## **Rezoning Application:**

PD 24-0789

**Zoning Hearing Master Date:** 

October 28, 2024

**BOCC CPA Public Hearing Date:** 

December 10, 2024



**Development Services Department** 

#### 1.0 APPLICATION SUMMARY

Applicant: Christopher Schrock LLC

FLU Category: CMU-12

Service Area: Urban

Site Acreage: 2.94 acres

Community

Plan Area:

East Lake/Orient Park

Overlay: None



#### **Introduction Summary:**

This is a request to rezone a parcel to Planned Development (PD) to facilitate a 24-unit residential townhome development at a density of 8.16 dwelling units per acre.

Zoning:	Existing	Proposed
District(s)	ASC-1	PD 24-0789
Typical General Use(s)	Single-Family Residential/Agricultural	Townhomes
Acreage	2.94 acres	2.94 acres
Density/Intensity	1 DU per acre	8.16 DU per acre
Mathematical Maximum*	2 dwelling units	Twenty-four (24) dwelling units

<sup>\*</sup>number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	ASC-1	PD 24-0789
Lot Size / Lot Width	1 acre / 150'	4,000 sf / 40 feet
Setbacks/Buffering and Screening	Front: 50' Side: 15' Rear: 50'	Front: 20 feet Side: 7.5 feet Rear: 15 feet
Height	50′	35' (3 stories)

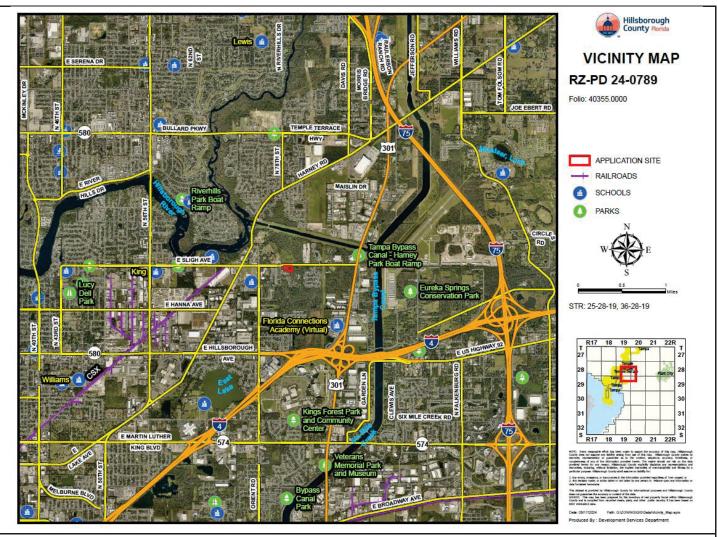
Additional Information:		
PD Variation(s)	None requested as part of this application	
Waiver(s) to the Land Development Code	None requested as part of this application	

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

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#### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.1 Vicinity Map



Case Reviewer: Jared Follin

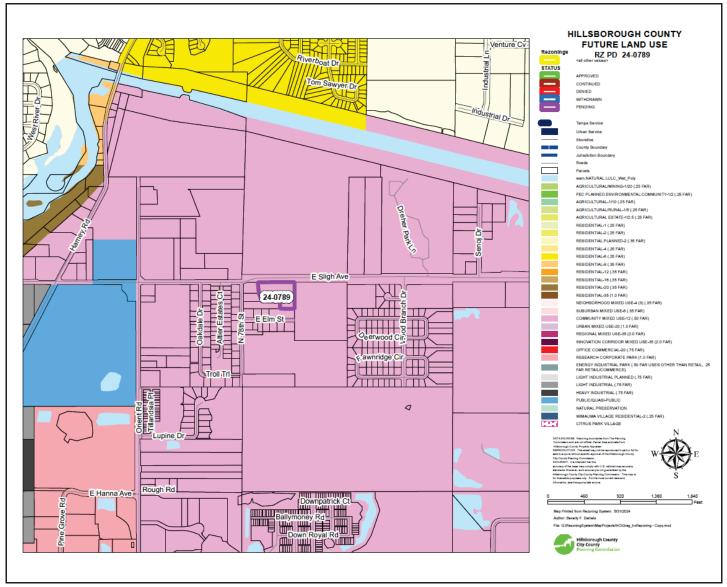
#### **Context of Surrounding Area:**

The subject site is generally located at 7805 East Sligh Avenue and consists of one folio: #40355.0000. The property is within the Urban Service Area and within the East Lake Orient Park Community Planned Area. Adjacent properties consist of residential uses zoned various residential and agriculture districts. In the surrounding area, residential uses, including multi-family can be found near the subject property. To the east near US Highway 301 is a commercial area with the majority of properties zoned CI, Commercial Intensive. Manufacturing uses are located to the west.

Case Reviewer: Jared Follin

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.2 Future Land Use Map

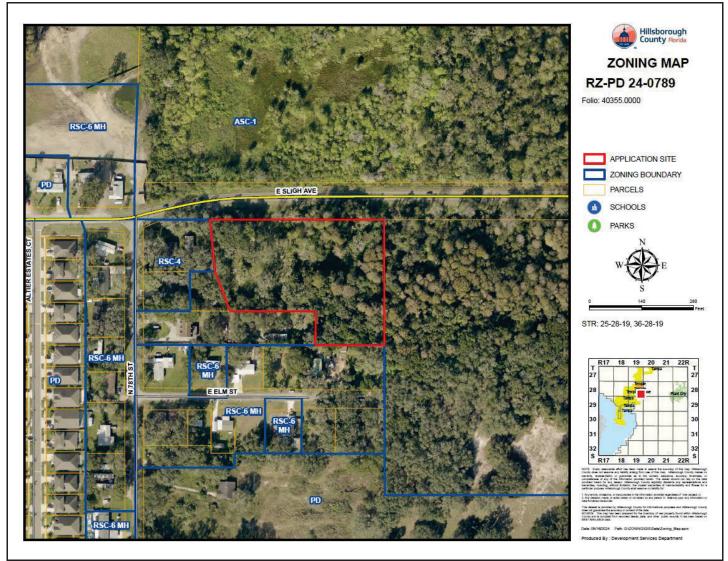


Subject Site Future Land Use Category:	Community Mixed Use- 12 (CMU-12)
Maximum Density/F.A.R.:	12.0 dwelling units per gross acre
Typical Uses:	Residential, community scale retail commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. Non-residential land uses must be compatible with residential uses through established techniques of transition or by restricting the location of incompatible uses.

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#### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.3 Immediate Area Map

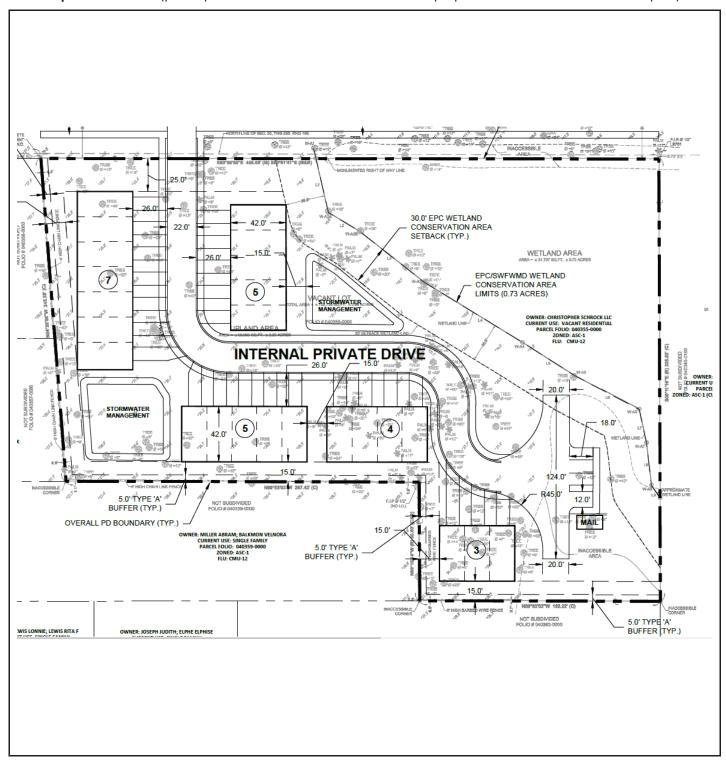


Case Reviewer: Jared Follin

Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	ASC-1	1 DU per acre	Agriculture, Single Family Conventional	Undeveloped
South	ASC-1 RSC-6 MH	1 DU per acre 6 DUs per acre	Single Family Conventional, Mobile Homes	Single-family Residential, Mobile Homes
East	PD 24-0124	6.21 DU per acre	Single-Family Conventional, Duplex, Townhomes	Undeveloped
West	RSC-4 ASC-1	4 DU per acre 1 DU per acre	Agriculture, Single-Family Conventional	Single-family Residential

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

Adjoining Roadways (check if applicable)				
Road Name	Road Name	Road Name	Road Name	
E. Sligh Ave.	County Collector - Urban	4 Lanes  ⊠ Substandard Road  □ Sufficient ROW Width	<ul> <li>□ Corridor Preservation Plan</li> <li>□ Site Access Improvements</li> <li>⋈ Substandard Road Improvements</li> <li>□ Other</li> </ul>	

Project Trip Generation					
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	19	1	2		
Proposed	173	12	14		
Difference (+/1)	(+) 154	(+) 11	(+) 12		

<sup>\*</sup>Trips reported are based on net new external trips unless otherwise noted.

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

Design Exception/Administrative Variance			
Road Name/Nature of Request	Туре	Finding	
Sligh Ave./Substandard Roadway	Design Exception Requested	Approvable	
Notes:			

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#### 4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments	Objections	Conditions	Additional
	Received  X Yes	☐ Yes	Requested  X Yes	Information/Comments
Environmental Protection Commission	□ No	⊠ No	□ No	Wetlands present
Natural Resources	⊠ Yes □ No	☐ Yes ⊠ No	⊠ Yes □ No	
Conservation & Environ. Lands Mgmt.	☐ Yes ⊠ No	☐ Yes ⊠ No	☐ Yes ⊠ No	
Check if Applicable:  ☑ Wetlands/Other Surface Waters  ☐ Use of Environmentally Sensitive Land Credit  ☐ Wellhead Protection Area  ☐ Surface Water Resource Protection Area	☐ Significan ☐ Coastal H ☐ Urban/Su ☐ Adjacent ☐ OtherTE Airport Rest		nic Corridor Airport Heigh	t Restriction, Executive
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation  ⊠ Design Exc./Adm. Variance Requested  ⊠ Off-site Improvements Provided	⊠ Yes □ No	☐ Yes ⊠ No	⊠ Yes □ No	See Staff Report
Service Area/ Water & Wastewater  ☐ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace	⊠ Yes □ No	☐ Yes ⊠ No	□ Yes ⊠ No	
Hillsborough County School Board  Adequate    K-5	⊻ → Yes □ → No	□ Yes ⊠ No	□ Yes ⊠ No	
Townhouse (Fee estimate is Fire: based on a 1,500 s.f., 1-2 story) Total	•	use: \$15,894 * . <mark>,456</mark>		
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
<ul> <li>☐ Meets Locational Criteria</li> <li>☐ Locational Criteria Waiver Requested</li> <li>☐ Minimum Density Met</li> <li>☒ N/A</li> </ul>	⊠ Yes □ No	☐ Inconsistent ☒ Consistent	□ Yes ⊠ No	

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#### 5.0 IMPLEMENTATION RECOMMENDATIONS

#### 5.1 Compatibility

This is a request to rezone a 2.94-acre tract from ASC-1 to a Planned Development to facilitate a residential townhome development at a density of 8.16 dwelling unit per acre or twenty-four (24) dwellings. Subject site is composed of one folio and is generally located at 7805 East Sligh Avenue. Surrounding area is primarily residential with the majority of properties developed with single-family homes and mobile homes. Adjacent zonings include single-family and agriculture zoning district. The Planned Development property to the east is currently undeveloped but is approved for single-family, duplexes, and townhomes.

The lot development standards for the proposed Planned Development are a 1,577 square foot minimum size lots and a minimum width of 19 feet. The maximum height of the development is proposed to be 35 feet or three stories. Given the proximity to the project boundary and the proposed height, the development will not meet the 2:1 building setback requirement. The applicant has stated that in order to maintain an acceptable gross floor area of living space, they designed the site without the 2:1 setback requirement. In addition, they state that due to the large wetland area on the property, meeting a 2:1 setback would make a majority of the project undevelopable, as proposed. Staff has considered the request to waive the 2:1 setback requirement and deem it acceptable due to the presence of a buffer yard along the west and south property lines and the amount of wetlands covering a large portion of the property.

The development includes the construction of an internal private roadway with one connection to Sligh Avenue. The roadway does not provide for future connections to adjacent properties. To protect the adjacent single-family residential uses, the applicant is providing adequate buffer and screening, in accordance with the Land Development Code.

Development Services does not foresee any compatibility concerns with the proposed townhome development. The surrounding area is residential and low intense residential uses are adequately buffered and screened from the development. The density of the proposed development is appropriate for the area and does not pose any negative impacts to the surrounding residential uses.

#### 5.2 Recommendation

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

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#### **6.0 PROPOSED CONDITIONS**

#### Requirements prior to Certification:

- 1. Prior to certification the applicant shall revise the PD site plan to include the following minimum roadway information for E. Sligh Ave along the project frontage: functional classification, right of way width, number of lanes and pavement width.
- 2. The applicant shall add note clearly stating the minimum lot size and width of the proposed lots.

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

- 1. The project shall be limited to a maximum twenty-four (24) townhome dwelling units, which may require to be decreased in accordance with Comprehensive Plan Policy 13.3 (Environmentally Sensitive Land Credit).
- 2. Development Standards of the project shall be as followed:

Maximum Density – 8.16 Dwelling units per gross acre Minimum Lot Size – 1,577 square feet Minimum Lot Width – 19 feet Minimum front yard setback – 20 feet Minimum side yard setback – 5 feet Minimum rear yard setback – 10 feet Maximum building height – 35 feet or three stories

- 3. The subject property shall adhere to the buffer and screening standards depicted on the general site plan.
- 4. The project shall be permitted one full access connection on E. Sligh Ave. as shown on the PD site plan.
- 5. If PD 24-0789 is approved, the County Engineer will approve the Design Exception (dated September 30, 2024, and found approvable on October 2, 2024), for E. Sligh Ave. substandard road improvements. As E. Sligh Ave. is a substandard rural collector roadway, the developer will be required to construct +/-1,650 linear feet of 5-foot-wide sidewalk on the south side of E. Sligh Ave. consistent with the Design Exception.
- 6. The developer shall construct a 5-foot sidewalk along the project frontage on E. Sligh Ave.

  Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- 7. All construction ingress and egress shall be limited to the E. Sligh Ave. project access.
- 8. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.

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- 9. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
- 10. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Planning and Growth Management Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
- 11. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
- 12. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- 13. 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.
- 1. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 2. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:	

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

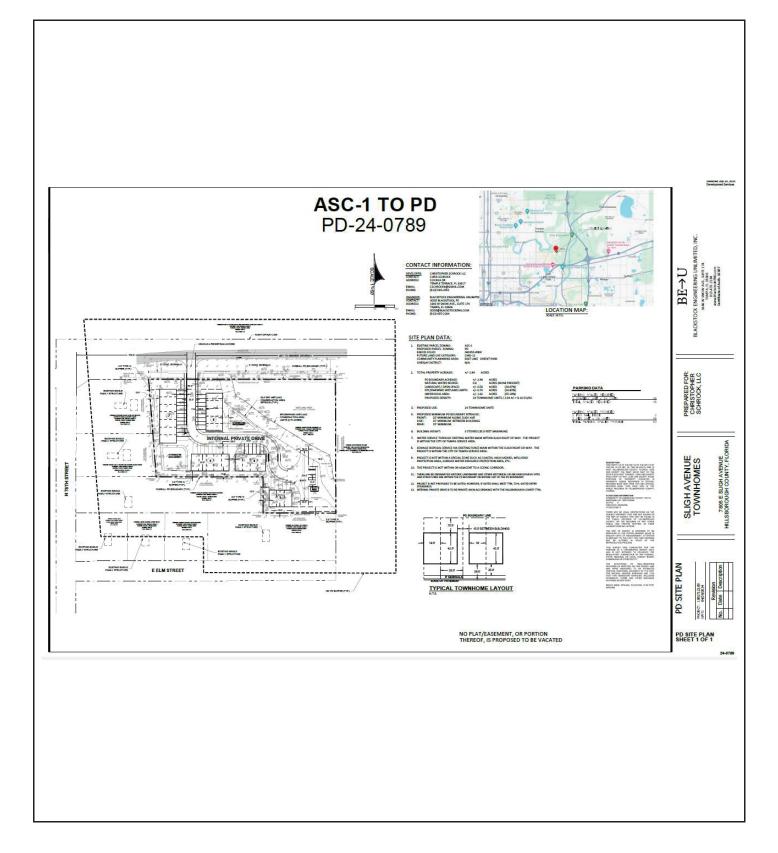
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are 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.

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

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#### 8.0 PROPOSED SITE PLAN (FULL)



Case Reviewer: Jared Follin

APPLICATION NUMBER: PD 24-0789

ZHM HEARING DATE: October 28, 2024
BOCC CPA PUBLIC HEARING DATE: December 10, 2024 Case Reviewer: Jared Follin

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

#### AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 10/03/2024

REVIEWER: Richard Perez, AICP

PLANNING AREA/SECTOR: ELOP/CENTRAL

PETITION NO: PD 24-0789

This agency has no objection.

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

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

#### **CONDITIONS OF APPROVAL**

- The project shall be permitted one full access connection on E. Sligh Ave. as shown on the PD site plan.
- If PD 24-0789 is approved, the County Engineer will approve the Design Exception (dated September 30, 2024, and found approvable on October 2, 2024), for E. Sligh Ave. substandard road improvements. As E. Sligh Ave. is a substandard rural collector roadway, the developer will be required to construct +/-1,650 linear feet of 5-foot-wide sidewalk on the south side of E. Sligh Ave. consistent with the Design Exception.
- The developer shall construct a 5-foot sidewalk along the project frontage on E. Sligh Ave.
- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- All construction ingress and egress shall be limited to the E. Sligh Ave. project access. The developer shall include a note in each site/construction plan submittal which indicates same.

#### OTHER CONDITIONS

• Prior to certification the applicant shall revise the PD site plan to include the following minimum roadway information for E. Sligh Ave along the project frontage: functional classification, right of way width, number of lanes and pavement width.

#### PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 2.94-acre parcel, from Agricultural/Single Family Conventional 1 (ASC-1) to Planned Development to construct 24 town home units. The site is located on the south side E. Sligh Ave., approximately 235 feet east of N 78<sup>th</sup> St. The Future Land Use designation is Commercial Mixed Use 12 (CMU-12).

The property is currently vacant.

#### Trip Generation Analysis

The applicant submitted a trip generation as required by the Development Review Procedures Manual (DRPM). Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11<sup>th</sup> Edition.

#### **Existing Zoning**

Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
	vvay voranie	AM	PM
ASC-1: 2 Single Family Detached Units (ITE Code 210)	19	1	2

**Proposed Rezoning** 

Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 24 Single Family Attached (ITE 215)	173	12	14

**Trip Generation Difference** 

Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+)154	(+)11	(+)12

The proposed PD rezoning is anticipated to increase the number of trips potentially generated by development by +154 average daily trips and +11 a.m. peak hour trips, and +12 p.m. peak hour trips.

#### TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

<u>E. Sligh Ave.</u> is a 2-lane, substandard, undivided, rural collector roadway. The roadway is characterized by +/-11-foot-wide travel lanes in good condition, lying within +/-100 feet of right-of-way. There are no sidewalks and no paved shoulders within the vicinity of the project.

According to the Hillsborough County Transportation Technical Manual a TS-7 rural local and collector roadway typical section has 12-foot lanes with 5-foot paved shoulders and sidewalks on both sides within a minimum of 96 feet of right-of-way. The applicant is proposing a Design Exception to construct +/-1,650 linear feet of sidewalk along the south side of E. Sligh Ave. The proposed Design Exception is discussed in greater detail under the section titled Requested Design Exception: E. Sligh Ave. herein.

#### SITE ACCESS AND CONNECTIVITY

The PD site plan proposes a full access vehicular and pedestrian connection on E. Sligh Ave.

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

Construction access shall be limited to Sligh Ave. project access to minimize disruption to adjacent residential neighborhoods.

#### REQUESTED DESIGN EXCEPTION: E. SLIGH AVE.

As E. Sligh Ave. is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request for the roadway (dated September 30, 2024) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on October 2,

2024). The developer will be required to construct +/-1,650 linear feet of sidewalk on the south side of E. Sligh Ave., as shown in the requested Design Exception.

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

## ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Roadway Level of Service (LOS) provided for informational purposes only.

FDOT Generalized Level of Service				
Roadway From To LOS Standard				Peak Hr Directional LOS
E SLIGH AVE	ORIENT RD	US HWY 301	D	С

Source: 2020 Hillsborough County Level of Service (LOS) Report

From: Williams, Michael [WilliamsM@hcfl.gov] Sent: Wednesday, October 2, 2024 3:31 PM

To: jesse@blackstockeng.com

**CC:** cschrock4@gmail.com; Follin, Jared [FollinJ@hcfl.gov]; Heinrich, Michelle [HeinrichM@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; Tirado, Sheida

[TiradoS@hcfl.gov]; De Leon, Eleonor [DeLeonE@hcfl.gov]; PW-CEIntake [PW-

CEIntake@hcfl.gov]

Subject: FW: RZ PD 24-0789 - Design Exception Review

**Attachments:** 24-0789 DEAd 09-30-24.pdf

#### Jesse,

I have found the attached Design Exception (DE) for PD 24-0789 APPROVABLE.

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

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

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

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

Mike

#### Michael J. Williams, P.E.

Director, Development Review County Engineer

**Development Services Department** 

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

W: HCFLGov.net

#### **Hillsborough County**

#### 601 E. Kennedy Blvd., Tampa, FL 33602

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From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Monday, September 30, 2024 3:58 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Perez, Richard <PerezRL@hcfl.gov>

Subject: RZ PD 24-0789 - Design Exception Review

Hello Mike.

The attached DE is approvable to me, please include the following people in your response:

jesse@blackstockeng.com cschrock4@gmail.com follinj@hcfl.gov heinrichm@hcfl.gov perezrl@hcfl.gov

Best Regards,

#### Sheida L. Tirado, PE

#### **Transportation Review Manager**

**Development Services Department** 

E: TiradoS@HCFL.gov

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

601 E. Kennedy Blvd., Tampa, FL 33602

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# **Supplemental Information for Transportation Related Administrative Reviews**

#### Instructions:

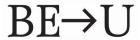
- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.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

to complete this form.	
Request Type (check one)	<ul> <li>Section 6.04.02.B. Administrative Variance</li> <li>▼ Technical Manual Design Exception Request</li> <li>□ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.)</li> <li>□ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)</li> </ul>
Submittal Type (check one)	☐ New Request ☐ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	
submittal number/name to each separate request. number previously identified. It is critical that the ap	rests (whether of the same or different type), please use the above fields to assign a unique Previous submittals relating to the same project/phase shall be listed using the name and plicant reference this unique name in the request letter and subsequent filings/correspondence. I information related to a previously submitted request, then the applicant would check the
Project Name/ Phase 7805 E Sligh Ave	Townhomes
<b>Important:</b> The name selected must be used on all full frequest is specific to a discrete phase, please also	ture communications and submittals of additional/revised information relating to this variance. list that phase.
Folio Number(s) 040355-0000	☐ Check This Box If There Are More Than Five Folio Numbers
numbers must be provided in the format provided b	to a maximum of five. If there are additional folios, check the box to indicate such. Folio y the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, 89"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789;
Name of Person Submitting Request	Jesse Blackstock, PE
<b>Important:</b> For Design Exception (DE) Requests, the DE request letter must be signed and sealed.	person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The
<b>Current Property Zoning Designation</b>	ASC-1
Designation. Typing "N/A" or "Unknown" will result in County Zoning Atlas, which is available at <a href="https://mc">https://mc</a>	nily Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) in your application being returned. This information may be obtained via the Official Hillsborough <u>ups.hillsboroughcounty.org/maphillsborough/maphillsborough.html</u> . For additional assistance, for Development Services at (813) 272-5600 Option 3.
Pending Zoning Application Number	PD-24-0789
	ter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not IM for major modifications, PRS for minor modifications/personal appearances.
Related Project Identification Number (Site/Subdivision Application Number)	N/A

1 of 1

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

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



#### BLACKSTOCK ENGINEERING UNLIMITED, INC.

September 30, 2024

Mr. Michael Williams, PE
Hillsborough County
Development Review Director
County Engineer
601 E Kennedy Blvd, 20<sup>th</sup>
Floor Tampa, FL 33602

Reference: Design Exception Request – E Sligh Avenue

7805 E Sligh Avenue Folio No. 40355-0000

PD-24-0789

Mr. Williams:

Please allow this letter to serve as our justification for the design exception per TTM Section 1.7 to meet the requirements of Hillsborough County LDC Section 6.04.03.L (existing facility). The PD rezoning request is to allow for up to 24 single family attached dwelling units on the currently vacant property located at 7805 E Sligh Avenue, as depicted on Exhibit A. This request is per our virtual meeting held on 9/3/2024 with County Staff.

The project proposes to have a single full access connection on to E Sligh Avenue. Sligh Avenue is identified in the Hillsborough County Comp. Plan as a collector roadway and during our 9/3/24 meeting it was determined that this roadway is Substandard. Sligh Avenue has a posted speed limit of 35 mph between Orient Road and  $78^{th}$  Street, then 45 mph east of  $78^{th}$  Street. Sligh Avenue currently has 11.0 foot travel lanes, with a 5' concrete sidewalk along the south side of the roadway which is not consistently currently existing within this portion of Sligh Ave. No bike lanes are currently present on either side of Sligh Avenue.

The segment is broken into two sections: A western section from Orient Road to 78<sup>th</sup> Street (approximately 1,300 linear feet) and an eastern section from 78<sup>th</sup> Street to the eastern property corner of Folio No. 040349-0100 (approximately 1,250 linear feet). The western section currently has 11 foot travel lanes, and a sporadic 5' concrete sidewalk on the south side of Sligh Avenue and a relatively flat unpaved shoulder/drainage within approximately 61.0 feet of ROW. The eastern section currently has 11.0 foot of travel lanes , no sidewalks on either side of Sligh Avenue and a relatively flat unpaved shoulder and wetlands beyond the unpaved shoulder both to the north and south within approximately 100 feet of ROW.

This request is a design exception to the Hillsborough County TTM for Sligh Avenue from Orient Road to the eastern property corner of Folio No. 040349-0100.



September 15, 2024 Zoning Intake 7805 E Sligh Ave PD-24-0789 Page 2 of 7

For the western section, the requested exceptions are to the TS-7 typical section and the justifications are as follows:

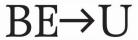
- 1. The existing ROW along Sligh Avenue is approximately 100 feet; however, there is an existing wetland within the existing ROW along both sides of the roadway. The typical TS-7 section for a rural, two-lane undivided roadway requires a minimum of 96 feet of ROW with 12 foot travel lanes, 5 foot paved shoulder, open drainage, and a 5 foot sidewalk.
- 2. The request is to maintain the existing 11.0 foot travel lanes and relatively flat unpaved shoulder/open drainage. The missing segments of the 5.0' concrete sidewalk on the south side of Sligh Avenue will be completed, which will add approximately 350 linear feet of sidewalk. Based on Table 210.2.1 of the FDOT Design Manual, the 10-foot travel lanes identified as acceptable.

The proposed western section typical section is shown in Exhibit 2 and the proposed improvements are shown in Exhibit 3.

For the eastern section, the requested exceptions to the TS-7 typical section and the justification are as follows:

- 1. The existing ROW along Sligh Avenue is approximately 100 feet; however, there is an existing wetland within the existing ROW along both sides of the roadway. The typical TS-7 section for a rural, two-lane undivided roadway requires a minimum of 96 feet of ROW with 12 foot travel lanes, 5 foot paved shoulder, open drainage, and a 5 foot sidewalk.
- 2. The eastern section currently has 11 foot travel lanes in approximately 100 feet of ROW. The request is to maintain the existing 11 foot travel lanes and add approximately 1,300 linear feet of 5' concrete sidewalk along the south side of Sligh Avenue, with a 6 foot grass strip on the south side of Sligh Avenue and a 2 foot grass strip along the back side of the sidewalk. Due to ROW constraints and existing conditions, the slope to the wetland may exceed to 4:1 slope, but will not exceed 2:1.

The proposed eastern typical section is shown in Exhibit 4.



September 15, 2024 Zoning Intake 7805 E Sligh Ave PD-24-0789 Page 3 of 7

Please do not hesitate to contact me directly with any questions or concerns.

Respectfully Submitted,

Blackstock Engineering Unlimited, Inc.



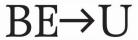
Jesse

Digitally signed by Jesse Blackstock Blackstock Date: 2024.09.30 08:33:27 -04'00'

Jesse Blackstock, PE President

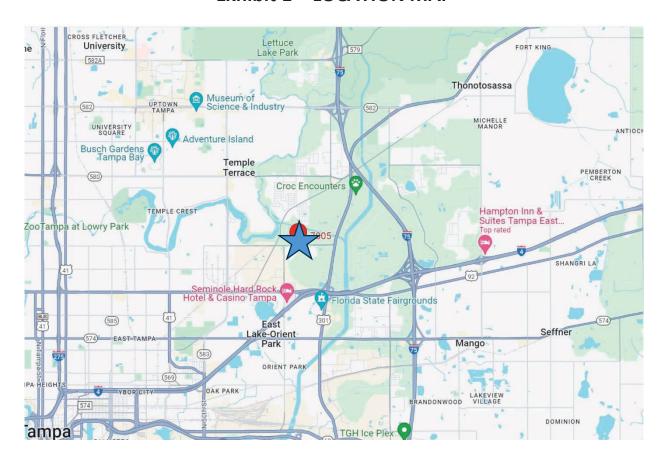
This item has been digitally signed and sealed by Jesse Blackstock, PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

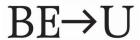
Based on the information provided by	the Applicant this request is:	
based on the information provided by	the Applicant, this request is.	
Disapproved	Approved with Conditions	Approved
If there are any further questions or you	ou need clarification, please contact Shei	da L. Tirado, PE.
	Hills	Sincerely, Michael J. Williams, PE borough County Engineer



September 15, 2024 Zoning Intake 7805 E Sligh Ave PD-24-0789 Page 4 of 7

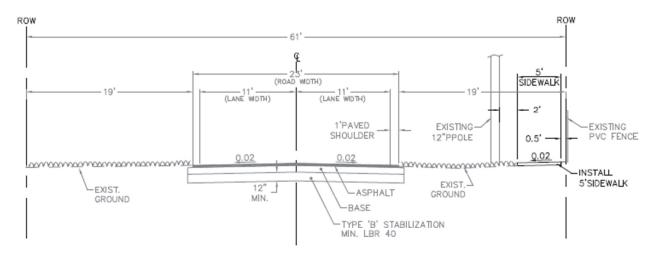
#### **Exhibit 1 – LOCATION MAP**



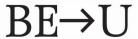


September 15, 2024 Zoning Intake 7805 E Sligh Ave PD-24-0789 Page 5 of 7

## Exhibit 2 - Proposed Western Typical Section



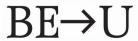
SLIGH AVENUE SIDEWALK IMPROVEMENTS (LOOKING EAST OF OAKDALE DR.) DESIGN SPEED 35 MPH



September 15, 2024 Zoning Intake 7805 E Sligh Ave PD-24-0789 Page 6 of 7

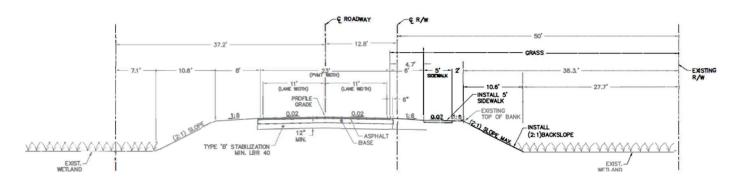
## **Exhibit 3 – Proposed Sidewalk Improvements**



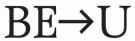


September 15, 2024 Zoning Intake 7805 E Sligh Ave PD-24-0789 Page 7 of 7

## **Exhibit 4 – Proposed Eastern Typical Section**

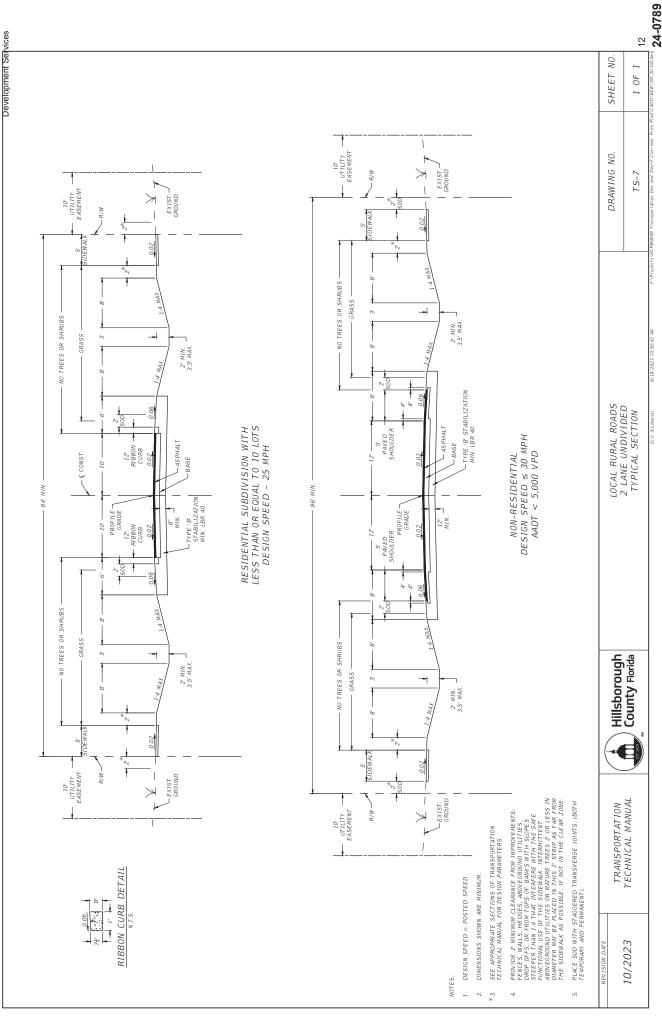


SLIGH AVENUE SIDEWALK IMPROVEMENTS (LOOKING EAST) DESIGN SPEED 45 MPH



September 15, 2024 Zoning Intake 7805 E Sligh Ave PD-24-0789 Page 8 of 8

## **Exhibit 5 – Standard TTM TS-07**



12

Revision PROJECT: 10017122.00

PD SITE PLAN

PD SITE PLAN SHEET 1 OF 1

24-0789

**LOWNHOMES** 

PREPARED FOR: CHRISTOPHER SCHROCK, LLC

SLIGH AVENUE

TYPICAL TOWNHOME LAYOUT

NO PLAT/EASEMENT, OR PORTION THEREOF, IS PROPOSED TO BE VACATED

ASC-1 TO PD

CONTACT INFORMATION: DEVELOPER: CONTACT: ADDRESS: ENGINEER: CONTACT: ADDRESS: EMAIL: PHONE:

1646 W SNOW AVE,, SUITE 174 TAMPA, FL 33606 813,455,184 www.BlackstockENG.com Certificate of Auth. 32307

BLACKSTOCK ENGINEERING UNLIMITED, INC.

 $BE \rightarrow \Omega$ 

SITE PLAN DATA:

LOCATION MAP:

PARKING SPACES PROVIDED 2 FOR MAIL KIOSK 2 PER UNIT x 28 UNITS TOTAL PARKING SPACES PROVI PARKING SPACES REQUIRED 2 SPACES/ UNIT x 24 UNITS TOTAL SPACES REQUIRED PARKING DATA

INTERNAL PRIVATE DRIVE

(0)

. (O)

PROJECT IS NOT WITHIN A SPECIAL ZONE SUCH AS COASTAL HIGH HAP PROJECTION AREA, SURFACE WATER RESOURCE PROTECTION AREA, WATER SERVICE THROUGH EXETING WATER MAIN WITHIN SLIGH IS WITHIN THE CITY OF TAMPA SERVICE AREA.

THE PROJECT IS NOT WITHIN OR ADJACENT TO A SCENIC CORRIDOR.

N 78TH STREET

NAM DO LOS BY ALL CITY, ILL PHE ILLY-FES OL PRENT TO SE: SIN CLET ANRAY PARCEL FOLDS: SIN CLET ANRAY NAME OF SINCE FLLIC CINAL OF

OMN DE LEMIS LON WE; LEMIS PERNY OJ PREMI DES SINGLE PARREY PARCIEL FOLDS: 4 CERC SINCE SON DE 195 G. FULL DRIVES

E ELM STREET

EXISTING SINGLE FAMILY STRUCTURE

#### **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		
E. Sligh Ave.	County Collector - Urban	2 Lanes  ⊠ Substandard Road  □ Sufficient ROW Width	<ul> <li>□ Corridor Preservation Plan</li> <li>□ Site Access Improvements</li> <li>☑ Substandard Road Improvements</li> <li>□ Other</li> </ul>		

Project Trip Generation ☐ Not applicable for this request						
	Average Annual Daily Trips A.M. Peak Hour Trips P.M. Peak Hour Trips					
Existing	19	1	2			
Proposed	173	12	14			
Difference (+/-)	(+)154	(+)11	(+)12			

<sup>\*</sup>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	X	None	None	Meets LDC	
South		None	None	Meets LDC	
East		None	None	Meets LDC	
West		None	None	Meets LDC	
Notes:					

<b>Design Exception/Administrative Variance</b> □ Not applicable for this request		
Road Name/Nature of Request	Туре	Finding
Sligh Ave./Substandard Roadway	Design Exception Requested	Approvable
Notes:		

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

# COUNTY OF HILLSBOROUGH ZONING HEARING MASTER'S RECOMMENDATION

Application number:	RZ-PD 24-0789
Hearing date:	October 28, 2024
Applicant:	Christopher Schrock, LLC
Request:	Rezone to a Planned Development
Location:	7805 E. Sligh Avenue, Tampa
Parcel size:	2.94 acres +/-
Existing zoning:	ASC-1
Future land use designation:	CMU-12 (12 du/ac, 0.50 FAR)
Service area:	Urban Services Area
Community planning area:	East Lake-Orient Park Community Plan

#### A. APPLICATION REVIEW

## DEVELOPMENT SERVICES STAFF REPORT APPLICATION REVIEW SUMMARY AND RECOMMENDATION

## **Rezoning Application:**

PD 24-0789

**Zoning Hearing Master Date:** 

October 28, 2024

**BOCC CPA Public Hearing Date:** 

December 10, 2024



**Development Services Department** 

#### 1.0 APPLICATION SUMMARY

Applicant: Christopher Schrock LLC

FLU Category: CMU-12

Service Area: Urban

Site Acreage: 2.94 acres

Community

Plan Area:

East Lake/Orient Park

Overlay: None



#### **Introduction Summary:**

This is a request to rezone a parcel to Planned Development (PD) to facilitate a 24-unit residential townhome development at a density of 8.16 dwelling units per acre.

Zoning:	Existing	Proposed
District(s)	ASC-1	PD 24-0789
Typical General Use(s)	Single-Family Residential/Agricultural	Townhomes
Acreage	2.94 acres	2.94 acres
Density/Intensity	1 DU per acre	8.16 DU per acre
Mathematical Maximum*	2 dwelling units	Twenty-four (24) dwelling units

<sup>\*</sup>number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	ASC-1	PD 24-0789
Lot Size / Lot Width	1 acre / 150'	4,000 sf / 40 feet
Setbacks/Buffering and Screening	Front: 50' Side: 15' Rear: 50'	Front: 20 feet Side: 7.5 feet Rear: 15 feet
Height	50′	35' (3 stories)

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

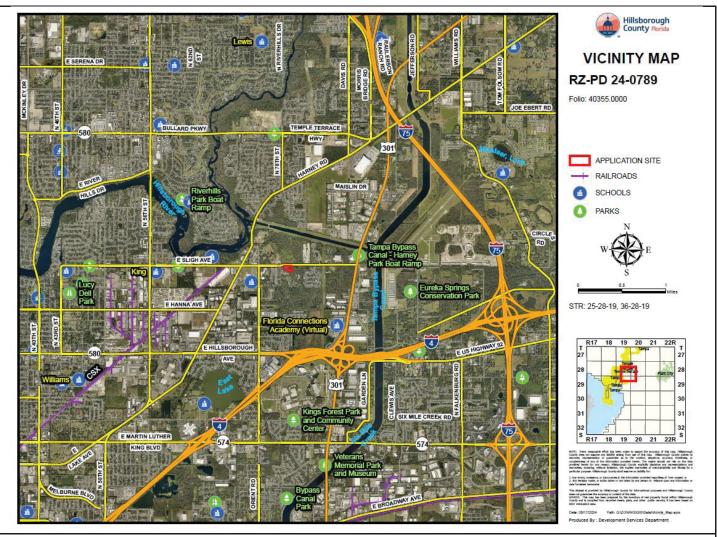
Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Approvable, subject to proposed conditions

ZHM HEARING DATE: October 28, 2024 BOCC CPA PUBLIC HEARING DATE: December 10, 2024

Case Reviewer: Jared Follin

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.1 Vicinity Map



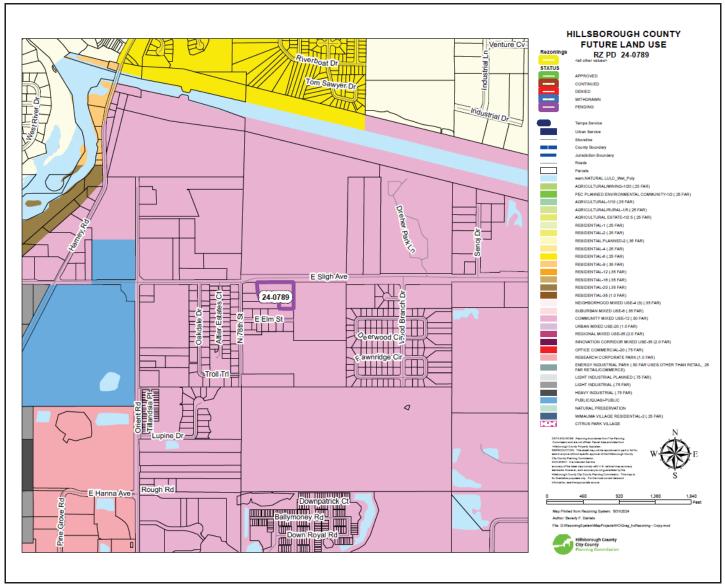
#### **Context of Surrounding Area:**

The subject site is generally located at 7805 East Sligh Avenue and consists of one folio: #40355.0000. The property is within the Urban Service Area and within the East Lake Orient Park Community Planned Area. Adjacent properties consist of residential uses zoned various residential and agriculture districts. In the surrounding area, residential uses, including multi-family can be found near the subject property. To the east near US Highway 301 is a commercial area with the majority of properties zoned CI, Commercial Intensive. Manufacturing uses are located to the west.

Case Reviewer: Jared Follin

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.2 Future Land Use Map

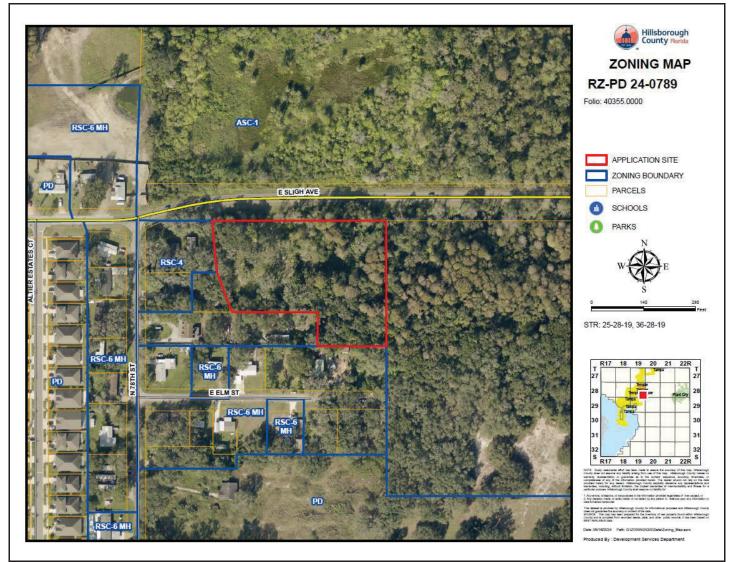


Subject Site Future Land Use Category:	Community Mixed Use- 12 (CMU-12)
Maximum Density/F.A.R.:	12.0 dwelling units per gross acre
Typical Uses:	Residential, community scale retail commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. Non-residential land uses must be compatible with residential uses through established techniques of transition or by restricting the location of incompatible uses.

Case Reviewer: Jared Follin

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.3 Immediate Area Map



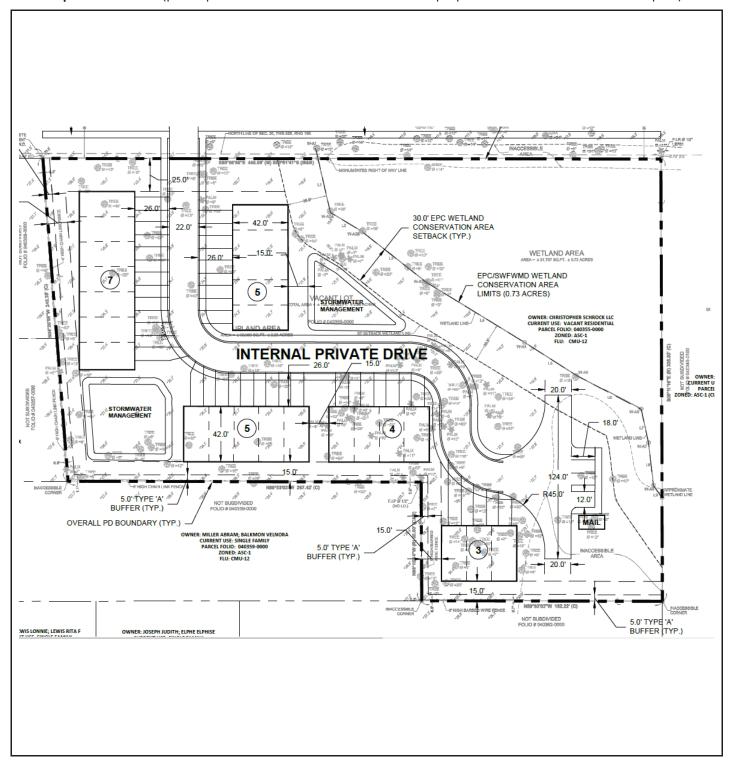
	Adjacent Zonings and Uses					
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:		
North	ASC-1	1 DU per acre	Agriculture, Single Family Conventional	Undeveloped		
South	ASC-1 RSC-6 MH	1 DU per acre 6 DUs per acre	Single Family Conventional, Mobile Homes	Single-family Residential, Mobile Homes		
East	PD 24-0124	6.21 DU per acre	Single-Family Conventional, Duplex, Townhomes	Undeveloped		
West	RSC-4 ASC-1	4 DU per acre 1 DU per acre	Agriculture, Single-Family Conventional	Single-family Residential		

ZHM HEARING DATE: October 28, 2024
BOCC CPA PUBLIC HEARING DATE: December 10, 2024

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

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

Case Reviewer: Jared Follin



APPLICATION NUMBER: PD 24-0789

ZHM HEARING DATE: October 28, 2024
BOCC CPA PUBLIC HEARING DATE: December 10, 2024

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

Adjoining Roadways (check if applicable)					
Road Name	Road Name	Road Name	Road Name		
E. Sligh Ave.	County Collector - Urban	4 Lanes  ⊠ Substandard Road  □ Sufficient ROW Width	<ul> <li>□ Corridor Preservation Plan</li> <li>□ Site Access Improvements</li> <li>⋈ Substandard Road Improvements</li> <li>□ Other</li> </ul>		

Case Reviewer: Jared Follin

Project Trip Generation					
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	19	1	2		
Proposed	173	12	14		
Difference (+/1)	(+) 154	(+) 11	(+) 12		

<sup>\*</sup>Trips reported are based on net new external trips unless otherwise noted.

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

Design Exception/Administrative Variance				
Road Name/Nature of Request	Туре	Finding		
Sligh Ave./Substandard Roadway	Design Exception Requested	Approvable		
Notes:				

APPLICATION NUMBER: PD 24-0789

ZHM HEARING DATE: October 28, 2024

BOCC CPA PUBLIC HEARING DATE: December 10, 2024 Case Reviewer: Jared Follin

#### 4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY					
Environmental:	Comments	Objections	Conditions	Additional	
	Received  X Yes	☐ Yes	Requested  X Yes	Information/Comments	
Environmental Protection Commission	□ No	⊠ No	□ No	Wetlands present	
Natural Resources	⊠ Yes □ No	☐ Yes ⊠ No	⊠ Yes □ No		
Conservation & Environ. Lands Mgmt.	☐ Yes ⊠ No	☐ Yes ⊠ No	☐ Yes ⊠ No		
Check if Applicable:  ☑ Wetlands/Other Surface Waters  ☐ Use of Environmentally Sensitive Land Credit  ☐ Wellhead Protection Area  ☐ Surface Water Resource Protection Area	☐ Significan ☐ Coastal H ☐ Urban/Su ☐ Adjacent ☑ Other <u>TE</u> Airport Rest	<ul> <li>No</li> <li>No</li> <li>Potable Water Wellfield Protection Area</li> <li>□ Significant Wildlife Habitat</li> <li>□ Coastal High Hazard Area</li> <li>□ Urban/Suburban/Rural Scenic Corridor</li> <li>□ Adjacent to ELAPP property</li> <li>☒ Other _TEA Influence Area, Airport Height Restriction, Executive Airport Restriction</li> </ul>			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments	
Transportation  ⊠ Design Exc./Adm. Variance Requested  ⊠ Off-site Improvements Provided	⊠ Yes □ No	☐ Yes ⊠ No	⊠ Yes □ No	See Staff Report	
Service Area/ Water & Wastewater  ☐ Urban ☑ City of Tampa ☐ Rural ☐ City of Temple Terrace	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No		
Hillsborough County School Board  Adequate    K-5	⊻⊕ Yes □₩ No	□ Yes ⊠ No	□ Yes ⊠ No		
Townhouse (Fee estimate is Fire: based on a 1,500 s.f., 1-2 story) Total	•	use: \$15,894 * . <mark>,456</mark>			
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments	
Planning Commission					
<ul> <li>☐ Meets Locational Criteria</li> <li>☐ Locational Criteria Waiver Requested</li> <li>☐ Minimum Density Met</li> <li>☒ N/A</li> </ul>	⊠ Yes □ No	☐ Inconsistent ☑ Consistent	□ Yes ⊠ No		

BOCC CPA PUBLIC HEARING DATE: December 10, 2024 Case Reviewer: Jared Follin

#### 5.0 IMPLEMENTATION RECOMMENDATIONS

#### 5.1 Compatibility

This is a request to rezone a 2.94-acre tract from ASC-1 to a Planned Development to facilitate a residential townhome development at a density of 8.16 dwelling unit per acre or twenty-four (24) dwellings. Subject site is composed of one folio and is generally located at 7805 East Sligh Avenue. Surrounding area is primarily residential with the majority of properties developed with single-family homes and mobile homes. Adjacent zonings include single-family and agriculture zoning district. The Planned Development property to the east is currently undeveloped but is approved for single-family, duplexes, and townhomes.

The lot development standards for the proposed Planned Development are a 1,577 square foot minimum size lots and a minimum width of 19 feet. The maximum height of the development is proposed to be 35 feet or three stories. Given the proximity to the project boundary and the proposed height, the development will not meet the 2:1 building setback requirement. The applicant has stated that in order to maintain an acceptable gross floor area of living space, they designed the site without the 2:1 setback requirement. In addition, they state that due to the large wetland area on the property, meeting a 2:1 setback would make a majority of the project undevelopable, as proposed. Staff has considered the request to waive the 2:1 setback requirement and deem it acceptable due to the presence of a buffer yard along the west and south property lines and the amount of wetlands covering a large portion of the property.

The development includes the construction of an internal private roadway with one connection to Sligh Avenue. The roadway does not provide for future connections to adjacent properties. To protect the adjacent single-family residential uses, the applicant is providing adequate buffer and screening, in accordance with the Land Development Code.

Development Services does not foresee any compatibility concerns with the proposed townhome development. The surrounding area is residential and low intense residential uses are adequately buffered and screened from the development. The density of the proposed development is appropriate for the area and does not pose any negative impacts to the surrounding residential uses.

#### 5.2 Recommendation

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

APPLICATION NUMBER:	PD 24-0789	
ZHM HEARING DATE:	October 28, 2024	
BOCC CPA PUBLIC HEARING DATE:	December 10, 2024	Case Reviewer: Jared Follin

#### **6.0 PROPOSED CONDITIONS**

#### Requirements prior to Certification:

- 1. Prior to certification the applicant shall revise the PD site plan to include the following minimum roadway information for E. Sligh Ave along the project frontage: functional classification, right of way width, number of lanes and pavement width.
- 2. The applicant shall add note clearly stating the minimum lot size and width of the proposed lots.

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

- 1. The project shall be limited to a maximum twenty-four (24) townhome dwelling units, which may require to be decreased in accordance with Comprehensive Plan Policy 13.3 (Environmentally Sensitive Land Credit).
- 2. Development Standards of the project shall be as followed:

Maximum Density – 8.16 Dwelling units per gross acre Minimum Lot Size – 1,577 square feet Minimum Lot Width – 19 feet Minimum front yard setback – 20 feet Minimum side yard setback – 5 feet Minimum rear yard setback – 10 feet Maximum building height – 35 feet or three stories

- 3. The subject property shall adhere to the buffer and screening standards depicted on the general site plan.
- 4. The project shall be permitted one full access connection on E. Sligh Ave. as shown on the PD site plan.
- 5. If PD 24-0789 is approved, the County Engineer will approve the Design Exception (dated September 30, 2024, and found approvable on October 2, 2024), for E. Sligh Ave. substandard road improvements. As E. Sligh Ave. is a substandard rural collector roadway, the developer will be required to construct +/-1,650 linear feet of 5-foot-wide sidewalk on the south side of E. Sligh Ave. consistent with the Design Exception.
- 6. The developer shall construct a 5-foot sidewalk along the project frontage on E. Sligh Ave.

  Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- 7. All construction ingress and egress shall be limited to the E. Sligh Ave. project access.
- 8. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.

PPLICATION NU	IMBER:	PD 24-0789	
HM HEARING DA	ATE: C HEARING DATE:	October 28, 2024 December 10, 2024	Case Reviewer: Jared Follin
9.	Conservation A these areas wh condition of ap	Area and Preservation Area s nich shall be designated on a oproval or items allowed per	sidered Environmentally Sensitive Areas and are subject to setbacks. A minimum setback must be maintained around all future plan submittals. Only items explicitly stated in the the LDC may be placed within the wetland setback. ithin the wetland setback areas.
10.	community veg property must Department fo	getation on the property. Ar be submitted to the Natura	ot result in the destruction of trees or the natural plant by application to conduct land alteration activities on the I Resources Team of the Planning and Growth Management of the agricultural exemption provision to the Land
11.	Resources app serve to justify	rovals/permits necessary fo	ounty does not constitute a guarantee that Natural rthe development as proposed will be issued, does not itself al plant communities or wildlife habitat, and does not grant al approvals.
12.	correspondenc		sed environmental impacts are not approved by this Natural Resources staff through the site and subdivision Land Development Code.
13.	Land Developn specifically con	nent Code (LDC) regulations aditioned otherwise. References ons shall be interpreted as the	are in conflict with specific zoning conditions and/or the the more restrictive regulation shall apply, unless nees to development standards of the LDC in the above ne regulations in effect at the time of preliminary site
1.	LDC regulation References to 0	s, the more restrictive regu development standards of the	n are in conflict with specific zoning conditions and/or the lation shall apply, unless specifically conditioned otherwise. he LDC in the above stated conditions shall be interpreted as iminary site plan/plat approval.
2.	In accordance	with LDC Section 5.03.07.C,	the certified PD general site plan shall expire for the

LDC Section 5.03.07.C.

internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in

#### **B. HEARING SUMMARY**

This case was heard by the Hillsborough County Zoning Hearing Master on October 28, 2024. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

#### **Applicant**

Mr. Jesse Blackstock spoke on behalf of the applicant. Mr. Blackstock presented the rezoning request and provided testimony as reflected in the hearing transcript.

#### **Development Services Department**

Mr. Jared Follin, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the revised staff report previously submitted to the record.

#### **Planning Commission**

Ms. Alexis Myers, Hillsborough County City-County Planning Commission, presented a summary of the findings and analysis as detailed in the Planning Commission report previously submitted into the record.

#### **Proponents**

The Zoning Hearing Master asked whether there was anyone at the hearing in person or online to speak in support of the application. There were none.

#### **Opponents**

The Zoning Hearing Master asked whether there was anyone at the hearing in person or online to speak in opposition to the application. There were none.

#### **Development Services Department**

Ms. Heinrich stated the Development Services Department had nothing further.

#### **Applicant Rebuttal**

Mr. Blackstock stated the applicant had nothing further.

The hearing officer closed the hearing on RZ-PD 24-0789.

#### C. EVIDENCE SUMBITTED

Mr. Jared Follin, Hillsborough County Development Services Department, submitted to the record at the hearing a copy of a revised staff report.

#### D. FINDINGS OF FACT

1. The Subject Property consists of approximately 2.94 acres of undeveloped land at 7805 E. Sligh Avenue, Tampa.

- 2. The Subject Property is designated CMU-12 on the Future Land Use map and is zoned ASC-1.
- 3. The Subject Property is in the Urban Services Area and is located within the boundaries of the East Lake-Orient Park Community Plan.
- 4. The general area surrounding the Subject Property consists of residential, manufacturing, a school, a place of worship, and undeveloped parcels. Adjacent parcels include Sligh Avenue and a large undeveloped parcel zoned ASC-1 to the north; an undeveloped parcel zoned PD 24-0124 for single-family conventional, duplex, and townhome uses to the east; residential single-family parcels zoned ASC-1 and RSC-6(MH) to the south; and residential single-family parcels zoned RSC-4 to the west.
- 5. The applicant is requesting to rezone the Subject Property to Planned Development to allow a townhome development of up to 24 units.
- 6. The applicant requested a Design Exception for Sligh Avenue substandard roadway improvements. The County Engineer found the Design Exception approvable.
- 7. The Subject Property contains wetland areas. The Environmental Protection Commission reviewed the applicant's site plan and determined that a resubmittal is not necessary. The applicant's agent testified at the hearing that the project design will avoid impacts to the wetland areas and the wetland conservation area setback.
- 8. The applicant is proposing a building height of up to 35 feet with three stories. The proposed height and setbacks do not comply with the 2:1 additional setback for structures over 20 feet in height and the applicant is requesting a waiver. The applicant's justification for waiver of the additional setback is that the Subject Property's developable area is constrained by the presence of wetlands, site improvement requirements for internal circulation and stormwater management, and building separation.
- 9. Development Services Department staff found the proposed development compatible with the surrounding area and found the proposed rezoning approvable, subject to conditions.
- 10. Hillsborough County Transportation Review staff stated no objections subject to the conditions set out in the Transportation Review Comment Sheet and the Development Services Department staff report.
- 11. The Planning Commission staff found the proposed rezoning would allow development that is consistent with the Goals, Objectives, and Policies of the

Unincorporated Hillsborough County Comprehensive Plan and would support the vision of the East Lake-Orient Park Community Plan.

#### E. FINDINGS OF COMPLIANCE OR NON-COMPLIANCE WITH COMPREHENSIVE PLAN

The record evidence demonstrates the proposed Planned Development rezoning is in compliance with and furthers the intent of the Goals, Objectives, and Policies of Unincorporated Hillsborough County Comprehensive Plan.

#### F. CONCLUSIONS OF LAW

A development order is consistent with the comprehensive plan if "the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government." § 163.3194(3)(a), Fla. Stat. (2022). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services staff, and Planning Commission staff, applicant's testimony and evidence, there is substantial competent evidence demonstrating the requested rezoning is consistent with the Unincorporated Hillsborough County Comprehensive Plan and does comply with the applicable requirements of the Hillsborough County Land Development Code.

#### G. SUMMARY

The applicant is requesting to rezone the Subject Property to Planned Development to allow a townhome development of up to 24 units.

The applicant requested a Design Exception for Sligh Avenue substandard roadway improvements. The County Engineer found the Design Exception approvable.

#### H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for APPROVAL of the request to rezone the Subject Property to Planned Development to allow a townhome development of up to 24 units, subject to the certification requirements and conditions set out in the Development Services Department staff report based on the applicant's general site plan submitted May 22, 2024.

Pamela Jo Hatley
Pamela Jo Hatley PhD, DD

November 19, 2024

Land Use Hearing Officer

Date:



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

Unincorporated Hillsborough County Rezoning Consistency Review			
Hearing Date: October 15, 2024  Report Prepared: October 3, 2024	Case Number: PD 24-0789  Folio(s): 40355.0000  General Location: North of East Elm Street, south of Sligh Avenue and east of 78 <sup>th</sup> Street North		
Comprehensive Plan Finding	CONSISTENT		
Adopted Future Land Use	Community Mixed Use-12 (12 du/ga; 0.50 FAR)		
Service Area	Urban Service Area		
Community Plan(s)	East Lake-Orient Park		
Rezoning Request	Agricultural Single-Family Conventional (ASC-1) to Planned Development (PD) to allow for up to 28 townhome units		
Parcel Size	2.94 ± acres		
Street Functional Classification	East Elm Street – <b>Local</b> Sligh Avenue – <b>County Collector</b> 78 <sup>th</sup> Street North – <b>Local</b>		
Commercial Locational Criteria	Not Applicable		
Evacuation Area	В		

	Table 1: COMPARISON OF SURROUNDING PROPERTIES					
Vicinity	Future Land Use Designation	Zoning	Existing Land Use			
Subject Property	Community Mixed Use - 12	ASC-1	Vacant			
North	Community Mixed Use - 12	ASC-1	Vacant			
South	Community Mixed Use - 12	ASC-1/RSC-6	Single Family / Mobile Home			
East	Community Mixed Use - 12	PD	Vacant			
West	Community Mixed Use - 12	RSC-4	Single Family / Mobile Home			

#### Staff Analysis of Goals, Objectives and Policies:

The  $2.94 \pm acre subject$  site is located north of Elm Street, south of Sligh Avenue and east of  $78^{th}$  Street North. The site is in the Urban Service Area and is within the limits of the East Lake-Orient Park Community Plan. The applicant is requesting a rezoning from the Agricultural Single Family Conventional (ASC-1) zoning district to a Planned Development (PD) to allow for up to 28 townhome units.

The site is in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the County's growth is to be directed. Policy 1.4 requires all new development to be compatible with the surrounding area, noting that "compatibility does not mean "the same as" Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The subject site is currently vacant. There is also vacant land to the immediate east, north across Sligh Avenue, and further south. Single-family uses are directly west and extends to the south, west and further north. The proposed rezoning from ASC-1 to a PD meets the intent of FLUE Objective 1 and FLUE Policy 1.4.

FLUE Objective 7, FLUE Objective 8 and each of their respective policies establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each Future Land Use category. The character of each land use category is defined by building type, residential density, functional use and the physical composition of the land. The integration of these factors set the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive but are intended to be illustrative of the character of uses within the land use designation. Appendix A contains a description of the character and intent permitted in each of the Future Land use categories. The site is in the Community Mixed Use-12 (CMU-12) Future Land Use category. The CMU-12 Future Kand Use category allows for the consideration of residential, community scale retail commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed use

PD 24-0789

projects ay appropriate locations. As the language states above, residential is allowed; therefore, the proposed Planned Development meets FLUE Objective 7, FLUE Objective 8 and each of their respective policies.

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

The proposal meets the intent of FLUE Objective 16 which require new development to be compatible to the surrounding neighborhood. 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. Goal 12 and Objective 12-1 of the Community Design Component (CDC) of the FLUE require new developments to recognize the existing community and be designed to relate to and be compatible with the predominant character of the surrounding area. In this case, the surrounding land use pattern is mostly comprised of mixed uses with single family uses in the immediate area. The proposed Plan Development will complement the surrounding area.

The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed PD. The EPC has determined there are wetlands on site but a resubmittal is not necessary. According to Objective 13 of the FLUE, "new development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Conservation and Aquifer Recharge Element and the Coastal Management Element of the Comprehensive Plan." Objective 9.3 of the Environmental & Sustainability (E&S) is to manage natural preserves to ensure a healthy, functioning environment, economy, and quality of life. 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, Rules of the Commission, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and Chapter 1-11, Rules of the EPC.

The site meets the intent of the goals and strategies of the East Lake-Orient Park Community Plan. The Transportation Goal under the Plan ensures a balanced transportation system that reflects the community's character and provides for options including walking, bicycling and transit. According to the revised request uploaded into Optix on September 16, 2024, the proposed residential development will propose one full two-way entrance off of Sligh Avenue. Sidewalks will also be installed along both sides of the internal local roadways per the Hillsborough County Land Development Code (LDC). The Housing Goal creates housing opportunities. The proposed residential development will provide an opportunity for homeownership which is preferred under the East Lake-Orient Park Community Plan.

Overall, staff finds that the proposed use is an allowable use in the CMU-12 category, is compatible with the existing development pattern found within the surrounding area and does support the vision of the East Lake-Orient Park Community Plan. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

#### Recommendation

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

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

#### **FUTURE LAND USE ELEMENT**

#### **Urban Service Area**

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

**Policy 1.2:** 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.

**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 capability 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.

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.

#### **Land Use Categories**

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

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

#### Relationship to Land Development Regulations

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

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

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

**Objective 10:** Development orders shall not be issued unless development is suitable for the physical conditions of the land, including, but not limited to, topographical and soil conditions, and development mitigates those adverse impacts that it creates upon the physical conditions of the land that may affect the health, safety and/or welfare of the people who live and work within those particular areas.

**Policy 10.3:** Continue to review, amend, and implement land development regulations to ensure the protection of the attributes, functions, and amenities of the natural environment under all projected growth scenarios.

#### **Environmental Considerations**

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

#### **Community Development and Land Uses**

**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 16.3:** Development and redevelopment shall be integrated with the adjacent land uses through the creation of like uses, or creation of complementary uses, or mitigation of adverse impacts, and transportation/pedestrian connections.

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

#### **HOUSING SECTION**

**Objective 1.1:** Support a range of housing options to affordably meet the needs of current and future residents.

**Policy 1.1.8:** Encourage a variety of housing types, including single-family, multi-family, and missing middle housing, to diversify the housing stock and provide Hillsborough County residents with more housing options across a range of income levels.

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#### LIVABLE COMMUNITIES ELEMENT: EAST LAKE-ORIENT PARK COMMUNITY PLAN

<u>Transportation</u> – Ensure a balanced transportation system that reflects the community's character and provides for options including walking, bicycling and transit.

• New development should include pedestrian and bicycle access.

**Housing** – Create housing opportunities.

• New residential developments that provide home ownership are preferred.

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# HILLSBOROUGH COUNTY

**FUTURE LAND USE** RZ PD 24-0789

CONTINUED APPROVED

WITHDRAWN PENDING DENIED

Jurisdiction Boundary County Boundary Urban Service Shoreline

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR) AGRICULTURAL/MINING-1/20 (.25 FAR) wam.NATURAL.LULC\_Wet\_Poly

AGRICULTURAL ESTATE-1/2.5 (.25 FAR) AGRICULTURAL/RURAL-1/5 (.25 FAR) AGRICULTURAL-1/10 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR) RESIDENTIAL-1 (.25 FAR) RESIDENTIAL-2 (.25 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)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR) REGIONAL MIXED USE-35 (2.0 FAR)

ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE) RESEARCH CORPORATE PARK (1.0 FAR) OFFICE COMMERCIAL-20 (.75 FAR)

LIGHT INDUSTRIAL PLANNED (.75 FAR)

HEAVY INDUSTRIAL (.75 FAR) LIGHT INDUSTRIAL (.75 FAR) PUBLIC/QUASI-PUBLIC

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR) NATURAL PRESERVATION CITRUS PARK VILLAGE



Map Printed from Rezoning System: 5/31/2024 920

Fle: G:\RezoningSystem\MapPre

# GENERAL SITE PLAN FOR CERTIFICATION



#### **DEVELOPMENT SERVICES**

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

### HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

#### **GENERAL SITE PLAN REVIEW/CERTIFICATION**

#### BOARD OF COUNTY COMMISSIONERS

Donna Cameron Cepeda Harry Cohen Ken Hagan Pat Kemp Gwendolyn "Gwen" Myers Michael Owen Joshua Wostal

#### **COUNTY ADMINISTRATOR**

Bonnie M. Wise

#### **COUNTY ATTORNEY**

Christine M. Beck

#### **COUNTY INTERNAL AUDITOR**

Peggy Caskey

#### **DEPUTY COUNTY ADMINISTRATOR**

Gregory S. Horwedel

Project Name: Sligh Avenue Townhomes				
Zoning File: RZ PD 24-0789 Modification: None				
Atlas Page: None	Submitted: 11/13/2024			
To Planner for Review: 11/13/2024	Date Due: ASAP			
Contact Person: Jesse Blackstock	Phone: 813.455.2184/jesse@blackstockeng.com			
Right-Of-Way or Land Required for I	Dedication: Yes No ✓			
The Development Services Departm	ent HAS NO OBJECTION to this General Site Plan.			
The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:				
Reviewed by: Jared Follin	Date: 11/13/2024			
Date Agent/Owner notified of Disapp	roval:			

24-0789

PD SITE PLAN SHEET 1 OF 1

No. Date Description Revision PROJECT: 10017122.00

PD SITE PLAN

гснвоск, гес

PREPARED FOR: CHRISTOPHER

PARKING SPACES PROVIDED 2 FOR MAIL KIOSK 2 PER UNIT x 28 UNITS TOTAL PARKING SPACES PROVI

PARKING SPACES REQUIRED 2 SPACES/ UNIT x 24 UNITS TOTAL SPACES REQUIRED PARKING DATA

**LOWNHOMES** SLIGH AVENUE

7805 E SLIGH AVENUE HILLSBOROUGH COUNTY, FLORIDA

TYPICAL TOWNHOME LAYOUT
NTS
NTS
NSTEEL SAFORDONS. 83 x 19" = 1,577 SF FOR NTERNA
MENBUUM LOT SZE IS AS FFOR END.
83 x 20.5" = 2,190.5 SF FFOR END.

ASC-1 TO PD

Received November 13, 2024 Development Services

ENGINEER: CONTACT: ADDRESS: EMAIL: PHONE:

CONTACT INFORMATION: DEVELOPER: CONTACT: ADDRESS:

1646 W SNOW AVE,, SUITE 174 TAMPA, FL 33606 813,455,2184 www.BlackstockENG.com Certificate of Auth. 32307

BLACKSTOCK ENGINEERING UNLIMITED, INC.

 $BE \rightarrow \Omega$ 

SITE PLAN DATA:

LOCATION MAP:

EXSTING PARCEL ZONING:
PRO POSED PARCEL ZONING:
PARCEL FOLIO:
PARCEL FOLIO:
COMMUNITY PLANINING A REA:
OVER LAY DISTRICT:

WATER SERVICE THROUGH EXISTING WATER MAIN WITHIN SLIGH IS WITHIN THE CITY OF TAMPA SERVICE AREA.

INTERNAL PRIVATE DRIVE

(0)

. (O)

PROJECT IS NOT WITHIN A SPECIAL ZONE SUCH AS COASTAL HIGH HAP RO TECTION AREA, SURFACE WATER RESOURCE PROTECTION AREA,

THE PROJECT IS NOT WITHIN OR ADJACENT TO A SCENIC CORRIDOR.

N 78TH STREET

NAM DO LOS BPH JU CEPH, ILL PHE ILLPHS OJ PREN TU SE: SHY CLET AARKY PARCEL POLICE SHOULD SHOUL ZOWE OF STICKE FLLL CARL O. 2

OMN DE LEMIS LON NET, LEMIS PERNY OJ PREMI DES SINGLE PARREY PARCIEL FOLDS: 4 CERC SINCE SON DE 18 C. 6 FOLD 13 C. 6 FOLD 13 C. 6

E ELM STREET

EXISTING SINGLE FAMILY STRUCTURE

NO PLAT/EASEMENT, OR PORTION THEREOF, IS PROPOSED TO BE VACATED

# AGENCY COMMNENTS

#### AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 10/03/2024

REVIEWER: Richard Perez, AICP

PLANNING AREA/SECTOR: ELOP/CENTRAL

PETITION NO: PD 24-0789

This agency has no objection.

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

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

#### **CONDITIONS OF APPROVAL**

- The project shall be permitted one full access connection on E. Sligh Ave. as shown on the PD site plan.
- If PD 24-0789 is approved, the County Engineer will approve the Design Exception (dated September 30, 2024, and found approvable on October 2, 2024), for E. Sligh Ave. substandard road improvements. As E. Sligh Ave. is a substandard rural collector roadway, the developer will be required to construct +/-1,650 linear feet of 5-foot-wide sidewalk on the south side of E. Sligh Ave. consistent with the Design Exception.
- The developer shall construct a 5-foot sidewalk along the project frontage on E. Sligh Ave.
- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- All construction ingress and egress shall be limited to the E. Sligh Ave. project access. The developer shall include a note in each site/construction plan submittal which indicates same.

#### OTHER CONDITIONS

• Prior to certification the applicant shall revise the PD site plan to include the following minimum roadway information for E. Sligh Ave along the project frontage: functional classification, right of way width, number of lanes and pavement width.

#### PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 2.94-acre parcel, from Agricultural/Single Family Conventional 1 (ASC-1) to Planned Development to construct 24 town home units. The site is located on the south side E. Sligh Ave., approximately 235 feet east of N 78<sup>th</sup> St. The Future Land Use designation is Commercial Mixed Use 12 (CMU-12).

The property is currently vacant.

#### Trip Generation Analysis

The applicant submitted a trip generation as required by the Development Review Procedures Manual (DRPM). Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11<sup>th</sup> Edition.

#### **Existing Zoning**

Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
	vvay voranie	AM	PM
ASC-1: 2 Single Family Detached Units (ITE Code 210)	19	1	2

**Proposed Rezoning** 

Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 24 Single Family Attached (ITE 215)	173	12	14

**Trip Generation Difference** 

Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+)154	(+)11	(+)12

The proposed PD rezoning is anticipated to increase the number of trips potentially generated by development by +154 average daily trips and +11 a.m. peak hour trips, and +12 p.m. peak hour trips.

#### TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

<u>E. Sligh Ave.</u> is a 2-lane, substandard, undivided, rural collector roadway. The roadway is characterized by +/-11-foot-wide travel lanes in good condition, lying within +/-100 feet of right-of-way. There are no sidewalks and no paved shoulders within the vicinity of the project.

According to the Hillsborough County Transportation Technical Manual a TS-7 rural local and collector roadway typical section has 12-foot lanes with 5-foot paved shoulders and sidewalks on both sides within a minimum of 96 feet of right-of-way. The applicant is proposing a Design Exception to construct +/-1,650 linear feet of sidewalk along the south side of E. Sligh Ave. The proposed Design Exception is discussed in greater detail under the section titled Requested Design Exception: E. Sligh Ave. herein.

#### SITE ACCESS AND CONNECTIVITY

The PD site plan proposes a full access vehicular and pedestrian connection on E. Sligh Ave.

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

Construction access shall be limited to Sligh Ave. project access to minimize disruption to adjacent residential neighborhoods.

#### REQUESTED DESIGN EXCEPTION: E. SLIGH AVE.

As E. Sligh Ave. is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request for the roadway (dated September 30, 2024) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on October 2,

2024). The developer will be required to construct +/-1,650 linear feet of sidewalk on the south side of E. Sligh Ave., as shown in the requested Design Exception.

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

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

Roadway Level of Service (LOS) provided for informational purposes only.

FDOT Generalized Level of Service				
Roadway	From	То	LOS Standard	Peak Hr Directional LOS
E SLIGH AVE	ORIENT RD	US HWY 301	D	С

Source: 2020 Hillsborough County Level of Service (LOS) Report

From: Williams, Michael [WilliamsM@hcfl.gov] Sent: Wednesday, October 2, 2024 3:31 PM

To: jesse@blackstockeng.com

**CC:** cschrock4@gmail.com; Follin, Jared [FollinJ@hcfl.gov]; Heinrich, Michelle [HeinrichM@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; Tirado, Sheida

[TiradoS@hcfl.gov]; De Leon, Eleonor [DeLeonE@hcfl.gov]; PW-CEIntake [PW-

CEIntake@hcfl.gov]

Subject: FW: RZ PD 24-0789 - Design Exception Review

**Attachments:** 24-0789 DEAd 09-30-24.pdf

#### Jesse,

I have found the attached Design Exception (DE) for PD 24-0789 APPROVABLE.

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

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

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

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

Mike

#### Michael J. Williams, P.E.

Director, Development Review County Engineer

**Development Services Department** 

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

W: HCFLGov.net

#### **Hillsborough County**

#### 601 E. Kennedy Blvd., Tampa, FL 33602

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

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Monday, September 30, 2024 3:58 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Perez, Richard <PerezRL@hcfl.gov>

Subject: RZ PD 24-0789 - Design Exception Review

Hello Mike.

The attached DE is approvable to me, please include the following people in your response:

jesse@blackstockeng.com cschrock4@gmail.com follinj@hcfl.gov heinrichm@hcfl.gov perezrl@hcfl.gov

Best Regards,

#### Sheida L. Tirado, PE

#### **Transportation Review Manager**

**Development Services Department** 

E: TiradoS@HCFL.gov

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

601 E. Kennedy Blvd., Tampa, FL 33602

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#### **Hillsborough County Florida**

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## **Supplemental Information for Transportation Related Administrative Reviews**

#### Instructions:

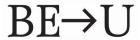
- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.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

to complete this form.				
Request Type (check one)	<ul> <li>Section 6.04.02.B. Administrative Variance</li> <li>▼ Technical Manual Design Exception Request</li> <li>□ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.)</li> <li>□ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)</li> </ul>			
Submittal Type (check one)	☐ New Request ☐ Revised Request ☐ Additional Information			
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	In the image is a state of			
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.				
Project Name/ Phase 7805 E Sligh Ave	Townhomes			
<b>Important:</b> The name selected must be used on all full frequest is specific to a discrete phase, please also	ture communications and submittals of additional/revised information relating to this variance. list that phase.			
Folio Number(s) 040355-0000	☐ Check This Box If There Are More Than Five Folio Numbers			
numbers must be provided in the format provided b	to a maximum of five. If there are additional folios, check the box to indicate such. Foliony the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, 789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789;			
Name of Person Submitting Request	Jesse Blackstock, PE			
<b>Important:</b> For Design Exception (DE) Requests, the DE request letter must be signed and sealed.	person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The			
<b>Current Property Zoning Designation</b>	ASC-1			
Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at <a href="https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html">https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</a> . For additional assistance, please contact the <a href="https://maps.hillsborough.html">Zoning Counselors</a> at the Center for Development Services at (813) 272-5600 Option 3.				
Pending Zoning Application Number	PD-24-0789			
<b>Important:</b> If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.				
Related Project Identification Number (Site/Subdivision Application Number)	N/A			

1 of 1

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

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



#### BLACKSTOCK ENGINEERING UNLIMITED, INC.

September 30, 2024

Mr. Michael Williams, PE
Hillsborough County
Development Review Director
County Engineer
601 E Kennedy Blvd, 20<sup>th</sup>
Floor Tampa, FL 33602

Reference: Design Exception Request – E Sligh Avenue

7805 E Sligh Avenue Folio No. 40355-0000

PD-24-0789

Mr. Williams:

Please allow this letter to serve as our justification for the design exception per TTM Section 1.7 to meet the requirements of Hillsborough County LDC Section 6.04.03.L (existing facility). The PD rezoning request is to allow for up to 24 single family attached dwelling units on the currently vacant property located at 7805 E Sligh Avenue, as depicted on Exhibit A. This request is per our virtual meeting held on 9/3/2024 with County Staff.

The project proposes to have a single full access connection on to E Sligh Avenue. Sligh Avenue is identified in the Hillsborough County Comp. Plan as a collector roadway and during our 9/3/24 meeting it was determined that this roadway is Substandard. Sligh Avenue has a posted speed limit of 35 mph between Orient Road and  $78^{th}$  Street, then 45 mph east of  $78^{th}$  Street. Sligh Avenue currently has 11.0 foot travel lanes, with a 5' concrete sidewalk along the south side of the roadway which is not consistently currently existing within this portion of Sligh Ave. No bike lanes are currently present on either side of Sligh Avenue.

The segment is broken into two sections: A western section from Orient Road to 78<sup>th</sup> Street (approximately 1,300 linear feet) and an eastern section from 78<sup>th</sup> Street to the eastern property corner of Folio No. 040349-0100 (approximately 1,250 linear feet). The western section currently has 11 foot travel lanes, and a sporadic 5' concrete sidewalk on the south side of Sligh Avenue and a relatively flat unpaved shoulder/drainage within approximately 61.0 feet of ROW. The eastern section currently has 11.0 foot of travel lanes , no sidewalks on either side of Sligh Avenue and a relatively flat unpaved shoulder and wetlands beyond the unpaved shoulder both to the north and south within approximately 100 feet of ROW.

This request is a design exception to the Hillsborough County TTM for Sligh Avenue from Orient Road to the eastern property corner of Folio No. 040349-0100.



September 15, 2024 Zoning Intake 7805 E Sligh Ave PD-24-0789 Page 2 of 7

For the western section, the requested exceptions are to the TS-7 typical section and the justifications are as follows:

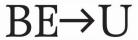
- 1. The existing ROW along Sligh Avenue is approximately 100 feet; however, there is an existing wetland within the existing ROW along both sides of the roadway. The typical TS-7 section for a rural, two-lane undivided roadway requires a minimum of 96 feet of ROW with 12 foot travel lanes, 5 foot paved shoulder, open drainage, and a 5 foot sidewalk.
- 2. The request is to maintain the existing 11.0 foot travel lanes and relatively flat unpaved shoulder/open drainage. The missing segments of the 5.0' concrete sidewalk on the south side of Sligh Avenue will be completed, which will add approximately 350 linear feet of sidewalk. Based on Table 210.2.1 of the FDOT Design Manual, the 10-foot travel lanes identified as acceptable.

The proposed western section typical section is shown in Exhibit 2 and the proposed improvements are shown in Exhibit 3.

For the eastern section, the requested exceptions to the TS-7 typical section and the justification are as follows:

- 1. The existing ROW along Sligh Avenue is approximately 100 feet; however, there is an existing wetland within the existing ROW along both sides of the roadway. The typical TS-7 section for a rural, two-lane undivided roadway requires a minimum of 96 feet of ROW with 12 foot travel lanes, 5 foot paved shoulder, open drainage, and a 5 foot sidewalk.
- 2. The eastern section currently has 11 foot travel lanes in approximately 100 feet of ROW. The request is to maintain the existing 11 foot travel lanes and add approximately 1,300 linear feet of 5' concrete sidewalk along the south side of Sligh Avenue, with a 6 foot grass strip on the south side of Sligh Avenue and a 2 foot grass strip along the back side of the sidewalk. Due to ROW constraints and existing conditions, the slope to the wetland may exceed to 4:1 slope, but will not exceed 2:1.

The proposed eastern typical section is shown in Exhibit 4.



September 15, 2024 Zoning Intake 7805 E Sligh Ave PD-24-0789 Page 3 of 7

Please do not hesitate to contact me directly with any questions or concerns.

Respectfully Submitted,

Blackstock Engineering Unlimited, Inc.



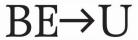
Jesse

Digitally signed by Jesse Blackstock Blackstock Date: 2024.09.30 08:33:27 -04'00'

Jesse Blackstock, PE President

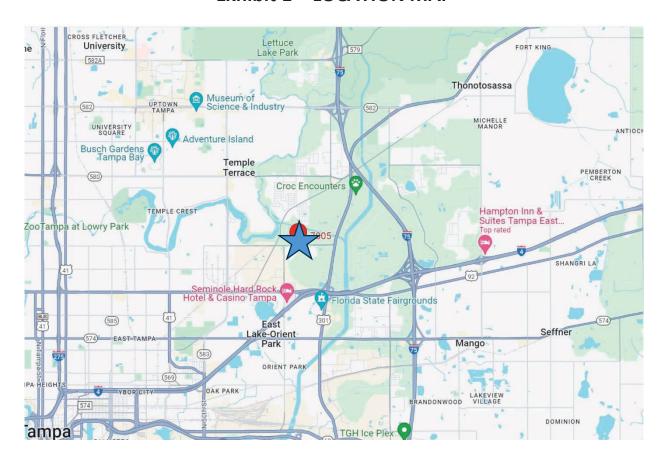
This item has been digitally signed and sealed by Jesse Blackstock, PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

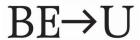
Based on the information provided by	, the Applicant this request is:	
based on the information provided by	the Applicant, this request is.	
Disapproved	Approved with Conditions	Approved
If there are any further questions or y	rou need clarification, please contact Shei	ida L. Tirado, PE.
	Hills	Sincerely, Michael J. Williams, PE borough County Engineer



September 15, 2024 Zoning Intake 7805 E Sligh Ave PD-24-0789 Page 4 of 7

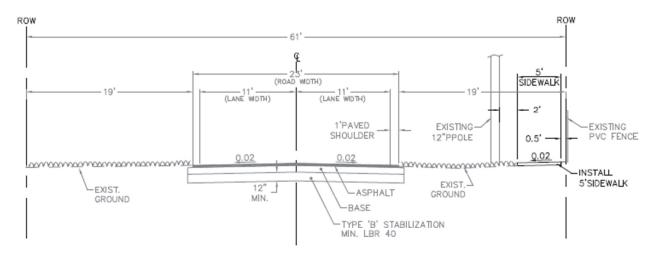
#### **Exhibit 1 – LOCATION MAP**



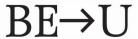


September 15, 2024 Zoning Intake 7805 E Sligh Ave PD-24-0789 Page 5 of 7

#### Exhibit 2 - Proposed Western Typical Section



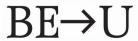
SLIGH AVENUE SIDEWALK IMPROVEMENTS (LOOKING EAST OF OAKDALE DR.) DESIGN SPEED 35 MPH



September 15, 2024 Zoning Intake 7805 E Sligh Ave PD-24-0789 Page 6 of 7

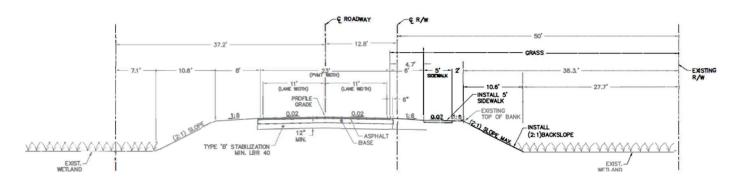
#### **Exhibit 3 – Proposed Sidewalk Improvements**



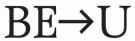


September 15, 2024 Zoning Intake 7805 E Sligh Ave PD-24-0789 Page 7 of 7

#### **Exhibit 4 – Proposed Eastern Typical Section**

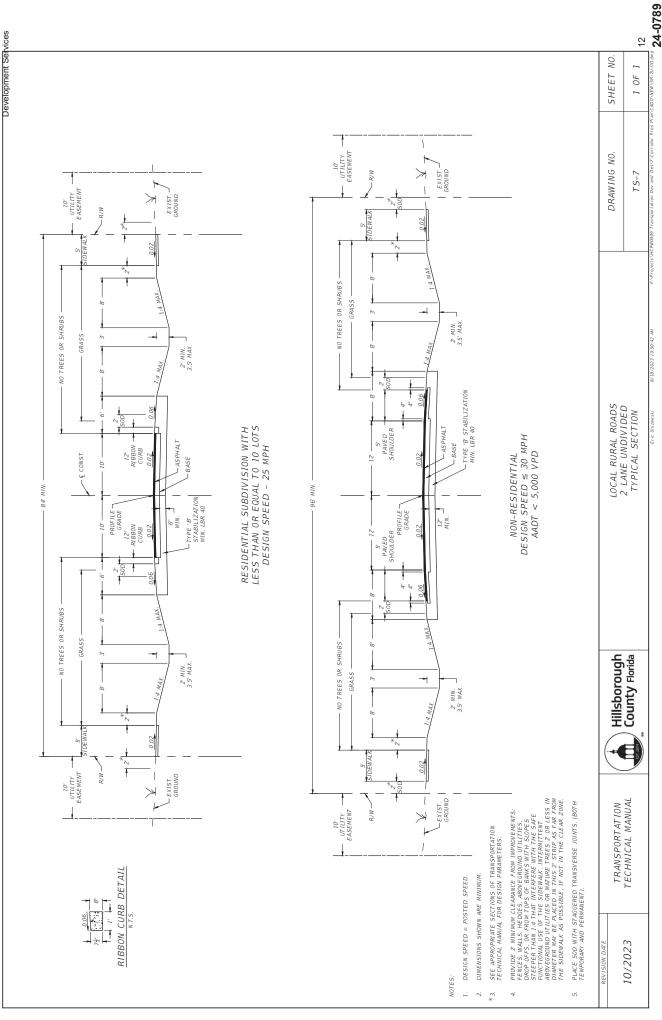


SLIGH AVENUE SIDEWALK IMPROVEMENTS (LOOKING EAST) DESIGN SPEED 45 MPH



September 15, 2024 Zoning Intake 7805 E Sligh Ave PD-24-0789 Page 8 of 8

#### **Exhibit 5 – Standard TTM TS-07**



12

Revision PROJECT: 10017122.00

PD SITE PLAN

PD SITE PLAN SHEET 1 OF 1

24-0789

**LOWNHOMES** 

PREPARED FOR: CHRISTOPHER SCHROCK, LLC

SLIGH AVENUE

TYPICAL TOWNHOME LAYOUT

NO PLAT/EASEMENT, OR PORTION THEREOF, IS PROPOSED TO BE VACATED

ASC-1 TO PD

CONTACT INFORMATION: DEVELOPER: CONTACT: ADDRESS: ENGINEER: CONTACT: ADDRESS: EMAIL: PHONE:

1646 W SNOW AVE,, SUITE 174 TAMPA, FL 33606 813,455,184 www.BlackstockENG.com Certificate of Auth. 32307

BLACKSTOCK ENGINEERING UNLIMITED, INC.

 $BE \rightarrow \Omega$ 

SITE PLAN DATA:

LOCATION MAP:

PARKING SPACES PROVIDED 2 FOR MAIL KIOSK 2 PER UNIT x 28 UNITS TOTAL PARKING SPACES PROVI PARKING SPACES REQUIRED 2 SPACES/ UNIT x 24 UNITS TOTAL SPACES REQUIRED PARKING DATA

INTERNAL PRIVATE DRIVE

(0)

. (O)

PROJECT IS NOT WITHIN A SPECIAL ZONE SUCH AS COASTAL HIGH HAP ROTECTION AREA, SURFACE WATER RESOURCE PROTECTION AREA, WATER SERVICE THROUGH EXETING WATER MAIN WITHIN SLIGH IS WITHIN THE CITY OF TAMPA SERVICE AREA.

THE PROJECT IS NOT WITHIN OR ADJACENT TO A SCENIC CORRIDOR.

N 78TH STREET

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OMN DE LEMIS LON WE; LEMIS PSTAF OJ PREMI DES SINGLE PAMBLY PANCIE FOLDS: 4 CHEC. SEC NUMBER PSC FOLDS FOLDS PSC FOLDS

E ELM STREET

EXISTING SINGLE FAMILY STRUCTURE

# **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	
E. Sligh Ave.	County Collector - Urban	2 Lanes  ⊠ Substandard Road  □ Sufficient ROW Width	<ul> <li>□ Corridor Preservation Plan</li> <li>□ Site Access Improvements</li> <li>☑ Substandard Road Improvements</li> <li>□ Other</li> </ul>	

Project Trip Generation ☐ Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	19	1	2	
Proposed	173	12	14	
Difference (+/-)	(+)154	(+)11	(+)12	

<sup>\*</sup>Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross	Connectivity and Cross Access   Not applicable for this request			
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

<b>Design Exception/Administrative Variance</b> □ Not applicable for this request		
Road Name/Nature of Request	Туре	Finding
Sligh Ave./Substandard Roadway	Design Exception Requested	Approvable
Notes:		

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

#### **COMMISSION**

Gwendolyn "Gwen" W. Myers Chair Harry Cohen Vice-Chair Donna Cameron Cepeda Ken Hagan Pat Kemp Christine Miller Joshua Wostal



#### **DIRECTORS**

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

## **AGENCY COMMENT SHEET**

REZONING		
HEARING DATE: September 16, 2024	COMMENT DATE: August 28, 2024	
<b>PETITION NO.:</b> 24-0789	PROPERTY ADDRESS: 7805 E Sligh Ave,	
EPC REVIEWER: Abbie Weeks	Tampa <b>FOLIO #:</b> 0403550000	
CONTACT INFORMATION: (813) 627-2600 X 1101	STR: 36-28S-19E	
EMAIL: weeksa@epchc.org		

**REQUESTED ZONING:** From AS-1 to PD

FINDINGS		
WETLANDS PRESENT	YES	
SITE INSPECTION DATE	NA	
WETLAND LINE VALIDITY	Valid to 1/20/2028	
WETLANDS VERIFICATION (AERIAL PHOTO,	Wetlands appear to be accurately depicted on site	
SOILS SURVEY, EPC FILES)	plan	

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:

- 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 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.

- 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.

Aow/

ec: Jesse@blackstockeng.com



Adequate Facilities Analysis: Rezoning

**Date:** 10/16/2024 **Acreage:** 2.94 (+/- acres)

Jurisdiction: Hillsborough County Proposed Zoning: Planned Development

Case Number: 24-0789 Future Land Use: CMU-12

HCPS #: RZ 646

**Maximum Residential Units: 28** 

Address: 7805 E Sligh Avenue

Residential Type: Single Family Detached

Parcel Folio Number(s): 40355.0000

Parcel Folio Number(s): 40355.0000			
School Data	James Elementary	Jennings Middle	King High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	832	1198	2388
<b>2023-24 Enrollment</b> K-12 enrollment on 2023-24 40 <sup>th</sup> day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	323	759	1256
Current Utilization Percentage of school capacity utilized based on 40 <sup>th</sup> day enrollment and FISH capacity	39%	63%	53%
Concurrency Reservations  Existing concurrency reservations due to previously approved development. Source:  CSA Tracking Sheet as of 10/4/2024	10	101	248
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	4	2	3
<b>Proposed Utilization</b> School capacity utilization based on 40 <sup>th</sup> day enrollment, existing concurrency reservations, and estimated student generation for application	41%	72%	63%

**Notes:** At this time, adequate capacity exists at James Elementary, Jennings Middle, and King High School for the proposed rezoning.

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

andrea a Stingone

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

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



#### **AGENCY REVIEW COMMENT SHEET**

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

TO: Zoning Review, Development Services DATE: 10/24/2024

**REVIEWER:** Ron Barnes, Impact & Mobility Fee Coordinator

**APPLICANT:** Christopher Schrock LLC **PETITION NO:** 24-0789

**LOCATION:** 7805 E Sligh Ave

**FOLIO NO:** 40355.0000

#### **Estimated Fees:**

Townhouse (Fee estimate is based on a 1,500 s.f., 1-2 Story)

Mobility: \$6,661 Parks: \$1,957 School: \$7,027

Fire: \$249

Total Per Townhouse: \$15,894 \* 24 = \$381,456

# **Project Summary/Description:**

Urban Mobility, Northeast Parks/Fire - up to 24 Townhouse Units

### AGENCY COMMENT SHEET

TO: Zoning/Code Administration, Development Services Department

FROM: **Reviewer:** Carla Shelton Knight **Date:** July 25, 2024

**Agency:** Natural Resources **Petition #:** 24-0789

- ( ) This agency has **no comment**
- ( ) This agency has **no objections**
- (X) This agency has **no objections**, subject to listed or attached conditions
- ( ) This agency objects, based on the listed or attached issues.
- 1. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.
- 2. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
- 3. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Planning and Growth Management Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
- 4. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.

- 5. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- 6. 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.

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

PETIT	TION NO.: RZ-PD 24-0789 REVIEWED BY: Clay Walker, E.I. DATE: 6/4/2024
FOLIC	O NO.: 40355.0000
	WATER
$\boxtimes$	The property lies within the <u>City of Tampa</u> Water Service Area. The applicant should contact the provider to determine the availability of water service.
	A inch water main exists _ (adjacent to the site), _ (approximately feet from the site) This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
	Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.
	WASTEWATER
$\boxtimes$	The property lies within the <u>City of Tampa</u> Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
	A inch wastewater force main exists \[ \] (adjacent to the site), \[ \] (approximately _ feet from the site) This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
	Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.
COMM	MENTS:

# **ENVIRONMENTAL SERVICES DIVISION**



PO Box 1110 Tampa, FL 33601-1110

# **Agency Review Comment Sheet**

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

TO: Zoning Review, Development Services REQUEST DATE: 5/16/2024

**REVIEWER:** Kim Cruz, Environmental Supervisor **REVIEW DATE:** 5/22/2024

**PROPERTY OWNER:** Christopher Schrock LLC PID: 24-0789

**APPLICANT:** Christopher Schrock LLC

**LOCATION:** 7805 E Sligh Avenue Tampa, FL 33610

**FOLIO NO.:** 40355.0000

#### **AGENCY REVIEW COMMENTS:**

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

HC EVSD has no objections.

# VERBATIM TRANSCRIPT

	CODEL 20, 2024
	OROUGH COUNTY, FLORIDA F COUNTY COMMISSIONERS
IN RE:  ZONE HEARING MASTER HEARINGS	) ) ) ) ) )
	HEARING MASTER HEARING F TESTIMONY AND PROCEEDINGS
BEFORE:	Pamela Jo Hatley Land Use Hearing Master
DATE:	Monday, October 28, 2024
TIME:	Commencing at 6:00 p.m. Concluding at 8:44 p.m.
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard, Second Floor Boardroom Tampa, Florida 33601
Reported by: Diane DeMarsh, AAERT No.	1654

```
1
             MS. HEINRICH: Our next application is Item D.4,
    PD Rezoning 24-0789. The applicant is requesting to rezone
 2
    property from ASC-1 to planned development. Jared Follin with
 3
    Development Services will provide staff findings after the
    applicant's presentation.
 6
              HEARING MASTER:
                               Applicant.
              MR. BLACKSTOCK: Good evening, Madam Chair,
    Jesse Blackstock with Blackstock and Associates, 1646 West Snow
 8
   Avenue here in Tampa. Here on behalf of the applicant and the
    owner of the parcel in question, Christopher Schrock, LLC.
10
11
              The parcel in question -- yeah, there we go.
    the parcel in question is 2.94 acres, it's situated at 7805 East
12
13
    Sligh Avenue in Tampa. The current land use is vacant
14
    agricultural land. The current zoning is ASC-1. The cur -- the
15
    current future land use is CMU-12. The -- the project is
    located within the East Lake Orient Park planning area. And the
16
17
    purpose of the PD rezoning request is to allow for up to
18
    24 townhome units, roughly 8.16 dwelling units per acre, which
    is far less than the maximum allowed per the CMU-12.
19
20
              The -- there have been recent rezonings of PD
21
    rezonings to our east that was recently approved for townhome
22
    projects of considerable size, similar to our size as -- as well
23
    as density. The other remaining adjacent parcels to our south
    is RSC-6 and to our west, it's also ASC-1, as well as RSC-4.
24
    And then again, to our north on the other side of the Sligh
25
```

right-of-way, the existing zoning is ASC-1.

Regarding the actual site plan itself and more

specifically, and as stated, we're asking for approval tonight

of a 24 townhomes units in size. There are jurisdictional

wetlands onsite. We's gone through that process with EPC and

had those delineated. We are not proposing any impacts as part

of our project. We've gone through several iterations with

staff in terms of the sufficiency reviews to minimize those

impacts. And at this point, we're at zero impacts with -
including the buffers themselves.

And the importance there of significance is typically with the project, especially to our east, we would have some connectivity with internal drives, our driveways proposed as a private drive. So we are allowed to do the -- the -- the T-type dead -- dead-end treatment. And the main focus there is, we were trying to, of course, minimize wetland impacts. So that's the main reason we couldn't punch the roof, if you will, to the east and connect those two projects. They have the similar issue on their western boundary.

As far as actual surrounding uses, again, we are surrounding a single-family. So we do have a type five or I mean, I'm sorry, a five-foot type A buffer to our south and to our west, as long as the -- along the perimeter on the PD. The one waiver that we did request was for the height variance. So we are about up to 35 feet, which is a three-story complex or

unit, if you will. And that's what we're proposing. And so, 1 when you go over 20 feet, you're supposed to have an additional two feet for every one-foot over that 20 feet. So we are asking for a reduction in that. Our minimum setback to the rear of -or I should say the perimeter of the property is 15 feet. Our justification with that is, we are trying to maintain that 24 units we've lost several, when we took out the punch through with the wetlands. So trying to maintain the wetland integrity 8 and not having any impacts, but at the same time have a decent 9 size liveable space. Our units are proposed at 19 by 42 and 10 11 then, of course, we have larger internal, I'm sorry, larger end cap units just like your typical townhouse project with respect 12 13 to the lots themselves. Our lot sizes are aq -- again are 14 functioning as the townhome units themselves. So the lot sizes 15 minimums are 19 by 83 foot deep. And then the external, the end caps would be that plus the seven-foot -- seven and a half foot 16 17 side yards to maintain the fire code 15-foot between buildings. 18 So the lot sizes end up being about 1,577 for the internal lots and then a total of 21 -- almost 2,200 square feet for the 19 20 external units, counting the front and rear yards that we're 21 proposing. 22 The other applicant commitments that we have are

The other applicant commitments that we have are offsite commitments. We've mirrored, if you will, or mimicked what was approved to our east. Again, it was a similar townhome project of bigger acreage. And so, it's got more units, but the

23

24

25

density is roughly the same as ours. So our -- this Sligh 1 Avenue from Orient Road to 301 basically is -- is the study And we did have -- break it into two sections, essentially. We have a west section and an east section and the majority of the design exception that we are receiving is a -- a commitment, if you will, is an extension of the sidewalk as you can see on the graphic from basically the -- as you can see on the graphic from the west side of the property to our east side, 8 to the other aside of the folio next to us, which was that other 10 PD. 11 So for 24 units, that's a considerable amount of -- I would in my experience, say that's a pretty big ask. And we 12 13 were willing to move forward with that as a design exception. 14 So that's been approved and on the record. 15 The -- I would say in summary, again, we're asking the parcels ASC-1, that Future Land Use, that SMU-12, the proposed 16 17 zoning as planned development to allow for up to 24 townhomes 18 with a density of 8.16 dwelling units per acre. That's well 19 be -- again, well below the 12 units per acre that we're allowed. 20 21 The project is not within a flood zone. It's in a 22 coastal high hazard. It's not in the coastal high hazard --23 high hazard area. It's not in a culture resource zone where there's no surface water protection zones. The project does not 24 have any designed historical landmarks or other historical 25

archeological site to its PD boundary without 150 feet of the 1 2 boundary. The project is also not within a scenic corridor or adjacent to one. The project will not be gated, but in the 3 event that the project were to be gated in the future, it would have to be in accordance with Hillsborough County's Transportation Technical Manual TD-9. The internal drive, again, within the development itself is -- is privately owned and maintained and will be per the County Transportation 8 Technical Manual. 9 I would say in conclusion, the Planning Commission, as 10 11 well as Development Services Staff, supported the project and found the request consistent with the Comprehensive Plan, as 12 13 well as the LDC. And I would respect your approval tonight. 14 Any questions you may have. 15 HEARING MASTER: All right. Thank you very much. Ι have no questions. 16 17 MR. BLACKSTOCK: Thank you. 18 HEARING MASTER: All right. Development Services. 19 MR. FOLLIN: Jared Follin with Development Services. 20 So this property, it's located at 7805 East Sligh 21 It is within the East Lake Oriental Park Community Planned Area and is in the urban service area. 22 23 As was -- as the applicant has stated, the primary use -- uses in this area are residential, as well. There is 24 primarily RSC-6 zoning and there's a PD zoning to the east, 25

which is currently undeveloped, but it is slated to allow 1 single-family duplexes and townhomes. And to the north across Sligh Avenue is a large ASC-1 property currently undeveloped. 3 4 As far as the development standards, he had -actually, he went over those there. The -- the property -- the lots that they're proposing are going to be smaller in nature. 19 feet is going to -- is going to be the smaller width and up to about 1,700 square feet in size. 8 They -- he did also mention the two to one setback. 9 They have waived -- they waved -- asked to waive that. We find 10 that be adequate and fine. We are okay with waiving that. 11 12 are providing a buffer where that waiver -- or where that two to 13 one setback is being infringed upon. But with the buffer, we 14 find that acceptable. 15 And in conclusion, yeah, we -- we find this appropriate for the area. Single -- it's residential in nature 16 17 as -- as the surrounding areas. We don't find that there will 18 be much impact, the negative impacts to the propose or to the existing. All agencies have no issues and we recommend 19 20 approval, subject to the conditions. 21 HEARING MASTER: Okay. Good. Thank you. 22 questions for you. 23 MR. FOLLIN: Thank you. 2.4 All right. Planning Commission. HEARING MASTER: 25 Yes. The subject site is located in the MS. MYERS:

1	community mixed use 12, Future Land Use Category. It is in the		
2	urban service area and within the limits of the East Lake Orient		
3	Park Community Plan. The proposed planned development to allow		
4	townhomes meets the intent of Future Land Use Element Objection		
5	one and Objective 16, as the surrounding land use pattern is		
6	mostly comprised of mixed uses with single-family uses in the		
7	immediate area.		
8	Based upon those considerations, Planning Commission		
9	staff find the proposed planned development consistent with the		
10	Unincorporated Hillsborough County Comprehensive Plan, subject		
11	to the proposed conditions of the Development Services		
12	Department.		
13	HEARING MASTER: All right. Thank you. Okay. Is		
14	there anyone here or online who wishes to speak in support of		
15	this application? I do not hear anyone.		
16	Is there anyone here or online who wishes to speak in		
17	opposition to this application? All right, I did you not hear		
18	anyone.		
19	Development Services, anything further?		
20	MS. HEINRICH: No, ma'am.		
21	HEARING MASTER: All right. And applicant, anything		
22	further? That's nothing. Okay.		
23	This will close the hearing on Rezoning PD $\frac{24-0789}{}$ .		
24			
25			

	OROUGH COUNTY, FLORIDA OF COUNTY COMMISSIONERS
IN RE:	X ) )
ZONE HEARING MASTER HEARINGS	) ) )
	X
	HEARING MASTER HEARING F TESTIMONY AND PROCEEDINGS
BEFORE:	Brian Grady Development Services
DATE:	Tuesday, October 15, 2024
TIME:	Commencing at 6:00 p.m. Concluding at 6:06 p.m.
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard Tampa, Florida 33601
Reported by:	
Diane DeMarsh, AAERT No.	1654

1	Master Hearing.		
2	Item D.1, Rezone Major Mod Application 24-0397.		
3	It's being continued by staff to the October 28, 2024 Zoning		
4	Hearing Master Hearing.		
5	Item D.2, Major Mod Application 24-0691. It's being		
6	continued by staff to the October 28th Zoning Hearing Master		
7	Hearing at at 6:00 p.m.		
8	And Item D.3, Rezoning PD 24-0722. It's, again, being		
9	continued by staff to the October 28th Zoning Hearing Master		
10	Hearing.		
11	Item D.4, Rezoning PD <mark>24-0789</mark> . Again, it's being		
12	continued by staff to the October 28th Zoning Hearing Master		
13	Hearing.		
14	Item D.5, Rezoning PD 24-0932. It's being continued		
15	by staff to the October 28th Zoning Hearing Master Hearing.		
16	And Item D.6, Major Mod Application 24-1044. It's		
17	being continued by staff to the October 28th Zoning Hearing		
18	Master Hearing.		
19	That concludes all continuance. And we are adjourned.		
20	Thank you.		
21	(Off the record at 6:06 p.m.)		
22			
23			
24			
25			

# Zoning Hearing September 16, 2024

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS			
	X		
IN RE:	) )		
ZONE HEARING MASTER HEARINGS	) ) )		
	) X		
ZONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS			
BEFORE:	Susan Finch Land Use Hearing Master		
DATE:	Monday, September 16, 2024		
TIME:	Commencing at 6:00 p.m. Concluding at 6:52 p.m.		
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard, Second Floor Tampa, Florida 33610		
Reported by:			
Brittany Bridges, AAERT N Digital Reporter	NO. 1607		

# Zoning Hearing September 16, 2024

of order to be heard and is being continued to be 1 November 12, 2024 ZHM Hearing. Item A.7, PD 24-0537. This application is out of 3 order to be heard and is being continued to the October 15, 2024 ZHM Hearing. Item A.8, Major Mod 24-0675. This application is out 6 of order to be heard and is being continued to the October 15, 2024 ZHM Hearing. 8 Item A.9, Major Mod 24-0677. This application is 9 being continued by the applicant to the October 15, 2024 ZHM 10 11 Hearing. Item A.10, Major Mod 24-0691. This application is out 12 13 of order to be heard and is being continued to the 14 October 15, 2024 is ZHM Hearing. 15 Item A.11, PD 24-0701. This application is out of order to be heard and is being continued to the October 15, 2024 16 ZHM Hearing. 17 18 Item A.12 PD, 24-0722. This application is being 19 continued by staff to the October 15, 2024 ZHM Hearing. 20 Item A.13, Major Mod 24-0788. This application is out of order to be heard and is being continued to the 21 22 October 15, 2024 ZHM Hearing. 23 Item A.14, PD 24-0789. This application is out of order to be heard and is being continued to the October 15, 2024 24

25

ZHM Hearing.

# Zoning Hearing Master Hearing August 19, 2024

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

# Zoning Hearing Master Hearing August 19, 2024

September 16, 2024 ZHM Hearing. 1 Item A.8, PD Rezoning 24-0701. This application is out of order to be heard and is being continued to the 3 September 16, 2024 ZHM Hearing. Item A.9, PD 24-0707. This application is out of order to be heard and is being continued to the October 15, 2024 ZHM Hearing. Item A.10, PD Rezoning 24-0722. This application is 8 out of order to be heard and is being continued to the 9 September 16, 2024 ZHM Hearing. 10 11 Item A.11, Major Mod 24-0731. This application has been withdrawn from the hearing process. 12 13 Item A.12, PD 24-0780. This application is out of 14 order to be heard and is being continued to the October 15, 2024 15 ZHM Hearing. 16 Item A.13, Major Mod 24-0788. This application is out 17 of order to be heard and it is being continued to the 18 September 16, 2024 ZHM Hearing. Item A.14, PD  $\frac{24-0789}{}$ . This application is out of 19 order to be heard and is being continued to the 20 21 September 16, 2024 ZHM Hearing. 22 Item A.15, Standard Rezoning 24-0878. 23 application is being continued by the applicant to the September 16, 2024 ZHM Hearing. 24 25 Item A.16, Standard Rezoning 24-0909. This

# EXHIBITS SUBMITTED DURING THE ZHM HEARING

PAGE | OF 4

SIGN-IN SHEET: RFR, (ZHM.) PHM, LUHO

DATE/TIME: 10/28/24 6:00pm HEARING MASTER: Pamela Jo Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT APPLICATION # NAME Todd Pressman RZ 24-1023 MAILING ADDRESS NOO 14 CITY T. POP STATE T ZIP NAME GRACEEME COMAS APPLICATION # MAILING ADDRESS 805 Old Darlay A RZ 24-1023 CITY Seffner STATE FC ZIP 3258 PHONE 390 NAME Lileen Rosalio APPLICATION # MAILING ADDRESS 5827 E Columbus De. RZ 24-1082 CITY Tampa STATE FL ZIP33619 PHONE 813-520-20 PLEASE PRINT
NAME PRINT (Truett Gardner) APPLICATION # MAILING ADDRESS 400 N. Holy Chim mm 24-0397 CITY 12 STATE FL ZIP 37629 PHONE 313-221-9600 PLEASE PRINT APPLICATION # NAME Addie Clark MAILING ADDRESS 400 NATHREY Dr. mm 24-0397 CITY TUMPA STATE TU ZIP 33603 PHONE 813-221-9600 NAME SECRET DELYKO APPLICATION # mm MAILING ADDRESS 9002 N RIVER RD 24-0397 CITY TAMPA STATE FL ZIP 38135 PHONE \$13 230998)

DATE/TIME: 10/28/24 6:00pm HEARING MASTER: Pamera Jo Harriey

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING			
APPLICATION #	NAME PEDRO TOLEDO		
mm	MAILING ADDRESS 8931 N. RIVER Rd		
24-6397	CITY		
APPLICATION #	NAME Daniel Royas		
mm	MAILING ADDRESS 9013 N River RO (Rd)		
24-0397	CITY Tumpy STATE FL ZIP 33635 PHONE 727-618-2182		
APPLICATION #	PLEASE PRINT NAME Shawnae Baylow		
mm	MAILING ADDRESS 8908 N River Rd		
24-0397	CITY TAMPA STATE FL ZIP 33635PHONE 384-1253		
APPLICATION #	NAME VORINIEM Brewse		
rhm	MAILING ADDRESS 3432 Sp 580, Said Harris		
24-0397	CITY Strong Knesse STATE FL ZIP3445 PHONE 727 479-574		
APPLICATION #	PLEASE PRINT NAME ROBERT SCARALLO		
mm	MAILING ADDRESS 12749 W. Hillsbosough ave		
24-0397	CITY <u>lawon</u> STATE <u>F</u>   ZIP <u>37635</u> PHONE <u>9/3 36883.9</u>		
APPLICATION #	NAME Barbara Macelli		
74-0397	MAILING ADDRESS 8811 n. River Rd.		
(VS)	CITY Tampa STATE FL ZIP 33635 PHONE 3832		

PAGE 3 OF 4

SIGN-IN SHEET: RFR, (ZHM,) PHM, LUHO

DATE/TIME: 10/28/24 6:00pm HEARING MASTER: Pamela Jo Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING APPLICATION # NAME Tomothy Neldrer mm MAILING ADDRESS 5904-A. Harte Oaks Pakung 24-0397 CITY Tapa STATE FL ZIP33610 PHONE 813-253-5311 PLEASE PRINT **APPLICATION #** David Levon NAME mm MAILING ADDRESS 201 IV Funklin Street, STE 1400 24-0397 CITY Tampa STATE FL ZIP 3360 PHONE (M3) 635-558 PLEASE PRINT APPLICATION # NAME Todd Pressman MAILING ADDRESS NO JUST ACCE THE mm CITY D. STATE ZIP ZIP PHONE 24-0691 NAME ROSELON MANMOCK APPLICATION # mm MAILING ADDRESS 3802 Corporex Park Dr.S 24-0691 CITY TAMPA STATE 17 ZIP 33619 PHONE 8134822005 PLEASE PRINT **APPLICATION #** NAME Dominic Pafundi mm MAILING ADDRESS 9910 Alafia River Ln. 24-0691 CITY Gibsonton STATE PL ZIP 33534 PHONE 9789 PLEASE PRINT APPLICATION # NAME Michelle Pineda mm MAILING ADDRESS 9918 Alafia River Ln. 24-0691

CITY Gibsonton STATE PL ZIP 33534 PHONE 0336

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

PAGE 4 OF 4

DATE/TIME: 10/28/24 6:00pm HEARING MASTER: Pamela Jo Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT APPLICATION # NAME MICHAEL YATES PALU TRAFFIC mm MAILING ADDRESS 4006 S. MACDILL AND 24-0691 CITY AMPA STATE FL ZIP 33611 PHONE 813 205 8057 NAME Todd Pressman APPLICATION # RZ MAILING ADDRESS 200 2nd Ave S. #491 24-0722 CITY St. Pete STATE PL ZIP 33701 PHONE 727-804 PLEASE PRINT,
NAME LESSE BLACKSTOCK APPLICATION # RZ MAILING ADDRESS 1646 W SNOW AVENUE, SUITE 174 74-0789 CITY TAMPA STATE FL ZIP 3360C PHONE 8 B. 455. 2184 NAME Isabelle Olbert APPLICATION # R7 MAILING ADDRESS 1000 b. ashley or # 900 CITY Dungou STATE ZIB3602 PHONE 3310976 24-0932 NAME Kami Cor but APPLICATION # MAILING ADDRESS 10/ Ellemeds Blvd Ste 3700 mm 24-1044 CITY TANNA STATE ZIPS SULD PHONE 813-2278424 NAME JOSSICA KOWA APPLICATION # MAILING ADDRESS 3810 Northdale Blud mm CITY TOMPA STATE PL ZIP 3642 PHONE 656 444 0012 24-1044

HEARING TYPE: ZHM, PHM, VRH, LUHO DATE: 10-28-2024

HEARING MASTER: Pamela Jo Hatley PAGE: 1 of 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 24-1023	Todd Pressman	Applicant Presentation Packet – thumb drive	No
MM 24-0397	Rosa Timoteo	1. Revised Staff Report - email	Yes (Copy)
MM 24-0397	Jonathan Brewer	2. Opposition Packet	No
MM 24-0397	Daniel Rojas	3. Opposition Packet	No
MM 24-0691	Rosa Timoteo	1. Revised Staff Report - email	Yes (Copy)
MM 24-0691	Todd Pressman	2. Applicant Presentation Packet – thumb drive	No
MM 24-0691	RoseAnn Hammock	3. Opposition Packet	No
RZ 24-0722	Todd Pressman	1. Applicant Presentation Packet – thumb drive	No
RZ 24-0722	Jared Follin	2. Revised Staff Report	Yes (Copy)
RZ 24-0789	Jared Follin	1. Revised Staff Report	Yes (Copy)
RZ 24-0932	Isabelle Albert	1. Applicant Presentation Packet	No
MM 24-1044	Rosa Timoteo	1. Revised Staff Report - email	Yes (Copy)
MM 24-1044	Jessica Kowal	2. Applicant Presentation Packet	No

# OCTOBER 28, 2024 ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, October 28, 2024, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

- Pamela Jo Hatley, ZHM, called the meeting to order at 6:00 p.m., led in the pledge of allegiance to the flag, and introduction.
- A. WITHDRAWALS AND CONTINUANCES
- Michelle Heinrich, Development Services (DS), introduced staff and stated there were no changes/withdrawals/continuances.
- Pamela Jo Hatley, ZHM, overview of ZHM process.
- Cheif Assistant County Attorney Cameron Clark, overview of evidence/ZHM/BOCC Land Use process.
- Pamela Jo Hatley, ZHM, Oath.
- B. REMANDS None.
- C. REZONING STANDARD (RZ-STD):

#### C.1. RZ 24-1023

- Michelle Heinrich, DS, called RZ 24-1023.
- Testimony provided.
- ► Pamela Jo Hatley, ZHM, closed RZ 24-1023.

# C.2. RZ 24-1082

- Michelle Heinrich, DS, called RZ 24-1082.
- ► Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 24-1082.
- D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

# D.1. MM 24-0397

- Michelle Heinrich, DS, called MM 24-0397.
- Testimony provided.

# OCTOBER 28, 2024 ZONING HEARING MASTER

▶ Pamela Jo Hatley, ZHM, closed MM 24-0397.

# D.2. MM 24-0691

- Michelle Heinrich, DS, called MM 24-0691.
- ► Testimony provided.
- Pamela Jo Hatley, ZHM, closed MM 24-0691.

# D.3. RZ 24-0722

- Michelle Heinrich, DS, called RZ 24-0722.
- ► Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 24-0722.

# D.4. RZ 24-0789

- Michelle Heinrich, DS, called RZ 24-0789.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 24-0789.

# D.5. RZ 24-0932

- Michelle Heinrich, DS, called RZ 24-0932.
- ► Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 24-0932.

# D.6. MM 24-1044

- Michelle Heinrich, DS, called MM 24-1044.
- ► Testimony provided.
- Pamela Jo Hatley, ZHM, closed MM 24-1044.
- E. ZHM SPECIAL USE None.

#### ADJOURNMENT

Pamela Jo Hatley, ZHM, adjourned the meeting at 8:43 p.m.

Application No. RZ 34-0789

Name: Jared Follin

Entered at Public Hearing: Ztfm

Exhibit # 1 Date: 10/38/34

**Rezoning Application:** 

PD 24-0789

**Zoning Hearing Master Date:** 

October 28, 2024

**BOCC CPA Public Hearing Date:** 

December 10, 2024



**Development Services Department** 

# 1.0 APPLICATION SUMMARY

Applicant:

Christopher Schrock LLC

FLU Category:

CMU-12

Service Area:

Urban

Site Acreage:

2.94 acres

Community

Plan Area:

East Lake/Orient Park

Overlay:

None



# Introduction Summary:

This is a request to rezone a parcel to Planned Development (PD) to facilitate a 24-unit residential townhome development at a density of 8.16 dwelling units per acre.

acreiopinent at a acrisity of	orac arrestments but acres	
Zoning:	Existing	Proposed
District(s)	ASC-1	PD 24-0789
Typical General Use(s)	Single-Family Residential/Agricultural	Townhomes
Acreage	2.94 acres	2.94 acres
Density/Intensity	1 DU per acre	8.16 DU per acre
Mathematical Maximum*	2 dwelling units	Twenty-four (24) dwelling units

<sup>\*</sup>number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	ASC-1	PD 24-0789
Lot Size / Lot Width	1 acre / 150'	4,000 sf / 40 feet
Setbacks/Buffering and Screening	Front: 50' Side: 15' Rear: 50'	Front: 20 feet Side: 7.5 feet Rear: 15 feet
Height	50'	35' (3 stories)

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

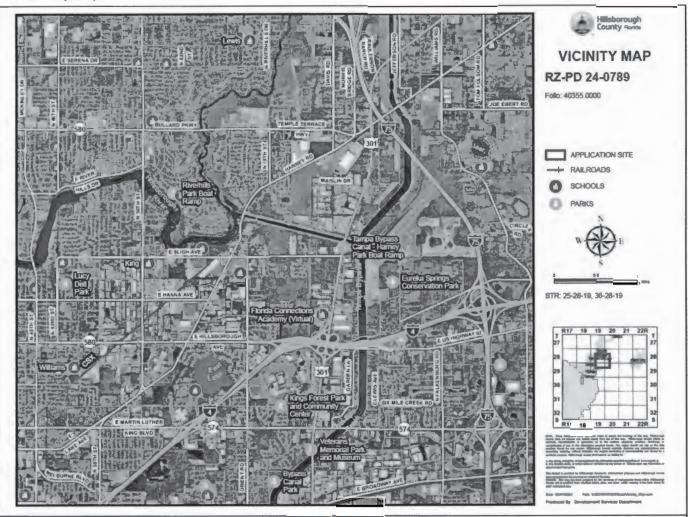
Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Approvable, subject to proposed conditions

ZHM HEARING DATE: BOCC CPA PUBLIC HEARING DATE: October 28, 2024 December 10, 2024

Case Reviewer: Jared Follin

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

# 2.1 Vicinity Map



# **Context of Surrounding Area:**

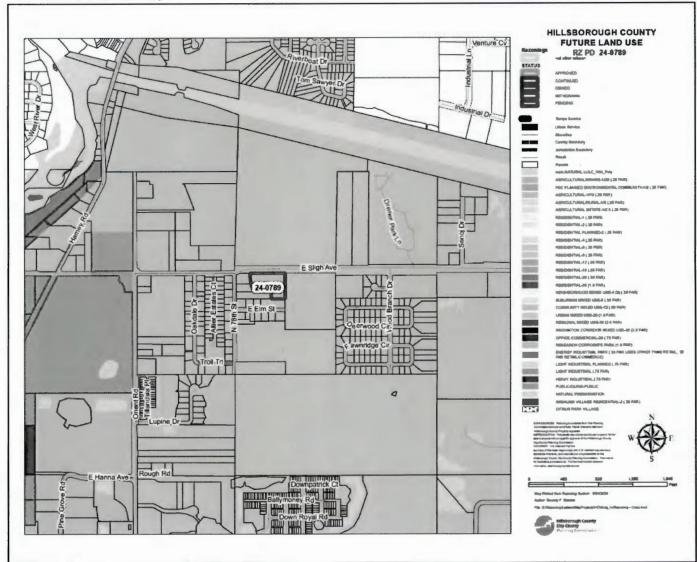
The subject site is generally located at 7805 East Sligh Avenue and consists of one folio: #40355.0000. The property is within the Urban Service Area and within the East Lake Orient Park Community Planned Area. Adjacent properties consist of residential uses zoned various residential and agriculture districts. In the surrounding area, residential uses, including multi-family can be found near the subject property. To the east near US Highway 301 is a commercial area with the majority of properties zoned CI, Commercial Intensive. Manufacturing uses are located to the west.

ZHM HEARING DATE: BOCC CPA PUBLIC HEARING DATE: October 28, 2024 December 10, 2024

Case Reviewer: Jared Follin

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.2 Future Land Use Map



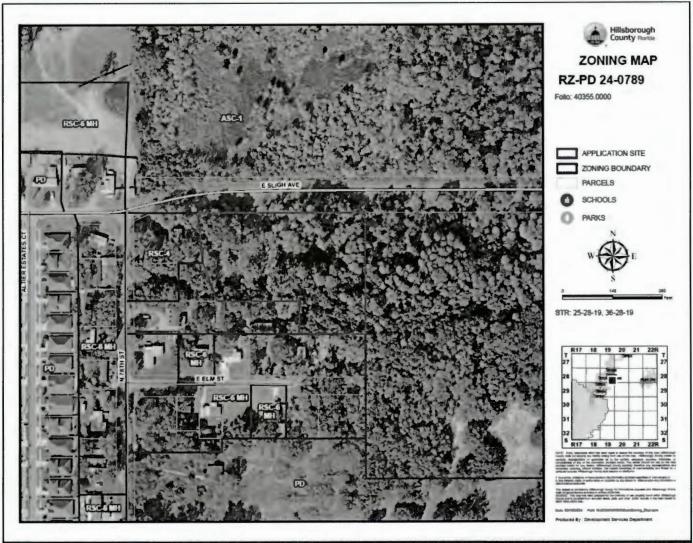
Subject Site Future Land Use Category:	Community Mixed Use- 12 (CMU-12)
Maximum Density/F.A.R.:	12.0 dwelling units per gross acre
Typical Uses:	Residential, community scale retail commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. Non-residential land uses must be compatible with residential uses through established techniques of transition or by restricting the location of incompatible uses.

October 28, 2024 December 10, 2024

Case Reviewer: Jared Follin

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.3 Immediate Area Map

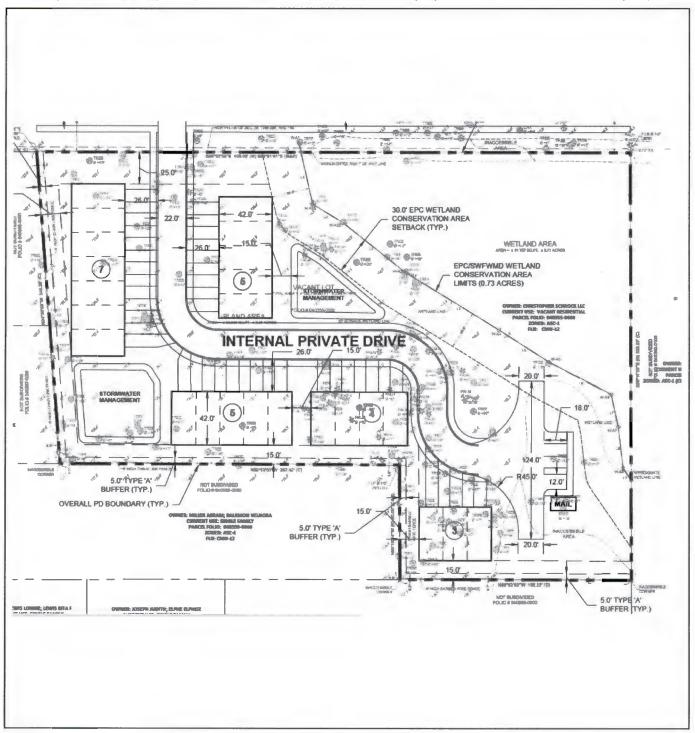


		Adjacent Zon	ings and Uses		
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:	
North	ASC-1	1 DU per acre	Agriculture, Single Family Conventional	Undeveloped	
South	ASC-1 RSC-6 MH	1 DU per acre 6 DUs per acre	Single Family Conventional, Mobile Homes	Single-family Residential, Mobile Homes	
East	East PD 24-0124	East PD 24-0124 6.21 DU per acre	Single-Family Conventional, Duplex, Townhomes	Undeveloped	
West	RSC-4 ASC-1	4 DU per acre 1 DU per acre	Agriculture, Single-Family Conventional	Single-family Residential	

APPLICATION NUMBER:	PD 24-0789	
ZHM HEARING DATE:	October 28, 2024	
BOCC CPA PUBLIC HEARING DATE:	December 10, 2024	Case Reviewer: Jared Follin

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER: PD 24-0789

ZHM HEARING DATE: October 28, 2024

BOCC CPA PUBLIC HEARING DATE: December 10, 2024 Case Reviewer: Jared Follin

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

Road Name	Road Name	Road Name	Road Name
Road Ivallie	Road Ivallie	Road Ivallie	
	Country	4 Lanes	☐ Corridor Preservation Plan
E. Sligh Ave.	County		☐ Site Access Improvements
	Collector - Urban	Substandard Road ☐ Sufficient ROW Width	
	Orban	Sufficient ROW Width	☐ Other

Project Trip Generation				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	19	1	2	
Proposed	173	12	14	
Difference (+/1)	(+) 154	(+) 11	(+) 12	

<sup>\*</sup>Trips reported are based on net new external trips unless otherwise noted.

<b>Project Boundary</b>	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	Х	None	None	Meets LDC
South	19	None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC

Road Name/Nature of Request	Туре	Finding
Sligh Ave./Substandard Roadway	Design Exception Requested	Approvable

ZHM HEARING DATE:

October 28, 2024

BOCC CPA PUBLIC HEARING DATE:

December 10, 2024

#### 4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes □ No	☐ Yes ☑ No	⊠ Yes □ No	Wetlands present
Natural Resources	⊠ Yes □ No	☐ Yes ☑ No	⊠ Yes □ No	
Conservation & Environ. Lands Mgmt.	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
Check if Applicable:  ☑ Wetlands/Other Surface Waters  ☐ Use of Environmentally Sensitive Land Credit  ☐ Wellhead Protection Area  ☐ Surface Water Resource Protection Area	☐ Significan ☐ Coastal H ☐ Urban/Su ☐ Adjacent ☑ Other _TI Airport Rest		nic Corridor , Airport Heigh	t Restriction, Executive
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation  ⊠ Design Exc./Adm. Variance Requested ⊠ Off-site Improvements Provided	⊠ Yes □ No	□ Yes ⊠ No	⊠ Yes	See Staff Report
Service Area/ Water & Wastewater  □ Urban ☑ City of Tampa □Rural □ City of Temple Terrace	⊠ Yes	☐ Yes ☑ No	□ Yes ☑ No	
Hillsborough County School Board  Adequate ☑	⊠⊕ Yes □₩ No	☐ Yes ☑ No	□ Yes ⊠ No	
Townhouse (Fee estimate is Fire: based on a 1,500 s.f., 1-2 story) Total		use: <b>\$15,894 *</b> 1,456		
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission  ☐ Meets Locational Criteria ☑ N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☑ N/A	⊠ Yes □ No	☐ Inconsistent ☑ Consistent	□ Yes ⊠ No	

Case Reviewer: Jared Follin

APPLICATION NUMBER:	PD 24-0789	
ZHM HEARING DATE:	October 28, 2024	
BOCC CPA PUBLIC HEARING DATE:	December 10, 2024	Case Reviewer: Jared Follin

#### 5.0 IMPLEMENTATION RECOMMENDATIONS

#### 5.1 Compatibility

This is a request to rezone a 2.94-acretract from ASC-1 to a Planned Development to facilitate a residential townhome development at a density of 8.16 dwelling unit per acre or twenty-four (24) dwellings. Subject site is composed of one folio and is generally located at 7805 East Sligh Avenue. Surrounding area is primarily residential with the majority of properties developed with single-family homes and mobile homes. Adjacent zonings include single-family and agriculture zoning district. The Planned Development property to the east is currently undeveloped but is approved for single-family, duplexes, and townhomes.

The lot development standards for the proposed Planned Development are a 1,577 square foot minimum size lots and a minimum width of 19 feet. The maximum height of the development is proposed to be 35 feet or three stories. Given the proximity to the project boundary and the proposed height, the development will not meet the 2:1 building setback requirement. The applicant has stated that in order to maintain an acceptable gross floor area of living space, they designed the site without the 2:1 setback requirement. In addition, they state that due to the large wetland area on the property, meeting a 2:1 setback would make a majority of the project undevelopable, as proposed. Staff has considered the request to waive the 2:1 setback requirement and deem it acceptable due to the presence of a buffer yard along the west and south property lines and the amount of wetlands covering a large portion of the property.

The development includes the construction of an internal private roadway with one connection to Sligh Avenue. The roadway does not provide for future connections to adjacent properties. To protect the adjacent single-family residential uses, the applicant is providing adequate buffer and screening, in accordance with the Land Development Code.

Development Services does not foresee any compatibility concerns with the proposed townhome development. The surrounding area is residential and low intense residential uses are adequately buffered and screened from the development. The density of the proposed development is appropriate for the area and does not pose any negative impacts to the surrounding residential uses.

#### 5.2 Recommendation

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

APPLICATION NUMBER:	PD 24-0789	and the second s
ZHM HEARING DATE:	October 28, 2024	
BOCC CPA PUBLIC HEARING DATE:	December 10, 2024	Case Reviewer: Jared Follin

#### 6.0 PROPOSED CONDITIONS

#### Requirements prior to Certification:

- 1. Prior to certification the applicant shall revise the PD site plan to include the following minimum roadway information for E. Sligh Ave along the project frontage: functional classification, right of way width, number of lanes and pavement width.
- 2. The applicant shall add note clearly stating the minimum lot size and width of the proposed lots.

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

- 1. The project shall be limited to a maximum twenty-four (24) townhome dwelling units, which may require to be decreased in accordance with Comprehensive Plan Policy 13.3 (Environmentally Sensitive Land Credit).
- 2. Development Standards of the project shall be as followed:

Maximum Density – 8.16 Dwelling units per gross acre
Minimum Lot Size – 1,577 square feet
Minimum Lot Width – 19 feet
Minimum front yard setback – 20 feet
Minimum side yard setback – 5 feet
Minimum rear yard setback – 10 feet
Maximum building height – 35 feet or three stories

- 3. The subject property shall adhere to the buffer and screening standards depicted on the general site plan.
- 4. The project shall be permitted one full access connection on E. Sligh Ave. as shown on the PD site plan.
- 5. If PD 24-0789 is approved, the County Engineer will approve the Design Exception (dated September 30, 2024, and found approvable on October 2, 2024), for E. Sligh Ave. substandard road improvements. As E. Sligh Ave. is a substandard rural collector roadway, the developer will be required to construct +/-1,650 linear feet of 5-foot-wide sidewalk on the south side of E. Sligh Ave. consistent with the Design Exception.
- 6. The developer shall construct a 5-foot sidewalk along the project frontage on E. Sligh Ave.

  Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- 7. All construction ingress and egress shall be limited to the E. Sligh Ave. project access.
- 8. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.

APPLICATION NU		PD 24-0789 October 28, 2024	
BOCC CPA PUBLIC	HEARING DATE:	December 10, 2024	Case Reviewer: Jared Follin
9.	Conservation A these areas wh condition of ap	area and Preservation Area so nich shall be designated on all oproval or items allowed per t	dered Environmentally Sensitive Areas and are subject to etbacks. A minimum setback must be maintained around I future plan submittals. Only items explicitly stated in the the LDC may be placed within the wetland setback. thin the wetland setback areas.
10.	community veg property must Department fo	getation on the property. Any be submitted to the Natural	t result in the destruction of trees or the natural plant application to conduct land alteration activities on the Resources Team of the Planning and Growth Management f the agricultural exemption provision to the Land
11.	Resources appr serve to justify	rovals/permits necessary for	unty does not constitute a guarantee that Natural the development as proposed will be issued, does not itself I plant communities or wildlife habitat, and does not grant
12.	correspondenc		ed environmental impacts are not approved by this atural Resources staff through the site and subdivision Land Development Code.
13.	Land Developm specifically con	nent Code (LDC) regulations, ditioned otherwise. Reference ons shall be interpreted as the	are in conflict with specific zoning conditions and/or the the more restrictive regulation shall apply, unless ces to development standards of the LDC in the above e regulations in effect at the time of preliminary site
1.	LDC regulation References to o	s, the more restrictive regula development standards of the	are in conflict with specific zoning conditions and/or the ation shall apply, unless specifically conditioned otherwise. ELDC in the above stated conditions shall be interpreted as minary site plan/plat approval.
	internal transp internal transp thereof, have n the effective d	ortation network and external ortation network and external not been approved for all or p ate of the PD unless an exter of the PD General Site Plans	the certified PD general site plan shall expire for the al access points, as well as for any conditions related to the al access points, if site construction plans, or equivalent art of the subject Planned Development within 5 years of asion is granted as provided in the LDC. Upon expiration, shall be required in accordance with provisions set forth in

APPLICATION NUMBER: PD 24-0789

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# 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: PD 24-0789

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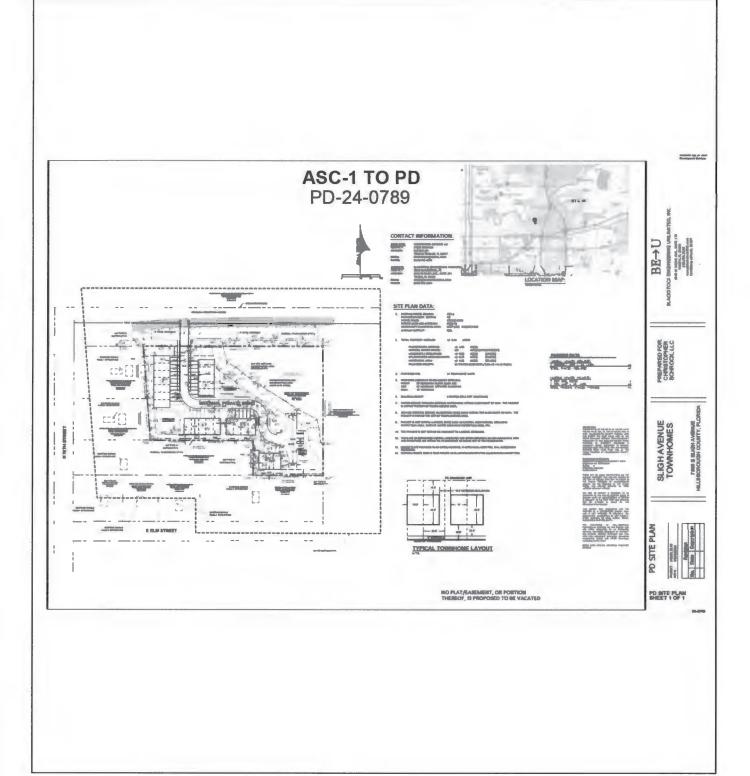
# 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS (See following pages)

ZHM HEARING DATE: BOCC CPA PUBLIC HEARING DATE:

October 28, 2024 December 10, 2024

Case Reviewer: Jared Follin

# 8.0 PROPOSED SITE PLAN (FULL)



APPLICATION NUMBER: PD 24-0789

ZHM HEARING DATE: October 28, 2024

BOCC CPA PUBLIC HEARING DATE: December 10, 2024 Case Reviewer: Jared Follin

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

#### AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department **DATE:** 10/03/2024 AGENCY/DEPT: Transportation REVIEWER: Richard Perez, AICP PETITION NO: PD 24-0789 PLANNING AREA/SECTOR: ELOP/CENTRAL This agency has no comments. This agency has no objection. X This agency has no objection, subject to listed or attached conditions. This agency objects, based on the listed or attached conditions.

#### CONDITIONS OF APPROVAL

- The project shall be permitted one full access connection on E. Sligh Ave. as shown on the PD site plan.
- If PD 24-0789 is approved, the County Engineer will approve the Design Exception (dated September 30, 2024, and found approvable on October 2, 2024), for E. Sligh Ave. substandard road improvements. As E. Sligh Ave. is a substandard rural collector roadway, the developer will be required to construct +/-1.650 linear feet of 5-foot-wide sidewalk on the south side of E. Sligh Ave. consistent with the Design Exception.
- The developer shall construct a 5-foot sidewalk along the project frontage on E. Sligh Ave.
- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- All construction ingress and egress shall be limited to the E. Sligh Ave. project access. The developer shall include a note in each site/construction plan submittal which indicates same.

#### OTHER CONDITIONS

Prior to certification the applicant shall revise the PD site plan to include the following minimum roadway information for E. Sligh Ave along the project frontage: functional classification, right of way width, number of lanes and pavement width.

#### PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 2.94-acre parcel, from Agricultural/Single Family Conventional 1 (ASC-1) to Planned Development to construct 24 town home units. The site is located on the south side E. Sligh Ave., approximately 235 feet east of N 78th St. The Future Land Use designation is Commercial Mixed Use 12 (CMU-12).

The property is currently vacant.

#### Trip Generation Analysis

The applicant submitted a trip generation as required by the Development Review Procedures Manual (DRPM). Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

**Existing Zoning** 

Land Use/Size	24 Hour Two-	Total Hour		
	Way Volume		PM	
ASC-1: 2 Single Family Detached Units (ITE Code 210)	19	1	2	

**Proposed Rezoning** 

Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD: 24 Single Family Attached (ITE 215)	173	12	14

**Trip Generation Difference** 

Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+)154	(+)11	(+)12

The proposed PD rezoning is anticipated to increase the number of trips potentially generated by development by +154 average daily trips and +11 a.m. peak hour trips, and +12 p.m. peak hour trips.

#### TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

E. Sligh Ave. is a 2-lane, substandard, undivided, rural collector roadway. The roadway is characterized by +/-11-foot-wide travel lanes in good condition, lying within +/-100 feet of right-of-way. There are no sidewalks and no paved shoulders within the vicinity of the project.

According to the Hillsborough County Transportation Technical Manual a TS-7 rural local and collector roadway typical section has 12-foot lanes with 5-foot paved shoulders and sidewalks on both sides within a minimum of 96 feet of right-of-way. The applicant is proposing a Design Exception to construct +/-1,650 linear feet of sidewalk along the south side of E. Sligh Ave. The proposed Design Exception is discussed in greater detail under the section titled Requested Design Exception: E. Sligh Ave. herein.

#### SITE ACCESS AND CONNECTIVITY

The PD site plan proposes a full access vehicular and pedestrian connection on E. Sligh Ave.

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

Construction access shall be limited to Sligh Ave. project access to minimize disruption to adjacent residential neighborhoods.

#### REQUESTED DESIGN EXCEPTION: E. SLIGH AVE.

As E. Sligh Ave. is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request for the roadway (dated September 30, 2024) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on October 2,

2024). The developer will be required to construct +/-1,650 linear feet of sidewalk on the south side of E. Sligh Ave., as shown in the requested Design Exception.

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

# ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Roadway Level of Service (LOS) provided for informational purposes only.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
E SLIGH AVE	ORIENT RD	US HWY 301	D	С

Source: 2020 Hillsborough County Level of Service (LOS) Report

From: Williams, Michael [WilliamsM@hcfl.gov] Sent: Wednesday, October 2, 2024 3:31 PM

To: jesse@blackstockeng.com

CC: cschrock4@gmail.com; Follin, Jared [FollinJ@hcfl.gov]; Heinrich, Michelle [HeinrichM@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; Tirado, Sheida

[TiradoS@hcfl.gov]; De Leon, Eleonor [DeLeonE@hcfl.gov]; PW-CEIntake [PW-

CEIntake@hcfl.gov]

Subject: FW: RZ PD 24-0789 - Design Exception Review

Attachments: 24-0789 DEAd 09-30-24.pdf

Jesse,

I have found the attached Design Exception (DE) for PD 24-0789 APPROVABLE.

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

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

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

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

Mike

Michael J. Williams, P.E.

Director, Development Review

County Engineer

Development Services Department

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

W: HCFLGov.net

**Hillsborough County** 

#### 601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Monday, September 30, 2024 3:58 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Perez, Richard <PerezRL@hcfl.gov>

Subject: RZ PD 24-0789 - Design Exception Review

Hello Mike,

The attached DE is approvable to me, please include the following people in your response:

jesse@blackstockeng.com cschrock4@gmail.com follinj@hcfl.gov heinrichm@hcfl.gov perezrl@hcfl.gov

Best Regards,

Sheida L. Tirado, PE Transportation Review Manager Development Services Department

E: <u>TiradoS@HCFL.gov</u> P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602 <u>HCFL.gov</u>

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#### Hillsborough County Florida

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# **Supplemental Information for Transportation Related Administrative Reviews**

#### Instructions:

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

to complete this form.				
Request Type (check one)	<ul> <li>☐ Section 6.04.02.B. Administrative Variance</li> <li>☑ Technical Manual Design Exception Request</li> <li>☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.)</li> <li>☐ Request for Determination of Required Parking for Unlisted Uses</li> </ul>			
	(Reference LDC Sec. 6.05.02.G.1. and G.2.)			
Submittal Type (check one)	New Request			
Submittal Number and	■1. DE-Substandard Rd E Sligh Ave   —4.			
Description/Running History	⊒2. □5.			
(check one and complete text box				
using instructions provided below)	<u></u>			
submittal number/name to each separate reques number previously identified. It is critical that the a	quests (whether of the same or different type), please use the above fields to assign a unique t. Previous submittals relating to the same project/phase shall be listed using the name and applicant reference this unique name in the request letter and subsequent filings/correspondence. al infarmation related to a previously submitted request, then the applicant would check the			
Project Name/ Phase 7805 E Sligh Av	e Townhomes			
Important: The name selected must be used on all f If request is specific to a discrete phase, please also	future communications and submittals of additional/revised information relating to this variance. o list that phase.			
Folio Number(s) 040355-0000	Check This Box If There Are More Than Five Folio Numbers			
numbers must be provided in the format provided	p to a maximum of five. If there are additional folios, check the box to indicate such. Folio by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, 789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789;			
Name of Person Submitting Request	Jesse Blackstock, PE			
Important: For Design Exception (DE) Requests, the DE request letter must be signed and sealed.	e person submitting must be a Professional Engineer (PE) licensed within the stote of Florida. The			
<b>Current Property Zoning Designation</b>	ASC-1			
Designation. Typing "N/A" or "Unknown" will result County Zoning Atlas, which is available at https://m	amily Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) in your application being returned. This infarmation may be obtained via the Official Hillsborough taps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, of for Development Services at (813) 272-5600 Option 3.			
Pending Zoning Application Number	PD-24-0789			
	nter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not MM for major modifications, PRS for minor modifications/personal appearances.			
Related Project Identification Number (Site/Subdivision Application Number)	N/A			
	nter for Development Services Intake Team for all Certified Parcel, Site Constructian, Subdivision ns. If no project number exists, pleose type "N/A" or "Not Applicable".			



#### BLACKSTOCK ENGINEERING UNLIMITED, INC.

September 30, 2024

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

Reference: Design Exception Request - E Sligh Avenue

> 7805 E Sligh Avenue Folio No. 40355-0000

PD-24-0789

Mr. Williams:

Please allow this letter to serve as our justification for the design exception per TTM Section 1.7 to meet the requirements of Hillsborough County LDC Section 6.04.03.L (existing facility). The PD rezoning request is to allow for up to 24 single family attached dwelling units on the currently vacant property located at 7805 E Sligh Avenue, as depicted on Exhibit A. This request is per our virtual meeting held on 9/3/2024 with County Staff.

The project proposes to have a single full access connection on to E Sligh Avenue. Sligh Avenue is identified in the Hillsborough County Comp. Plan as a collector roadway and during our 9/3/24 meeting it was determined that this roadway is Substandard. Sligh Avenue has a posted speed limit of 35 mph between Orient Road and 78th Street, then 45 mph east of 78th Street. Sligh Avenue currently has 11.0 foot travel lanes, with a 5' concrete sidewalk along the south side of the roadway which is not consistently currently existing within this portion of Sligh Ave. No bike lanes are currently present on either side of Sligh Avenue.

The segment is broken into two sections: A western section from Orient Road to 78th Street (approximately 1,300 linear feet) and an eastern section from 78th Street to the eastern property corner of Folio No. 040349-0100 (approximately 1,250 linear feet). The western section currently has 11 foot travel lanes, and a sporadic 5' concrete sidewalk on the south side of Sligh Avenue and a relatively flat unpaved shoulder/drainage within approximately 61.0 feet of ROW. The eastern section currently has 11.0 foot of travel lanes, no sidewalks on either side of Sligh Avenue and a relatively flat unpaved shoulder and wetlands beyond the unpaved shoulder both to the north and south within approximately 100 feet of ROW.

This request is a design exception to the Hillsborough County TTM for Sligh Avenue from Orient Road to the eastern property corner of Folio No. 040349-0100.



September 15, 2024 Zoning Intake 7805 E Sligh Ave PD-24-0789 Page 2 of 7

For the western section, the requested exceptions are to the TS-7 typical section and the justifications are as follows:

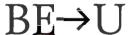
- The existing ROW along Sligh Avenue is approximately 100 feet; however, there is an existing wetland within the existing ROW along both sides of the roadway. The typical TS-7 section for a rural, two-lane undivided roadway requires a minimum of 96 feet of ROW with 12 foot travel lanes, 5 foot paved shoulder, open drainage, and a 5 foot sidewalk.
- 2. The request is to maintain the existing 11.0 foot travel lanes and relatively flat unpaved shoulder/open drainage. The missing segments of the 5.0' concrete sidewalk on the south side of Sligh Avenue will be completed, which will add approximately 350 linear feet of sidewalk. Based on Table 210.2.1 of the FDOT Design Manual, the 10-foot travel lanes identified as acceptable.

The proposed western section typical section is shown in Exhibit 2 and the proposed improvements are shown in Exhibit 3.

For the eastern section, the requested exceptions to the TS-7 typical section and the justification are as follows:

- The existing ROW along Sligh Avenue is approximately 100 feet; however, there is an existing wetland within the existing ROW along both sides of the roadway. The typical TS-7 section for a rural, two-lane undivided roadway requires a minimum of 96 feet of ROW with 12 foot travel lanes, 5 foot paved shoulder, open drainage, and a 5 foot sidewalk.
- 2. The eastern section currently has 11 foot travel lanes in approximately 100 feet of ROW. The request is to maintain the existing 11 foot travel lanes and add approximately 1,300 linear feet of 5' concrete sidewalk along the south side of Sligh Avenue, with a 6 foot grass strip on the south side of Sligh Avenue and a 2 foot grass strip along the back side of the sidewalk. Due to ROW constraints and existing conditions, the slope to the wetland may exceed to 4:1 slope, but will not exceed 2:1.

The proposed eastern typical section is shown in Exhibit 4.

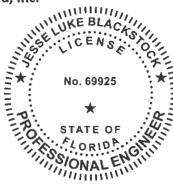


September 15, 2024 Zoning Intake 7805 E Sligh Ave PD-24-0789 Page 3 of 7

Please do not hesitate to contact me directly with any questions or concerns.

Respectfully Submitted,

Blackstock Engineering Unlimited, Inc.



Jesse

Digitally signed by Jesse Blackstock Blackstock Date: 2024.09.30 08:33:27 -04'00'

Jesse Blackstock, PE President

This item has been digitally signed and sealed by Jesse Blackstock, PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Based on the information provide	ed by the Applicant, this request is:	
Disapproved	Approved with Conditions	Approved
If there are any further questions	or you need clarification, please contact She	ida L. Tirado, PE.
		Sincerely,

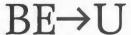
Michael J. Williams, PE Hillsborough County Engineer



September 15, 2024 Zoning Intake 7805 E Sligh Ave PD-24-0789 Page 4 of 7

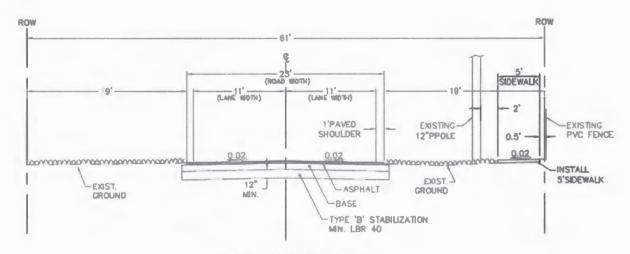
# **Exhibit 1 - LOCATION MAP**



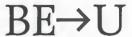


September 15, 2024 Zoning Intake 7805 E Sligh Ave PD-24-0789 Page 5 of 7

# Exhibit 2 - Proposed Western Typical Section



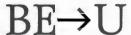
SLIGH AVENUE SIDEWALK IMPROVEMENTS (LOOKING EAST OF OAKDALE DR.) DESIGN SPEED 35 MPH



September 15, 2024 Zoning Intake 7805 E Sligh Ave PD-24-0789 Page 6 of 7

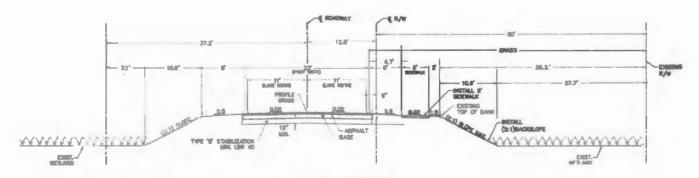
# **Exhibit 3 – Proposed Sidewalk Improvements**



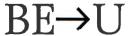


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# **Exhibit 4 – Proposed Eastern Typical Section**

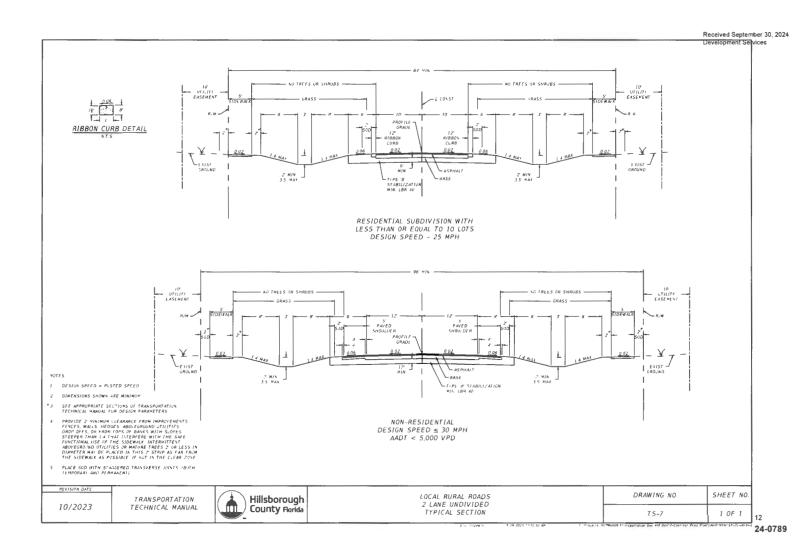


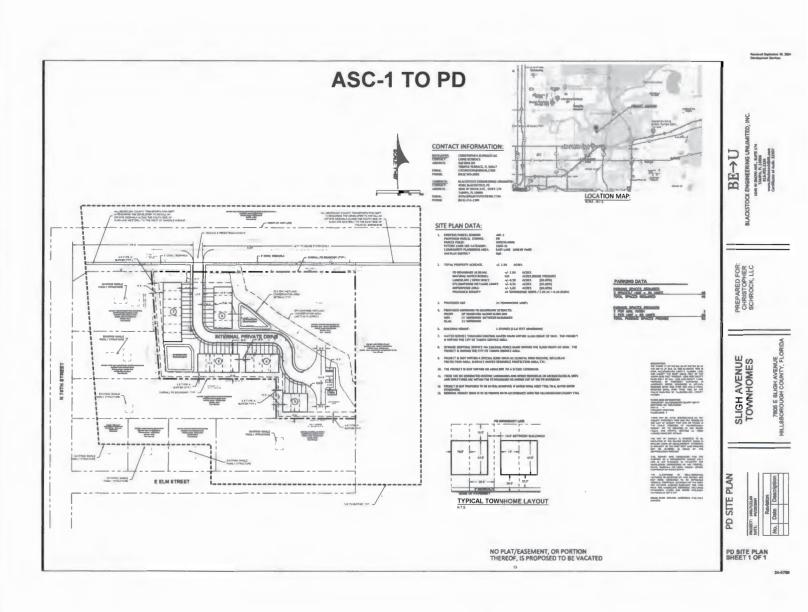
SLIGH AVENUE SIDEWALK IMPROVEMENTS (LOOKING EAST) DESIGN SPEED 45 MPH



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# Exhibit 5 - Standard TTM TS-07





### **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
E. Sligh Ave.	County Collector - Urban	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	<ul> <li>□ Corridor Preservation Plan</li> <li>□ Site Access Improvements</li> <li>⋈ Substandard Road Improvements</li> <li>□ Other</li> </ul>

Project Trip Generation □ Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	19	1	2	
Proposed	173	12	14	
Difference (+/-)	(+)154	(+)11	(+)12	

<sup>\*</sup>Trips reported are based on net new external trips unless otherwise noted.

<b>Project Boundary</b>	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	None	None	Meets LDC
South	,	None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Varian	ce Not applicable for this request	
Road Name/Nature of Request	Туре	Finding
Sligh Ave./Substandard Roadway	Design Exception Requested	Approvable
Notes:		

4.0 Additional Site Information & Agency Comme	ents Summary	21/4	
Transportation	Objections	Conditions Requested	Additional Information/Comments
<ul><li>☑ Design Exception/Adm. Variance Requested</li><li>☑ Off-Site Improvements Provided</li></ul>	☐ Yes ☐ N/A ⊠ No	Yes     □ No	See report.

# PARTY OF RECORD

# Rome, Ashley

From: Hearings

Sent: Friday, October 4, 2024 5:20 PM

**To:** Timoteo, Rosalina; Rome, Ashley; Follin, Jared

Cc: Medrano, Maricela

**Subject:** FW: Application Number: RZ-PD 24-0789

From: DWL Tampa <dwltpa@yahoo.com>
Sent: Thursday, October 3, 2024 3:43 PM

To: Hearings < Hearings@hcfl.gov>

Subject: Application Number: RZ-PD 24-0789

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

I oppose the REzoning to PD.

Dennis Liccio 7811 East St Tampa Florida 33016 813 833 4717