +/- 70 feet. There are no marked bicycle facilities on 12th St. There is an existing 5-foot sidewalk on the west side of 12th St. in the vicinity of proposed project.

SITE ACCESS

Access to the project will be via a single access connection to 12th St. Cross-access is proposed to the south for connection to future development.

REQUESTED VARIANCES

If PD 21-1108 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance from the Section 6.04.07 access spacing requirements (dated December 8, 2021) which was found approvable by the County Engineer (on December 22, 2021). Approval of this Administrative Variance will permit the reduction of minimum access spacing between the project driveway and next closest driveway to the North to +/- 16 feet and +/- 34 feet to the driveway to the east.

If PD 21-1108 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated December 8, 2021) which was found approvable by the County Engineer (on December 22, 2021) for the 12th St. substandard road improvements. Approval of this Administrative Variance will waive 12th St. substandard road improvements required by section 6.04.03.L. of the Land Development Code

ROADWAY LEVEL OF SERVICE (LOS)

12th St. is not included in the 2020 Level of Service (LOS) Report.

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
12 th St.	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

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	283	22	30
Proposed	278	17	21
Difference (+/-)	-5	-5	-9

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

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

Notes:

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
12 th Street/Substandard Road Improvements	Administrative Variance Requested	Approvable
12 th Street/ Access Spacing	Administrative Variance 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 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 Staff Report.



December 8, 2021

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

**Re: Wimauma Villas GDP
21-1108
6.04.02B Administrative Variance Request from 6.04.04L Substandard
Roadway Criteria**

Dear Mr. Williams;

The purpose of this letter is to request a 6.04.02B Administrative Variance from LDC 6.04.02L substandard roadway criteria for the above referenced project. This project consists of a residential development with 38 villa units.

Trip Generation

The ITE Trip Generation Manual (10th Ed) was used to determine the peak hour trips for this proposed development. Land use 210, Single-Family Detached Housing, was chosen as the representative land use as villa/duplex is not a specific land use in the manual. For the proposed 38-unit subdivision, AM peak hour traffic is 32 trips (8 entering/24 exiting). PM peak hour traffic is 40 trips (25 entering/15 exiting).

Roadway Typical Section

Hillsborough County Transportation Technical Manual Drawing Number TS-3 (See Figure 1) specifies a roadway cross section with 10-foot travel lanes, 2-foot Miami Curb, 8 feet of sod/grass, and 5-foot sidewalks. Currently, 12th Street has two 10-foot travel lanes and a sidewalk on the west side of the roadway (See Figure 2). There is no curb and drainage is unencumbered into the unpaved area adjacent to the roadway.

With this project, the developer intends to dedicate approximately 9 feet of right of way to Hillsborough County to provide half of the required total right of way from the centerline of the road to match TS-3 (ROW width for dedication was based upon the wider 54' total ROW width for commercial streets). The developer will also construct a new sidewalk at this new right of way line. In doing so, the developer will bring the eastern half of 12th St across the project's frontage in substantial conformance with TS-3 (See Figure 3).

December 20, 2021

Wimauma Villas

6.04.02B Administrative Variance Request from 6.04.04L Substandard Roadway Criteria

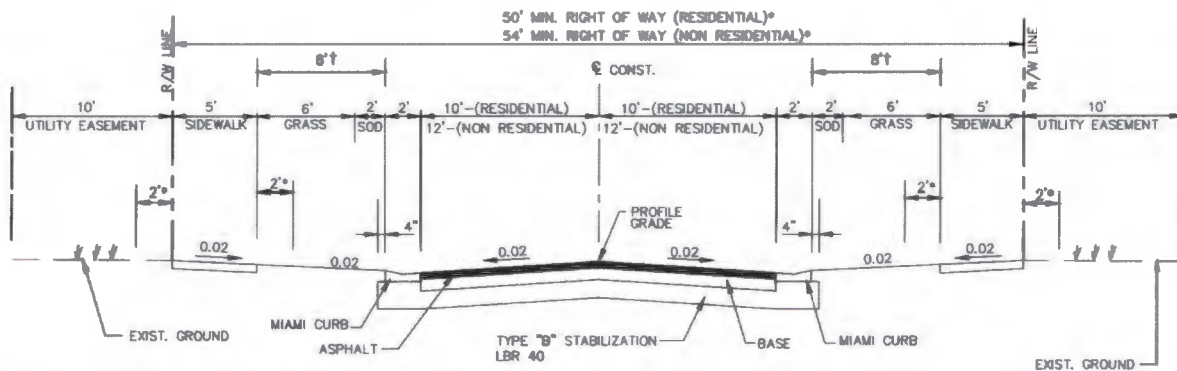


Figure 1 Local Urban Roads (2 Lane Undivided) Typical Section

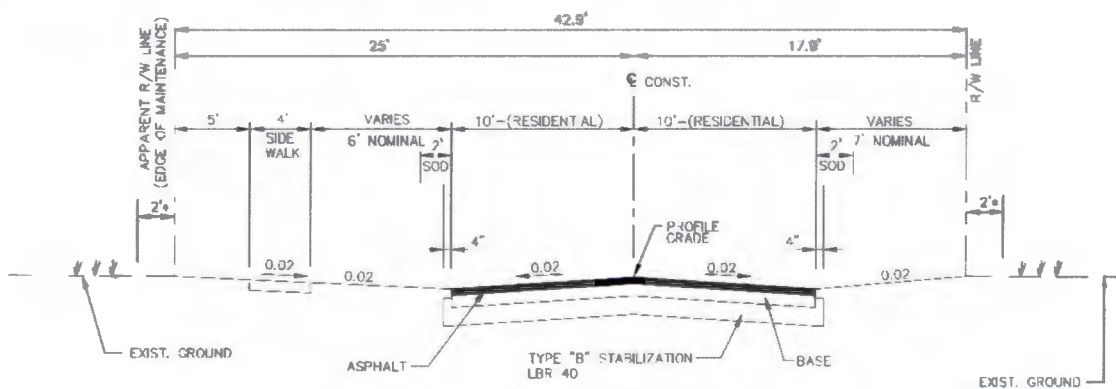


Figure 2 Existing Conditions Typical Section

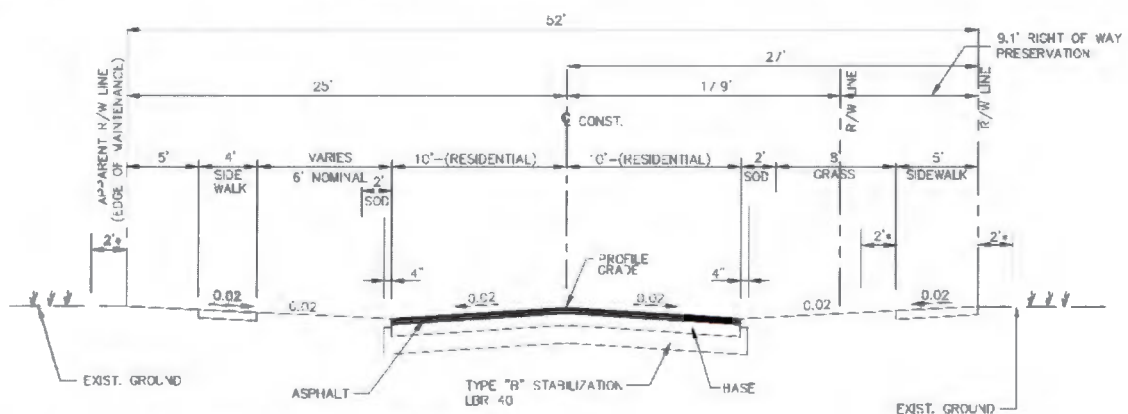


Figure 3 Proposed Conditions Typical Section

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

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

Each of these criteria is evaluated separately below.

December 20, 2021

Wimauma Villas

6.04.02B Administrative Variance Request from 6.04.04L Substandard Roadway Criteria

A. There is an unreasonable burden on the applicant

Reconstruction of 12th Street to exactly match the TS-3 cross section would create an unreasonable burden on the applicant. Limited ROW does not allow the construction of the full standard typical section, since the applicant can only dedicate ROW across their property.

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

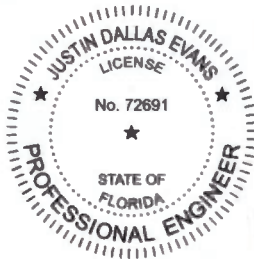
The variance would not be detrimental to the public health, safety, and welfare. A review of three years of crash data (2018-2020) revealed no crashes for 12th Street north of SR 674. The proposed improvements would maintain the current 20 foot pavement width, which is appropriate given TS-3 for the largely residential uses along 12th St and the apartment complex to the north. A sidewalk would be added on the east side of 12th Street. Consequently, public health, safety, and welfare would not be detrimentally impacted, and pedestrian mobility would be improved.

C. Without the variance, reasonable access cannot be provided

The property cannot be accessed without a driveway along 12th Street. Road. The proposed design attempts to balance the existing environment on the west side of 12th Street with the lane width and sidewalk requirements of TS-3.

We respectfully request approval of a 6.04.02B administrative variance from LDC 6.04.02L substandard roadway criteria for the above referenced project. Please feel free to call me if you have any questions regarding this application.

Sincerely,



Digitally signed by J. Dallas Evans
Reason: J. Dallas Evans, State of Florida, Professional Engineer, License No. 72691. This item has been digitally signed and sealed by J. Dallas Evans on the date indicated hereon using a Digital Signature; printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
Date: 2021.12.20 14:53:54 -06'00'

Landis Evans + Partners, Inc.

Dallas Evans, P. E.
Principal Engineer
PE #72691

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

- _____ Disapproved
- _____ Approved with Conditions
- _____ Approved

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

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



December 8, 2021

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

**Re: Wimauma Villas GDP
PRS 21-1108
6.04.02B Administrative Variance Request from 6.04.07 – Table:
Minimum Spacing**

Dear Mr. Williams;

The purpose of this letter is to request a 6.04.02B Administrative Variance from LDC 6.04.07 – Table: Minimum Spacing criteria for the above referenced project. This project consists of a residential development with 38 dwelling units.

Trip Generation

The ITE Trip Generation Manual (10th Ed) was used to determine the peak hour trips for this proposed development. Land use 210, Single-Family Detached Housing, was chosen as the representative land use as duplex is not a specific land use in the manual. For the proposed 38-unit subdivision, AM peak hour traffic is 32 trips (8 entering/24 exiting), and PM peak hour traffic is 40 trips (25 entering/15 exiting).

Connection Spacing

Section 6.04.07 of the Hillsborough County Land Development Code (LDC) specifies minimum connection spacing between access connections. 12th Street is classified as a Class 7 roadway, and the proposed driveway will be a Type II driveway. The LDC specifies a 50 ft minimum connection spacing for Type II driveways on Class 7 roadways. The proposed site design would provide a connection spacing of 43 ft from the nearest southern driveway and 16 ft from the nearest northern driveway; we are requesting a reduction in access connection spacing of 7 ft and 34 ft, respectively, from the two driveways. See Figure 1 for an exhibit of the proposed entrance and connection spacing as taken from the proposed site plan.

December 20, 2021

Wimauma Villas

6.04.02B Administrative Variance Request from 6.04.07 – Table: Minimum Spacing

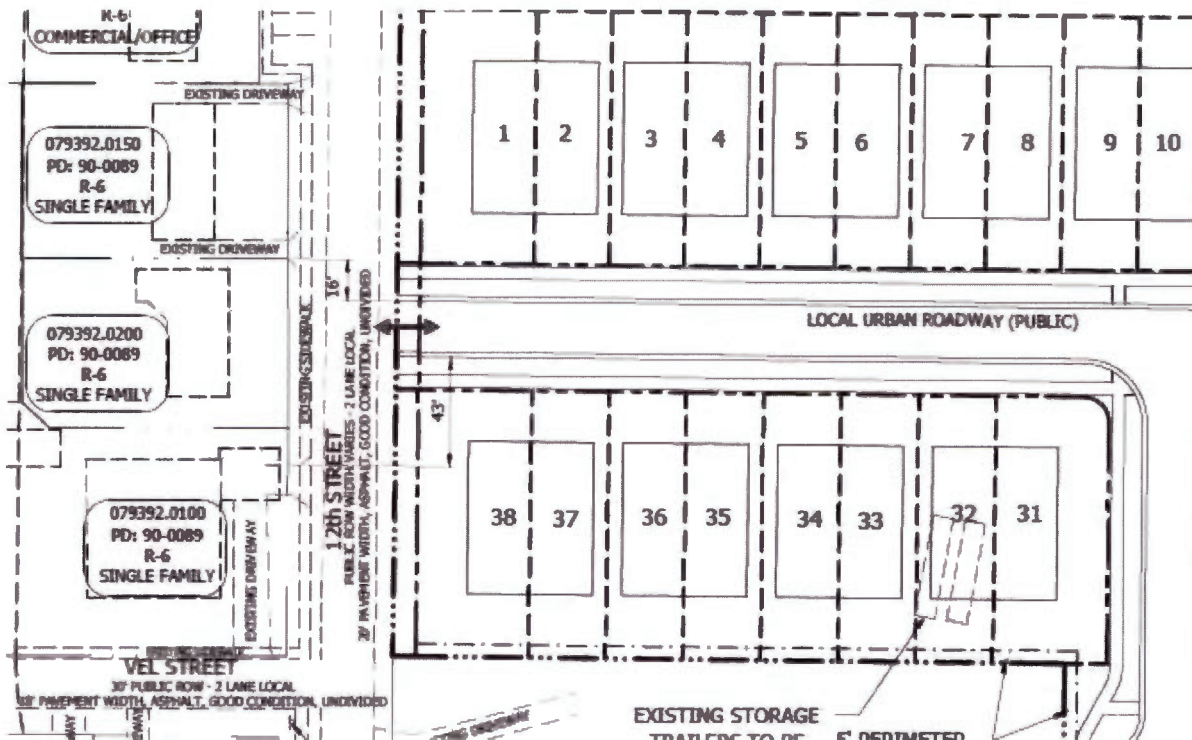


Figure 1 Excerpt of Site Plan with Proposed Entrance and Connection Spacing

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

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

Each of these criteria is evaluated separately below.

A. There is an unreasonable burden on the applicant

The property fronts only one public road for access connection, 12th Street. This frontage lies between two existing residential driveways and Sun Paradise Court; the code specified spacing is not available between the existing driveways within this limited frontage. These characteristics create an unreasonable burden on the applicant.

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

A review of three years of crash data (2018-2020) revealed no crashes for 12th Street north of SR 674. Consequently, public health, safety, and welfare would not be detrimentally impacted.

December 20, 2021

Wimauma Villas

6.04.02B Administrative Variance Request from 6.04.07 – Table: Minimum Spacing

C. Without the variance, reasonable access cannot be provided

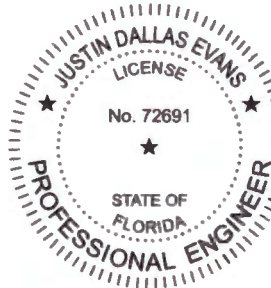
As discussed above, the property cannot be accessed without a driveway along 12th Street. The limited frontage along the roadway would necessitate that such an access be located at a reduced separation distance from either the existing southern residential driveway or Sea Treasure Court. The proposed design attempts to balance separation between these crossings while providing access to the property.

We respectfully request approval of a 6.04.02B administrative variance from 6.04.07 – Table: Minimum Spacing. Please feel free to call me if you have any questions regarding this application.

Sincerely,

Landis Evans + Partners, Inc.

Dallas Evans, P. E.
Principal Engineer
PE #72691



Digitally signed by J. Dallas Evans
Reason: J. Dallas Evans, State of Florida, Professional Engineer, License No. 72691. This item has been digitally signed and sealed by J. Dallas Evans on the date indicated hereon using a Digital Signature; printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
Date: 2021.12.20 14:36:45 -06'00'

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

_____ Disapproved

_____ Approved with Conditions

_____ Approved

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

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

Application No. 21-1108
Name: Dallas Evans
Entered at Public Hearing: 2HM
Exhibit # d Date: 2/14/22

Major Modification

MM 21-1108

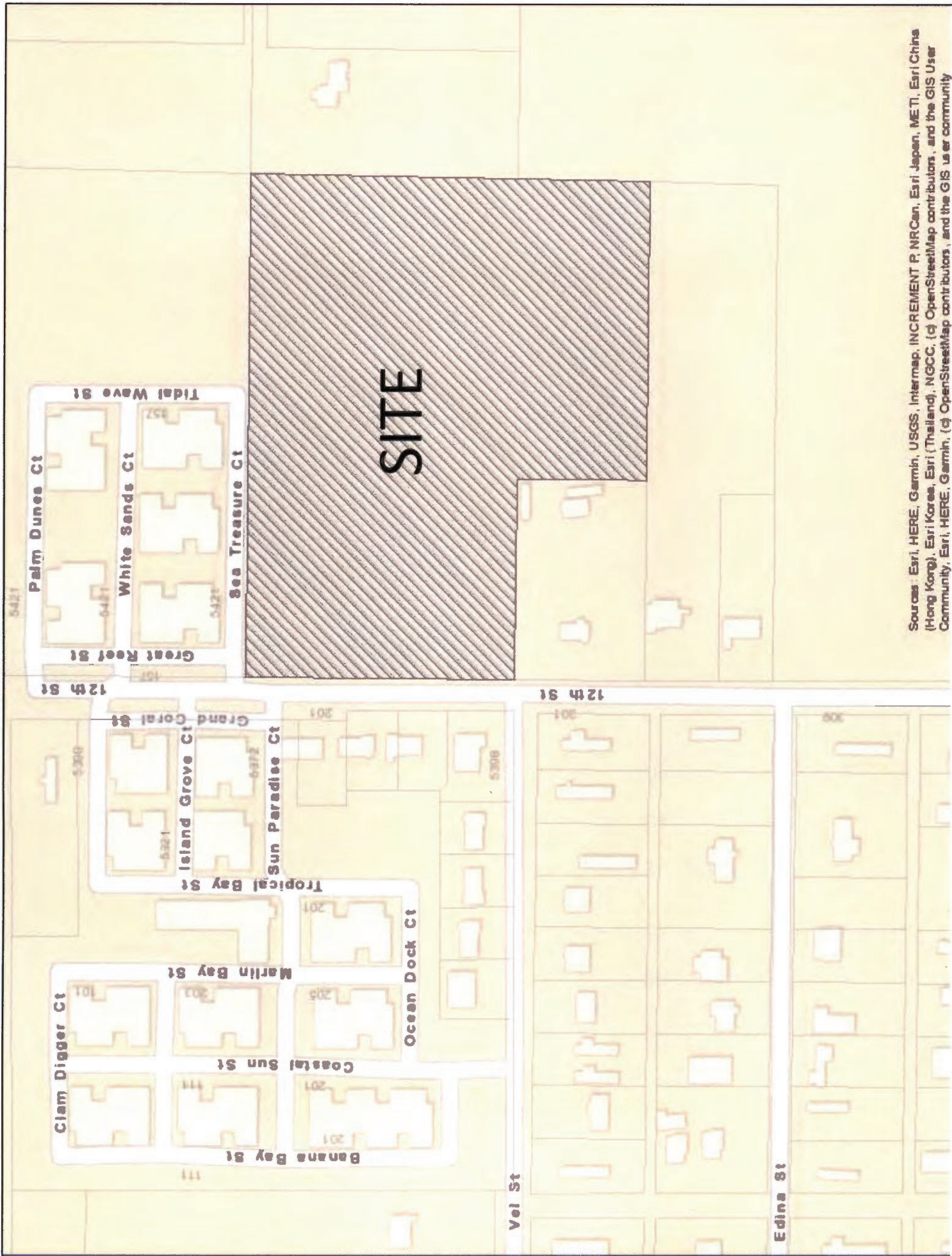
Applicant: Florida Home Partnership

Representative: Dallas Evans, P.E., AICP



Site
Location

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thejland), NGCC, OpenStreetMap contributors, and the GIS User Community



SITE

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community



SITE

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Earth HERE, Garmin, OpenStreetMap contributors, and the GIS User Community



WETLAND

APARTMENTS

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SINGLE FAMILY

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Sources: Esri, DeLorme, Garmin, Earthstar, GeoEye, IGN, AerGRID, AIRPHOTO, Bing, IGN, USGS, AeroGRID, IGN, Esri, Mapbox, OpenStreetMap contributors, and the GIS User Community



WVR-2

SITE

P/QP

OC-20

State Road 674

674

674

Delia St

R-6

Maggie St

11th St

10th St

9th St

10th St

11th St

North St

Center St

12th St

13th St

14th St

Vernite St

Edina St

Val St

W Lake Dr

Orendain Ln

Little Garden Dr



AS-1

RSC-2

PD

SITE
MM 21-1108

PD

RSC-3

AS-2

RSC-6

PD

Palm Dunes Ct

White Sands Ct

Sea Treasure Ct

TIGLI WAVE ST

GREAT REEF ST

Grand Coral St

12th St

TROPICAL BAY ST

MARLIN BAY ST

Ocean Dock Ct

Clam Digger Ct

Island Grove Ct

Coastal Sun St

Banana Bay St

Vet St

Vet St

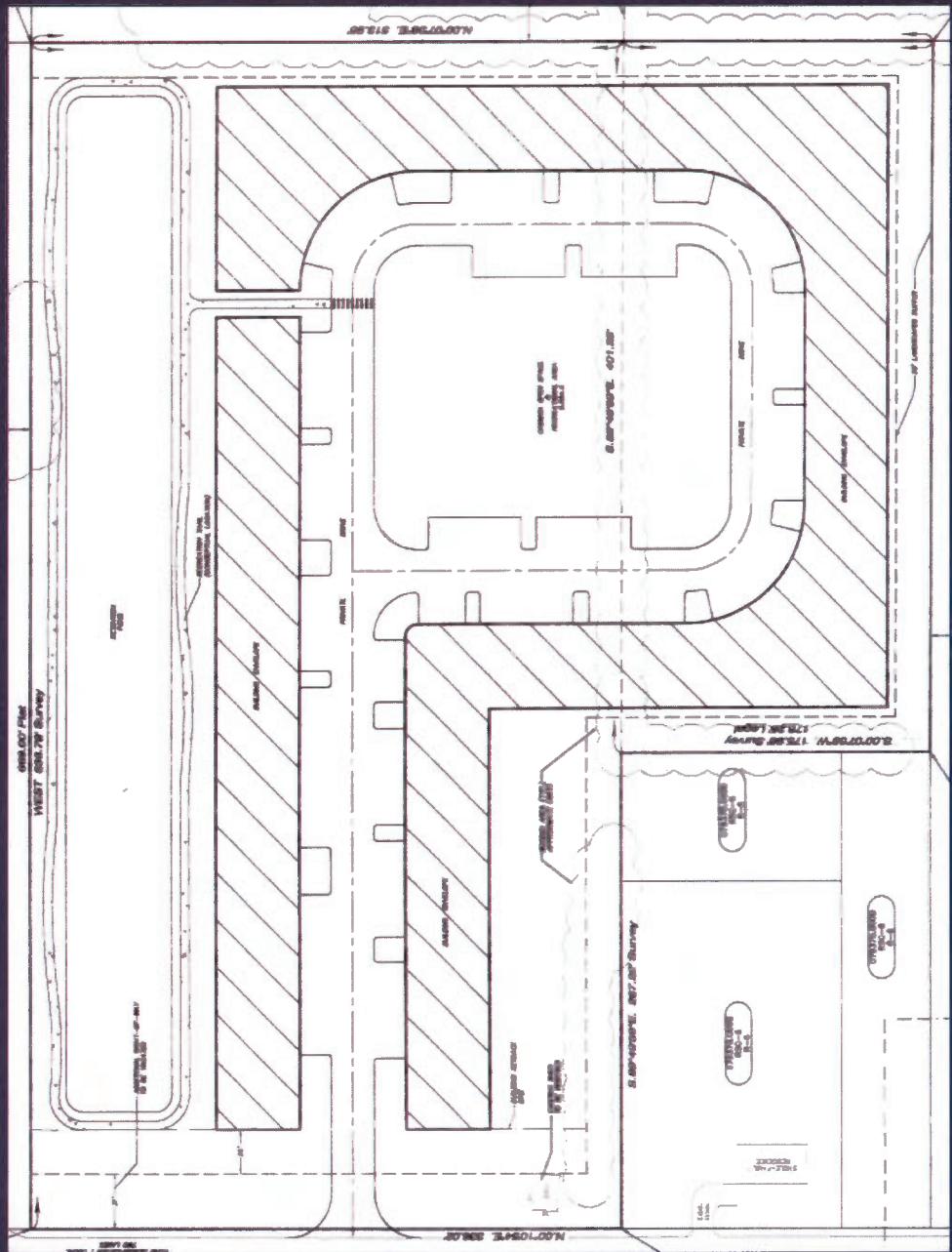
12th St

Edina St

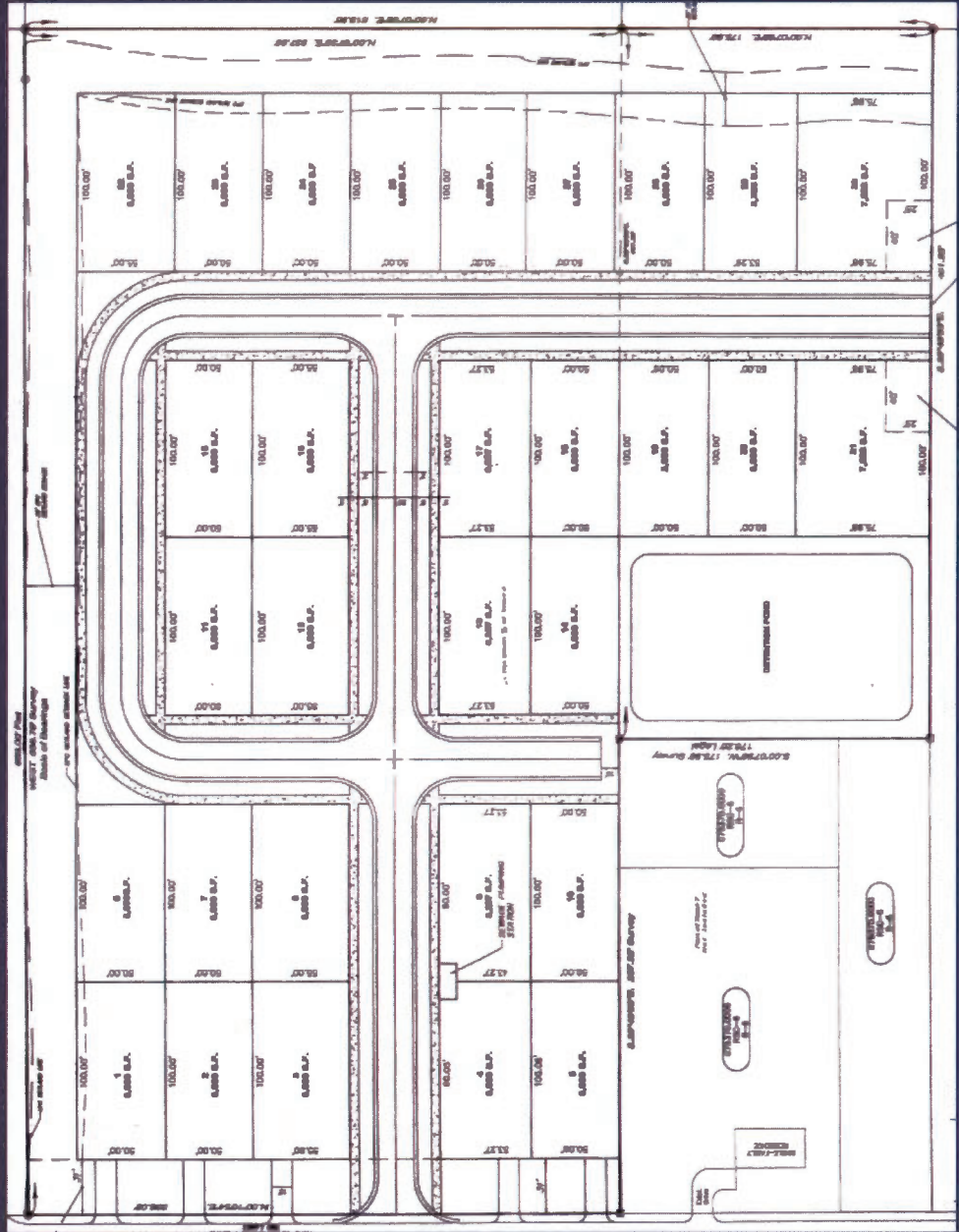
ZONING HISTORY

- PD 06-0103
 - 40 Multifamily Apartment Units
- PRS 07-0733
 - 30 Single Family Detached
- MM 21-1108
 - 38 Villa Units

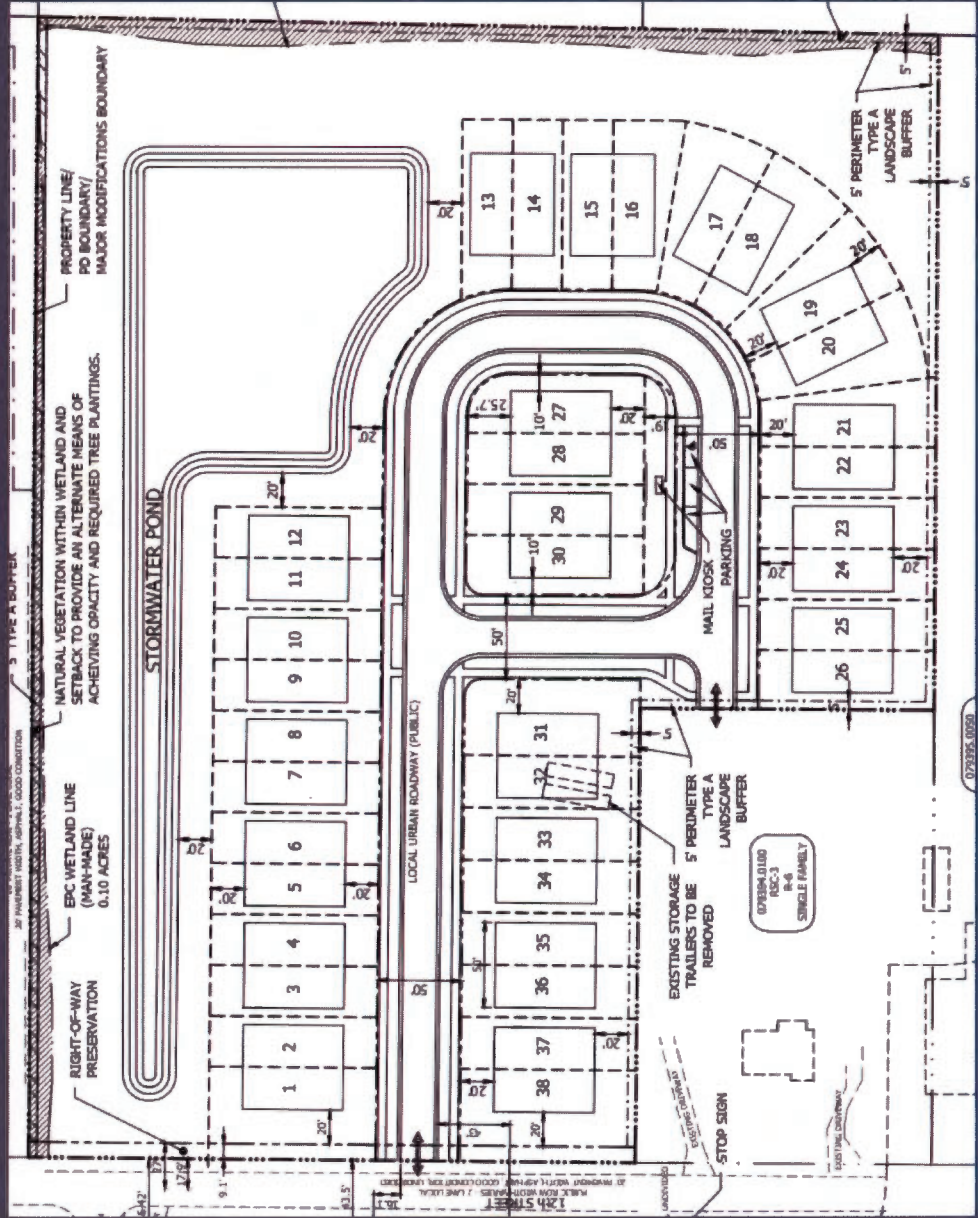
PRS 06-0103



PRS 07-0733



MM 21-1108



DEVELOPMENT CHARACTER

- 38 Villa Lots (19 two-unit buildings)
- 30' Frontage (60' for each two-unit building)
- Single Access to 12th St
- Hillsborough County Utilities

Administrative Variances

- Substandard Roadway
 - Will dedicate ROW and provide sidewalk across project's frontage
 - Sidewalk exists on opposite side of road
 - ROW not available to improve opposite side of road
- Connection Spacing
 - Code requires 50' spacing from nearest driveway
 - Driveways on opposite side of 12th St are spaced closer than 100'; 50' spacing is not feasible

Staff Report

- Requested density is under the maximum allowable density of the RES-6 FLU designation
- The proposed project may be found to be compatible with nearby development patterns
- The proposed development is consistent with the comprehensive plan
- Staff has found the request approvable
- Administrative variances have been deemed approvable
- No objections from any agency

Dallas Evans

From: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Sent: Wednesday, December 22, 2021 7:13 PM
To: Dallas Evans
Cc: Lampkin, Timothy; Steady, Alex; Tirado, Sheida
Subject: FW: MM 21-1108 Administrative Variances
Attachments: 21-1108 AVReq 1 12-20-21.pdf; 21-1108 AVReq 2 12-20-21.pdf

Dallas,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) PD 21-1108 APPROVABLE.

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

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

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

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

Mike

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

P: (813) 307-1851
M: (813) 614-2190
E: WilliamsM@HillsboroughCounty.org
W: HCFLGov.net

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

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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@hillsboroughcounty.org>
Sent: Tuesday, December 21, 2021 8:41 PM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Subject: MM 21-1108 Administrative Variances

Hello Mike,

The attached Administrative Variances are approvable to me. Please copy the following people in your email:

devans@landisevans.com
LampkinT@hillsboroughcounty.org
SteadyA@hillsboroughcounty.org

Best Regards,

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

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

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

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

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

From: Zoning Intake-DSD <ZoningIntake-DSD@hillsboroughcounty.org>
Sent: Monday, December 20, 2021 4:12 PM
To: Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; Tirado, Sheida <TiradoS@hillsboroughcounty.org>; Padron, Ingrid <PadronI@hillsboroughcounty.org>; Timoteo, Rosalina <TimoteoR@HillsboroughCounty.ORG>
Cc: Rome, Ashley <RomeA@hillsboroughcounty.org>
Subject: FW: 21-1108 Revised Administrative Variances

Clare Odell
Planning & Zoning Technician
Development Services Department (DSD)

P: (813) 276-8680 | VoIP: 39680
M: (813) 272-5600
E: odellcl@hillsboroughcounty.org
W: HillsboroughCounty.Org

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

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

From: Dallas Evans <devans@landisevans.com>

Sent: Monday, December 20, 2021 4:07 PM

To: Zoning Intake-DSD <ZoningIntake-DSD@hillsboroughcounty.org>

Cc: Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; Tirado, Sheida <TiradoS@hillsboroughcounty.org>; Steady, Alex <SteadyA@hillsboroughcounty.org>

Subject: 21-1108 Revised Administrative Variances

External email: Use caution when clicking on links and attachments from outside sources.

Good afternoon, please see attached for revisions to administrative variances submitted in association with major modification 21-1108.

Major Modification

MM 21-1108

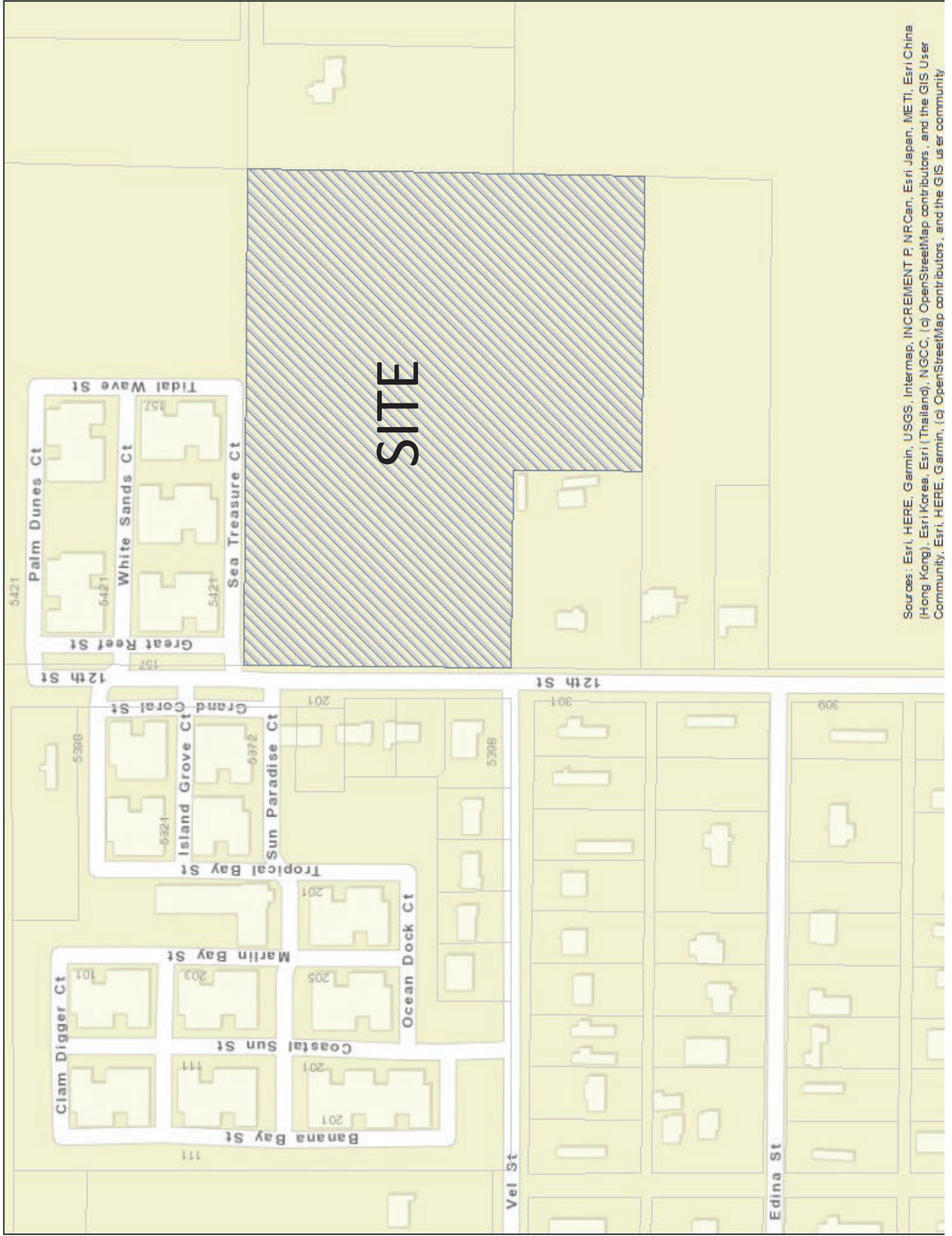
Applicant: Florida Home Partnership

Representative: Dallas Evans, P.E., AICP



**Site
Location**

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community



SITE

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SITE

SINGLE FAMILY

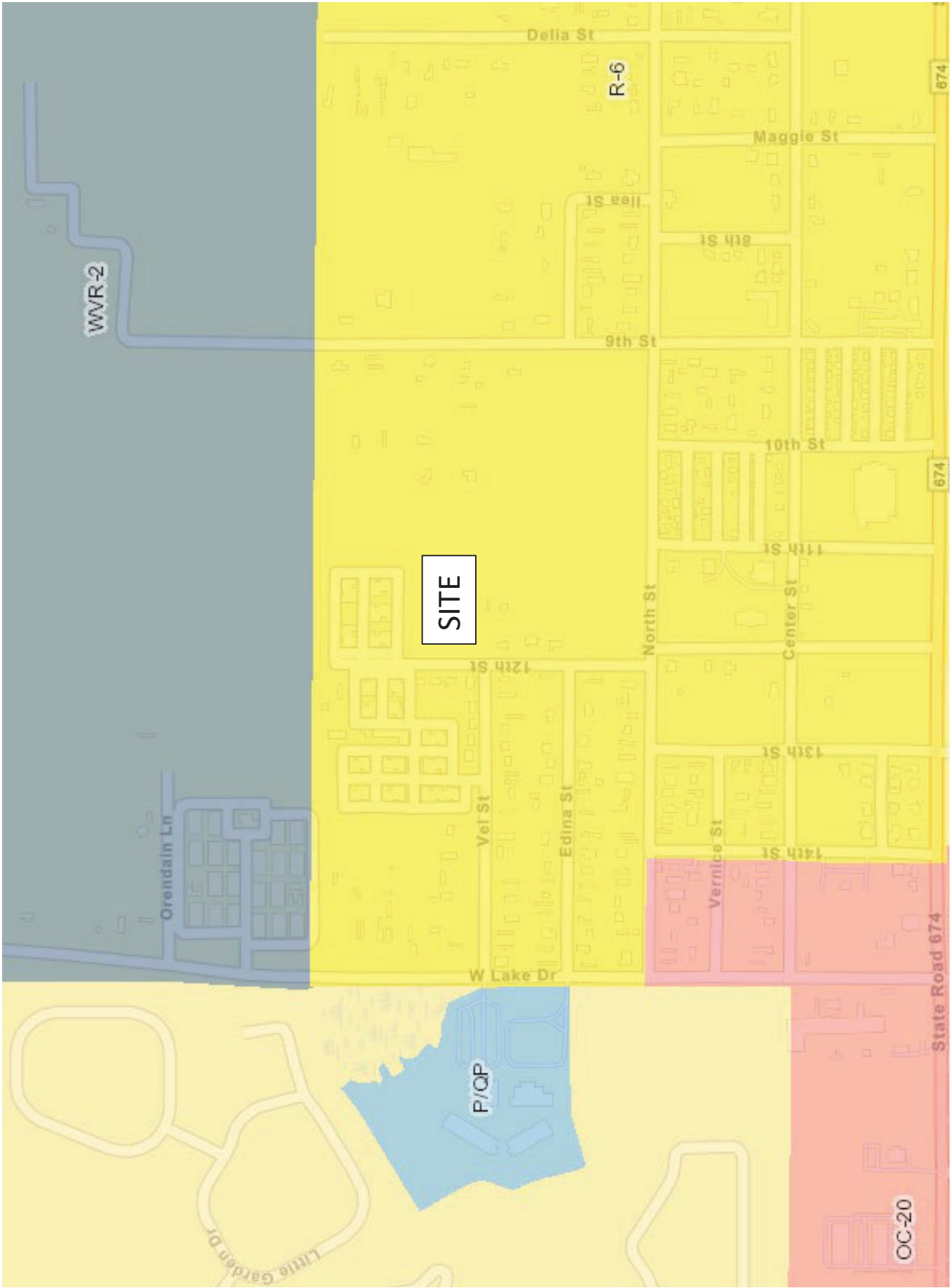
SINGLE FAMILY

SINGLE FAMILY

CEMETERY

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Sources: Esri, DeLorme, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community



WVR-2

SITE

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OC-20

R-6

674

674

State Road 674

Delia St

Maggie St

9th St

10th St

11th St

12th St

13th St

14th St

North St

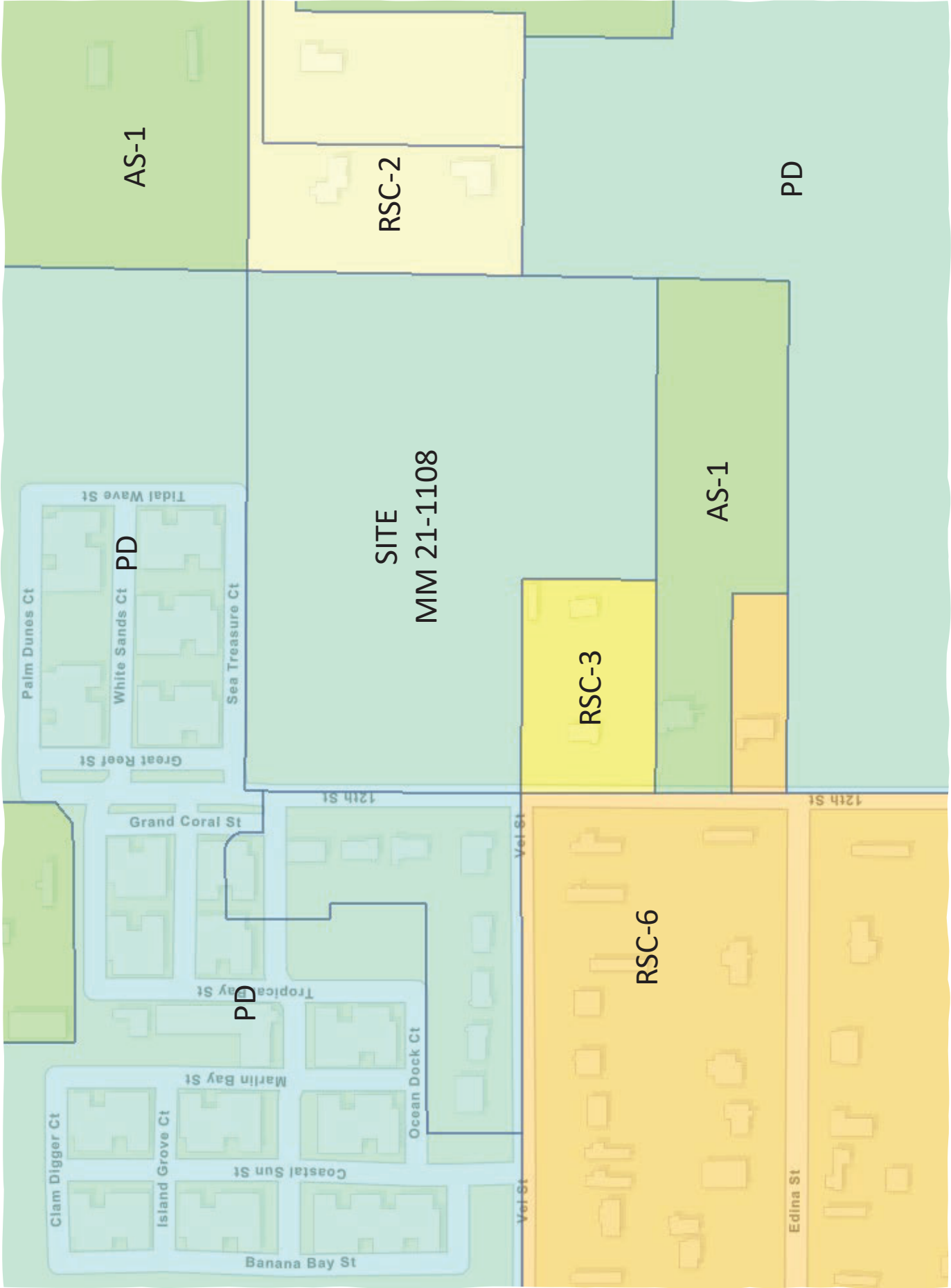
Center St

Vernice St

W Lake Dr

Orendain Ln

Little Garden Dr



AS-1

RSC-2

PD

SITE
MM 21-1108

AS-1

RSC-3

RSC-6

PD

PD

Palm Dunes Ct

White Sands Ct

Sea Treasure Ct

Tidal Wave St

Great Reef St

Grand Coral St

12th St

Tropical Way St

Marlin Bay St

Clam Digger Ct

Island Grove Ct

Coastal Sun St

Banana Bay St

Vel St

Vel St

Ocean Dock Ct

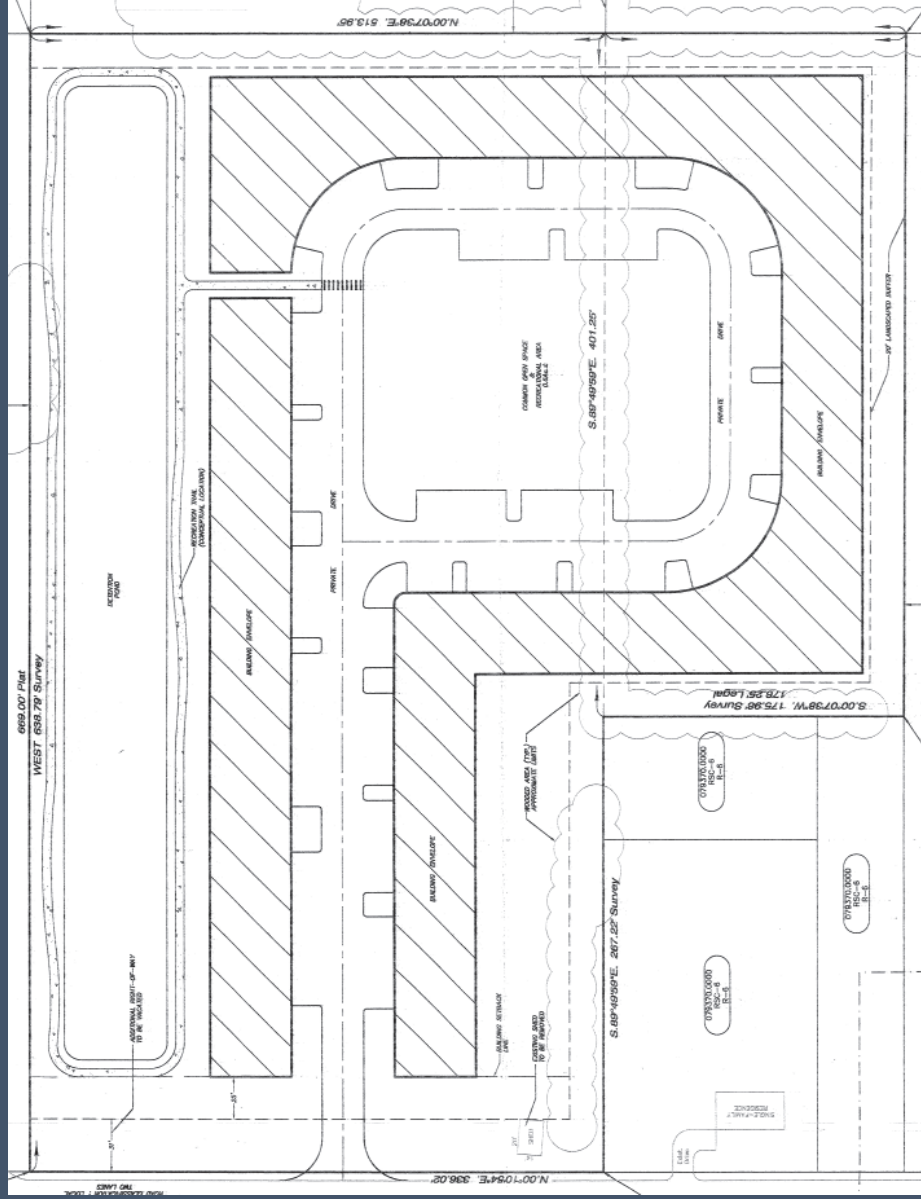
Edina St

12th St

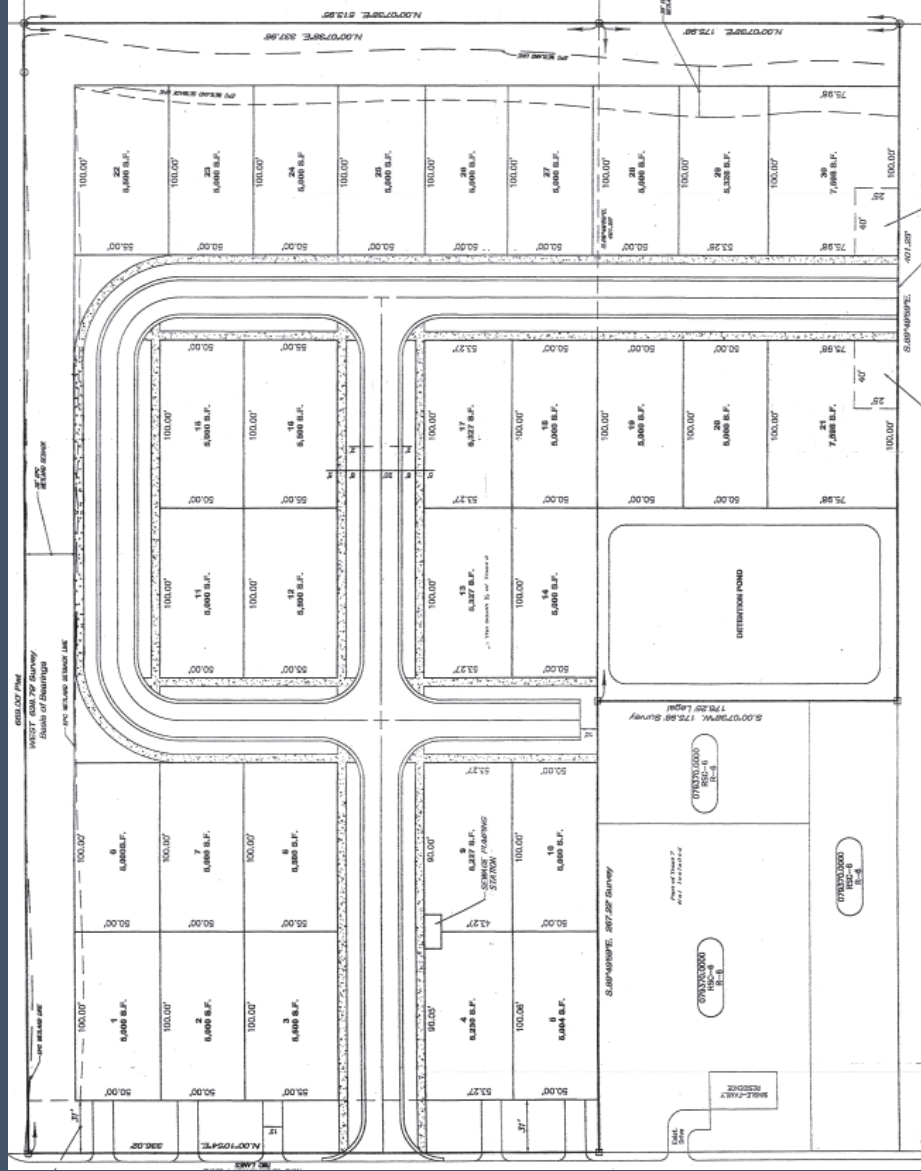
ZONING HISTORY

- PD 06-0103
 - 40 Multifamily Apartment Units
- PRS 07-0733
 - 30 Single Family Detached
- MM 21-1108
 - 38 Villa Units

PRS 06-0103



PRS 07-0733



DEVELOPMENT CHARACTER

- 38 Villa Lots (19 two-unit buildings)
- 30' Frontage (60' for each two-unit building)
- Single Access to 12th St
- Hillsborough County Utilities

Administrative Variances

- Substandard Roadway
 - Will dedicate ROW and provide sidewalk across project's frontage
 - Sidewalk exists on opposite side of road
 - ROW not available to improve opposite side of road
- Connection Spacing
 - Code requires 50' spacing from nearest driveway
 - Driveways on opposite side of 12th St are spaced closer than 100'; 50' spacing is not feasible

Staff Report

- Requested density is under the maximum allowable density of the RES-6 FLU designation
- The proposed project may be found to be compatible with nearby development patterns
- The proposed development is consistent with the comprehensive plan
- Staff has found the request approvable
- Administrative variances have been deemed approvable
- No objections from any agency

From: [Williams, Michael](#)
To: [Dallas Evans](#)
Cc: [Lampkin, Timothy](#); [Steady, Alex](#); [Tirado, Sheida](#)
Subject: FW: MM 21-1108 Administrative Variances
Date: Wednesday, December 22, 2021 7:13:29 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[21-1108 AVReq 1 12-20-21.pdf](#)
[21-1108 AVReq 2 12-20-21.pdf](#)

Dallas,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) PD 21-1108 APPROVABLE.

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

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

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

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

Mike

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

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

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

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

From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: Tuesday, December 21, 2021 8:41 PM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Subject: MM 21-1108 Administrative Variances

Hello Mike,

The attached Administrative Variances are approvable to me. Please copy the following people in your email:

devans@landisevans.com
LampkinT@hillsboroughcounty.org
SteadyA@hillsboroughcounty.org

Best Regards,

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

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

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

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

From: Zoning Intake-DSD <ZoningIntake-DSD@hillsboroughcounty.org>
Sent: Monday, December 20, 2021 4:12 PM
To: Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; Tirado, Sheida <TiradoS@hillsboroughcounty.org>; Padron, Ingrid <PadronI@hillsboroughcounty.org>; Timoteo, Rosalina <TimoteoR@HillsboroughCounty.ORG>
Cc: Rome, Ashley <RomeA@hillsboroughcounty.org>
Subject: FW: 21-1108 Revised Administrative Variances

Clare Odell

Planning & Zoning Technician

Development Services Department (DSD)

P: (813) 276-8680 | VoIP: 39680

M: (813) 272-5600

E: odelcl@hillsboroughcounty.org

W: HillsboroughCounty.Org

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

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

From: Dallas Evans <devans@landisevans.com>

Sent: Monday, December 20, 2021 4:07 PM

To: Zoning Intake-DSD <ZoningIntake-DSD@hillsboroughcounty.org>

Cc: Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; Tirado, Sheida <TiradoS@hillsboroughcounty.org>; Steady, Alex <SteadyA@hillsboroughcounty.org>

Subject: 21-1108 Revised Administrative Variances

External email: Use caution when clicking on links and attachments from outside sources.

Good afternoon, please see attached for revisions to administrative variances submitted in association with major modification 21-1108.



December 8, 2021

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

**Re: Wimauma Villas GDP
PRS 21-1108
6.04.02B Administrative Variance Request from 6.04.07 – Table:
Minimum Spacing**

Dear Mr. Williams;

The purpose of this letter is to request a 6.04.02B Administrative Variance from LDC 6.04.07 – Table: Minimum Spacing criteria for the above referenced project. This project consists of a residential development with 38 dwelling units.

Trip Generation

The ITE Trip Generation Manual (10th Ed) was used to determine the peak hour trips for this proposed development. Land use 210, Single-Family Detached Housing, was chosen as the representative land use as duplex is not a specific land use in the manual. For the proposed 38-unit subdivision, AM peak hour traffic is 32 trips (8 entering/24 exiting), and PM peak hour traffic is 40 trips (25 entering/15 exiting).

Connection Spacing

Section 6.04.07 of the Hillsborough County Land Development Code (LDC) specifies minimum connection spacing between access connections. 12th Street is classified as a Class 7 roadway, and the proposed driveway will be a Type II driveway. The LDC specifies a 50 ft minimum connection spacing for Type II driveways on Class 7 roadways. The proposed site design would provide a connection spacing of 43 ft from the nearest southern driveway and 16 ft from the nearest northern driveway; we are requesting a reduction in access connection spacing of 7 ft and 34 ft, respectively, from the two driveways. See Figure 1 for an exhibit of the proposed entrance and connection spacing as taken from the proposed site plan.

December 20, 2021

Wimauma Villas

6.04.02B Administrative Variance Request from 6.04.07 – Table: Minimum Spacing

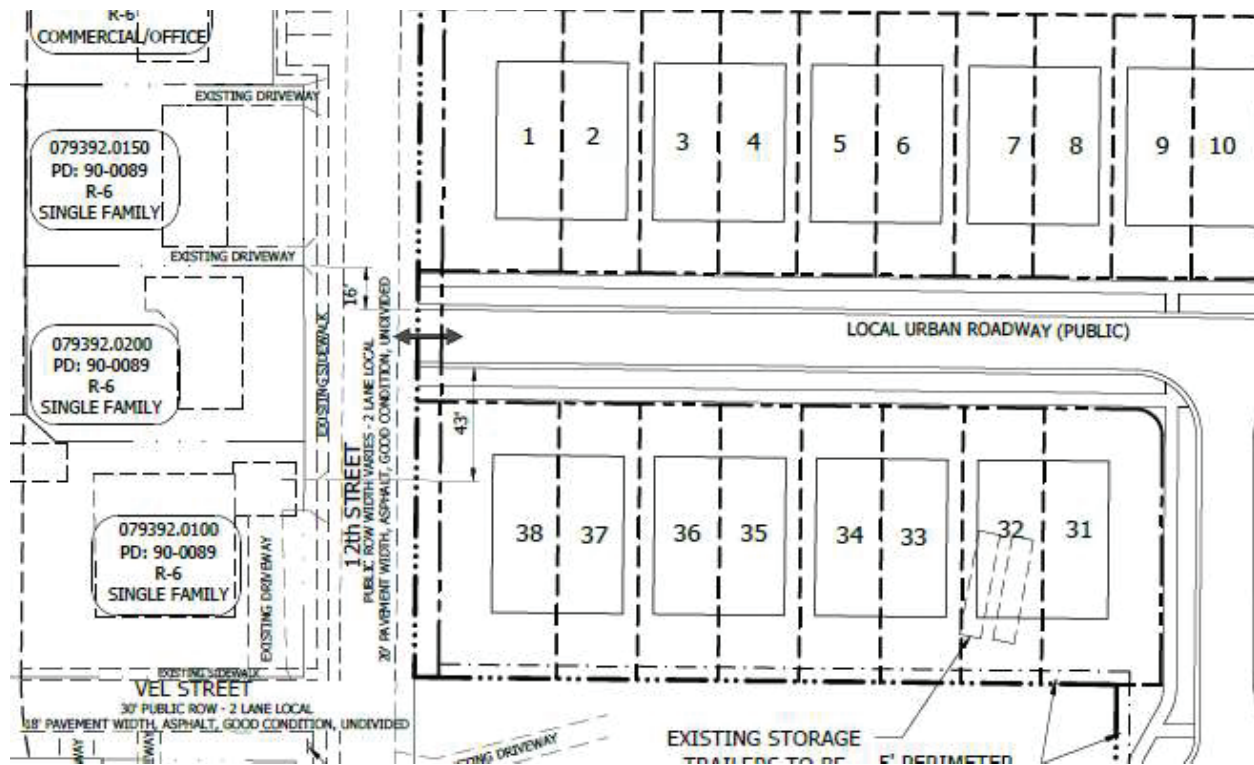


Figure 1 Excerpt of Site Plan with Proposed Entrance and Connection Spacing

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

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

Each of these criteria is evaluated separately below.

A. There is an unreasonable burden on the applicant

The property fronts only one public road for access connection, 12th Street. This frontage lies between two existing residential driveways and Sun Paradise Court; the code specified spacing is not available between the existing driveways within this limited frontage. These characteristics create an unreasonable burden on the applicant.

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

A review of three years of crash data (2018-2020) revealed no crashes for 12th Street north of SR 674. Consequently, public health, safety, and welfare would not be detrimentally impacted.

December 20, 2021

Wimauma Villas

6.04.02B Administrative Variance Request from 6.04.07 – Table: Minimum Spacing

C. Without the variance, reasonable access cannot be provided

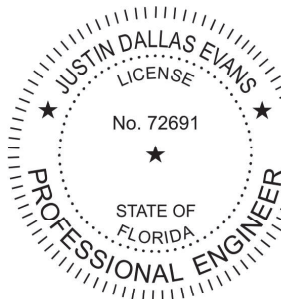
As discussed above, the property cannot be accessed without a driveway along 12th Street. The limited frontage along the roadway would necessitate that such an access be located at a reduced separation distance from either the existing southern residential driveway or Sea Treasure Court. The proposed design attempts to balance separation between these crossings while providing access to the property.

We respectfully request approval of a 6.04.02B administrative variance from 6.04.07 – Table: Minimum Spacing. Please feel free to call me if you have any questions regarding this application.

Sincerely,

Landis Evans + Partners, Inc.

Dallas Evans, P. E.
Principal Engineer
PE #72691



Digitally signed by J. Dallas Evans
Reason: J. Dallas Evans, State of Florida, Professional Engineer, License No. 72691. This item has been digitally signed and sealed by J. Dallas Evans on the date indicated hereon using a Digital Signature; printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
Date: 2021.12.20 14:36:45 -06'00'

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

_____ Disapproved

_____ Approved with Conditions

_____ Approved

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

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



December 8, 2021

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

**Re: Wimauma Villas GDP
21-1108
6.04.02B Administrative Variance Request from 6.04.04L Substandard
Roadway Criteria**

Dear Mr. Williams;

The purpose of this letter is to request a 6.04.02B Administrative Variance from LDC 6.04.02L substandard roadway criteria for the above referenced project. This project consists of a residential development with 38 villa units.

Trip Generation

The ITE Trip Generation Manual (10th Ed) was used to determine the peak hour trips for this proposed development. Land use 210, Single-Family Detached Housing, was chosen as the representative land use as villa/duplex is not a specific land use in the manual. For the proposed 38-unit subdivision, AM peak hour traffic is 32 trips (8 entering/24 exiting). PM peak hour traffic is 40 trips (25 entering/15 exiting).

Roadway Typical Section

Hillsborough County Transportation Technical Manual Drawing Number TS-3 (See Figure 1) specifies a roadway cross section with 10-foot travel lanes, 2-foot Miami Curb, 8 feet of sod/grass, and 5-foot sidewalks. Currently, 12th Street has two 10-foot travel lanes and a sidewalk on the west side of the roadway (See Figure 2). There is no curb and drainage is unencumbered into the unpaved area adjacent to the roadway.

With this project, the developer intends to dedicate approximately 9 feet of right of way to Hillsborough County to provide half of the required total right of way from the centerline of the road to match TS-3 (ROW width for dedication was based upon the wider 54' total ROW width for commercial streets). The developer will also construct a new sidewalk at this new right of way line. In doing so, the developer will bring the eastern half of 12th St across the project's frontage in substantial conformance with TS-3 (See Figure 3).

December 20, 2021

Wimauma Villas

6.04.02B Administrative Variance Request from 6.04.04L Substandard Roadway Criteria

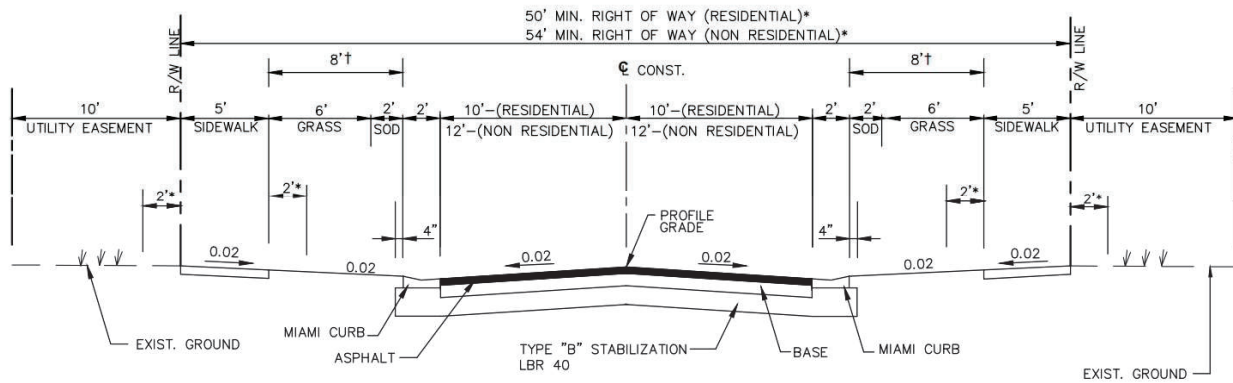


Figure 1 Local Urban Roads (2 Lane Undivided) Typical Section

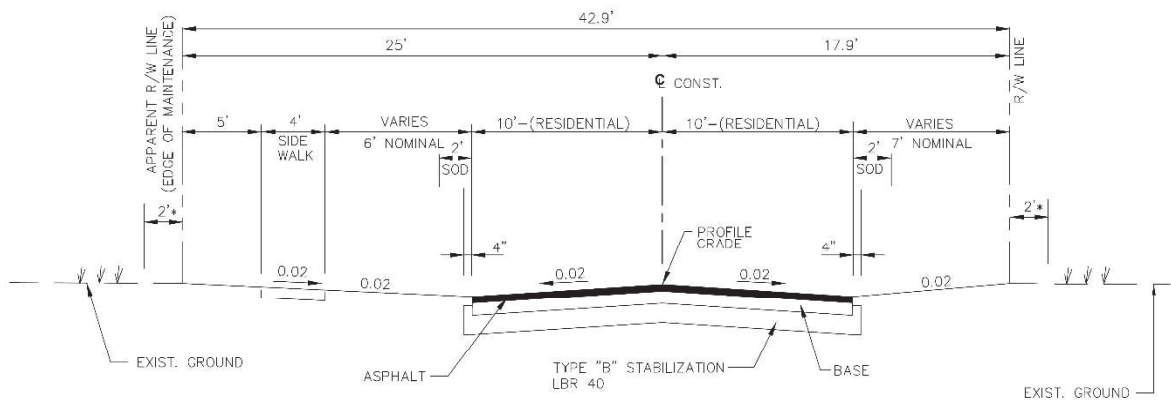


Figure 2 Existing Conditions Typical Section

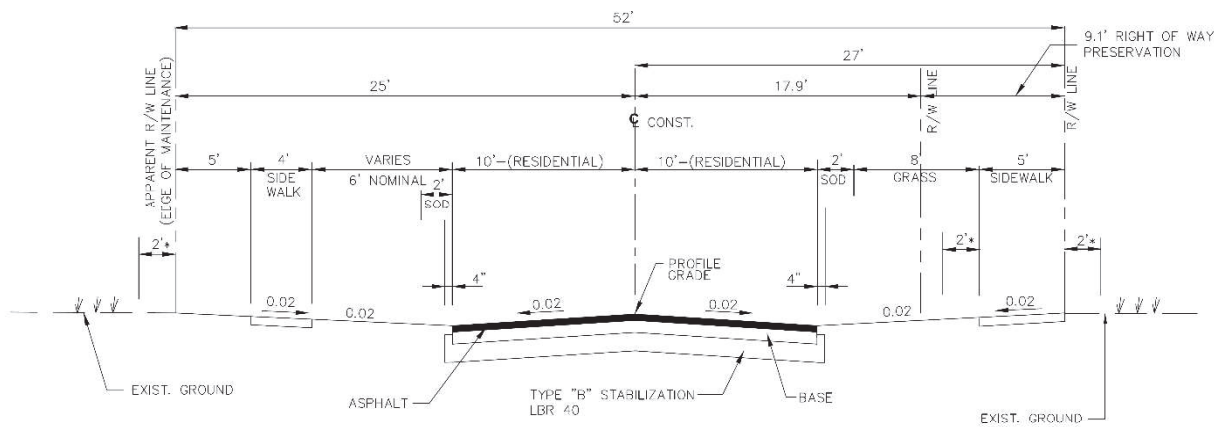


Figure 3 Proposed Conditions Typical Section

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

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

Each of these criteria is evaluated separately below.

December 20, 2021
Wimauma Villas
6.04.02B Administrative Variance Request from 6.04.04L Substandard Roadway Criteria

A. There is an unreasonable burden on the applicant

Reconstruction of 12th Street to exactly match the TS-3 cross section would create an unreasonable burden on the applicant. Limited ROW does not allow the construction of the full standard typical section, since the applicant can only dedicate ROW across their property.

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

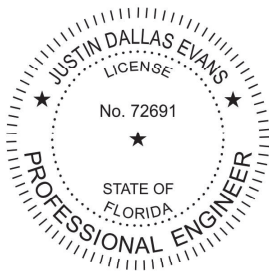
The variance would not be detrimental to the public health, safety, and welfare. A review of three years of crash data (2018-2020) revealed no crashes for 12th Street north of SR 674. The proposed improvements would maintain the current 20 foot pavement width, which is appropriate given TS-3 for the largely residential uses along 12th St and the apartment complex to the north. A sidewalk would be added on the east side of 12th Street. Consequently, public health, safety, and welfare would not be detrimentally impacted, and pedestrian mobility would be improved.

C. Without the variance, reasonable access cannot be provided

The property cannot be accessed without a driveway along 12th Street. Road. The proposed design attempts to balance the existing environment on the west side of 12th Street with the lane width and sidewalk requirements of TS-3.

We respectfully request approval of a 6.04.02B administrative variance from LDC 6.04.02L substandard roadway criteria for the above referenced project. Please feel free to call me if you have any questions regarding this application.

Sincerely,



Digitally signed by J. Dallas Evans
Reason: J. Dallas Evans, State of Florida, Professional Engineer, License No. 72691. This item has been digitally signed and sealed by J. Dallas Evans on the date indicated hereon using a Digital Signature; printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
Date: 2021.12.20 14:53:54 -06'00'

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

- _____ Disapproved
- _____ Approved with Conditions
- _____ Approved

Landis Evans + Partners, Inc.

Dallas Evans, P. E.
Principal Engineer
PE #72691

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

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



**PARTY OF
RECORD**

NONE