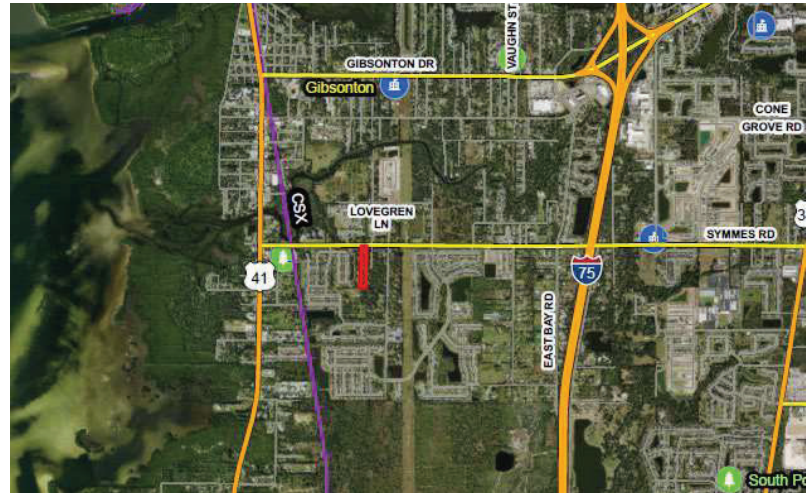




**Rezoning Application:** PD 23-0109  
**Zoning Hearing Master Date:** September 18, 2023  
**BOCC Land Use Meeting Date:** November 7, 2023

**1.0 APPLICATION SUMMARY**

**Applicant:** Ryan Meyer, Panamint-Symmes Road LLC  
**FLU Category:** SMU-6  
**Service Area:** Urban  
**Site Acreage:** 4.86  
**Community Plan Area:** Thonotosassa  
**Overlay:** SR 60 Overlay



**Introduction Summary:**

The applicant is requesting a zoning change from AR (Agricultural Rural) to increase the number of allowable mobile home lots from 14 to 25. The property fronts the south side of Symmes Road approximately 0.6 miles east of US Highway 41 currently developed as a mobile home park with 14 spaces. A nonconforming use finding (DNC 19-0751) approved the site to operate as a mobile home park with 14 spaces was issued on August 2, 2019.

Zoning	Existing	Proposed
District(s)	AR	PD (23-0109)
Typical General Use(s)	Single-Family Residential/Agricultural	Mobile Home Park
Acreage	4.86	4.86
Density/Intensity	1 unit per 5 acres	4.94 units per acre
Mathematical Maximum*	1 unit	24 units

\*number represents a pre-development approximation

Development Standards	Existing	Proposed
District(s)	AR	PD (23-0109)
Lot Size / Lot Width	217,800 sf / 125'	2,000 sf / 40'
Setbacks/Buffering and Screening	Front: 50' Rear: 50' Sides: 25'	Front, Lot: 5' Front, Future Symmes Road R/W: 50' Rear: 25' from the south and east property boundaries Rear: 15' from the west property boundary Sides: 5'
Height	50'	35'

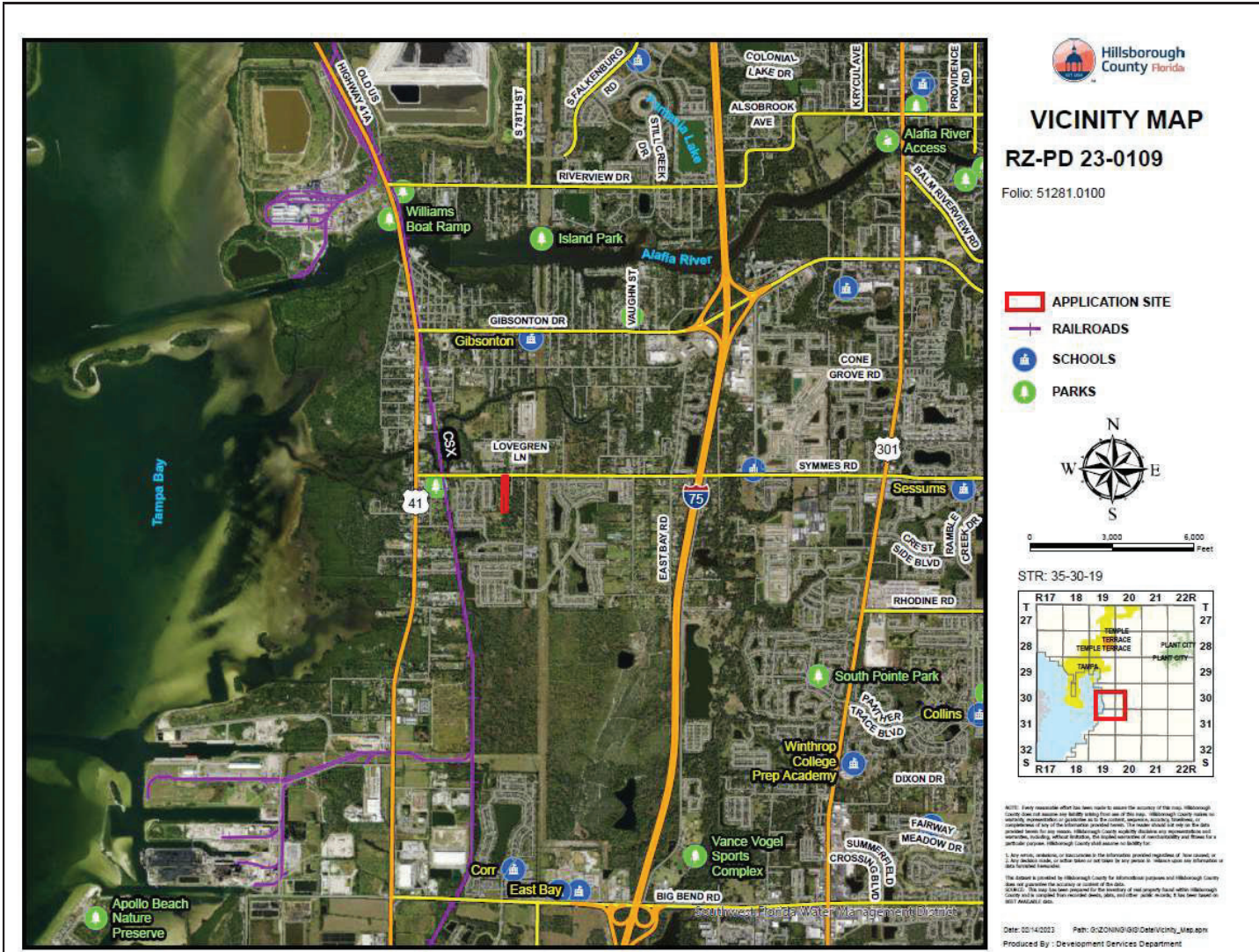
**Additional Information**

PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	LDC, 6.11.110.I.5 western side setback reduction from 25 to 15 feet.

<b>Planning Commission Recommendation:</b> Consistent	<b>Development Services Recommendation:</b> 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 zoning and development pattern in immediate area consists of single-family dwellings and vacant land.

North: the properties to the north, opposite Symmes Road, are zoned and developed for single-family use and includes a subdivision with 233 dwellings under PD and RSC-4 zonings.

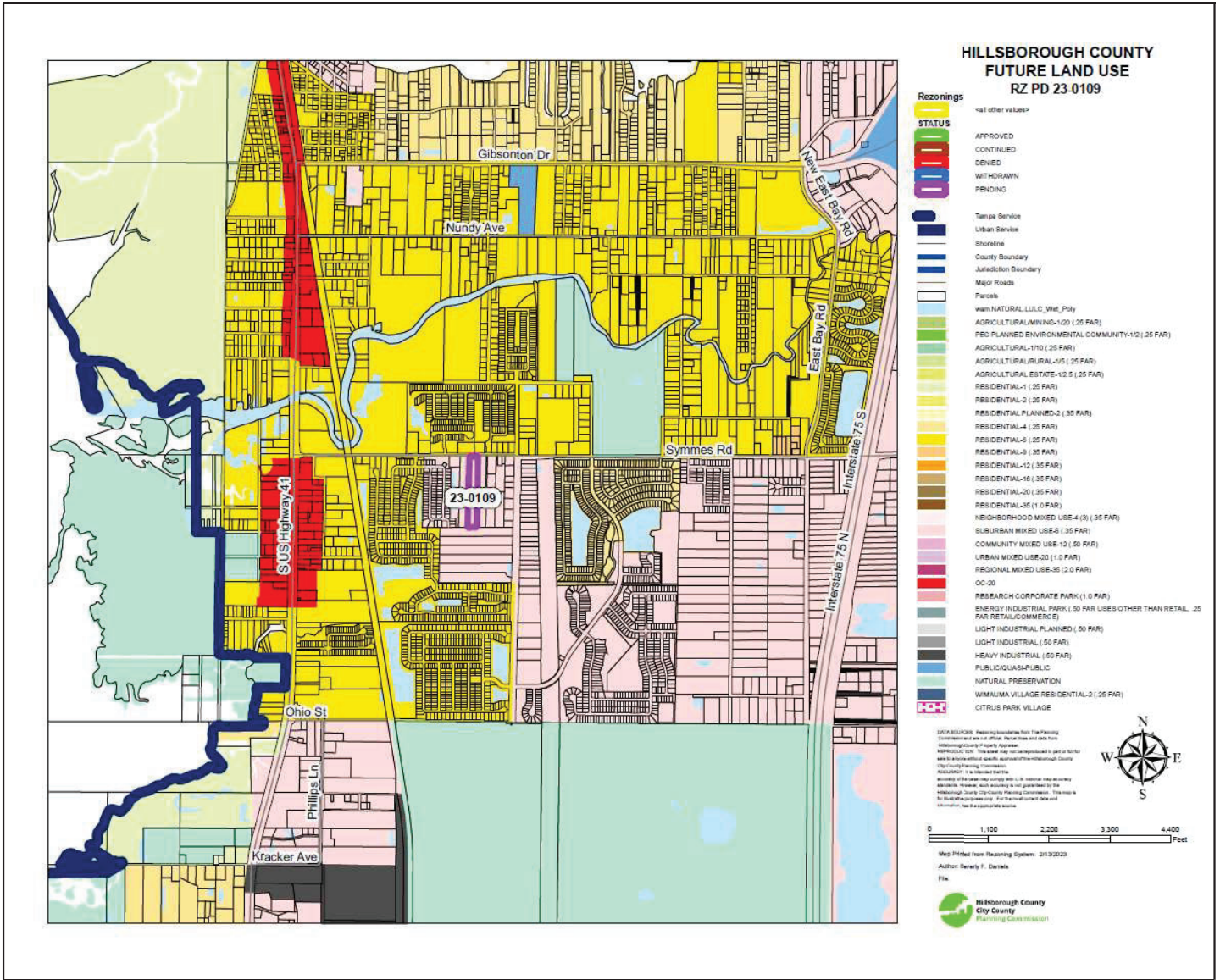
South: the abutting property to the south is zoned PD with the potential to be developed with up to 17 single-family dwellings. The property is currently developed for use as a single-family residence.

East: The two abutting properties to the east are zone AS-1 and are developed for single-family use.

West: The abutting property the west is zoned RSB (Residential Show Business) and is currently undeveloped.

2.0 LAND USE MAP SET AND SUMMARY DATA

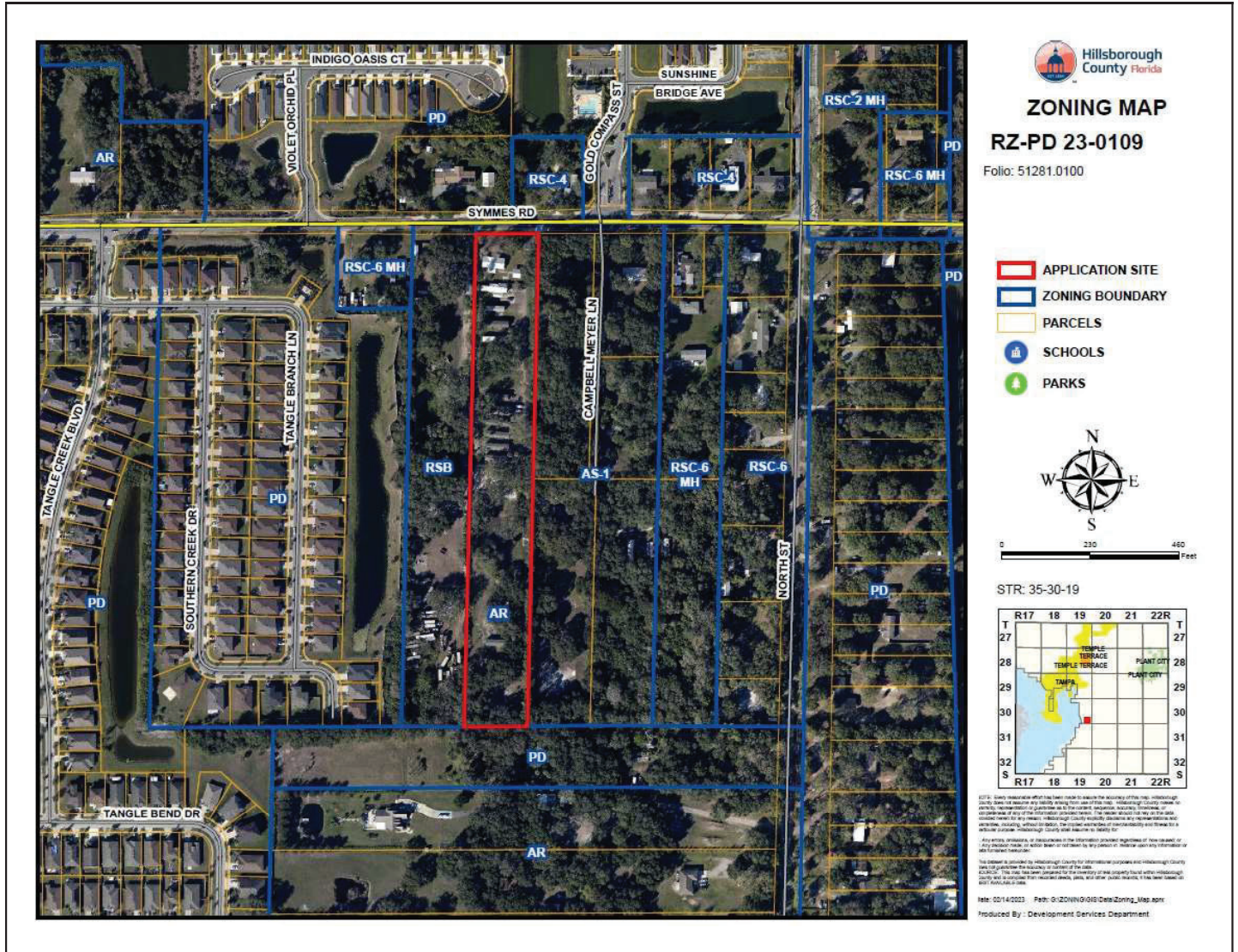
2.2 Future Land Use Map



Subject Site Future Land Use Category	SMU-6
Maximum Density/FAR	6 DU per GA/FAR: 0.25
Typical Uses	Residential, suburban scale neighborhood commercial, office, research corporate park, light industrial multi-purpose, clustered residential, and mixed use.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

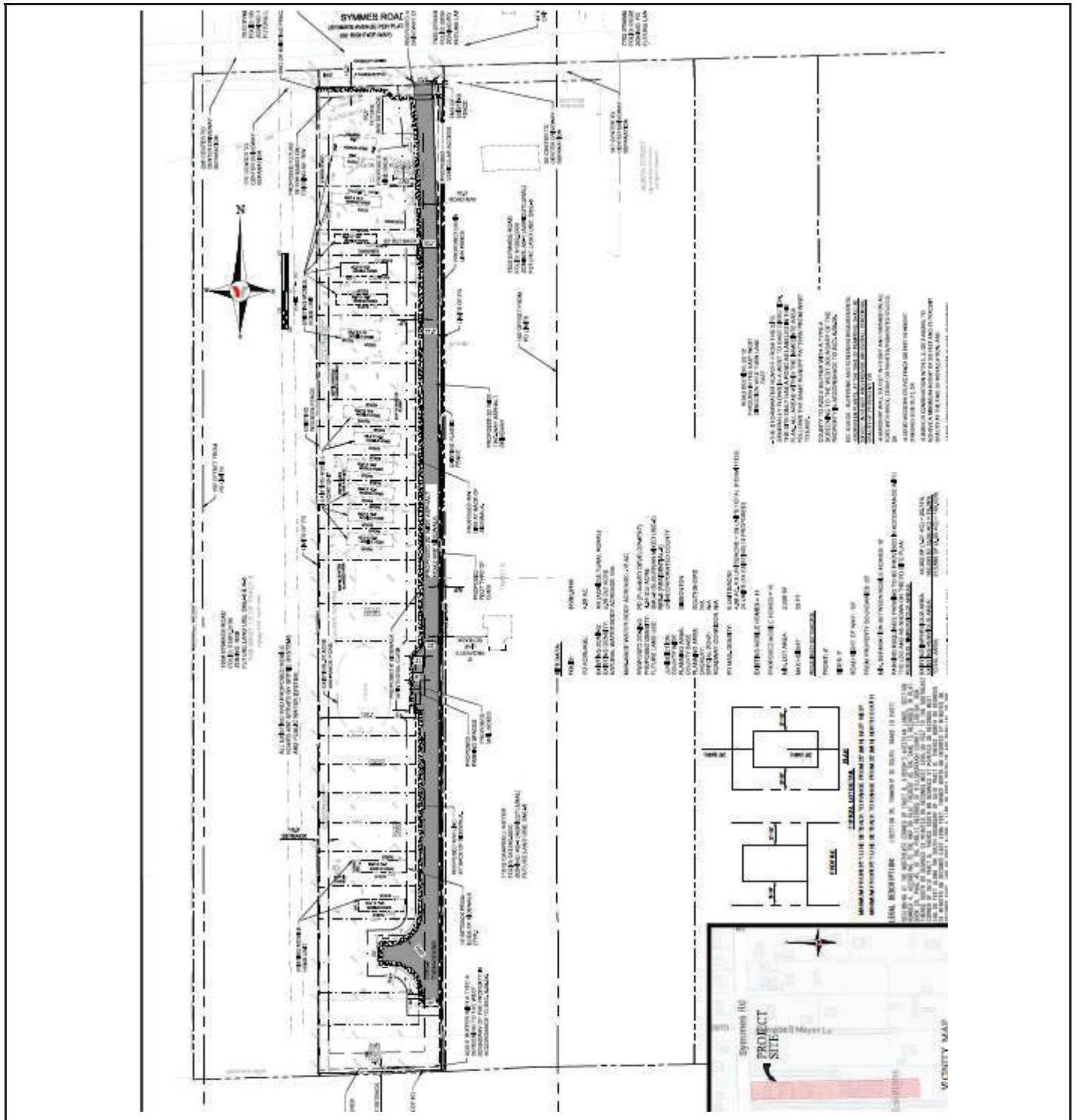


Adjacent Zonings and Uses

Location	Zoning	Maximum Density/FAR Permitted by Zoning District	Allowable Use	Existing Use
North	RSC-4	4 DU per GA	Residential, Single-Family Conventional	Single-Family Residential
	PD 03-0874	4.5 DU per GA	233 Single-Family Dwellings	Single-Family Residential
South	PD 05-0336	6.0 DU per GA	17 Single-Family Dwelling	Single-Family Residential
East	AS-1	1 DU per GA	Single-Family Conventional and Mobile Home	Single-Family Residential
	AS-1	1 DU per GA	Single-Family Conventional and Mobile Home	Single-Family Residential
West	RSB	6 DU per GA	Show Business Support, Group Living, and Residential	Undeveloped

### 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
Symmes Rd.	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input 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	100	5	8
Proposed	170	9	14
Difference (+/-)	(+) 70	(+) 4	(+) 6

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

**Connectivity and Cross Access**  Not applicable for this request

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

**Design Exception/Administrative Variance**  Not applicable for this request

Road Name/Nature of Request	Type	Finding
Symmes Road/ Substandard Road	Administrative Variance Requested	Approvable
Symmes Road/ Access Spacing	Administrative Variance 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> Coastal High Hazard Area (See Section 7: Additional Information and/or Graphics) <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
<b>Transportation</b> <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	
<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Hillsborough County School Board</b> Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Impact/Mobility Fees: Urban Mobility, Central Park, South Fire - 10 Mobile homes</b> (Fee estimate is based on a 1,500 square foot, Mobile Home Unit) Mobility:        \$3,455 * 10 = \$ 34,550 Parks:            \$1,957 * 10 = \$ 19,570 School:          \$7,027 * 10 = \$ 70,270 Fire:              \$ 335 * 10 = \$ 3,350 Mobile Home total 10 units = \$127,740				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input checked="" type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

**APPLICATION NUMBER: PD 23-0109**

ZHM HEARING DATE: September 18, 2023

BOCC LUM MEETING DATE: November 7, 2023

Case Reviewer: Sam Ball

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## **5.0 IMPLEMENTATION RECOMMENDATIONS**

### **5.1 Compatibility**

The applicant's waiver request to reduce the minimum side-yard setback from the western property line is due to the location of existing mobile homes. Staff finds that due to the nature of potential uses of the RSB zoned property to the west, the proposed 15-foot setback is adequate separation to mitigate the impacts of the mobile home park upon the neighboring property.

Based on the existing conditions within the proposed PD, the surrounding zoning and existing development pattern in the area, staff finds the proposed Planned Development compatible with the existing uses.

### **5.2 Recommendation**

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

**6.0 PROPOSED CONDITIONS**

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

1. Show the portions of the property located within the coastal high hazard area;
2. Remove the RES-6 future land use designation from the site data table;
3. Revise label which reads "Proposed Future 76' R/W Based on Existing 50' R/W" to instead read "+/- 13-Foot-Wide Right-of-Way Preservation Area per Hillsborough County Corridor Preservation Plan";
4. Revise the PD zoning to delete all sheets except the first sheet. Staff notes that the other 2 sheets appear to be duplicative and serve no regulatory purpose; and
5. Revise the Site Data Table to change "Proposed Mobile Homes = 10" to instead read "Proposed Mobile Homes = 24". If the applicant wishes, they can add a new line above the "Proposed Mobile Homes" line which states "Additional Mobile Homes = 10"; however, this is not required.

**Approval**-Approval of the request, subject to the conditions listed below, is based on the general site plan submitted September 6, 2023.

1. Development shall be limited to 24 mobile homes.
2. Development shall proceed with the following standards:
  - a. Minimum perimeter setbacks:
    - North: 50 feet from the right-of-way preservation boundary
    - South: 25 feet
    - East: 25 feet
    - West: 15 feet
  - b. Minimum mobile home space setbacks:
    - Front: 5 feet
    - Side: 5 feet
    - Rear: 5 feet; including three-foot easements for utilities
  - c. Mobile home spaces must be contain at least 2,800 square feet and the average area for all mobile home spaces must contain at least 3,200 square feet; and
  - d. Maximum height: 35 feet.
3. Mobile homes that are replaced must meet the minimum setback requirements of LDC, 6.11.110.1.3.
4. Mobile homes may not be located within the coastal high hazard area.
5. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
6. Project access shall be limited to one (1) vehicular connection to Symmes Rd. Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
7. In accordance with the Hillsborough County Corridor Preservation Plan, as Symmes Rd. is identified as a future 2-lane enhanced roadway, the developer shall preserve up to +/- 13 feet of right-of-way along the project's Symmes Rd. frontage. Only those interim uses allowed by the Hillsborough County Land Development Code (LDC) shall be

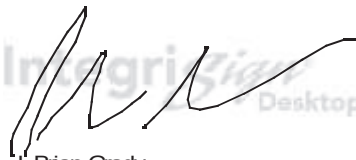
permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right-of-way line.

8. If PD 23-0109 is approved, the County Engineer will approve a Sec. 6.04.02.B Administrative Variance (dated July 5, 2023) from the LDC Section 6.04.07 access spacing requirements, which has been found approvable by the County Engineer (on September 8, 2023). Approval of this Administrative Variance will permit the reduction of the minimum access spacing between the project driveway and the next closest connections as follows:
  - a. A variance of +/- 294 feet from the closest driveway to the east on the same (south) side of the roadway, resulting in an access spacing of +/- 36 ft.;
  - b. A variance of +/- 155 feet from the closest driveway to the west on the same (south) side of the roadway, resulting in an access spacing of +/- 175 ft.;
  - c. A variance of +/- 286 feet from the closest driveway to the east on the opposite (north) side of the roadway, resulting in an access spacing of +/- 44 ft; and,
  - d. A variance of +/- 235 feet from the closest driveway to the west on the opposite (north) side of the roadway, resulting in an access spacing of +/- 95 ft
9. If PD 23-0109 is approved, the County Engineer will approve a Sec. 6.04.02.B Administrative Variance (dated September 6, 2023) which has been found approvable by the County Engineer (on September 8, 2023). Approval of this Administrative Variance will waive the Symmes Road substandard road improvements required by Sec. 6.04.03.L. of the LDC.
10. Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary:
  - a. Individual driveways serving mobile home units shall be a minimum of 20 feet in length, or the length necessary to park the required number of vehicles within the driveway pursuant to LDC Sec. 6.05.02.E., whichever is greater; and,
  - b. No part of a mobile home shall be located within 15 feet of closest edge of the internal 6-foot-wide sidewalk shown on the PD site plan.
11. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
12. 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.
13. 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.
14. 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.
15. 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.

- 16. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- 17. 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).
- 18. 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.
- 19. 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 Sep 11 2023 10:17:04

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

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

**7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS**

Coast High Hazard Area Restrictions: in accordance with LDC, Section 6.11.110.F.1, the development of manufactured home communities shall not be permitted in the Coastal High Hazard Area unless they meet the standards of the Florida Building Code, as revised. The southern portion of the property includes an area, hatched in red below, that is designated as Coastal High Hazard Area. To address compliance, the project has been conditioned to prohibit any mobile homes in the cross hatched area.



**8.0 PROPOSED SITE PLAN (FULL)**

(see following page)



**APPLICATION NUMBER: PD 23-0109**

ZHM HEARING DATE: September 18, 2023

BOCC LUM MEETING DATE: November 7, 2023

Case Reviewer: Sam Ball

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



## AGENCY REVIEW COMMENT SHEET

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TO: Zoning Technician, Development Services Department

DATE: 9/7/2023

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA: GB

PETITION NO: RZ 23-0109

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

### **CONDITIONS OF APPROVAL**

1. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
2. Project access shall be limited to one (1) vehicular connection to Symmes Rd. Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
3. In accordance with the Hillsborough County Corridor Preservation Plan, as Symmes Rd. is identified as a future 2-lane enhanced roadway, the developer shall preserve up to +/- 13 feet of right-of-way along the project's Symmes Rd. frontage. Only those interim uses allowed by the Hillsborough County Land Development Code (LDC) shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right-of-way line.
4. If PD 23-0109 is approved, the County Engineer will approve a Sec. 6.04.02.B Administrative Variance (dated July 5, 2023) from the LDC Section 6.04.07 access spacing requirements, which has been found approvable by the County Engineer (on September 8, 2023). Approval of this Administrative Variance will permit the reduction of the minimum access spacing between the project driveway and the next closest connections as follows:
  - a. A variance of +/- 294 feet from the closest driveway to the east on the same (south) side of the roadway, resulting in an access spacing of +/- 36 ft.;
  - b. A variance of +/- 155 feet from the closest driveway to the west on the same (south) side of the roadway, resulting in an access spacing of +/- 175 ft.;
  - c. A variance of +/- 286 feet from the closest driveway to the east on the opposite (north) side of the roadway, resulting in an access spacing of +/- 44 ft; and,
  - d. A variance of +/- 235 feet from the closest driveway to the west on the opposite (north) side of the roadway, resulting in an access spacing of +/- 95 ft.
5. If PD 23-0109 is approved, the County Engineer will approve a Sec. 6.04.02.B Administrative Variance (dated September 6, 2023) which has been found approvable by the County Engineer (on September 8, 2023). Approval of this Administrative Variance will waive the Symmes Rd. substandard road improvements required by Sec. 6.04.03.L. of the LDC.

6. Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary:
  - a. Individual driveways serving mobile home units shall be a minimum of 20 feet in length, or the length necessary to park the required number of vehicles within the driveway pursuant to LDC Sec. 6.05.02.E., whichever is greater; and,
  - b. No part of a mobile home shall be located within 15 feet of closest edge of the internal 6-foot-wide sidewalk shown on the PD site plan.

Other Conditions

- Prior to PD site plan certification, the applicant shall revise the PD site plan to:
  - Revise label which reads “Proposed Future 76’ R/W Based on Existing 50’ R/W” to instead read “+/- 13-Foot-Wide Right-of-Way Preservation Area per Hillsborough County Corridor Preservation Plan”;
  - Revise the PD zoning to delete all sheets except the first sheet. Staff notes that the other 2 sheets appear to be duplicative and serve no regulatory purpose.
  - Revise the Site Data Table to change “Proposed Mobile Homes = 10” to instead read “Proposed Mobile Homes = 24”. If the applicant wishes, they can add a new line above the “Proposed Mobile Homes” line which states “Additional Mobile Homes = 10”; however, this is not required.

**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone an +/- 4.88 ac. parcel from Agricultural Rural (AR) to Planned Development (PD). The site is currently occupied by 14 mobile home dwelling units. The applicant is seeking entitlements to allow up to 24 mobile home dwelling units.

As required by Development Review Procedures Manual (DRPM), the applicant submitted a trip generation letter indicating that, because the project generates fewer than 50 peak hour trips in total, no trip generation and site access analysis was required to process this request. Staff has prepared a comparison of the potential trips generated by development permitted under the existing and proposed zoning designations utilizing a generalized worst-case scenario. Information shown below is based upon data from the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR, 14-unit mobile home park (ITE LUC 240)	100	5	8

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 24-unit mobile home park (ITE LUC 240)	170	9	14

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>(+) 70</b>	<b>(+) 4</b>	<b>(+) 6</b>

### **TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

Symmes Rd. is a publicly maintained, 2-lane, undivided, substandard, collector roadway characterized by +/- 10-11-foot-wide travel lanes in average condition. Adjacent to the project site the roadway lies within a +/- 50-foot wide right-of-way. There are no bicycle facilities present on Symmes Rd. in the vicinity of the proposed project. There are +/- 4- to 5-foot-wide sidewalks along portions of both sides Symmes Rd. in the vicinity of the proposed project.

Symmes Rd., along the project's frontage, is shown on the Hillsborough County Corridor Preservation Plan as a future 2-lane enhanced roadway. The minimum right-of-way necessary is calculated by taking the typical section for a 2-lane urban, undivided roadway (TS-4 within the Hillsborough County Transportation Technical Manual), which requires a minimum of 64 feet of right-of-way, and adding an additional 12 feet of right-of-way for enhancements (for a total of 76 feet of right-of-way required). Given there is 50 feet of right-of-way along the project's Symmes Rd. frontage, the applicant is required to preserve one-half of the additional 26 feet of right-of-way needed along its project frontage (i.e. 13 feet).

### **SITE ACCESS AND CONNECTIVITY**

The project will be served by one (1) connection to Symmes Rd. Variances regarding access spacing have been included hereinbelow.

Cross access is not required pursuant to Sec. 6.04.03.Q. of the LDC.

### **REQUESTED ADMINISTRATIVE VARIANCE – ACCESS SPACING**

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated September 6, 2023) from the Section 6.04.07 LDC requirement, governing access spacing. The Hillsborough County LDC requires a minimum connection spacing of 245 feet for a Class 6 roadway with a posted speed of 45 miles per hour or less. Staff notes that while the applicant's request letter incorrectly identified the roadway as a Class 4 facility, the end result remains unchanged (however the letter overstates the amount of the required variance by an additional 85 feet). The applicant is seeking the following variances relative to its proposed project access:

1. A variance of +/- 294 feet from the closest driveway to the east on the same (south) side of the roadway. If approved, this would result in an access spacing of +/- 36 ft.
2. A variance of +/- 155 feet from the closest driveway to the west on the same (south) side of the roadway. If approved, this would result in an access spacing of +/- 175 ft.
3. A variance of +/- 286 feet from the closest driveway to the east on the opposite (north) side of the roadway. If approved, this would result in an access spacing of +/- 44 ft.
4. A variance of +/- 235 feet from the closest driveway to the west on the opposite (north) side of the roadway. If approved, this would result in an access spacing of +/- 95 ft.

Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on September 8, 2023.

### **REQUESTED ADMINISTRATIVE VARIANCE – SYMMES RD. SUBSTANDARD ROAD**

Symmes Rd. is a substandard collector roadway. The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B Administrative Variance request (dated July 5, 2023) from the Section 6.04.03.L. requirement whereby an applicant is required to improve a substandard roadway, between its project access and nearest roadway meeting an applicable standard, to current County standards. Based on factors presented in the Administrative Variance request, the County Engineer found the request approvable (on September 8, 2023). If this rezoning is approved the County Engineer will approve the above referenced Administrative Variance Request. If approved, no substandard road improvements on Symmes Rd. will be required.

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

Level of Service (LOS) information for adjacent roadway sections is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Symmes Rd.	US 41	US 301	D	C

Source: Hillsborough County 2020 Level of Service Report.

## Ratliff, James

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**From:** Williams, Michael  
**Sent:** Friday, September 8, 2023 6:15 PM  
**To:** gtraverso@georgefyoung.com  
**Cc:** wcobb@georgefyoung.com; jvanlith@pnw-solar.com; steve.schmitt@consulting-se.net; rmeyer@panamintholdings.com; Ball, Fred (Sam); Ratliff, James; Tirado, Sheida; PW-CEIntake; De Leon, Eleonor  
**Subject:** FW: RZ PD 23-0109 - Administrative Variances Review  
**Attachments:** 23-0109 AVAdIn 09-06-23\_1.pdf; 23-0109 AVAdIn 09-06-23\_2.pdf  
**Importance:** High

Gerardo,

I have found the attached Section 6.04.02.B. Administrative Variances (AV) for PD 23-0109 APPROVABLE.

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

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

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

Lastly, please note that it is critical to ensure you copy all related correspondence to [PW-CEIntake@hillsboroughcounty.org](mailto: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](mailto: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:** Friday, September 8, 2023 2:22 PM  
**To:** Williams, Michael <WilliamsM@HillsboroughCounty.ORG>  
**Cc:** De Leon, Eleonor <DeLeonE@hillsboroughcounty.org>  
**Subject:** RZ PD 23-0109 - Administrative Variances Review  
**Importance:** High

Hello Mike,

The Attached Administrative Variances are Approvable to me, please include the following people in your response email:

[gtraverso@georgefyoung.com](mailto:gtraverso@georgefyoung.com)  
[wcobb@georgefyoung.com](mailto:wcobb@georgefyoung.com)  
[jvanlith@pnw-solar.com](mailto:jvanlith@pnw-solar.com)  
[steve.schmitt@consulting-se.net](mailto:steve.schmitt@consulting-se.net)  
[rmeyer@panamintholdings.com](mailto:rmeyer@panamintholdings.com)  
[ballf@hillsboroughcounty.org](mailto:ballf@hillsboroughcounty.org)  
[ratliffja@hillsboroughcounty.org](mailto:ratliffja@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](mailto:tirados@HCFLGov.net)  
W: [HCFLGov.net](http://HCFLGov.net)

---

**Hillsborough County**  
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**Hillsborough  
County Florida**  
Development Services

# Supplemental Information for Transportation Related Administrative Reviews

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

<b>Request Type</b> (check one)	<input checked="" type="checkbox"/> Section 6.04.02.B. Administrative Variance <input type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)		
<b>Submittal Type</b> (check one)	<input type="checkbox"/> New Request	<input checked="" type="checkbox"/> Revised Request	<input type="checkbox"/> Additional Information
<b>Submittal Number and Description/Running History</b> (check one and complete text box using instructions provided below)	<input type="checkbox"/> 1. AV #1 (Min. Spacing)	<input type="checkbox"/> 4.	<input type="checkbox"/> 5.
	<input type="checkbox"/> 2.	<input type="checkbox"/> 6.	
<p><b>Important:</b> To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>			
<b>Project Name/ Phase</b>	Sunshine Acres Mobile Home Park		
<p><b>Important:</b> The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>			
<b>Folio Number(s)</b>	051281-0100		
	<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers		
<p><b>Important:</b> List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").</p>			
<b>Name of Person Submitting Request</b>	Ryan Meyer		
<p><b>Important:</b> For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.</p>			
<b>Current Property Zoning Designation</b>	AR		
<p><b>Important:</b> For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at <a href="https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html">https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</a>. For additional assistance, please contact the <a href="#">Zoning Counselors</a> at the Center for Development Services at (813) 272-5600 Option 3.</p>			
<b>Pending Zoning Application Number</b>	RZ-PD 23-0109		
<p><b>Important:</b> If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>			
<b>Related Project Identification Number (Site/Subdivision Application Number)</b>	N/A		
<p><b>Important:</b> This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>			



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www.georgeyoung.com

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September 6, 2023

Michael J. Williams  
County Engineer  
Director, Development Review Division  
Hillsborough County Development Services  
601 East Kennedy Boulevard, 20<sup>th</sup> Floor  
Tampa, Florida 33602

**RE: Sunshine Acres, Zoning Case # 23-0109**

Dear Mr. Williams

This letter documents a request for a Section 6.04.02B. **Administrative Variance** to Hillsborough County Land Development Code (LDC) 6.04.07 (Minimum Spacing) in association with development permitting for the “**Sunshine Acres**” project.

The subject project site is located at 7515 Symmes Rd, Gibsonton, FL 33534. The subject project is proposed for development consisting of 10 trailer lots to be added to the existing 14 trailer lots. In order for the project to be completed, a Administrative Variance is needed for the minimum driveway separation to ensure that the proposed increase in roadway usage does not create an unsafe traffic situation.

Symmes Road s an undivided 2-lane roadway facility with a Class 4 spacing criteria, with requires a minimum of 330 feet connection spacing.

The applicant is seeking the following variances relative to its proposed project access:

1. A variance of +/- 294 feet from the closest driveway to the east on the same (south) side of the roadway. If approved, this would result in an access spacing of +/- 36 ft.
2. A variance of +/- 155 feet from the closest driveway to the west on the same (south) side of the roadway. If approved, this would result in an access spacing of +/- 175 ft.
3. A variance of +/- 286 feet from the closest driveway to the east on the opposite (north) side of the roadway. If approved, this would result in an access spacing of +/- 44 ft.
4. A variance of +/- 235 feet from the closest driveway to the west on the opposite (north) side of the roadway. If approved, this would result in an access spacing of +/- 95 ft.

Refer to attached proposed site plan showing distances between driveways.



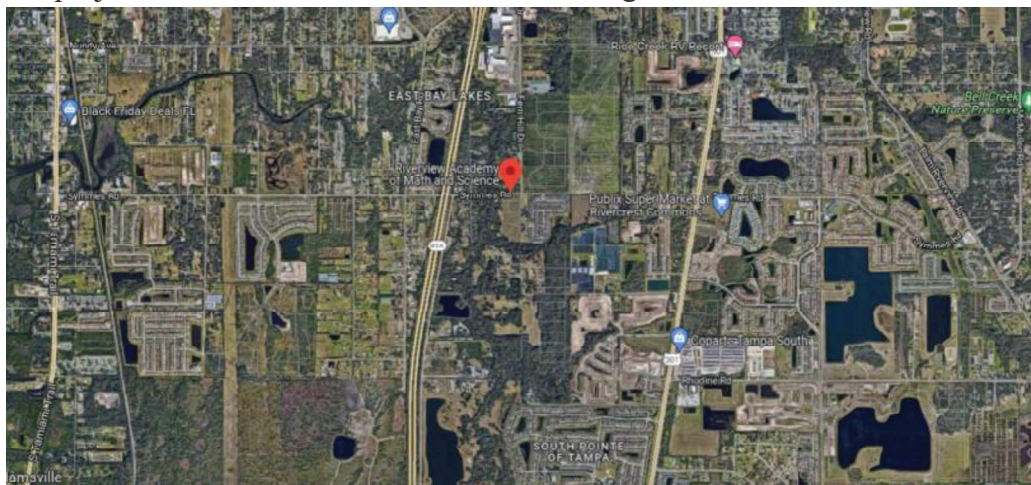


Sunshine Acres, Zoning Case # 23-0109  
September 5, 2023

Given the condition that all driveways are existing, and the number of trips generated by the site in comparison between pre and post conditions are minimal, we respectfully request approval of this request.

This request has been prepared in accordance with LDC §6.04.02.B., to address the following: (a) there is an unreasonable burden on the applicant, (b) the variance would not be detrimental to the public health, safety, and welfare, and (c) without the variance, reasonable access cannot be provided as discussed herein.

The subject segment of Symmes Road is a 2-lane undivided County collector roadway with a rural and urban cross section and 35 mph posted speed limit, which is approximately 4.70 miles in length from Balm Riverview Road to S. Tamiami Trail. It is noted that the segment of Symmes Road right in front of the project is an urban section with curb and gutter, and also includes turn lanes.



**DRIVEWAY SPACING:** The driveway immediately to the west of the existing Sunshine Acres MH park driveway, along the south side of Symmes Road, is approximately 175' away, and the one immediately to the east is approximately 36'. There are other driveways along the north side of Symmes Road at 95 ft to the west and 44 ft to the east of the existing driveway at Sunshine Acres. It is pertinent to note that no crashes were reported at the Sunshine Acres driveway or in an area near the driveway.

Based on Section 6.04.07 of the Hillsborough County Land Development Code states that for a Class 4 roadway, a minimum connection distance of 330 ft for speed of 45 mph or less is required. The existing development has only one access driveway along Symmes Road. The total roadway frontage along Symmes Road for the development is approximately 80 feet. Even relocating the driveway to any point along the 80 ft of roadway frontage will not provide the required 330 ft separation required to any of the existing driveway within the area.

**There is an unreasonable burden on the applicant.** The relocation and/or reconstruction of the existing Sunshine Acres driveway will not be feasible as the entire property frontage is approximately 175 feet and will not comply with the minimum distance separation for commercial driveways. ***Therefore, approval of this ADMINISTRATIVE VARIANCE is necessary such that an unreasonable burden is not unduly imparted upon the applicant.***



Sunshine Acres, Zoning Case # 23-0109  
September 5, 2023

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

As mentioned before, no crashes were reported in the immediate vicinity of the existing Sunshine Acres Driveway and nearby driveways. The actual location of the existing driveway for the subject segment of Symmes Road have not historically contributed to a safety deficiency, nor does the corridor exhibit any crash patterns that would indicate a potential for future safety concerns associated with development of the project. *Therefore, approval of this ADMINISTRATIVE VARIANCE would not adversely affect, public health, safety, or welfare.*

**Without the administrative variance, reasonable access cannot be provided.** Access to the “Sunshine Acres Mobile Home Park” project site relies upon Symmes Road, for which alternate access options are not available. *Therefore, approval of this ADMINISTRATIVE VARIANCE is necessary to provide reasonable access to the project.*

The foregoing documents a request for an ADMINISTRATIVE VARIANCE to Hillsborough County Land Development Code (LDC) §6.04.07 (Minimum Spacing) in association with development permitting for the “Sunshine Acres Mobile Home Park” project, for relief from the implementation of improvements to Symmes Road to meet minimum driveway separation.

Sincerely,

**GEORGE F. YOUNG, INC.**

Gerardo Traverso, PE, PMP  
Project Engineer



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

\_\_\_\_\_ Approved with Conditions

\_\_\_\_\_ Approved

\_\_\_\_\_ Disapproved

\_\_\_\_\_  
Michael J. Williams, PE  
Hillsborough County Engineer on \_\_\_\_\_

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



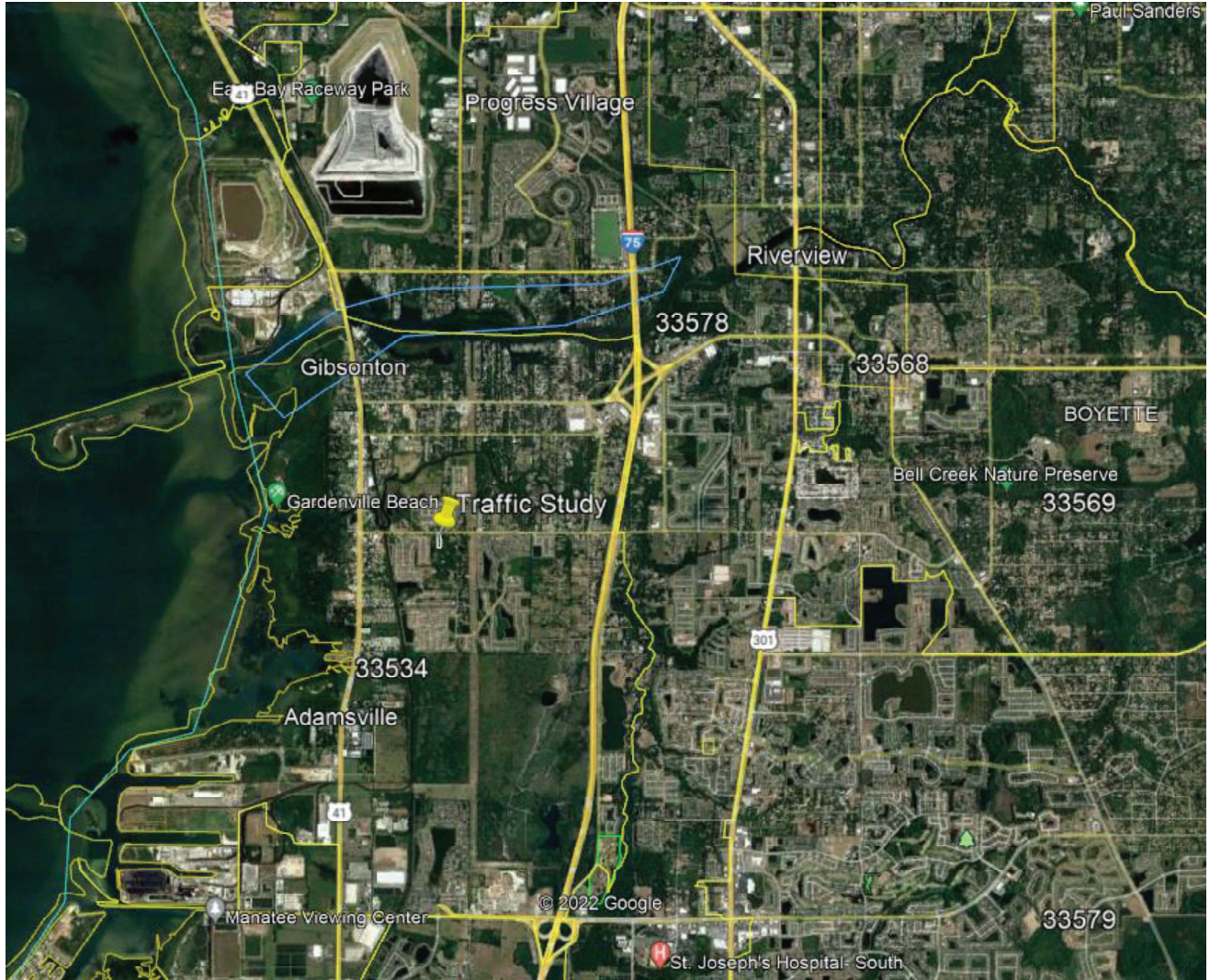
Sunshine Acres, Zoning Case # 23-0109  
September 5, 2023



Location Map

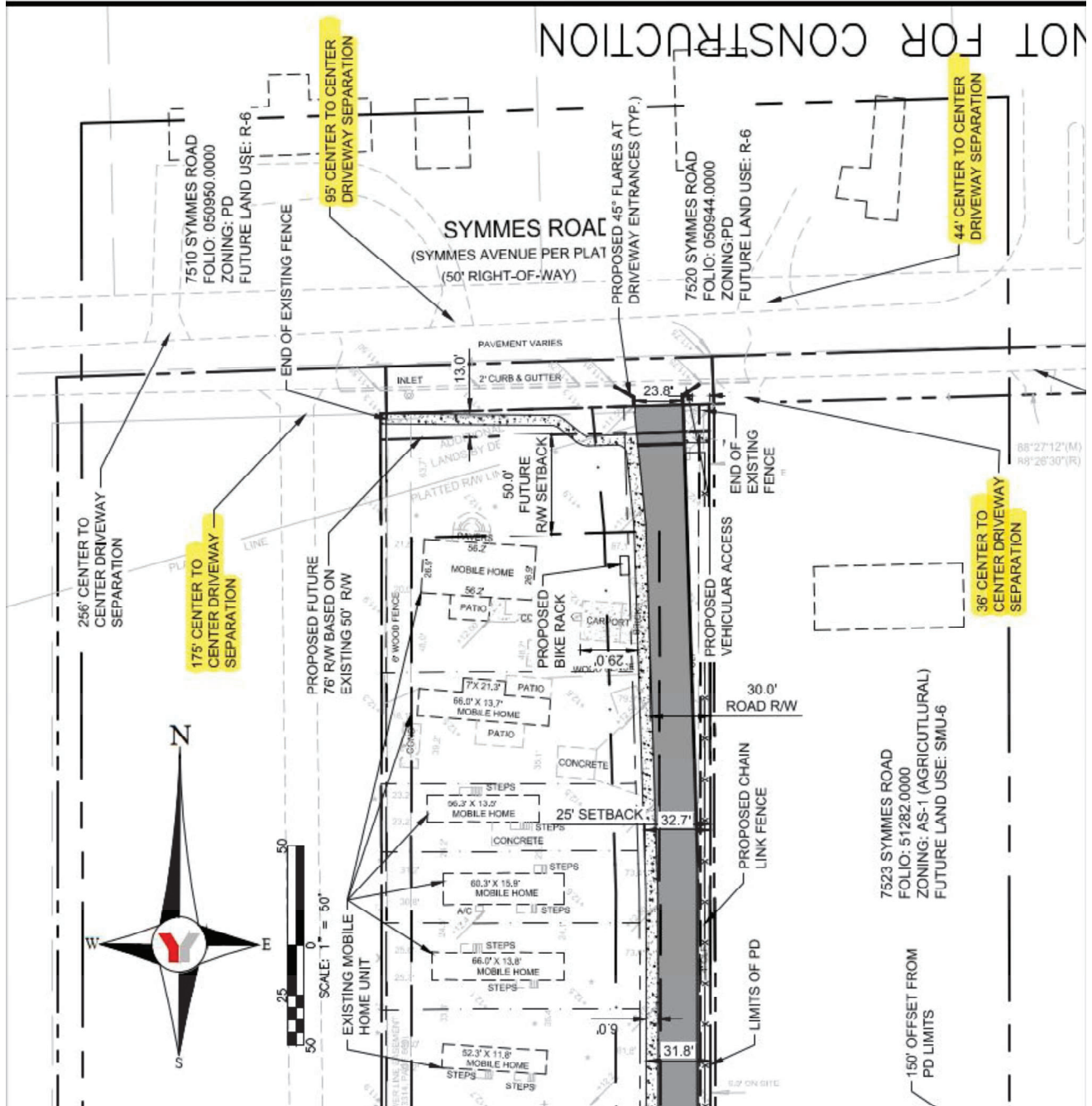


Sunshine Acres, Zoning Case # 23-0109  
September 5, 2023





Sunshine Acres, Zoning Case # 23-0109  
September 5, 2023



NOT FOR CONSTRUCTION



Sunshine Acres, Zoning Case # 23-0109  
September 5, 2023

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Looking West



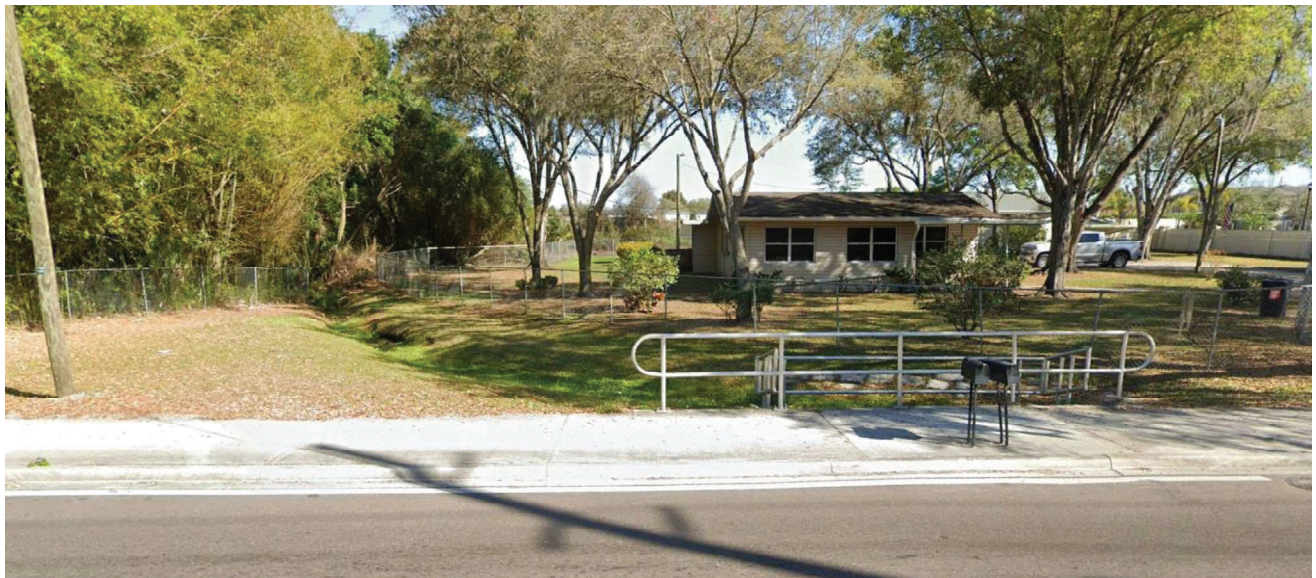
Looking East



Sunshine Acres, Zoning Case # 23-0109  
September 5, 2023



Looking South



Looking North

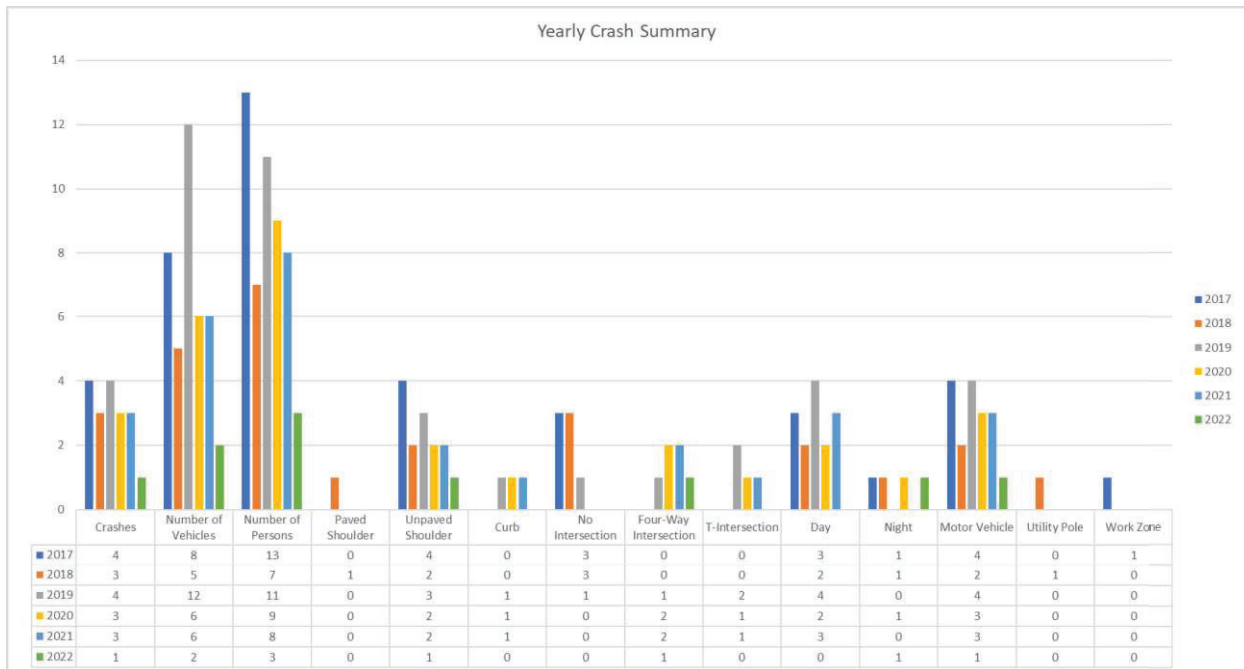
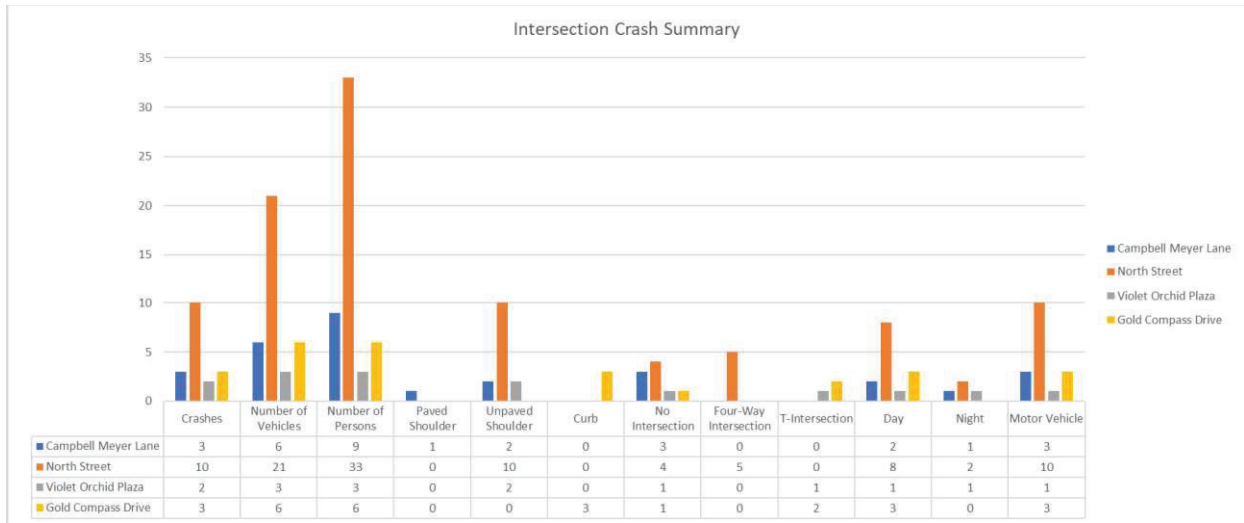


Sunshine Acres, Zoning Case # 23-0109  
September 5, 2023

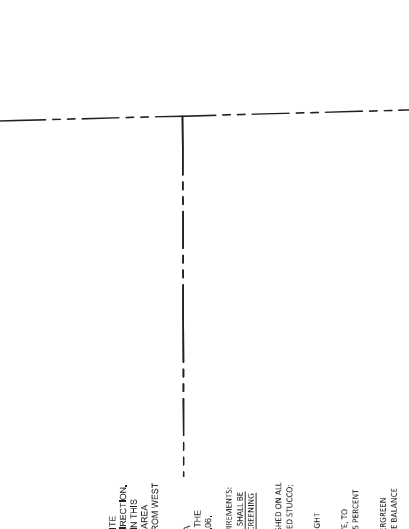
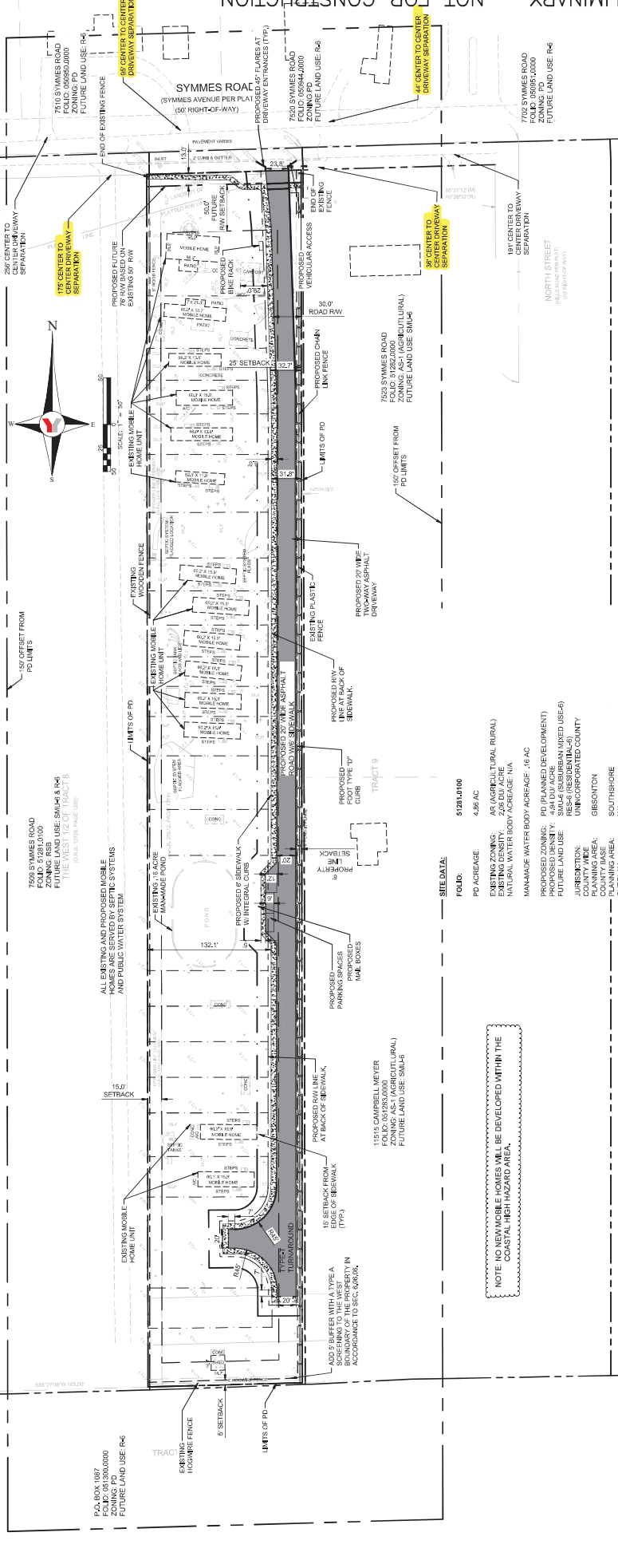
5 Year Crash Report				Shoulder			Intersection			Time of Day		Collision Object		Condition
Records Date Range:	Crashes	Number of Vehicles	Number of Persons	Paved Shoulder	Unpaved Shoulder	Curb	No Intersection	Four-Way Intersection	T-Intersection	Day	Night	Motor Vehicle	Utility Pole	Work Zone
06/30/2022 to 01/01/2017	18	36	51	1	14	3	9	5	3	14	4	17	1	1

Intersection Summary				Shoulder			Intersection			Time of Day		Collision Object		Condition
	Crashes	Number of Vehicles	Number of Persons	Paved Shoulder	Unpaved Shoulder	Curb	No Intersection	Four-Way Intersection	T-Intersection	Day	Night	Motor Vehicle	Utility Pole	Work Zone
Campbell Meyer Lane	3	6	9	1	2	0	3	0	0	2	1	3	0	1
North Street	10	21	33	0	10	0	4	5	0	8	2	10	0	0
Violet Orchid Plaza	2	3	3	0	2	0	1	0	1	1	1	1	1	0
Gold Compass Drive	3	6	6	0	0	3	1	0	2	3	0	3	0	0

Intersection Summary				Shoulder			Intersection			Time of Day		Collision Object		Condition
	Crashes	Number of Vehicles	Number of Persons	Paved Shoulder	Unpaved Shoulder	Curb	No Intersection	Four-Way Intersection	T-Intersection	Day	Night	Motor Vehicle	Utility Pole	Work Zone
2017	4	8	13	0	4	0	3	0	0	3	1	4	0	1
2018	3	5	7	1	2	0	3	0	0	2	1	2	1	0
2019	4	12	11	0	3	1	1	1	2	4	0	4	0	0
2020	3	6	9	0	2	1	0	2	1	2	1	3	0	0
2021	3	6	8	0	2	1	0	2	1	3	0	3	0	0
2022	1	2	3	0	1	0	0	1	0	0	1	1	0	0







**NOTE:** NO NEW MOBILE HOMES WILL BE DEVELOPED WITHIN THE COASTAL HIGH HAZARD AREA.

**ALL EXISTING AND PROPOSED MOBILE HOME UNITS TO BE PROVIDED WITH SANS AND SANS SYSTEMS AND PUBLIC WATER SYSTEM**

**11515 CAMPBELL MEYER**  
F.O.D. 031283.0000 (FUTURE LAND USE: RA6)

**7509 SYMMES ROAD**  
F.O.D. 51281.0100 (FUTURE LAND USE: S1A146 & I46) (TOWNSHIP 30 SOUTH, RANGE 19 EAST)

**MOBILE HOME UNIT**  
F.O.D. 051300.0000 (FUTURE LAND USE: RA6)

**7509 SYMMES ROAD**  
F.O.D. 51281.0100 (FUTURE LAND USE: S1A146 & I46) (TOWNSHIP 30 SOUTH, RANGE 19 EAST)

**MINIMUM PROPERTY LINE SETBACK TO RANGE FROM 25' (MIN) EAST WEST FROM PROPERTY BOUNDARIES 29'**

**PARKING REQUIRED: PARKING TO BE PROVIDED IN ACCORDANCE WITH PREVIOUS PERMITS AND/OR ORDINANCES.**

**REQUIRED SETBACKS:**  
FRONT 5'  
SIDES 5'

**ROAD RIGHT OF WAY: 50'**

**MIN. SEPARATION BETWEEN MOBILE HOMES: 10'**

**PARKING REQUIRED: PARKING TO BE PROVIDED IN ACCORDANCE WITH PREVIOUS PERMITS AND/OR ORDINANCES.**

**REQUIRED SETBACKS:**  
FRONT 5'  
SIDES 5'

**ROAD SECTION (21' EAST THROUGH THE EXISTING DRIVEWAY)**

• THE STORMWATER RUNOFF FROM THE SITE GENERALLY FLOWS IN A WEST TO EAST DIRECTION. ALL AREAS WITHIN THE IMMEDIATE AREA FOLLOW THE SAME RUNOFF PATTERN FROM WEST TO EAST.

• COUNTY TO ADD 5' BUFFER WITH A TYPE A PROPERTY IN ACCORDANCE TO SEC. 606.06.

• SEC. 606.06 - BUFFERING AND SCREENING REQUIREMENTS: EVERGREEN PLANTS, AT THE TIME OF PLANTING, SHALL BE SIX FEET IN HEIGHT AND PROVIDE AN OVERALL SCREENING OF THE PROPERTY FROM THE DRIVEWAY.

• SIDES WITH BRICK, STONE OR PAINTED/PROMINENT STUCCO; OR  
4" SOFTWOOD OR PVC FENCE SIX FEET IN HEIGHT (FINISHED SIDE OUT); OR  
3" WOOD FENCE WITH LIGHT AND DARK PAINT ON ALL SIDES WITH BRICK, STONE OR PAINTED/PROMINENT STUCCO.

**PROPERTY IN ACCORDANCE TO SEC. 606.06.**

**SEC. 606.06 - BUFFERING AND SCREENING REQUIREMENTS: EVERGREEN PLANTS, AT THE TIME OF PLANTING, SHALL BE SIX FEET IN HEIGHT AND PROVIDE AN OVERALL SCREENING OF THE PROPERTY FROM THE DRIVEWAY.**

**• SIDES WITH BRICK, STONE OR PAINTED/PROMINENT STUCCO; OR  
4" SOFTWOOD OR PVC FENCE SIX FEET IN HEIGHT (FINISHED SIDE OUT); OR  
3" WOOD FENCE WITH LIGHT AND DARK PAINT ON ALL SIDES WITH BRICK, STONE OR PAINTED/PROMINENT STUCCO.**

NO.	BY	DATE	DESCRIPTION

**SUNSHINE ACRES 7515 SYMMES RD**  
GENERAL DEVELOPMENT PLAN  
SECTION 35, TOWNSHIP 30S, RANGE 19E.

**George F. Young, Inc.**  
1404 P.O. BOX 1000, WINDY HILLS, FLORIDA 34701-0100  
P.O. BOX 1000, WINDY HILLS, FLORIDA 34701-0100  
COUNTY OF HILLSBOROUGH, FLORIDA

**PAVANI HOLDINGS, LLC**  
7515 SYMMES ROAD  
GIBSONTON, FL 33534  
(707) 385-1231

**Site Data:**

F.O.D.:	51281.0100
P.D. ACREAGE:	4.38 AC
EXISTING ZONING:	AR (AGRICULTURAL RURAL)
EXISTING DENSITY:	2.0/DU/ACRE
NATURAL WATER BODY ACREAGE:	N/A
MANMADE WATER BODY ACREAGE:	18 AC
PROPOSED ZONING:	PD (PLANNED DEVELOPMENT)
PROPOSED DENSITY:	4.84 DU/ACRE
FUTURE LAND USE:	R66 (RESIDENTIAL MEDIUM-DENSITY)
JURISDICTION:	UNINCORPORATED COUNTY
PLANNING AREA:	GIBSONTON
COUNTY BASE:	SOUTHSHORE
SPECIAL ZONE:	N/A
ROADWAY CORRIDOR:	N/A
P.D. MAX. DENSITY:	6 UNITS/ACRE
EXISTING MOBILE HOMES:	14
PROPOSED MOBILE HOMES:	10
MIN. LOT AREA:	2,800 SF
MAX. HEIGHT:	36 FT
REQUIRED SETBACKS:	FRONT 5'
MIN. SEPARATION BETWEEN MOBILE HOMES:	10'



**Hillsborough  
County Florida**  
Development Services

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<b>Submittal Number and Description/Running History</b> (check one and complete text box using instructions provided below)	<input type="checkbox"/> 1. AV #2 (Exist. Facilities)	<input type="checkbox"/> 4.	<input type="checkbox"/> 5.
	<input type="checkbox"/> 2.	<input type="checkbox"/> 3.	<input type="checkbox"/> 6.
<p><b>Important:</b> To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>			
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	<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers		
<p><b>Important:</b> List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").</p>			
<b>Name of Person Submitting Request</b>	Ryan Meyer		
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July 5, 2023

Michael J. Williams  
County Engineer  
Director, Development Review Division  
Hillsborough County Development Services  
601 East Kennedy Boulevard, 20<sup>th</sup> Floor  
Tampa, Florida 33602

**RE: Sunshine Acres, Zoning Case # 23-0109**

Dear Mr. Williams

This letter documents a request for a Section 6.04.02B. **Administrative Variance** to Hillsborough County Land Development Code (LDC) 6.04.03.L (Existing Facilities) in association with development permitting for the “**Sunshine Acres**” project.

The subject project site is located at 7515 Symmes Rd, Gibsonton, FL 33534. The subject project is proposed for development consisting of 10 trailer lots to be added to the existing 14 trailer lots. In order for the project to be completed, an administrative variance is being requested to address substandard Symmes Road which not fully meet standards for the Transportation Technical Manual, TS-4.

Symmes Road was found to be a substandard road in regard to LCD 6.04.03.L, which states the following;

*Improvements and upgrading of existing roadways are to conform with standards for new roadways of the same class. Exception to these standards shall be allowed only where physically impossible for the permittee to comply or otherwise upgrade existing site conditions. All such exceptions shall be approved by the Director of Public Works.*

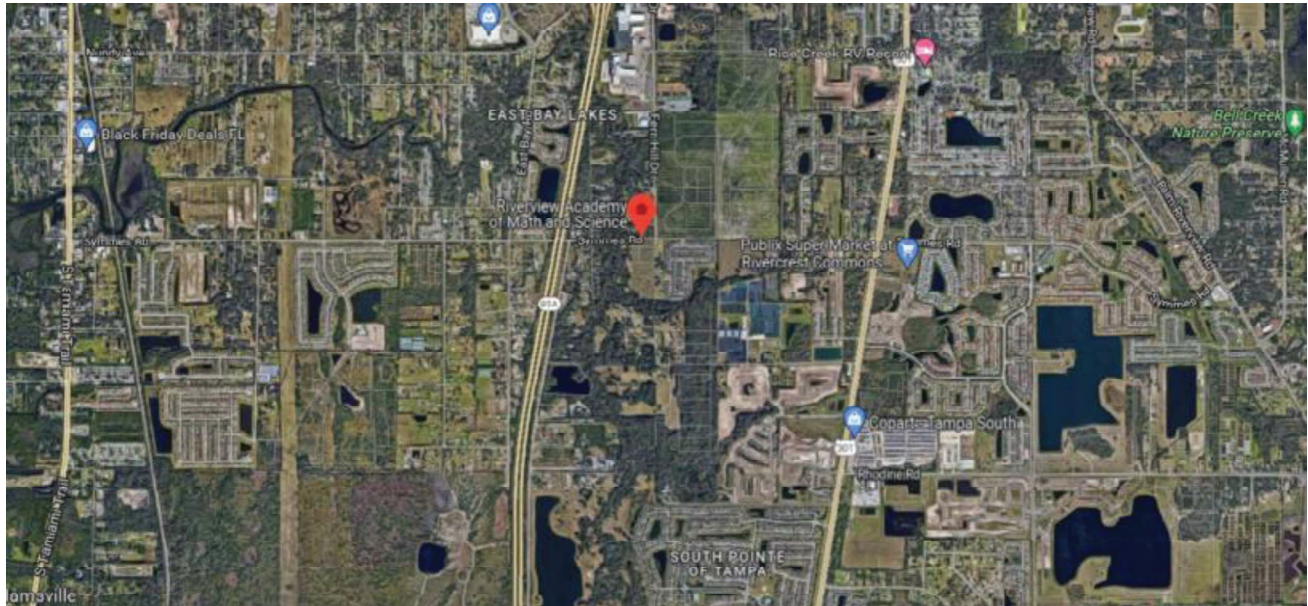
Given the condition that neither the full nor a partial conformance with the TS-4, Urban Collector 2-lane undivided if feasible under the existing conditions for Symmes Road, an Administrative Variance is requested for relief from the requirements to improve Symmes Road to meet new roadway standards. A copy of the typical section TS-4 for an urban collector 2-lane undivided is attached to this report.



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This request has been prepared in accordance with LDC §6.04.02.B, to address the following: (a) there is an unreasonable burden on the applicant, (b) the exception would not be detrimental to the public health, safety, and welfare, and (c) without the exception, reasonable access cannot be provided as discussed herein.

The subject segment of Symmes Road is a 2-lane undivided County collector roadway with a rural and urban cross section and 35 mph posted speed limit, which is approximately 4.70 miles in length from Balm Riverview Road to S. Tamiami Trail. It is noted that the segment of Symmes Road right in front of the project is an urban section with curb and gutter, and also includes turn lanes.



Characteristics of Symmes Road were compiled, consisting of Right-of-Way Width, Pavement Condition, Lane Width, Shoulders, and Sidewalks as discussed below and supplemented with recent photographs as shown in attachments below.

**RIGHT OF WAY WIDTH:** Symmes Road was found to have a right of way width that varies between 50 and 65 feet approximately. These findings indicate that the subject roadway has a substandard right of way width pursuant to Hillsborough County roadway standards for the applicable TS-4 section that requires a standard right of way of 64 feet. It is noted that the reported right of way widths is approximate, as measured from the Hillsborough County Property Appraiser website.

**PAVEMENT CONDITION:** Symmes Road within the project limits was found to have good to fair pavement condition, without major cracking or rutting that would be indicative of structural failure. It is noted that pavement condition is not included as part of the TS-4 typical section.



**LANE WIDTH:** Symmes Road was found to have a lane width of approximately 11 ft. This indicates that Symmes Road has lane widths meeting the requirements, pursuant to Hillsborough County roadway standards for the applicable TS-4 typical section that identifies the standard lane width as 11 ft.

**SIDEWALKS:** Symmes Roads within the project limits have sidewalk on the north side of the road from North Street to Violet Orchid Place. At North Street, the sidewalk shifts to the south of Symmes Road. These findings indicate that Symmes Road has substandard sidewalk conditions, as pursuant TS-4 typical section that required sidewalks on both side of the road.

**BIKE LANES:** There are no bike lanes along Symmes Road within the project limits. These findings indicate that Symmes Road has substandard bike lane conditions as pursuant to TS-4 typical section that requires two 7' buffered bikelanes.

#### CRASH DATA EVALUATION

Crash data was extracted from the prior 5 year period from 1/1/17 through 6/30/2022. During that period, 18 crashes were identified, where the majority of these crashes (10) occurred at intersection of Symmes Road and North Street thus not attributable to substandard roadway conditions.

It is concluded from the crash data evaluation that substandard roadway conditions have not historically contributed to a safety deficiency, nor does the crash history for the subject segment of Symmes Road exhibit any patterns that would indicate a potential for future safety concerns associated with development of the subject project.

Below is the evaluation of the roadway characteristics and crash data evaluation to support the requirements of LDC §6.04.02.B, as follows;

**There is an unreasonable burden on the applicant.** The existing right-of-way width for the subject corridor is not adequate to accommodate the full TS-4 typical section, therefore, a requirement to implement the TS-4 would create the burden of acquiring private property to increase the width of the right of way to sufficiently accommodate this typical section. *Therefore, approval of this ADMINISTRATIVE VARIANCE is necessary such that an unreasonable burden is not unduly imparted upon the applicant.*

**The administrative variance would not be detrimental to the public health, safety, and welfare.** In consideration that substandard roadway conditions for the subject segment of Symmes Road have not historically contributed to a safety deficiency, nor does the corridor exhibit any crash patterns that would indicate a potential for future safety concerns associated with development of the project. *Therefore, approval of this ADMINISTRATIVE VARIANCE would not adversely affect public health safety or welfare.*

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**Without the administrative variance, reasonable access cannot be provided.** Access to “Sunshine Acres Mobile Home Park” project site relies upon Symmes Road, for which alternate access options are not available. Therefore, approval of this ADMINISTRATIVE VARIANCE is necessary to provide reasonable access to the project.

The foregoing documents a request for an ADMINISTRATIVE VARIANCE to Hillsborough County Land Development Code (LDC) §6.04.04L (Existing Facilities) in association with development permitting for the “Sunshine Acres Mobile Home Park” project, for relief from the implementation of improvements to Symmes Road to meet new roadway standards for a two-lane undivided rural collector roadway (TS-4).

Sincerely,

**GEORGE F. YOUNG, INC.**

Gerardo Traverso, PE, PMP  
Project Engineer



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

\_\_\_\_\_ Approved with Conditions

\_\_\_\_\_ Approved

\_\_\_\_\_ Disapproved

\_\_\_\_\_  
Michael J. Williams, PE  
Hillsborough County Engineer on \_\_\_\_\_

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



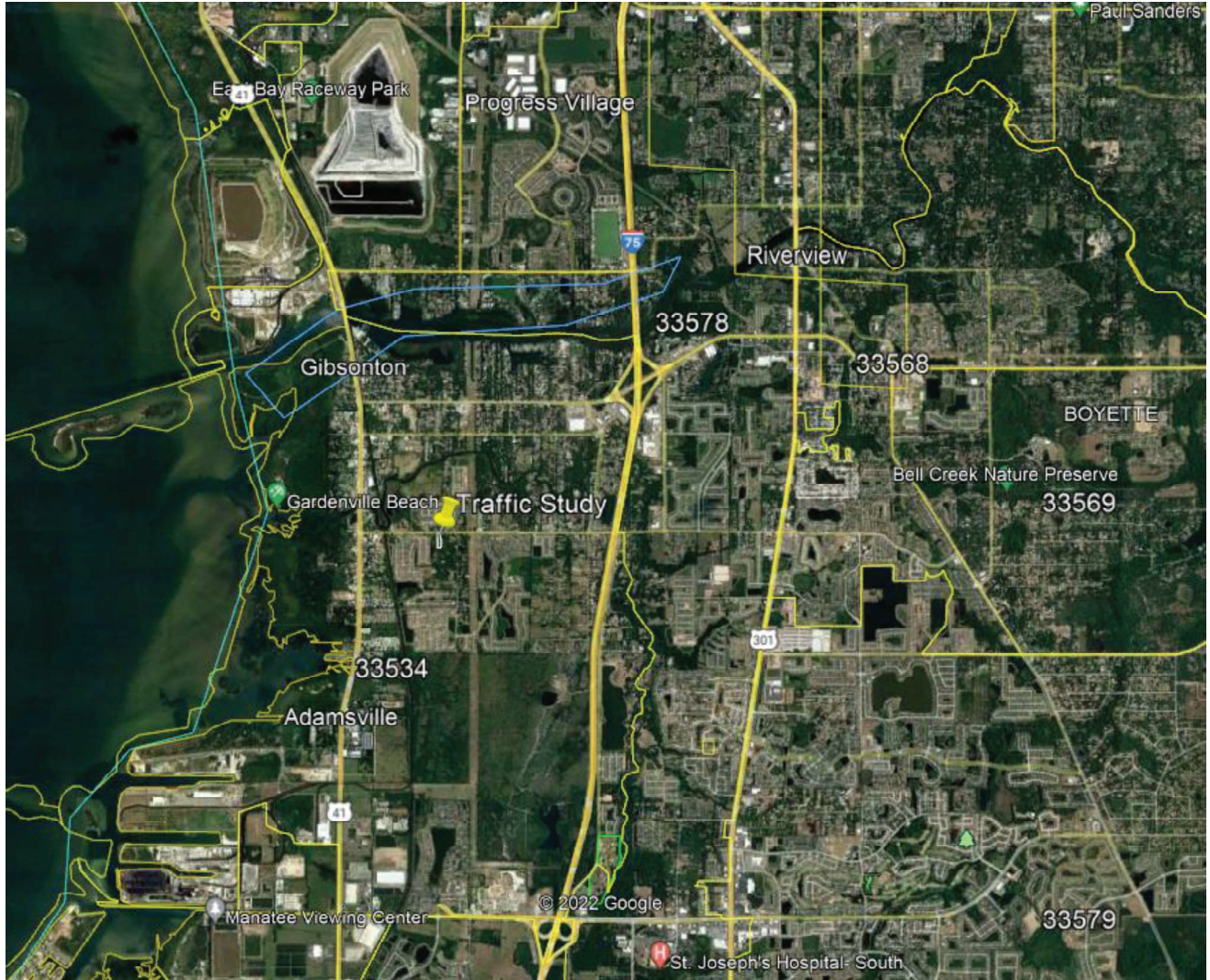
Sunshine Acres, Zoning Case # 23-0109  
September 5, 2023



Location Map



Sunshine Acres, Zoning Case # 23-0109  
September 5, 2023







Sunshine Acres, Zoning Case # 23-0109  
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Looking West



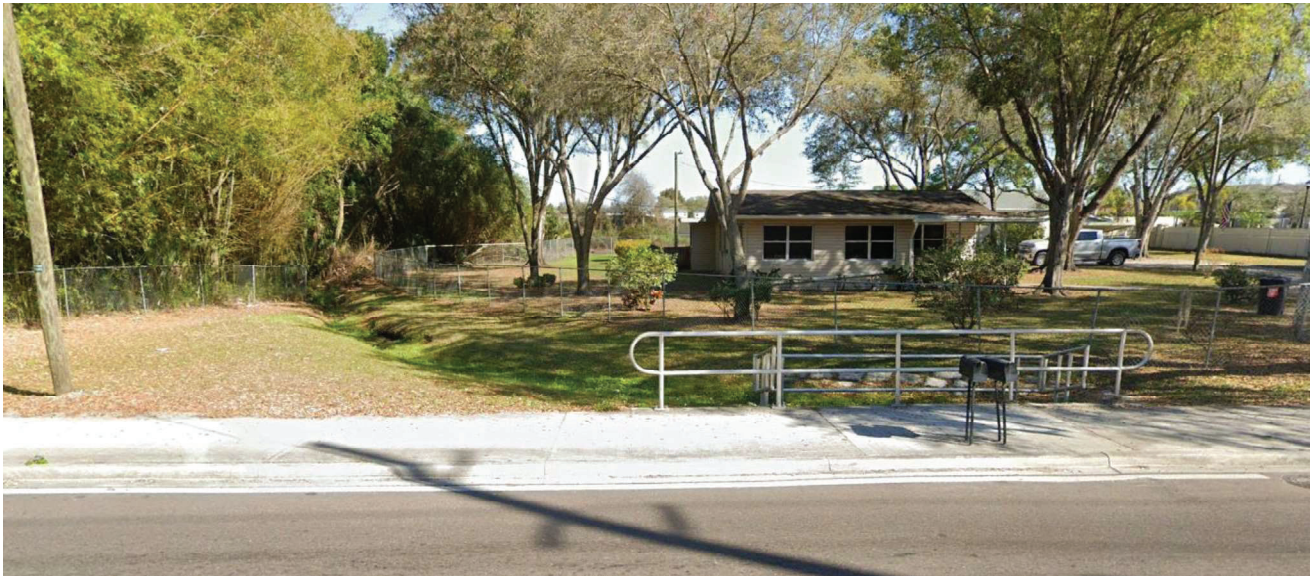
Looking East



Sunshine Acres, Zoning Case # 23-0109  
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Looking South



Looking North

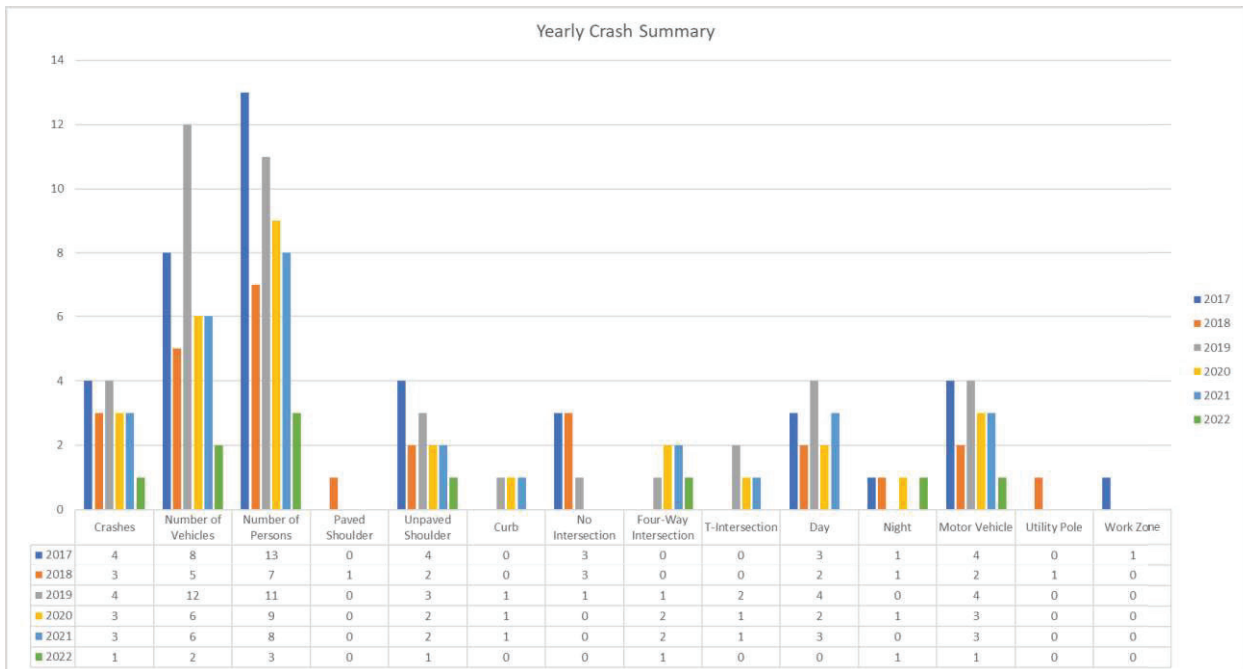
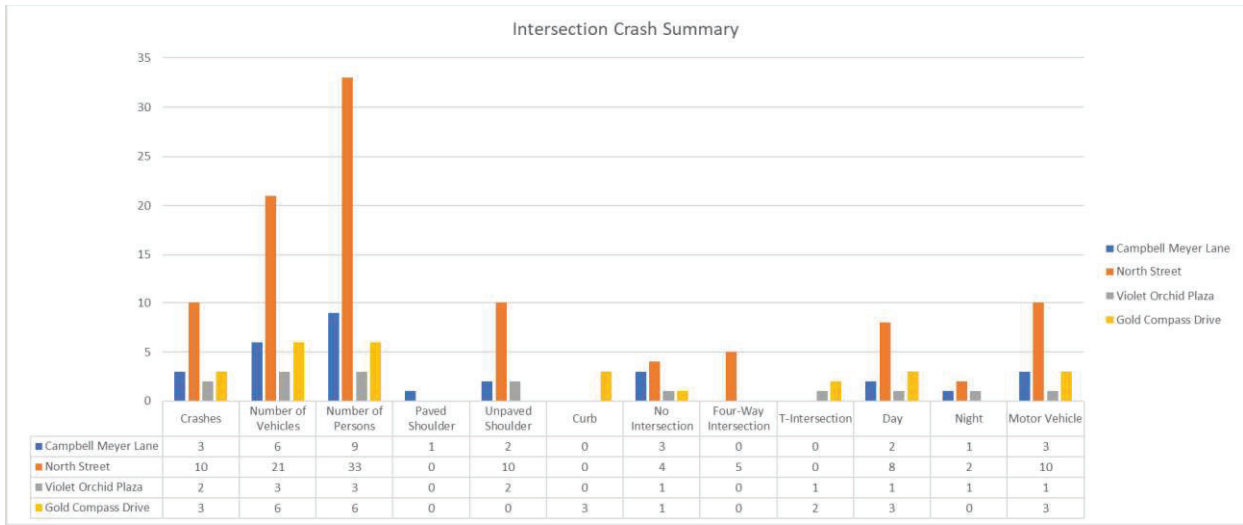


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5 Year Crash Report				Shoulder			Intersection			Time of Day		Collision Object		Condition
Records Date Range:	Crashes	Number of Vehicles	Number of Persons	Paved Shoulder	Unpaved Shoulder	Curb	No Intersection	Four-Way Intersection	T-Intersection	Day	Night	Motor Vehicle	Utility Pole	Work Zone
06/30/2022 to 01/01/2017	18	36	51	1	14	3	9	5	3	14	4	17	1	1

Intersection Summary				Shoulder			Intersection			Time of Day		Collision Object		Condition
	Crashes	Number of Vehicles	Number of Persons	Paved Shoulder	Unpaved Shoulder	Curb	No Intersection	Four-Way Intersection	T-Intersection	Day	Night	Motor Vehicle	Utility Pole	Work Zone
Campbell Meyer Lane	3	6	9	1	2	0	3	0	0	2	1	3	0	1
North Street	10	21	33	0	10	0	4	5	0	8	2	10	0	0
Violet Orchid Plaza	2	3	3	0	2	0	1	0	1	1	1	1	1	0
Gold Compass Drive	3	6	6	0	0	3	1	0	2	3	0	3	0	0

Intersection Summary				Shoulder			Intersection			Time of Day		Collision Object		Condition
	Crashes	Number of Vehicles	Number of Persons	Paved Shoulder	Unpaved Shoulder	Curb	No Intersection	Four-Way Intersection	T-Intersection	Day	Night	Motor Vehicle	Utility Pole	Work Zone
2017	4	8	13	0	4	0	3	0	0	3	1	4	0	1
2018	3	5	7	1	2	0	3	0	0	2	1	2	1	0
2019	4	12	11	0	3	1	1	1	2	4	0	4	0	0
2020	3	6	9	0	2	1	0	2	1	2	1	3	0	0
2021	3	6	8	0	2	1	0	2	1	3	0	3	0	0
2022	1	2	3	0	1	0	0	1	0	0	1	1	0	0



PRELIMINARY - NOT FOR CONSTRUCTION

SUNSHINE ACRES 7515 SYMMES RD  
GENERAL DEVELOPMENT PLAN  
SECTION 35, TOWNSHIP 30S, RANGE 19E.

DATE: 09/10/23  
DRAWN BY: R. J. BOEKE, JR.  
NO. 37709

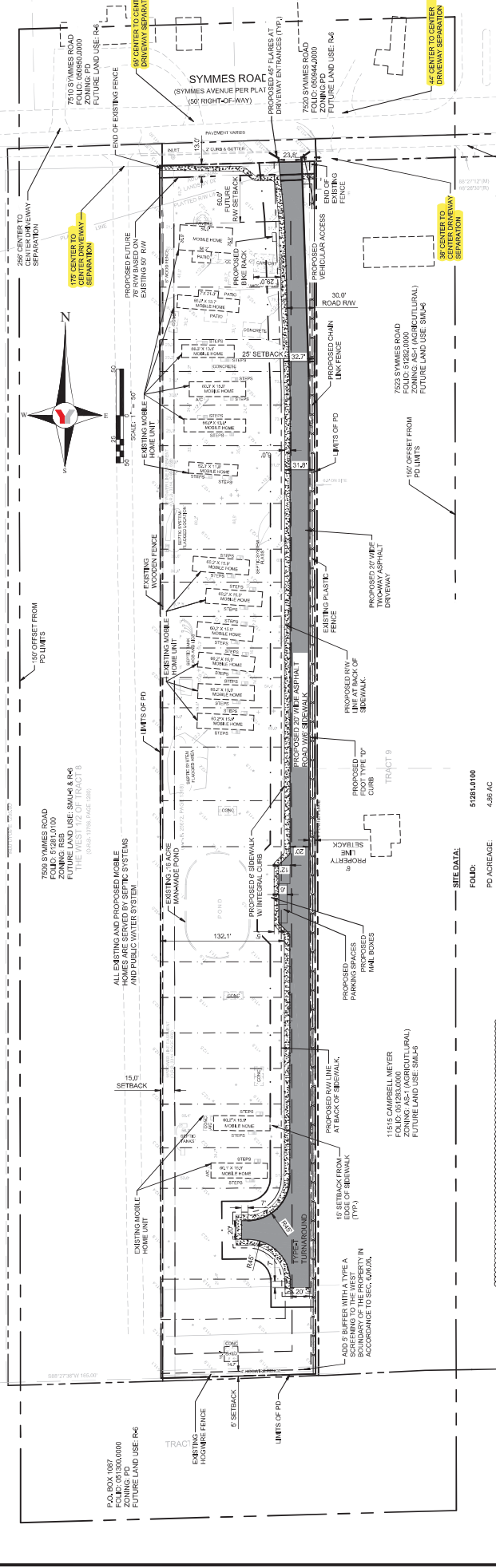
**George F. Young, Inc.**  
HEAD OFFICE: 10050 W. WINDY WOOD, SUITE 100, ALBUQUERQUE, NEW MEXICO 87113  
PH: (505) 836-0100  
FAX: (505) 836-0105  
WWW.GEORGEFYOUNG.COM



**PANAVIM HOLDINGS, LLC**  
1515 SYMMES ROAD  
GIBSONTON, FL 33534  
(707) 385-1231

NO.	BY	DATE	DESCRIPTION

NO.	BY	DATE	DESCRIPTION



**SITE DATA:**  
 FOLD: 51281J1000  
 PD ACREAGE: 4.96 AC  
 EXISTING ZONING: AR (AGRICULTURAL RURAL)  
 EXISTING DENSITY: 2.08 DU/ACRE  
 NATURAL WATER BODY ACREAGE: N/A  
 MANMADE WATER BODY ACREAGE: 16 AC  
 PROPOSED ZONING: PD (PLANNED DEVELOPMENT)  
 PROPOSED DENSITY: 4.84 DU/ACRE  
 FUTURE LAND USE: RES (RESIDENTIAL-LOW DENSITY)  
 JURISDICTION: UNINCORPORATED COUNTY  
 PLANNING AREA: GIBSONTON  
 COUNTY BASE: SOUTHSHORE  
 SPECIAL ZONE: N/A  
 ROADWAY CORRIDOR: N/A  
 PD MAX. DENSITY: 6 UNITS/ACRE  
 MIN. UNIT SIZE: 24 UNITS (TOTAL PERMITTED)  
 24 UNITS (14 EXISTING, 10 PROPOSED)

**EXISTING MOBILE HOMES = 14**  
 PROPOSED MOBILE HOMES = 10  
 MIN. LOT AREA: 2,800 SF  
 MAX. HEIGHT: 36 FT  
 REQUIRED SETBACKS:  
 FRONT: 5'  
 SIDES: 5'  
 ROAD RIGHT OF WAY: 30'  
 FROM PROPERTY BOUNDARIES: 29'

MIN. SEPARATION BETWEEN MOBILE HOMES: 10'  
 MIN. SEPARATION BETWEEN MOBILE HOMES: 10'

EXISTING IMPERVIOUS AREA: 44,700 SF (1.01 AC) = 39.74%  
 EXISTING IMPERVIOUS AREA: 48,200 SF (1.09 AC) = 42.56%  
 PROPOSED IMPERVIOUS AREA: 70,910 SF (1.72 AC) = 54.26%  
 PROPOSED PERVIOUS AREA: 42,895 SF (0.98 AC) = 65.74%  
 TOTAL AREA: 713,595 SF (16.29 AC) = 100.00%

**LEGAL DESCRIPTION:** (SECTION 35, TOWNSHIP 30 SOUTH, RANGE 19 EAST)  
 BEGINNING AT THE NORTHWEST CORNER OF TRACT 8, 01283J100000, SECTION 35, RANGE 19E, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, 1000' WIDE, AND THE EAST BOUNDARY OF TRACT 8, THENCE SOUTH 88 DEGREES 27 MINUTES 36 SECONDS WEST 105.00 FEET TO THE SOUTH BOUNDARY OF TRACT 8, THENCE SOUTH 100 DEGREES 00 MINUTES 00 SECONDS EAST, 105.00 FEET ALONG A LINE 25 FEET SHIRT OF AND PARALLEL TO THE SECTION LINE, 105.00 FEET ALONG A LINE 25 FEET SHIRT OF AND PARALLEL TO THE SECTION LINE, TO THE POINT OF BEGINNING.



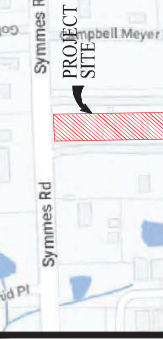
MINIMUM PROPERTY LINE SETBACK TO RANGE FROM 25' (MIN) EAST WEST  
 MINIMUM PROPERTY LINE SETBACK TO RANGE FROM 25' (MIN) NORTH SOUTH

NOTE: NO NEW MOBILE HOMES WILL BE DEVELOPED WITHIN THE CONTIGUAL HIGH WADSWORTH AREA.

11515 CAMPBELL MEYER  
 FOLD: 031283J10000 (TYP.) (R/L)  
 FUTURE LAND USE: SML4  
 15 FT SETBACK  
 18 SETBACK FROM EDGE OF SKEWALK (TYP.)  
 15 SETBACK FROM PROPERTY BOUNDARY TO THE EAST W/ INTEGRAL CURB IN ACCORDANCE TO SEC. 606.05  
 15 FT SETBACK FROM PROPERTY BOUNDARY TO THE WEST W/ INTEGRAL CURB

7509 SYMMES ROAD  
 FOLD: 51281J1000  
 FUTURE LAND USE: SML4 & R4  
 THE WEST 1/2 OF TRACT B  
 (TOWNSHIP 30S, RANGE 19E)

1500 OFFSET FROM PD LIMITS  
 END OF EXISTING FENCE  
 END OF EXISTING DRIVEWAY  
 100' OFFSET FROM PD LIMITS  
 END OF EXISTING FENCE  
 END OF EXISTING DRIVEWAY



NO.	BY	DATE	DESCRIPTION

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
Symmes Rd.	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	100	5	8
Proposed	170	9	14
Difference (+/-)	(+) 70	(+) 4	(+) 6

\*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	X	Vehicular & Pedestrian	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

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

Transportation Comment Sheet

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	



**Hillsborough County  
City-County  
Planning Commission**

<b>Unincorporated Hillsborough County Rezoning</b>	
<b>Hearing Date:</b> September 18, 2023	<b>Petition: PD 23-0109</b>
<b>Report Prepared:</b> September 6, 2023	<b>7515 Symmes Road</b> <i>South side of Symmes Road between US Highway 41 and North Street</i>
<b>Summary Data:</b>	
<b>Comprehensive Plan Finding:</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use:</b>	<b>Suburban Mixed Use-6 (6 du/ga; 0.25/0.35/0.50 FAR)</b>
<b>Service Area:</b>	<b>Urban</b>
<b>Community Plan:</b>	Gibsonton, Southshore Areawide Systems
<b>Rezoning Request:</b>	Rezone from Agricultural Rural (AR) to Planned Development (PD) to develop 24 mobile homes
<b>Parcel Size (Approx.):</b>	4.86 +/- acres
<b>Street Functional Classification:</b>	Symmes Road– <b>Collector</b> US Highway 41 – <b>Principal Arterial</b> North Street - <b>Local</b>
<b>Locational Criteria:</b>	N/A
<b>Evacuation Area:</b>	A



## **Context**

- The subject site is located on approximately 4.86 acres on the south side of Symmes Road between U.S. Highway 41 and North Street. The subject property is in the Urban Service Area and within the limits of the Gibsonton Community Plan and the SouthShore Areawide Systems Plan.
- The subject site is located within the Suburban Mixed Use-6 (SMU-6) Future Land Use category, which can be considered for a maximum density of 6 dwelling units per gross acre and a maximum intensity up to 0.50 FAR for light industrial uses. The SMU-6 Future Land Use category is intended for areas urban/suburban in intensity and density of uses. Typical uses of SMU-6 include residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. 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 Suburban Mixed-Use-6 (SMU-6) to the east, south, and west. Residential-6 (RES-6) is located to the north and further south and west. Further east is Residential-4 (RES-4).
- The site is zoned Agricultural Rural (AR). It is surrounded by Agricultural Single-Family (AS-1), Residential Single-Family Conventional-4 (RSC-4), Planned Development (PD), Residential Single-Family Conventional-6 (RSC-6) and Residential Show Business (RSB) zoning with mainly single family residential, and vacant residential land.
- The applicant requests to rezone the site from Agricultural Rural (AR) to Planned Development (PD) to develop 24 mobile homes.

### **Compliance with Comprehensive Plan:**

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

## **FUTURE LAND USE ELEMENT**

### ***Urban Service Area***

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

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

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

**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.

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

**Policy 16.11:** Within residential projects, site planning techniques shall be encouraged to ensure a variety and variation of lot sizes, block faces, setbacks and housing types.

### **Land Use Suitability**

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

**Policy 10.21:** Prohibit the development of new mobile home projects within the Coastal High Hazard Area.

## **Community Design Component (CDC)**

### **5.0 NEIGHBORHOOD LEVEL DESIGN**

#### **5.1 COMPATIBILITY**

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

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

## **LIVABLE COMMUNITIES ELEMENT**

### **Gibsonton Community Plan**

**Goal 2:** Gibsonton will improve and enhance its neighborhoods by:

- Revitalizing older residential areas;
- Revitalizing outdated mobile home parks; and
- Incorporating new single-family and rental units offering a range of housing choices.

#### *Walkability Strategy*

- Provide sidewalks along Symmes Road and along all roadways fronting new developments.

### **Southshore Areawide Systems 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 site is located on approximately 4.86 acres on the south side of Symmes Road between US Highway 41 and North Street. The subject property is in the Urban Service Area (USA) and within the limits of the Gibsonton Community Plan and the Southshore Areawide Systems Plan. The applicant requests to rezone the site from Agricultural Rural (AR) to Planned Development (PD) to develop 24 mobile homes.

The subject property is surrounded by Suburban Mixed-Use-6 (SMU-6) to the east, south, and west. Residential-6 (RES-6) is located to the north and further west. Further east is Residential-4 (RES-4). The site is mainly surrounded by single family residential and vacant residential land.

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 and Policies 1.2 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 for properties within the Urban Service Area by providing 24 single family residential units on 4.86-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, compatible uses such as single family residential and vacant residential land.

Objective 9, Policy 9.1 and Policy 9.2 require that all development meet or exceed the land development regulations in Hillsborough County. Prior to certification, the applicant will add the Coastal High Hazard area to the site plan and change the minimum lot size to 2,800 sq. ft. to comply with the Land Development Code Section 6.11.110. At the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

A portion of the southwestern corner of the site is within the Coastal High Hazard Area. Per Policy 10.21, the development of new mobile home parks is prohibited within the Coastal High Hazard Area. The applicant has agreed to a condition of approval that states no new mobile homes will be developed on the portion of the site within the Coastal High Hazard Area. This condition of approval is essential to a finding of consistency with the Future Land Use Element.

The applicant requests to develop the site with 24 mobile homes. The applicant is proposing a 5 foot landscape buffer along the south and east property boundaries, and a 25 foot setback on the northern property boundary. The subject property is surrounded by predominately single-family lots and mobile home parks. The application is consistent with Objective 16, and Policies 16.2 and 16.3 of the Future Land Use Element (FLUE).

The request is consistent with Goal 2 of the Gibsonton Community Plan as the proposal is revitalizing an older residential area, replacing a previous mobile home park, and offering a range of housing choices. The Gibsonton Community Plan also includes a walkability strategy in Goal 2 that states, "Provide sidewalks along Symmes Road and along all roadways fronting new developments." The proposed site plan will provide 6 foot sidewalks on Symmes Road as well as along the frontage of each mobile home lot. In addition, the proposal is consistent with Goal 4 of the Southshore Areawide Systems Community Plan, as it is providing housing opportunities for a range of income groups with units ranging in size.

Overall, staff finds that the proposed use and density would facilitate growth within the Urban Service Area and supports the vision of the Gibsonton 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 *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 23-0109

<all other values>

**Rezoning**

**STATUS**

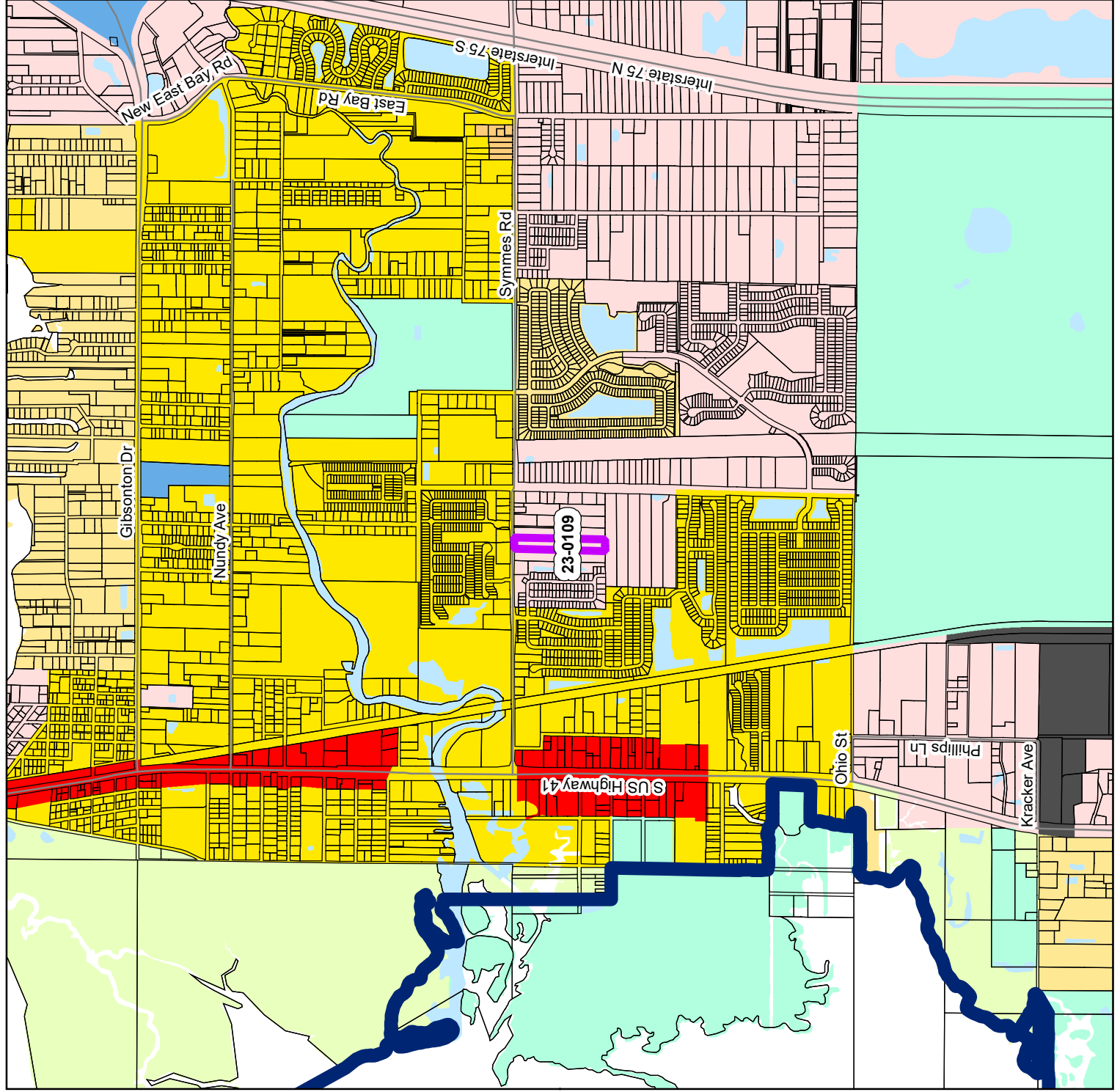
- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

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



DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The rezoning is not a final action and is subject to the final approval of the Hillsborough County City-County Planning Commission. The rezoning is not a final action and is subject to the final 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 and belief. 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: 2/13/2023  
 Author: Beverly F. Daniels  
 File:



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