



# Hillsborough County Florida

## SM STAFF REPORT

<b>SUBJECT:</b>	PRS 20-0516	<b>PLANNING AREA:</b>	Town and Country
<b>REQUEST:</b>	Minor Modification to an Approved PD	<b>SECTOR</b>	Northwest
<b>APPLICANT:</b>	Siul Gonzalez Alvarez		
<b>Existing Zoning:</b> PD 78-0272B		<b>Comp Plan Category:</b> RES-6	



  
**Project Location Map**  
**PRS 20-0516**  
 Folio: 5231.6188

 Application Site  
 Parcels

  
  
 STR: 27-28-17



**NOTES:** These materials are for informational purposes only. Hillsborough County does not assume any liability arising from use of this map. This map is not intended to be used for any purpose other than that for which it was prepared. It is not intended to be used for any purpose other than that for which it was prepared. It is not intended to be used for any purpose other than that for which it was prepared.

Date: 1/28/2021 File: C:\2020\GIS\MapInfo\MapInfo

## **Application Review Summary and Recommendation**

### **1.0 Summary**

#### **1.1 Project Narrative**

The applicant is requesting a minor modification to Planned Development (PD) 78-0272B. The subject site within the PD is a 0.18+/- acre property is located at the southwest corner of Bonnie Bay Court and Timberlane West Drive. The site is developed with a single-family home constructed in 1983.

The requests are as follows:

1. Permit an accessory dwelling on the subject property. The 88.25 acre PD was approved in 1978 for 516 single-family units (Timberlane Units 3, 4, 5 and 6). Permissibility for an accessory dwelling on a PD that did not expressly permit accessory dwellings, or a standard zoning district that permits accessory dwellings, requires a minor modification to the PD. The proposed accessory dwelling will be 780 square feet, which does not exceed the maximum size (900 square feet) permitted by the Land Development
2. Allow the proposed accessory dwelling within a required front yard. The subject lot is a corner lot with two front yards (along Bonnie Bay Court and Timberlane West Drive) and two side yards (along the western and southern property lines). This PD requires a minimum front yard setback of 10 feet and minimum side yard setback of 5 feet. The Land Development Code requires such structures to meet primary structure setbacks and provides no alternative setbacks for corner lots. The proposed location provided by the applicant does not appear to meet the minimum 10 foot setback from the southeastern corner of the accessory dwelling to the Timberlane West Drive property line.

#### **1.2 Compliance Overview with Land Development Code and Technical Manuals**

No PD variations are proposed under this minor modification.

#### **1.3 Evaluation of Existing and Planned Public Facilities**

The project area is located in the Urban Service Area with water and wastewater service provided by Hillsborough County. An 8-inch water main is located within the western right-of-way of Timberlane West Drive and an 8-inch wastewater gravity main exits within the right-of-way of Bonnie Bay Court.

Transportation staff has reviewed the request and finds the request will have no impact on the area's transportation network.

#### **1.4 Natural Resources/Environmental**

N/A

Neither roadway is a designed scenic corridor.

#### **1.5 Comprehensive Plan Consistency**

The project is located within the RES-6 Future Land Use (FLU) category. No comprehensive plan related issues have been identified with this request.

**1.6 Compatibility**

The subject property is located in a residential area developed at a suburban level density. Properties to the north, west, east and south are located within the same PD and developed with single-family detached homes. The proposed accessory dwelling will be located along the eastern area of the site, closest to Timberlane West Drive. Property to the east is separated from the subject site by Timberlane West Drive, a 2-lane local roadway.

Because staff is uncertain of the proposed setback from Timberlane Drive West and staff has not been provided by the applicant the reasons/justifications for not meeting the required setback, therefore, a finding of compatibility cannot be provided.

**1.7 Agency Comments**

The following agencies have reviewed the application and offer no objections:

- Transportation
- Water Resource Services


**1.8 Exhibits**

- Exhibit 1: Aerial/Zoning Map – General Area
- Exhibit 2: Aerial/Zoning Map – Immediate Area
- Exhibit 3: Existing Site Plan (PD 78-0272B)
- Exhibit 4: Proposed Site Plan (PRS 20-0516)

**2.0 Recommendation**

Not supported.

Staff has not been provided with a proposed accessory dwelling setback; nor, information from the applicant to address the setback if it is non-compliant with the Land Development Code. A recommendation of approval for the use, which is also shown in a location that does not meet required setbacks, cannot be fully evaluated without further reasoning from the applicant.




<b>Staff's Recommendation: Not supportable</b>	
Zoning Administrator Sign-off:	 J. Brian Grady Thu Jan 28 2021 15:57:39



# General Aerial Zoning Map

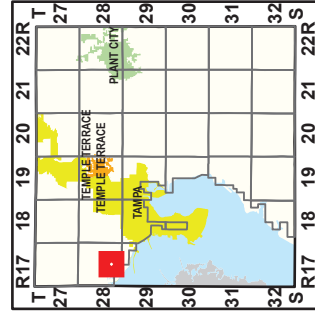
## PRS 20-0516

Folio: 5231.6188

-  Application Site
-  Zoning Boundary
-  Parcels



STR: 27-28-17



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map.

THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

SOURCE: This map has been prepared from the inventory of real property found within Hillsborough County and is compiled from recorded deeds, plats, and other public records; it has been based on BEST AVAILABLE data.

Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map.






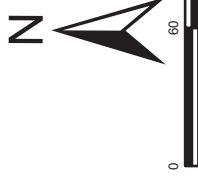


# Immediate Aerial Zoning Map

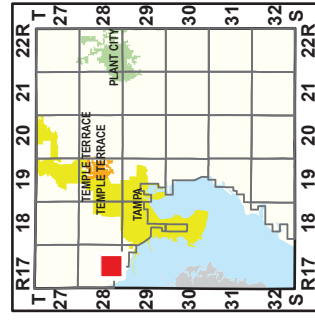
## PRS 20-0516

Folio: 5231.6188

-  Application Site
-  Zoning Boundary
-  Parcels



STR: 27-28-17



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map.

THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

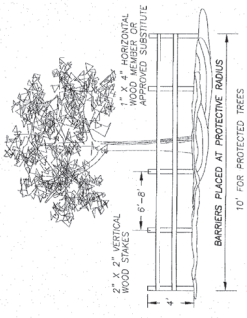
SOURCE: This map has been prepared for the inventory of real property found within Hillsborough County and is compiled from recorded deeds, plats, and other public records; it has been based on BEST AVAILABLE data.

Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map.



.....





14\"/>

**BARRIERS PLACED AT PROTECTIVE RADIUS**  
 14\"/>

**BARRIERS PLACED AT PROTECTIVE RADIUS**  
 14\"/>

**BARRIERS PLACED AT PROTECTIVE RADIUS**  
 14\"/>

**BARRIERS PLACED AT PROTECTIVE RADIUS**  
 14\"/>

**BARRIERS PLACED AT PROTECTIVE RADIUS**  
 14\"/>

**BARRIERS PLACED AT PROTECTIVE RADIUS**  
 14\"/>

**BARRIERS PLACED AT PROTECTIVE RADIUS**  
 14\"/>

**BARRIERS PLACED AT PROTECTIVE RADIUS**  
 14\"/>

**BARRIERS PLACED AT PROTECTIVE RADIUS**  
 14\"/>

**BARRIERS PLACED AT PROTECTIVE RADIUS**  
 14\"/>

**BARRIERS PLACED AT PROTECTIVE RADIUS**  
 14\"/>

**BARRIERS PLACED AT PROTECTIVE RADIUS**  
 14\"/>

**BARRIERS PLACED AT PROTECTIVE RADIUS**  
 14\"/>

**BARRIERS PLACED AT PROTECTIVE RADIUS**  
 14\"/>

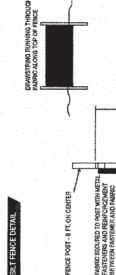
**BARRIERS PLACED AT PROTECTIVE RADIUS**  
 14\"/>

**BARRIERS PLACED AT PROTECTIVE RADIUS**  
 14\"/>

**BARRIERS PLACED AT PROTECTIVE RADIUS**  
 14\"/>

**BARRIERS PLACED AT PROTECTIVE RADIUS**  
 14\"/>

**BARRIERS PLACED AT PROTECTIVE RADIUS**  
 14\"/>



STORMWATER TO VERIFY storm water drainage flow has to be directed towards the front and away from adjacent

off the site in a manner that does not increase historical

6\"/>

and adjacent properties.

SPREADS PER 100' FROM EDGE 2\"/>

FOOTAGE RATIOS (SQFT/%)		
LOT AREA	7462	100%
IMPERVIOUS	3540	48%
PERVIOUS	3902	52%
LANDSCAPE AREA	3902	52%
IMPERVIOUS FOOTAGE INCLUDING CONC DRIVEWAY & LAWN BUILDINGS		

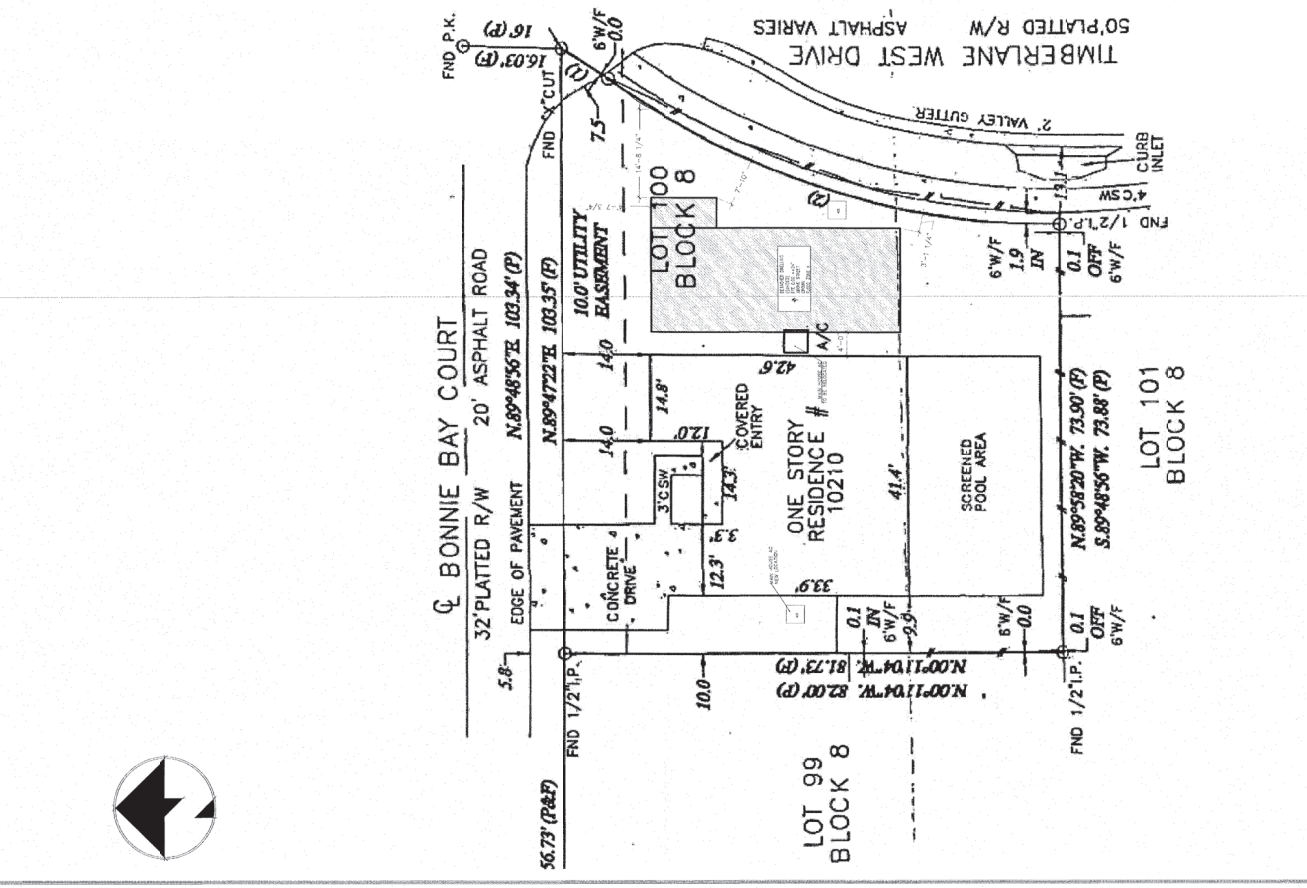
FOOTAGE (SQFT)	
LEGAL GROSS MAIN	1548
NEW COND DETACHED DWELING	714
DETACHED DWELING BUILT	780
FROM PUBLIC RECORDS	

Legal Description  
 Lot 100, Block 8, TIMBERLANE SUBDIVISION UNIT NO. 5, a subdivision according to the plat thereof recorded at Plat Book 83, Page 45, in the Public Records of Hillsborough County, Florida.

**LEGEND**

Downslope w/ direction off flow

Proposed grass flow direction



**SITEPLAN**  
 SCALE 1/8" = 1'

**Gregory D Gainer**  
 PE #70885  
 5387 Alhambra Way S  
 Saint Petersburg, FL 33712  
 TEL: (727)452-6823  
 ALVAREZ SILL GONZALEZ  
 10210 BONNIE BAY CT  
 TAMPA FL 33615

Drawn: 1/13/19  
 Checked: C.D.C.  
 Date: 1/13/19  
 Scale: AS SHOWN  
 Job No:

**SITE**

RECEIVED  
 JAN 27 2019  
 Development Contract Dept.

20-0516



# **AGENCY COMMENTS**



## AGENCY REVIEW COMMENT SHEET

---

---

**TO:** Zoning Technician, Development Services Department

**DATE:** 03.11.2020

**REVIEWER:** Aiah Yassin, AICP, MSEM, Executive Planner

**AGENCY/DEPT:** Transportation

**PLANNING AREA/SECTOR:** Northwest Hillsborough

**PETITION NO.:** PRS 20-0516

---

---

This agency has no comments.

This agency has no objection with conditions.

### **PROJECT OVERVIEW**

The applicant is seeking a minor modification to allow the entitlement of a small 750 Sf of mother in law house on the site.

As the proposed change will have no impact on the adjacent transportation network. Transportation Review Section staff has no objection to this request.

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

**PETITION NO.:** PD20-0516      **REVIEWED BY:** Randy Rochelle      **DATE:** 5/15/2020

**FOLIO NO.:** 5231.6188

This agency would  (support),  (conditionally support) the proposal.

**WATER**

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

**WASTEWATER**

- The property lies within the Hillsborough County Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- No Hillsborough County wastewater line of adequate capacity is presently available.
- A 8 inch wastewater gravity main exists  (adjacent to the site),  (approximately 25 feet from the site) and is located within the Right-of-Way of Bonnie Bay Court.
- Wastewater distribution improvements may be needed prior to connection to the County's wastewater system.
- No CIP wastewater line is planned that may provide service to the proposed development.
- The nearest CIP wastewater main (\_\_\_\_ inches), will be located  (adjacent to the site),  (feet from the site at \_\_\_\_). Expected completion date is \_\_\_\_.

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