

**Rezoning Application:** PD 24-0454  
**Zoning Hearing Master Date:** May 14, 2024  
**BOCC Hearing Meeting Date:** July 9, 2024

**1.0 APPLICATION SUMMARY**

**Applicant:** Pulte Home Company, LLC  
**FLU Category:** Residential-4 (RES-4)  
**Service Area:** Urban  
**Site Acreage:** 32.3 MOL  
**Community Plan Area:** Thonotosassa  
**Overlay:** None



**Introduction Summary:**

The applicant proposes to rezone two parcels from PD 22-0319 (Planned Development) and AR (Agricultural - Rural) to PD 24-0454 (Planned Development) to retain the majority of the conditions from the previous PD 22-0319 and add 29 additional single-family units by incorporating the additional parcel for a total of 132 units which is achieved partially through the utilization of the Comprehensive Plan flex provision due to the site’s northern boundary being adjacent to land designated SMU-6.

	Existing		Proposed
District(s)	PD 22-0319	AR	PD 24-0454
Typical General Use(s)	Single-Family Residential (Conventional Only)	Single-Family Residential/Agricultural	Single-Family Residential (Conventional Only)
Acreage	24.60 MOL	7.7 MOL	32.3 MOL
Density/Intensity	4.19 du/ ga	1 du/ 5 ga	4.09 du/ga
Mathematical Maximum*	103 units	1 unit	132 units

\*number represents a pre-development approximation

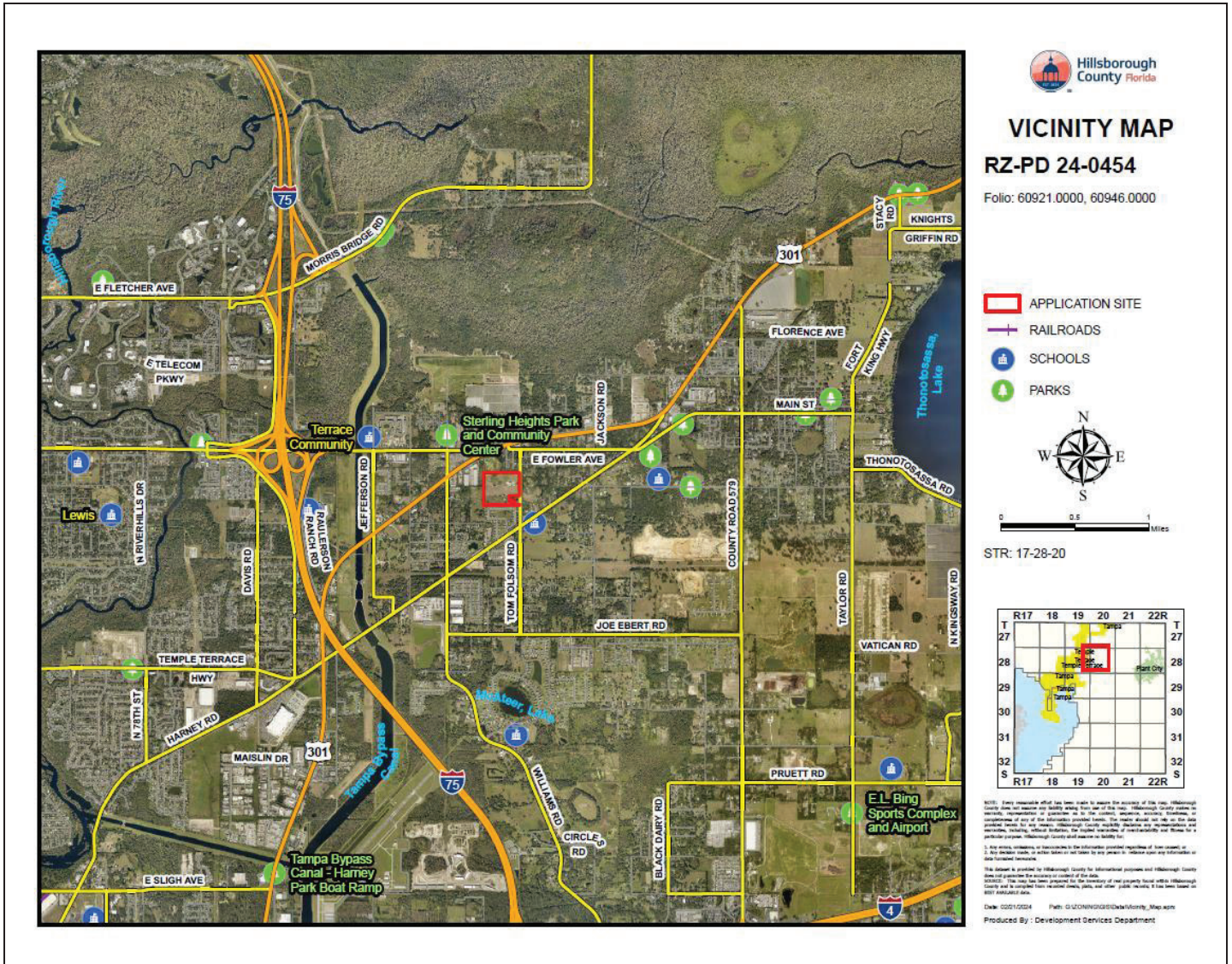
Development Standards:	Existing		Proposed
District(s)	PD 22-0319	AR	PD 24-0454
Lot Size / Lot Width	6,000 sf / 50'	217,800 sf / 150'	6,000 sf / 50'
Setbacks/Buffering and Screening	20' Front 20' Rear 5' Sides	50' Front 50' Rear 25' Sides	20' Front 20' Rear 5' Sides
Height	35'	50'	35'

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

<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



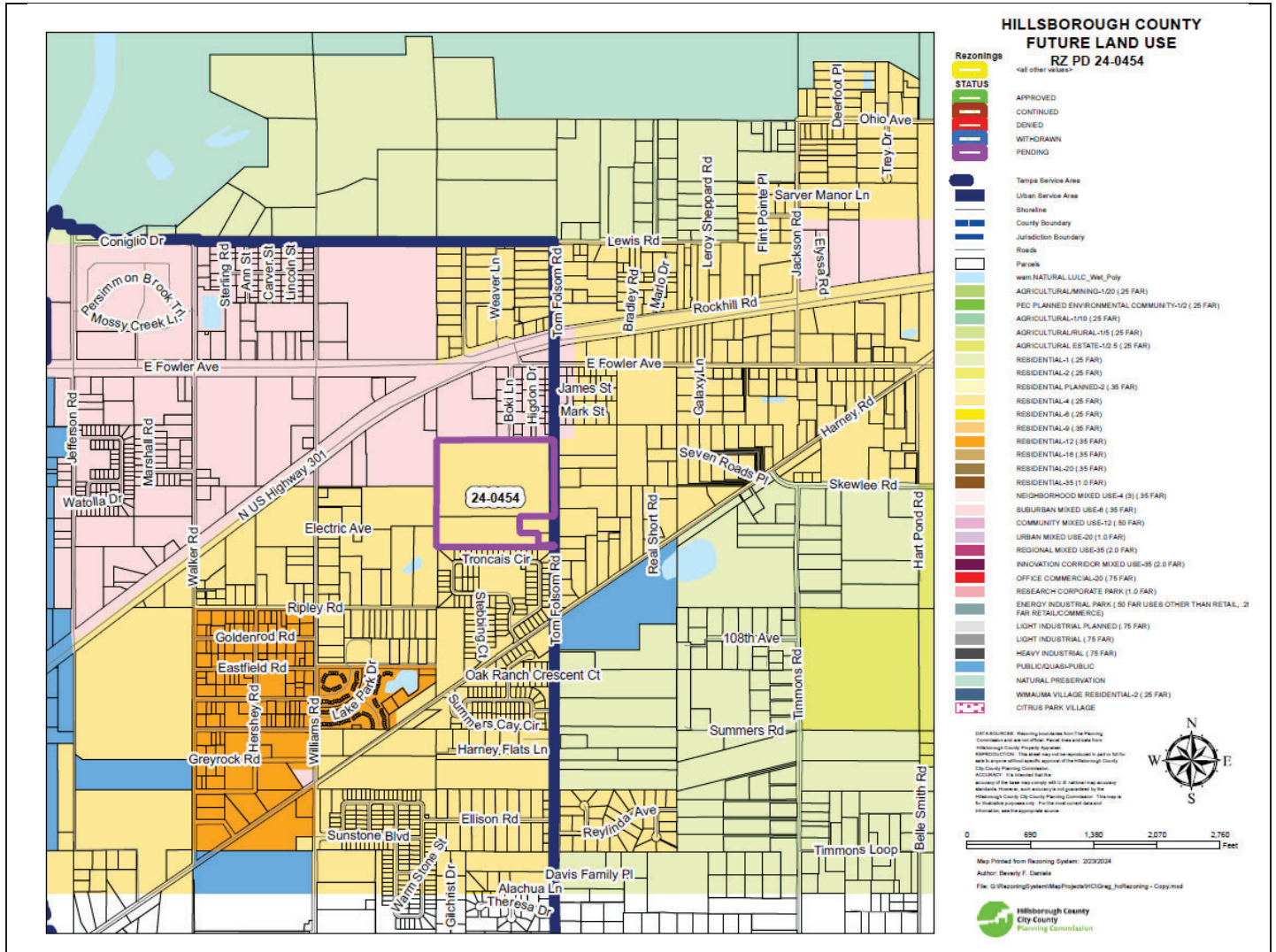
### Context of Surrounding Area:

The subject property is generally located at 11120 and 11008 Tom Folsom Road. The area consists of single-family residential, light industrial and agricultural. Adjacent to the north, is a retention area zoned PD and single-family residential zoned RSC-6 and RSC-9. Adjacent to the south, is single-family residential zoned PD and AS-1. To the east across Tom Folsom Road is a Rehab Facility zoned CG and single-family residential zoned AR and AS-1. Adjacent to the west is a warehouse zoned PD and single-family residential/agricultural lots zoned AR.



2.0 LAND USE MAP SET AND SUMMARY DATA

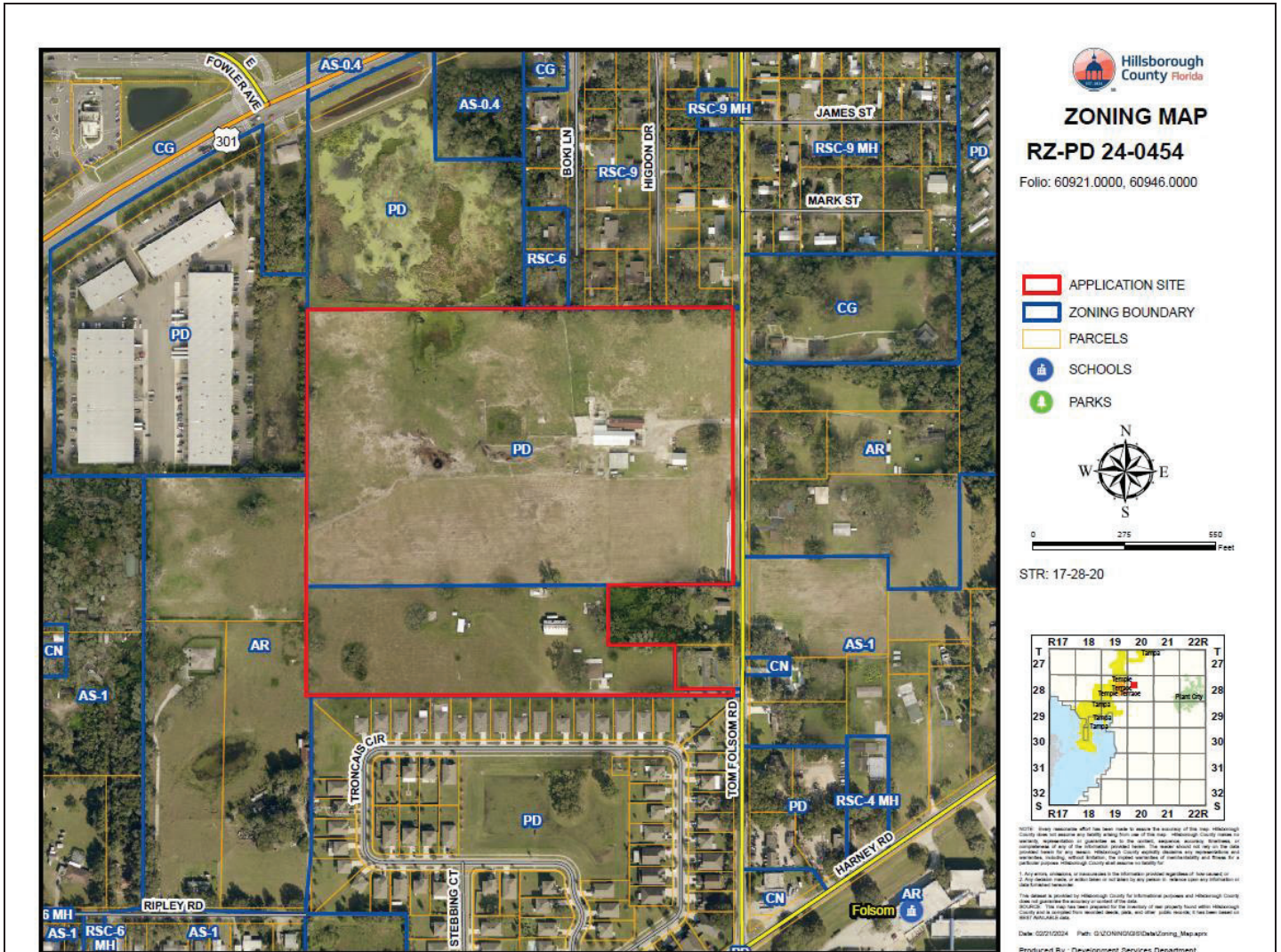
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential-4 (RES-4)
Maximum Density/F.A.R.:	4.0 dwelling units/gross acre; 0.25 F.A.R.
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



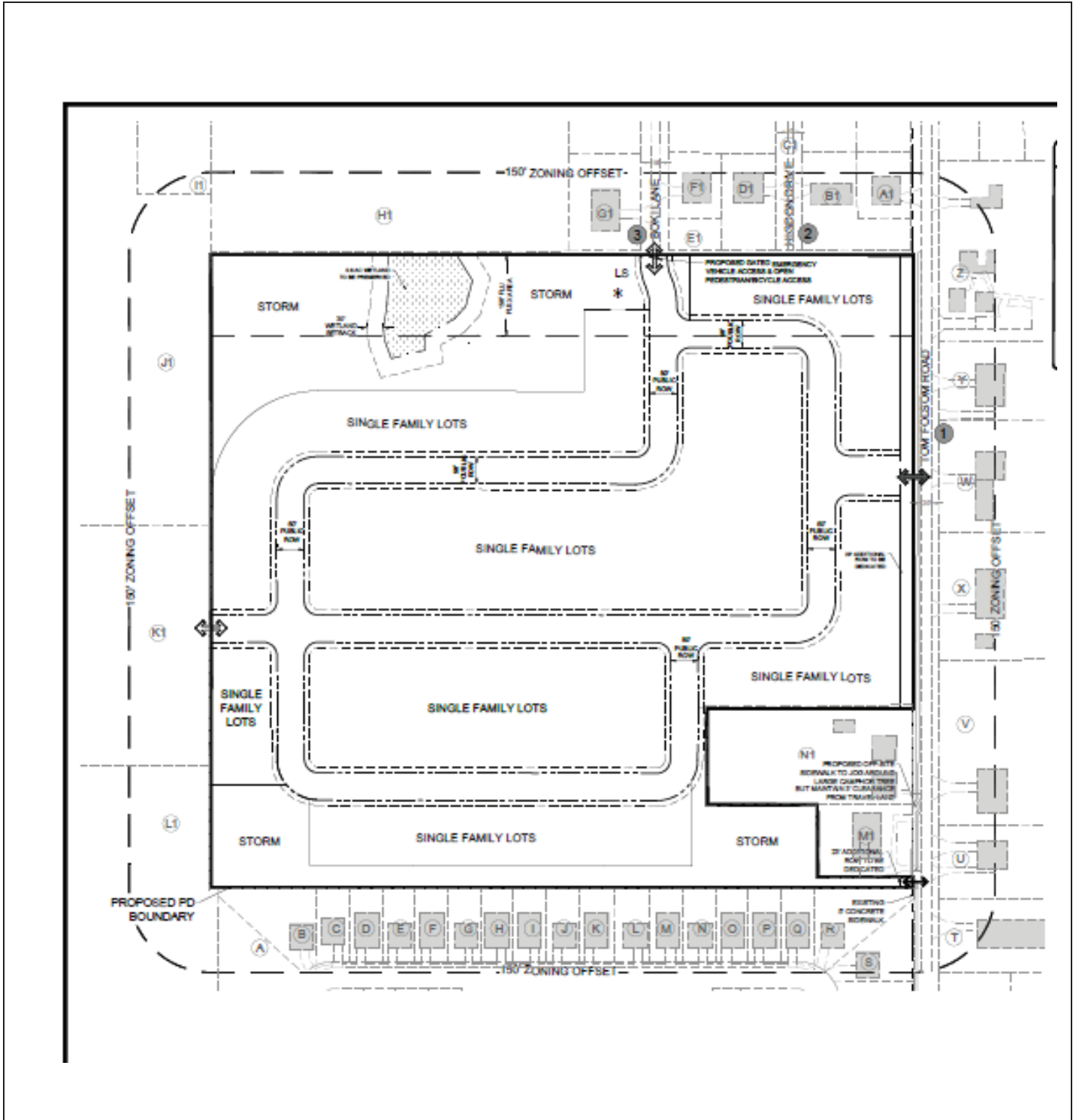
Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 86-0108, RSC-6, RSC-9	0.20 F.A.R., 6 du/ga, 9 du/ga	Retention Area, Single-Family Residential	Retention Area, Single-Family Residential
South	PD 14-0903, AS-1	2.97 du/ ga, 1 du/ga	Single-Family Residential, Single-Family Residential/Agricultural	Single-Family Residential
East	CG, AR, AS-1	0.27 F.A.R., 1 du/5 ga, 1 du/ga	General Commercial, Single-Family Residential/Agricultural	Youth Treatment and School Facility, Single-Family Residential
West	PD 92-0193, AR	0.25 F.A.R., 1 du/5 ga	Warehouse, Single-Family Residential/Agricultural	Warehouse, Single-Family Residential/Agricultural



## 2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Tom Folsom Rd.	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Boki Ln.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Hidgon Dr.	Private	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,075	80	106
Proposed	1,303	96	129
Difference (+/-)	+228	+16	+23

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

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



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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	Wetlands Present in the northwestern and west central portions of the project area
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Environmental Services	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Wetlands/Other Surface Waters</li> <li><input type="checkbox"/> Use of Environmentally Sensitive Land Credit</li> <li><input type="checkbox"/> Wellhead Protection Area</li> <li><input type="checkbox"/> Surface Water Resource Protection Area</li> <li><input type="checkbox"/> Potable Water Wellfield Protection Area</li> <li><input type="checkbox"/> Significant Wildlife Habitat</li> <li><input type="checkbox"/> Coastal High Hazard Area</li> <li><input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor</li> <li><input type="checkbox"/> Adjacent to ELAPP property</li> <li><input checked="" type="checkbox"/> Other Airport Height Restriction: 110' AMSL,130' AMSL</li> </ul>				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b> <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input checked="" type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report.
<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>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 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</b> Mobility: \$9,183 * 29 = \$266,307 Parks: \$2,145 * 29 = \$62,205 School: \$8,227 * 29 = \$238,583 Fire: \$335 * 29 = \$9,715 Total per House: \$19,890 * 29 = \$576,810				
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 type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

The applicant proposes to rezone two parcels from PD 22-0319 (Planned Development) and AR (Agricultural - Rural) to PD 24-0454 (Planned Development) to retain the majority of the conditions from the previous PD 22-0319 and add 29 additional single-family units by incorporating the additional parcel for a total of 132 units which is achieved partially through the utilization of the Comprehensive Plan flex provision due to the site's northern boundary being adjacent to land designated SMU-6. The resulting density will be approximately 4.09 units per acre.

The approximate 32.3-acre agricultural property is composed of two parcels, folio #: 60921.0000 which is zoned PD 22-0319 and folio #: 60946.0000 which is zoned AR. The subject property is generally located at 11120 and 11008 Tom Folsom Road. The area consists of single-family residential, light industrial and agricultural. Adjacent to the north, is a retention area zoned PD and single-family residential zoned RSC-6 and RSC-9. Adjacent to the south, is single-family residential zoned PD and AS-1. To the east across Tom Folsom Road is a Rehab Facility zoned CG and single-family residential zoned AR and AS-1. Adjacent to the west is a warehouse zoned PD and single-family residential/agricultural lots zoned AR. The subject property is designated Residential-4 (RES-4) on the Future Land Use map. The Planning Commission finds the proposed use consistent with the Comprehensive Plan.

The surrounding uses are similar to the request, single-family residential. Therefore, the rezoning of the subject parcel from PD and AR with 132 single-family residential dwelling units would be consistent with the existing zoning pattern of the area.

Based on the above considerations staff finds the requested PD zoning district compatible with the existing zoning and development pattern in the area.

### 5.2 Recommendation

**Approval**, subject to proposed conditions.



6.0 PROPOSED CONDITIONS

Requirements for Certification:

Prior to certification, the applicant shall:

- A) Add a double headed arrow to the proposed internal subdivision roadway adjacent to the boundary with folio#60945.0000 and include a label that states “Future Potential Access Connection – See Conditions of Approval”.
- B) Revise site plan legend to replace “PROPOSED CROSS ACCESS (VEHICULAR & PEDESTRIAN)” with “ROADWAY STUBOUT (VEHICULAR & PEDESTRIAN)”.

**Approval** - Approval of the request, subject to the conditions listed below, is based on the revised general site plan submitted April 19, 2024.

- 1. The project shall be limited to a maximum of 132 single-family units.
- 2. The project shall be developed in accordance with the following:

Minimum lot size:	6,000 sf
Minimum lot width:	50 ft
Minimum front yard setback:	20 ft
Minimum front yard functioning as a side yard setback:	10 ft*
Minimum side yard setback:	5 ft
Minimum rear yard setback:	20 ft
Maximum building height:	35 feet/2-stories

\*Should this yard provide garage access, the garage shall provide a minimum setback of 20 feet and the residential structure shall provide a minimum setback of 15 feet. Should no garage access be provided from this yard, the minimum setback shall be 10 feet.


- 3. Primary vehicular and pedestrian access to the project shall be provided from Tom Folsom Rd, as shown on the PD Site Plan.
- 4. A gated emergency vehicular access and open pedestrian access connection shall be constructed to Boki Ln., as shown on the PD site plan.
- 5. A pedestrian access shall be constructed along folio#60946.0000 frontage on Tom Folsom Rd. The pedestrian access shall connect to the project’s internal sidewalk system.
- 6. If PD 24-0454 is approved, the County Engineer will approve a Design Exception (dated May 1, 2024) which was found approvable by the County Engineer (on May 3, 2024) for Tom Folsom Rd. substandard road improvements. As Tom Folsom Rd. is a substandard rural collector roadway, the developer will be required to construct +/-1,145 feet of new 5-foot sidewalk, in addition to the required sidewalk along the project frontage, on the west side of the roadway to the north and south of the project site that will connect to existing sidewalks at Fowler Ave. and north of Harney Rd.
- 7. The developer shall construct a sidewalk along the project frontage on Tom Folsom Rd.

8. As proffered by the applicant, the developer shall dedicate 23 feet of right of way consistent with PD site plan.
9. A roadway stubout shall be constructed to folio# 60929.0000 to the west of the subject property, as shown on the PD Site Plan. The vehicular and pedestrian connection stubout shall be constructed to the property line. In addition to any end-of-way treatment/signage required by the Manual of Uniform Traffic Devices (MUTCD), the developer shall place signage which identifies the roadway stub-out as a "Future Roadway Connection".
10. Future access may be taken by folio# 60945.0000 to the proposed internal project roadway adjacent to the parcel at such time that folio# 60945.0000 redevelops. Said proposed adjacent roadway shall be designed and platted such that the right of way shall abut folio# 60945.0000, and no intervening common area or other parcel (i.e. "spite strip") shall be platted between the roadway and folio#60945.0000 such that it would prevent future access to be taken. The developer of folio# 60945.0000 shall be responsible for the construction of any future access. The subject property developer shall install signage in the general location of the future potential connection which identifies a "Future Roadway Connection".
11. With the initial increment of development, the developer shall construct a northbound left turn lane into the project entrance on Tom Folsom Road.
12. Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access shall be allowed anywhere along the project boundary.
13. The project's single-family lots, stormwater and internal roadways shall be developed where generally depicted on the site plan.
14. 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.
15. 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).
16. 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.
17. 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.
18. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise.



References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

**Zoning Administrator Sign Off:**



J. Brian Grady  
Mon May 6 2024 14:14:22

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

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

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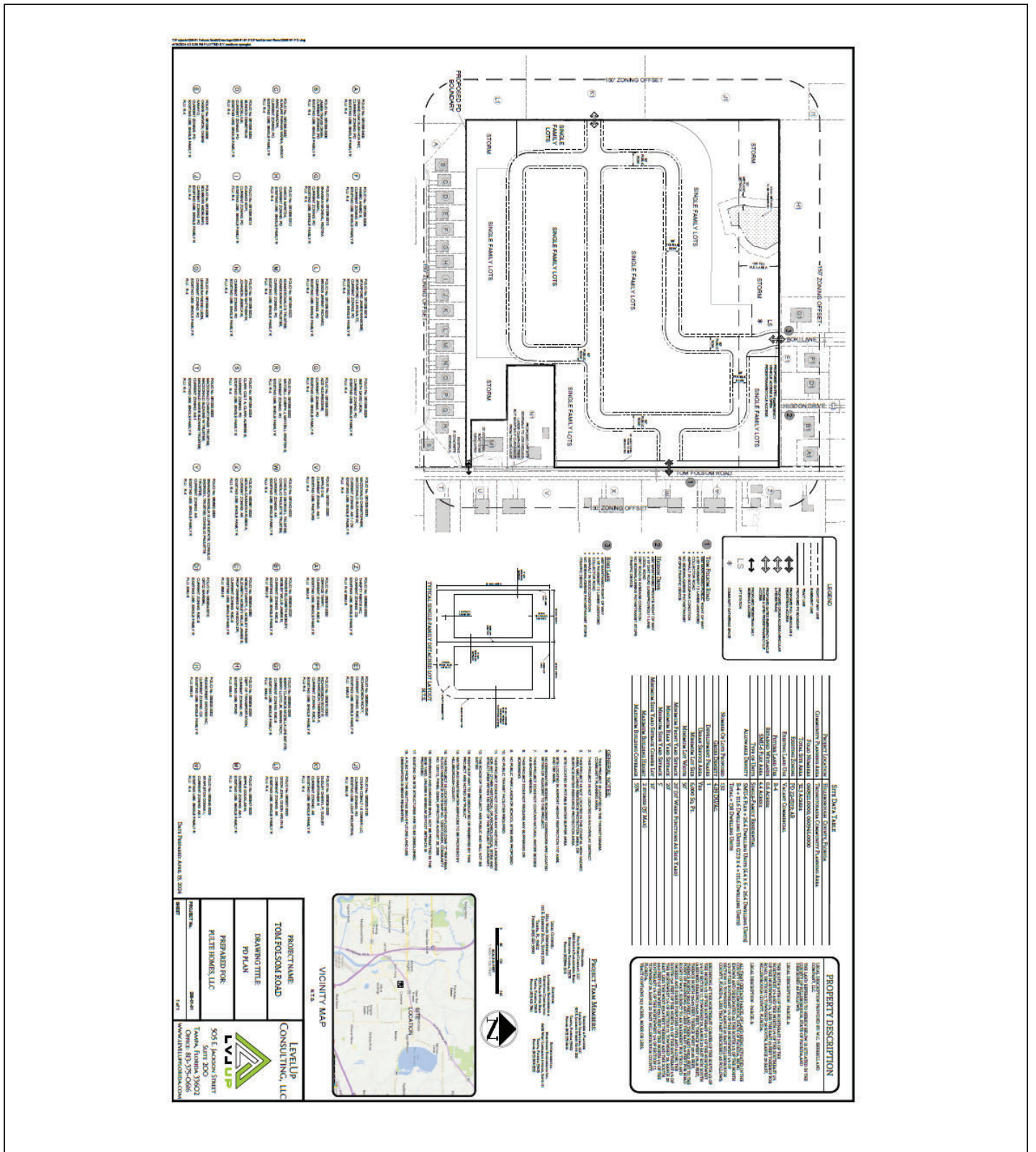
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## **7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS**

None.



8.0 PROPOSED SITE PLAN (FULL)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department  
REVIEWER: Richard Perez, AICP  
PLANNING AREA: TH/Central

DATE: 5/06/2024  
AGENCY/DEPT: Transportation  
PETITION NO: PD 24-0454

- 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 ZONING APPROVAL

- Primary vehicular and pedestrian access to the project shall be provided from Tom Folsom Rd, as shown on the PD Site Plan.
- A gated emergency vehicular access and open pedestrian access connection shall be constructed to Boki Ln., as shown on the PD site plan.
- A pedestrian access shall be constructed along folio#60946.0000 frontage on Tom Folsom Rd. The pedestrian access shall connect to the project's internal sidewalk system.
- If PD 24-0454 is approved, the County Engineer will approve a Design Exception (dated May 1, 2024) which was found approvable by the County Engineer (on May 3, 2024) for Tom Folsom Rd substandard road improvements. As Tom Folsom Rd. is a substandard rural collector roadway, the developer will be required to construct +/-1,145 feet of new 5-foot sidewalk, in addition to the required sidewalk along the project frontage, on the west side of the roadway to the north and south of the project site that will connect to existing sidewalks at Fowler Ave. and north of Harney Rd.
- The developer shall construct a sidewalk along the project frontage on Tom Folsom Rd.
- As proffered by the applicant, the developer shall dedicate 23 feet of right of way consistent with PD site plan.
- A roadway stubout shall be constructed to folio# 60929.0000 to the west of the subject property, as shown on the PD Site Plan. The vehicular and pedestrian connection stubout shall be constructed to the property line. In addition to any end-of-way treatment/signage required by the Manual of Uniform Traffic Devices (MUTCD), the developer shall place signage which identifies the roadway stub-out as a "Future Roadway Connection".
- Future access may be taken by folio# 60945.0000 to the proposed internal project roadway adjacent to the parcel at such time that folio# 60945.0000 redevelops. Said proposed adjacent roadway shall be designed and platted such that the right of way shall abut folio# 60945.0000, and no intervening common area or other parcel (i.e. "spite strip") shall be platted between the roadway and folio#60945.0000 such that it would prevent future access to be taken. The developer of folio#



60945.0000 shall be responsible for the construction of any future access. The subject property developer shall install signage in the general location of the future potential connection which identifies a "Future Roadway Connection".

- With the initial increment of development, the developer shall construct a northbound left turn lane into the project entrance on Tom Folsom Road.
- Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access shall be allowed anywhere along the project boundary.

**OTHER CONDITIONS:**

Prior to certification, the applicant shall:

- A) Add a double headed arrow to the proposed internal subdivision roadway adjacent to the boundary with folio#60945.0000 and include a label that states "Future Potential Access Connection – See Conditions of Approval".
- B) Revise site plan legend to replace "PROPOSED CROSS ACCESS (VEHICULAR & PEDESTRIAN)" with "ROADWAY STUBOUT (VEHICULAR & PEDESTRIAN)".

**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone the subject property from Planned Development (PD) # 23-0319 and Agricultural Residential (AR) to a new PD zoning to construct 132 single family residential lots on +/-32.3 acres. The site is located on the west side of Tom Folsom Rd., approximately 809 feet south of East Fowler Ave., within the Thonotosassa Community Plan Area. The Future Land Use designation of the site is Residential 4 (R-4).

*Trip Generation Analysis*

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

**Approved Zoning:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR: 4 Units, Single Family Detached (ITE 210)	38	3	4
PD: 103 Units, Single Family Detached (ITE 210)	1,037	77	102
<b>Total</b>	<b>1,075</b>	<b>80</b>	<b>106</b>

**Proposed Zoning:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 132 Units, Single Family Detached (ITE 210)	1,303	96	129

**Trip Generation Difference:**

Zoning, Lane Use/Size	24 Hour	Total Peak Hour Trips
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	Two-Way Volume	AM	PM
Difference (+/-)	+228	+16	+23

The proposed rezoning will result in an increase in potential trip generation by +228 daily trips, +16 AM peak hour trips, and +23 PM peak hour trips.

#### TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject property fronts Tom Folsom Rd to the east. To the north Boki Ln. and Higdon Dr. dead-end at the property boundary.

##### Tom Folsom Rd.

Tom Folsom Rd. is a substandard 2-lane, undivided, County collector rural roadway. The roadway consists of +/-10-foot lanes with no shoulders or bicycle facilities and no sidewalks within the vicinity of the project. There are swales on both sides of the road. The roadway lies within +/- 50 feet of right-of-way.

Pursuant to the Hillsborough County Transportation Technical Manual, a rural collector roadway shall meet the typical section TS-7 standard. TS-7 standard includes 12-foot-wide lanes, 8-foot shoulders with 5 foot paved, and 5-foot wide sidewalks on both sides and swales within a minimum of 96 feet of right-of-way. Tom Folsom Rd. is not included in the Hillsborough County Corridor Preservation Plan.

The applicant is requesting a design exception to construct +/-1,145 feet of sidewalk, in addition to the required frontage sidewalk, on the west side of Tom Folsom Rd. in lieu of improving the roadway to standard. The new sidewalks will extend north and south of the site connecting into existing sidewalks. See the Design Exception request section below for additional detail.

##### Boki Ln.

Boki Ln. is a substandard 2-lane County rural local roadway. The roadway consists of +/-10-foot lanes, unpaved shoulders, no sidewalks, and no bike lanes. The roadway lies within +/- 50 feet of right-of-way. The roadway stubs out to the subject property's northern boundary.

Pursuant to the Hillsborough County Transportation Technical Manual, a rural local roadway shall meet the typical section TS-7 standard. TS-7 standard includes 12-foot-wide lanes, 8-foot shoulders with 5 foot paved, and 5-foot wide sidewalks on both sides and swales within a minimum of 96 feet of right-of-way. Boki Ln. is not included in the Hillsborough County Corridor Preservation Plan.

##### Higdon Dr.

Higdon Dr. is a substandard private local roadway. The roadway consists of unpaved lanes with no sidewalks within +/-50 feet of right of way. The roadway appears to stub out to the subject property's northern boundary.

Pursuant to the Hillsborough County Transportation Technical Manual, a rural local roadway shall meet the typical section TS-7 standard. TS-7 standard includes 12-foot-wide lanes, 8-foot shoulders with 5 foot paved, and 5-foot wide sidewalks on both sides and swales within a minimum of 96 feet of right-of-way. Higdon Dr. is not included in the Hillsborough County Corridor Preservation Plan.

#### SITE ACCESS & CONNECTIVITY

The proposed PD site plan provides for vehicular and pedestrian access to Tom Folsom Rd. and a stubout connection to the western boundary for future connection to the adjacent property. A pedestrian access will be provided to southern most project frontage on Tom Folsom Rd. as shown on the PD site plan. A

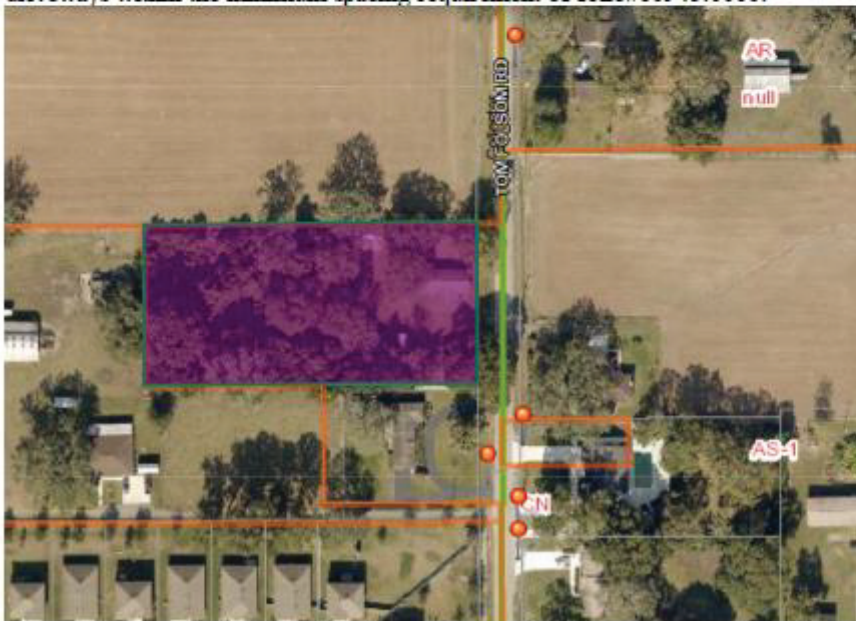
pedestrian access and gated emergency access will be constructed to Bolki Lane. Additionally, staff is recommending to allow for future vehicular and pedestrian connection to be permitted by the adjacent unplatted residential parcel folio# 60945.0000 at such time that the property may redevelop as a residential use. See further discussion herein below.

Based on the applicant's site access analysis, a 245-foot northbound left turn lane is warranted at the Tom Folsom project entrance. A southbound right turn lane is not warranted.

A 5-foot sidewalk is required to be constructed along the project frontage on Tom Folsom Rd. as required per the County Land Development Code (LDC). As shown on the PD site plan, the applicant is proffering a 23-foot dedication of right of way along the project frontage.

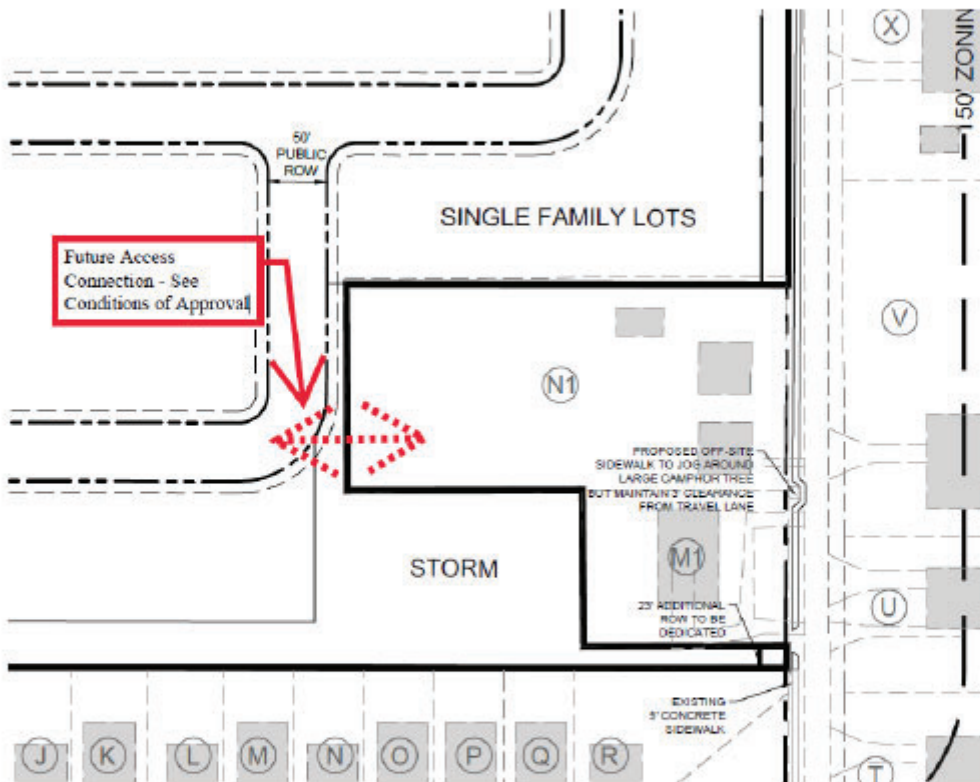
Internal roadways are proposed to be public local roadways constructed to the County Transportation Technical Manual TS-3, typical standard.

The proposed public subdivision roadway stubs out to the west (folio#60929.0000) consistent with subdivision connectivity requirements of Hillsborough County LDC, Sec. 6.02.01. A. 15. to "ensure future street connections where a proposed development abuts unplatted land or a future development phase of the same development, street stubs shall be provided to provide access to all abutting properties". Similarly, the adjacent property to the east, folio# 60945.0000, is an unplatted residential parcel between the subject property and Tom Folsom Rd. The adjacent parcel abuts the location of the project's internal public roadway and has limited frontage along Tom Folsom Rd. The existing condition along Folio# 60945.0000's Tom Folsom Rd. frontage does not meet the County LDC, Sec. 6.04.07 minimum access spacing requirements for a collector roadway from several driveways along the roadway which would result in constraints on future redevelopment of the adjacent parcel and/or unsafe operational conditions to access the site from Tom Folsom Rd., if it were to redevelop, i.e. subdivide and increase the number of residential units. As such staff is recommending allowing access to the adjacent property in the event that it redevelops. See aerial screenshot from the County GIS Data Viewer with orange pins showing the location of five (5) driveways within the minimum spacing requirement of folio#60945.0000.





The PD site plan proposes the subdivision roads to be dedicated to the public and will be constructed consistent with the County Transportation Technical Manual TS-3 local roadway typical section. The roadways will be maintained by the County and as such must be available to adjacent properties for access. In addition to recommending that the internal public roadway adjacent to folio#60945.0000 allows future access, staff is proposing conditions to ensure that the design, construction, and dedication of the public subdivision roadway be is done in such a way that no intervening common area or other parcel (i.e. spine strip) shall platted between the roadway and folio#60945.0000 that would prevent future access from being taken. A prior to certification condition of approval requires the site plan to be revised to add a double headed arrow and label stating, "Future Potential Access Connection – See Conditions of Approval". See the annotated screen shot the proposed PD site plan illustrating proposed prior to certification revision.



In addition to any end-of-way treatment and signage required by the Manual of Uniform Traffic (MUTCD) for the roadway stubout to the west, the developer will be required to place signage which identifies the roadway stubout as a "Future Roadway Connection". Similar signage shall be placed at the general location of the future potential access to folio#60945.0000.

**REQUESTED DESIGN EXCEPTION: TOM FOLSOM ROAD**

As Tom Folsom Rd. is a substandard rural collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request for Tom Folsom Rd. (May 1, 2024) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design



APPLICATION NUMBER: PD 24-0454

ZHM HEARING DATE: MAY 14, 2024

BOCC HEARING DATE: July 9, 2024

Case Reviewer: Chris Grandlienard, AICP

Exception request, the County Engineer found the Design Exception request approvable (on May 3, 2024). The developer will be required to construct +/-1,145 feet of new 5-foot sidewalk, in addition to the required sidewalk along the project frontage, on the west side of the roadway to the north and south that will connect to existing sidewalks at Fowler Ave. and north of Harney Rd.

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

#### LEVEL OF SERVICE (LOS)

Tom Folsom Rd. is not a regulated roadway in the 2020 Hillsborough County Level of Service (LOS) Report.

**From:** Williams, Michael [WilliamsM@hcfl.gov]  
**Sent:** Friday, May 3, 2024 5:52 PM  
**To:** Steven Henry [shenry@lincks.com]  
**CC:** Tirado, Sheida [TiradoS@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; Kami Corbett [kami.corbett@hwhlaw.com]; Grandlienard, Christopher [GrandlienardC@hcfl.gov]; PW-CEIntake [PW-CEIntake@hcfl.gov]; De Leon, Eleonor [DeLeonE@hcfl.gov]  
**Subject:** RZ PD 24-0454  
**Attachments:** 24-0454+DEAd+05-01-24.pdf

Steve,

I have found the attached Design Exception (DE) for PD 24-0454 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon ([DeLeonE@hcfl.gov](mailto:DeLeonE@hcfl.gov) 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@hcfl.gov](mailto:PW-CEIntake@hcfl.gov)

Mike

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

P: (813) 307-1851

M: (813) 614-2190

E: [Williamsm@HCFL.gov](mailto:Williamsm@HCFL.gov)

W: [HCFLGov.net](http://HCFLGov.net)

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

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

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



Received May 1, 2024  
Development Services



# Additional / Revised Information Sheet

Office Use Only		
Application Number: RZ-PD 24-0454	Received Date:	Received By:

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, the second page of this form must be included indicating the additional/revised documents being submitted with this form.

Application Number: RZ-PD 24-0454 Applicant's Name: Pulte Home Company, LLC  
Reviewing Planner's Name: Chris Grandlienard Date: May 1, 2024

Application Type:

Planned Development (PD)  Minor Modification/Personal Appearance (PRS)  Standard Rezoning (RZ)  
 Variance (VAR)  Development of Regional Impact (DRI)  Major Modification (MM)  
 Special Use (SU)  Conditional Use (CU)  Other \_\_\_\_\_

Current Hearing Date (if applicable): May 14, 2024

### Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project?  Yes  No  
If "Yes" is checked on the above please ensure you include all items marked with \* on the last page.

Will this revision remove land from the project?  Yes  No  
If "Yes" is checked on the above please ensure you include all items marked with \* on the last page.

Email this form along with all submittal items indicated on the next page in pdf form to:  
[ZoningIntake-DSD@hcf.gov](mailto:ZoningIntake-DSD@hcf.gov)

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 277-1633 or email [ZoningIntake-DSD@hcf.gov](mailto:ZoningIntake-DSD@hcf.gov).

I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.

Signature

May 1, 2024  
Date

Received May 1, 2024  
Development Services



## Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to [Chapter 119 Florida Statutes](#), all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact [Hillsborough County Development Services](#) to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under [Florida Statutes §119.071\(4\)](#) will need to contact [Hillsborough County Development Services](#) to obtain a release of exempt parcel information.

Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS?  Yes  No

I hereby confirm that the material submitted with application RZ-PD 24-0454

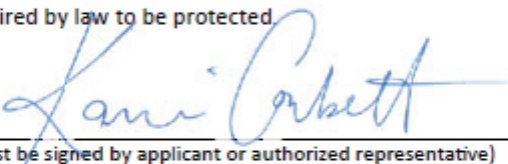
Includes sensitive and/or protected information.

Type of information included and location \_\_\_\_\_

Does not include sensitive and/or protected information.

Please note: Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature:   
(Must be signed by applicant or authorized representative)

Intake Staff Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Received May 1, 2024  
Development Services



# Additional / Revised Information Sheet

Please indicate below which revised/additional items are being submitted with this form.

Included	Submittal Item
1	<input checked="" type="checkbox"/> Cover Letter** If adding or removing land from the project site, the final list of folios must be included
2	<input type="checkbox"/> Revised Application Form**
3	<input type="checkbox"/> Copy of Current Deed* Must be provided for any new folio(s) being added
4	<input type="checkbox"/> Affidavit to Authorize Agent* (If Applicable) Must be provided for any new folio(s) being added
5	<input type="checkbox"/> Sunbiz Form* (If Applicable) Must be provided for any new folio(s) being added
6	<input type="checkbox"/> Property Information Sheet**
7	<input type="checkbox"/> Legal Description of the Subject Site**
8	<input type="checkbox"/> Close Proximity Property Owners List**
9	<input type="checkbox"/> Site Plan** All changes on the site plan must be listed in detail in the Cover Letter.
10	<input type="checkbox"/> Survey
11	<input type="checkbox"/> Wet Zone Survey
12	<input type="checkbox"/> General Development Plan
13	<input type="checkbox"/> Project Description/Written Statement
14	<input checked="" type="checkbox"/> Design Exception and Administrative Variance requests/approvals
15	<input type="checkbox"/> Variance Criteria Response
16	<input type="checkbox"/> Copy of Code Enforcement or Building Violation
17	<input type="checkbox"/> Transportation Analysis
18	<input type="checkbox"/> Sign-off form
19	<input type="checkbox"/> Other Documents (please describe): <div style="border: 1px solid black; height: 60px; width: 100%;"></div>

\*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

\*\*Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.

Received May 1, 2024  
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SENDER'S DIRECT DIAL:  
813-227-8421

SENDER'S E-MAIL:  
Kami.Corbett@hwlaw.com

May 1, 2024

Chris Grandlienard  
Development Services Department  
County Center  
601 E. Kennedy Blvd., 19<sup>th</sup> Floor  
Tampa, FL 33602

Re: RZ-PD 24-0454 – Revised Design Exception

Dear Mr. Grandlienard:

Enclosed herein, please find a revised design exception request for the above-referenced application.

Please accept the attached for filing. Thank you.

Sincerely,

HILL WARD HENDERSON

A handwritten signature in blue ink that reads "Kami Corbett".

Kami Corbett, Esq.



Received May 1, 2024  
 Development Services



## Supplemental Information for Transportation Related Administrative Reviews

**Instructions:**

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Ingrid Padron at [padroni@hcpafl.gov](mailto:padroni@hcpafl.gov) or via telephone at (813) 307-1709 if you have questions about how to complete this form.

Request Type (check one)	<input type="checkbox"/> Section 6.04.02.B. Administrative Variance <input checked="" 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.)		
Submittal Type (check one)	<input type="checkbox"/> New Request	<input checked="" type="checkbox"/> Revised Request	<input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. Tom Folsom Road	<input type="checkbox"/> 4.	
	<input checked="" type="checkbox"/> 2. Tom Folsom Road - DE	<input type="checkbox"/> 5.	
	<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>			
Project Name/ Phase	Tom Folsom Road		
<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>			
Folio Number(s)	060946.0000 , 060921.0000		
	<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>			
Name of Person Submitting Request	Steven J. Henry, PE		
<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>			
Current Property Zoning Designation			
<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>			
Pending Zoning Application Number	PD 24-0454		
<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>			
Related Project Identification Number (Site/Subdivision Application Number)	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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**LINCKS & ASSOCIATES, INC.**

May 1, 2024

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

Re: Tom Folsom Road  
PD-24-0454  
Folio 060946.0000  
060921.0000  
Lincks Project No. 23152

The purpose of this letter is to request a Design Exception to the Hillsborough County Transportation Technical Manual per Section 1.7.2 to meet Land Development Code Section 6.04.03L for Tom Folsom Road from Harney Road to E. Fowler Avenue.

The developer proposes to add property to the existing Planned Development and increase the entitlements by 29 Single Family Homes for a total of 132 Single Family Homes.

Table 1 provides the trip generation for the proposed project. The proposed PD plan is included in the Appendix of this letter.

The access for the project is proposed to have one (1) full access to Tom Folsom Road.

According to the Hillsborough County Roadways Functional Classification Map, Tom Folsom Road is classified as a collector roadway. The subject site is within the Hillsborough County Urban Service Area.

The request is for a Design Exception to TS-7 of the Hillsborough County Transportation Technical Manual for Tom Folsom Road. The segment of Tom Folsom Road from Harney Road to E. Fowler Avenue currently has the following characteristics:

- Two (2) lane rural roadway
- Ten (10) foot lanes
- No sidewalk
- Posted speed limit of 35 MPH
- 50 foot right-of-way

The following provides a summary of the existing road compared to the elements of TS-7 for the segment from Harney Road to E. Fowler Avenue.

5023 West Laurel Street  
Tampa, FL 33607  
813 289 0039 Telephone  
8133 287 0674 Telefax  
[www.Lincks.com](http://www.Lincks.com) Website

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Mr. Mike Williams  
May 1, 2024  
Page 2

- 1) Right of Way – TS-7 has 96 feet of right of way. The existing right of way along the roadway is approximately 50 feet.
- 2) Lane Width – TS-7 has 12 foot lanes. The existing roadway has 10 foot lanes.
- 3) Shoulders – TS-7 has 8 foot shoulders with 5 feet paved. The existing road has unpaved shoulders.
- 4) Sidewalk – TS-7 has 5 foot sidewalk on both sides of the road. There are limited sidewalks along the subject segment of the roadway.
- 5) Drainage Ditch – TS-7 has drainage ditches on both sides of the road. The existing road has little to no ditches.

To attenuate the impact of the project, the developer proposes to provide 5 foot sidewalk on the west side of Tom Folsom Road for the following segments:

1. Add approximately 335 feet from the southern property line to connect to the existing sidewalk on Tom Folsom Road.
2. Add 810 feet from the northern property line to E. Fowler Avenue.

With the 825 feet of sidewalk required along the project frontage, there will be a continuous sidewalk from E. Fowler Avenue to Harney Road.

Figure 1 illustrates the limits of the proposed sidewalk.

Based on the above, it is our opinion, the proposed improvements to Tom Folsom Road will attenuate the impact of the project and meet the intent of the Transportation Technical Manual to the extent feasible.

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Mr. Mike Williams  
May 1, 2024  
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Please do not hesitate to contact us if you have any questions or require any additional information.

Best Regards,

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



---

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

- Disapproved
- Approved
- Approved with Conditions

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

Sincerely,

Michael J. Williams  
Hillsborough County Engineer



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Mr. Mike Williams  
 May 1, 2024  
 Page 4

TABLE 1  
 ESTIMATED PROJECT TRIP ENDS (1)

Land Use	ITE LUC	Size	Daily Trip Ends	AM Peak Hour Trip Ends		PM Peak Hour Trip Ends	
				In	Out	In	Out
Single Family	210	132 DU's	1,303	24	72	81	48
					Total		Total
					96		129

(1) Source: ITE Trip Generation Manual, 11<sup>th</sup> Edition, 2021.

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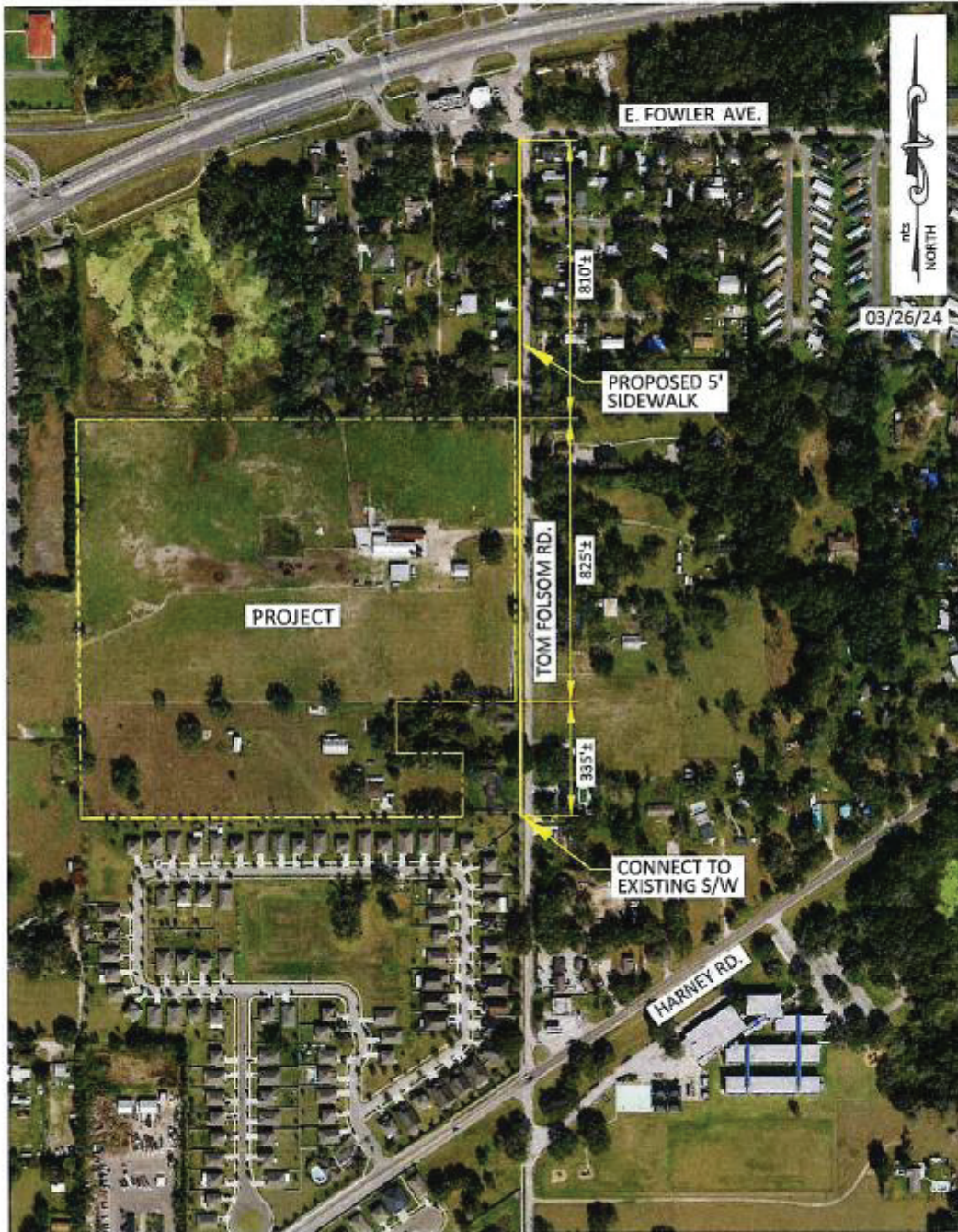


FIGURE 1  
PROPOSED IMPROVEMENTS

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APPENDIX



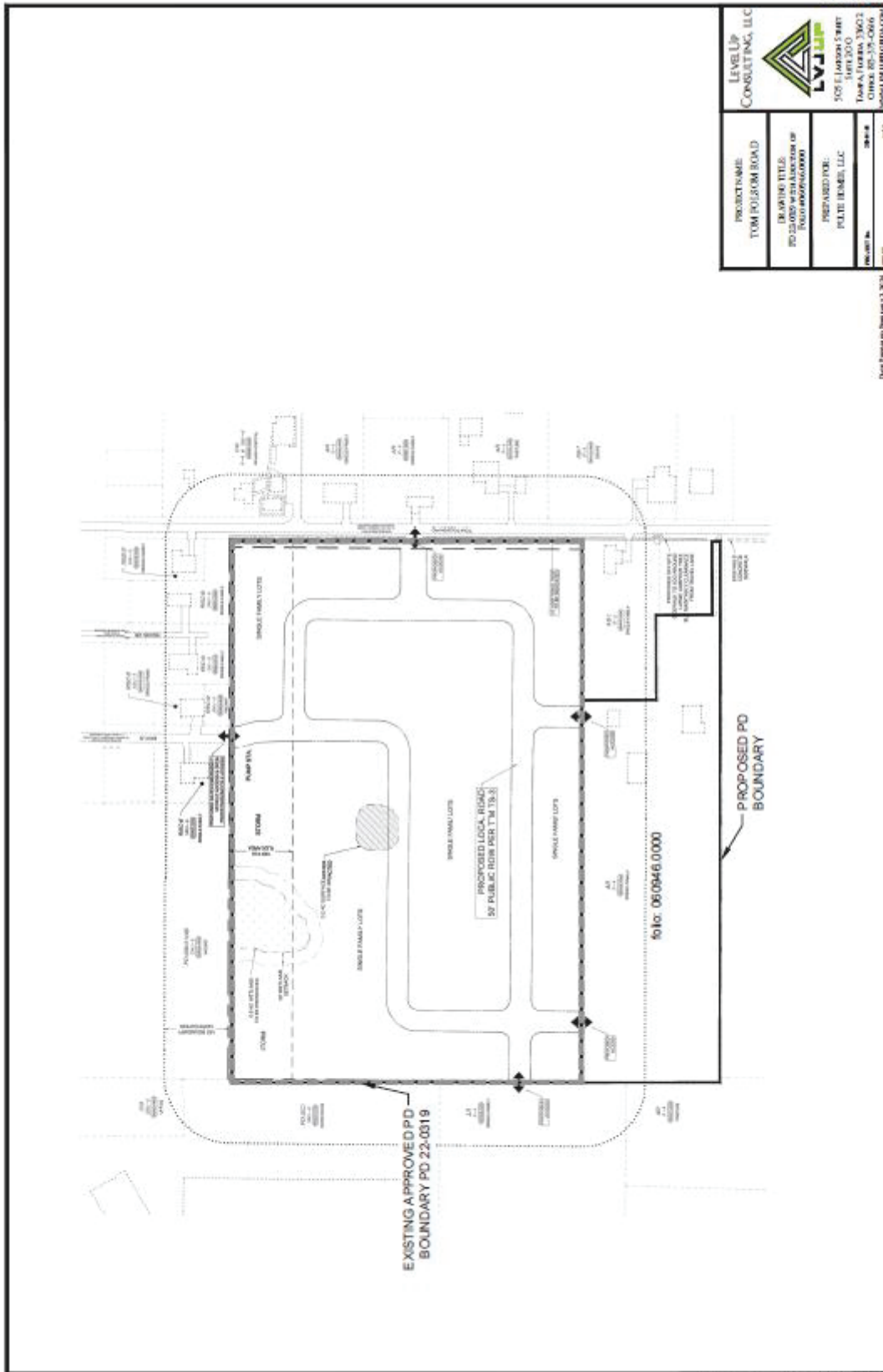
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PD PLAN





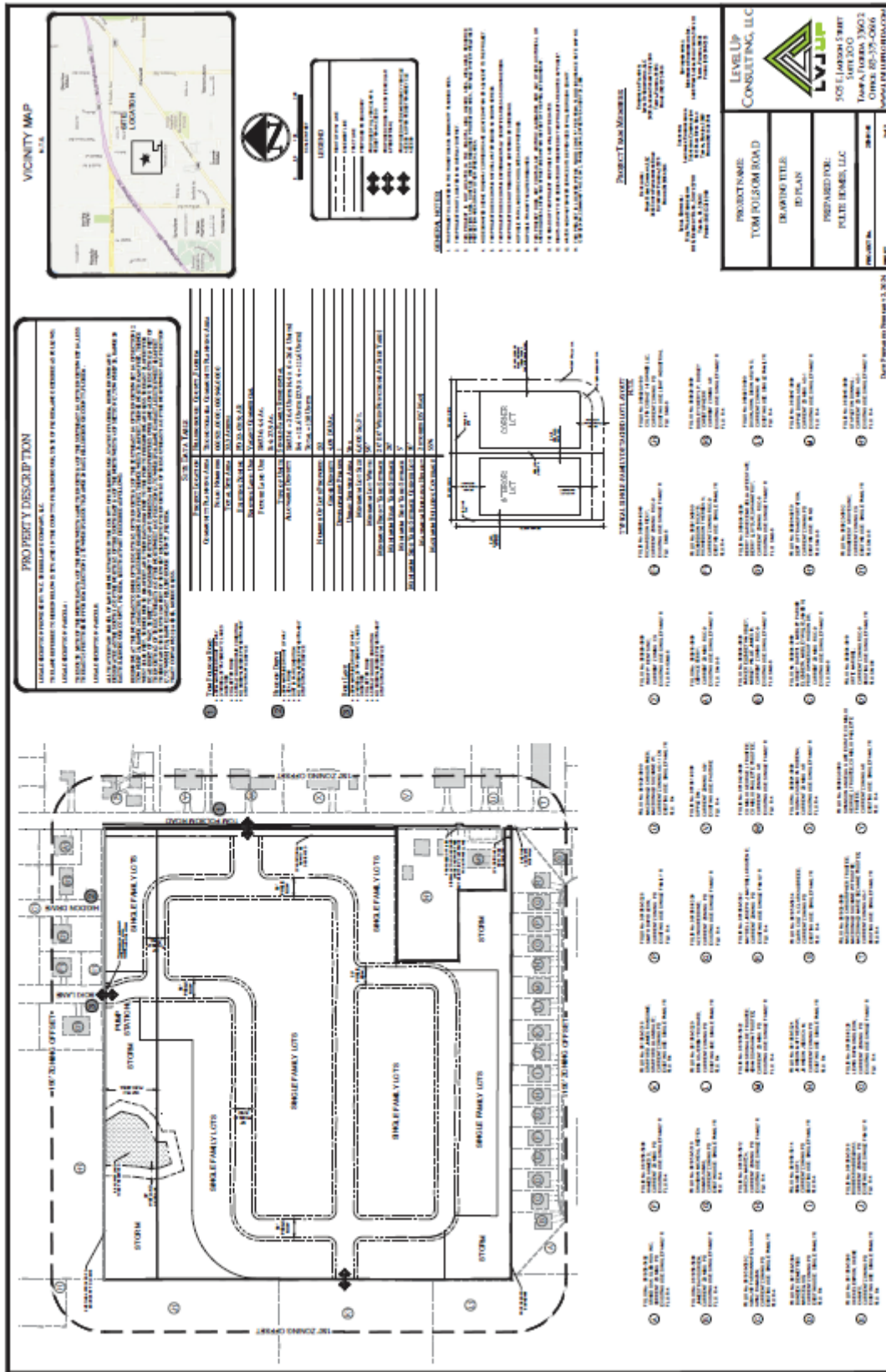
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PROJECT NAME:	TOM FOURM ROAD
DRAWING TITLE:	PD 24-0454 WITH ALL CHANGES OF DEVELOPER/OWNER
PREPARED FOR:	PULTE HOMES, LLC
DATE:	2024-04-22
DRAWN BY:	...
CHECKED BY:	...
DATE:	...

Scale: 1" = 100' (See Note 1.3, 3.0.2)

Received May 1, 2024  
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HILLSBOROUGH COUNTY ROADWAYS  
FUNCTIONAL CLASSIFICATION MAP





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



Hillsborough County,  
Florida

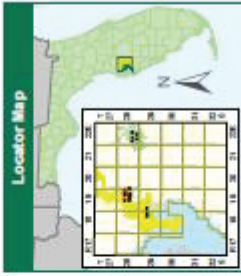
**Legend**

**Functional Classifications**

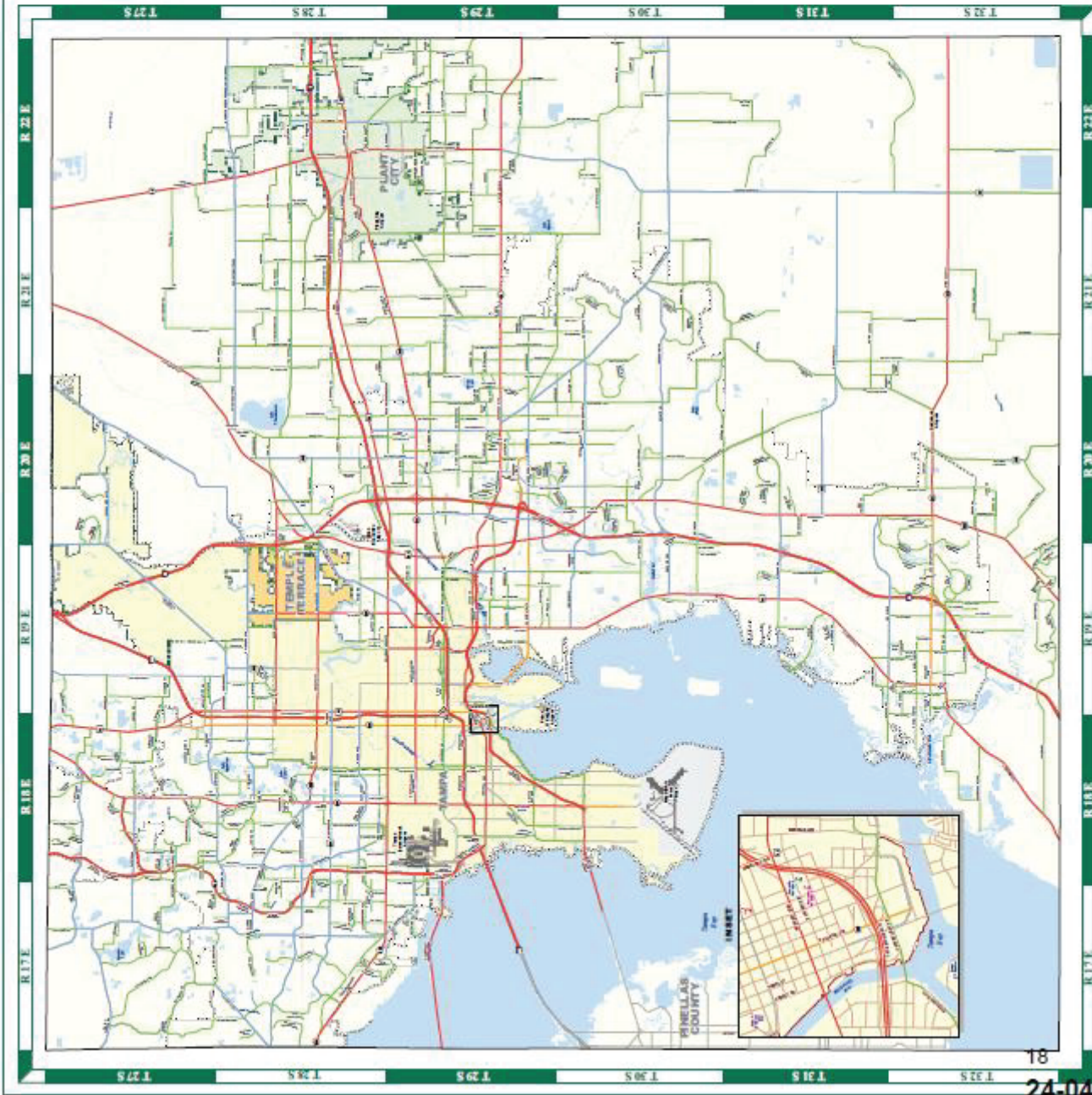
**Authority/Classification**

- State, Principal Arterial
- State, Arterial
- Hillsborough, Arterial
- Hillsborough, Collector
- Urban Service Area Boundary
- City Limits

**Locator Map**



The Hillsborough County Roadway Functional Classification Map is a planning tool used to identify and classify roadways within the county. It is not a legal document and does not constitute a contract. The map is subject to change without notice. The map is not to be used for any purpose other than the one intended. The map is not to be used for any purpose other than the one intended.



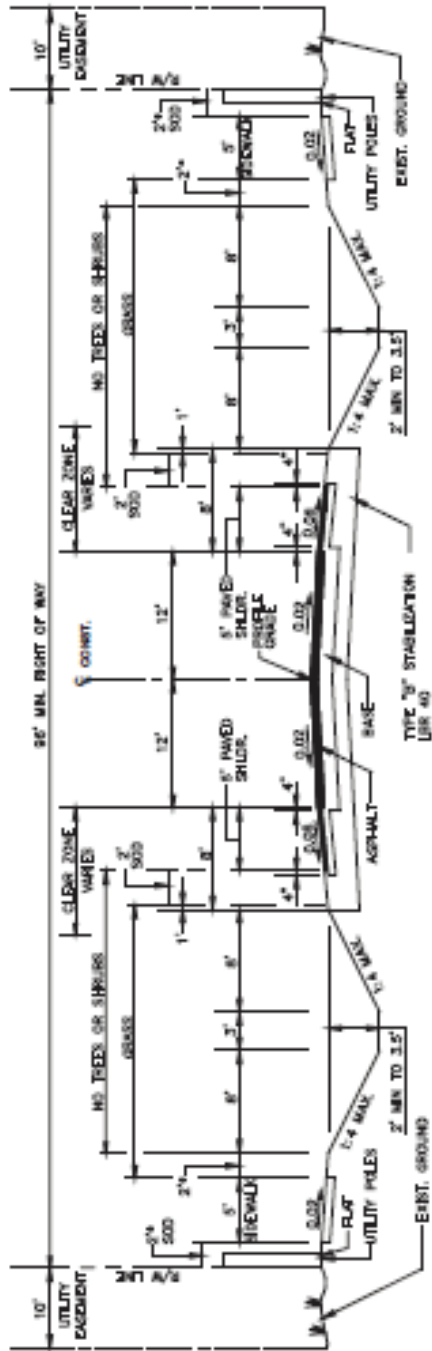


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TS-7



Received May 1, 2022  
 Development Service



TYPICAL SECTION

N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 50 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SEWMALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SEWMALK AS POSSIBLE. F NOT IN THE CLEAR ZONE.
4. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)
5. PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE.

REVISION DATE:

10/17

TRANSPORTATION  
 TECHNICAL  
 MANUAL



LOCAL & COLLECTOR RURAL ROADS  
 (2 LANE UNDIVIDED)  
 TYPICAL SECTION

DRAWING NO. TS-7

SHEET NO. 1 OF 1

**COUNTY OF HILLSBOROUGH  
ZONING HEARING MASTER'S RECOMMENDATION**

<b>Application number:</b>	RZ-PD 24-0454
<b>Hearing date:</b>	May 14, 2024
<b>Applicant:</b>	Pulte Homes, LLC
<b>Request:</b>	Rezone to Planned Development
<b>Location:</b>	11120 and 11008 Tom Folsom Road, Thonotosassa
<b>Parcel size:</b>	32.3 acres +/-
<b>Existing zoning:</b>	PD 22-0319 and AR
<b>Future land use designation:</b>	Res-4 (4 du/ga; 0.25 FAR)
<b>Service area:</b>	Urban Services Area
<b>Community planning area:</b>	Thonotosassa Community Plan

**A. APPLICATION REVIEW**

**DEVELOPMENT SERVICES STAFF REPORT  
APPLICATION REVIEW SUMMARY AND RECOMMENDATION**



**Rezoning Application:** PD 24-0454  
**Zoning Hearing Master Date:** May 14, 2024  
**BOCC Hearing Meeting Date:** July 9, 2024

**1.0 APPLICATION SUMMARY**

**Applicant:** Pulte Home Company, LLC  
**FLU Category:** Residential-4 (RES-4)  
**Service Area:** Urban  
**Site Acreage:** 32.3 MOL  
**Community Plan Area:** Thonotosassa  
**Overlay:** None



**Introduction Summary:**

The applicant proposes to rezone two parcels from PD 22-0319 (Planned Development) and AR (Agricultural - Rural) to PD 24-0454 (Planned Development) to retain the majority of the conditions from the previous PD 22-0319 and add 29 additional single-family units by incorporating the additional parcel for a total of 132 units which is achieved partially through the utilization of the Comprehensive Plan flex provision due to the site’s northern boundary being adjacent to land designated SMU-6.

	Existing		Proposed
District(s)	PD 22-0319	AR	PD 24-0454
Typical General Use(s)	Single-Family Residential (Conventional Only)	Single-Family Residential/Agricultural	Single-Family Residential (Conventional Only)
Acreage	24.60 MOL	7.7 MOL	32.3 MOL
Density/Intensity	4.19 du/ ga	1 du/ 5 ga	4.09 du/ga
Mathematical Maximum*	103 units	1 unit	132 units

\*number represents a pre-development approximation

Development Standards:	Existing		Proposed
District(s)	PD 22-0319	AR	PD 24-0454
Lot Size / Lot Width	6,000 sf / 50'	217,800 sf / 150'	6,000 sf / 50'
Setbacks/Buffering and Screening	20' Front 20' Rear 5' Sides	50' Front 50' Rear 25' Sides	20' Front 20' Rear 5' Sides
Height	35'	50'	35'

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

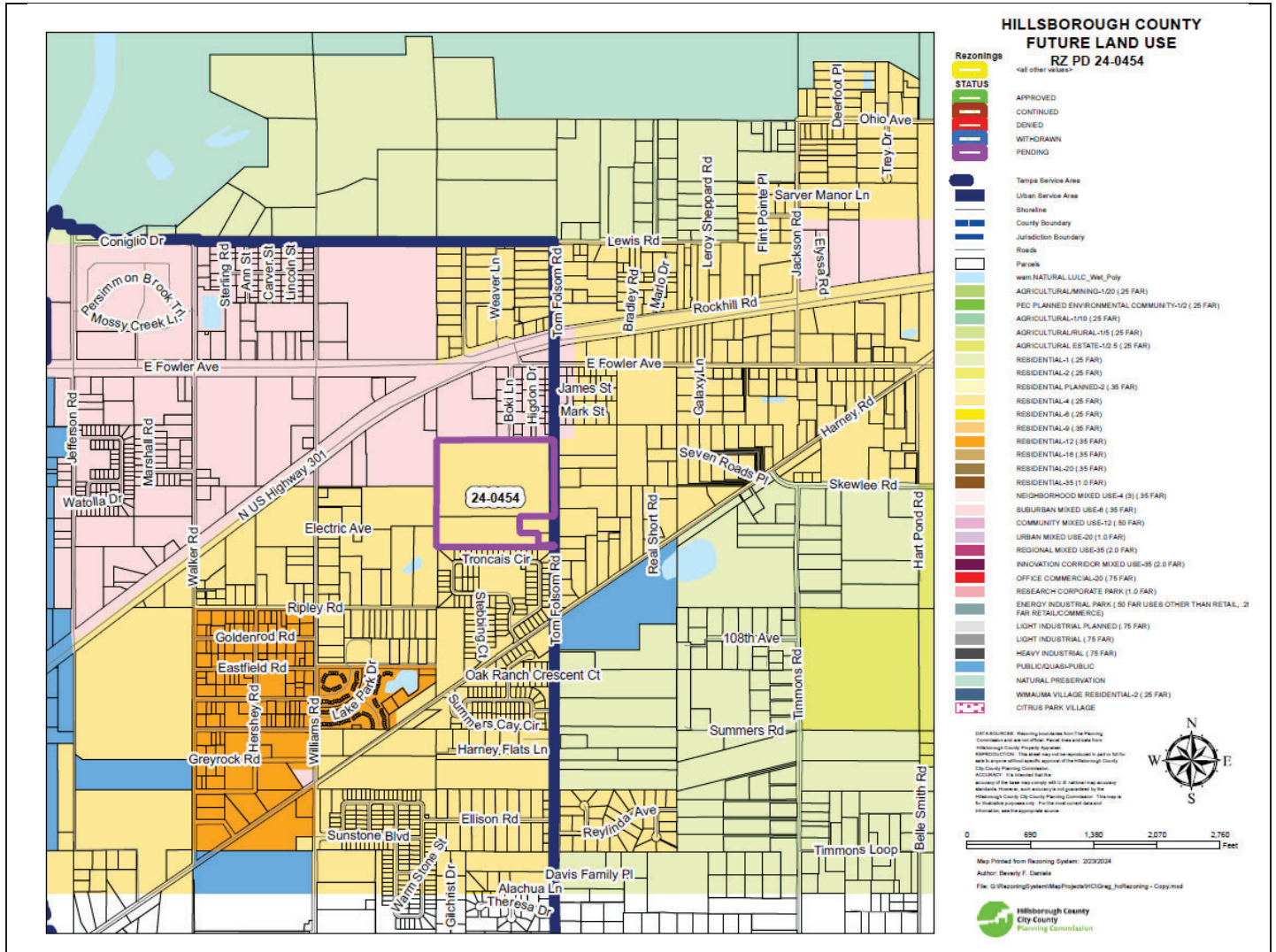
<b>Planning Commission Recommendation:</b> Consistent	<b>Development Services Recommendation:</b> Approvable, subject to proposed conditions
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2.0 LAND USE MAP SET AND SUMMARY DATA

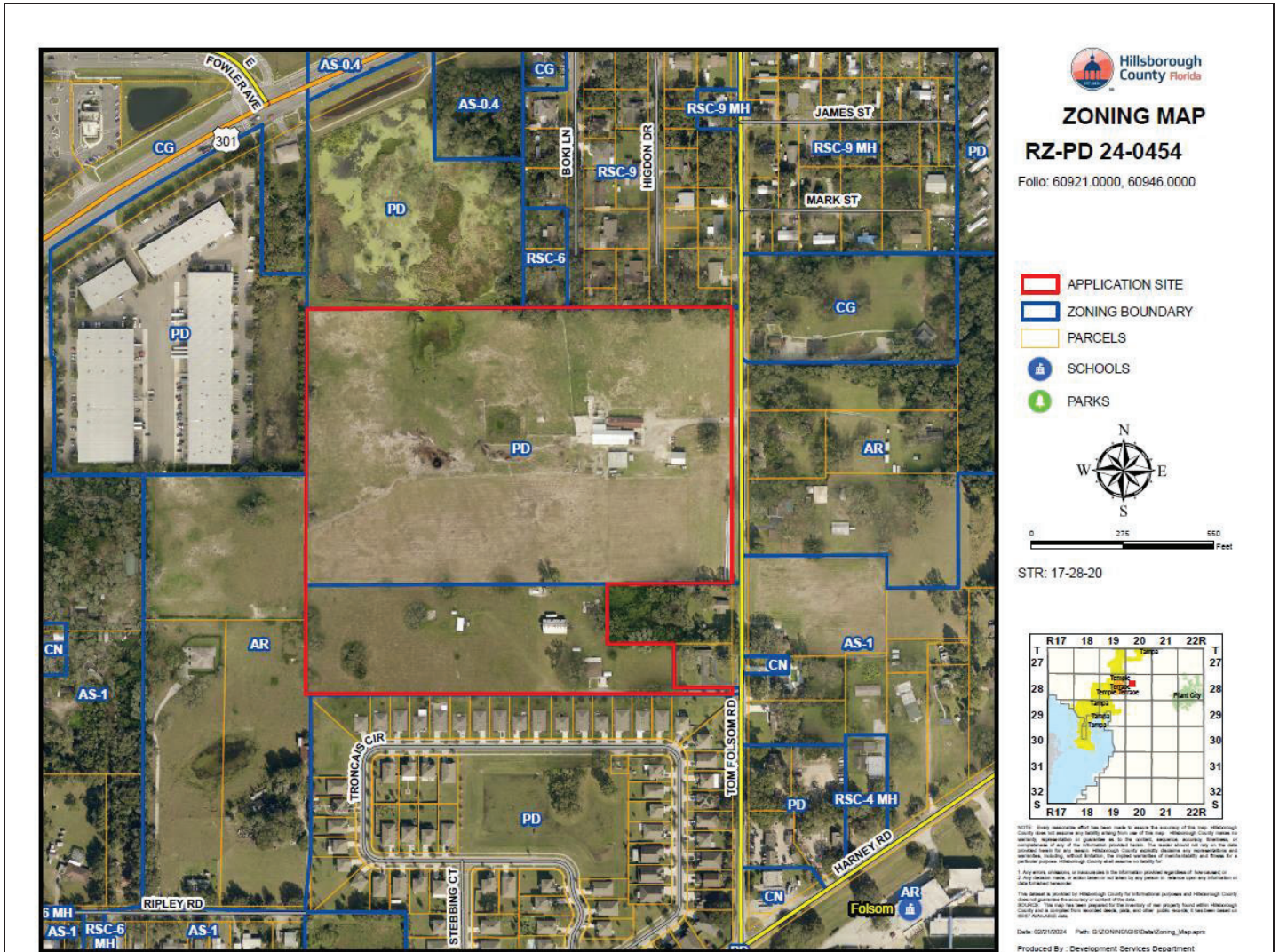
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential-4 (RES-4)
Maximum Density/F.A.R.:	4.0 dwelling units/gross acre; 0.25 F.A.R.
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



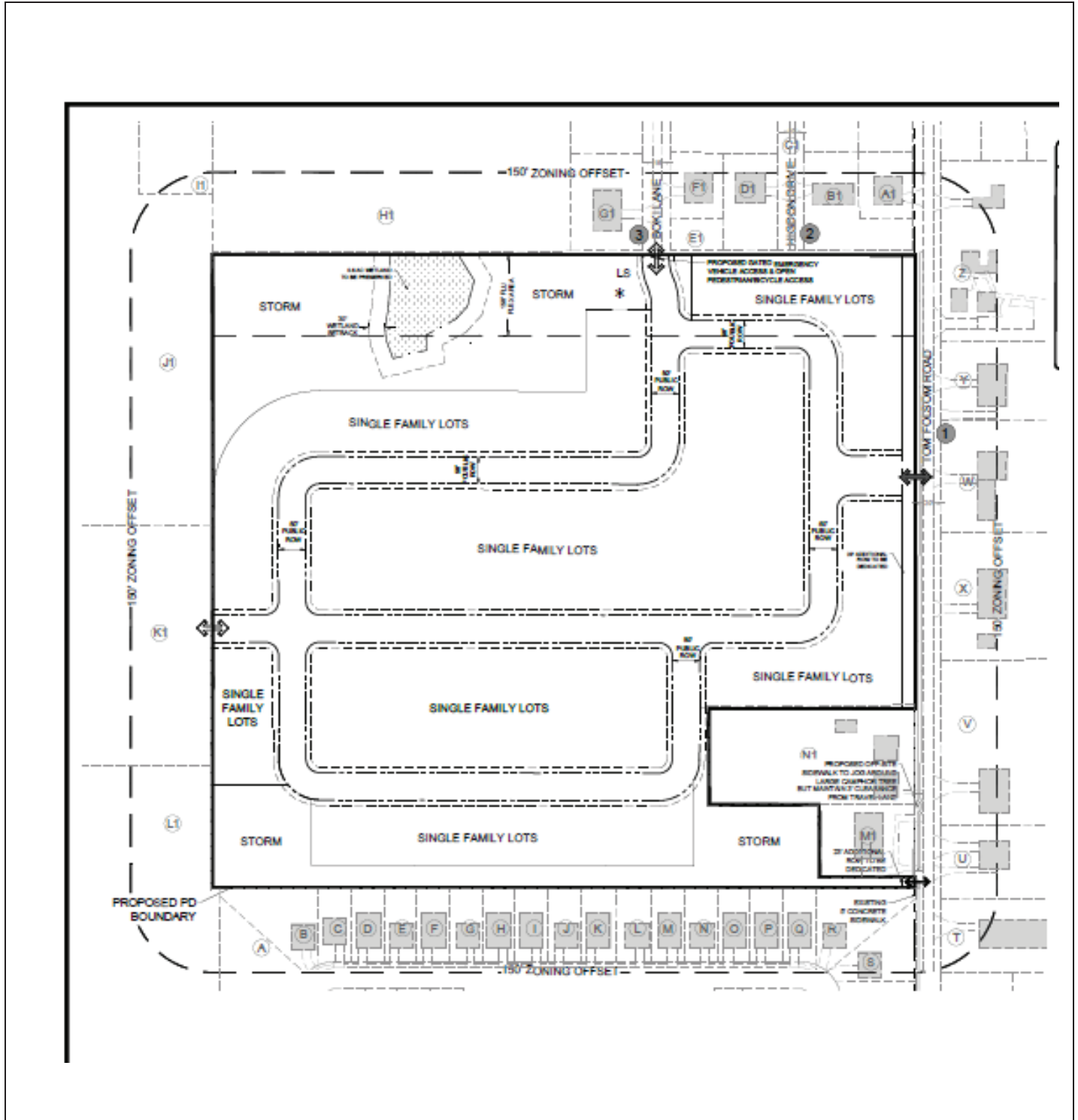
Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 86-0108, RSC-6, RSC-9	0.20 F.A.R., 6 du/ga, 9 du/ga	Retention Area, Single-Family Residential	Retention Area, Single-Family Residential
South	PD 14-0903, AS-1	2.97 du/ ga, 1 du/ga	Single-Family Residential, Single-Family Residential/Agricultural	Single-Family Residential
East	CG, AR, AS-1	0.27 F.A.R., 1 du/5 ga, 1 du/ga	General Commercial, Single-Family Residential/Agricultural	Youth Treatment and School Facility, Single-Family Residential
West	PD 92-0193, AR	0.25 F.A.R., 1 du/5 ga	Warehouse, Single-Family Residential/Agricultural	Warehouse, Single-Family Residential/Agricultural



## 2.0 LAND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER: PD 24-0454

ZHM HEARING DATE: MAY 14, 2024

BOCC HEARING DATE: July 9, 2024

Case Reviewer: Chris Grandlienard, AICP

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Tom Folsom Rd.	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Boki Ln.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Hidgon Dr.	Private	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,075	80	106
Proposed	1,303	96	129
Difference (+/-)	+228	+16	+23

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

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

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

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands Present in the northwestern and west central portions of the project area
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Environmental Services	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Wetlands/Other Surface Waters</li> <li><input type="checkbox"/> Use of Environmentally Sensitive Land Credit</li> <li><input type="checkbox"/> Wellhead Protection Area</li> <li><input type="checkbox"/> Surface Water Resource Protection Area</li> <li><input type="checkbox"/> Potable Water Wellfield Protection Area</li> <li><input type="checkbox"/> Significant Wildlife Habitat</li> <li><input type="checkbox"/> Coastal High Hazard Area</li> <li><input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor</li> <li><input type="checkbox"/> Adjacent to ELAPP property</li> <li><input checked="" type="checkbox"/> Other Airport Height Restriction: 110' AMSL,130' AMSL</li> </ul>				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b> <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input checked="" type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report.
<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>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 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</b> Mobility: \$9,183 * 29 = \$266,307 Parks: \$2,145 * 29 = \$62,205 School: \$8,227 * 29 = \$238,583 Fire: \$335 * 29 = \$9,715 Total per House: \$19,890 * 29 = \$576,810				
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 type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

The applicant proposes to rezone two parcels from PD 22-0319 (Planned Development) and AR (Agricultural - Rural) to PD 24-0454 (Planned Development) to retain the majority of the conditions from the previous PD 22-0319 and add 29 additional single-family units by incorporating the additional parcel for a total of 132 units which is achieved partially through the utilization of the Comprehensive Plan flex provision due to the site's northern boundary being adjacent to land designated SMU-6. The resulting density will be approximately 4.09 units per acre.

The approximate 32.3-acre agricultural property is composed of two parcels, folio #: 60921.0000 which is zoned PD 22-0319 and folio #: 60946.0000 which is zoned AR. The subject property is generally located at 11120 and 11008 Tom Folsom Road. The area consists of single-family residential, light industrial and agricultural. Adjacent to the north, is a retention area zoned PD and single-family residential zoned RSC-6 and RSC-9. Adjacent to the south, is single-family residential zoned PD and AS-1. To the east across Tom Folsom Road is a Rehab Facility zoned CG and single-family residential zoned AR and AS-1. Adjacent to the west is a warehouse zoned PD and single-family residential/agricultural lots zoned AR. The subject property is designated Residential-4 (RES-4) on the Future Land Use map. The Planning Commission finds the proposed use consistent with the Comprehensive Plan.

The surrounding uses are similar to the request, single-family residential. Therefore, the rezoning of the subject parcel from PD and AR with 132 single-family residential dwelling units would be consistent with the existing zoning pattern of the area.

Based on the above considerations staff finds the requested PD zoning district compatible with the existing zoning and development pattern in the area.

### 5.2 Recommendation

**Approval**, subject to proposed conditions.



6.0 PROPOSED CONDITIONS

Requirements for Certification:

Prior to certification, the applicant shall:

- A) Add a double headed arrow to the proposed internal subdivision roadway adjacent to the boundary with folio#60945.0000 and include a label that states “Future Potential Access Connection – See Conditions of Approval”.
- B) Revise site plan legend to replace “PROPOSED CROSS ACCESS (VEHICULAR & PEDESTRIAN)” with “ROADWAY STUBOUT (VEHICULAR & PEDESTRIAN)”.

**Approval** - Approval of the request, subject to the conditions listed below, is based on the revised general site plan submitted April 19, 2024.

- 1. The project shall be limited to a maximum of 132 single-family units.
- 2. The project shall be developed in accordance with the following:

Minimum lot size:	6,000 sf
Minimum lot width:	50 ft
Minimum front yard setback:	20 ft
Minimum front yard functioning as a side yard setback:	10 ft*
Minimum side yard setback:	5 ft
Minimum rear yard setback:	20 ft
Maximum building height:	35 feet/2-stories


\*Should this yard provide garage access, the garage shall provide a minimum setback of 20 feet and the residential structure shall provide a minimum setback of 15 feet. Should no garage access be provided from this yard, the minimum setback shall be 10 feet.

- 3. Primary vehicular and pedestrian access to the project shall be provided from Tom Folsom Rd, as shown on the PD Site Plan.
- 4. A gated emergency vehicular access and open pedestrian access connection shall be constructed to Boki Ln., as shown on the PD site plan.
- 5. A pedestrian access shall be constructed along folio#60946.0000 frontage on Tom Folsom Rd. The pedestrian access shall connect to the project’s internal sidewalk system.
- 6. If PD 24-0454 is approved, the County Engineer will approve a Design Exception (dated May 1, 2024) which was found approvable by the County Engineer (on May 3, 2024) for Tom Folsom Rd. substandard road improvements. As Tom Folsom Rd. is a substandard rural collector roadway, the developer will be required to construct +/-1,145 feet of new 5-foot sidewalk, in addition to the required sidewalk along the project frontage, on the west side of the roadway to the north and south of the project site that will connect to existing sidewalks at Fowler Ave. and north of Harney Rd.
- 7. The developer shall construct a sidewalk along the project frontage on Tom Folsom Rd.

8. As proffered by the applicant, the developer shall dedicate 23 feet of right of way consistent with PD site plan.
9. A roadway stubout shall be constructed to folio# 60929.0000 to the west of the subject property, as shown on the PD Site Plan. The vehicular and pedestrian connection stubout shall be constructed to the property line. In addition to any end-of-way treatment/signage required by the Manual of Uniform Traffic Devices (MUTCD), the developer shall place signage which identifies the roadway stub-out as a "Future Roadway Connection".
10. Future access may be taken by folio# 60945.0000 to the proposed internal project roadway adjacent to the parcel at such time that folio# 60945.0000 redevelops. Said proposed adjacent roadway shall be designed and platted such that the right of way shall abut folio# 60945.0000, and no intervening common area or other parcel (i.e. "spite strip") shall be platted between the roadway and folio#60945.0000 such that it would prevent future access to be taken. The developer of folio# 60945.0000 shall be responsible for the construction of any future access. The subject property developer shall install signage in the general location of the future potential connection which identifies a "Future Roadway Connection".
11. With the initial increment of development, the developer shall construct a northbound left turn lane into the project entrance on Tom Folsom Road.
12. Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access shall be allowed anywhere along the project boundary.
13. The project's single-family lots, stormwater and internal roadways shall be developed where generally depicted on the site plan.
14. 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.
15. 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).
16. 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.
17. 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.
18. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise.

References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

Zoning Administrator Sign Off:



J. Brian Grady  
Mon May 6 2024 14:14:22

**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.

## **B. HEARING SUMMARY**

This case was heard by the Hillsborough County Zoning Hearing Master on May 14, 2024. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

### **Applicant**

Ms. Kami Corbett spoke on behalf of the applicant. Ms. Corbett introduced the applicant's planning expert to present the rezoning request.

Mr. Stephen Sposato, AICP, presented the rezoning request and provided evidence as reflected in the hearing transcript.

Ms. Corbett provided testimony related to two transportation conditions requiring a pedestrian access point to Tom Folsom Road and vehicular connectivity to an adjacent parcel.

### **Development Services Department**

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

Mr. Richard Perez, Transportation Division, provided testimony related to the transportation conditions 9. and 10. set out in the Development Services Department staff report, which address pedestrian access and vehicular connectivity.

### **Planning Commission**

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

### **Proponents**

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

### **Opponents**

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

### **Development Services**

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

### **Applicant Rebuttal**

Ms. Corbett provided rebuttal testimony as reflected in the hearing transcript.

The hearing officer closed the hearing on RZ-PD 24-0454.



### **C. EVIDENCE SUBMITTED**

Mr. Sposato submitted to the record at the hearing a copy of the applicant's slide presentation.

### **D. FINDINGS OF FACT**

1. The Subject Property consists of two folio parcels with approximately 32.3 acres at 11120 and 11008 Tom Folsom Road in Thonotosassa.
2. The Subject Property consists of folio 060921.0000, which is zoned PD 22-0319 for 103 single-family units on approximately 24.6 acres, and folio 60946.0000, which is zoned AR. The Subject Property is designated Res-4 on the comprehensive plan Future Land Use Map. The Subject Property is in the Urban Services Area and is within the boundaries of the Thonotosassa Community Plan.
3. The general area surrounding the Subject Property consists of residential single-family, light industrial, and agricultural uses. Adjacent properties include a stormwater pond owned by the Department of Transportation and single-family residential parcels zoned RSC-6 and RSC-9 to the north; a youth treatment and educational facility on a CG zoned parcel and residential parcels zoned AR across Tom Folsom Road to the east, and residential parcels zoned ASC-1 to the east/south/north on the west side of Tom Folsom Road; a warehouse use on a parcel zoned PD, and single-family and agricultural uses zoned AR to the west; and a single-family residential subdivision zoned PD 14-0903 to the south..
4. The applicant is requesting to rezone both folios of the Subject Property to a unified Planned Development. The applicant proposes to retain the majority of the conditions from the existing PD 22-0319 and add up to 29 additional single-family units for a total of 132 units. The applicant is requesting to use the comprehensive plan's flex provisions to extend the SMU-6 land use designation of the adjacent parcel north of the Subject Property. Planning Commission staff found the flex request consistent with the criteria of Future Land Use policies 7.3 and 7.4.
5. The applicant is requesting to delete condition 10., which provides that future access may be taken by folio 60945.0000, which is adjacent to the Subject Property's east/south if folio 60945.0000 is redeveloped. Transportation staff testified that LDC section 6.02.01.A.15. requires a subdivision to be designed to ensure future street connection where the proposed development abuts unplatted land or a future development phase of the same development. Staff testified that if folio 60945.0000 were to be rezoned or subdivided, allowing access to that development through the Subject Property would provide safer operational access than if access were on Tom Folsom Road.
6. Development Services Department staff found the rezoning request is similar to surrounding uses and would be consistent with the existing zoning pattern in the area. Staff concluded the proposed planned development would be compatible with the surrounding zoning and development pattern.

7. Transportation staff had no objections subject to conditions specified in the staff report, including a condition that requires the Subject Property to be developed in a manner that allows access to be taken through the Subject Property by folio 60945.0000 if that folio is redeveloped in the future.
8. Planning Commission staff found the proposed planned development meets the intent of the Thonotosassa Community Plan and would allow for development that is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

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

Considering the record as a whole, the evidence demonstrates the proposed Planned Development is in compliance with and does further the intent of the Goals, Objectives, and Policies of *Unincorporated Hillsborough County Comprehensive Plan*.

**F. CONCLUSIONS OF LAW**


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

**G. SUMMARY**

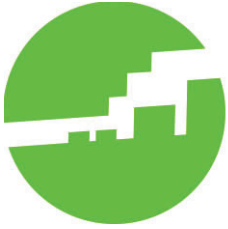
The applicant is requesting to rezone both folios of the Subject Property to a unified Planned Development. The applicant proposes to retain the majority of the conditions from the existing PD 22-0319 and add up to 29 additional single-family units for a total of 132 units. The applicant is requesting to use the comprehensive plan’s flex provisions to extend the SMU-6 land use designation of the adjacent parcel north of the Subject Property.

**H. RECOMMENDATION**

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of the Planned Development rezoning subject to the conditions set out in the Development Services Department staff report based on the applicant’s general site plan submitted April 19, 2024.

  
 \_\_\_\_\_  
 Pamela Jo Hatley PhD, JD  
 Land Use Hearing Officer

June 6, 2024  
 \_\_\_\_\_  
 Date



**Hillsborough County  
City-County  
Planning Commission**

<b>Unincorporated Hillsborough County Rezoning</b>	
<b>Hearing Date:</b> May 14, 2024	<b>Petition: PD 24-0454</b>
<b>Report Prepared:</b> May 2, 2024	<b>11120 and 11008 Tom Folsom Road</b>  West of Tom Folsom Road, north of Harney Road and south of East Fowler Avenue
<b>Summary Data:</b>	
<b>Comprehensive Plan Finding:</b>	<b>Consistent</b>
<b>Adopted Future Land Use:</b>	<b>Residential-4 (4 du/ga; 0.25 FAR)</b>
<b>Service Area</b>	<b>Urban</b>
<b>Community Plan:</b>	<b>Thonotosassa</b>
<b>Requested Zoning:</b>	Agricultural Rural (AR) to Planned Development (PD) utilizing the flex provision to permit the development of 132 single-family residential dwellings units
<b>Parcel Size (Approx.):</b>	32.3 ± acres
<b>Street Functional Classification:</b>	Tom Folsom Road – <b>County Collector</b> Harney Road - <b>County Arterial</b>
<b>Locational Criteria:</b>	N/A
<b>Evacuation Zone:</b>	None



## **Context**

- The 32.3 ± acre subject site is located west of Tom Folsom Road, north of Harney Road and south of East Fowler Avenue. It is located in the Urban Service Area and is within the limits of the Thonotosassa Community Plan.
- The subject site's Future Land Use designation is Residential-4 (RES-4) on the Future Land Use Map. Typical uses of RES-4 include residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- RES-4 Future Land Use category is located to the east, west and south of the subject site. Suburban Mixed-Use-6 (SMU-6) is located north and west of the subject site.
- The subject property is currently zoned Planned Development (PD) and Agricultural Rural (AR). There is additional PD zoning to the north, northeast, and south of the subject site. There is more AR zoning to the east and west of the subject site. Agricultural-Single Family-1 (AS-1) zoning exists directly east and southeast of the subject site. To the northeast there is Commercial General (CG), Residential Single Family Conventional-9 (RSC-9), and Residential Single Family Conventional-6 (RSC-6) zoning districts. A small parcel of Commercial Neighborhood (CN) zoning is located to the southeast of the site.
- The subject site has an existing land use of agricultural. Agricultural uses exist to the southwest of the property. To the north and west there are public/quasi-public/institutions, single family/ mobile home uses. There are additional agricultural uses to the west and additional single family mobile home uses to the south and east of the subject site. There are light commercial, and light industrial uses to the west of the subject site along Fort King Highway.
- The applicant is requesting to rezone the subject site from Agricultural Rural (AR) and Planned Development (PD) utilizing the flex provision to permit the development of 132 single-family residential dwelling units.

## **Compliance with Comprehensive Plan:**

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

### **Future Land Use Element**

#### ***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 1.4:*** 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 the Future Land Use Map**

**Objective 7:** The Future Land Use Map is a graphic illustration of the county's policies governing the determination of its pattern of development in the unincorporated areas of Hillsborough County through the year 2025.

**Policy 7.3:** The land use category boundaries may be considered for interpretation as flexible boundaries in accordance with the Flex Provision as follows:

- Through application of the flex provision, the land use category boundaries shall be deemed to extend beyond the precise line to include property adjoining or separated by a man made or natural feature from the existing boundary line.
- The line may be relocated a maximum of 500 feet from the existing land use boundary of the adopted Land Use Plan Map. Right-of-Way is not included in the measurement of the 500 foot flex.
- No new flexes can be extended from an existing flexed area.
- All flexes must be parallel to the land use category line.
- Flexes are not permitted in the Rural Area or in areas specified in Community Plans. Flexes are also not permitted from the Urban Service Area into the Rural Area. All flexes in the Rural Area approved prior to July 2007 are recognized and are not to be considered non-conforming.
- Flexes to increase residential density are not permitted in the Coastal High Hazard Area.
- Flexes are not permitted from a municipality into the unincorporated county.
- A flex must be requested as part of planned development or site plan oriented rezoning application. Major Modification to approved zoning that changes the intensity, density or the range of uses will require that the previous flex request be re-evaluated for consistency and a new flex request may be required.
- Applicants requesting a flex must provide written justification that they meet the criteria for a flex as outlined below.
- The Board of County Commissioners may flex the plan category boundary to recognize or grant a zoning district which is not permitted in the land use category but lies within the distance of a conforming land use category, as described above. Prior to the determination by the Board of County Commissioner, the staff of the Planning Commission shall make a recommendation on the consistency of the request with the Comprehensive Plan.

**Policy 7.4:** The criteria for consideration of a flex request are as follows:

- The availability and adequacy of public facilities to serve the proposed development accommodated by the flex;
- The compatibility with surrounding land uses and their density and intensity;
- The utilization of the flex furthers other goals, objectives and policies of the Future Land Use Element.

### **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.

### **Environmental Considerations**

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

#### **Policy 13.3: Environmentally Sensitive Land Credit**

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

Wetlands are considered to be the following:

Conservation and preservation areas as defined in the Conservation and Aquifer Recharge Element

Man-made water bodies as defined (including borrow pits).

If wetlands are less than 25% of the acreage of the site, density and intensity is calculated based on:

Entire project acreage multiplied by Maximum intensity/density for the Future Land Use Category

If wetlands are 25% or greater of the acreage of the site, density and intensity is calculated based on:

Upland acreage of the site multiplied by 1.25 = Acreage available to calculate density/intensity based on

That acreage is then multiplied by the Maximum Intensity/Density of the Future Land Use Category

### **Neighborhood/Community Development**

**Objective 16: Neighborhood Protection** The neighborhood is a 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 16.2:** 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 16.8:** 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.

## **Community Design Component**

### **5.0 NEIGHBORHOOD LEVEL DESIGN**

#### **5.1 COMPATIBILITY**

**GOAL 12:** Design neighborhoods which are related to the predominant character of the surroundings.

**OBJECTIVE 12-1:** New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE policy 1.4) with the established character of the surrounding neighborhood.

## **LIVABLE COMMUNITIES: Thonotosassa Community Plan**

### **Goals**

**4. Diversity of People, Housing and Uses – Maintain the existing diversity of housing types and styles. Provide for commerce and jobs but protect the community identity and limit the location, type and size of new businesses to fit the surrounding area.**

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

The applicant is requesting to rezone the subject site from Agricultural Rural (AR) and Planned Development (PD) to Planned Development (PD) utilizing the flex provision in the Future Land Use Element (FLUE) to permit the development of 132 single-family residential dwellings. The subject site’s Future Land Use classification is Residential-4 (RES-4). The subject site is located in the Urban Service Area and is within the limits of the Thonotosassa Community Plan.

Objective 1 of the FLUE states that 80 percent of the growth of the county is to be within the Urban Service Area. The applicant is proposing a residential development of 132 dwelling units within the Urban Service Area. Policy 1.4 states that “Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.” In this case, the subject site is located along Tom Folsom Road, between Harney Road and Fort King Highway and the surrounding development pattern in this area between these roads is primarily residential uses. Moreover, introducing uses other than residential in this area would present compatibility concerns with the already existing surrounding residential.

The applicant is requesting a flex of 150 feet of the Suburban Mixed-Use-6 (SMU) Future Land Use from the north. The density calculation is as follows: 4.4 acres of SMU-6 x 6 = 26 dwellings, plus 27.9 acres of RES-4 x 4 = 111 dwellings which equals a potential 137 dwellings. The proposed 132 dwellings fall within the potential density utilizing the flex. The request furthers Policy 16.3 of the FLUE by providing development that is like and complimentary and is consistent with Policy 16.8 and 16.10 in design. Planning Commission staff have reviewed the flex request and find that it is consistent with the flex criteria as per Policy 7.3 and Policy 7.4 of the Future Land Use Element.

There are less than 25% wetlands on the subject site and the Environmental Protection Commission has no objection to the proposed use. The proposed development therefore meets the intent of Objective 13 and Policy 13.3 which permits the calculation of density where there are less than 25% wetlands on site with the full gross acreage of the site.

The proposed development meets the intent of the Neighborhood Protection Policies of Objective 16. Policies 16.2 and 16.3 require the use of site planning techniques and the gradual transition of uses and intensities. The applicant will be providing full connectivity on the north side with Boki Lane as well as full access from Tom Folsom Road. Stub outs for future connection will also be provided to the west (folio # 60929.0000). The proposed density of the residential development provides an appropriate transition from the SMU-6 to the north and RES-4 to the south. The proposed development also meets the intent of Policy 16.8 and 16.10 as comparable densities and various housing types already exist in the surrounding area which range in lot size. The proposed minimum lot sizes of 6,000 square feet will complement what is existing in the vicinity of the site.

The Community Design Component (CDC) in the FLUE provides policy direction about designing neighborhoods that are related to the predominant character of the area. Goal 12 and Objective 12-1 require new development to be designed in a compatible way to the surrounding area. The proposed development is compatible with the existing single-family residential uses in the surrounding area and is an example of low-to-medium density residential development that is appropriate as it is right on the edge of the urban service area where such a development is expected.

The proposed development also meets the intent of Goal 4 of the Thonotosassa Community Plan which seeks to maintain a diversity of housing types and styles within its boundaries and limit the encroachment of commercial uses in residential areas. The proposed use is acceptable in this area as it is between two commercially oriented corridors of Fort King Highway and Harney Road and would limit commercial encroachment from either of these two corridors into the surrounding residential areas.



Overall, the proposed rezoning would allow for development that is consistent with the Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*, and that is compatible with the existing and planned development pattern found in the surrounding area.

**Recommendation**

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

# HILLSBOROUGH COUNTY FUTURE LAND USE

RZ PD 24-0454

<all other values>

- Rezonings**
- APPROVED
  - CONTINUED
  - DENIED
  - WITHDRAWN
  - PENDING

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

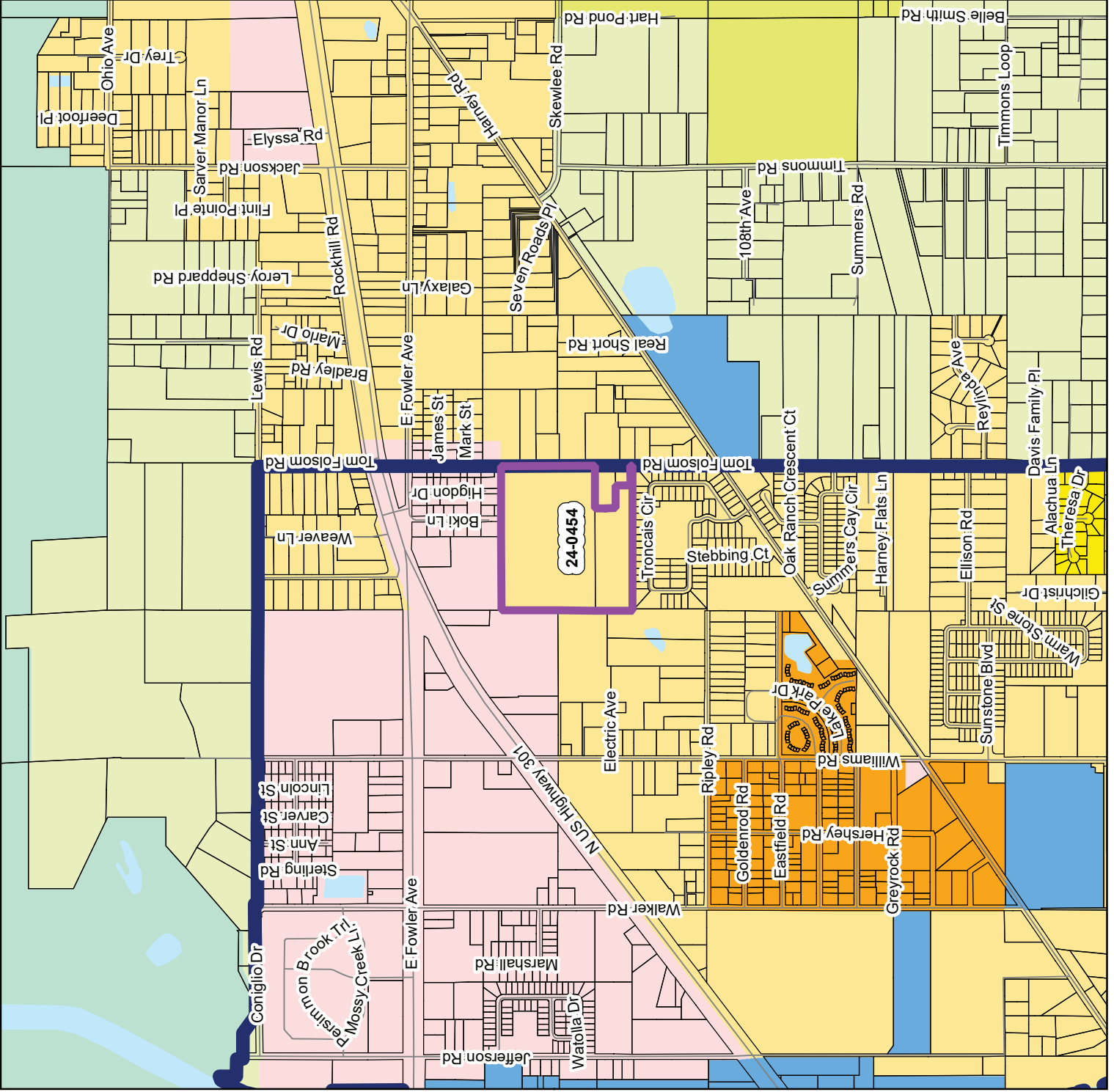
- WATER NATURAL LULC\_Wet\_Poly
- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 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)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (75 FAR)
- LIGHT INDUSTRIAL (75 FAR)
- HEAVY INDUSTRIAL (75 FAR)
- PUBLIC/QUASI-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 information is for informational purposes only and should not be used for any legal or financial purposes without specific approval of the Hillsborough County City/County Planning Commission.

ACCURACY: It is intended that the information is accurate to the best of the City/County's knowledge. The City/County does not warrant the accuracy of the information. 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: 2/23/2024  
 Author: Beverly F. Daniels  
 File: G:\Rezoning\System\MapProjects\HC\Reg\_H\Rezoning\_Copy.mxd





**GENERAL  
SITE PLAN  
FOR  
CERTIFICATION**



# Hillsborough County Florida

## DEVELOPMENT SERVICES

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

### HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

### GENERAL SITE PLAN REVIEW/CERTIFICATION

#### BOARD OF COUNTY COMMISSIONERS

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

#### COUNTY ADMINISTRATOR

Bonnie M. Wise

#### COUNTY ATTORNEY

Christine M. Beck

#### COUNTY INTERNAL AUDITOR

Peggy Caskey

#### DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Tom Folsom Road

Zoning File: PD 24-0454 Modification: None

Atlas Page: None Submitted: 06/11/2024

To Planner for Review: 06/11/2024 Date Due: ASAP

Contact Person: Stephen Sposato Phone: (813) 375-0616 Ext. 122/stephen@levelupflorida.com

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

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

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

Reviewed by: Christopher Grandlienard Date: 06-12-2024

Date Agent/Owner notified of Disapproval: \_\_\_\_\_







# **AGENCY COMMENTS**

## AGENCY REVIEW COMMENT SHEET

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**TO:** Zoning Technician, Development Services Department  
**REVIEWER:** Richard Perez, AICP  
**PLANNING AREA:** TH/Central

**DATE:** 5/06/2024  
**AGENCY/DEPT:** Transportation  
**PETITION NO:** PD 24-0454

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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 ZONING APPROVAL

- Primary vehicular and pedestrian access to the project shall be provided from Tom Folsom Rd, as shown on the PD Site Plan.
- A gated emergency vehicular access and open pedestrian access connection shall be constructed to Boki Ln., as shown on the PD site plan.
- A pedestrian access shall be constructed along folio#60946.0000 frontage on Tom Folsom Rd. The pedestrian access shall connect to the project's internal sidewalk system.
- If PD 24-0454 is approved, the County Engineer will approve a Design Exception (dated May 1, 2024) which was found approvable by the County Engineer (on May 3, 2024) for Tom Folsom Rd. substandard road improvements. As Tom Folsom Rd. is a substandard rural collector roadway, the developer will be required to construct +/-1,145 feet of new 5-foot sidewalk, in addition to the required sidewalk along the project frontage, on the west side of the roadway to the north and south of the project site that will connect to existing sidewalks at Fowler Ave. and north of Harney Rd.
- The developer shall construct a sidewalk along the project frontage on Tom Folsom Rd.
- As proffered by the applicant, the developer shall dedicate 23 feet of right of way consistent with PD site plan.
- A roadway stubout shall be constructed to folio# 60929.0000 to the west of the subject property, as shown on the PD Site Plan. The vehicular and pedestrian connection stubout shall be constructed to the property line. In addition to any end-of-way treatment/signage required by the Manual of Uniform Traffic Devices (MUTCD), the developer shall place signage which identifies the roadway stub-out as a "Future Roadway Connection".
- Future access may be taken by folio# 60945.0000 to the proposed internal project roadway adjacent to the parcel at such time that folio# 60945.0000 redevelops. Said proposed adjacent roadway shall be designed and platted such that the right of way shall abut folio# 60945.0000, and no intervening common area or other parcel (i.e. "spite strip") shall be platted between the roadway and folio#60945.0000 such that it would prevent future access to be taken. The developer of folio#

60945.0000 shall be responsible for the construction of any future access. The subject property developer shall install signage in the general location of the future potential connection which identifies a “Future Roadway Connection”.

- With the initial increment of development, the developer shall construct a northbound left turn lane into the project entrance on Tom Folsom Road.
- Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access shall be allowed anywhere along the project boundary.

**OTHER CONDITIONS:**

Prior to certification, the applicant shall:

- A) Add a double headed arrow to the proposed internal subdivision roadway adjacent to the boundary with folio#60945.0000 and include a label that states “Future Potential Access Connection – See Conditions of Approval”.
- B) Revise site plan legend to replace “PROPOSED CROSS ACCESS (VEHICULAR & PEDESTRIAN)” with “ROADWAY STUBOUT (VEHICULAR & PEDESTRIAN)”.

**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone the subject property from Planned Development (PD) # 23-0319 and Agricultural Residential (AR) to a new PD zoning to construct 132 single family residential lots on +/-32.3 acres. The site is located on the west side of Tom Folsom Rd., approximately 809 feet south of East Fowler Ave., within the Thonotosassa Community Plan Area. The Future Land Use designation of the site is Residential 4 (R-4).

***Trip Generation Analysis***

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

**Approved Zoning:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR: 4 Units, Single Family Detached (ITE 210)	<b>38</b>	<b>3</b>	<b>4</b>
PD: 103 Units, Single Family Detached (ITE 210)	<b>1,037</b>	<b>77</b>	<b>102</b>
Total	<b>1,075</b>	<b>80</b>	<b>106</b>

**Proposed Zoning:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 132 Units, Single Family Detached (ITE 210)	<b>1,303</b>	<b>96</b>	<b>129</b>

**Trip Generation Difference:**

Zoning, Lane Use/Size	24 Hour	Total Peak Hour Trips
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	Two-Way Volume	AM	PM
<b>Difference (+/-)</b>	<b>+228</b>	<b>+16</b>	<b>+23</b>

The proposed rezoning will result in an increase in potential trip generation by +228 daily trips, +16 AM peak hour trips, and +23 PM peak hour trips.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The subject property fronts Tom Folsom Rd to the east. To the north Boki Ln. and Higdon Dr. dead-end at the property boundary.

**Tom Folsom Rd.**

Tom Folsom Rd. is a substandard 2-lane, undivided, County collector rural roadway. The roadway consists of +/-10-foot lanes with no shoulders or bicycle facilities and no sidewalks within the vicinity of the project. There are swales on both sides of the road. The roadway lies within +/- 50 feet of right-of-way.

Pursuant to the Hillsborough County Transportation Technical Manual, a rural collector roadway shall meet the typical section TS-7 standard. TS-7 standard includes 12-foot-wide lanes, 8-foot shoulders with 5 foot paved, and 5-foot wide sidewalks on both sides and swales within a minimum of 96 feet of right-of-way. Tom Folsom Rd. is not included in the Hillsborough County Corridor Preservation Plan.

The applicant is requesting a design exception to construct +/-1,145 feet of sidewalk, in addition to the required frontage sidewalk, on the west side of Tom Folsom Rd. in lieu of improving the roadway to standard. The new sidewalks will extend north and south of the site connecting into existing sidewalks. See the Design Exception request section below for additional detail.

**Boki Ln.**

Boki Ln. is a substandard 2-lane County rural local roadway. The roadway consists of +/-10-foot lanes, unpaved shoulders, no sidewalks, and no bike lanes. The roadway lies within +/- 50 feet of right-of-way. The roadway stubs out to the subject property’s northern boundary.

Pursuant to the Hillsborough County Transportation Technical Manual, a rural local roadway shall meet the typical section TS-7 standard. TS-7 standard includes 12-foot-wide lanes, 8-foot shoulders with 5 foot paved, and 5-foot wide sidewalks on both sides and swales within a minimum of 96 feet of right-of-way. Boki Ln. is not included in the Hillsborough County Corridor Preservation Plan.

**Higdon Dr.**

Higdon Dr. is a substandard private local roadway. The roadway consists of unpaved lanes with no sidewalks within +/-50 feet of right of way. The roadway appears to stub out to the subject property’s northern boundary.

Pursuant to the Hillsborough County Transportation Technical Manual, a rural local roadway shall meet the typical section TS-7 standard. TS-7 standard includes 12-foot-wide lanes, 8-foot shoulders with 5 foot paved, and 5-foot wide sidewalks on both sides and swales within a minimum of 96 feet of right-of-way. Higdon Dr. is not included in the Hillsborough County Corridor Preservation Plan.

**SITE ACCESS & CONNECTIVITY**

The proposed PD site plan provides for vehicular and pedestrian access to Tom Folsom Rd. and a stubout connection to the western boundary for future connection to the adjacent property. A pedestrian access will be provided to southern most project frontage on Tom Folsom Rd. as shown on the PD site plan. A

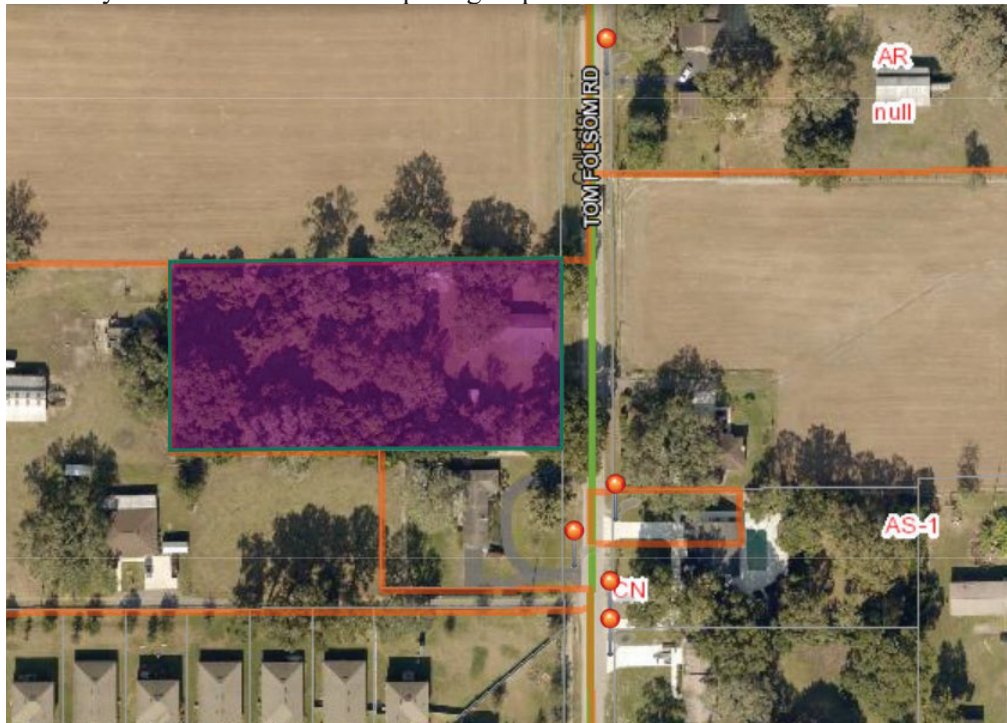
pedestrian access and gated emergency access will be constructed to Bolki Lane. Additionally, staff is recommending to allow for future vehicular and pedestrian connection to be permitted by the adjacent unplatted residential parcel folio# 60945.0000 at such time that the property may redevelop as a residential use. See further discussion herein below.

Based on the applicant’s site access analysis, a 245-foot northbound left turn lane is warranted at the Tom Folsom project entrance. A southbound right turn lane is not warranted.

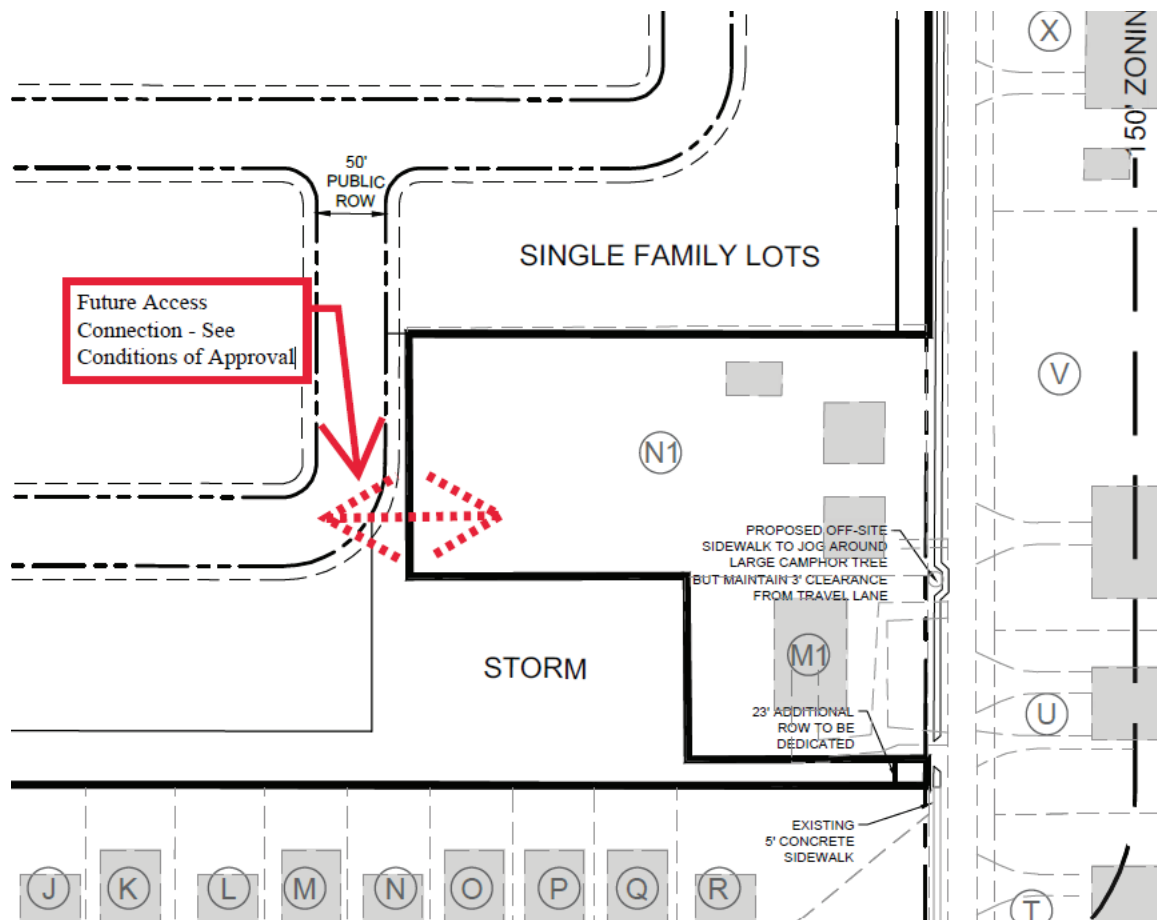
A 5-foot sidewalk is required to be constructed along the project frontage on Tom Folsom Rd. as required per the County Land Development Code (LDC). As shown on the PD site plan, the applicant is proffering a 23-foot dedication of right of way along the project frontage.

Internal roadways are proposed to be public local roadways constructed to the County Transportation Technical Manual TS-3, typical standard.

The proposed public subdivision roadway stubs out to the west (folio#60929.0000) consistent with subdivision connectivity requirements of Hillsborough County LDC, Sec. 6.02.01. A. 15. to “ensure future street connections where a proposed development abuts unplatted land or a future development phase of the same development, street stubs shall be provided to provide access to all abutting properties”. Similarly, the adjacent property to the east, folio# 60945.0000, is an unplatted residential parcel between the subject property and Tom Folsom Rd. The adjacent parcel abuts the location of the project’s internal public roadway and has limited frontage along Tom Folsom Rd. The existing condition along Folio# 60945.0000’s Tom Folsom Rd. frontage does not meet the County LDC, Sec. 6.04.07 minimum access spacing requirements for a collector roadway from several driveways along the roadway which would result in constraints on future redevelopment of the adjacent parcel and/or unsafe operational conditions to access the site from Tom Folsom Rd., if it were to redevelop, i.e. subdivide and increase the number of residential units. As such staff is recommending allowing access to the adjacent property in the event that it redevelops. See aerial screenshot from the County GIS Data Viewer with orange pins showing the location of five (5) driveways within the minimum spacing requirement of folio#60945.0000.



The PD site plan proposes the subdivision roads to be dedicated to the public and will be constructed consistent with the County Transportation Technical Manual TS-3 local roadway typical section. The roadways will be maintained by the County and as such must be available to adjacent properties for access. In addition to recommending that the internal public roadway adjacent to folio#60945.0000 allows future access, staff is proposing conditions to ensure that the design, construction, and dedication of the public subdivision roadway be is done in such a way that no intervening common area or other parcel (i.e. spite strip) shall platted between the roadway and folio#60945.0000 that would prevent future access from being taken. A prior to certification condition of approval requires the site plan to be revised to add a double headed arrow and label stating, “Future Potential Access Connection – See Conditions of Approval”. See the annotated screen shot the proposed PD site plan illustrating proposed prior to certification revision.



In addition to any end-of-way treatment and signage required by the Manual of Uniform Traffic (MUTCD) for the roadway stubout to the west, the developer will be required to place signage which identifies the roadway stubout as a “Future Roadway Connection”. Similar signage shall be placed at the general location of the future potential access to folio#60945.0000.

**REQUESTED DESIGN EXCEPTION: TOM FOLSOM ROAD**

As Tom Folsom Rd. is a substandard rural collector roadway, the applicant’s Engineer of Record (EOR) submitted a Design Exception request for Tom Folsom Rd. (May 1, 2024) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design

Exception request, the County Engineer found the Design Exception request approvable (on May 3, 2024). The developer will be required to construct +/-1,145 feet of new 5-foot sidewalk, in addition to the required sidewalk along the project frontage, on the west side of the roadway to the north and south that will connect to existing sidewalks at Fowler Ave. and north of Harney Rd.

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

**LEVEL OF SERVICE (LOS)**

Tom Folsom Rd. is not a regulated roadway in the 2020 Hillsborough County Level of Service (LOS) Report.



**From:** Williams, Michael [WilliamsM@hcfl.gov]  
**Sent:** Friday, May 3, 2024 5:52 PM  
**To:** Steven Henry [shenry@lincks.com]  
**CC:** Tirado, Sheida [TiradoS@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; Kami Corbett [kami.corbett@hwhlaw.com]; Grandlienard, Christopher [GrandlienardC@hcfl.gov]; PW-CEIntake [PW-CEIntake@hcfl.gov]; De Leon, Eleonor [DeLeonE@hcfl.gov]  
**Subject:** RZ PD 24-0454  
**Attachments:** 24-0454+DEAd+05-01-24.pdf

Steve,

I have found the attached Design Exception (DE) for PD 24-0454 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon ([DeLeonE@hcfl.gov](mailto:DeLeonE@hcfl.gov) 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@hcfl.gov](mailto:PW-CEIntake@hcfl.gov)

Mike

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

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P: (813) 307-1851  
M: (813) 614-2190  
E: [Williamsm@HCFL.gov](mailto:Williamsm@HCFL.gov)  
W: HCFLGov.net

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**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.



# Additional / Revised Information Sheet

Office Use Only		
Application Number: <u>RZ-PD 24-0454</u>	Received Date:	Received By:

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form.**

Application Number: RZ-PD 24-0454 Applicant's Name: Pulte Home Company, LLC

Reviewing Planner's Name: Chris Grandlienard Date: May 1, 2024

Application Type:

- Planned Development (PD)     Minor Modification/Personal Appearance (PRS)     Standard Rezoning (RZ)
- Variance (VAR)     Development of Regional Impact (DRI)     Major Modification (MM)
- Special Use (SU)     Conditional Use (CU)     Other \_\_\_\_\_

Current Hearing Date (if applicable): May 14, 2024

### Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project?     Yes     No

If "Yes" is checked on the above please ensure you include all items marked with \* on the last page.

Will this revision remove land from the project?     Yes     No

If "Yes" is checked on the above please ensure you include all items marked with \* on the last page.


**Email this form along with all submittal items indicated on the next page in pdf form to:**

**[ZoningIntake-DSD@hcflgov.net](mailto:ZoningIntake-DSD@hcflgov.net)**

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 277-1633 or email [ZoningIntake-DSD@hcflgov.net](mailto:ZoningIntake-DSD@hcflgov.net).

***I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.***

  
\_\_\_\_\_  
Signature

May 1, 2024  
Date



**Hillsborough  
County Florida**  
Development Services

# Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to [Chapter 119 Florida Statutes](#), all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact [Hillsborough County Development Services](#) to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under [Florida Statutes §119.071\(4\)](#) will need to contact [Hillsborough County Development Services](#) to obtain a release of exempt parcel information.

**Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS?**  Yes  No

**RZ-PD 24-0454**

I hereby confirm that the material submitted with application \_\_\_\_\_

Includes sensitive and/or protected information.

Type of information included and location \_\_\_\_\_

Does not include sensitive and/or protected information.

**Please note:** Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: \_\_\_\_\_

(Must be signed by applicant or authorized representative)

Intake Staff Signature: \_\_\_\_\_ Date: \_\_\_\_\_



# Additional / Revised Information Sheet

Please indicate below which revised/additional items are being submitted with this form.

Included	Submittal Item
----------	----------------

1  **Cover Letter\*\*** If adding or removing land from the project site, the final list of folios must be included

2  **Revised Application Form\*\***

3  **Copy of Current Deed\*** Must be provided for any new folio(s) being added

4  **Affidavit to Authorize Agent\*** (If Applicable) Must be provided for any new folio(s) being added

5  **Sunbiz Form\*** (If Applicable) Must be provided for any new folio(s) being added

6  **Property Information Sheet\*\***

7  **Legal Description of the Subject Site\*\***

8  **Close Proximity Property Owners List\*\***

9  **Site Plan\*\*** All changes on the site plan must be listed in detail in the Cover Letter.

10  **Survey**

11  **Wet Zone Survey**

12  **General Development Plan**

13  **Project Description/Written Statement**

14  **Design Exception and Administrative Variance requests/approvals**

15  **Variance Criteria Response**

16  **Copy of Code Enforcement or Building Violation**

17  **Transportation Analysis**

18  **Sign-off form**

19  **Other Documents** (please describe):

\*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

+Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.





SENDER'S DIRECT DIAL:  
813-227-8421

SENDER'S E-MAIL:  
Kami.Corbett@hwhlaw.com

May 1, 2024

Chris Grandlienard  
Development Services Department  
County Center  
601 E. Kennedy Blvd., 19<sup>th</sup> Floor  
Tampa, FL 33602

**Re: RZ-PD 24-0454 – Revised Design Exception**

Dear Mr. Grandlienard:

Enclosed herein, please find a revised design exception request for the above-referenced application.

Please accept the attached for filing. Thank you.

Sincerely,

HILL WARD HENDERSON

A handwritten signature in blue ink that reads "Kami Corbett".

Kami Corbett, Esq.





**LINCKS & ASSOCIATES, INC.**

May 1, 2024

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

Re: Tom Folsom Road  
PD-24-0454  
Folio 060946.0000  
060921.0000  
Lincks Project No. 23152

The purpose of this letter is to request a Design Exception to the Hillsborough County Transportation Technical Manual per Section 1.7.2 to meet Land Development Code Section 6.04.03L for Tom Folsom Road from Harney Road to E. Fowler Avenue.

The developer proposes to add property to the existing Planned Development and increase the entitlements by 29 Single Family Homes for a total of 132 Single Family Homes.

Table 1 provides the trip generation for the proposed project. The proposed PD plan is included in the Appendix of this letter.

The access for the project is proposed to have one (1) full access to Tom Folsom Road.

According to the Hillsborough County Roadways Functional Classification Map, Tom Folsom Road is classified as a collector roadway. The subject site is within the Hillsborough County Urban Service Area.

The request is for a Design Exception to TS-7 of the Hillsborough County Transportation Technical Manual for Tom Folsom Road. The segment of Tom Folsom Road from Harney Road to E. Fowler Avenue currently has the following characteristics:

- Two (2) lane rural roadway
- Ten (10) foot lanes
- No sidewalk
- Posted speed limit of 35 MPH
- 50 foot right-of-way

The following provides a summary of the existing road compared to the elements of TS-7 for the segment from Harney Road to E. Fowler Avenue.

5023 West Laurel Street  
Tampa, FL 33607  
813 289 0039 Telephone  
8133 287 0674 Telefax  
[www.Lincks.com](http://www.Lincks.com) Website

Mr. Mike Williams  
May 1, 2024  
Page 2

- 1) Right of Way – TS-7 has 96 feet of right of way. The existing right of way along the roadway is approximately 50 feet.
- 2) Lane Width – TS-7 has 12 foot lanes. The existing roadway has 10 foot lanes.
- 3) Shoulders – TS-7 has 8 foot shoulders with 5 feet paved. The existing road has unpaved shoulders.
- 4) Sidewalk – TS-7 has 5 foot sidewalk on both sides of the road. There are limited sidewalks along the subject segment of the roadway.
- 5) Drainage Ditch – TS-7 has drainage ditches on both sides of the road. The existing road has little to no ditches.

To attenuate the impact of the project, the developer proposes to provide 5 foot sidewalk on the west side of Tom Folsom Road for the following segments:

1. Add approximately 335 feet from the southern property line to connect to the existing sidewalk on Tom Folsom Road.
2. Add 810 feet from the northern property line to E. Fowler Avenue.

With the 825 feet of sidewalk required along the project frontage, there will be a continuous sidewalk from E. Fowler Avenue to Harney Road.

Figure 1 illustrates the limits of the proposed sidewalk.

Based on the above, it is our opinion, the proposed improvements to Tom Folsom Road will attenuate the impact of the project and meet the intent of the Transportation Technical Manual to the extent feasible.

Mr. Mike Williams  
May 1, 2024  
Page 3

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

Best Regards,

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



---

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

- Disapproved
- Approved
- Approved with Conditions

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

Sincerely,

Michael J. Williams  
Hillsborough County Engineer



TABLE 1  
ESTIMATED PROJECT TRIP ENDS (1)

<u>Land Use</u>	<u>ITE</u> <u>LUC</u>	<u>Size</u>	<u>Daily</u> <u>Trip Ends</u>	<u>AM Peak Hour</u> <u>Trip Ends</u>		<u>PM Peak Hour</u> <u>Trip Ends</u>	
				<u>In</u>	<u>Out</u>	<u>In</u>	<u>Out</u>
Single Family	210	132 DU's	1,303	24	72	81	48
					96		129

(1) Source: ITE Trip Generation Manual, 11<sup>th</sup> Edition, 2021.

Mr. Mike Williams  
May 1, 2024  
Page 5

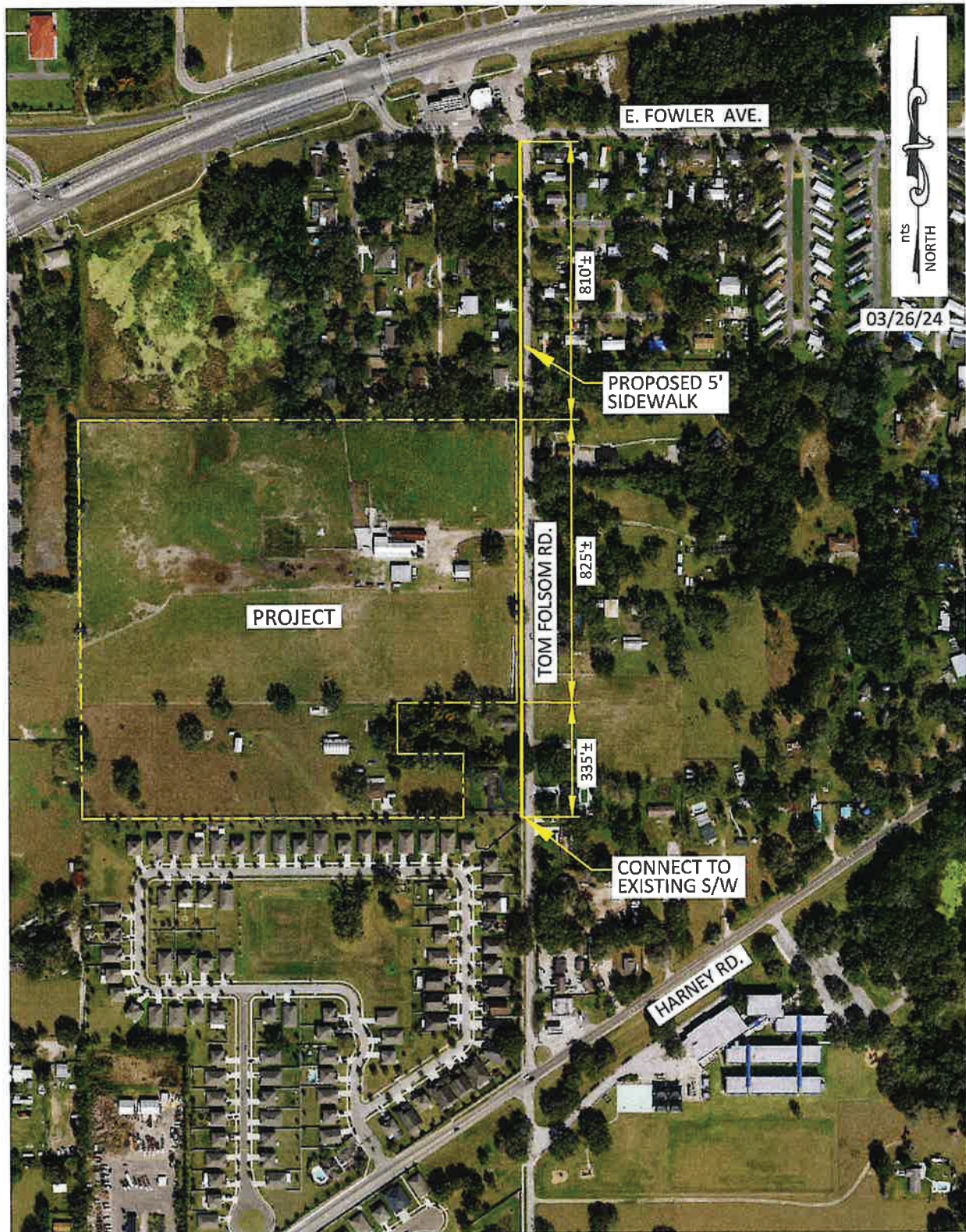


FIGURE 1  
PROPOSED IMPROVEMENTS


APPENDIX

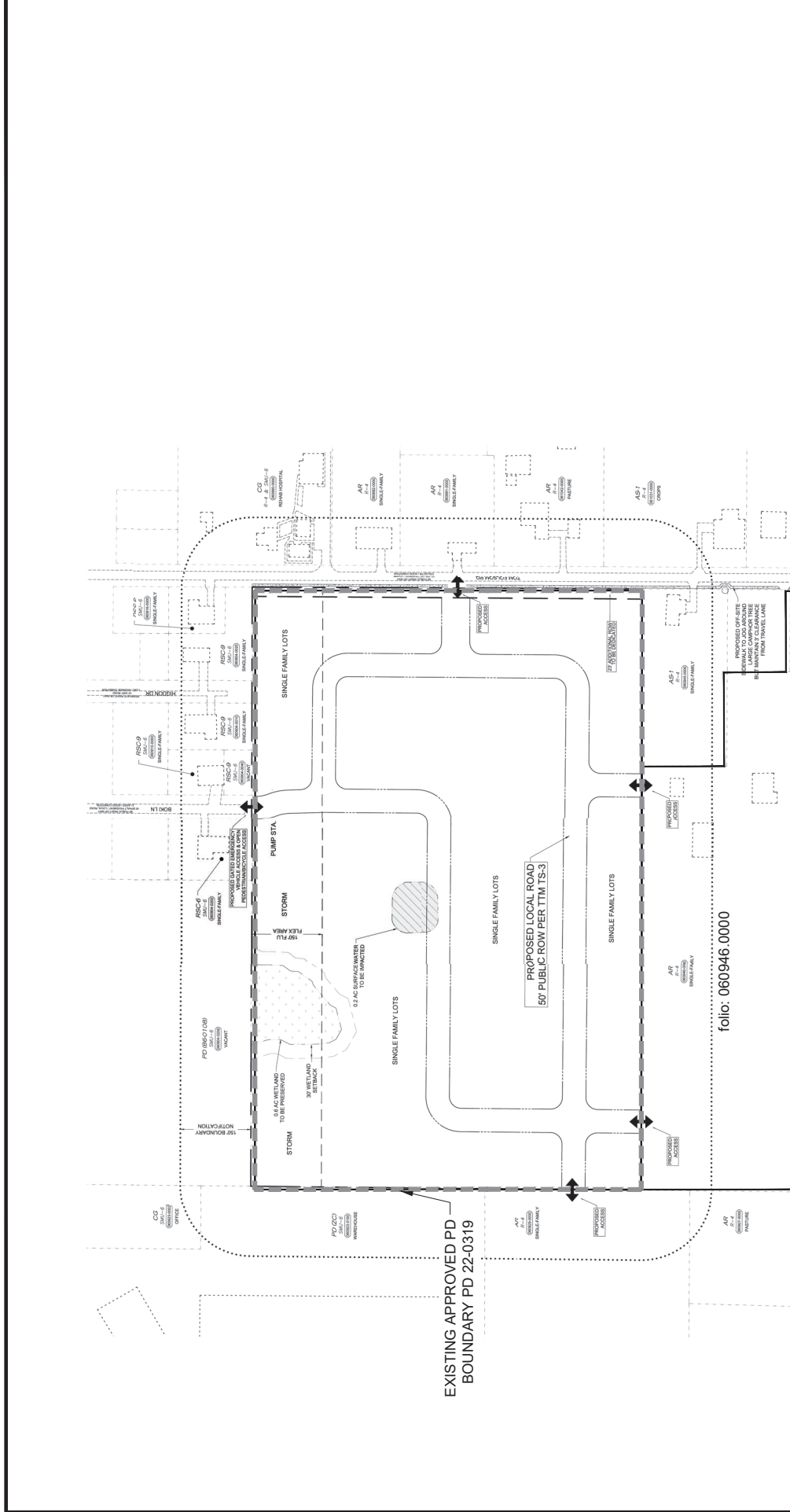


PD PLAN





PROJECT NAME: TOM FOLSOM ROAD	LEVELUP CONSULTING, LLC
DRAWING TITLE: PD 22-0319 WITH ADDITION OF FOLLO #060946.0000	 LVJUP 305 E JACKSON STREET SUITE 200 TAMPA, FLORIDA 33602 OFFICE: 813-375-0616 WWW.LEVELUPFLORIDA.COM
PREPARED FOR: PULTE HOMES, LLC	PROJECT No. 288-0141
	SHEET 1 of 2



DATE PREPARED: FEBRUARY 2, 2024





HILLSBOROUGH COUNTY ROADWAYS  
FUNCTIONAL CLASSIFICATION MAP



# HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

*Infrastructure & Development Services*



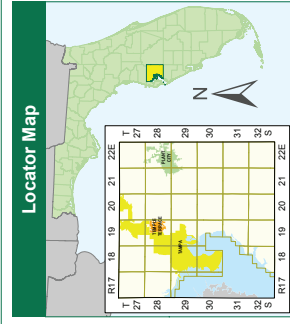
## Legend

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

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

PART 3.02.00 INTERSTATE-75 PLANNED DEVELOPMENT DISTRICTS  
PART 3.03.00 STATE PLANNED DEVELOPMENT DISTRICTS  
PART 5.03.00 PLANNED DEVELOPMENT DISTRICTS  
PART 6.02.00 SUBDIVISION STANDARDS AND GUIDELINES  
PART 6.07.00 FENCES AND WALLS  
PART 6.08.00 FENCES AND WALLS  
PART 12.01.00 DEFINITIONS  
OTHER PARTS OF THE LDC NOT LISTED ABOVE.

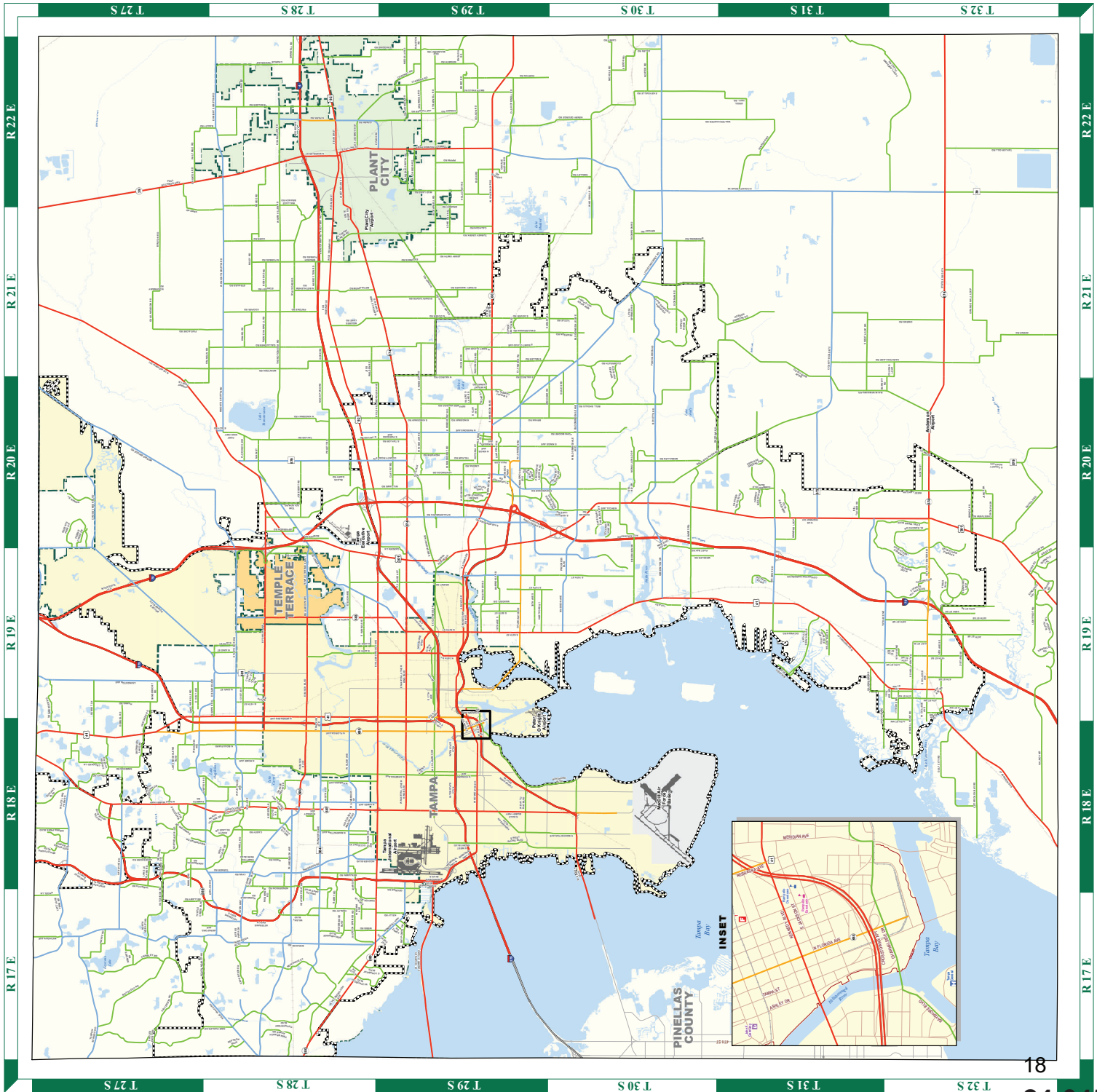
In addition to subject matters in the LDC, Functional Classification of roads plays an important role in administering the Residential Traffic Control Program and the Neighbourhood Traffic Calming Program.



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not warrant the accuracy of the map, and it is not intended to be used for any purpose other than that for which it was prepared. The map is not intended to be used for any purpose other than that for which it was prepared.

SOURCE: The map has been prepared for the inventory of road property lines within Hillsborough County and is not intended to be used for any purpose other than that for which it was prepared. The map is not intended to be used for any purpose other than that for which it was prepared.

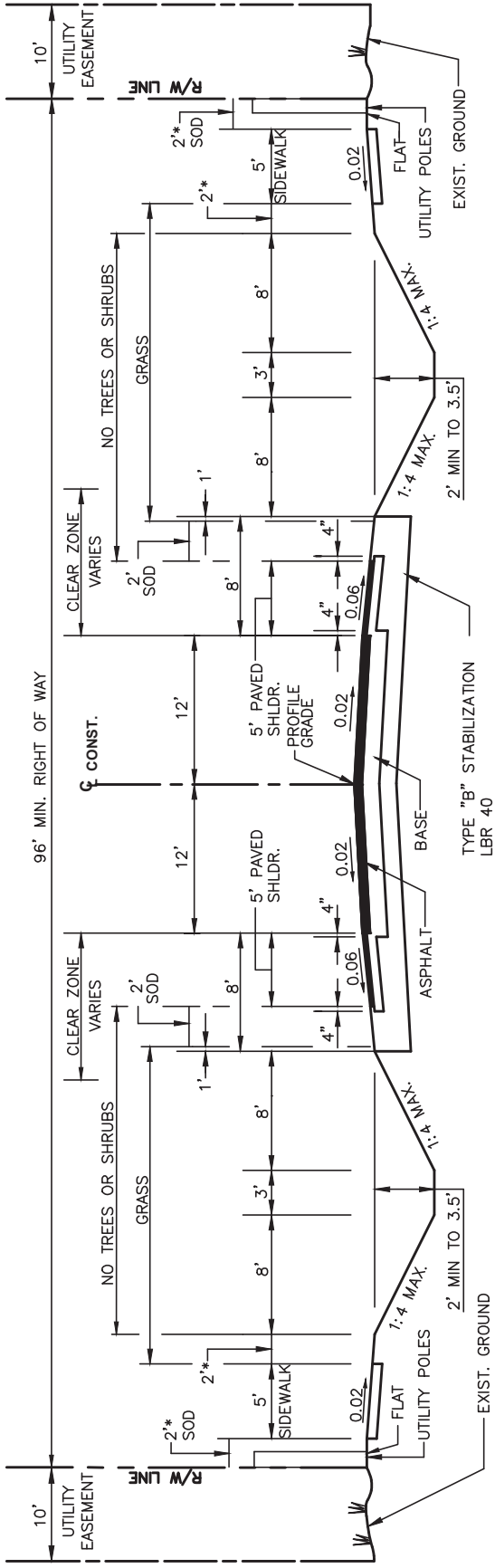
601 E. Kennedy Blvd  
Tampa, FL 33602  
(813) 272-5610  
printroom@hillsboroughcounty.org



TS-7



DRAWING NO. **TS-7**  
SHEET NO. 1 OF 1



**TYPICAL SECTION**

N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 50 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- \* 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
4. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)
5. PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE.

**LOCAL & COLLECTOR RURAL ROADS  
(2 LANE UNDIVIDED)  
TYPICAL SECTION**



**TRANSPORTATION  
TECHNICAL  
MANUAL**

REVISION DATE:  
20 10/17



Transportation Comment Sheet

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

<b>Adjoining Roadways (check if applicable)</b>			
Road Name	Classification	Current Conditions	Select Future Improvements
Tom Folsom Rd.	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Boki Ln.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Hidgon Dr.	Private	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

<b>Project Trip Generation</b> <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,075	80	106
Proposed	1,303	96	129
Difference (+/-)	+228	+16	+23

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

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

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

4.0 Additional Site Information & Agency Comments Summary

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

**COMMISSION**

Gwendolyn "Gwen" W. Myers CHAIR  
 Harry Cohen VICE-CHAIR  
 Donna Cameron Cepeda  
 Ken Hagan  
 Pat Kemp  
 Michael Owen  
 Joshua Wostal



**DIRECTORS**

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

**AGENCY COMMENT SHEET**

REZONING	
<p><b>HEARING DATE:</b> May 14, 2024</p> <p><b>PETITION NO.:</b> 24-0454</p> <p><b>EPC REVIEWER:</b> Kelly M. Holland</p> <p><b>CONTACT INFORMATION:</b> (813) 627-2600 X 1222</p> <p><b>EMAIL:</b> <a href="mailto:hollandk@epchc.org">hollandk@epchc.org</a></p>	<p><b>COMMENT DATE:</b> February 29, 2024</p> <p><b>PROPERTY ADDRESSES:</b> 11120 and 11008 Tom Folsom Road</p> <p><b>FOLIO #s:</b> 060921.0000 and 060946.0000</p> <p><b>STR:</b> 17-28S-20E</p>
<p><b>REQUESTED ZONING:</b> Unify both parcels into a single PD</p>	
FINDINGS	
<b>WETLANDS PRESENT</b>	YES
<b>SITE INSPECTION DATE</b>	NA
<b>WETLAND LINE VALIDITY</b>	NA/VALID TO DATE/EXPIRED
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	In the northwestern and west central portions of the project area.
<p><b>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>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).</li> <li>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.</li> </ul>	

*Environmental Excellence in a Changing World*

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

**INFORMATIONAL COMMENTS:**

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

- The site plan depicts an Other Surface Water (OSW) impact that has been previously authorized by the Executive Director of the EPC. The impacts are indicated for internal roadway and residential lots. Chapter 1-11, prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

Kmh / app

ec: Kami Corbett, Agent/Applicant - [kami.corbett@hwlaw.com](mailto:kami.corbett@hwlaw.com)



**Adequate Facilities Analysis: Rezoning**

**Date:** 3/20/2024

**Acreage:** 32.3 (+/- acres)

**Jurisdiction:** Hillsborough County

**Proposed Zoning:** Planned Development

**Case Number:** 24-0454

**Future Land Use:** R-4

**HCPS #:** RZ 602

**Maximum Residential Units:** 132

**Address:** 11120 Tom Folsom Rd

**Residential Type:** Single Family Detached

**Parcel Folio Number(s):** 060921.0000  
060946.0000

School Data	Folsom Elementary	Jennings Middle	King High
<b>FISH Capacity</b> Total school capacity as reported to the Florida Inventory of School Houses (FISH)	698	1198	2388
<b>2023-24 Enrollment</b> K-12 enrollment on 2023-24 40 <sup>th</sup> day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	446	759	1256
<b>Current Utilization</b> Percentage of school capacity utilized based on 40 <sup>th</sup> day enrollment and FISH capacity	64%	63%	53%
<b>Concurrency Reservations</b> Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 3/20/2024	22	112	244
<b>Students Generated</b> Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	26	12	18
<b>Proposed Utilization</b> School capacity utilization based on 40 <sup>th</sup> day enrollment, existing concurrency reservations, and estimated student generation for application	71%	74%	64%

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

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

*Andrea A. Stingone*

Andrea A. Stingone, M.Ed.  
Department Manager, Planning & Siting  
Growth Management Department  
Hillsborough County Public Schools  
E: [andrea.stingone@hcps.net](mailto:andrea.stingone@hcps.net)  
P: 813.272.4429 C: 813.345.6684



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

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**TO:** Zoning Review, Development Services

**DATE:** 05/01/2024

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

**APPLICANT:** Pulte Home Company, LLC

**PETITION NO:** 24-0454

**LOCATION:** 11120 & 11008 Tom Folsom Rd

**FOLIO NO:** 60921.0000 60946.0000

---

**Estimated Fees:**

Single Family Detached (Fee estimate is based on a 2,000 s.f.)

Mobility: \$9,183 \* 29 = \$266,307

Parks: \$2,145 \* 29 = \$62,205

School: \$8,227 \* 29 = \$238,583

Fire: \$335 \* 29 = \$9,715

Total per House: \$19,890 \* 29 = \$576,810

**Project Summary/Description:**

Urban Mobility, Northeast Parks/Fire - 29 additional single family homes





## Agency Review Comment Sheet

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

**TO:** Zoning Review, Development Services    **REQUEST DATE:** 2/21/2024

**REVIEWER:** Kim Cruz, Environmental Supervisor    **REVIEW DATE:** 2/29/2024

**PROPERTY OWNER:** Fog 66 LLC    **PID:** 24-0454  
Michael Burton and Linda Burton

**APPLICANT:** Pulte Home Company, LLC

**LOCATION:** 11120 Tom Folsom Rd Thonotosassa, FL 33592  
11008 Tom Folsom Rd. Thonotosassa, FL 33592

**FOLIO NO.:** 60921.0000, 60946.0000

### AGENCY REVIEW COMMENTS:

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

HC EVSD has no objections.

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

**PETITION NO.:** RZ-PD 24-0454

**REVIEWED BY:** Clay Walker, E.I.

**DATE:** 2/29/2024

**FOLIO NO.:** 60921.0000, 60946.0000

**WATER**

- The property lies within the \_\_\_\_\_ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 12 inch water main exists  (adjacent to the site),  (approximately 1100 feet from the site) and is located south of the subject property within the north Right-of-Way of Harney Road . This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include \_\_\_\_\_ and will need to be completed by the \_\_\_ prior to issuance of any building permits prior to June 1, 2022, that will create additional demand on the system.

**WASTEWATER**

- The property lies within the \_\_\_\_\_ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- A 4 inch wastewater force main exists  (adjacent to the site),  (approximately 1150 feet from the site) and is located south of the subject property within the south Right-of-Way of Harney Road. While this site would be a Hillsborough County customer, the wastewater in this area is pumped through the City of Temple Terrace and there are currently hydraulic limitations between the two systems. In order to resolve those limitations, additional offsite improvements will be required. Those offsite improvements require extending the Williams Rd force main several miles to the south, or replacing pipe within the Temple Terrace collection system. The exact improvements within the Temple Terrace system are as of yet undefined. .
- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include \_\_\_\_\_ and will need to be completed by the \_\_\_\_\_ prior to issuance of any building permits that will create additional demand on the system.

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

**AGENCY REVIEW COMMENT SHEET**

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**TO: ZONING TECHNICIAN, Planning Growth Management**

**DATE: 21 Feb. 2024**

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

**APPLICANT: Kami Corbett**

**PETITION NO: RZ-PD 24-0454**

**LOCATION: Not listed**

**FOLIO NO: 60921.0000 and 60946.0000**

**SEC: \_\_\_\_\_ TWN: \_\_\_\_\_ RNG: \_\_\_\_\_**

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

COMMENTS: \_\_\_\_\_.



# **VERBATIM TRANSCRIPT**





1 MS. HEINRICH: Our next application is Item D.4, PD  
2 Rezoning 24-0454. The applicant is Pulte Homes LLC, requesting  
3 and rezoning from PD and AR to PD. Chris Grandlienard with  
4 Development Services will present staff findings after the  
5 applicant's presentation.

6 MS. CORBETT: Good evening. Kami Corett with the law  
7 firm of Hill, Ward and Henderson representing the applicant. At  
8 this time, I'd like to ask our case planner to come up and  
9 present the case to you this evening.

10 HEARING MASTER: All right. Thank you.

11 MR. SPOSATO: Good evening again. My name is Stephen  
12 Sposato and I'm a certified planner with Level Up Consulting  
13 here in Tampa.

14 The request is a minor addition to the 1119 Tom Folsom  
15 Road PD with the addition of land, it's treated as a new PD  
16 rather than a -- a modification. We're adding less than eight  
17 acres, less than 30 units. There's no change in lot design. No  
18 change in the location of the primary access. No -- no change  
19 in wetland preservation. And we retained the flex of the SMU-6.

20 Besides located in the urban service area served by  
21 Hillborough County Utilities. With the addition of the project  
22 site to the south, it remains consistent with adjacent  
23 development. We illustrated the PD plan with the gray showing  
24 what has been approved and the yellow is what is proposed.  
25 We -- the original PD already contemplated access to what has

1 been added and that is represented by the -- by the white  
2 arrows.

3 Access is not changing except for the pedestrian only  
4 connection. It's orange in the southeast corner of the site,  
5 and that's recommended by staff. We are also carrying over the  
6 design exception, which provides for a sidewalk along Tom Folsom  
7 Road. Ms. Corbett, sorry, Corbett will address condition nine.

8 Did find that the request is consistent with the  
9 comprehensive plan and compatible with adjacent development.  
10 Thank you.

11 HEARING MASTER: All right. Thank you.

12 MS. CORBETT: Kami Corbett again. And we are still  
13 discussing with staff two of the transportation conditions that  
14 relate to both -- both of these, actually. The pedestrian  
15 sidewalk was not something down on the south side of the  
16 property. From our perspective, if you look at our rendered  
17 site plan, it's in a very awkward position as to relative to our  
18 development. I mean, all of our homes are oriented towards the  
19 rest of the development. And we would envision that our project  
20 side -- internal sidewalks would provide sufficient connection  
21 to Tom Folsom Road through the unified entrance that's at the  
22 top of the development.

23 Staff really wanted to see the second pedestrian  
24 access, so we have added it. And they did want to address on  
25 the record that we really -- it's not something we're really

1 comfortable with or think it's particularly useful, but it is  
2 there on the site plan.

3           The second vehicular connection is not shown on the  
4 site plan and it was a new addition to the staff report. And  
5 that's something that they have asked for to leave available for  
6 a future connection for this parcel that is to the east. That  
7 parcel is about 1.57 acres. It currently has one single family  
8 home. The condition would basically allow if this property were  
9 to ever redeveloped and that term is not defined in the  
10 conditions, that that property would need to take access through  
11 this existing PD. And our concern from a faulty perspective is,  
12 you know, if this happens five years from now or six years from  
13 now and we have a mature community that's been moved into and  
14 we're now all of a sudden disrupting access for a property that  
15 has direct access -- access onto Tom Folsom Road with proper  
16 circulation.

17           Staff has some justification for that. Respectfully,  
18 we don't agree with it, but we didn't wanna get on the record  
19 that we did not agree with it.

20           The other concern I had was, are we unnecessarily  
21 burdening this folio through this rezoning saying they have to  
22 take access through our development because it requires them to  
23 construct that. So we would obviously have sod and landscaping  
24 and -- and have that to be a developed area. And we had defined  
25 what redeveloped is. Staff has indicated through email that no

1 one single family home wouldn't cons -- a new single family home  
2 would not constitute redevelopment, but I think that it would  
3 unless it's defined as such. And so, we just wanted to raise  
4 that concern. I'm not necessarily thinking that it's something  
5 you need to address in your recommendation, but it is something  
6 that we have concerns about from a compatibility and a practical  
7 standpoint and we did want to raise it this -- this evening for  
8 you.

9           And we're here to answer any questions should you have  
10 any.

11           HEARING MASTER: Okay. Thank you. Oh, I guess I  
12 would ask, those conditions specifically, is it condition nine?

13           MS. CORBETT: It's actually -- yes, condition nine and  
14 ten.

15           HEARING MASTER: And ten. Okay.

16           MS. CORBETT: Is the -- are the roadway.

17           HEARING MASTER: Okay.

18           MS. CORBETT: And the pedestrian access is actually  
19 shown -- is a condition, but it's also shown on the site plan.  
20 But specifically, those conditions nine and ten, that were not  
21 something -- there was something that we discussed a deficiency,  
22 but when we resubmitted, we have submitted a justification for  
23 not providing that, that it just sort of popped up in the staff  
24 report.

25           HEARING MASTER: Understand. Okay. Thank you. All

1 Development Services.

2 MR. GRANDLIENARD: Good evening. Chris Grandlienard,  
3 Development Services. I will present application PD 24-0454.

4 The applicant proposes to rezone two parcels from  
5 PD 22-0319 and AR to PD 24-0454 to retain a majority of the  
6 conditions from the previous PD 23-319 or, I'm sorry, previous  
7 PD 22-0319 and add additional 29 additional single family units  
8 by incorporating the par -- additional parcels for a total of  
9 132 units, which is achieved through a partially through  
10 utilization of the comp plan flex provision. Due to the site's  
11 northern boundary being adjacent to land designated SMU-6.

12 The resulting density will be approximately 4.09 units  
13 per acre. The approximate 32.3 acre property is composed of two  
14 parcels. One zone PD 22-0319 and the other zoned AR. The  
15 subject property is generally located at 11120 and 11008 Tom  
16 Folsom Road. The area consists of single family residential,  
17 light industrial and agricultural. Adjacent to the north is a  
18 retention area, zoned PD and a single family residential zoned  
19 RSC-6 and RSC-9. Adjacent to the south is single family  
20 residential zoned PD and AS-1. To the east across Tom Folsom  
21 Road is a rehab facility zoned CG and a single family  
22 residential of -- single family residential zoned AR and AS-1.  
23 Adjacent to the west is a warehouse zoned PD and single family  
24 residential agricultural lot zoned AR.

25 The subject property is designated residential one in



1 a Future Land Use map. The Planning Commission found the  
2 proposed use consistent with a comprehensive plan. The  
3 surrounding uses are similar to the request, single family  
4 residential. Therefore, the rezoning -- rezoning of the subject  
5 parcel from PD and AR with 132 single family residential  
6 dwelling units would be consistent with the existing zoning  
7 pattern of the area. Based on the RES-4 Future Land Use  
8 classification, the surrounding zoning and development pattern,  
9 and the proposed uses for the planned development district,  
10 staff finds the requested -- request approval, subject to  
11 proposed conditions.

12 That includes my staff report. I'd be glad to answer  
13 any questions you might have.

14 HEARING MASTER: No quest -- well, I guess I would  
15 ask --

16 MR. GRANDLIENARD: The transportation.

17 HEARING MASTER: Those -- those two conditions that --

18 MR. GRANDLIENARD: Yeah. Transportation is -- is  
19 online and would be glad to answer that question. He was  
20 telling me he was discussing it with the applicant --

21 HEARING MASTER: Okay.

22 MR. GRANDLIENARD: -- regarding it.

23 HEARING MASTER: We're -- we'll hear from  
24 transportation then.

25 MR. GRANDLIENARD: All right. Thank you.

1 HEARING MASTER: Thank you very much.

2 MR. PEREZ: Good evening. This is Richard Perez,  
3 transportation review section for -- for the record.

4 As it relates to condition number nine, the pedestrian  
5 access, the point at which the site plan shows that access on  
6 Tom Folsom Road allows for a pedestrian connection consistent  
7 with subdivision standards Section 602.01 access -- A13 for  
8 access, which states that a proposed development shall provide  
9 multiple direct connections in its local street system to and  
10 from local destinations such as parks, schools and shopping  
11 centers without requiring the use of arterial streets. It -- it  
12 also speaks to providing within Section 602.01 access to  
13 destinations in the area.

14 Tom Folsom Elementary is located just south of the  
15 subject property at Tom Folsom Road and Harning Road about 800  
16 feet south of the subject property. This would allow the  
17 opportunity for students, for example, to -- to have a direct  
18 pedestrian path to Tom Folsom, rather than having to navigate  
19 and walk through the entire neighborhood and lengthen that --  
20 that route and would provide other additional pedestrian  
21 opportunities.

22 Condition number ten, which speaks to future access  
23 to the adjacent folio -- folios 60945.000, which is an unplatted  
24 residential parcel. Consistent with Section 602.01.A.15, which  
25 says the subdivision will be designed to ensure future street

1 connection where a proposed development abuts unplatted land or  
2 a future development phase of the same development. Street  
3 stubs shall be provided to provide access to all abutting  
4 properties.

5           The -- the applicant had indicated in their project  
6 narrative that providing a stubout could impact the layout of  
7 their site. Staff took that into consideration is asking simply  
8 that because these are -- this is a vacant property, also  
9 designated with R-4 Future Land Use that could similarly  
10 redevelop in such a way that you'd have residential units in a  
11 subdivision on this property adjacent to it could take access to  
12 the project's local -- proposed local public roads, rather than  
13 on the Tom Folsom.

14           In my report, you'll find that you we evaluate the  
15 adjacent properties access on Tom Folsom, which is a collector  
16 road. And its existing condition doesn't meet the 245-foot  
17 space in which is required for safe access per 764.07 on a  
18 collector road. If that -- that parcel were to redevelop and --  
19 and what we mean by redevelop is rezoned and/or subdivided into  
20 single family lots, not unlike with the subject property is  
21 proposing that they would be allowed to take access to the --  
22 the public local roads within the project. This would allow for  
23 a safer operational access and meet the intent of the code.

24           HEARING MASTER: All right. Mr. Perez, thank you.

25           All right. Let's go to Planning Commission, then

1 please.

2 MS. LIENHARD: Thank you. The subject property is  
3 located in the residential four Future Land Use Category. It is  
4 in the urban service area. And it is also located within the  
5 limits of the Thonotossassa Community Plan. The residential  
6 four Future Land Use Category is located to the east, west and  
7 south of the subject site. Suburban mixed use six is located  
8 north and west.

9 The applicant is requesting a flex of 150 feet of the  
10 suburban mixed six future land use category to the north. The  
11 proposed 132 dwellings fall within the potential density while  
12 utilizing the flex provision. The request furthers Policy 16.3  
13 of the Future Land Use Element by providing development that is  
14 like and complementary and is consistent with Policy 16.8 and  
15 16.10 in design.

16 Planning Commission staff has reviewed the flex  
17 request and finds that it's consistent with the flex criteria as  
18 outlined and policy 7.3 and policy 7.4 of the Future Land Use  
19 Element. The proposed development meets the intent of the  
20 neighborhood protection policies that modify Objective 16 of the  
21 Future Land Use Element. The applicant will be providing  
22 full connectivity on the north side of Ochee Lane as well as  
23 full access from Tom Folsom Road.

24 Stubouts for future connections will also be provided  
25 to the west. The proposed development also meets the intent of

1 policy 16.8 and 16.10 as comparable densities and various  
2 housing types already exist in the surrounding area which range  
3 in lot.

4           The proposed development also means the intent of Goal  
5 four of the Thonotossassa Community Plan, which seeks to  
6 maintain a diversity of housing types and styles within its  
7 boundaries and limit the encroachment of commercial uses and  
8 residential areas. The proposed use is acceptable in this area  
9 as it is between two commercially oriented corridors of Fort  
10 King Highway and Harney Road and would limit commercial  
11 encroachment from either of those two corridors into the  
12 surrounding residential areas.

13           Based upon those considerations, Planning Commission  
14 staff finds the proposed plan development consistent with the  
15 Unincorporated Hillsborough County Comprehensive Plan subject to  
16 the conditions proposed by Development Services. Thank you.

17           HEARING MASTER: All right. Thank you. We're going  
18 to go to the public first. Thank you.

19           All right. Is there anyone here or online who wishes  
20 to speak in support of this application? All right. I'm not  
21 hearing anyone.

22           Is there anyone here or online who wishes to speak in  
23 opposition to this application? All right. I'm not hearing  
24 anyone.

25           And Development Services, anything further?



1 MS. HEINRICH: No, ma'am.

2 HEARING MASTER: All right. Thank you. Applicant.

3 MS. CORBETT: Kami Corbett again for the record.

4 Respectfully to staff, we really don't think that this  
5 pedestrian sidewalk provides any meaningful additional  
6 connectivity from a pedestrian standpoint. It's not really a  
7 closer route to anyone. Again, just in -- from our perspective,  
8 it's adding additional costs to the subdivision without really  
9 providing a -- a corresponding benefit to the development. But  
10 as again, we have shown it on our site plan.

11 One thing that I did want to talk about, speaking of  
12 members of the public, I did receive probably about a half a  
13 dozen calls from people who were interested in this case because  
14 they were interested in the case to the north. And they were  
15 specifically concerned about this Bokey Lane access, which on  
16 this slide is indicated to be gated emergency access. And they  
17 wanted to be assured that that was going to remain because  
18 during the last zoning case, staff had recommended that be a  
19 full access. And that decision went to the Board of County  
20 Commissioners and the decision was made to leave it gated  
21 emergency vehicle access. So I did represent to members of the  
22 public and wanted to make sure we touched on that specifically  
23 this evening in case they're watching online and wanted to  
24 confirm that it was consistent with our conversation.

25 So we did want to point that out. And again, we've

1 made our point with respect to the across -- vehicular cross  
2 access. The likelihood of that -- unless it became actually  
3 part of this PD, which would require a public hearing and a  
4 revision of the site plan, the likelihood that that property  
5 would redevelop in any way, that it would make any sense for  
6 them to take access through our site is -- is pretty low in our  
7 opinion. So I'm here to answer any questions should you have  
8 any.

9 HEARING MASTER: All right. No questions for you.  
10 Thank you.

11 All right. This closes the hearing on rezoning PD  
12 24-0454. And that concludes the May 14, 2014 Zoning Hearing  
13 Master Meeting.

14 (Off the record at 8:28 p.m.)  
15  
16  
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20  
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23  
24  
25



**EXHIBITS SUBMITTED  
DURING THE ZHM HEARING**

DATE/TIME: 5/14/2024 6pm HEARING MASTER: Pamela Jo Hatley

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

<p>APPLICATION # <u>RZ 24-0232</u></p>	<p>PLEASE PRINT NAME <u>Todd Pressman</u>          MAILING ADDRESS <u>200 2nd Ave S. #451</u>          CITY <u>St. Petersburg (St.)</u> STATE <u>FL</u> ZIP <u>33719</u> PHONE <u>727-564-1760</u></p>
<p>APPLICATION # <u>RZ 24-0338</u></p>	<p>PLEASE PRINT NAME <u>Rohit Mehta</u>          MAILING ADDRESS <u>6331 Gandula Dr</u>          CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-643-5511</u></p>
<p>APPLICATION # <u>RZ 24-0338</u> <u>VS</u></p>	<p>PLEASE PRINT NAME <u>Denah Butts</u>          MAILING ADDRESS <u>11306 J and B Dr.</u>          CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-853-1280</u></p>
<p>APPLICATION # <u>RZ 24-0469</u></p>	<p>PLEASE PRINT NAME <u>CHRISTOPHER S. MCNEEL</u>          MAILING ADDRESS <u>15957 N. FLORIDA AVE</u>          CITY <u>LUTZ</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813-205-2504</u></p>
<p>APPLICATION # <u>RZ 23-0997</u></p>	<p>PLEASE PRINT NAME <u>Trent Stephenson</u>          MAILING ADDRESS <u>505 E Jackson #200</u>          CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 375 0616</u></p>
<p>APPLICATION # <u>RZ 23-0997</u></p>	<p>PLEASE PRINT NAME <u>Stephen Sposato</u>          MAILING ADDRESS <u>505 E Jackson St.</u>          CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-375-0616</u></p>

DATE/TIME: 5/14/2024 6pm HEARING MASTER: Pamela Jo Hatley

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

<p>APPLICATION #  RZ 23-0997</p>	<p>PLEASE PRINT NAME <u>STEVE HENRY</u></p> <p>MAILING ADDRESS <u>5023 W. LANIER ST</u></p> <p>CITY <u>TVA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289-0039</u></p>
<p>APPLICATION #  RZ 23-0997</p>	<p>PLEASE PRINT NAME <u>Rebecca Kert</u></p> <p>MAILING ADDRESS <u>400 N Tampa St Suite 1908</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-368-3064</u></p>
<p>APPLICATION #  RZ 23-0997</p>	<p>PLEASE PRINT NAME <u>Michael Brooks</u></p> <p>MAILING ADDRESS <u>400 N Tampa St / St 1910</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-594-5900</u></p>
<p>APPLICATION #  MM 24-0029</p>	<p>PLEASE PRINT NAME <u>Todd Pressing</u></p> <p>MAILING ADDRESS <u>200 7th Ave S #151</u></p> <p>CITY <u>J. Pet</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813-277-1760</u></p>
<p>APPLICATION #  MM 24-0029</p>	<p>PLEASE PRINT NAME <u>Rajiv Mathur</u></p> <p>MAILING ADDRESS <u>1612 Carlin Oaks Dr</u></p> <p>CITY <u>Vero</u> STATE <u>FL</u> ZIP <u>32909</u> PHONE <u>887-7164211</u></p>
<p>APPLICATION #  RZ 24-0293</p>	<p>PLEASE PRINT NAME <u>William J. Molly</u></p> <p>MAILING ADDRESS <u>326 S Blvd</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>813-629-2752</u></p>




DATE/TIME: 5/14/2024 6pm HEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #  <u>RZ 24-0454</u>	PLEASE PRINT NAME <u>Kami Corbett</u>  MAILING ADDRESS <u>14 E Kennedy Blvd, Ste 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>
APPLICATION #  <u>RZ 24-0454</u>	PLEASE PRINT NAME <u>Stephen Sposato</u>  MAILING ADDRESS <u>505 E Jackson St</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-375-0611</u>
APPLICATION #	PLEASE PRINT NAME _____  MAILING ADDRESS _____  CITY _____ STATE _____ ZIP _____ PHONE _____
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MAY 14, 2024 - ZONING HEARING MASTER


The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Tuesday, May 14, 2024, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.


 Pamela Jo Hatley, ZHM, called the meeting to order at 6:00 p.m., led in the pledge of allegiance to the flag, and introduction.

A. WITHDRAWALS AND CONTINUANCES

 Michelle Heinrich, Development Services (DS), reviewed the changes to the agenda.

 Pamela Jo Hatley, ZHM, overview of ZHM process.

 Assistant County Attorney Mary Dorman, overview of evidence/ZHM/BOCC Land Use process.

 Pamela Jo Hatley, ZHM, Oath.

B. REMANDS - None.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 24-0232

 Michelle Heinrich, DS, called RZ 24-0232.

 Testimony provided.

 Pamela Jo Hatley, ZHM, closed RZ 24-0232.

C.2. RZ 24-0338

 Michelle Heinrich, DS, called RZ 24-0338.

 Testimony provided.

 Pamela Jo Hatley, ZHM, closed RZ 24-0338.

C.3. RZ 24-0469

 Michelle Heinrich, DS, called RZ 24-0469.

 Testimony provided.

 Pamela Jo Hatley, ZHM, closed RZ 24-0469.

TUESDAY, MAY 15, 2024

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

D.1. RZ 23-0997

 Michelle Heinrich, DS, called RZ 23-0997.

 Testimony provided.

 Pamela Jo Hatley, ZHM, closed RZ 23-0997.

D.2. MM 24-0029

 Michelle Heinrich, DS, called MM 24-0029.

 Testimony provided.

 Pamela Jo Hatley, ZHM, closed MM 24-0029.

D.3. RZ 24-0293


 Michelle Heinrich, DS, called RZ 24-0293.

 Testimony provided.

 Pamela Jo Hatley, ZHM, closed RZ 24-0293.

D.4. RZ 24-0454

 Michelle Heinrich, DS, called RZ 24-0454.

 Testimony provided.

 Pamela Jo Hatley, ZHM, closed RZ 24-0454.

E. ZHM SPECIAL USE - None.

ADJOURNMENT

 Pamela Jo Hatley, ZHM, adjourned the meeting at 8:27 p.m.

# Folsom Road PD 24-0454

Rezone from PD 22-0319 and AR



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## Project Team

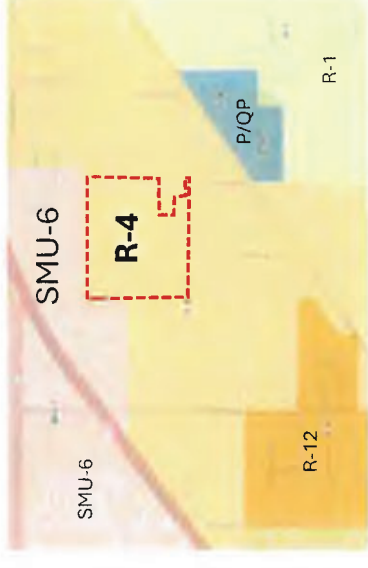
- Legal - Hill Ward Henderson
- Planning and Engineering - LevelUp Consulting
- Transportation - Lincks & Assoc.

Application No: 24-0454  
Name: Stephen Sposato  
Entered at Public Hearing: 2 PM  
Exhibit # 1 Date: 5/14/2024



## Tom Folsom Road PD

- Adding +/- 7.7 acres and 29 lots to the existing 11019 Tom Folsom Road PD
  - Total of +/- 32.3 acres and 132 single family residential units
- No change in:
  - Lot design development standards
  - Primary Access
  - Wetland Preservation
- Retains flex of the adjacent SMU-6
  - Current Future Land Use: RES-4
  - Maximum density of 4.09 du/ga
    - Reduced from existing PD density of 4.19 du/ga

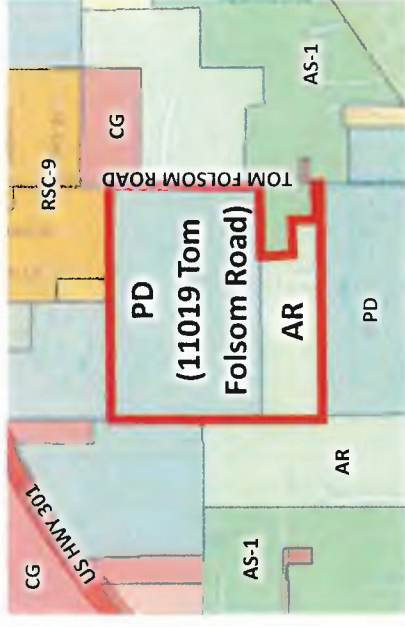


Future Land Use: Residential-4

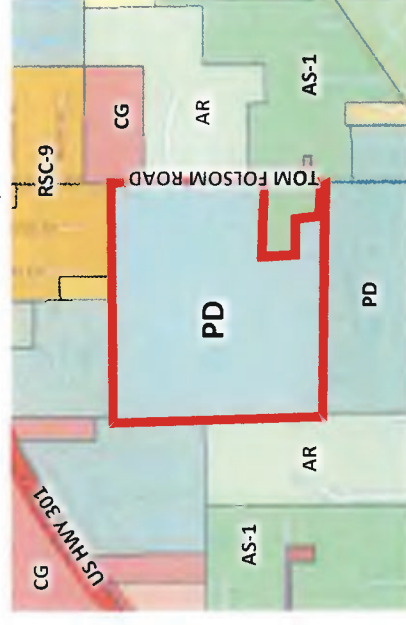


## Project Overview

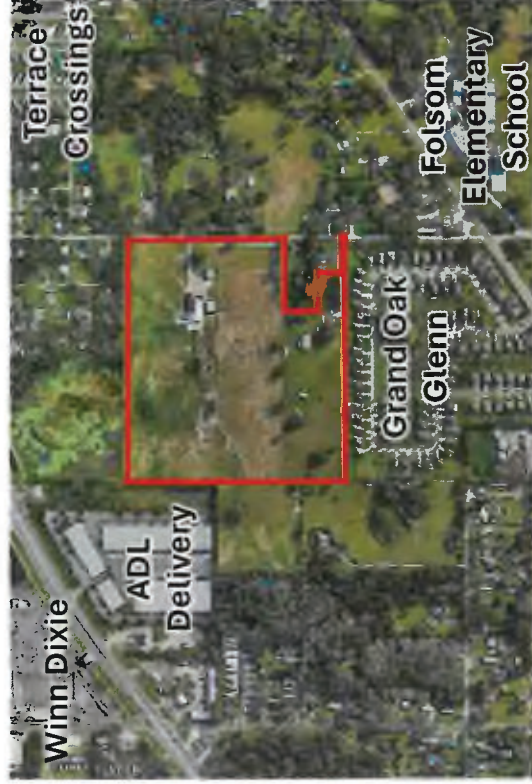
**CURRENT**  
Planned Development (PD) and Agricultural Rural (AR)



**PROPOSED**  
Planned Development



- Urban Service Area (USA) – Hillsborough County Utilities
- Thonotosassa Community Planning Area
- Surrounding Land Uses
  - **North:** Single Family Residential and Retention Pond (owned by the Department of Transportation)
  - **South:** Single Family Residential
  - **East:** Youth Treatment and School Facility, Single Family Residential
  - **West:** Warehouse, Single Family Residential/ Agricultural



**Location and Context**

# Proposed PD: Tom Folsom Road

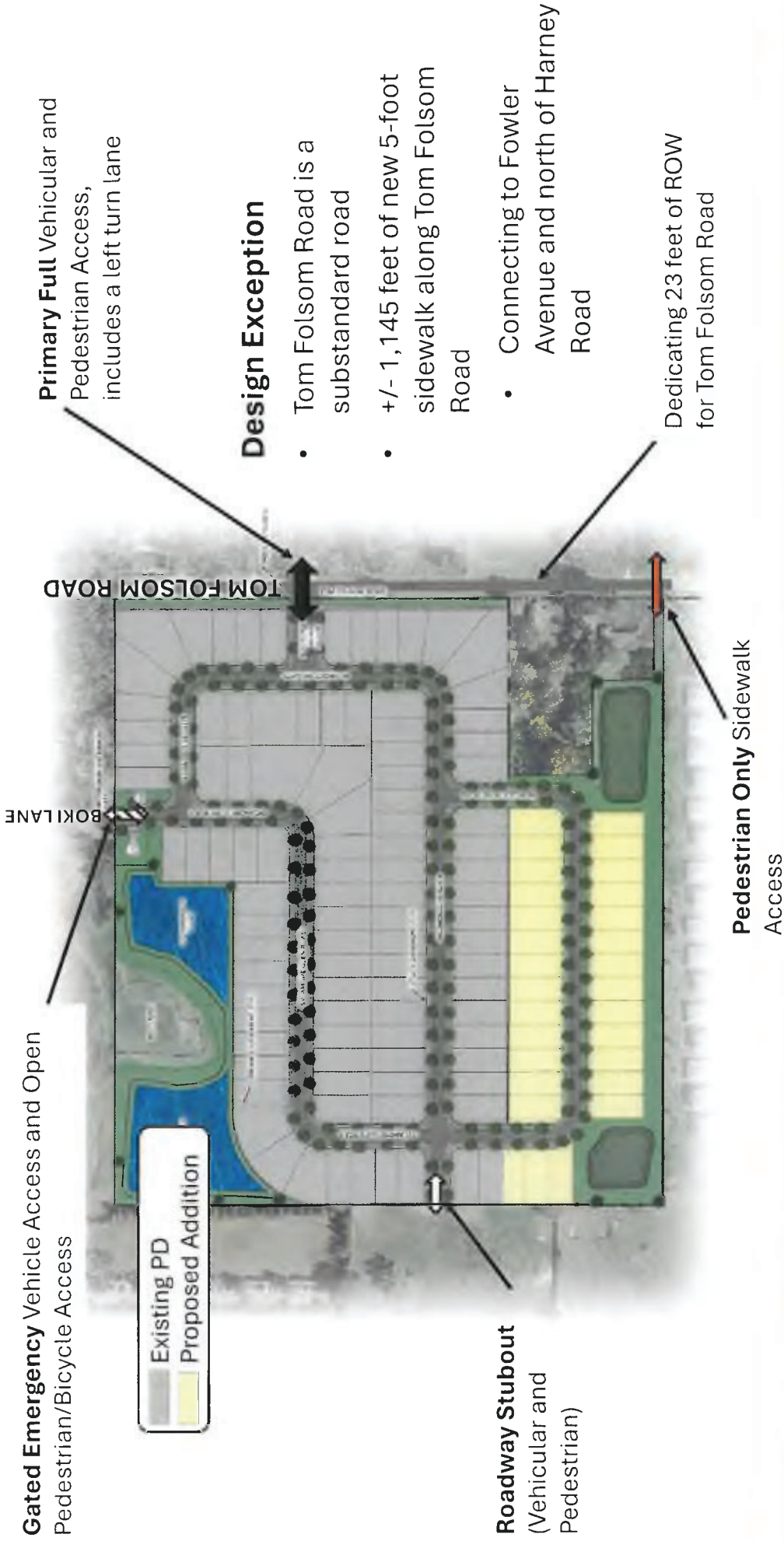
Tom Folsom Road Rezone			
	Current PD	Proposed PD	Net Change
Single-Family Residential	103 units	132 units	+ 29 SF
Acresage	24.6 ac	32.3 ac	+7.7 acres

## Development Standards (Same as Existing PD)

- Lot Size/ Width: 6,000 sf/ 50 ft
- Front Setback: 20 ft
- Rear Setback: 20 ft
- Side Setback: 5 ft
- Max Height: 35 ft







**Gated Emergency Vehicle Access and Open Pedestrian/Bicycle Access**

Existing PD  
Proposed Addition

**Primary Full Vehicular and Pedestrian Access,**  
includes a left turn lane

**Design Exception**

- Tom Folsom Road is a standard road
- +/- 1,145 feet of new 5-foot sidewalk along Tom Folsom Road
- Connecting to Fowler Avenue and north of Harney Road

**Roadway Stubout**  
(Vehicular and Pedestrian)

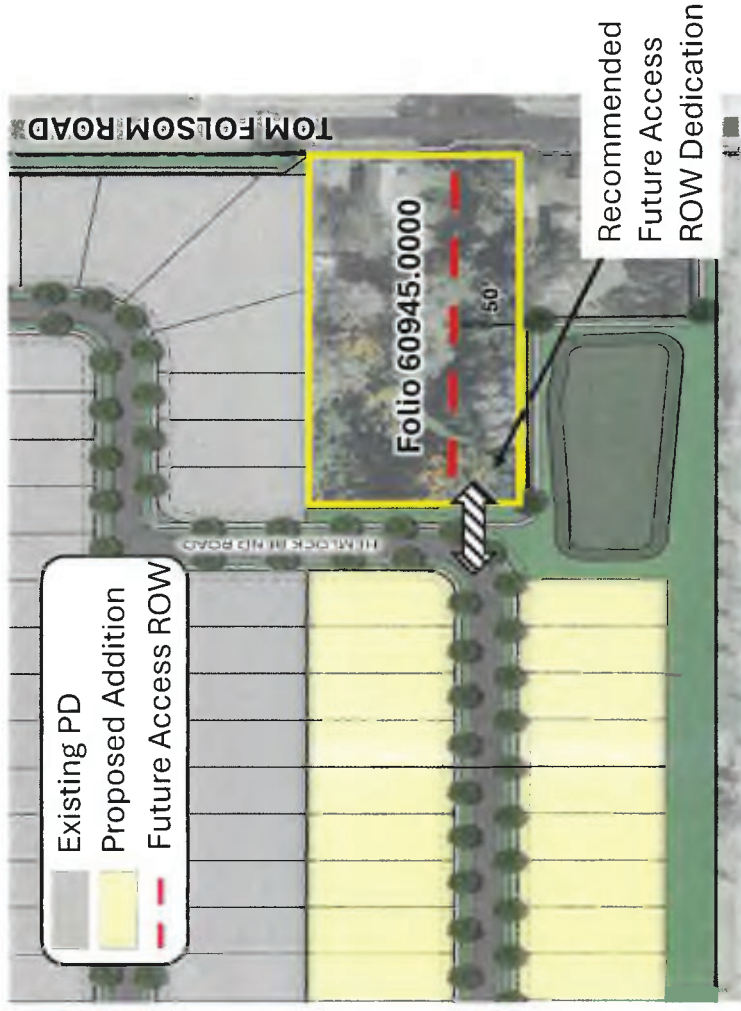
**Pedestrian Only Sidewalk Access**

Dedicating 23 feet of ROW for Tom Folsom Road

**Transportation – Proposed Access**

## Basis for Deletion of Condition 10

- Proposed Tom Folsom Road PD comprehensively addresses access
  - Interconnection creates substantial uncertainty for future residents – incompatible land uses
- Folio 60945.0000 – 1.5 acres
  - Frontage on Tom Folsom Road
  - Interconnection substantially diminishes the ability to develop. Stub out would:
    - Bisect the length of the property
    - Reduce the lot width from 180 to 130 feet
    - Take nearly 30% of the total acreage



## Applicant is requesting deletion of Condition 10.

*Future access may be taken by folio# 60945.0000 to the proposed internal project roadway adjacent to the parcel at such time that folio # 60945.0000 redevelops. Said proposed adjacent roadway shall be designed and platted such that the right of way shall about folio # 60945.0000, and no intervening common area or other parcel (i.e. "spite strip") shall be platted between the roadway and folio#60945.0000 such that it would prevent future access to be taken. The developer of folio# 60945.0000 shall be responsible for the construction of any future access. The subject property developer shall install signage in the general location of the future potential connection which identifies a "Future Roadway Connection".*

## Staff Recommended Interconnection

The design is compatible with neighboring development, and consistent with the Comprehensive Plan.

**Future Land Use Element**

**Objective 1:** Direct growth to Urban Service Area; **Policy 1.4:** Sensitivity of Development Proposals in maintaining the character of existing development.

**Objective 7:** Pattern of development in unincorporated Hillsborough County through 2025; **Policy 7.3:** Application of the flex provision; **Policy 7.4:** Criteria for consideration of a flex request.

**Objective 9:** Existing and future land development regulations to be consistent with the Comprehensive Plan; **Policy 9.1:** Zoning consistency with the Comprehensive Plan; **Policy 9.2:** Development must meet or exceed the requirements of all land development regulations.

**Community Design Component**

**Objective 12:** New developments should recognize the existing community and be designed in a way that is compatible with the surrounding neighborhood.

**Environmental Considerations**

**Objective 13:** New development shall not adversely impact environmentally sensitive areas; **Policy 13.3:** Environmentally sensitive land credit.

**Neighborhood/Community Development**

**Objective 16, Policy 16.2:** Transitions of intensities; **Policy 16.3:** Integration with adjacent land uses; **Policy 16.8:** Density and lot size; **Policy 16.10:** Compatibility with existing uses.

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**Consistency and Compatibility**

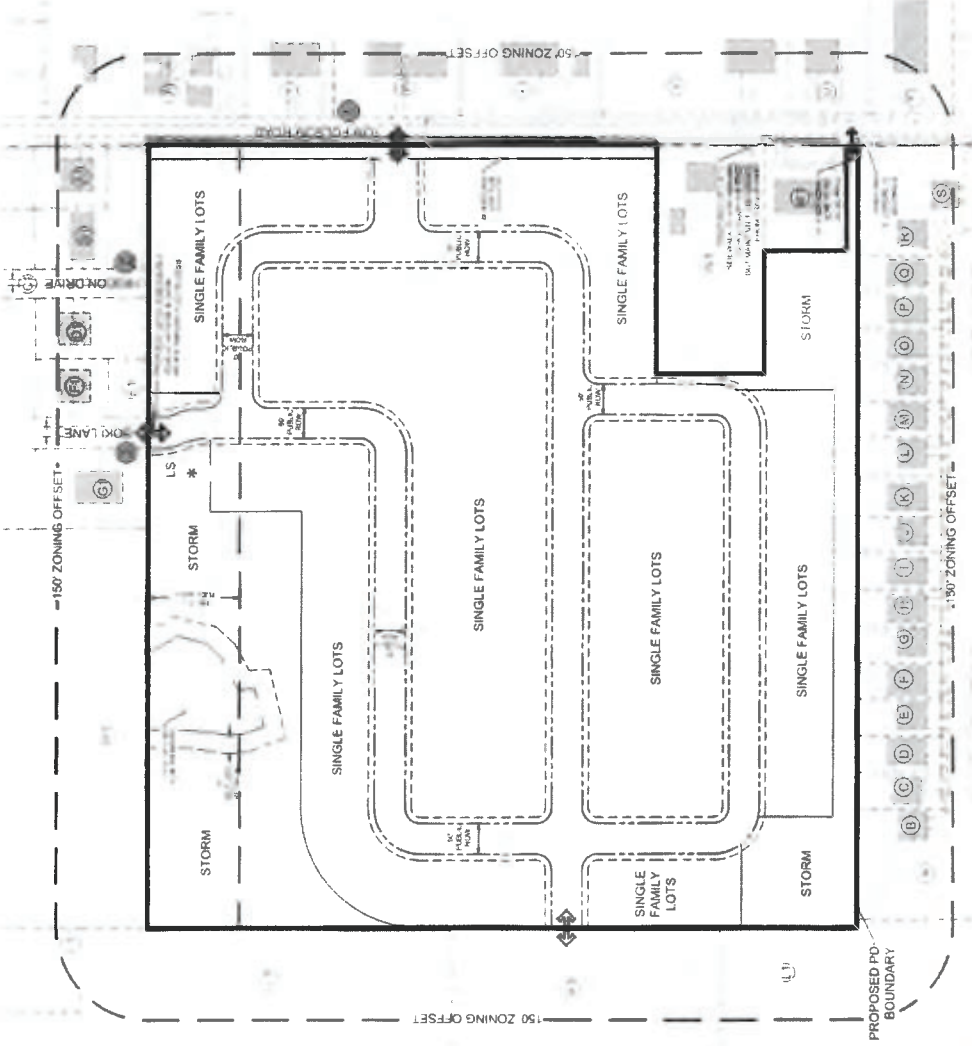


- **No objections** by Review Agencies
- Planning Commission - **Compatible** with the existing and planned development pattern found within the surrounding area. **Consistent** with the Unincorporated Hillsborough County Comprehensive Plan, subject to conditions.
- Development Services: **Approvable**, subject to conditions
- Applicant is requesting deletion of Condition 10.

---

## Key Findings and Recommendations

LEGEND	
	RIGHT OF WAY LINE
	EASEMENT LINE
	TRACT LINE
	PROPOSED PD BOUNDARY
	PROPOSED FULL VEHICULAR & PEDESTRIAN ACCESS
	PROPOSED CROSS ACCESS (VEHICULAR & PEDESTRIAN)
	PROPOSED GATED EMERGENCY VEHICLE ACCESS & OPEN PEDESTRIAN/BICYCLE ACCESS
	PROPOSED PEDESTRIAN ONLY SIDEWALK ACCESS
	LIFT STATION
	COMMUNITY GATHERING SPACE





**PARTY OF  
RECORD**

**NONE**