

Rezoning Application: PD 22-1103
Zoning Hearing Master Date: November 14, 2022
BOCC Land Use Meeting Date: January 10, 2023

1.0 APPLICATION SUMMARY

Applicant: Jacob Egan, Onyx and East
FLU Category: SMU-6
Service Area: Urban
Site Acreage: 17.4
Community Plan Area: Riverview
Overlay: None



Introduction Summary:

The applicant is requesting to rezone a 17.4 acre property located at the southeast corner of Cone Grove Road and Fern Hill Drive from Agricultural Rural (AR) to Planned Development (PD) in order to allow for the development of 104 single-family dwellings.

Zoning:	Existing	Proposed
District(s)	AR	PD 22-1103
Typical General Use(s)	Single-Family Residential (Mobile Home only)	Single-Family Residential
Acreage	17.4	17.4
Density/Intensity	1 unit per acre	6 units per acre
Mathematical Maximum*	3 units	104 units

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AR	PD 22-1103
Lot Size / Lot Width	5 Acres / 150'	3,200 sf / 40'
Setbacks/Buffering and Screening	Front: 50' Rear: 50' Sides: 25'	Front: 5' Rear: 3' Sides, Internal Lots: 1' & 9' Side, Corner Lots: 15' PD Boundary" 25'
Height	50'	2-stories and 30'

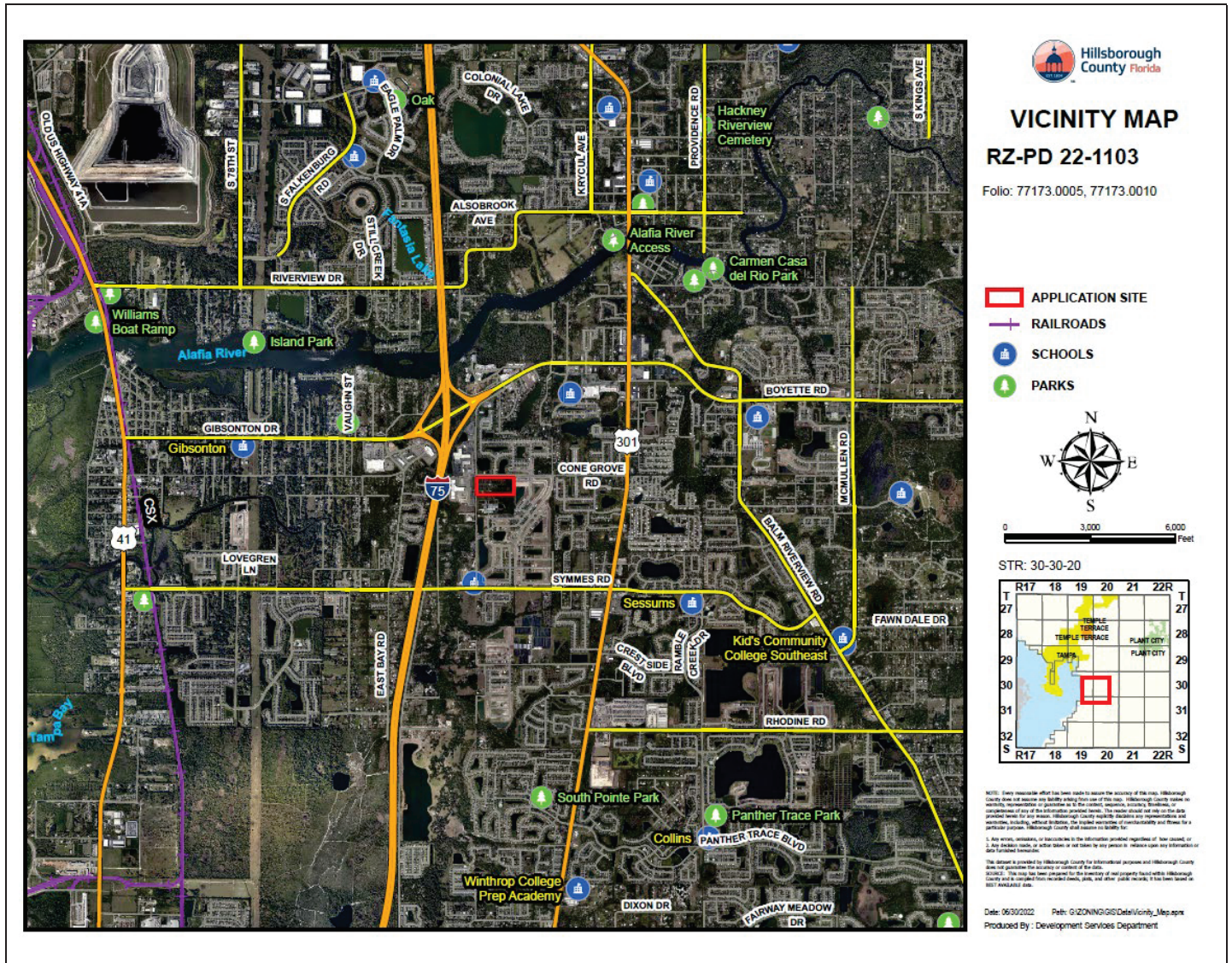
Additional Information:

PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	LDC Sec, 6.01.04.B.2 (Zero Lot Line Residential, Design Standards - Minimum Courtyard Dimension (8'))

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

2.1 Vicinity Map

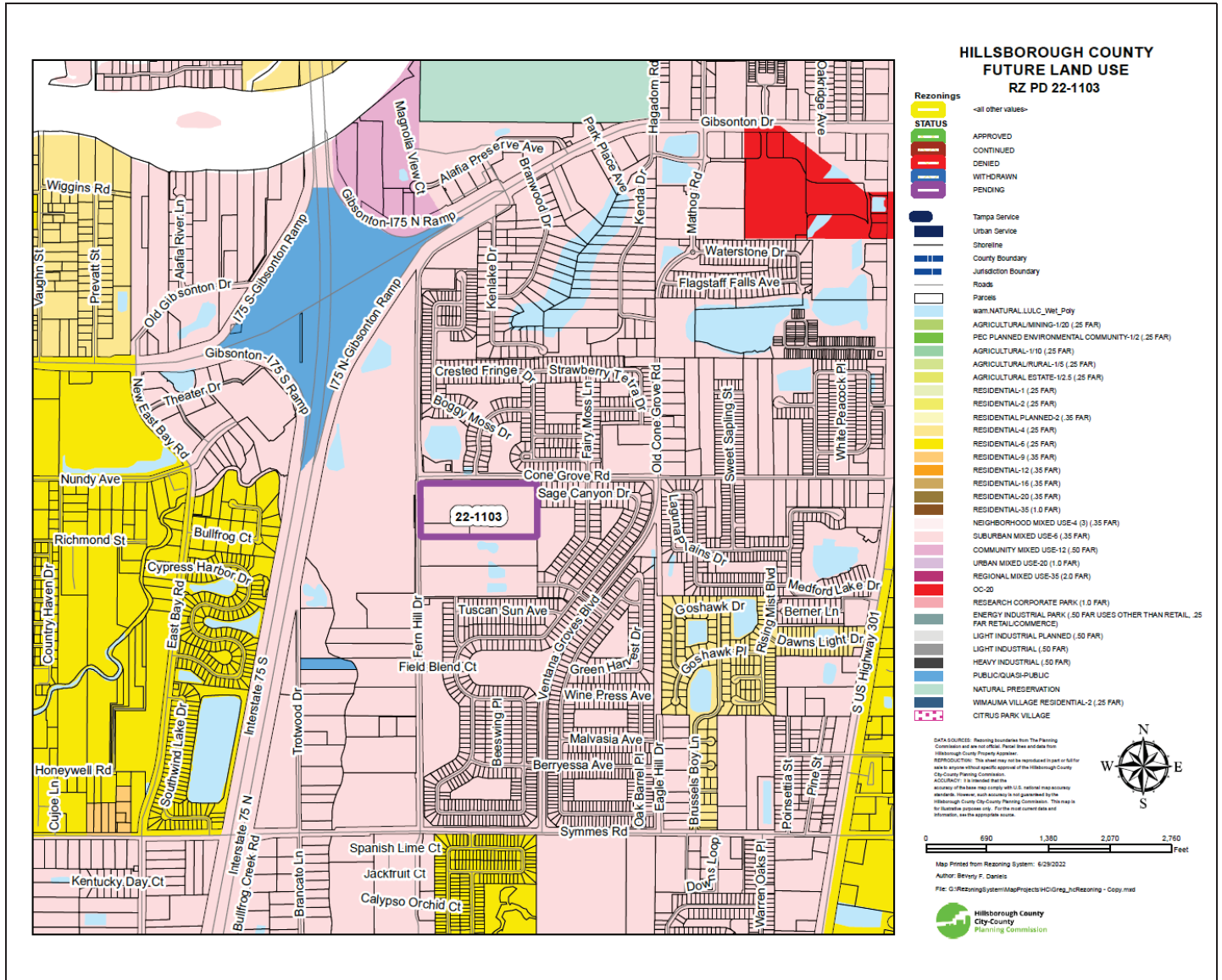


Context of Surrounding Area:

The property is located approximately one half of a mile south of Gibsonton Road and one quarter of a mile east of Interstate 75 at the southeast corner of Fern Hill drive and Cone Grove Road. The properties in the vicinity are primarily developed for single-family residential, commercial, and industrial uses. The properties to the north and east are developed for single-family, the commercial and industrial properties to the west are developed for motor vehicle sales and a warehouse facility with open storage, and the property to the south is vacant residential.

2.0 LAND USE MAP SET AND SUMMARY DATA

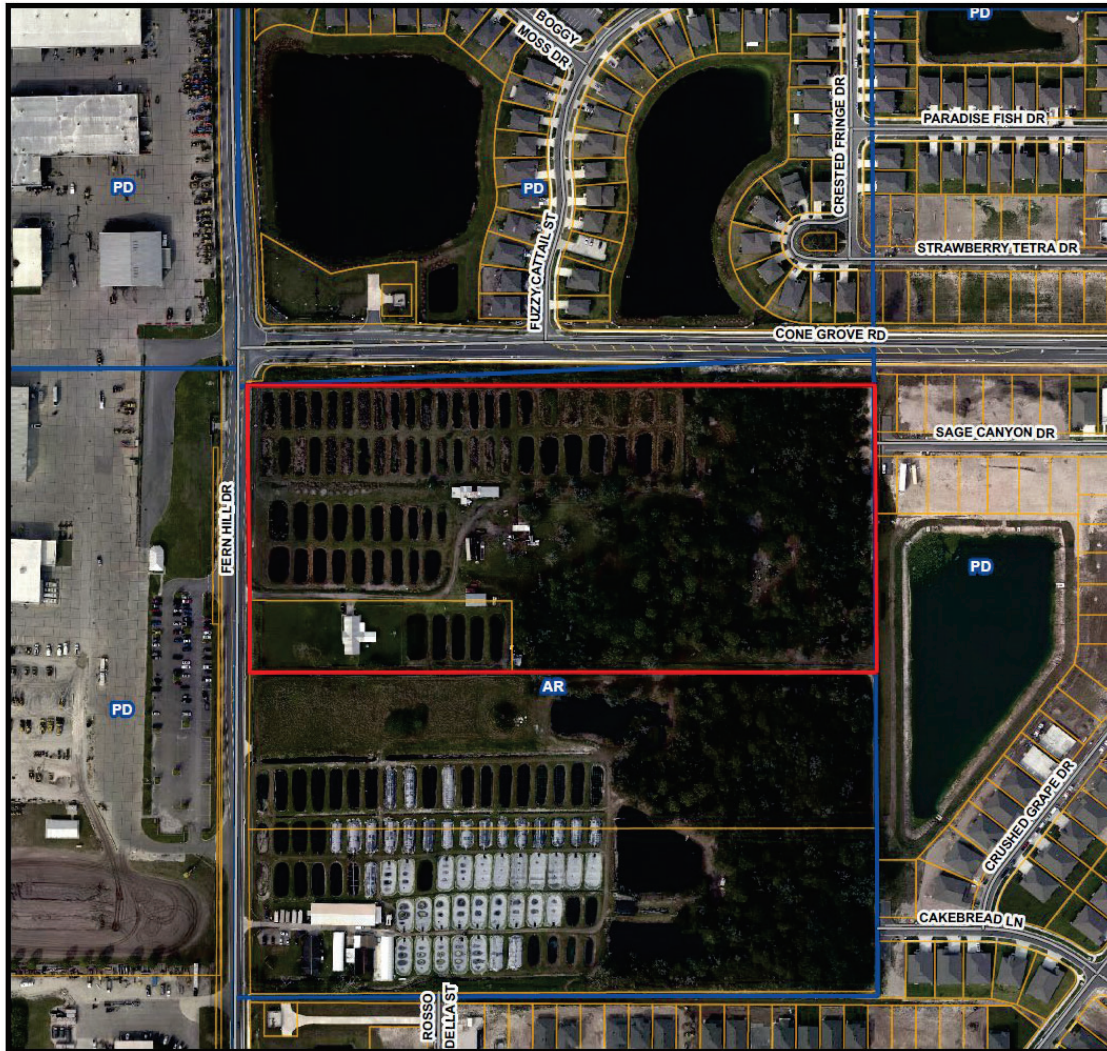
2.2 Future Land Use Map




Subject Site Future Land Use Category	Suburban Mixed Use - 6 (SMU-6)
Maximum Density/FAR	6 du per ga/FAR: 0.25
Typical Uses	Residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. Neighborhood Commercial uses shall meet locational criteria or be part of larger mixed use planned development. Office uses are not subject to locational criteria.


2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

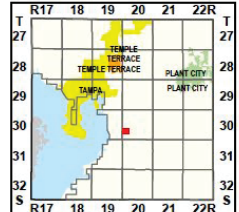



ZONING MAP
RZ-PD 22-1103
 Folio: 77173.0005, 77173.0010

APPLICATION SITE
 ZONING BOUNDARY
 PARCELS
S SCHOOLS
T PARKS


 0 220 440 Feet

STR: 30-30-20



NOTE: Every reasonable effort has been made to secure the accuracy of this map. Hillsborough County does not assume any liability arising from use of the map. Hillsborough County makes no warranty, representation or guarantee as to the content, accuracy, timeliness, or use of the map. The map is provided for informational purposes only. The user should not rely on the map for any purpose. Hillsborough County is not responsible for any errors, omissions, or inaccuracies in the map. Hillsborough County is not responsible for any damages or losses resulting from the use of the map. Hillsborough County shall assume no liability for any errors, omissions, or inaccuracies in the map.

This release is provided by Hillsborough County for informational purposes and Hillsborough County does not guarantee the accuracy or content of this release. This map has been prepared for the inventory of real property held within Hillsborough County and is provided from recorded deeds, plats, and other public records. It has been based on BEST AVAILABLE data.

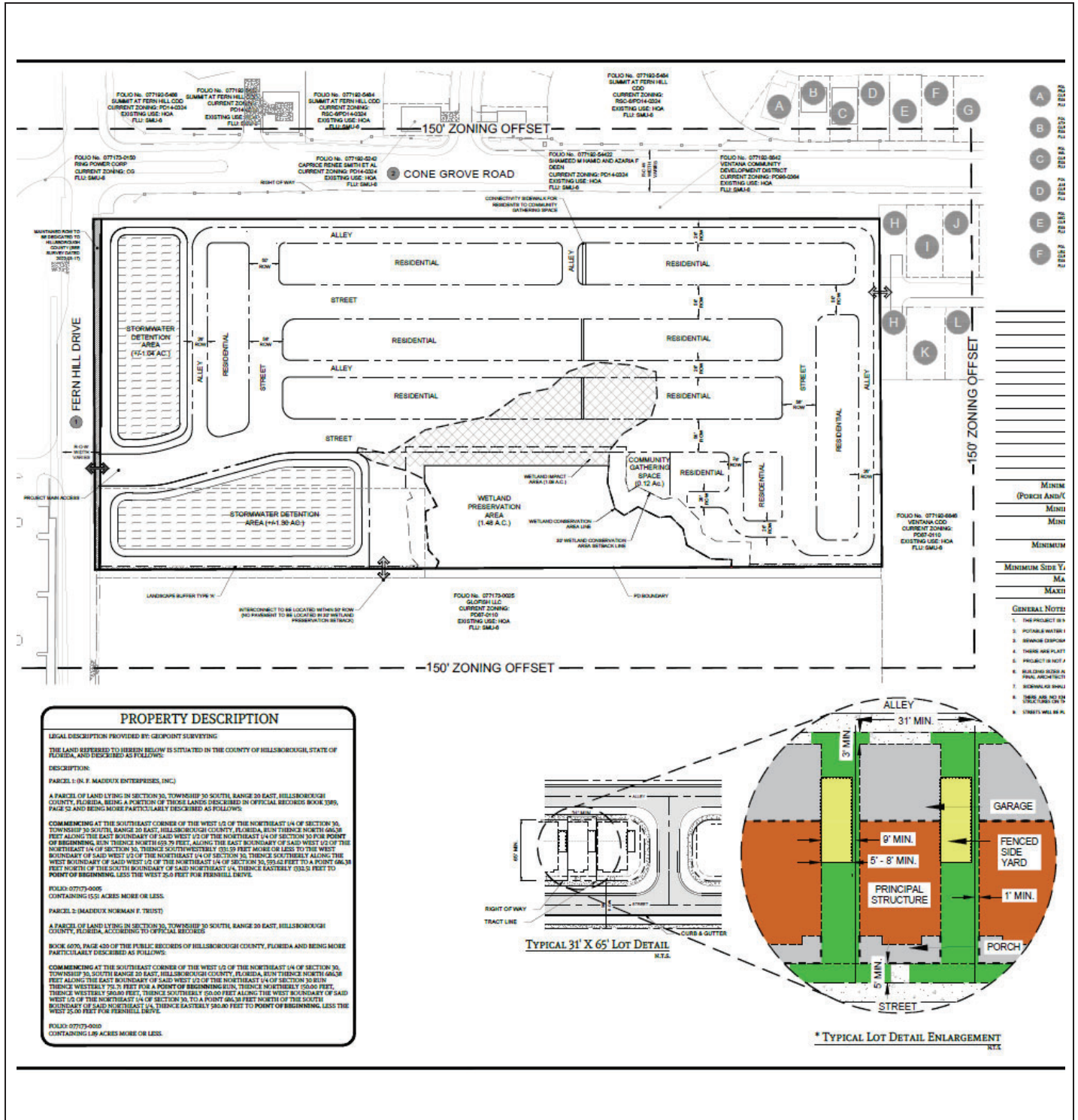
Date: 06/09/2022 Path: G:\ZONING\GIS\Data\Zoning_Map.aprx
 Produced By: Development Services Department

Adjacent Zonings and Uses

Location	Zoning	Maximum Density/FAR Permitted by Zoning	Allowable Use	Existing Use
North	PD 14-0324	8.27 DU per GA/Max GFA: 8,000 SF	Single-family residential, multi-family residential, Commercial Neighborhood	Residential, single-family
South	AR	1 DU per 5 GA/FAR: NA	Agricultural, single-family residential	Vacant
East	PD 87-0110	3.56 DU per GA	Residential, single-family	Residential, single-family
West	PD 98-0364	NA/Max GFA: 227,000 SF	Commercial vehicle, construction equipment, recreational vehicles, boats and vehicle sales, leasing, and repairs.	Construction equipment sales and repairs.

2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
Fern Hill Drive	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	28	2	3
Proposed	982	77	103
Difference (+/-)	+954	+75	+100

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

Connectivity and Cross Access Not applicable for this request

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

Notes:

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
Fern Hill Drive/ Substandard Road	Administrative Variance Requested	Approvable
Internal Roadway/ Typical Section DE	Design Exception Requested	Approvable

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See staff report
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	South County Service Area Statement of Record
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees: Urban Mobility, Central Park, South Fire - 104 Single Family Units (Fee estimate is based on a 2,000 square foot, Single Family Detached)				
			Mobility: \$9,183 * 104 units = \$ 955,032 Parks: \$2,145 * 104 units = \$ 223,080 School: \$8,227 * 104 units = \$ 855,608 Fire: \$ 335 * 104 units = \$ 34,840 Total Single Family Detached = \$ 2,068,560	
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

As proposed, the 17.4 acre zero lot line single-family development would be developed with 104 dwellings at a density of approximately 5.98 dwellings per acre. The development would also include 1.48 acres of wetland preservation, approximately 2.34 acres of storm detention area, and a 0.12 acre of community gathering area. The existing land uses in the project's immediate vicinity consist of single-family and commercial. Opposite of Fern Hill Road to the west, the property covers approximately 73.4 acres and is developed for construction equipment sales and repairs. The development to the north was developed with an allowable density of 8.27 dwellings per acre and the property to the east is being developed with an allowable density of 3.56 dwellings per acre. The property to the south is vacant.

The applicant is requesting a waiver from the front courtyard requirement within LDC Section 6.01.04.B.2 for lots with less than 5,600 square feet. As justification for the waiver, the applicant is proposing a traditional neighborhood design concept that includes rear entry 2-car garages, a five front yard setback, and a stoop or porch facing the street. Each home will also have a courtyard in the ten-foot area between the structure and the neighboring home that faces the street. As proposed, staff finds that the design concept meets or exceeds the intent of front courtyard provision contained within LDC Section 6.01.04.B.2.

Staff finds the request will have minimal impact and finds the request compatible with the surrounding development.

5.2 Recommendation

Based on the above considerations, staff recommends approval of the request subject to conditions.

6.0 PROPOSED CONDITIONS

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

1. Add a note on the site plan that reads "Sidewalks to be provided per LDC";
2. Add "Alley" Labels on the site plan to all sections proposed to be built as alleyways; and
3. Revise the Hatched arrow label in the legend to read "Cross Access."

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted September 23, 2022.


1. Development of the project shall proceed in strict accordance with the terms and conditions contained in the General Site Plan.
2. Development of the project shall be limited to no more than 104 single-family detached dwellings.
3. The following development standards shall apply:
 - Minimum lot size: 2,015 square feet
 - Minimum lot width: 31 feet
 - Minimum lot depth: 65 feet
 - Minimum front yard setback: 5 feet
 - Minimum front yard setback: 15 feet (fronts functioning as sides)
 - Minimum side yard setback: 1 foot and 9 feet (internal side yards)
 - Minimum rear yard setback: 3 feet
 - Maximum building height: 2 stories and 30 feet
 - Minimum setback from PD boundary: 25 feet
 - Maximum building coverage: 70%
 - Minimum garage spaces per dwelling: 2
4. Roofs shall not overhang property lines without the recording of maintenance easements with a minimum width of five feet. Drainage from the roof overhang shall be directed onto the zoning lot and not discharged into the easement.
5. Each dwelling is required to have a stoop or porch that faces towards the street of the primary front yard.
6. Except for corner lots, each dwelling is required to have an open side yard courtyard between the principal structure and the neighboring structure. Dwellings that are located on corner lots are required to have an open courtyard between the principal structure and the street facing side yard.
7. If PD 22-1103 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated October 11, 2022) from the Section 6.04.03.L Hillsborough County Land Development Code (LDC) requirement to improve the roadway to current County standards. The Administrative Variance was found approvable by the County Engineer (on November 1, 2022). If the rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request, upon which the developer will not be required to improve Fern Hill Drive to county standard.

8. If PD 22-1103 is approved, the County Engineer will approve a Design Exception (dated October 31, 2022) which was found approvable by the County Engineer (on November 1, 2022) for the typical section for the internal roadway. The internal road shall use the typical section consistent with the Design Exception:
 - 8.1. The developer shall be permitted to increase the typical section ROW from 52 feet to 56 feet in order to provide on-street parking on one side;
 - 8.2. The developer shall be permitted to install a 6-foot wide sidewalk on the side of the street that includes on street parking in lieu of the 5-foot wide sidewalk pursuant to TTM TND-2; and
 - 8.3. The developer shall be permitted to reduce the grass area from 7 feet to 5 feet on the side of the roadway without on street parking pursuant to TM TND-2.
9. The developer shall construct a southbound left turn lane on Fern Hills Drive prior to or concurrent with the initial increment of development.
10. All alleyways shall be meet the following standards:
 - 10.1 The alleyway shall have a minimum pavement width of 16 feet;
 - 10.2 The driving surface may be constructed of an asphaltic or concrete surface; and
 - 10.3 The Alleyway shall have a 5-foot grass strip on either side of the travel lanes.
11. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
12. 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.
13. The construction and location of any proposed wetland impacts are not approved by this correspondence, but is currently under review by EPC staff under a 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.
14. 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).
15. 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.
16. 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.
17. 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.
18. 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.

- 19. Water distribution system improvements will need to be completed prior to connection to the County's water system for single-family residences approved through PD 22-1103. No building permits for the single-family residences shall be issued until the completion by the County of funded Capital Improvement Program projects C32001 - South County Potable Water Repump Station Expansion and C32011 - Potable Water In-Line Booster Pump Station, and the projects are put into operation.
- 20. 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:



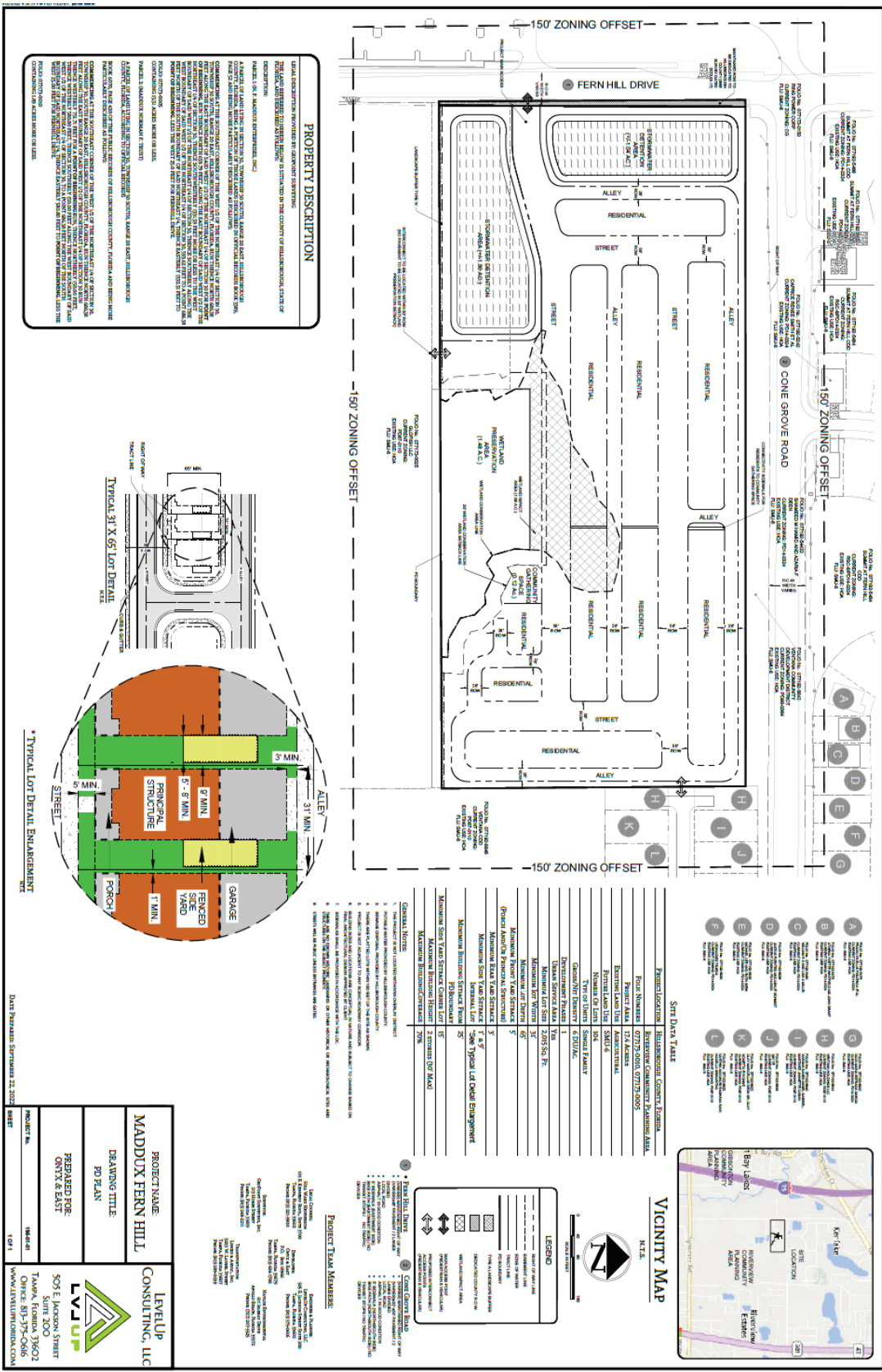
J. Brian Grady
Mon Nov 7 2022 14:56:01

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

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 PROPOSED SITE PLAN (FULL)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

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

DATE: 11/07/2022
AGENCY/DEPT: Transportation
PETITION NO: PD 22-1103

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

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in a decrease of trips potentially generated by development of the subject site by 954 average daily trips, an increase of 75 trips in the a.m. peak hour, and a decrease in 100 trips in the p.m. peak hour.
- If PD 22-1103 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated October 11, 2022) from the Section 6.04.03.L Hillsborough County Land Development Code (LDC) requirement to improve the roadway to current County standards. The Administrative Variance was found approvable by the County Engineer (on November 1, 2022). If the rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request, upon which the developer will not be required to improve Fern Hill Drive to county standard.
- If PD 22-1103 is approved, the County Engineer will approve a Design Exception (dated October 31, 2022) which was found approvable by the County Engineer (on November 1, 2022) for the internal roadway typical section. The internal road shall be built according to the Design Exception including the following deviations from the Hillsborough County TTM TND-2 Typical Section:
 - The developer shall be permitted to increase the typical section ROW from 52 feet to 56 feet in order to provide on-street parking on one side.
 - The developer shall be permitted to install a 6 foot wide sidewalk on the side of the street that includes on street parking in lieu of the 5-foot wide sidewalk pursuant to TTM TND-2;
 - The developer shall be permitted to reduce the grass area from 7 feet to 5 feet on the side of the roadway without on street parking pursuant to TM TND-2;
- Transportation Review Section staff has no objection to the proposed request, subject to the conditions of approval provided hereinbelow.

CONDITIONS OF APPROVAL

- If PD 22-1103 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated October 11, 2022) from the Section 6.04.03.L Hillsborough County Land Development Code (LDC) requirement to improve the roadway to current County standards. The Administrative Variance was found approvable by the County Engineer (on November 1, 2022). If the rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request, upon which the developer will not be required to improve Fern Hill Drive to county standard.

- If PD 22-1103 is approved, the County Engineer will approve a Design Exception (dated October 31, 2022) which was found approvable by the County Engineer (on November 1, 2022) for the typical section for the internal roadway. The internal road shall use the typical section consistent with the Design Exception:
 - The developer shall be permitted to increase the typical section ROW from 52 feet to 56 feet in order to provide on-street parking on one side.
 - The developer shall be permitted to install a 6 foot wide sidewalk on the side of the street that includes on street parking in lieu of the 5-foot wide sidewalk pursuant to TTM TND-2;
 - The developer shall be permitted to reduce the grass area from 7 feet to 5 feet on the side of the roadway without on street parking pursuant to TM TND-2;
- The developer shall construct a southbound left turn lane on Fern Hills Drive prior to or concurrent with the initial increment of development.
- All alleyways shall be meet the following standards:
 - The alleyway shall have a minimum pavement width of 16 feet. The driving surface may be constructed of an asphaltic or concrete surface.
 - The Alleyway shall have a 5-foot grass strip on either side of the travel lanes.
- Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

Other Conditions

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

- Add a note on the site plan that reads “Sidewalks to be provided per LDC”
- Add “Alley” Labels on the site plan to all sections proposed to be built as alleyways.
- Revise the Hatched arrow label in the legend to read “Cross Access”

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels totaling +/- 17.4 acres from Agricultural Rural (AR) to Planned Development (PD). The proposed Planned Development is seeking entitlements for 104 Single Family Dwelling Units. The site is generally located on the southeast side of the intersection of Cone Grove Road and Fern Hill Drive. The Future Land Use designation of the site is Suburban Mixed Use -6 (SMU-6).

Trip Generation Analysis

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the proposed project. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR, 3 Single Family Dwelling Units (ITE code 210)	28	2	3

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 104 Single Family Dwelling Units (ITE code 220)	982	77	103

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+954	+75	+100

The proposed rezoning would result in a decrease of trips potentially generated by development of the subject site by 954 average daily trips, an increase of 75 trips in the a.m. peak hour, and a decrease in 100 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject property has frontage on Fern Hill Drive. Fern Hill Drive is 2-lane, substandard, Hillsborough County maintained, local roadway, characterized by +/-11 ft. travel lanes. The existing right-of-way on Fern Hill Road ranges from +/-76 ft to +/- 78 feet. There are sidewalks on the east side of Fern Hill Drive in the vicinity of the proposed project. Fern Hills Drive has bike lanes and curb and gutter on both sides of the roadway within the vicinity of the project.

REQUESTED VARIANCE

Fern Hill Drive is a substandard road. The land development code indicates that a developer would need to improve the road up to county standards unless an Administrative Variance is submitted and found approvable. The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated October 11, 2022) Section 6.04.03.L Hillsborough County Land Development Code (LDC) requirement to improve the roadway to current County standards. The Administrative Variance was found approvable by the County Engineer (on November 1, 2022). If the rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request, upon which the developer will not be required to improve Fern Hill Drive to county standard.

DESIGN EXCEPTION – TTM TYPICAL SECTION– FERN HILL DRIVE

Given that the proposed typical section for the internal roadway varies from the TND-2 typical section from the Hillsborough County Transportation Technical Manual, the applicant's Engineer of Record (EOR) submitted a Design Exception (DE) request (dated October 31, 2022). Based on factors presented within the Design Exception request, the County Engineer found the DE approvable (on November 1, 2022). The deviations from the TND-2 Typical Section (2-Lane Undivided, Local Urban Lanes) include:

- The developer shall be permitted to increase the typical section ROW from 52 feet to 56 feet in order to provide on-street parking on one side.
- The developer shall be permitted to install a 6 foot wide sidewalk on the side of the street that includes on street parking in lieu of the 5-foot wide sidewalk pursuant to TTM TND-2;
- The developer shall be permitted to reduce the grass area from 7 feet to 5 feet on the side of the roadway without on street parking pursuant to TM TND-2;

SITE ACCESS

The project is proposing a full access connection on Fern Hill Drive. Vehicular and Pedestrian cross access is provided to the east and south as per requirements of section 6.04.03.Q of the Hillsborough County Land Development Code.

ROADWAY LEVEL OF SERVICE (LOS)

Fern Hill Drive is included as a local roadway in the functional classification map. As such it was not included in the Level of Service Report.

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Fern Hill Drive	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	28	2	3
Proposed	982	77	103
Difference (+/-)	+954	+75	+100

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

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

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Fern Hill Drive/ Substandard Road	Administrative Variance Requested	Approvable
Internal Roadway/ Typical Section DE	Design Exception Requested	Approvable
Notes:		

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

From: Williams, Michael
Sent: Tuesday, November 1, 2022 1:12 PM
To: Stephenson, Trent (Trent@levelupflorida.com); Steven Henry
Cc: stephen@levelupflorida.com; Ball, Fred (Sam); Steady, Alex; Tirado, Sheida; PW-CEIntake; Morales, Cintia
Subject: FW: RZ PD 22-1103 - Design Exception & Administrative Variance Review
Attachments: 22-1103 Rev DEReq 10-31-22.pdf; 22-1103 AVReq 10-24-22.pdf

Importance: High

Follow Up Flag: Follow up

Flag Status: Flagged

Trent/Steve,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) and Design Exception (DE) for PD 22-1103 APPROVABLE.

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

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

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

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

Mike

Michael J. Williams, P.E.

Director, Development Review

County Engineer

Development Services Department

P: (813) 307-1851

M: (813) 614-2190

E: Williamsm@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

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

From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>

Sent: Monday, October 31, 2022 5:50 PM

To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>

Cc: Morales, Cintia <MoralesCS@hillsboroughcounty.org>; Steady, Alex <SteadyA@hillsboroughcounty.org>

Subject: RZ PD 22-1103 - Design Exception & Administrative Variance Review

Importance: High

Hello Mike,

The attached Design Exception & Administrative Variance are approvable to me. Please include the following people in your response email:

trent@levelupflorida.com

stephen@levelupflorida.com

shenry@lincks.com

ballf@hillsboroughcounty.org

steadya@hillsboroughcounty.org

Best Regards,

Sheida L. Tirado, PE *(she/her/hers)*

Transportation Review Manager

Development Services Department

P: (813) 276-8364

E: tirados@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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LINCKS & ASSOCIATES, INC.

October 11, 2022

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

Re: Maddux Fern Hill
PD 22-1103
Folio 077173.0010 & 077173.0005
Lincks Project Number: 22058

The purpose of this letter is to request a Section 6.04.02.B Administrative Variance to Section 6.04.03L of the Hillsborough County Land Development Code, which requires improvement of projects taking access to a substandard road to improve the roadway to current County standards between the project driveway and the nearest standard road. The developer proposes to rezone the subject property to Planned Development to allow up to 104 Single Family Homes.

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

- One (1) full access to Fern Hill Drive that is to align with the existing access to Ring Power on the west side of Fern Hill Drive
- Cross access with the Ventana Development to the east via Sage Canyon Drive
- Future cross access with the property to the south

The subject property is within the Urban Service Area and as shown on the Hillsborough County Roadways Functional Classification Map, Fern Hill Drive is a local roadway. However, it is anticipated the daily traffic volume on Fern Hill Drive would exceed 5,000 vehicles per day; therefore, it is considered to be a collector roadway.

Table 1 provides the trip generation for the proposed land uses. Table 2 provides the level of service evaluation for Fern Hill Drive. As shown in Table 2, the roadway currently operates at an acceptable Level of Service and will continue to operate at an acceptable Level of Service with the addition of the project traffic associated with the additional uses. Table 3 provides the collector road determination for Fern Hill Drive.

Fern Hill Drive from the project access to the nearest standard road (Cove Grove Road) is a two (2) lane urban roadway.

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

Mr. Mike Williams
October 11, 2022
Page 2

The request is to waive the requirement to improve Fern Hill Drive (between the project access and Cone Grove Road) to current County roadway standards, the standards for which are found within the Hillsborough County Transportation Technical Manual.

The justification variance to the TS-4 standards are as follows:

(a) there is an unreasonable burden on the applicant,

- 1) Bike Lanes – TS-4 has 7 foot buffered bike lanes. The existing bike lanes along the segment of the roadway are 4 feet.

There is limited right of way on the west side of Fern Hill Drive and on the east side south of the subject property. Therefore, it is not feasible to widen the roadway to provide the 7 foot bike lanes. The 4 foot bike lane was the standard at the time of construction of the road that has subsequently been revised. In addition, the development is to construct a 5 foot sidewalk along its project frontage on Fern Hill Drive.

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

There are bike lanes along the subject segment of Fern Hill Drive. These likely met the design standards at the time the improvements were constructed. Therefore, the variance would not be detrimental to the public health, safety and welfare.

(c) without the variance, reasonable access cannot be provided. In the evaluation of the variance request, the issuing authority shall give valid consideration to the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas.

Fern Hill Drive is the only access to a collector roadway. Without the access to Fern Hill Drive, reasonable access for the project could not be provided.

Mr. Mike Williams
October 11, 2022
Page 3

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

Best Regards,


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



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

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

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

Date _____

Sincerely,

**Michael J. Williams
Hillsborough County Engineer**

TABLE 1
TRIP GENERATION (1)

<u>Land Use</u>	<u>ITE LUC</u>	<u>Size</u>	<u>Daily Trip Ends</u>	<u>AM Peak Hour Trip Ends</u>		<u>PM Peak Hour Trip Ends</u>	
				<u>In</u>	<u>Out</u>	<u>In</u>	<u>Out</u>
Single Family	210	104 DU's	1,046	20	57	65	38
					77		103

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

TABLE 2
ARETERIAL ANALYSIS

<u>Roadway</u>	<u>From</u>	<u>To</u>	<u>Period</u>	<u>LOS Standard</u>	<u>Peak Hour Capacity</u>	<u>Peak Season Volume (2)</u>	<u>Project Traffic (3)</u>	<u>Peak Season + Project Traffic</u>	<u>Available Capacity</u>
Fern Hill Dr	Project	Cone Grove Rd	AM	D	1,197	349	77	426	771
			PM	D	1,197	370	103	473	724

(1) Source: 2020 FDOT Quality/Level of Service Handbook Tables.

(2) See Figure 4 of the Access Management Analysis.

(3) See Figure 2 of the Access Management Analysis.

TABLE 3
FERN HILL DRIVE

<u>Roadway</u>	<u>Location</u>	<u>Size</u>	Peak		<u>Season Traffic (1)</u>	<u>Daily Traffic (2)</u>	<u>Daily Project Traffic (3)</u>	<u>Total Daily Traffic</u>
			<u>NB</u>	<u>SB</u>				
Fern Hill Dr	South of Cone Grove Rd	AM	165	184	349	4,111	1,046	5,157
		PM	183	187	370			

- (1) Counts dated 2/2/22.
- (2) Peak Season Traffic converted to daily volume based on FDOT K = 0.09.
- (3) See Table 1, Trip Generation.

APPENDIX



PD PLAN



HILLSBOROUGH COUNTY ROADWAYS
FUNCTIONAL CLASSIFICATION MAP



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



Legend

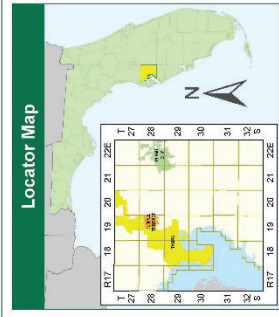
- Functional Classification Authority, Classification**
- State, Principal Arterial
 - State, Arterial
 - Hillsborough, Arterial
 - Hillsborough, Collector
 - Urban Service Area Boundary
 - City Limits

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

- PART 3.02.00 INTERSTATE/PLANNED DEVELOPMENT DISTRICTS
- PART 3.03.00 INTERMEDIATE DEVELOPMENT DISTRICTS
- PART 3.04.00 PLANNED DEVELOPMENT DISTRICTS
- PART 6.02.00 SUBDIVISION STANDARDS AND GUIDELINES
- PART 6.03.00 PLANNED DEVELOPMENT DISTRICTS
- PART 6.11.00 SPECIAL CONDITIONAL USES
- PART 12.01.00 DEFINITIONS

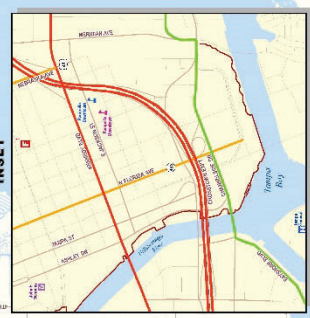
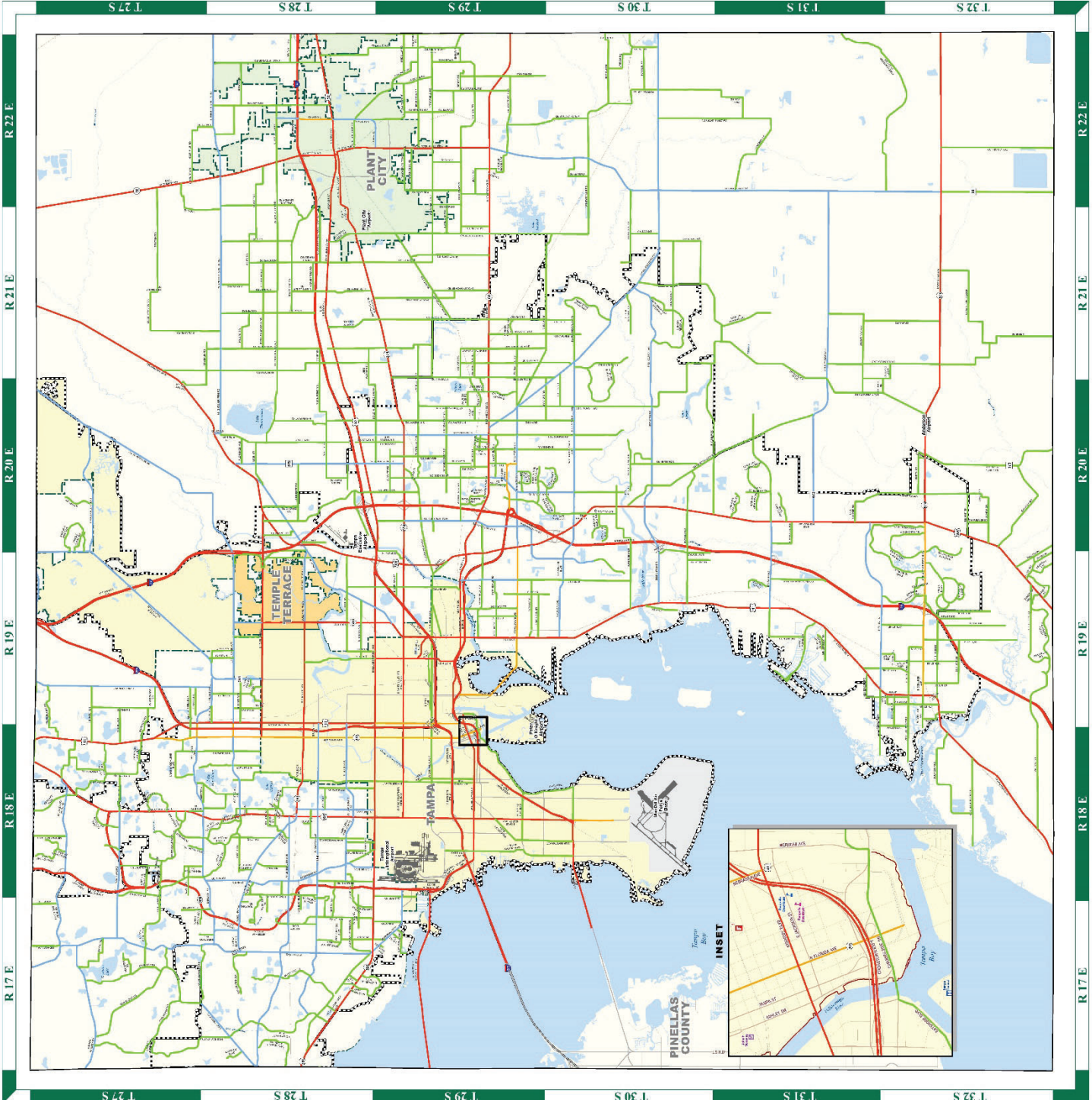
OTHER PARTS OF THE LDC NOT LISTED ABOVE

In addition to subject matters in the LDC, Functional Classification of roads is used in the following: Traffic Engineering, Traffic Control Program and the Neighborhood Traffic Calming Program.



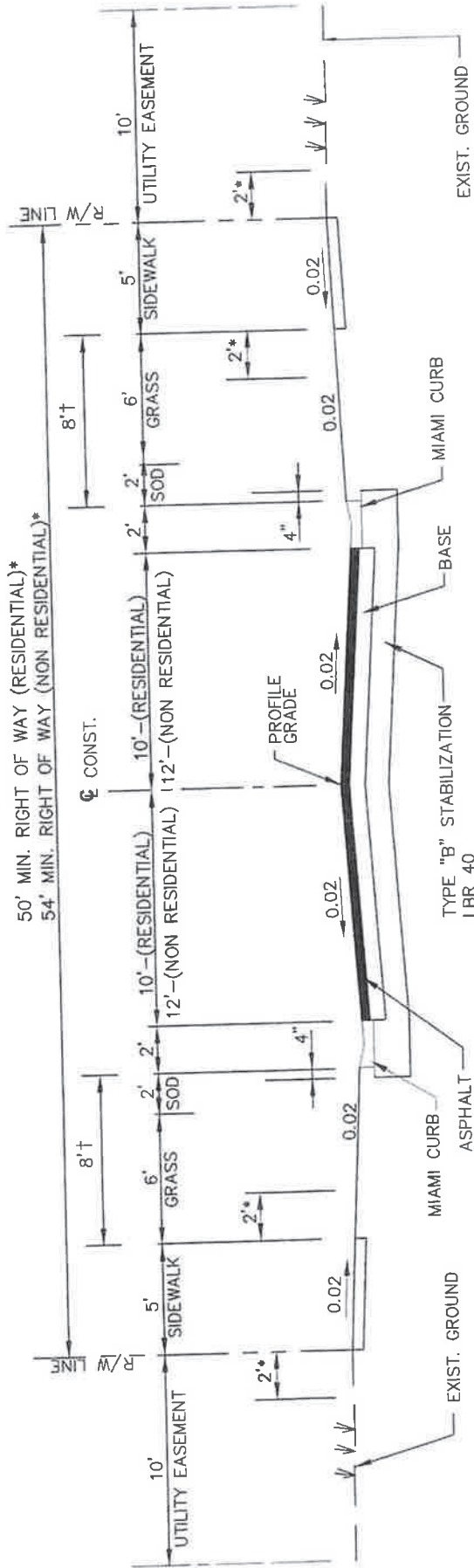
NOTE: Every effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability for any errors or omissions. Map is for informational purposes only and does not constitute a contract. This map has been prepared for the inventory of road inventory for the Hillsborough County area. It is not intended to be used for any other purpose. The map is not intended to be used for any other purpose. The map is not intended to be used for any other purpose.

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



TS-3





TYPICAL SECTION

N.T.S.

LESS THAN 5,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 35 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- * 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
- † 4. SEE SIDEWALK PROTECTION OPTIONS, DRAWING NO. TD-16 SHEET 7 OF 7 FOR USE WHEN TREES ARE PLANTED IN THE PARKWAY AREA (BETWEEN THE BACK OF CURB AND SIDEWALK).
5. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)

REVISION DATE: 10/17	TRANSPORTATION TECHNICAL MANUAL	 Hillsborough County Florida	LOCAL URBAN ROADS (2 LANE UNDIVIDED) TYPICAL SECTION DRAWING NO. TS-3 SHEET NO. 1 OF 1
-------------------------	---------------------------------------	--	--



October 31, 2022

Mr. Sam Ball
Senior Planner
Community Development Section
Development Services Department Hillsborough County
601 E. Kennedy Blvd.
Tampa, FL 33602

Subject: PD 22-1103 – Maddux Fern Hill PD
(Folio Nos. 77173.0005 and 77173.0010)

Dear Mr. Ball:

Please see the following attachments for your review in support of the resubmittal.

- Additional / Revised Information Sheet
- Design Exception

Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

LevelUp Consulting, LLC

A handwritten signature in blue ink, appearing to read 'Stephen Sposato'.

Stephen Sposato, AICP
Director of Planning



October 31, 2022

Mr. Mike Williams
Hillsborough County Government
601 East Kennedy Blvd., 22nd Floor
Tampa, FL 33602

Re: PD 22-1103 - Maddux Fern Hill PD
Folios 77173.0005 and 77173.0010
Design Exception

Dear Mr. Williams:

The purpose of this letter is to request a Design Exception to the Hillsborough County Transportation Technical Manual (TTM) Section 1.7, to meet the requirements of TTM Complete Traditional Neighborhood Development Typical Sections (TND) in support of the Maddux Fern Hill Planned Development (PD). The request provides for the development of 104 single-family detached lots that are zero lot line and have rear-loaded garages served by alleys characteristic of Traditional Neighborhood Design (TND). On-street parking is also proposed.

Although the site appears to have two frontages, there is an intervening tract owned by Ventana Community Development District between the northern boundary of the project site and the right-of-way of Cone Grove Road (see GeoPoint survey). This intervening tract is not developable; therefore, a connection to Cone Grove Road cannot be established. The primary access site is on Fern Hill Drive, with a fixed location based on separation requirements to the nearest intersection and the need to align with the existing access on the west side of the right-of-way.

A loop road is proposed to provide internal circulation that allows for the continuous movement of emergency and service-type vehicles throughout the community. The loop road is also necessary to support the grid-type network and prevent dead-ends. Interconnection is proposed along the southern and eastern boundaries. The south interconnection is provided to connect with potential future development and the east is provided to connect with Sage Canyon Drive, a local neighborhood street with individual driveways.

Two possible street sections in the TTM could apply to the design theme of the project, TND-3 (69-foot right-of-way with on-street parking and bike lanes) and TND-2 (52-foot right-of-way). Given the scale and location, the Design Exception is specific to Drawing TND-2, shown as Exhibit A. The request is to increase the typical section from 52 to 56

Mr. Mike Williams
PD 22-1103 Design Exception
October 31, 2022
Page 2

feet to provide on-street parking on one side. The exception establishes an intermediate section between TND-3 and TND-2. One of the purposes is to create an efficient layout that conforms to the unique setting and minimizes wetland impacts. On-street parking is provided to formalize the location of parking so that residents and visitors are not parking in the travel lanes or obstructing alleys. Street trees are provided on both sides of the street, as depicted in Exhibit B. For the side that includes on-street parking, street trees will be interrupted by no more than three parallel parking spaces. The requested design exception is consistent with the TND theme and fits the location and scale of the community that will have a maximum of 104 homes (see Exhibit C, PD Site Plan).

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

Sincerely,

LevelUp Consulting, LLC.

Trent Stephenson
10/31/22

Trent Stephenson, P.E.
Florida License Number: 59514
trent@levelupflorida.com



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

_____ Disapproved

_____ Approved

_____ Approved with Conditions

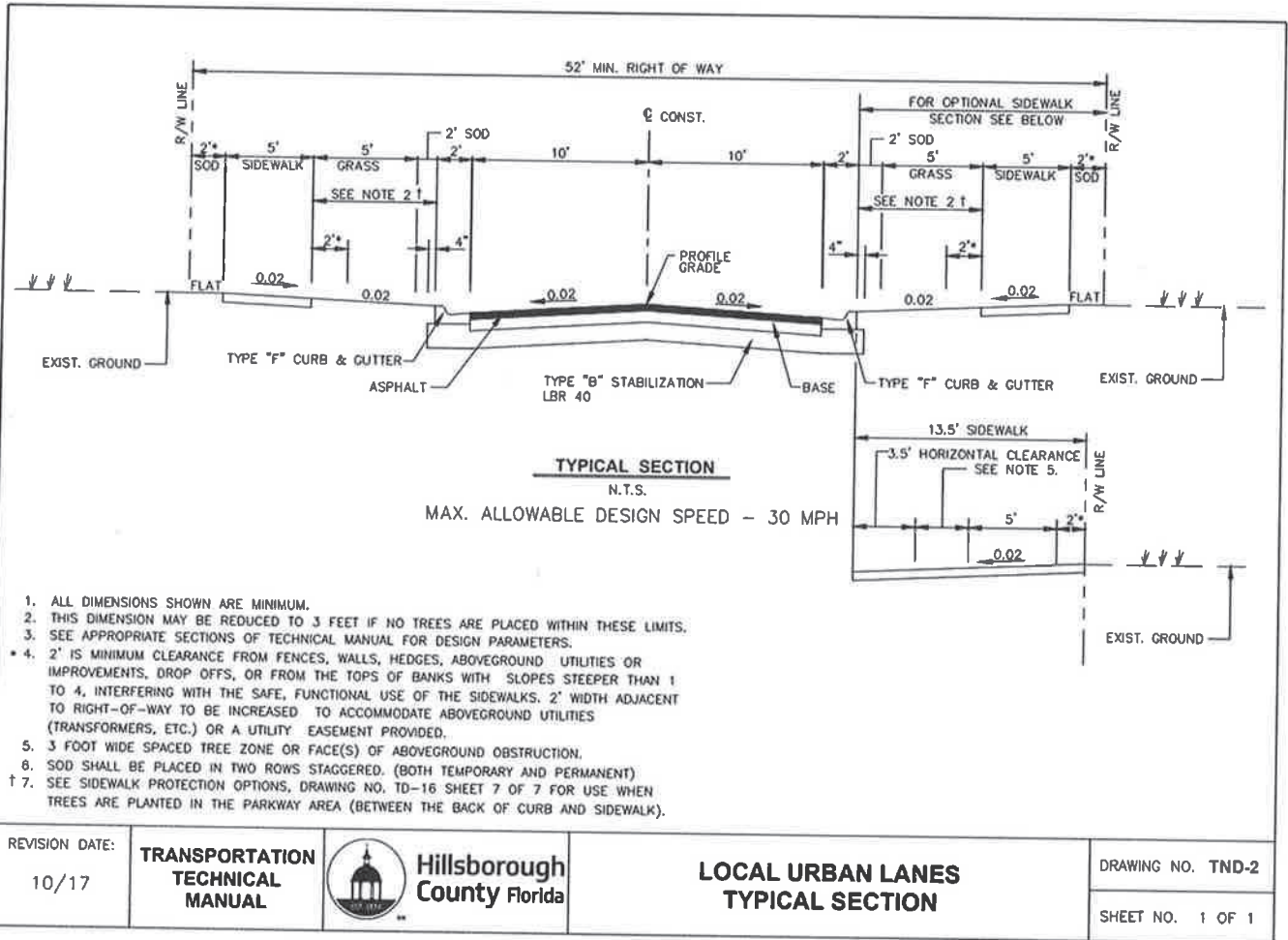
If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E. (813) 276-8634, TiradoS@hillsboroughcounty.org

Sincerely,

Michael J. Williams
Hillsborough County Engineer

Mr. Mike Williams
PD 22-1103 Design Exception
October 31, 2022
Page 3

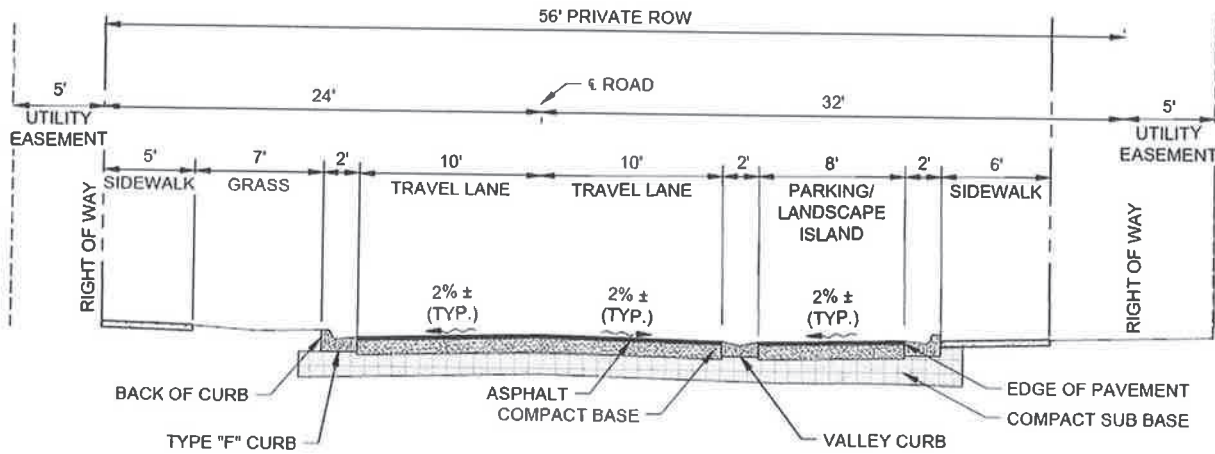
Exhibit A: TND 2 - 52' R-O-W Section



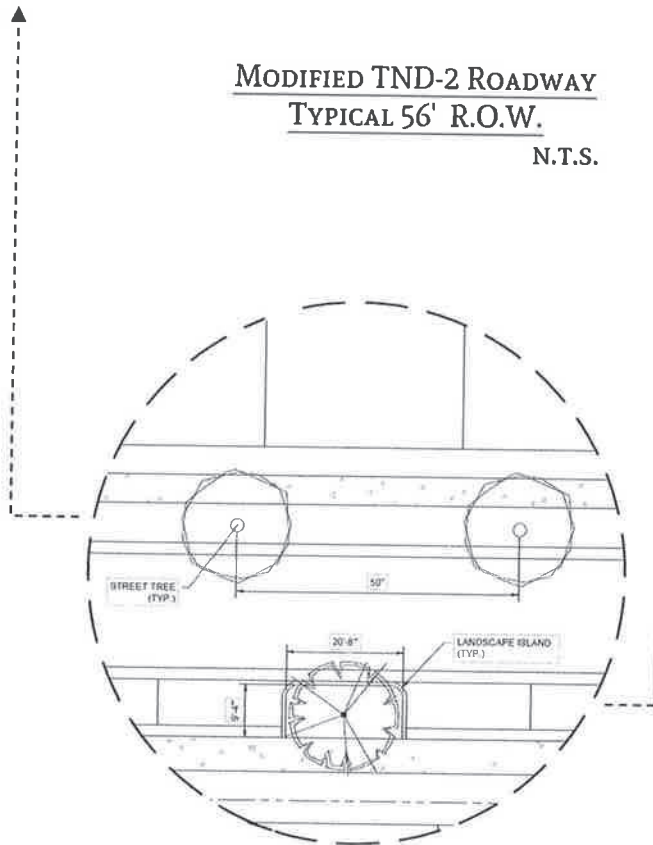
REVISION DATE: 10/17	TRANSPORTATION TECHNICAL MANUAL	 Hillsborough County Florida	LOCAL URBAN LANES TYPICAL SECTION	DRAWING NO. TND-2 SHEET NO. 1 OF 1
-------------------------	--	--	--	---------------------------------------

Mr. Mike Williams
PD 22-1103 Design Exception
October 31, 2022
Page 4

Exhibit B: Proposed 56' R-O-W Section With On-Street Parking



MODIFIED TND-2 ROADWAY
TYPICAL 56' R.O.W.
N.T.S.



* TYPICAL STREET TREE LOCATION
N.T.S.

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER: RZ PD 22-1103

DATE OF HEARING: November 14, 2022

APPLICANT: Jacob Egan / Onyx & East

PETITION REQUEST: A request to rezone property from AR to PD to permit 104 single-family homes

LOCATION: 200 feet southeast of the intersection of Cone Grove Rd. and Fern Hill Dr.

SIZE OF PROPERTY: 17.4 acres, m.o.l.

EXISTING ZONING DISTRICT: AR

FUTURE LAND USE CATEGORY: SMU-6

SERVICE AREA: Urban

COMMUNITY PLAN: Riverview

DEVELOPMENT REVIEW STAFF REPORT

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

1.0 APPLICATION SUMMARY

Applicant: Jacob Egan, Onyx and East

FLU Category: SMU-6

Service Area: Urban

Site Acreage: 17.4

Community Plan Area: Riverview

Overlay: None

Introduction Summary:

The applicant is requesting to rezone a 17.4 acre property located at the southeast corner of Cone Grove Road and Fern Hill Drive from Agricultural Rural (AR) to Planned Development (PD) in order to allow for the development of 104 single-family dwellings.

Zoning:	Existing	Proposed
District(s)	AR	PD 22-1103
Typical General Use(s)	Single-Family Residential (Mobile Home only)	Single-Family Residential
Acreage	17.4	17.4
Density/Intensity	1 unit per acre	6 units per acre
Mathematical Maximum*	3 units	104 units

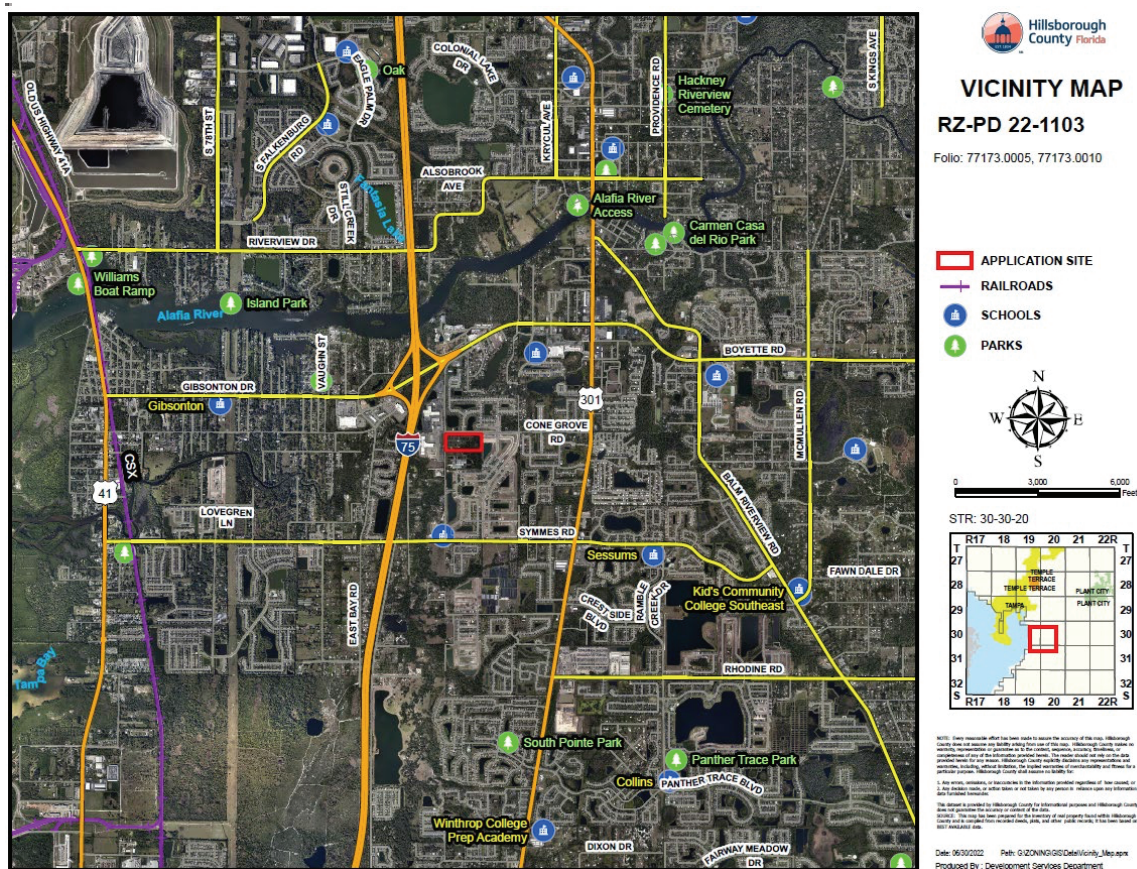
*number represents a pre-development approximation

Development Services Department

Development Standards: Existing Proposed		
District(s)	AR	PD 22-1103
Lot Size / Lot Width	5 Acres / 150'	3,200 sf / 40'
Setbacks/Buffering and Screening	Front: 50' Rear: 50' Sides: 25'	Front: 5' Rear: 3' Sides, Internal Lots: 1' & 9' Side, Corner Lots: 15' PD Boundary" 25'
Height	50'	2-stories and 30'
Additional Information:		

PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	LDC Sec, 6.01.04.B.2 (Zero Lot Line Residential, Design Standards - Minimum Courtyard Dimension (8'))
Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map

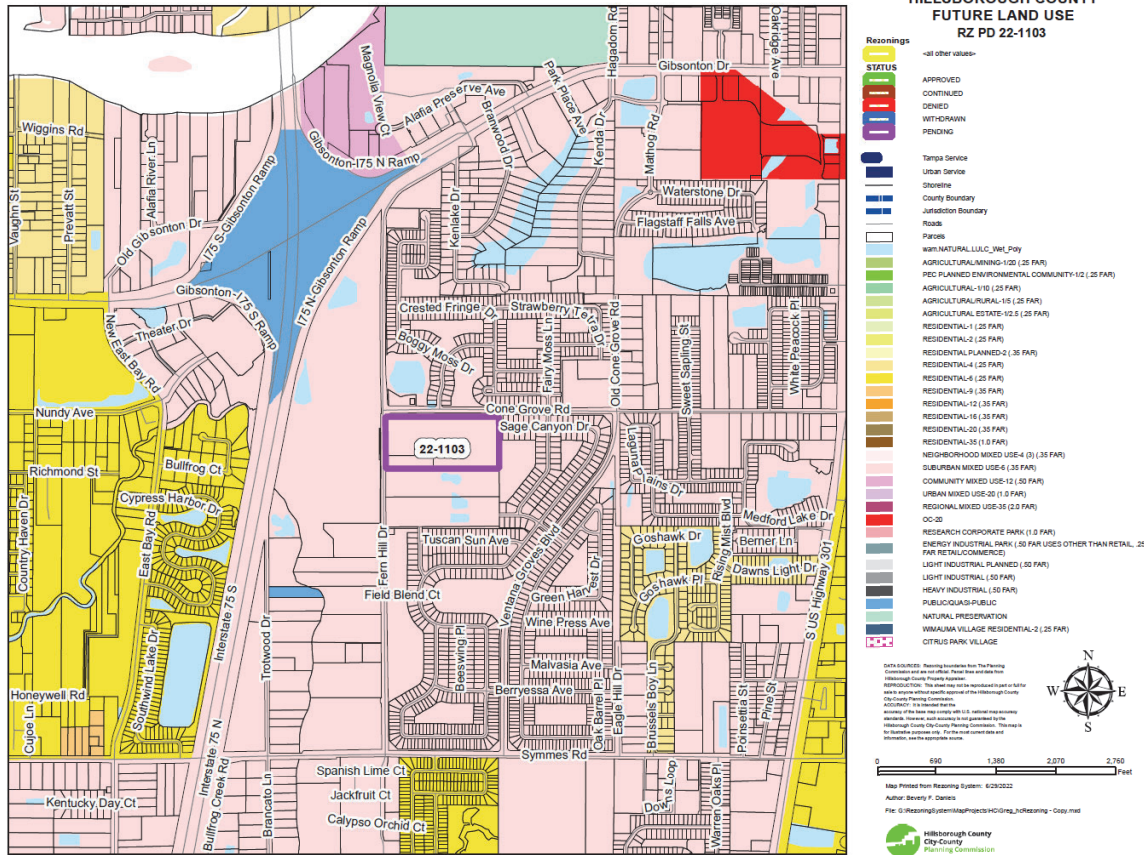


Context of Surrounding Area:

The property is located approximately one half of a mile south of Gibsonton Road and one quarter of a mile east of Interstate 75 at the southeast corner of Fern Hill drive and Cone Grove Road. The properties in the vicinity are primarily developed for single-family residential, commercial, and industrial uses. The properties to the north and east are developed for single-family, the commercial and industrial properties to the west are developed for motor vehicle sales and a

warehouse facility with open storage, and the property to the south is vacant residential.

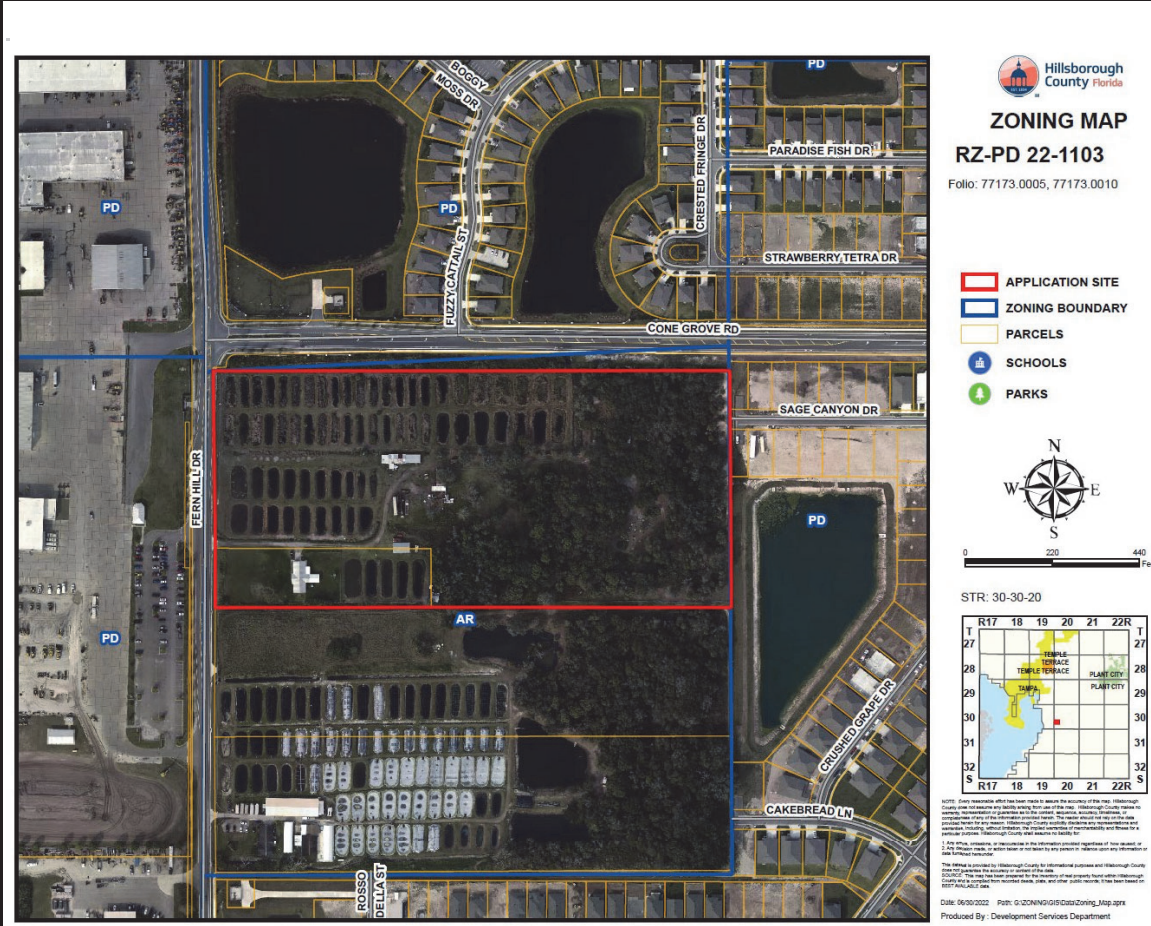
2.0 LAND USE MAP SET AND SUMMARY DATA 2.2 Future Land Use Map



Subject Site Future Land Use Category	Suburban Mixed Use - 6 (SMU-6)
Maximum Density/FAR	6 du per ga/FAR: 0.25
Typical Uses	Residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. Neighborhood Commercial uses shall meet locational criteria or be part of larger mixed use planned development.

Office uses are not subject to locational criteria.

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



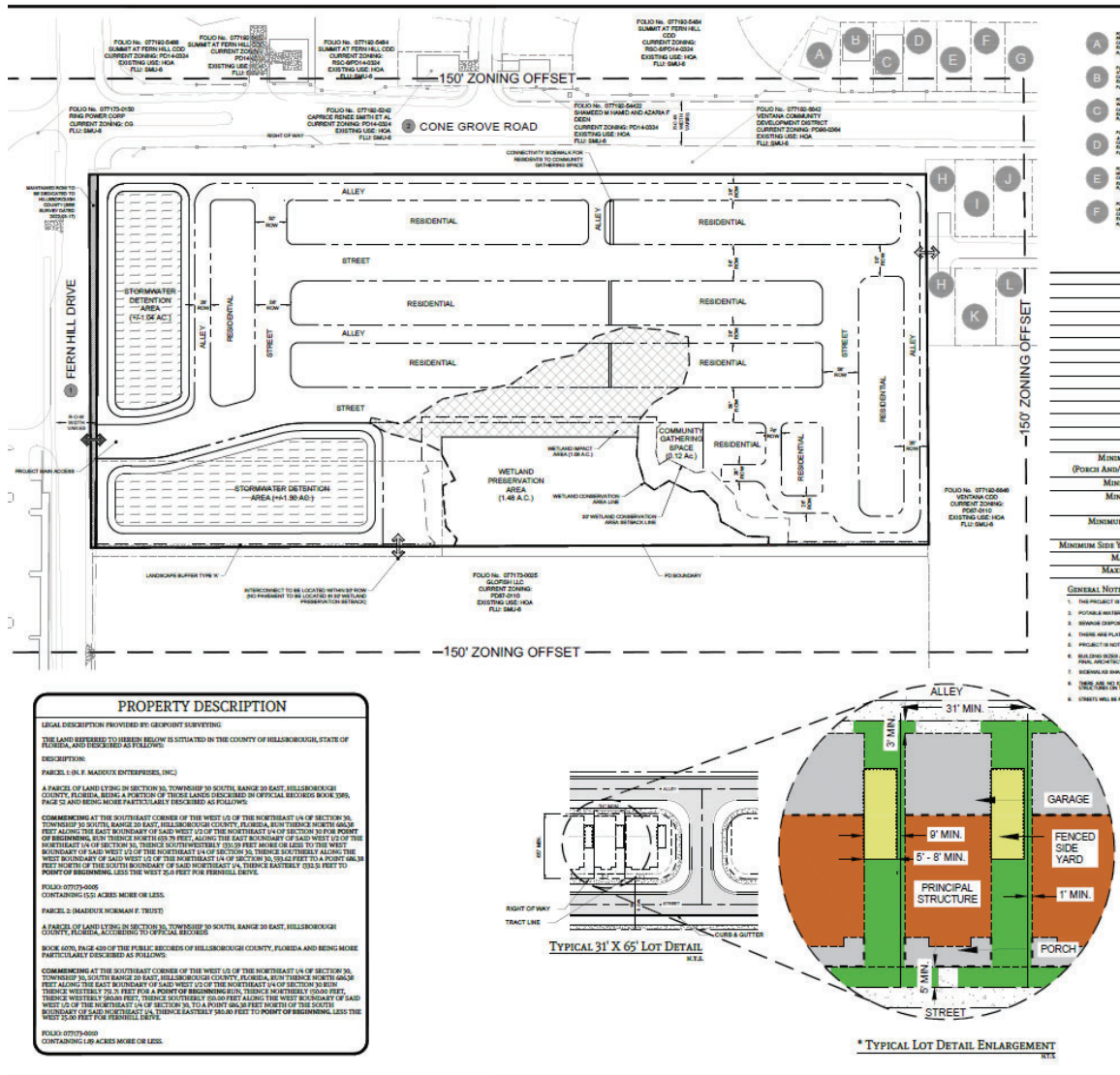
Adjacent Zonings and Uses

Location	Zoning	Maximum Density/FAR Permitted by Zoning	Allowable Use	Existing Use
North	PD 14-0324	8.27 DU per GA/Max GFA: 8,000 SF	Single-family residential, multi-family residential, Commercial Neighborhood	Residential, single-family
South	AR	1 DU per 5 GA/FAR: NA	Agricultural, single-family residential	Vacant
East		3.56 DU per GA	Residential, single-family	Residential, single-family

	PD 87-0110			
West	PD 98-0364	NA/Max GFA: 227,000 SF	Commercial vehicle, construction equipment, recreational vehicles, boats and vehicle sales, leasing, and repairs.	Construction equipment sales and repairs.

2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Fern Hill Drive	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	28	2	3
Proposed	982	77	103
Difference (+/-)	+954	+75	+100

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	Vehicular & Pedestrian	Meets LDC
East		None	Vehicular & Pedestrian	Meets LDC
West	X	None	None	Meets LDC
Notes:				
Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request				
Road Name/Nature of Request	Type			Finding
Fern Hill Drive/ Substandard Road	Administrative Variance Requested			Approvable
Internal Roadway/ Typical Section DE	Design Exception Requested			Approvable
Notes:				

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

Environmental:

Environmental Protection Commission

Yes No

Natural Resources

Yes No

Conservation & Environ. Lands Mgmt.

Check if Applicable:

Wetlands/Other Surface Waters

Use of Environmentally Sensitive Land Credit

Wellhead Protection Area

Surface Water Resource Protection Area

Potable Water Wellfield Protection Area Significant Wildlife Habitat

Coastal High Hazard Area

Urban/Suburban/Rural Scenic Corridor Adjacent to ELAPP property

Comments Received

Transportation

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

Objections

Service Area/ Water & Wastewater

Urban City of Tampa

Rural City of Temple Terrace

South County Service Area Statement of Record

Hillsborough County School Board

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

**Impact/Mobility Fees:
Urban Mobility, Central Park, South Fire - 104 Single Family Units**

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

Mobility: \$9,183 * 104 units

= \$ 955,032 = \$ 223,080 = \$ 855,608 = \$ 34,840

\$2,145 * 104 units \$8,227 * 104 units \$ 335 * 104 units

Total Single Family Detached = \$ 2,068,560

Planning Commission

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

Inconsistent Consistent

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

As proposed, the 17.4 acre zero lot line single-family development would be developed with 104 dwellings at a density of approximately 5.98 dwellings per acre. The development would also include 1.48 acres of wetland preservation, approximately 2.34 acres of storm detention area, and a 0.12 acre of community gathering area. The existing land uses in the project's immediate vicinity consist of single-family and commercial. Opposite of Fern Hill Road to the west, the property covers approximately 73.4 acres and is developed for construction equipment sales and repairs. The development to the north was developed with an allowable density of 8.27 dwellings per acre and the property to the east is being developed with an allowable density of 3.56 dwellings per acre. The property to the south is vacant.

The applicant is requesting a waiver from the front courtyard requirement within LDC Section 6.01.04.B.2 for lots with less than 5,600 square feet. As justification for the waiver, the applicant is proposing a traditional neighborhood design concept that includes rear entry 2-car garages, a five front yard setback, and a stoop or porch facing the street. Each home will also have a courtyard in the ten-foot area between the structure and the neighboring home that faces the street. As proposed, staff finds that the design concept meets or exceeds the intent of front courtyard provision contained within LDC Section 6.01.04.B.2.

Staff finds the request will have minimal impact and finds the request compatible with the surrounding development.

5.2 Recommendation

Based on the above considerations, staff recommends approval of the request subject to conditions.

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

SUMMARY OF HEARING

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

Ms. Kami Corbett testified on behalf of the applicant and introduced the project land planner.

Mr. Steven Sposato 505 East Jackson Street Tampa identified himself as a certified planner and showed a series of graphics to describe the request. Mr. Sposato stated that the site is 17.4 acres in size and located in the Urban Service Area. The property has historically been used for agricultural uses. The rezoning to Planned Development is for 104 single-family homes. The design will be that of a traditional neighborhood or TND. Access to the site will be via Fern Hill Drive as access to Cone Grove Drive is not feasible. Mr. Sposato added that there is an intervening track which includes a conservation area. He described the proposed site plan and showed a proposed elevation of the community from the street level perspective. A waiver is requested to the front yard courtyard requirement. The request is compatible as it complements the surrounding area. The ponds are proposed to be located adjacent to Fern Hill Drive. Mr. Sposato concluded his presentation by stating that staff has no objection to the request.

Mr. Steve Henry 503 West Laurel Tampa testified on behalf of the applicant regarding transportation issues. Mr. Henry stated that there is an administrative variance request that has been deemed approvable. It pertains to Fern Hill Drive. The waiver is to the TS-4 standards. Mr. Henry showed a graphic to explain the variance request. He added that the standards have changed regarding the width of the bike lane from when the road was constructed. The requirement is now seven feet but the standard at the time was five feet. He added that there is insufficient right-of-way to widen the road therefore an administrative variance was requested.

Mr. Sam Ball, Development Services Department testified regarding the County's

staff report. Mr. Ball stated that the request is to rezone 17.4 acres from Agricultural Rural to Planned Development to permit the development of 104 single-family dwelling units. He described the location of the property and stated that the surrounding area is developed with a mix of single-family residential, commercial and industrial land uses. A waiver is requested pertaining to the requirement that a front entrance shall be within a courtyard with a minimum dimension of 8 feet. Instead of the courtyard entrance, the applicant is proposing a traditional neighborhood design concept that includes a rear entry, a two-car garage and a five foot front yard where no setback is required with a stoop or a porch facing the street. Each home will also have a courtyard in the 10-foot side area between the structure and the neighboring home that faces the street. Mr. Ball concluded his remarks by stating that staff find the request approvable.

Ms. Andrea Papandrew of the Planning Commission staff stated that the property is designated Suburban Mixed Use-6 Future Land Use category and located in the Urban Service Area and the Riverview Community Planning Area. She described the surrounding land uses and stated that the requested density meets Policy 1.2 regarding minimum density. The project meets Policy 1.4 regarding comparable densities. She concluded her remarks by listing Comprehensive Plan policies that are met by the proposed development and stated that the Planning Commission staff finds the request consistent with the Riverview Community Plan and the Comprehensive Plan.

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

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

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

The hearing was then concluded.

EVIDENCE SUBMITTED

Mr. Sposato submitted a copy of his PowerPoint presentation into the record.

PREFACE

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

FINDINGS OF FACT

1. The subject site is 17.4 acres in size and is zoned Agricultural Rural (AR) and designated Suburban Mixed Use-6 (SMU-6) by the Comprehensive Plan. The property is located in the Urban Service Area and the Riverview Community Plan.
2. The PD rezoning is requested to develop 104 single family homes.
3. No Planned Development Variations are requested.
4. A waiver is requested regarding the Land Development Code requirement for a front courtyard for lots less than 5,600 square feet in size. The waiver is justified by the applicant's commitment to provide a traditional neighborhood design concept that will provide a rear-entry two car garage, a five foot front yard setback and a stoop or porch facing the street. Additionally, a courtyard will be provided in the ten foot area between the home and the neighboring home that faces the street.
5. The Planning Commission staff testified that the requested density meets Policy 1.2 regarding minimum density and that the project meets Policy 1.4 regarding comparable densities in the surrounding area. The Planning Commission staff found the request consistent with the Riverview Community Plan and the Comprehensive Plan.
6. The surrounding area is zoned PD to the north and developed with single-family lots with a minimum lot size of 8,000 square feet, AR to the south, which is currently vacant, PD to the east and developed with single-family homes and PD to the west and includes a sales and repair facility for commercial equipment.
7. No testimony in opposition was provided at the Zoning Hearing Master hearing. One letter in opposition was filed with Hillsborough County. The concerns expressed pertained to the larger issue of growth in South County and the condition of the roads and schools in the area and did not pertain specifically to the subject rezoning. Additionally, the citizen stated that the public hearing was scheduled in location that was not close to the affected community.
8. The rezoning to Planned Development for the development of 104 single-family homes is consistent with the parcel's location within the Urban Service Area. The applicant's commitment to certain Traditional Neighborhood Design concepts will ensure compatibility with the surrounding area. The project is consistent with the existing zoning and land use pattern as well as the Land Development Code and Comprehensive Plan.

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

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

CONCLUSIONS OF LAW

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

SUMMARY

The request is to rezone 17.4 acres from AR to Planned Development is to develop 104 single-family homes.

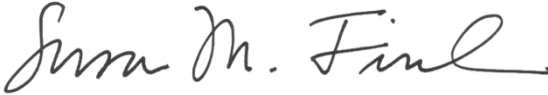
The Planning Commission testified that the request meets Policy 1.2 regarding minimum density as well as Policy 1.4 regarding comparable densities in the surrounding area. The Planning Commission staff found the request consistent with the Riverview Community Plan and the Comprehensive Plan.

No testimony in opposition was provided at the Zoning Hearing Master hearing. One letter in opposition was filed with Hillsborough County. The concerns expressed pertained to the larger issue of growth in South County and the condition of the roads and schools in the area and did not pertain specifically to the subject rezoning. Additionally, the citizen stated that the public hearing was scheduled in location that was not close to the affected community.

The rezoning to Planned Development for the development of 104 single-family homes is consistent with the parcel's location within the Urban Service Area. The applicant's commitment to certain Traditional Neighborhood Design concepts will ensure compatibility with the surrounding area. The project is consistent with the existing zoning and land use pattern as well as the Land Development Code and Comprehensive Plan.

RECOMMENDATION

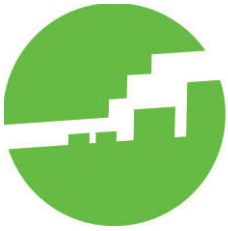
Based on the foregoing, this recommendation is for **APPROVAL** of the Planned Development rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.



December 7, 2022

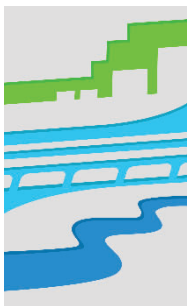
Susan M. Finch, AICP
Land Use Hearing Officer

Date



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: November 14, 2022	Petition: PD 22-1103
Report Prepared: November 2, 2022	10750 Fern Hill Drive <i>Southeast corner of Cone Grove Road and Fern Hill Drive</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Suburban Mixed Use-6 (6 du/ga; 0.25 FAR)
Service Area:	Urban
Community Plan:	Riverview, Southshore
Rezoning Request:	Agricultural Rural (AR) to Planned Development (PD) to develop 104 single family residential dwelling units.
Parcel Size (Approx.):	17.4 +/- acres (757,944 square feet)
Street Functional Classification:	Fern Hill Drive – Local Cone Grove Road – Local
Locational Criteria:	N/A
Evacuation Area:	D



Context

- The subject property is located on approximately 17.4 ± acres at the southeast corner of Cone Grove Road and Fern Hill Drive. The subject property is within the Urban Service Area (USA) and within the limits of the Riverview and Southshore Community Plans.
- The subject site's Future Land Use designation is Suburban Mixed Use-6 (SMU-6). Typical uses of SMU-6 include residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. Neighborhood Commercial uses shall meet locational criteria or be part of larger mixed use planned development. Office uses are not subject to locational criteria.
- The subject property is surrounded by SMU-6 on all sides. Surrounding the property, there are mainly single-family residential uses to the north, east and south, and heavy commercial and light industrial uses across Fern Hill Road to the west.
- The subject site is classified as agricultural land with Agricultural Rural (AR) zoning. There is Planned Development (PD) zoning to the north, east, south, and west. There is one parcel with AR zoning directly to the south.
- There are 2.573 acres of wetlands on the site.
- The applicant requests to change the zoning from Agricultural Rural (AR) to a Planned Development (PD) to develop 104 single family residential dwelling units.

Compliance with Comprehensive Plan:

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

Future Land Use Element (FLUE)

Urban Service Area

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

Policy 1.2: Minimum Density

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

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

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

Relationship to Land Development Regulations

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

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

Environmental Considerations

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

Policy 13.3: Environmentally Sensitive Land Credit

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

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

Neighborhood/Community Development

Objective 16: Neighborhood Protection – *The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those*

that will emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.

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

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

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

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

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

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

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

Community Design Component (CDC)

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

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

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

Environmental and Sustainability Section (E&S)

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

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

provided by the functions performed by wetlands and/or other surface waters authorized for projects in Hillsborough County.

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

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

Livable Communities Element

Riverview Community Plan

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

5. Residential – Encourage attractive residential development that complements the surrounding character and promotes housing diversity.

Southshore Community Plan

4. Maintain housing opportunities for all income groups.

a. Explore and implement development incentives throughout SouthShore that will increase the housing opportunities for all income groups, consistent with and furthering the goals, objectives and policies within the Comprehensive Plan Housing Element

Staff Analysis of Goals Objectives and Policies:

The subject property is located on approximately 17.4 ± acres at the southeast corner of Cone Grove Road and Fern Hill Drive. The subject property is within the Urban Service Area (USA) and within the limits of the Riverview and Southshore Areawide Systems Community Plans. The applicant requests to change the zoning from Agricultural Rural (AR) to a Planned Development (PD) to develop 104 single family homes.

The subject property is designated Suburban Mixed Use-6 (SMU-6) on the Future Land Use Map. The SMU-6 category is intended for urban/suburban intensity and density of uses, with development occurring as the provision and timing of transportation and public facility services necessary to support these intensities and densities are made available. The proposed density is consistent with the intent of the SMU-6 Future Land Use category. The subject property is surrounded by SMU-6 on all sides. Surrounding the property, there are mainly single-family residential uses to the north, east and south, and heavy commercial and light industrial uses across Fern Hill Road to the west.

The subject property is in the Urban Service Area, where 80% or more of new growth is to be directed per the Comprehensive Plan. The proposal meets the intent of Objective 1 of the Future Land Use Element of the Comprehensive Plan (FLUE) by providing growth within the Urban Service Area. The proposed Planned Development meets the minimum density required as per Policy 1.2 for properties within the Urban Service Area by providing 104 single family residential units on 17.4 ± acre site, which is consistent with the density

expected in the SMU-6 category. The proposal also meets the intent of Policy 1.4 as the site is mainly surrounded by similar, single family residential uses.

Based on the delineation approved by the Environmental Protection Commission, there are approximately 2.57 acres of wetlands present on the property which is under the 25% threshold outlined in Policy 13.3. The allowable density has been calculated as follows: 17.4 acres x 6 du/ac = 104.4 dwelling units. 104 dwellings are being proposed; therefore it is consistent with Policy 13.3. The EPC Wetlands Division has reviewed the proposed site plan that was submitted into Optix on August 30, 2022. The EPC has determined that a resubmittal is not necessary for the site plan's current configuration. Given that there is a separate approval process for wetland impacts with the Environmental Protection Commission and they currently do not object, Planning Commission staff finds this request consistent with Objective 13 and associated policies in the FLUE and Objective 3.5 and associated policies in the E&S.

The applicant requests to develop 104 single family homes. They are proposing single-family detached lots that are zero lot line with rear-loaded garages served by alleys. In addition, there is a community gathering space, wetland preserves, and stormwater management ponds proposed. The application is consistent with Objective 12 and Policy 12-4.1 of the CDC as well as Objective 16, and Policies 16.1, 16.2, 16.3 and 16.8 of the FLUE.

The applicant is proposing access to the development from Fern Hill Road. An internal roadway network including alleys to provide for circulation within the neighborhood is proposed with off-site interconnectivity where appropriate, and clustering development away from the on-site environmentally sensitive lands. The proposal meets the intent of FLUE Policy 16.7. At the time of drafting this report, Planning Commission staff had not received transportation comments based on the September 23rd site plan submittal, therefore Planning Commission staff finding did not take transportation comments into consideration for the analysis of the request.

The request is consistent with several goals found in the Riverview and Southshore Areawide Systems Community Plans. It provides residential development that is consistent with existing development in the surrounding area and protects the existing natural environment. The proposal complements the surrounding character and promotes housing diversity, which is a goal of the Riverview Community Plan.

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

Recommendation

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

HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 22-1103

<all other values>

Rezoning

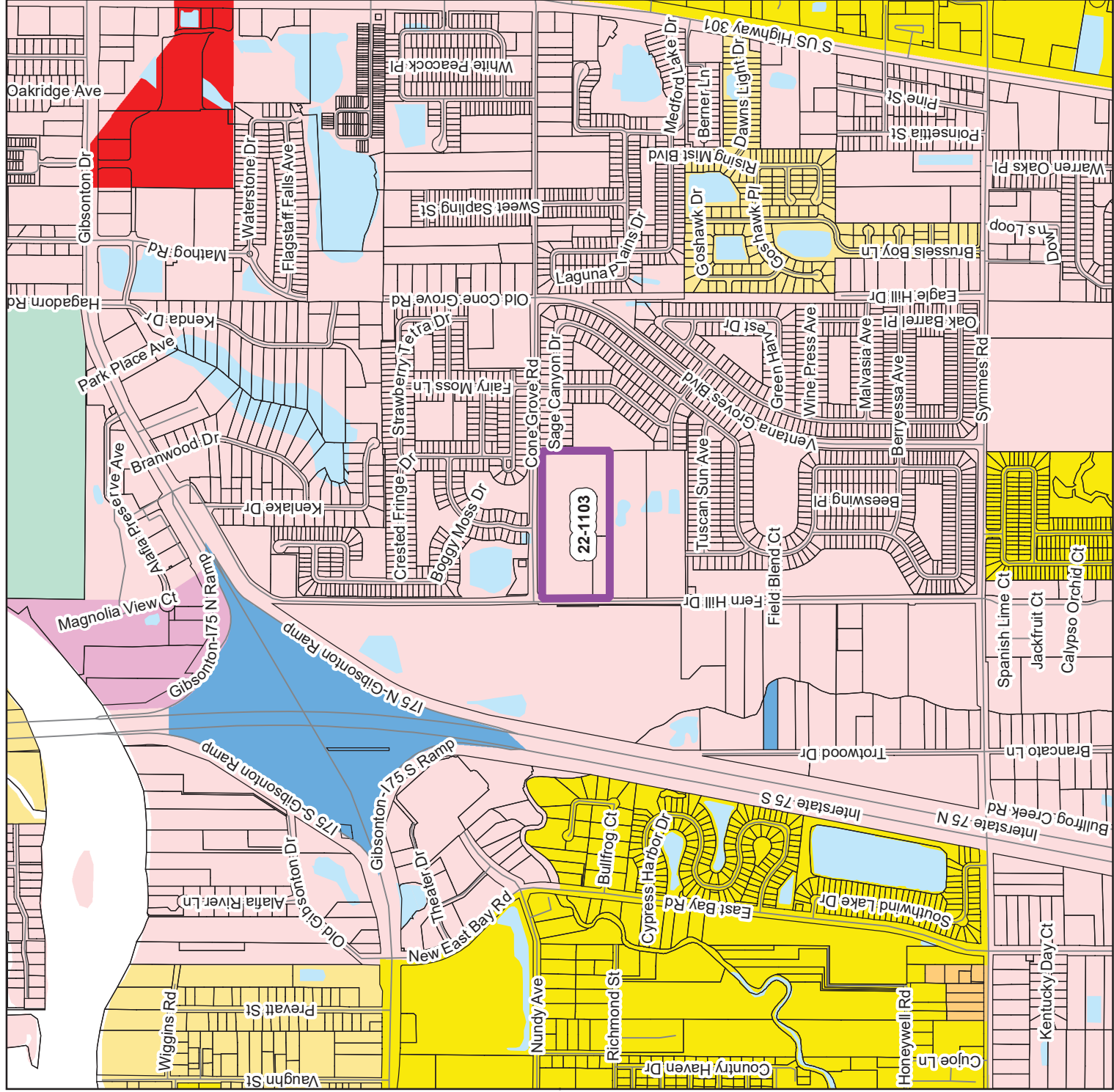
STATUS	Color
APPROVED	Yellow
CONTINUED	Green
DENIED	Red
WITHDRAWN	Blue
PENDING	Purple

Tampa Service	Dark Blue
Urban Service	Medium Blue
Shoreline	Light Blue
County Boundary	Blue Dashed
Jurisdiction Boundary	Blue Dotted
Roads	White
Parcels	Light Green
Wm NATURAL LULC, Wet Poly	Light Green
AGRICULTURAL/MINING-120 (.25 FAR)	Light Green
PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)	Light Green
AGRICULTURAL-1/10 (.25 FAR)	Light Green
AGRICULTURAL-RURAL-1/5 (.25 FAR)	Light Green
AGRICULTURAL-ESTATE-1/2.5 (.25 FAR)	Light Green
RESIDENTIAL-1 (.25 FAR)	Light Green
RESIDENTIAL-2 (.25 FAR)	Light Green
RESIDENTIAL-PLANNED-2 (.35 FAR)	Light Green
RESIDENTIAL-4 (.25 FAR)	Light Green
RESIDENTIAL-6 (.25 FAR)	Light Green
RESIDENTIAL-9 (.35 FAR)	Light Green
RESIDENTIAL-12 (.35 FAR)	Light Green
RESIDENTIAL-16 (.35 FAR)	Light Green
RESIDENTIAL-20 (.35 FAR)	Light Green
RESIDENTIAL-35 (1.0 FAR)	Light Green
NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)	Light Green
SUBURBAN MIXED USE-6 (.35 FAR)	Light Green
COMMUNITY MIXED USE-12 (.50 FAR)	Light Green
URBAN MIXED USE-20 (1.0 FAR)	Light Green
REGIONAL MIXED USE-35 (2.0 FAR)	Light Green
OC-20	Light Green
RESEARCH CORPORATE PARK (1.0 FAR)	Light Green
ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)	Light Green
LIGHT INDUSTRIAL PLANNED (.50 FAR)	Light Green
LIGHT INDUSTRIAL (.50 FAR)	Light Green
HEAVY INDUSTRIAL (.50 FAR)	Light Green
PUBLIC/QUASH-PUBLIC	Light Green
NATURAL PRESERVATION	Light Green
WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)	Light Green
CITRUS PARK VILLAGE	Light Green

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The rezoning status and color are subject to approval without specific approval of the Hillsborough County City/County Planning Commission.

ACCURACY: It is intended that the information shown on this map is accurate to the best of our knowledge. However, such accuracy is not guaranteed by the Hillsborough County City/County Planning Commission. This map is for illustrative purposes only. For the most current data and information, visit the appropriate website.

Map Printed from Rezoning System: 6/29/2022
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\HC\Org_Land_Rezoning_Copy.mxd





**GENERAL
SITE PLAN
FOR
CERTIFICATION**



DEVELOPMENT SERVICES

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

**HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT**

GENERAL SITE PLAN REVIEW/CERTIFICATION

**BOARD OF COUNTY
COMMISSIONERS**

Harry Cohen
Ken Hagan
Pat Kemp

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

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

INTERNAL AUDITOR

Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Maddux Fern Hill

Zoning File: RZ-PD (22-1103) Modification: None

Atlas Page: None Submitted: 12/16/22

To Planner for Review: 12/16/22 Date Due: ASAP

Contact Person: Stephen Sposato Phone: stephen@levelupflorida.com

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

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

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

Reviewed by: Sam Ball Date: 12-19-22

Date Agent/Owner notified of Disapproval: _____



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

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

DATE: 11/07/2022
AGENCY/DEPT: Transportation
PETITION NO: PD 22-1103

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

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in a decrease of trips potentially generated by development of the subject site by 954 average daily trips, an increase of 75 trips in the a.m. peak hour, and a decrease in 100 trips in the p.m. peak hour.
- If PD 22-1103 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated October 11, 2022) from the Section 6.04.03.L Hillsborough County Land Development Code (LDC) requirement to improve the roadway to current County standards. The Administrative Variance was found approvable by the County Engineer (on November 1, 2022). If the rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request, upon which the developer will not be required to improve Fern Hill Drive to county standard.
- If PD 22-1103 is approved, the County Engineer will approve a Design Exception (dated October 31, 2022) which was found approvable by the County Engineer (on November 1, 2022) for the internal roadway typical section. The internal road shall be built according to the Design Exception including the following deviations from the Hillsborough County TTM TND-2 Typical Section:
 - The developer shall be permitted to increase the typical section ROW from 52 feet to 56 feet in order to provide on-street parking on one side.
 - The developer shall be permitted to install a 6 foot wide sidewalk on the side of the street that includes on street parking in lieu of the 5-foot wide sidewalk pursuant to TTM TND-2;
 - The developer shall be permitted to reduce the grass area from 7 feet to 5 feet on the side of the roadway without on street parking pursuant to TM TND-2;
- Transportation Review Section staff has no objection to the proposed request, subject to the conditions of approval provided hereinbelow.

CONDITIONS OF APPROVAL

- If PD 22-1103 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated October 11, 2022) from the Section 6.04.03.L Hillsborough County Land Development Code (LDC) requirement to improve the roadway to current County standards. The Administrative Variance was found approvable by the County Engineer (on November 1, 2022). If the rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request, upon which the developer will not be required to improve Fern Hill Drive to county standard.

- If PD 22-1103 is approved, the County Engineer will approve a Design Exception (dated October 31, 2022) which was found approvable by the County Engineer (on November 1, 2022) for the typical section for the internal roadway. The internal road shall use the typical section consistent with the Design Exception:
 - The developer shall be permitted to increase the typical section ROW from 52 feet to 56 feet in order to provide on-street parking on one side.
 - The developer shall be permitted to install a 6 foot wide sidewalk on the side of the street that includes on street parking in lieu of the 5-foot wide sidewalk pursuant to TTM TND-2;
 - The developer shall be permitted to reduce the grass area from 7 feet to 5 feet on the side of the roadway without on street parking pursuant to TM TND-2;
- The developer shall construct a southbound left turn lane on Fern Hills Drive prior to or concurrent with the initial increment of development.
- All alleyways shall be meet the following standards:
 - The alleyway shall have a minimum pavement width of 16 feet. The driving surface may be constructed of an asphaltic or concrete surface.
 - The Alleyway shall have a 5-foot grass strip on either side of the travel lanes.
- Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

Other Conditions

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

- Add a note on the site plan that reads “Sidewalks to be provided per LDC”
- Add “Alley” Labels on the site plan to all sections proposed to be built as alleyways.
- Revise the Hatched arrow label in the legend to read “Cross Access”

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels totaling +/- 17.4 acres from Agricultural Rural (AR) to Planned Development (PD). The proposed Planned Development is seeking entitlements for 104 Single Family Dwelling Units. The site is generally located on the southeast side of the intersection of Cone Grove Road and Fern Hill Drive. The Future Land Use designation of the site is Suburban Mixed Use -6 (SMU-6).

Trip Generation Analysis

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the proposed project. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR, 3 Single Family Dwelling Units (ITE code 210)	28	2	3

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 104 Single Family Dwelling Units (ITE code 220)	982	77	103

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+954	+75	+100

The proposed rezoning would result in a decrease of trips potentially generated by development of the subject site by 954 average daily trips, an increase of 75 trips in the a.m. peak hour, and a decrease in 100 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject property has frontage on Fern Hill Drive. Fern Hill Drive is 2-lane, substandard, Hillsborough County maintained, local roadway, characterized by +/-11 ft. travel lanes. The existing right-of-way on Fern Hill Road ranges from +/-76 ft to +/- 78 feet. There are sidewalks on the east side of Fern Hill Drive in the vicinity of the proposed project. Fern Hills Drive has bike lanes and curb and gutter on both sides of the roadway within the vicinity of the project.

REQUESTED VARIANCE

Fern Hill Drive is a substandard road. The land development code indicates that a developer would need to improve the road up to county standards unless an Administrative Variance is submitted and found approvable. The applicant’s Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated October 11, 2022) Section 6.04.03.L Hillsborough County Land Development Code (LDC) requirement to improve the roadway to current County standards. The Administrative Variance was found approvable by the County Engineer (on November 1, 2022). If the rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request, upon which the developer will not be required to improve Fern Hill Drive to county standard.

DESIGN EXCEPTION – TTM TYPICAL SECTION– FERN HILL DRIVE

Given that the proposed typical section for the internal roadway varies from the TND-2 typical section from the Hillsborough County Transportation Technical Manual, the applicant’s Engineer of Record (EOR) submitted a Design Exception (DE) request (dated October 31, 2022). Based on factors presented within the Design Exception request, the County Engineer found the DE approvable (on November 1, 2022). The deviations from the TND-2 Typical Section (2-Lane Undivided, Local Urban Lanes) include:

- The developer shall be permitted to increase the typical section ROW from 52 feet to 56 feet in order to provide on-street parking on one side.
- The developer shall be permitted to install a 6 foot wide sidewalk on the side of the street that includes on street parking in lieu of the 5-foot wide sidewalk pursuant to TTM TND-2;
- The developer shall be permitted to reduce the grass area from 7 feet to 5 feet on the side of the roadway without on street parking pursuant to TM TND-2;

SITE ACCESS

The project is proposing a full access connection on Fern Hill Drive. Vehicular and Pedestrian cross access is provided to the east and south as per requirements of section 6.04.03.Q of the Hillsborough County Land Development Code.

ROADWAY LEVEL OF SERVICE (LOS)

Fern Hill Drive is included as a local roadway in the functional classification map. As such it was not included in the Level of Service Report.

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Fern Hill Drive	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	28	2	3
Proposed	982	77	103
Difference (+/-)	+954	+75	+100

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

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

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Fern Hill Drive/ Substandard Road	Administrative Variance Requested	Approvable
Internal Roadway/ Typical Section DE	Design Exception Requested	Approvable
Notes:		

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

From: Williams, Michael
Sent: Tuesday, November 1, 2022 1:12 PM
To: Stephenson, Trent (Trent@levelupflorida.com); Steven Henry
Cc: stephen@levelupflorida.com; Ball, Fred (Sam); Steady, Alex; Tirado, Sheida; PW-CEIntake; Morales, Cintia
Subject: FW: RZ PD 22-1103 - Design Exception & Administrative Variance Review
Attachments: 22-1103 Rev DEReq 10-31-22.pdf; 22-1103 AVReq 10-24-22.pdf

Importance: High

Follow Up Flag: Follow up

Flag Status: Flagged

Trent/Steve,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) and Design Exception (DE) for PD 22-1103 APPROVABLE.

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

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

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

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

Mike

Michael J. Williams, P.E.

Director, Development Review

County Engineer

Development Services Department

P: (813) 307-1851

M: (813) 614-2190

E: Williamsm@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>

Sent: Monday, October 31, 2022 5:50 PM

To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>

Cc: Morales, Cintia <MoralesCS@hillsboroughcounty.org>; Steady, Alex <SteadyA@hillsboroughcounty.org>

Subject: RZ PD 22-1103 - Design Exception & Administrative Variance Review

Importance: High

Hello Mike,

The attached Design Exception & Administrative Variance are approvable to me. Please include the following people in your response email:

trent@levelupflorida.com

stephen@levelupflorida.com

shenry@lincks.com

ballf@hillsboroughcounty.org

steadya@hillsboroughcounty.org

Best Regards,

Sheida L. Tirado, PE *(she/her/hers)*

Transportation Review Manager

Development Services Department

P: (813) 276-8364

E: tirados@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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



LINCKS & ASSOCIATES, INC.

October 11, 2022

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

Re: Maddux Fern Hill
PD 22-1103
Folio 077173.0010 & 077173.0005
Lincks Project Number: 22058

The purpose of this letter is to request a Section 6.04.02.B Administrative Variance to Section 6.04.03L of the Hillsborough County Land Development Code, which requires improvement of projects taking access to a substandard road to improve the roadway to current County standards between the project driveway and the nearest standard road. The developer proposes to rezone the subject property to Planned Development to allow up to 104 Single Family Homes.

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

- One (1) full access to Fern Hill Drive that is to align with the existing access to Ring Power on the west side of Fern Hill Drive
- Cross access with the Ventana Development to the east via Sage Canyon Drive
- Future cross access with the property to the south

The subject property is within the Urban Service Area and as shown on the Hillsborough County Roadways Functional Classification Map, Fern Hill Drive is a local roadway. However, it is anticipated the daily traffic volume on Fern Hill Drive would exceed 5,000 vehicles per day; therefore, it is considered to be a collector roadway.

Table 1 provides the trip generation for the proposed land uses. Table 2 provides the level of service evaluation for Fern Hill Drive. As shown in Table 2, the roadway currently operates at an acceptable Level of Service and will continue to operate at an acceptable Level of Service with the addition of the project traffic associated with the additional uses. Table 3 provides the collector road determination for Fern Hill Drive.

Fern Hill Drive from the project access to the nearest standard road (Cove Grove Road) is a two (2) lane urban roadway.

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

Mr. Mike Williams
October 11, 2022
Page 2

The request is to waive the requirement to improve Fern Hill Drive (between the project access and Cone Grove Road) to current County roadway standards, the standards for which are found within the Hillsborough County Transportation Technical Manual.

The justification variance to the TS-4 standards are as follows:

(a) there is an unreasonable burden on the applicant,

- 1) Bike Lanes – TS-4 has 7 foot buffered bike lanes. The existing bike lanes along the segment of the roadway are 4 feet.

There is limited right of way on the west side of Fern Hill Drive and on the east side south of the subject property. Therefore, it is not feasible to widen the roadway to provide the 7 foot bike lanes. The 4 foot bike lane was the standard at the time of construction of the road that has subsequently been revised. In addition, the development is to construct a 5 foot sidewalk along its project frontage on Fern Hill Drive.

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

There are bike lanes along the subject segment of Fern Hill Drive. These likely met the design standards at the time the improvements were constructed. Therefore, the variance would not be detrimental to the public health, safety and welfare.

(c) without the variance, reasonable access cannot be provided. In the evaluation of the variance request, the issuing authority shall give valid consideration to the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas.

Fern Hill Drive is the only access to a collector roadway. Without the access to Fern Hill Drive, reasonable access for the project could not be provided.

Mr. Mike Williams
October 11, 2022
Page 3

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

Best Regards,


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



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

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

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

Date _____

Sincerely,

**Michael J. Williams
Hillsborough County Engineer**

TABLE 1
TRIP GENERATION (1)

<u>Land Use</u>	<u>ITE LUC</u>	<u>Size</u>	<u>Daily Trip Ends</u>	<u>AM Peak Hour Trip Ends</u>		<u>PM Peak Hour Trip Ends</u>			
				<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Single Family	210	104 DU's	1,046	20	57	77	65	38	103

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

TABLE 2
ARETERIAL ANALYSIS

<u>Roadway</u>	<u>From</u>	<u>To</u>	<u>Period</u>	<u>LOS Standard</u>	<u>Peak Hour Capacity</u>	<u>Peak Season Volume (2)</u>	<u>Project Traffic (3)</u>	<u>Peak Season + Project Traffic</u>	<u>Available Capacity</u>
Fern Hill Dr	Project	Cone Grove Rd	AM	D	1,197	349	77	426	771
			PM	D	1,197	370	103	473	724

(1) Source: 2020 FDOT Quality/Level of Service Handbook Tables.

(2) See Figure 4 of the Access Management Analysis.

(3) See Figure 2 of the Access Management Analysis.

TABLE 3
FERN HILL DRIVE

<u>Roadway</u>	<u>Location</u>	<u>Size</u>	Peak		<u>Season Traffic (1)</u>	<u>Daily Traffic (2)</u>	<u>Daily Project Traffic (3)</u>	<u>Total Daily Traffic</u>
			<u>NB</u>	<u>SB</u>				
Fern Hill Dr	South of Cone Grove Rd	AM	165	184	349	4,111	1,046	5,157
		PM	183	187	370			

- (1) Counts dated 2/2/22.
- (2) Peak Season Traffic converted to daily volume based on FDOT K = 0.09.
- (3) See Table 1, Trip Generation.

APPENDIX



PD PLAN



HILLSBOROUGH COUNTY ROADWAYS
FUNCTIONAL CLASSIFICATION MAP



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



Legend

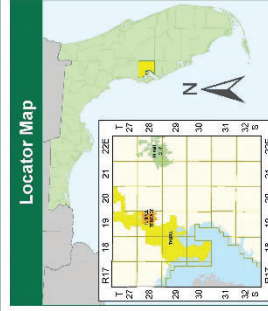
- Functional Classification Authority, Classification**
- State, Principal Arterial
 - State, Arterial
 - Hillsborough, Arterial
 - Hillsborough, Collector
 - Urban Service Area Boundary
 - City Limits

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

- PART 3.02.00 INTERSTATE/PLANNED DEVELOPMENT DISTRICTS
- PART 3.03.00 INTERMEDIATE DEVELOPMENT DISTRICTS
- PART 3.04.00 PLANNED DEVELOPMENT DISTRICTS
- PART 3.05.00 PLANNED DEVELOPMENT DISTRICTS
- PART 6.02.00 SUBDIVISION STANDARDS AND GUIDELINES
- PART 6.03.00 SUBDIVISION STANDARDS AND GUIDELINES
- PART 6.11.00 SPECIAL CONDITIONAL USES
- PART 12.01.00 DEFINITIONS

OTHER PARTS OF THE LDC NOT LISTED ABOVE

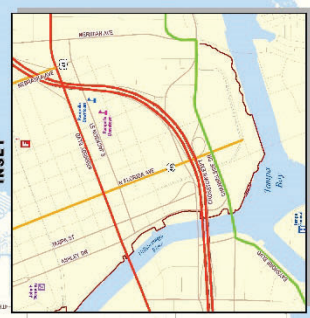
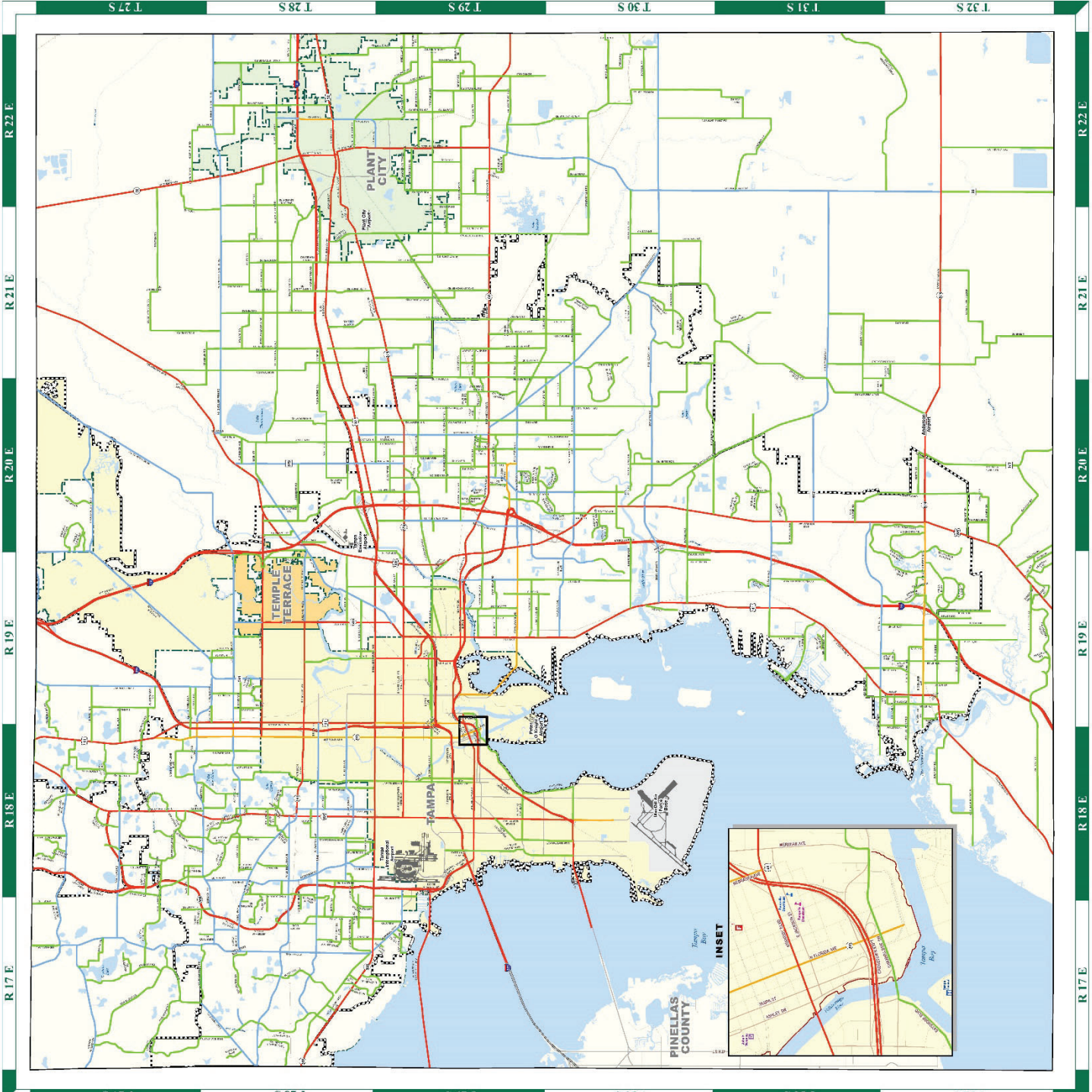
In addition to subject matters in the LDC, Functional Classification of roads is used in the following: Traffic Engineering, Traffic Control Program and the Neighborhood Traffic Calming Program.



NOTE: Every effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability for any errors or omissions. The user of this map is advised that the user should verify the accuracy of any information shown on this map for their own use. The user should also verify the accuracy of any information shown on this map for their own use.

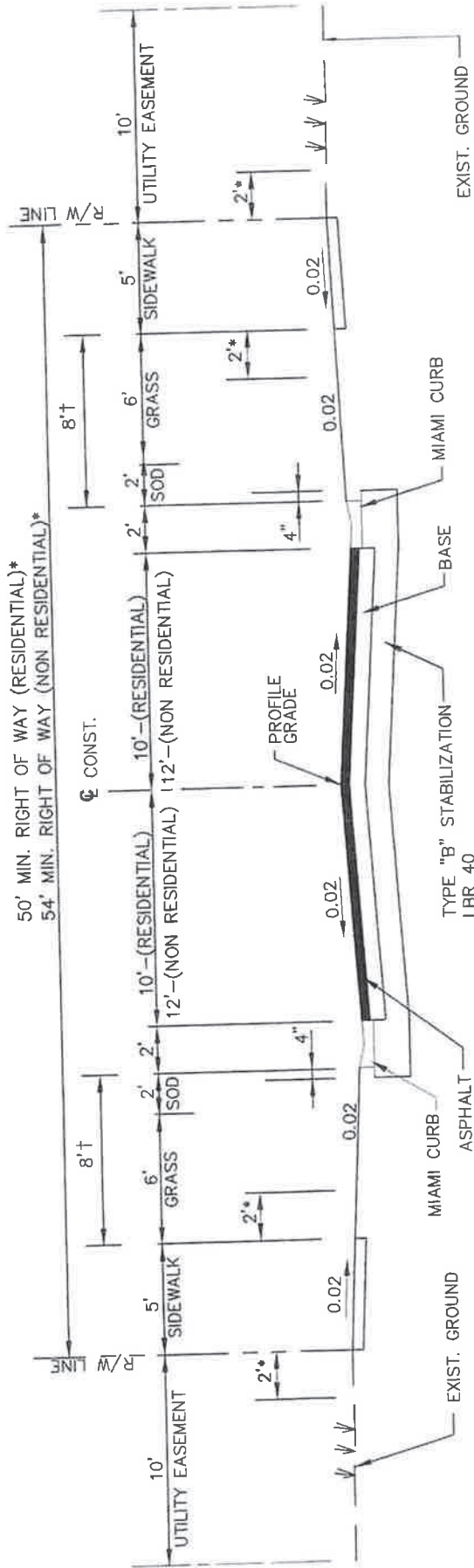
This map has been prepared for the inventory of road inventory of Hillsborough County and is not intended to be used for any other purpose. It has been prepared for BEST AVAILABLE DATA.

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



TS-3





TYPICAL SECTION

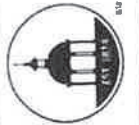
N.T.S.

LESS THAN 5,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 35 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- * 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
- † 4. SEE SIDEWALK PROTECTION OPTIONS, DRAWING NO. TD-16 SHEET 7 OF 7 FOR USE WHEN TREES ARE PLANTED IN THE PARKWAY AREA (BETWEEN THE BACK OF CURB AND SIDEWALK).
5. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)

**Hillsborough
County Florida**



**TRANSPORTATION
TECHNICAL
MANUAL**

REVISION DATE:
10/17

**LOCAL URBAN ROADS
(2 LANE UNDIVIDED)
TYPICAL SECTION**

DRAWING NO. **TS-3**

SHEET NO. 1 OF 1



October 31, 2022

Mr. Sam Ball
Senior Planner
Community Development Section
Development Services Department Hillsborough County
601 E. Kennedy Blvd.
Tampa, FL 33602

Subject: PD 22-1103 – Maddux Fern Hill PD
(Folio Nos. 77173.0005 and 77173.0010)

Dear Mr. Ball:

Please see the following attachments for your review in support of the resubmittal.

- Additional / Revised Information Sheet
- Design Exception

Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

LevelUp Consulting, LLC

A handwritten signature in blue ink, appearing to read 'Stephen Sposato', written over a light blue horizontal line.

Stephen Sposato, AICP
Director of Planning



October 31, 2022

Mr. Mike Williams
Hillsborough County Government
601 East Kennedy Blvd., 22nd Floor
Tampa, FL 33602

Re: PD 22-1103 - Maddux Fern Hill PD
Folios 77173.0005 and 77173.0010
Design Exception

Dear Mr. Williams:

The purpose of this letter is to request a Design Exception to the Hillsborough County Transportation Technical Manual (TTM) Section 1.7, to meet the requirements of TTM Complete Traditional Neighborhood Development Typical Sections (TND) in support of the Maddux Fern Hill Planned Development (PD). The request provides for the development of 104 single-family detached lots that are zero lot line and have rear-loaded garages served by alleys characteristic of Traditional Neighborhood Design (TND). On-street parking is also proposed.

Although the site appears to have two frontages, there is an intervening tract owned by Ventana Community Development District between the northern boundary of the project site and the right-of-way of Cone Grove Road (see GeoPoint survey). This intervening tract is not developable; therefore, a connection to Cone Grove Road cannot be established. The primary access site is on Fern Hill Drive, with a fixed location based on separation requirements to the nearest intersection and the need to align with the existing access on the west side of the right-of-way.

A loop road is proposed to provide internal circulation that allows for the continuous movement of emergency and service-type vehicles throughout the community. The loop road is also necessary to support the grid-type network and prevent dead-ends. Interconnection is proposed along the southern and eastern boundaries. The south interconnection is provided to connect with potential future development and the east is provided to connect with Sage Canyon Drive, a local neighborhood street with individual driveways.

Two possible street sections in the TTM could apply to the design theme of the project, TND-3 (69-foot right-of-way with on-street parking and bike lanes) and TND-2 (52-foot right-of-way). Given the scale and location, the Design Exception is specific to Drawing TND-2, shown as Exhibit A. The request is to increase the typical section from 52 to 56

Mr. Mike Williams
PD 22-1103 Design Exception
October 31, 2022
Page 2

feet to provide on-street parking on one side. The exception establishes an intermediate section between TND-3 and TND-2. One of the purposes is to create an efficient layout that conforms to the unique setting and minimizes wetland impacts. On-street parking is provided to formalize the location of parking so that residents and visitors are not parking in the travel lanes or obstructing alleys. Street trees are provided on both sides of the street, as depicted in Exhibit B. For the side that includes on-street parking, street trees will be interrupted by no more than three parallel parking spaces. The requested design exception is consistent with the TND theme and fits the location and scale of the community that will have a maximum of 104 homes (see Exhibit C, PD Site Plan).

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

Sincerely,

LevelUp Consulting, LLC.

Trent Stephenson
10/31/22

Trent Stephenson, P.E.
Florida License Number: 59514
trent@levelupflorida.com



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

_____ Disapproved

_____ Approved

_____ Approved with Conditions

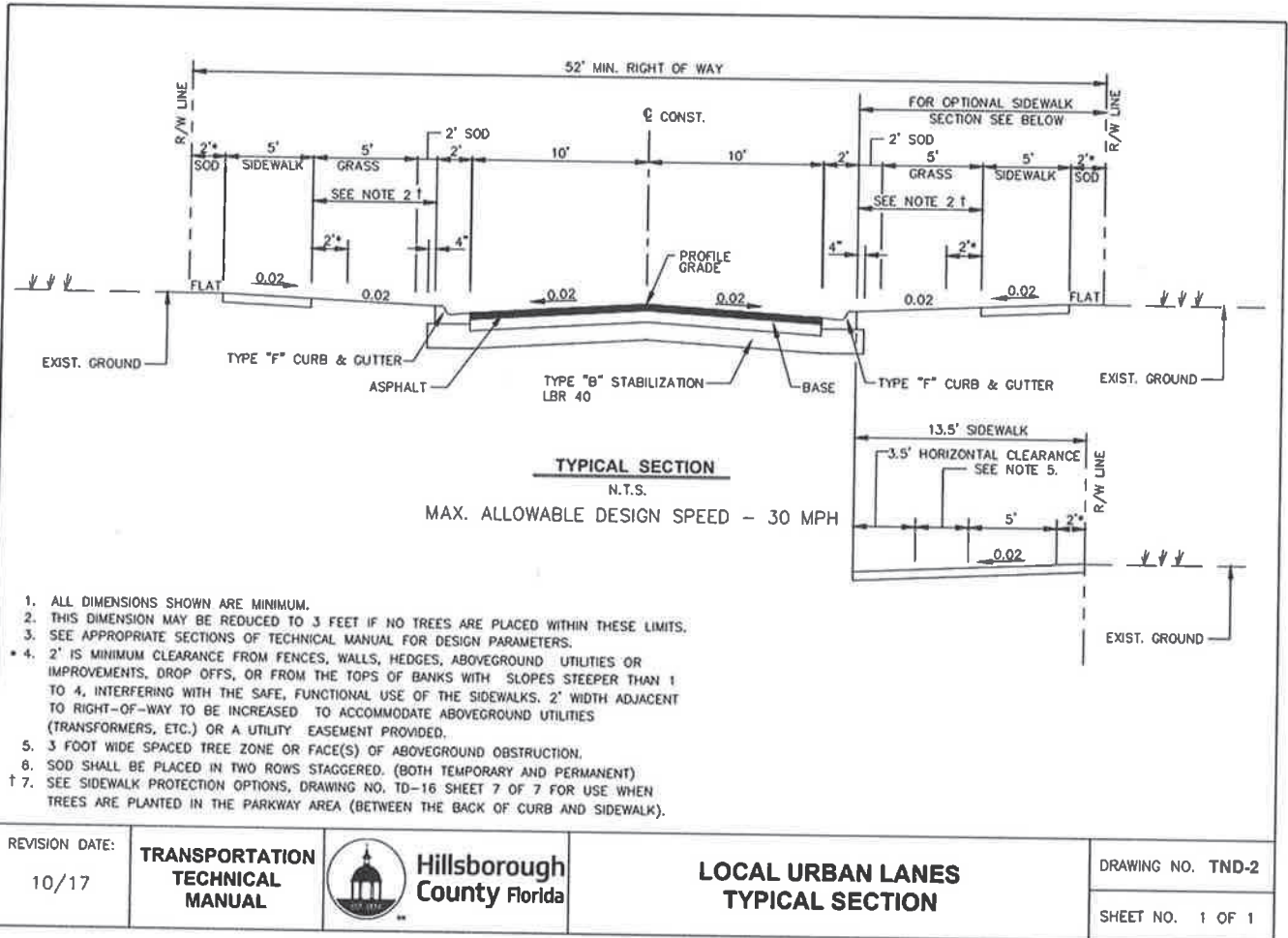
If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E. (813) 276-8634, TiradoS@hillsboroughcounty.org

Sincerely,

Michael J. Williams
Hillsborough County Engineer

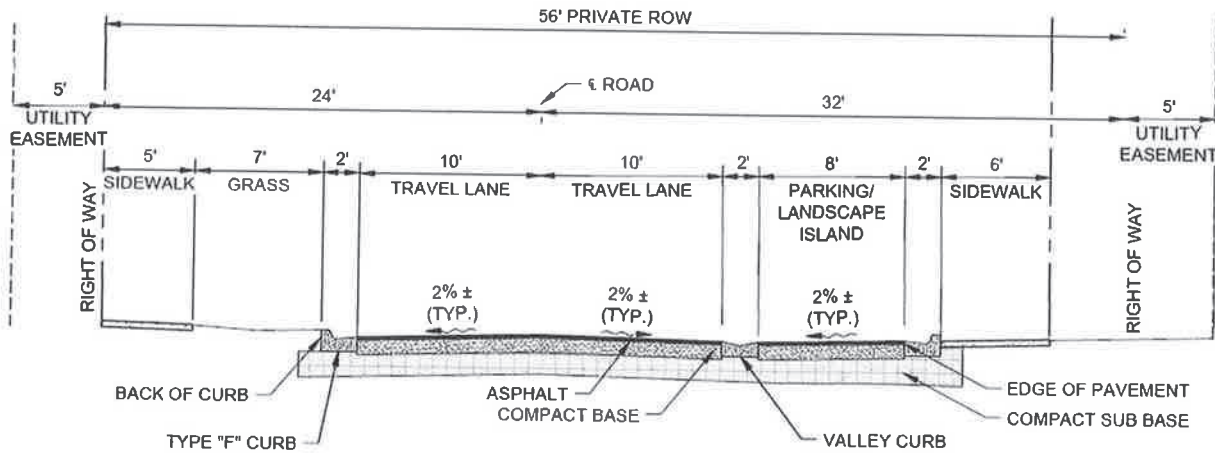
Mr. Mike Williams
PD 22-1103 Design Exception
October 31, 2022
Page 3

Exhibit A: TND 2 - 52' R-O-W Section

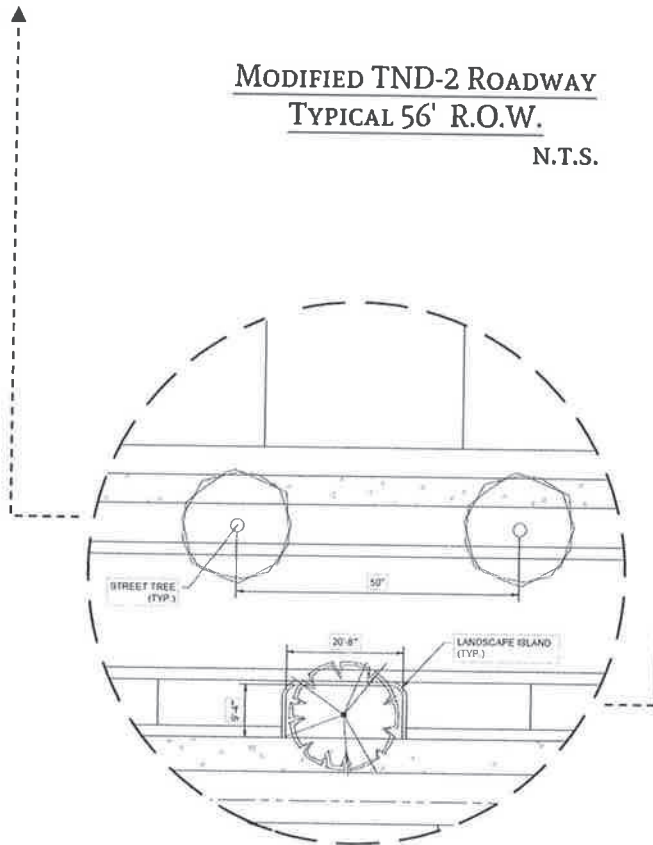


Mr. Mike Williams
PD 22-1103 Design Exception
October 31, 2022
Page 4

Exhibit B: Proposed 56' R-O-W Section With On-Street Parking



MODIFIED TND-2 ROADWAY
TYPICAL 56' R.O.W.
N.T.S.



* TYPICAL STREET TREE LOCATION
N.T.S.

COMMISSION

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



DIRECTORS

Janet D. Lorton EXECUTIVE DIRECTOR
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 Sam Elrabi, P.E. WATER DIVISION
 Rick Muratti, Esq. LEGAL DEPT
 Reginald Sanford, MPH AIR DIVISION
 Steffanie L. Wickham WASTE DIVISION
 Sterlin Woodard, P.E. WETLANDS DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: September 19, 2022</p> <p>PETITION NO.: 22-1103</p> <p>EPC REVIEWER: Jackie Perry Cahanin</p> <p>CONTACT INFORMATION: (813)627-2600 X1241</p> <p>EMAIL: cahaninj@epchc.org</p>	<p>COMMENT DATE: September 7, 2022</p> <p>PROPERTY ADDRESS: 10750 Fern Hill Dr, Riverview, FL 33578</p> <p>FOLIO #: 0771730005; 0771730010</p> <p>STR: 30-30S-20E</p>
<p>REQUESTED ZONING: From AR to PD</p>	
FINDINGS	
<p>WETLANDS PRESENT</p>	<p>YES</p>
<p>SITE INSPECTION DATE</p>	<p>06/30/2022</p>
<p>WETLAND LINE VALIDITY</p>	<p>Survey expires 8/23/27</p>
<p>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</p>	<p>Wetland located on eastern portion of property</p>
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan’s current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> • Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. • The construction and location of any proposed wetland impacts are not approved by this correspondence, but is currently under review by EPC staff under a 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 	

Environmental Excellence in a Changing World

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

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.

- The site plan depicts wetland impacts that have not been authorized by the Executive Director of the EPC, but are currently under review. The wetland impacts are indicated for an access road and residential lots.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

Jpc/aow

ec: Jacob.egan@onyxandeast.com
stephen@levelupflorida.com
anaylor@naylorenv.com
forest.maddux@gmail.com

Adequate Facilities Analysis: Rezoning

Date: September 7, 2022

Acreage: ±17.4 acres

Jurisdiction: Hillsborough County

Proposed Zoning: Planned Development

Case Number: RZ PD 22-22-1103

Future Land Use: SMU-6

HCPS #: RZ-464

Maximum Residential Units: 106 Units

Address: 10750 Fern Hill Drive, Riverview

Residential Type: Single-Family, Attached

Parcel Folio Number(s): 0177173.0005

School Data	Sessums Elementary	Rodgers Middle	Spoto High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	1020	1207	2449
2021-22 Enrollment K-12 enrollment on 2021-22 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	965	1146	1731
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	95%	95%	71%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 9/7/2022	25	61	451
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	12	5	8
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	98%	100%	89%

Notes: Sessums Elementary, and Spoto High School currently have capacity for the proposed project. Rogers Middle School is projected to be at or near capacity given current reservations and the estimated impact of the proposed development. In these cases, state law requires the school district to consider whether additional capacity exists in adjacent concurrency service areas (i.e., school attendance boundaries). At this time, additional capacity at the middle and high school levels exists in adjacent service areas to accommodate the proposed project.

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



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

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

PETITION NO.: PD22-1103 REVIEWED BY: Randy Rochelle DATE: 8/2/2022

FOLIO NO.: 77173.0005 & 77173.0010

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.

- A 8 inch water main exists (adjacent to the site), (approximately 50 feet from the site) and is located within the west Right-of-Way of Fern Hill Drive. 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 two funded CIP projects that are currently under construction, C32001 - South County Potable Water Repump Station Expansion and C32011 - Potable Water In-Line Booster Pump Station and will need to be completed by the County prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.

- A 6 inch wastewater force main exists (adjacent to the site), (approximately feet from the site) and is located within the east Right-of-Way of fern Hill Drive. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water systems.

Statement of Record

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

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

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

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 29 June 2022

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

APPLICANT: Jacob Egan

PETITION NO: RZ-PD 22-1103

LOCATION: Not listed

FOLIO NO: 77173.0005 & 77173.0010

SEC: _____ TWN: _____ RNG: _____

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

COMMENTS: _____.

AGENCY COMMENT SHEET

TO: **Zoning/Code Administration, Development Services Department**

FROM: **Reviewer:** Carla Shelton Knight **Date:** September 23, 2022

Agency: Natural Resources **Petition #:** 22-1103

- This agency has **no comment**
- This agency has **no objections**
- This agency has **no objections, subject to listed or attached conditions**
- This agency **objects, based on the listed or attached issues.**

1. The revised site plan submitted on September 23, 2022, showing proposed pavement areas to be relocated out of the 30' wetland setback areas, adequately addresses the Natural Resources concerns.
2. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
3. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
4. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.



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

TO: Zoning Review, Development Services

DATE: 09/07/2022

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Jacob Egan, Onyx and East

PETITION NO: 22-1103

LOCATION: 10750 Fern Hill Dr

FOLIO NO: 77173.0010; 77173.0005

Estimated Fees:

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

Mobility: \$9,183 * 104 units = \$955,032

Parks: \$2,145 * 104 units = \$223,080

School: \$8,227 * 104 units = \$855,608

Fire: \$335 * 104 units = \$ 34,840

Total Single Family Detached = \$2,068,560

Project Summary/Description:

Urban Mobility, Central Park, South Fire - 104 Single Family Units



VERBATIM TRANSCRIPT

1 MR. RICE: Thank you.

2 HEARING MASTER: Then we will close Rezoning 22-0949.
3 We're going to take a five minute break at this point, so we'll
4 come back let's just say 8:40 we'll come back.

5 (OFF THE RECORD)

6 (ON THE RECORD)

7 HEARING MASTER: All right. Welcome back, everyone.
8 We're going to reconvene the meeting. If you could please have
9 a seat. We're going to get ready to call the next case.
10 Mr. Grady.

11 MR. GRADY: The next case is Agenda Item D.5 Rezoning
12 PD 22-1103. The applicant is Jacob Egan. The request is rezone
13 from agricultural rural to plan development. Sam Ball with
14 County Staff will provide staff recommendation after
15 presentation by the applicant.

16 HEARING MASTER: All right. Good evening.

17 MS. CORBETT: Good evening. Kami Corbett with the Law
18 Firm of Hill Ward and Henderson. I'm -- in the interest of
19 time, I'm just going to launch right into our planning
20 presentation and ask our planner to come up with you.

21 HEARING MASTER: Thank you so much. If you could
22 please sign-in. Good evening.

23 MR. SPOSATO: Good evening. Thank you. We have a
24 Powerpoint presentation. My name is Steven Sposato. I'm a
25 certify planner with Level Up Consulting, 505 East Jackson

1 Street, Tampa 33602. I appreciate working with staff and also,
2 pleased to be able to present this project to you this evening.
3 If we could just go ahead and jump to the next slide.

4 The 17.4 acre site site is an infill type location.
5 It's in the urban service area. And it's surrounded by property
6 that is the same land use, which is SMU-6. It's historically
7 been in -- an AG type use, as is the property to the south. It
8 has frontage on Fern Hill Drive as well as Cone Grove Drive to
9 the -- along the western edge of Inventano (phonetically)
10 Community, which is residential. Go to the next slide.

11 So this is a rendering of the PD site plan. It
12 includes 104 single-family homes. The design is aldi loaded,
13 which is characteristic of traditional neighborhood design or
14 TND. The access is on Fern Hill Drive. Access to Cone Grove
15 Drive is not feasible. There's an intervening track that's
16 owned by the Ventana CD, which includes conservation. In terms
17 of circulation, it's a -- it's a loop road with two
18 interconnections, one to the east, one to the south. There's
19 ponds along the western boundary where there's commercial
20 opposite on Fern Hill Drive. And then our preservation is
21 primarily along the southern boundary of the site. Next slide.

22 So this elevation shows what the community will look
23 like from the street level. Again, the emphasis is on
24 architectural design instead of driveways or garages. There are
25 doors, windows, architectural elements. You can see on the

1 again, on the -- on the graphic. Side setbacks, the -- their
2 minimums are offset. There's one-foot on one side and nine-foot
3 minimum on the other, which provides for a side courtyard or
4 green space. Okay. Next one.

5 We have a waiver to LD -- LDC section 601.04, P2 is to
6 waive the front courtyard requirement for lots less than 5,600
7 square feet. Again, code doesn't inviting T and D design that
8 we're proposing. As you can see on the left, it's what the code
9 requires. And on the right is what is -- is what's included in
10 our PD, again, demonstrating the side again, the side courtyard.
11 The next.

12 We also are proposing a design exception to enhance
13 the community or modifying the T and D roadway section to
14 increase the right-of-way from 52 to 56 feet to provide on
15 street parking on -- on one side. Again, the justification
16 is -- for that is to minimize parking along the travel lanes for
17 the street or the alley. The -- again, section on the left is
18 the current section on the right is the proposed. The circle on
19 the bottom just shows the locations of street trees. I'm going
20 to just quickly summarize -- I'm sorry, next slide.

21 In terms of consistency and compatibility, I'm going
22 to summarize with three basic or three points that are sourced
23 from the comp plan that are below. First, the design achieves
24 the desired density with a compact form that fits the site and
25 setting. It complements surrounding development. Adjacent is

1 residential across Fern Hill Drive is -- is commercial. But,
2 again, we locate our our ponds adjacent to Fern Hill Drive. And
3 again, this -- this T and D approach I think we've demonstrated
4 true through the -- the site plan and the elevations fosters a
5 creative approach, an architectural attractiveness and also adds
6 to the diversity of housing opportunities.

7 And in conclusion, just -- just to summarize or just
8 to -- just to reiterate, the staff found no objections
9 consistent with the -- with surrounding -- I'm sorry, compatible
10 with the existing development and consistent with the conference
11 plan and approvable subject to conditions. Thank you very much.

12 HEARING MASTER: Thank you. Appreciate it. If you
13 can sign-in. Thank you. I'd like to ask Steve Henry to go over
14 the administrative variants, just real quickly. Good evening.

15 MR. HENRY: Good evening. Steve Henry Lincks &
16 Associates, 5023 West Laural. Put something on the --

17 So we have requested and received an administrative
18 variance that it was deemed approvable. And this is for Fern
19 Hill Drive. So what we're asking for is a waiver to TS-4
20 standards. And basically what it has to do with is the bike
21 lanes. And I'll show you what we've got here. But -- so
22 essentially our access -- this is the site here, our access is
23 going to align with the ring power driveway that's already there
24 for the turn lanes. And this shows in -- a street view of the
25 roadway. So it has bike lanes today, it has curb and gutter,

1 has the -- the appropriate width of the -- the lanes. Issue is
2 that the bike lane, when it -- when the road was built, it met
3 the standards. As of today, the standards have gone to seven
4 feet from five feet. So what's out there today, would have met
5 the standards at the time, it doesn't meet it today. There's
6 not sufficient right-of-way to go widen the road to add those
7 additional. So that's why we've asked for the administrative
8 variance.

9 HEARING MASTER: So the variance reduces that
10 requirement by two feet.

11 MR. HENRY: Correct.

12 HEARING MASTER: Okay. I understand. Okay. Thank
13 you so much.

14 MR. HENRY: Thank you.

15 MS. CORBETT: And our entire team is here. But that
16 concludes our presentation, unless you have any question.

17 HEARING MASTER: Not yet. Thank you so much. I
18 appreciate it. Development Services.

19 MR. BALL: Good evening. Sam Ball. Hillsborough
20 County Development Services. Excuse me. The applicant is
21 requesting, excuse me, to rezone a 17.4 acre property located at
22 the southeast corner of Cone Grove Road and Fern Hill Drive
23 intersection from agricultural rural to plan development in
24 order to allow for the development of 104 single-family
25 dwellings. The property is located approximately one-half mile

1 south of Gibsonton Road and one-quarter mile east of Interstate
2 75. The properties in the vicinity are developed for a mix of
3 single-family residential, commercial and industrial uses.
4 Residential properties to the north are part of a PD and are
5 developed at 8.27 dwellings per acre. The single-family
6 properties to the east were developed under PD at 3.56 dwellings
7 per acre. The vacant property to the south is owned AR and
8 currently allows for a density of one dwelling per five acres.

9 As the commercial and industrial properties to the
10 west are developed for motor vehicle sales in a warehouse
11 facility with open storage. The maximum AR of 0.11 allows for a
12 maximum of 227,000 square feet of gross floor area. If
13 approved, PD 22-1103, the development of 104 single-family lots
14 would be allowed at a density of six dwellings per acre. The
15 development would include 1.48 cars of wetland preservation and
16 0.12 acres of community gathering area.

17 The application -- the applicant is requesting a
18 waiver from LDC Section 601.04(B)(2), which requires that the
19 front entrance shall be in a courtyard that has a minimum
20 dimension of eight feet. Instead of the courtyard entrance, the
21 applicant is proposing a traditional neighborhood design concept
22 that includes a rear entry, two car garages, a five-foot front
23 yard setback where no setback is required, a stoop or a porch
24 facing the street. Each home will also have a courtyard in the
25 ten-foot wide area between the structure and the neighboring

1 home that faces the street.

2 If approved, the county engineer will approve section
3 604.02(b) administrative variance from section 604.03(L) for the
4 Hillsborough County Line Development Code and if approved, the
5 county engineer design looks -- will approve a design exception
6 for the typical road, typical section for the internal roadway.
7 Based on the FMU-6 future land use classification, the
8 surrounding zoning development pattern and proposed use of
9 development standards zoning district -- for the -- for the PD
10 Zoning District staff finds the request approvable.

11 That concludes my presentation. I'm available for any
12 questions.

13 HEARING MASTER: None at this time. Thank you.
14 Planning Commission.

15 MS. PAPANDREW: Andrea Papandrew, Planning Commission
16 Staff. The subject property is within the suburban mixed six
17 future land use category. The site is in the urban service area
18 and in the limits of the Riverview and SouthShore Areawide
19 Systems Community Plans. The suburban mixed six use category is
20 intended for urban and suburban intensity and density of uses.
21 The proposed density is consistent with the intent of the
22 suburban mixed six future land use category. The subject
23 property is surrounded by suburban mix use six on all sides.
24 They're mainly single-family residential use to the north, east
25 and south and heavy commercial and light industrial uses across

1 Fern Hill Road to the west. The proposal meets the intent of
2 Objective one, providing growth within the urban service area.
3 The proposed meets the minimum density required per Policy 1.2
4 for properties within the urban service area by providing 104
5 single-family residential units.

6 The proposal also means the intent of Policy 1.4, as
7 the site is mainly surrounded by similar single family
8 residential uses. Based on the delineation approved by the
9 Environmental Protection Commission, they're approximately 2.57
10 acres acres of wetlands present on the property, which is under
11 the 25% threshold outlined in Policy 13.3. 104 dwelling units
12 are being proposed and -- and it's consistent with Policy 13.3.

13 The EPC wetlands division reviewed the proposed site
14 plan that was submitted into optics on August 30, 2022 and has
15 determined that a resubmital is not necessary for the site
16 plan's current configuration. Based on this, Planning
17 Commission Staff finds his request consistent with Objective 13
18 and associated policies in the future land use element and
19 Objective 3.5 and associated policies and environmental and
20 sustainability section.

21 The applicant requests to develop 104 single-family
22 homes. They are proposing single family detached lots with a
23 zero lot line with rear loaded garages served by alleys. In
24 addition, there's a community gathering space, wetland
25 preserves, and storm water management ponds proposed. And the

1 applicant is consistent with Objective 12 and Policy 12-4.1, as
2 well as Objective 16 and Policy 16.1, 16.2, 16.3 and 16.8. The
3 applicant is proposing access to the development from Fern Hill
4 Road, an internal roadway network, including alleys to provide
5 for circulation within the neighborhood is proposed with offsite
6 connections -- interconnection and clustering the development away
7 from onsite environmentally sensitive lands. The proposal meets
8 the intent of Policy 16.7.

9 At the time of drafting this report, Planning
10 Commission Staff had not received transportation comments.
11 Therefore, Planning Commission Staff finding did not take
12 transportation comments into consideration for the analysis of
13 this request. The request is consistent with several goals
14 found in the Riverview and SouthShore Areawide Systems Community
15 Plans. It provides residential development that is consistent
16 with existing development in the surrounding area and protect
17 the natural environment.

18 Based upon on the above considerations, the Planning
19 Commission Staff finds the proposed plan development consistent
20 with the Unincorporated Hillsborough County Comprehensive Plan,
21 subject to conditions proposed by the Department of Development
22 Services. Thank you.

23 HEARING MASTER: Thank you. I appreciate it. Is
24 there anyone in the room that would like to speak in support?
25 Anyone in favor or or online? I see no one. Anyone in

1 opposition to this request? I see no one. Mr. Grady, anything
2 else?

3 MR. GRADY: Nothing further.

4 HEARING MASTER: Ms. Corbett.

5 MS. CORBETT: Nothing further, other than respectfully
6 asking for your approval.

7 HEARING MASTER: All right. Thank you so much. With
8 that, we'll close Rezoning 22-1103 and go to the next case.

9 MR. GRADY: The next item is Item D.6, application
10 number major mod application 22-1112. The app is Landside
11 Investment, LLC. The request is for a major modification of
12 existing plan development. Michelle Heinrich will provide staff
13 recommendation after presentation by the applicant.

14 HEARING MASTER: Good evening.

15 MR. MOLLOY: Good evening again. William Molloy, 325
16 South Boulevard. This is a request, as Mr. Grady said, for a
17 major modification to the existing plan development that is the
18 Winthrop development in Riverview. The technical ask here is to
19 add 500 students and the facilities that would, you know,
20 educate and house them to the existing charter school and also
21 use a child -- add a childcare use of 180 students.

22 From a planning perspective, I think all that is
23 pretty easy. It's an existing school. The dirt for the
24 facilities is there. It was previously earmarked for
25 multi-family, that's going to move elsewhere in the project now.

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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

LAND USE HEARING OFFICER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
Land Use Hearing Master

DATE: Monday, October 17, 2022

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

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

Reported via Zoom Videoconference by:

Julie Desmond, Court Reporter
U.S. Legal Support

1 Item A.14, Rezoning Standard 22-0945. This
2 application not awarded. The hearing is being
3 continued to the November 14, 2022, Zoning Hearing
4 Master Hearing.

5 Item A.15, Rezoning PD 22-0948. This
6 application is being continued by the applicant to
7 the November 14, 2022, Zoning Hearing Master
8 Hearing.

9 As noted in the changes to the agenda, item
10 A.16 Rezoning Standard 22-1027 has been withdrawn.

11 Item A.17, Rezoning PD 22-1082. This
12 application is not awarded. The hearing is being
13 continued to the November 14, 2022, Zoning Hearing
14 Master Hearing.

15 Item A.18, Major Mod Application 22-1096.
16 This application is being continued by this staff
17 to the November 14, 2022, Zoning Hearing Master
18 Hearing.

19 Item A.19, Rezoning PD 22-1103. This
20 application is being continued by the staff to the
21 November 14, 2022, Zoning Hearing Master Hearing.

22 Item A.20, Rezoning PD 22-1107. This
23 application is being continued by the applicant to
24 the November 14, 2022, Zoning Hearing Master
25 Hearing.

1 Hearing Master Hearing.

2 Item A-23, Rezoning-Standard 22-1039. This
3 application is being continued by the applicant to
4 the December 12th, 2022, Zoning Hearing Master
5 Hearing.

6 Item A-24, Rezoning-PD 22-1082. This
7 application is out of order to be heard and is
8 being continued to the October 17, 2022, Zoning
9 Hearing Master Hearing.

10 Item A-25, Major Mod Application 22-1086.
11 This application is out of order to be heard and is
12 being continued to the December 12th, 2022, Zoning
13 Hearing Master Hearing.

14 Item A-26, Rezoning-PD 22-1103. This
15 application is being by the applicant to the
16 October 17, 2022, Zoning Hearing Master Hearing.

17 Item A-27, Rezoning-PD 22-1106. This
18 application is being continued by the applicant to
19 the October 17, 2022, Zoning Hearing Master
20 Hearing.

21 Item A-28, Rezoning-PD 22-1107. This
22 application is being continued by the applicant to
23 the October 17, 2022, Zoning Hearing Master
24 Hearing.

25 Item A-29, Rezoning-Standard 22-1169. This



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

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

PAGE 1 OF 6

DATE/TIME: 11/14/22 6pm

HEARING MASTER: Susan Finch

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

<p>APPLICATION # <u>RZ 22-0698</u> V.S.</p>	<p>PLEASE PRINT NAME <u>David Wright</u> MAILING ADDRESS <u>P.O. Box 273417</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33688</u> PHONE _____</p>
<p>APPLICATION # <u>RZ 22-1303</u></p>	<p>PLEASE PRINT NAME <u>DAVID W MULLEN</u> MAILING ADDRESS <u>625 E. NORTH BROADWAY</u> CITY <u>COLUMBUS</u> STATE <u>OH</u> ZIP <u>43214</u> PHONE <u>614.936.6567</u></p>
<p>APPLICATION # <u>RZ 22-1303</u></p>	<p>PLEASE PRINT NAME <u>Tanner Taylor</u> MAILING ADDRESS <u>2112 Crosby Rd</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33594</u> PHONE <u>813 625 9182</u></p>
<p>APPLICATION # <u>RZ 22-1449</u> V.S.</p>	<p>PLEASE PRINT NAME <u>Kelli Conte</u> MAILING ADDRESS <u>P.O. Box 34</u> CITY <u>Wimauma</u> STATE <u>FL</u> ZIP <u>33598</u> PHONE _____</p>
<p>APPLICATION # <u>RZ 22-1452</u></p>	<p>PLEASE PRINT NAME <u>Richard Kusan</u> MAILING ADDRESS <u>330 Paul Drive, Suite 100</u> CITY <u>Bronard</u> STATE <u>FL</u> ZIP <u>33511</u> PHONE <u>813-653-3800</u></p>
<p>APPLICATION # <u>RZ 22-0461</u></p>	<p>PLEASE PRINT NAME <u>T. Truth Gads</u> MAILING ADDRESS <u>400 N. Arhly Drive, Suite 1100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-221-9600</u></p>

DATE/TIME: 11/14/22 6pmHEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 22-0461</u>	PLEASE PRINT NAME <u>Addie Clark</u> MAILING ADDRESS <u>400 N. Arnsley Dr. Ste. 1100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>561-319-4759</u>
APPLICATION # <u>RZ 22-0461</u>	PLEASE PRINT NAME <u>Steve Henry</u> MAILING ADDRESS <u>5023 W. Laurel</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-789-0039</u>
APPLICATION # <u>MM 22-0860</u>	PLEASE PRINT NAME <u>William Molloy</u> MAILING ADDRESS <u>325 South Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>813-629-8752</u>
APPLICATION # <u>MM 22-0860</u>	PLEASE PRINT NAME <u>STEVEN HENRY</u> MAILING ADDRESS <u>5023 W. LAUREL ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289-0039</u>
APPLICATION # <u>RZ 22-0943</u>	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 N. Ashley Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-331-0974</u>
APPLICATION # <u>RZ 22-0949</u>	PLEASE PRINT NAME <u>Colin Rice</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 2800</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>813-676-7226</u>

DATE/TIME: 11/14/22 6pmHEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>R2 22-0949</u>	PLEASE PRINT NAME <u>Christopher Jordan</u> MAILING ADDRESS <u>1133 Myrtle Rd.</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>813-523-1301</u>
APPLICATION # <u>R2 22-0949</u>	PLEASE PRINT NAME <u>DAVID SHERN</u> MAILING ADDRESS <u>1141 MYRTLE ROAD</u> CITY <u>VALRICO</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>813-373-8873</u>
APPLICATION # <u>R2 22-0949</u>	PLEASE PRINT NAME <u>Joan Alegard</u> MAILING ADDRESS <u>4802 Grape Myrtle Ln</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>813-245-2414</u>
APPLICATION # <u>R2 22-0949</u>	PLEASE PRINT NAME <u>Michael D Roberts</u> MAILING ADDRESS <u>4820 GRAPE MYRTLE LANE</u> CITY <u>VALRICO</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>(813) 488-1213</u>
APPLICATION # <u>R2 22-0949</u>	PLEASE PRINT NAME <u>ATTILA NAGY (Nagy)</u> MAILING ADDRESS <u>7814 GRAPE MYRTLE LN</u> CITY <u>VALRICO</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>941-356-3140</u>
APPLICATION # <u>R2 22</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700</u> CITY <u>CAMP A</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-9421</u>

DATE/TIME: 11/14/22 6pmHEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 22-1103</u>	PLEASE PRINT NAME <u>Stephen Spasato</u> MAILING ADDRESS <u>505 E Jackson St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>813-375-0616</u>
APPLICATION # <u>RZ 22-1103</u>	PLEASE PRINT NAME <u>STEVE HENRY</u> MAILING ADDRESS <u>5023 W. LAUREL ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289-0039</u>
APPLICATION # <u>MM 22-1112</u>	PLEASE PRINT NAME <u>William Molloy</u> MAILING ADDRESS <u>325 South Blvd.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE _____
APPLICATION # <u>MM 22-1112</u>	PLEASE PRINT NAME <u>Jason Kendall</u> MAILING ADDRESS <u>708 Lithia Precinct Rd</u> CITY <u>Brandon</u> STATE <u>FL</u> ZIP <u>33511</u> PHONE <u>813-361-7378</u>
APPLICATION # <u>MM 22-1112</u>	PLEASE PRINT NAME <u>John Suk (Sullivan)</u> MAILING ADDRESS <u>PoBox 2638</u> CITY <u>Brad</u> STATE <u>FL</u> ZIP <u>33509</u> PHONE <u>8136014375</u>
APPLICATION # <u>MM 22-1112</u>	PLEASE PRINT NAME <u>Steven Griffin</u> MAILING ADDRESS <u>6143 Cliffhouse Ln</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE _____

DATE/TIME: 11/14/22, 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>R2 22-1223</u>	PLEASE PRINT NAME <u>Jake Cremer</u> MAILING ADDRESS <u>401 E Jackson St #2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813-222-5051</u>
APPLICATION # <u>R2 22-1223</u>	PLEASE PRINT NAME <u>Doris M. Smith</u> MAILING ADDRESS <u>401 E. Jackson Street Suite 2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813 222 5050</u>
APPLICATION # <u>R222-1224</u>	PLEASE PRINT NAME <u>Jake Cremer</u> MAILING ADDRESS <u>401 E Jackson St #2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813-222-5051</u>
APPLICATION # <u>R2 22 1224</u>	PLEASE PRINT NAME <u>David M. Smith</u> MAILING ADDRESS <u>401 E. Jackson St #2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813-222-5016</u>
APPLICATION # <u>R2 22-1301</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>
APPLICATION # <u>R2 22-1301</u>	PLEASE PRINT NAME <u>Isabella Albert</u> MAILING ADDRESS <u>1000 N. Ashley Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-3310976</u>

DATE/TIME: 11/14/22, 6pm


HEARING MASTER: Susan Finch

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


<p>APPLICATION #</p> <p><u>RZ 22-1301</u></p>	<p>PLEASE PRINT NAME <u>Steve Henry</u></p> <p>MAILING ADDRESS <u>5023 W. Laurel</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p> <p><u>SU 22-1222</u></p>	<p>PLEASE PRINT NAME <u>DOUG DENBOER</u></p> <p>MAILING ADDRESS <u>5953 MOHR LOOP</u></p> <p>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33615</u> PHONE <u>760-250-4191</u></p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>

NOVEMBER 14, 2022 - ZONING HEARING MASTER


The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, November 14, 2022, at 6:00 p.m., in the Ada T. Payne Community Room, Robert W. Saunders Sr. Public Library, Tampa, Florida, and held virtually.

 Susan Finch, ZHM, calls the meeting to order and leads in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

 Brian Grady, Development Services, introduces staff and reviews withdrawals/continuances.

 Susan Finch, ZHM, overview of ZHM process.

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

 Susan Finch, ZHM, oath.

B. REMANDS

None.


C. REZONING STANDARD (RZ-STD):

C.1. RZ 22-0698

 Brian Grady, Development Services, calls RZ 22-0698.


 David Wright, applicant rep, presents testimony.

 Susan Finch, ZHM, questions to applicant rep.

 David Wright, applicant rep, answers ZHM questions.












 Isis Brown, Development Services, staff report.

 Andrea Papandrew, Planning Commission, staff report.






 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-0698.

MONDAY, NOVEMBER 14, 2022




C.2. RZ 22-1303

-  Brian Grady, Development Services, calls RZ 22-1303.
-  David Mullen, applicant rep, presents testimony.
-  Isis Brown, Development Services, staff report.
-  Susan Finch, ZHM, questions to Development Services.
-  Isis Brown, Development Services, answers ZHM questions.
-  Alex Steady, Development Services Transportation, answers ZHM questions.
-  Brian Grady, Development Services, answers ZHM questions.
-  Andrea Papandrew, Planning Commission, staff report.
-  Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep.
-  Taner Tavlan, applicant rep, gives rebuttal.
-  Susan Finch, ZHM, closes RZ 22-1303.

C.3. RZ 22-1449


-  Brian Grady, Development Services, calls RZ 22-1449.
-  Kelli Conte, applicant rep, presents testimony.
-  Brian Grady, Development Services, staff report.
-  Andrea Papandrew, Planning Commission, staff report.
-  Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-1449

C.4. RZ 22-1452

-  Brian Grady, Development Services, calls RZ 22-1452.
-  Richard Kosan, applicant rep, presents testimony.
-  Isis Brown, Development Services, staff report

MONDAY, NOVEMBER 14, 2022


 Andrea Papandrew, Planning Commission, staff report.

 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-1452.


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

D.1. RZ 22-0461


 Brian Grady, Development Services, calls RZ 22-0461.


 Truett Gardner, applicant rep, presents testimony.


 Susan Finch, ZHM, questions to applicant rep.

 Truett Gardner, applicant rep, answers ZHM questions.


 Susan Finch, ZHM, questions to applicant rep.


 Truett Gardner, applicant rep, answers ZHM questions.

 Addie Clark, applicant rep, continues testimony.

 Steve Henry, applicant rep, continues testimony.

 Susan Finch, ZHM, questions to applicant rep.

 Steve Henry, applicant rep, answers ZHM questions.

 Truett Gardner, applicant rep, continues testimony.


 Michelle Heinrich, Development Services, staff report.


 Susan Finch, ZHM, questions to development Services.

 Michelle Heinrich, Development Services, answers ZHM questions/continues staff report.


 James Ratliff, Development Services Transportation, staff report.

 Andrea Papandrew, Planning Commission, staff report.

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

 Truett Gardner, applicant rep, answers ZHM questions.

MONDAY, NOVEMBER 14, 2022


 Susan Finch, ZHM, closes RZ 22-0461.


D.2. MM 22-0860

 Brian Grady, Development Services, calls MM 22-0860.

 William Molloy, applicant rep, presents testimony.


 Susan Finch, ZHM, questions to applicant rep.

 William Molloy, applicant rep, answers ZHM questions.


 Steve Henry, applicant rep, continues testimony.


 Susan Finch, ZHM, questions to applicant rep.

 Steve Henry, applicant rep, answers ZHM questions.


 William Molly, applicant rep, continues testimony.

 Susan Finch, ZHM, questions to applicant rep.

 William Molloy, applicant rep, answers ZHM questions.

 Sam Ball, Development Services, staff report.

 Susan Finch, ZHM, questions to Development Services.

 Sam Ball, Development Services, answers ZHM questions.

 Andrea Papandrew, Planning Commission, staff report.


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

 William Molloy, applicant rep, corrects record.

 Susan Finch, ZHM, closes MM 22-0860.


D.3. RZ 22-0943

 Brian Grady, Development Services, calls RZ 22-0943.

 Isabelle Albert, applicant rep, presents testimony/submits exhibits.


 Susan Finch, ZHM, questions to applicant rep.

MONDAY, NOVEMBER 14, 2022

 Isabelle Albert, applicant rep, answers ZHM questions.

 Tania Chapela, Development Services, staff report.


 Andrea Papandrew, Planning Commission, staff report.

 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-0943.


D.4. RZ 22-0949

 Brian Grady, Development Services, calls RZ 22-0949.

 Colin Rice, applicant rep, presents testimony/submits exhibits.

 Tim Lampkin, Development Services, staff report.

 Andrea Papandrew, Planning Commission, staff report.

 Susan Finch, ZHM, questions to Planning Commission.

 Andrea Papandrew, Planning Commission, answers ZHM questions.

 Susan Finch, ZHM, calls proponents/opponents.

 Christopher Jordan, opponent, presents testimony/submits exhibits.


 David Shern, opponent, presents testimony.

 Joan Alagood, opponent, presents testimony.


 Vincent Roberson, opponent, presents testimony.

 Attila Nagy, opponent, presents testimony.

 Susan Finch, ZHM, questions to Development Services Transportation.

 Alex Steady, Development Services Transportation, answers ZHM questions.

 Susan Finch, ZHM, questions to Development Services Transportation.


 Alex Steady, Development Services Transportation, answers ZHM questions.


 Colin Rice, applicant rep, gives rebuttal.

 Susan Finch, ZHM, questions to applicant rep.

MONDAY, NOVEMBER 14, 2022

 Colin Rice, applicant rep, answers ZHM questions.


 Susan Finch, ZHM, closes MM 22-0949.

 Susan Finch, ZHM, breaks.


 Susan Finch, ZHM, resumes meeting.


D.5. RZ 22-1103


 Brian Grady, Development Services, calls RZ 22-1103.

 Kami Corbett, applicant rep, presents testimony.


 Steven Sposato, applicant rep, presents testimony/submits exhibits.

 Steve Henry, applicant rep, continues testimony.

 Kami Corbett, applicant rep, concludes testimony.

 Sam Ball, Development Services, staff report.

 Andrea Papandrew, Planning Commission, staff report.


 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep closes RZ 22-1103.


D.6. MM 22-1112

 Brian Grady, Development Services, calls MM 22-1112.


 William Molloy, applicant rep, presents testimony.


 Susan Finch, ZHM, questions to applicant rep.

 William Molloy, applicant rep, answers ZHM questions.

 Jason Kendal, applicant rep, continues testimony.

 Susan Finch, ZHM, questions to applicant rep

 Jason Kendall, applicant rep, answers ZHM questions.

 William Molloy, applicant rep, presents testimony.

 John Sullivan, applicant rep, presents testimony.


MONDAY, NOVEMBER 14, 2022


 Michelle Heinrich, Development Services, staff report.


 Andrea Papandrew, Planning Commission, staff report.

 Susan Finch, ZHM, calls proponents.

 Steven Griffin, opponent, presents testimony.


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

 William Molloy, applicant rep, gives closing remarks.

 Susan Finch, ZHM, closes MM 22-1112.

D.7. RZ 22-1223


 Brian Grady, Development Services, calls RZ 22-1223.

 Jacob Cremer, applicant rep, presents testimony.

 David Smith, applicant rep, presents testimony/submits exhibits.


 Sam Ball, Development Services, staff report.

 Andrea Papandrew, Planning Commission, staff report.


 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-1223.

D.8. RZ 22-1224


 Brian Grady, Development Services, calls RZ 22-1224.

 Jacob Cremer, applicant rep, presents testimony.

 David Smith, applicant rep, presents testimony/submits exhibit.


 Tim Lampkin, Development Services, staff report.

 Andrea Papandrew, Planning Commission, staff report.


 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-1224.

MONDAY, NOVEMBER 14, 2022


D.9. MM 22-1301

-  Brian Grady, Development Services, calls MM 22-1301.
-  Kami Corbett, applicant rep, presents testimony/submits exhibits.
-  Isabelle Albert, applicant rep, presents testimony.
-  Susan Finch, ZHM, questions to applicant rep.
-  Isabelle Albert, applicant rep, answers ZHM questions.
-  Kami Corbett, applicant rep, continues testimony.
-  Susan Finch, ZHM, questions to applicant rep.
-  Isabelle Albert, applicant rep, answers ZHM questions.
-  Kami Corbett, applicant rep, answers ZHM questions.
-  Michelle Heinrich, Development Services, staff report.
-  Susan Finch, ZHM, questions to Development Services.
-  Michelle Heinrich, Development Services, answers ZHM questions.
-  James Ratliff, Development Services Transportation, staff report.
-  Susan Finch, ZHM, questions to Development Services Transportation.
-  James Ratliff, Development Services Transportation, answers ZHM questions.
-  Brian Grady, Development Services, answers ZHM questions.
-  Andrea Papandrew, Planning Commission, staff report.
-  Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep.
-  Kami Corbett, applicant rep, questions to ZHM.
-  Susan Finch, ZHM, answers to applicant rep.
-  James Ratliff, Development Services Transportation, answers ZHM questions.


MONDAY, NOVEMBER 14, 2022

 Susan Finch, ZHM, questions to Development Services Transportation.

 James Ratliff, Development Services Transportation, answers ZHM questions.

 Kami Corbett, applicant rep, answers ZHM questions.


 Steve Henry, applicant rep, closing remarks.

 Susan Finch, ZHM, closes MM 22-1301.

E. ZHM SPECIAL USE


E.1. SU 22-1222

 Brian Grady, Development Services, calls SU 22-1222.

 Doug Denboer, applicant rep, presents testimony.

 Michelle Heinrich, Development Services, staff report.

 Andrea Papandrew, Planning Commission, staff report.

 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes SU 22-1222.

ADJOURNMENT

 Susan Finch, ZHM, adjourns the meeting.

Application No. RZ 22-1103
Name: Stephen Seasato
Entered at Public Hearing: ZHM
Exhibit # 1 Date: 11/14/22

Maddux Fern Hill Planned Development Rezone 22-1103

ONYX+EAST

Project Team

Planning and Engineering - LevelUp Consulting

Legal - Hill Ward Henderson

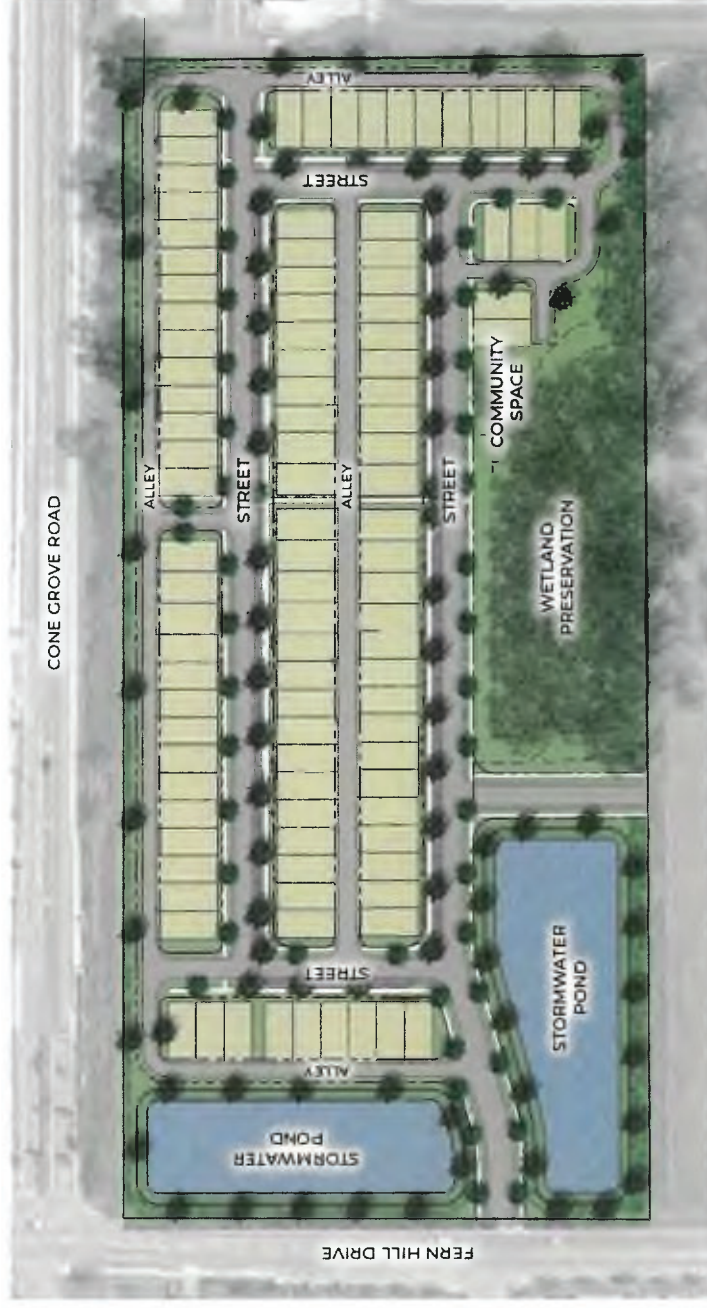
Transportation - Lincks & Assoc.

Environmental - Naylor Environmental Solutions



Request – Planned Development

- 104 Single Family Detached Homes – Alley Loaded Garages
- Primary Access Fern Hill Dr.
- Access to Cone Grove Rd, not feasible
- Cross Access - East and South boundaries



Request and Site Layout

ONYX+EAST

Traditional Neighborhood Design

- Rear-loaded Garages, Served by Alleys
- On-street Parking with Street Trees
- Street-facing Architectural Emphasis
- Side-yard Courtyards

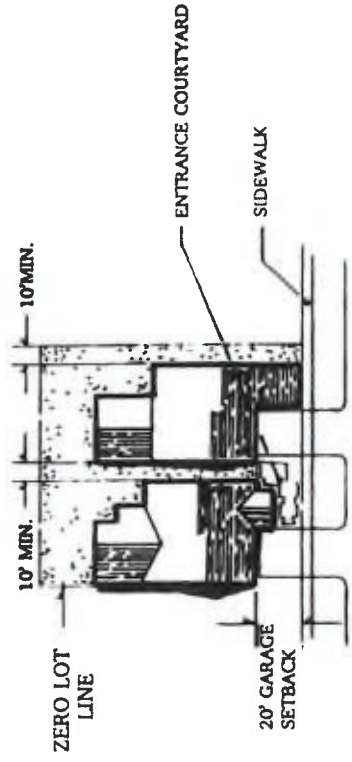


Design

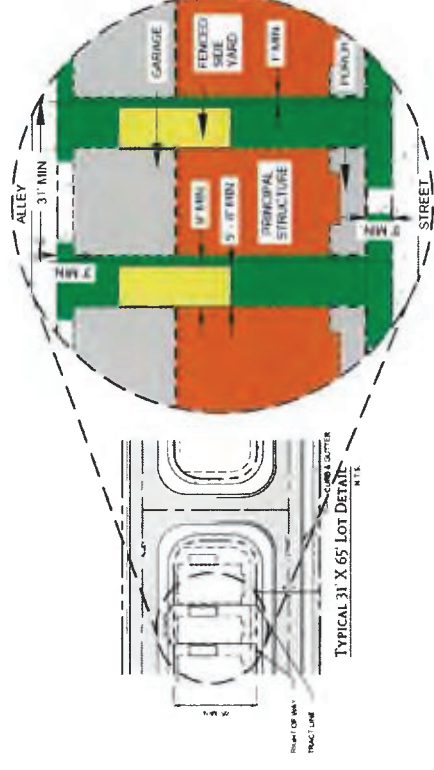
ONYX EAST

Waiver to LDC Section 6.01.04.B.2

- **Request:** Waive front courtyard requirement for lots with less than 5,600 sq ft.
- **Justification:** Code does not envision TND design with alley loaded garage
- **Staff Finding:** **Approvable** with Conditions (Side Courtyard, 5 ft setback to Stoop or Porch)



From LDC: Entrance courtyard with front-facing garage



Proposed: Side Courtyard with Front Porch or Stoop

Consistency and Compatibility

- The design achieves the desired density, but with a compact form that fits with the environmental features found onsite.
- Design compliments surrounding development – directly adjacent is single family residential and appropriately transitions from commercial across Fern Hill Drive.
- TND approach fosters creativity, architectural attractiveness, and adds to the diversity of housing options.

Future Land Use Element

- **Objective 1:** Direct growth to Urban Service Area; **Policy 1.2:** Minimum Density-75% of allowable (SMU-6); **Policy 1.4:** Sensitivity of Development proposals in maintaining the character of existing development.

Community Design Component

- **Objective 12-1, Policy 12-1.4:** Intensity, scale, and design elements ensure compatibility.

Neighborhood/Community Development

- **Objective 16, Policy 16.1:** Neighborhood Protection; **Policy 16.2:** Transitions of intensities, **Policy 16.7:** Efficient Circulation

Environmental and Sustainability

- **Policy 3.5.1:** Collaboration with EPC to ensure a comprehensive approach.

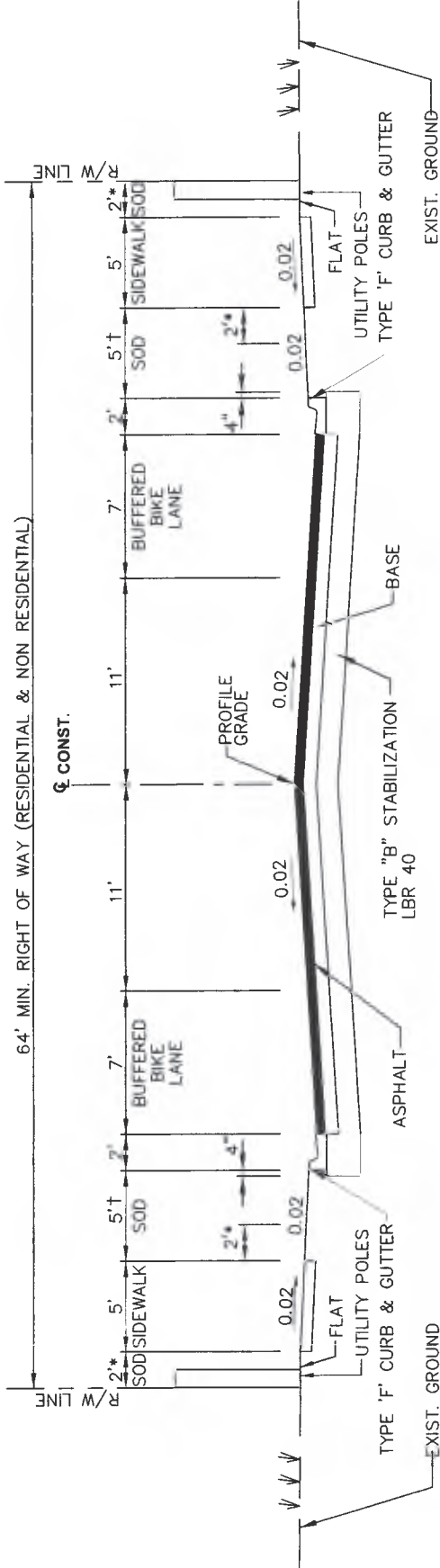
Livable Communities Element

- **Riverview Community Plan:** Encourage attractive residential development that compliments surrounding areas and promotes housing diversity.
- **Southshore Community Plan:** Housing opportunities for all income groups.

Consistency and Compatibility

- **No objections** by Review Agencies
- Planning Commission - **Compatible** with the existing developing pattern found within the surrounding area. **Complements** the surrounding character and promotes housing diversity.
- Planning Commission - **Consistent** with the Unincorporated Hillsborough County Comprehensive Plan, subject to conditions proposed by the Department of Development Services.
- Development Services: **Approvable** subject to conditions

Application No. BZ 22-1103
 Name: Stevie Henry
 Entered at Public Hearing: ZHM
 Exhibit # 2 Date: 11/14/22



TYPICAL SECTION

N.T.S.

5,000 TO 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED -- 40 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- * 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
- † 4. SEE SIDEWALK PROTECTION OPTIONS, DRAWING NO. TD-16 SHEET 7 OF 7 FOR USE WHEN TREES ARE PLANTED IN THE PARKWAY AREA (BETWEEN THE BACK OF CURB AND SIDEWALK).
5. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)

REVISION DATE:

10/17

**TRANSPORTATION
TECHNICAL
MANUAL**



**Hillsborough
County
Florida**

**URBAN COLLECTORS
(2 LANE UNDIVIDED)
TYPICAL SECTION**

DRAWING NO. **TS-4**

SHEET NO. 1 OF 1

Fern Hill

King Power Corporation

Hydronics Xpress

Gatekeeper

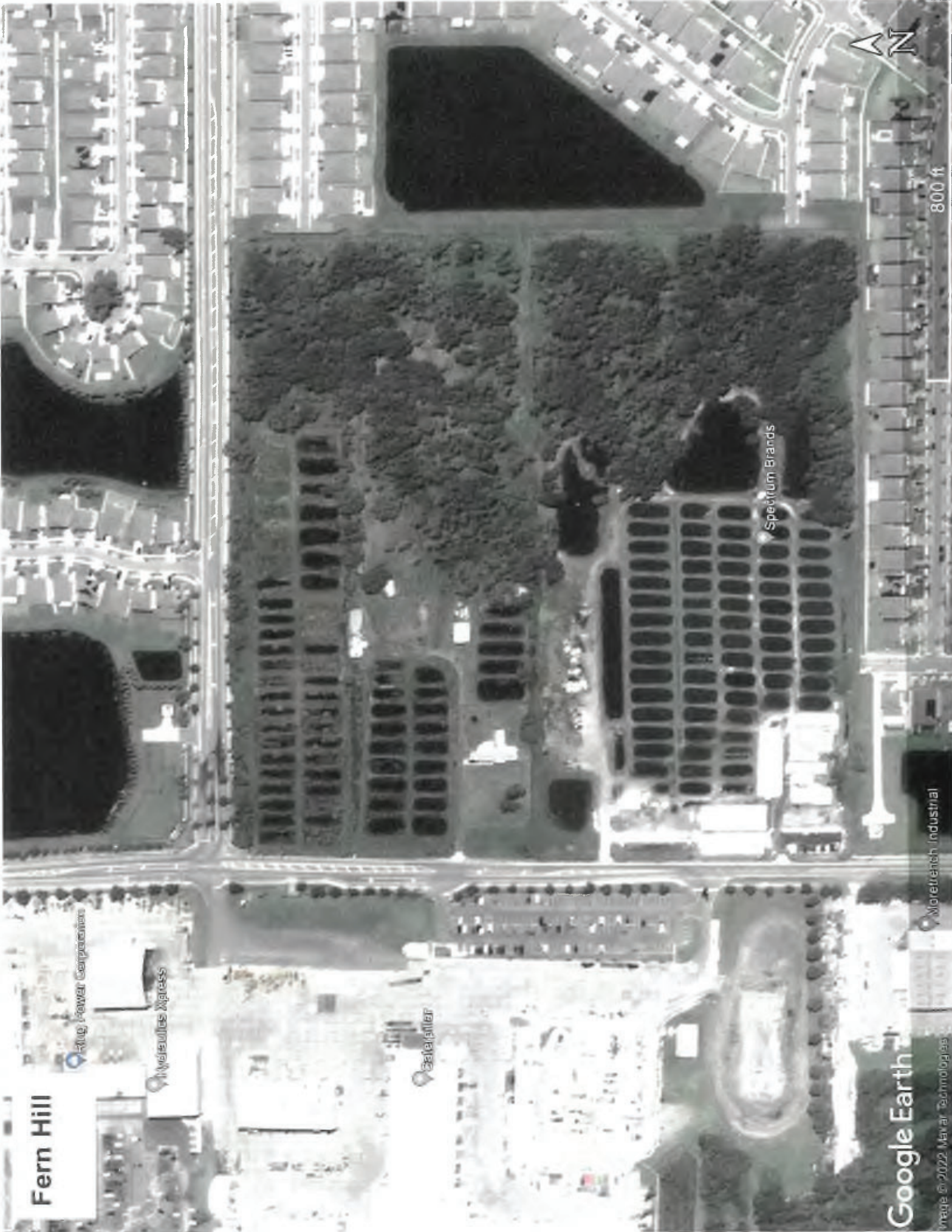
Spectrum Brands

Google Earth

Image © 2022 Maxar Technologies

Wentworth Industrial

800 ft



Fern Hill



4.68 ft

Google Earth

© 2022 Google



**PARTY OF
RECORD**

Rome, Ashley

From: Timoteo, Rosalina
Sent: Wednesday, September 14, 2022 3:34 PM
To: Rome, Ashley; Norris, Marylou
Cc: Vazquez, Bianca; Mason, Carmen; Grady, Brian; boccrec@hillsclerk.com <boccrec@hillsclerk.com>
Subject: RE: [EXTERNAL] App No; RZ-PD-22-1103

Hi Marylou,

Can you please reply to the comment below. This application is continued to the 10/17/22 ZHM.

Ashley,

This is for POR.

Thank you,

Rosa Timoteo

Senior Planning & Zoning Technician

Development Services Dept.

C: (813) 244-3956

P: (813) 307-1752

E: timoteor@hillsboroughcounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

From: Boccrec <boccrec@hillsclerk.com>

Sent: Wednesday, September 14, 2022 3:30 PM

To: Moni Pierre <ento30@yahoo.com>

Cc: Boccrec <boccrec@hillsclerk.com>; Timoteo, Rosalina <TimoteoR@HillsboroughCounty.ORG>; Vazquez, Bianca <VazquezB@hillsboroughcounty.org>; Mason, Carmen <MasonC@hillsboroughcounty.org>; Grady, Brian <GradyB@HillsboroughCounty.ORG>

Subject: RE: [EXTERNAL] App No; RZ-PD-22-1103

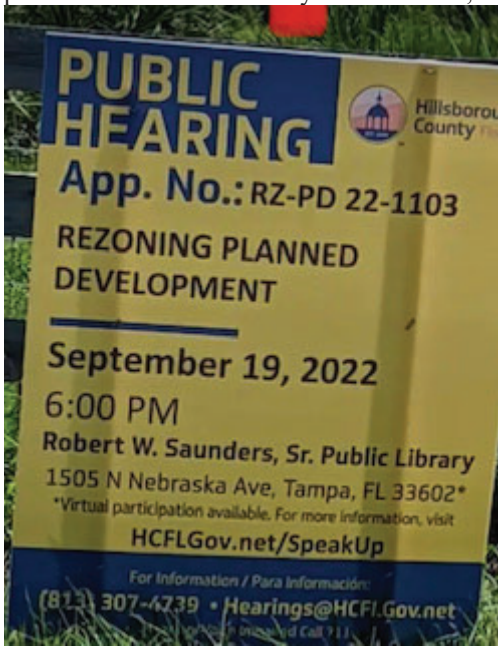
External email: Use caution when clicking on links, opening attachments or replying to this email.

I have forward you email to Development Services for further processing.

From: Moni Pierre <ento30@yahoo.com>
Sent: Wednesday, September 14, 2022 2:25 PM
To: Boccrec <boccrec@hillsclerk.com>
Subject: [EXTERNAL] App No; RZ-PD-22-1103

CAUTION: This email is from an external source. Do you know them and are you expecting this? Look again! Phishing is our #1 threat. You are our best defense!!!

I wish I could attend this meeting but it's clear by the way it is scheduled and where it's being held you clearly do not want the affected community to be involved. I think if there is a discussion on land rezoning in a particular community the county should do its best to hold the public meeting as close to the affected community as possible. We have two large public libraries Riverview and Southshore to allow those affected to attend. The growth in south county is out of control. The traffic is outrageous and every nook and cranny is being built on with no plans for improving the roads to accommodate the traffic. Many of the very large communities do not have enough green space to accommodate the families who want to go outside and engage with their families. The schools are way too overcrowded. South county has some of the most overcrowded schools. This particular piece of land is in the zone for Sessums elementary which is overcrowded. There are at least three additional large communities being planned and built that will feed into this school. The school can't take anymore and the two lane roads around this area such as Symmes, Rhodine, fern hill, cone grove to name a few can't accommodate the excessive traffic. Heck even 301 no longer meets the needs of the community. They are all in need of repair. This area needs some green space for families and children. This land would be a great space for a public park but the last thing we need is more housing. The crime rate is on the rise and this area is bursting at the seams. Please consider using this land for a park to better the community. Fix the roads, heck widen the roads. The area is in 2022 but the roads are still built for the 1980s traffic.



Sent from my iPhone