

Rezoning Application: PD 23-0882
Zoning Hearing Master Date: January 16, 2024
BOCC Land Use Meeting Date: March 19, 2024

REVISED REPORT

1.0 APPLICATION SUMMARY

Applicant: 11809 Sumer Rd. Wimauma LLC
FLU Category: RES-4
Service Area: Urban
Site Acreage: 18.56 AC
Community Plan Area: South Shore Areawide Systems
Overlay: None



Introduction Summary:

The existing zoning is AR (Agricultural Rural) which permits single family residential and agricultural uses pursuant to the development standards in the table below. The proposed zoning for Planned Development (site plan controlled district) to allow a 63 single family residential lots pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

Zoning:	Existing	Proposed
District(s)	AR	PD 23-0882
Typical General Use(s)	Single-Family Residential (Conventional/Mobile Home)	Single-Family Residential (Conventional Only)
Acreage	Total Site Area: 19.16 AC Project Area minus Right of Way: 18.56 AC	Total Site Area: 19.16 AC Project Area minus Right of Way: 18.56 AC
Density/Intensity	0.2 DU/AC	63 DU proposed / 18.56 AC = 3.4 DU/AC Net Density
Mathematical Maximum*	3 DU	74 DU

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AR	PD
Lot Size / Lot Width	217,800 sf / 150'	7000 sf / 70'
Setbacks/Buffering and Screening	50' Front 50' Rear 25' Sides	25' Front 25' Rear 7.5' Sides
Height	50'	35'

Additional Information:

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

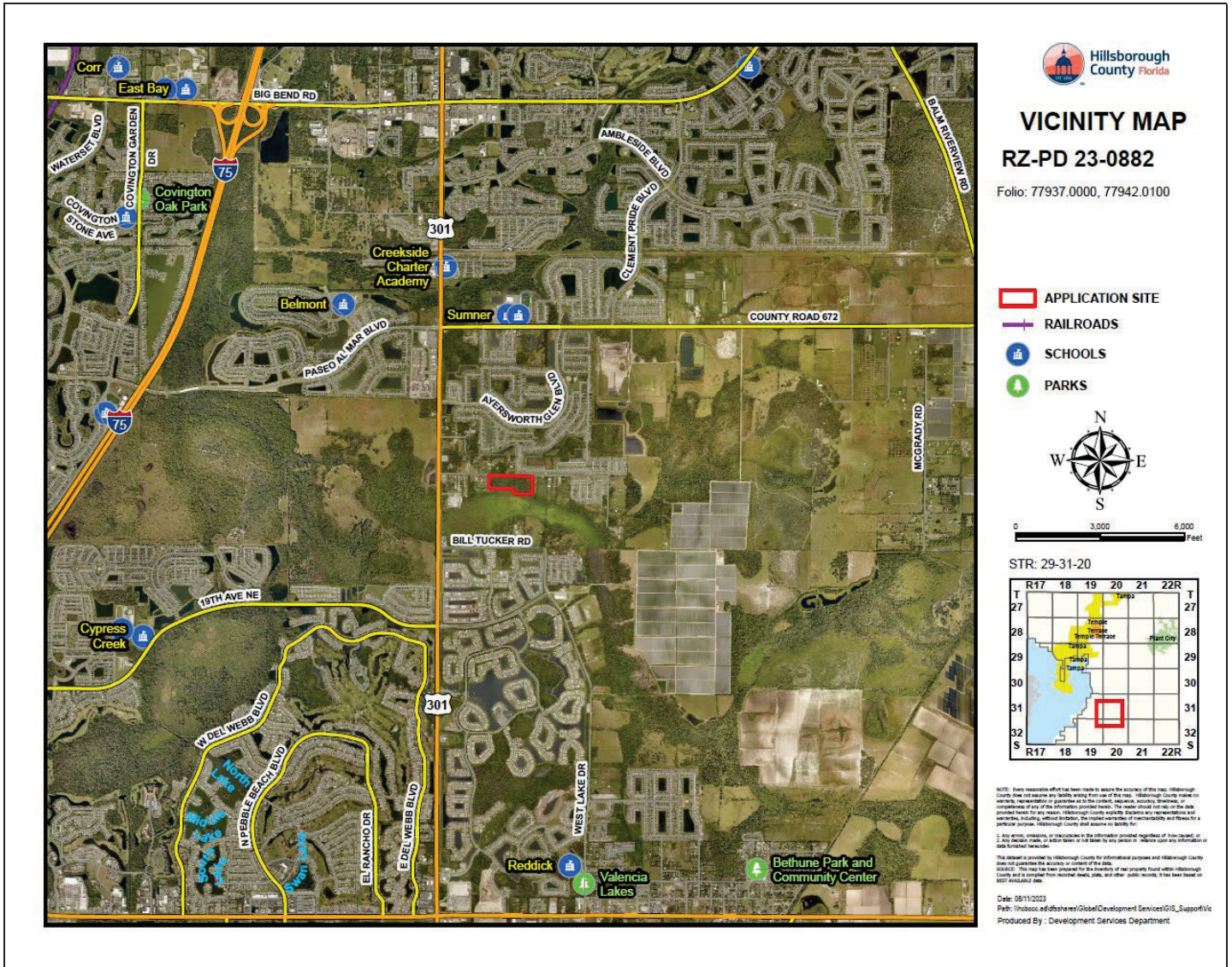
None requested as part of this application

Planning Commission Recommendation:
Consistent

Development Services Recommendation:
Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

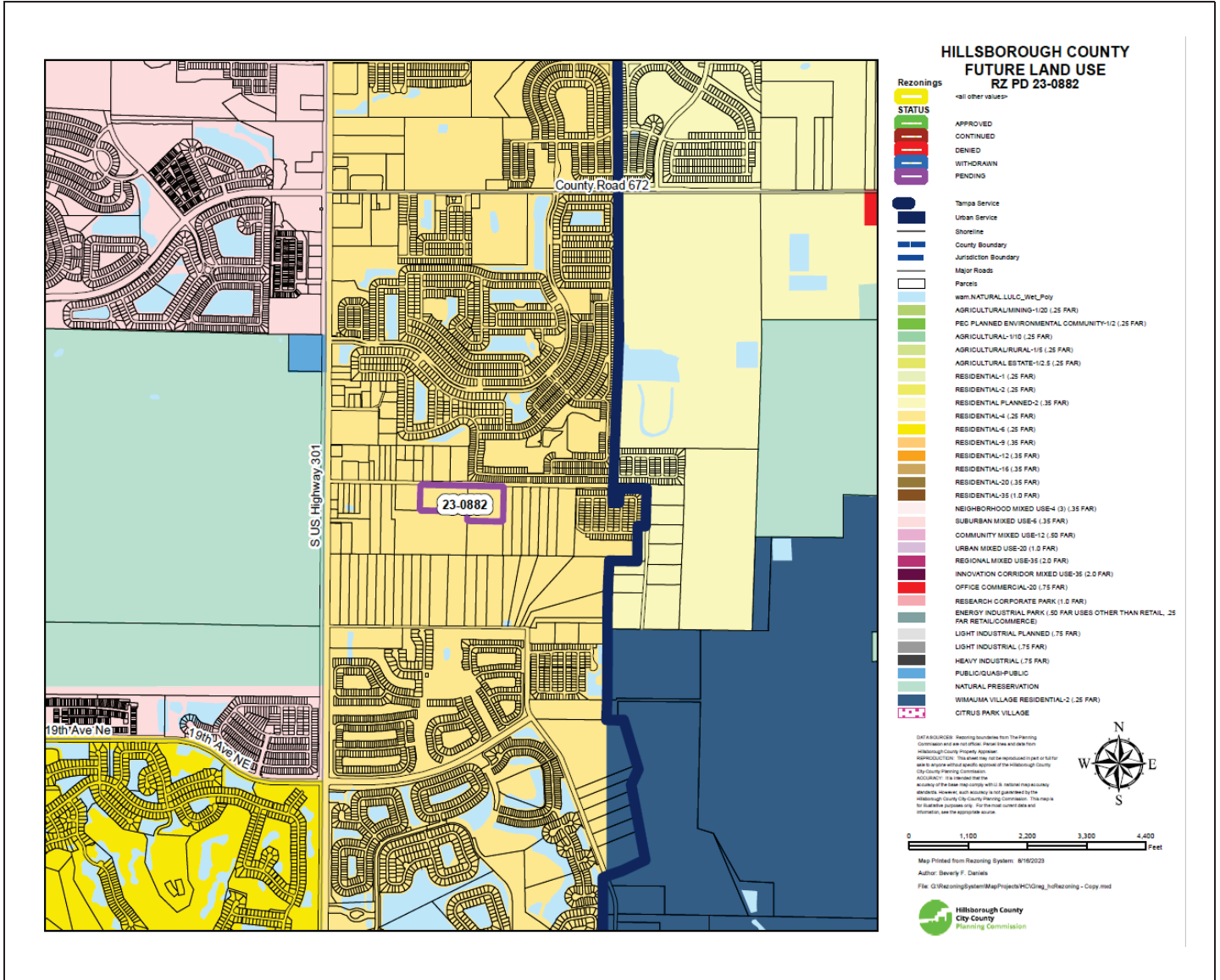


Context of Surrounding Area:

The parcel is located along Summer Rd., a 2 lane divided Local Road, with agriculturally zoned properties and a residential single family development to the northeast. Adjacent to the south is the Bullfrog Creek.

2.0 LAND USE MAP SET AND SUMMARY DATA

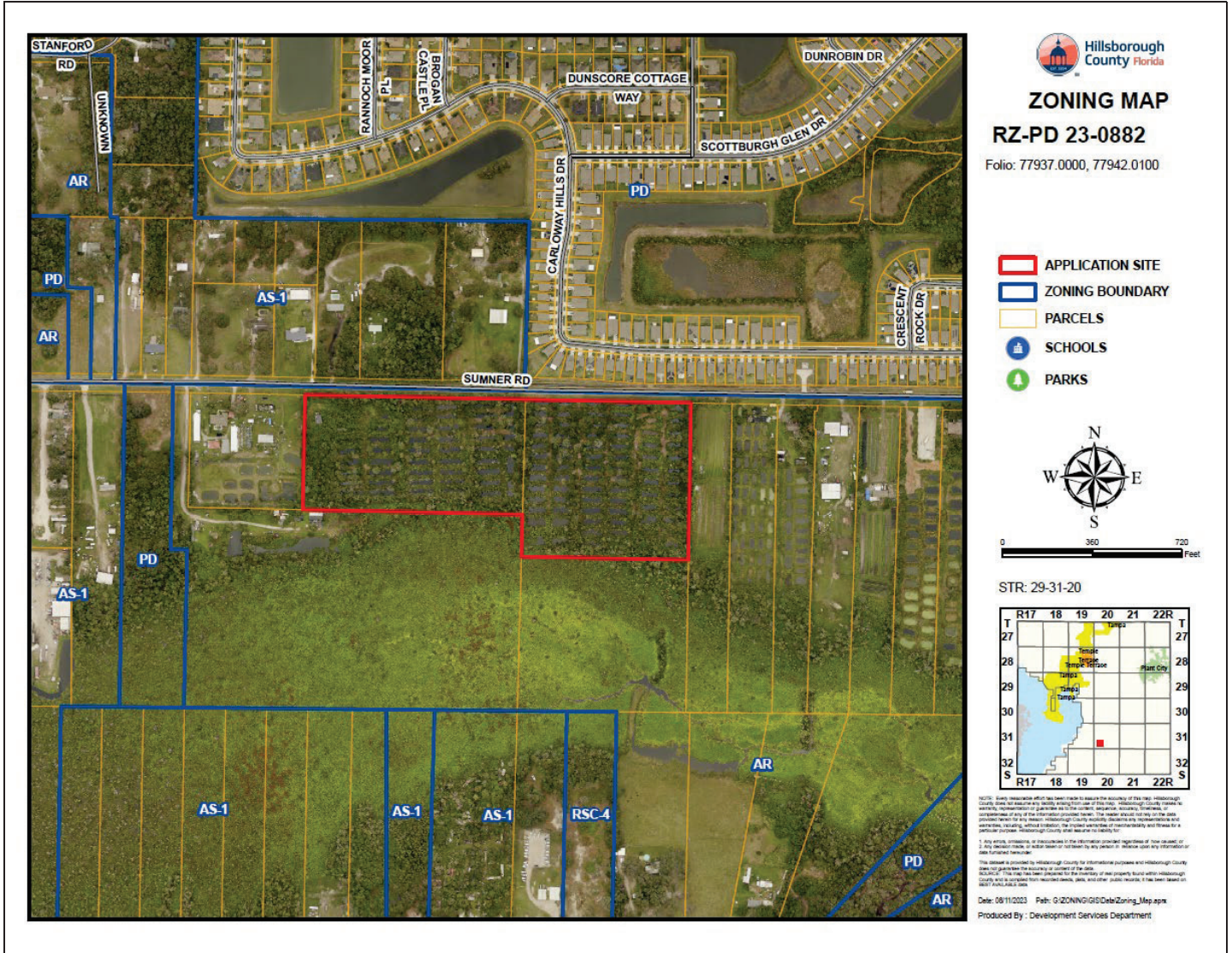
2.2 Future Land Use Map



Subject Site Future Land Use Category:	RES-4
Maximum Density/F.A.R.:	4 DU/AC
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

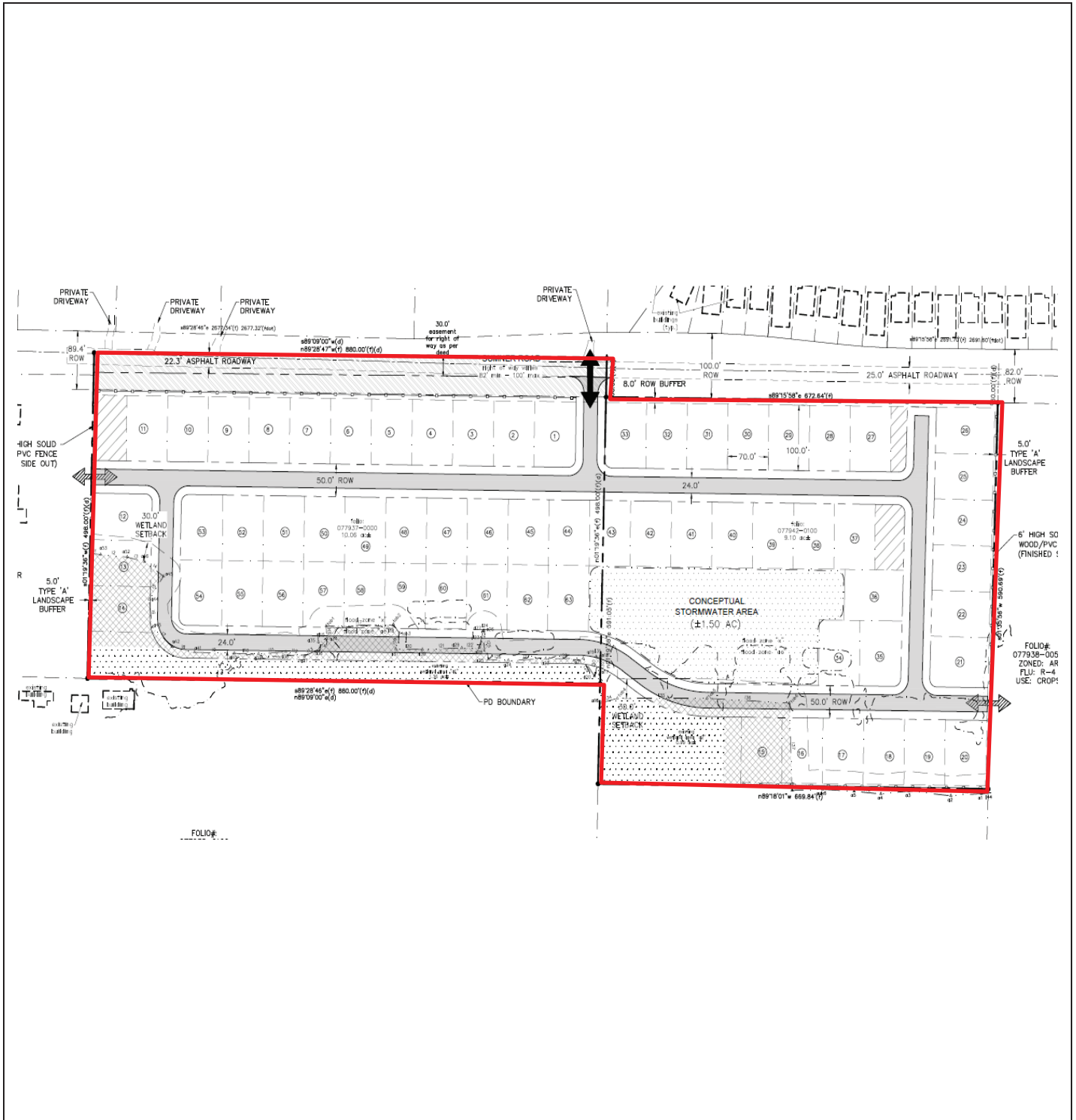


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AS-1, PD 80-0067 (PRS 16-0399)	1 DU/AC, 3.58 DU/AC	Agricultural, Single Family Residential	Single Family Residential
South	AR	0.2 DU/AC	Agricultural, Single Family Residential	Single Family Residential (Mobile Home)
East	AR	0.2 DU/AC	Agricultural, Single Family Residential	Vacant
West	AR	0.2 DU/AC	Agricultural, Single Family Residential	Single Family Residential

2.0 LAND USE MAP SET AND SUMMARY DATA

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



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Case Reviewer: Tania C. Chapela

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
Sumner Rd.	County Local - Rural	Choose an item. Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width (for Rural and/or Urban Section)	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	40	3	3
Proposed	660	49	65
Difference (+/-)	(+) 620	(+) 46	(+) 62

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

Connectivity and Cross Access Not applicable for this request

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

Notes:

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
Sumner Rd./ Substandard Road	Design Exception Requested	Approvable
	Choose an item.	Choose an item.

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input checked="" type="checkbox"/> Off-site Improvements Provided	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input checked="" 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	
Impact/Mobility Fees Single Family Detached (Fee estimate is based on a 2,000 s.f.) Mobility: \$9,183 * 63 = \$578,529 Parks: \$2,145 * 63 = \$135,135 School: \$8,227 * 63 = \$518,301 Fire: \$335 * 63 = \$21,105 Total per House: \$19,890 Total x63 units: \$1,253,070				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments

Planning Commission					
<input type="checkbox"/> Meets Locational Criteria	<input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Inconsistent	<input type="checkbox"/> Yes	
<input type="checkbox"/> Locational Criteria Waiver Requested		<input type="checkbox"/> No	<input checked="" type="checkbox"/> Consistent	<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Minimum Density Met	<input checked="" type="checkbox"/> N/A				

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed uses are comparable to the surrounding residential uses, and the proposed layout is compatible with the surrounding development pattern. Furthermore, the proposed 3.4 DU/AC density is under the 4 DU/AC Maximum density allowable in the RES-4 Comprehensive Plan category.

Given the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping the general development pattern of the area.

5.2 Recommendation

Staff recommends approval of the applicant’s request, subject to conditions.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted September 26, 2023.


1. The project shall be permitted a maximum of 63 single family conventional units. The project shall be developed in accordance with the development standards of the RSC-6 zoning district, unless otherwise specified herein.
2. Buffer and Screening shall be as follows:
 - A 5 feet buffer, type "A" buffer shall be required to the west.
 - An 8 feet buffer shall be required to the Sumner Road Right of Way.
 - Buffers are not part of the lot or rear setbacks.
 - Buffers are to be platted as a separate tract to be owned and maintained by the Homeowners Association (HOA) or similar entity.
3. 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.
4. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
5. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
6. 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.
7. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
 - 7.1. A 30' wetland setback will be required from the limits of any approved wetland impacts. The southern road will be located within the 30' wetland setback area in the configuration shown on the current plans and may need to be relocated and/or compensation may be required.

8. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
9. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
10. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
11. The project shall be served by, and limited to, one (1) vehicular access connection to Sumner Rd. Additionally, the developer shall construct one (1) vehicular and pedestrian access stubout along the eastern project boundary, and one (1) vehicular and pedestrian access stubout along the western project boundary. Such connections shall be construction in the locations shown on the PD site plan.
12. Internal project roadways shall be privately owned and maintained and shall not be gated.
13. Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
14. Prior to or concurrent with the initial increment of development, the property owner shall dedicate and convey to Hillsborough County +/- 60-feet of right-of-way along a portion of their Sumner Rd. frontage, as generally shown on the site plan. The intent of this condition is to convey the underlying fee for certain lands owned by the applicant and upon which the existing Sumner Rd. encroaches, and which would contribute a portion of the lands necessary to ensure Sumner Rd. could be improved (by others) to the full Typical Section – 7 (TS-7) standard in the future.
15. If PD 23-0882 is approved, the County Engineer will approve a Design Exception request (dated September 22, 2023 and revised December 19, 2023) which was found approvable by the County Engineer (on December 20, 2023) for the Sumner Rd. substandard road improvements. As Sumner Rd. is a substandard local roadway, the developer will be required to make certain improvements to Sumner Rd. consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer shall construct (in addition to the sidewalk required along its Sumner Rd. frontage pursuant to the Hillsborough County Land Development Code):
 - a. A minimum 5-foot-wide sidewalk for a distance of +/- 1,670 ft. along the south side of Sumner Rd. (between the western project boundary and the multi-purpose pathway along the east side of US 301); and,
 - b. A minimum 5-foot-wide sidewalk for a distance of +/- 1,350 ft. along the south side of Sumner Rd. (between the eastern project boundary and the existing sidewalk terminus located east of the proposed project).

- 16. The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the South County Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.

- 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 graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

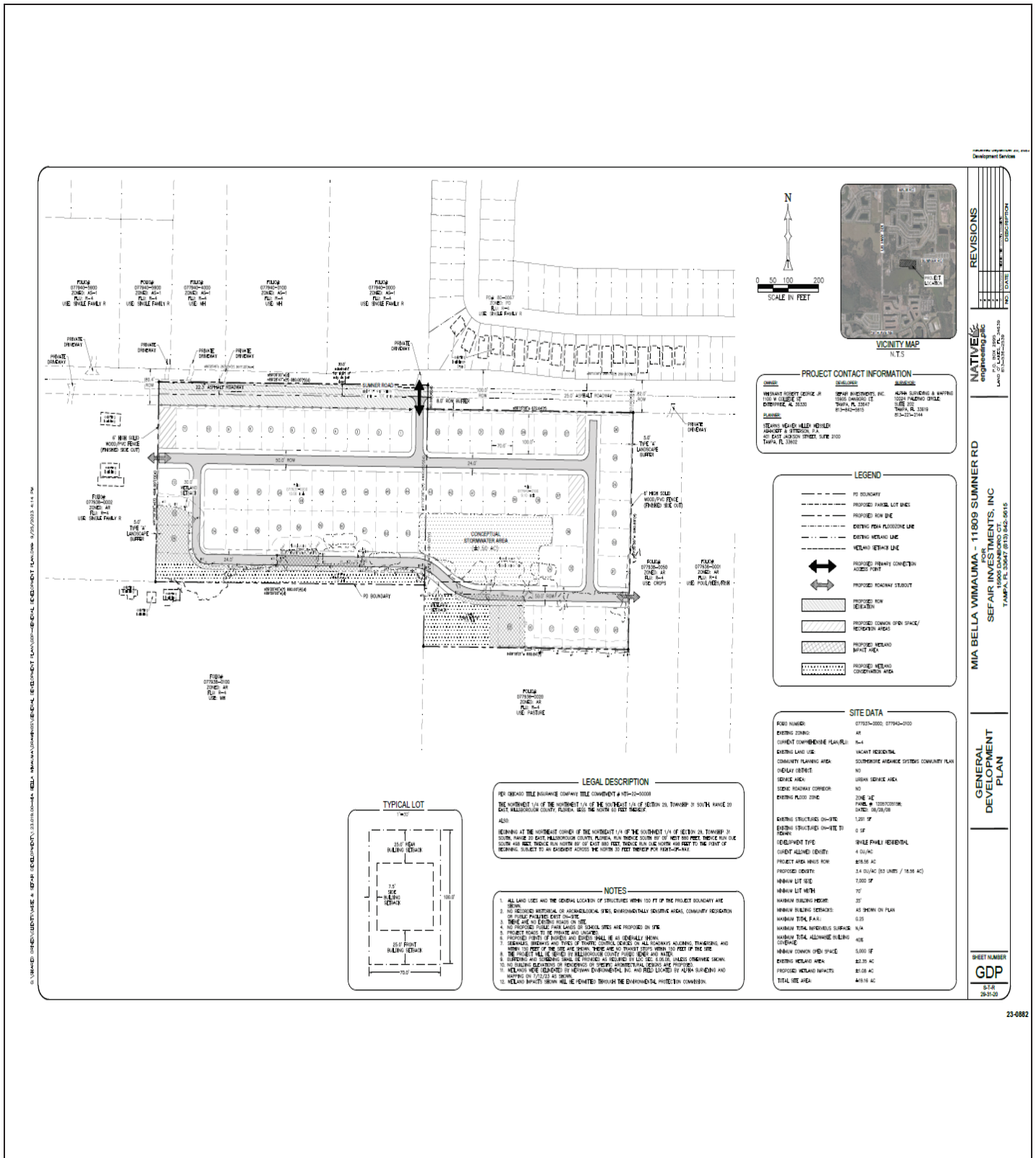
<p>Zoning Administrator Sign Off:</p>	 <p>J. Brian Grady Tue Jan 9 2024 15:17:52</p>
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SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 PROPOSED SITE PLAN (FULL)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 1/16/2024

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: APB/ South

PETITION NO: RZ 23-0882

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

CONDITIONS OF APPROVAL

1. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
2. The project shall be served by, and limited to, one (1) vehicular access connection to Sumner Rd. Additionally, the developer shall construct one (1) vehicular and pedestrian access stubout along the eastern project boundary, and one (1) vehicular and pedestrian access stubout along the western project boundary. Such connections shall be construction in the locations shown on the PD site plan.
3. Internal project roadways shall be privately owned and maintained and shall not be gated.
4. Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
5. Prior to or concurrent with the initial increment of development, the property owner shall dedicate and convey to Hillsborough County +/- 60-feet of right-of-way along a portion of their Sumner Rd. frontage, as generally shown on the site plan. The intent of this condition is to convey the underlying fee for certain lands owned by the applicant and upon which the existing Sumner Rd. encroaches, and which would contribute a portion of the lands necessary to ensure Sumner Rd. could be improved (by others) to the full Typical Section – 7 (TS-7) standard in the future.
6. If PD 23-0882 is approved, the County Engineer will approve a Design Exception request (dated September 22, 2023 and revised December 19, 2023) which was found approvable by the County Engineer (on December 20, 2023) for the Sumner Rd. substandard road improvements. As Sumner Rd. is a substandard local roadway, the developer will be required to make certain improvements to Sumner Rd. consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer shall construct (in addition to the sidewalk required along its Sumner Rd. frontage pursuant to the Hillsborough County Land Development Code):

- a. A minimum 5-foot-wide sidewalk for a distance of +/- 1,670 ft. along the south side of Sumner Rd. (between the western project boundary and the multi-purpose pathway along the east side of US 301); and,
- b. A minimum 5-foot-wide sidewalk for a distance of +/- 1,350 ft. along the south side of Sumner Rd. (between the eastern project boundary and the existing sidewalk terminus located east of the proposed project).

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels, totaling +/- 19.16 ac., from Agricultural Rural (AR) to Planned Development (PD). The proposed PD is seeking entitlements to permit up to 63 single-family detached dwelling units.

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

Existing Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1, 3 single-family detached dwelling units (ITE LUC 210)	40	3	3

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 63 single-family detached dwelling units (ITE LUC 210)	660	49	65

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 620	(+) 46	(+) 62

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Sumner Rd. is a 2-lane, undivided, substandard, local roadway with no lane markings on the majority of the length of the roadway. The roadway is characterized by +/- 22 to +/- 27 feet of pavement within variable width right-of-way (between +/- 82 to +/- 100 feet) in the immediate vicinity of the proposed project. There are +/- 6-foot-wide sidewalks (on the back of curb) and +/- 4-foot-wide bicycle lanes along both sides of the roadway in the vicinity of the proposed project.

The applicant’s site plan indicates that the westernmost subject parcel overlaps the area shown within the County’s GIS as Sumner Rd. right-of-way. The applicant’s site plan indicates an easement, and it appears

that the existing Sumner Rd. has encroached within this area for many years. In order to comply with LDC Sec. 6.02.01.B. subdivision requirements governing access to public roadways, staff has included a zoning condition requiring the developer to dedicate and convey right-of-way along a portion of their frontage to the County (as shown on the PD site plan).

SITE ACCESS AND CONNECTIVITY

The applicant is proposing one (1) access connection to serve the proposed project to Sumner Rd. Additional vehicular and pedestrian access stubouts to the eastern and western project boundaries are being proposed in accordance with LDC Sec. 6.02.01.A.15 (and other provisions of that subpart).

The applicant is proposing ungated, privately maintained roadways. Staff notes this is the only option available to the project under Policy 4.1.4 of the Mobility Element of the Hillsborough County Comprehensive Plan, given surrounding development patterns, environmental features, etc.

Site access facilities on Sumner Rd. are not warranted pursuant to Sec. 6.04.04.D. of the LDC. Staff discussed the project with FDOT staff at a Transportation Review Committee meeting. FDOT indicated the project would likely not trigger a northbound right turn lane at the intersection of US 301 and Sumner Rd.

TRANSIT FACILITIES

Consistent with Sections 6.02.17 and 6.03.09 of the LDC, transit facilities are not required for the subject project.

DESIGN EXCEPTION REQUEST – SUMNER RD. SUBSTANDARD RD.

As Sumner Rd. is a substandard local roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request (dated September 22, 2023 and last revised December 19, 2023) 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 request approvable (on December 20, 2023). The deviations from the Hillsborough County Transportation Technical Manual (TTM) TS-7 Typical Section (for 2-lane Rural Local and Collector Roadways) include:

1. The roadway will be permitted to remain (except as otherwise provided for in the conditions proposed hereinabove) in a minimum 60-foot-wide right-of-way in lieu of the 96 feet required pursuant to TS-7;
2. The developer will be permitted to maintain the existing 10-foot-wide travel lanes in lieu of the 12-foot-wide travel lanes required by TS-7; and,
3. The developer will be permitted to leave the existing +/- 4-foot paved shoulder in its existing condition, in lieu of the minimum 8-foot-wide stabilized shoulders of which 5-feet are required to be paved (and serve as bicycle facilities) pursuant to TS-7.

As stated in the request, the developer is proposing to construct (in addition to the sidewalk required along its Sumner Rd. frontage pursuant to the Hillsborough County Land Development Code):

- a. A minimum 5-foot-wide sidewalk for a distance of +/- 1,670 ft. along the south side of Sumner Rd. (between the western project boundary and the multi-purpose pathway along the east side of US 301); and,

- b. A minimum 5-foot-wide sidewalk for a distance of +/- 1,350 ft. along the south side of Sumner Rd. (between the eastern project boundary and the existing sidewalk terminus located east of the proposed project).

If PD 23-0882 is approved, the County Engineer will approve the Design Exception request.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for adjacent roadway section(s) is reported below. Sumner Rd. is not included in the LOS Report. As such, information for that facility cannot be provided.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
US 301	SR 674	Balm Rd.	D	C

Source: Hillsborough County 2020 Level of Service Report.

Ratliff, James

From: Williams, Michael
Sent: Wednesday, December 20, 2023 2:58 PM
To: Micahel Yates (myates@palmtraffic.com); Vicki Castro
Cc: Ratliff, James; Kevin Reali; Suzanne Walker; Chapela, Tania; PW-CEIntake; De Leon, Eleonor
Subject: FW: PD 23-0882 - Design Exception Review
Attachments: 23-0882 DEAd 12-20-23.pdf

Importance: High

Michael/Vicki,
I have found the attached Design Exception (DE) for PD 23-0882 APPROVABLE.

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

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

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

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

Mike

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

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HillsboroughCounty.org
W: HCFLGov.net

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

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From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: Wednesday, December 20, 2023 1:33 PM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Cc: De Leon, Eleonor <DeLeonE@hillsboroughcounty.org>
Subject: PD 23-0882 - Design Exception Review
Importance: High

Hello Mike,

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

ratliffja@hillsboroughcounty.org
myates@palmtraffic.com
kreali@stearnsweaver.com
swalker@stearnsweaver.com
chapelat@hillsboroughcounty.org
ratliffja@hillsboroughcounty.org

Best Regards,

Sheida L. Tirado, PE *(she/her/hers)*
Transportation Review Manager
Development Services Department

P: (813) 276-8364
E: tirados@HCFLGov.net
W: HCFLGov.net

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

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**Hillsborough
County Florida**
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@hcpaf.fl.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 type="checkbox"/> 1. DE-Substandard Rd - Sumner Rd <input type="checkbox"/> 4. <input checked="" type="checkbox"/> 2. Revised DE for sidewalk detail <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
<p>Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>	
Project Name/ Phase	Mia Bella Wimauma - 11809 Sumner Road
<p>Important: 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)	077937-0000, 077942-0100
	<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers
<p>Important: 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	Vicki Castro, P.E.
<p>Important: 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>Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.</p>	
Pending Zoning Application Number	23-0882
<p>Important: 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>Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>	



Revised December 19, 2023
September 22, 2023

Mr. Michael Williams, P.E.
Hillsborough County
Development Services Department
Development Review Director
County Engineer
601 East Kennedy Boulevard, 20th Floor
Tampa, Florida 33602

RE: Mia Bella Wimauma – 11809 Sumner Road (23-0882)
Folio: 077937-0000, 077942-0100
Design Exception – Sumner Road
Palm Traffic Project No. T23018

Dear Mr. Williams:

The purpose of this letter is to provide justification for the design exception per Transportation Technical Manual (TTM) 1.7 to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility) in association with the proposed development of 63 single family detached dwelling units located south of Sumner Road and east of US 301, as shown in Figure 1. The General Development is shown in Exhibit 1. This request is made based on our virtual meeting on June 23, 2023, with Hillsborough County staff.

The project proposes to have one (1) full access to Sumner Road, aligning with the residential driveway to the north. Sumner Road is identified in the Hillsborough County Comprehensive Plan as a local roadway and was identified during our meeting as a substandard road. However, recent improvements were done to Sumner Road as part of an approved Design Exception for Ayersworth Glen Phase 4 (PI 1422), see Exhibit 2. Sumner Road has a posted speed limit of 30 mph with approximately 183 PM peak hour trip ends (approximately 1,830 daily trip ends). Sumner Road currently has 10-foot travel lanes, a 4-foot paved shoulder, a 2-foot stabilized grass area and a 1-foot deep ditch with "V" bottom within approximately 60 feet of right of way. No sidewalks or bike lanes currently exist on either side of Sumner Road.

This request is a design exception to the Hillsborough County Transportation Technical Manual for Sumner Road from US 301 to the eastern project property line. The requested exceptions to the TS-7 typical section (see Exhibit 3) and the justification are as follows:

1. The existing ROW along Sumner Road is approximately 60 feet. The typical TS-7 section for a rural, two-lane undivided roadway requires a minimum of 96 feet of ROW with 12-foot lanes, 5-foot paved shoulder, a 2-foot grass area, open drainage, and a 5-foot sidewalk.
2. Travel Lanes - The request is to maintain the existing 10-foot travel lanes. Based on Table 3-20 of the Florida Green Book, 10-foot travel lanes and turn lanes are identified as acceptable.
3. Shoulder Width - The request is to maintain the existing 4-foot paved shoulder. This was approved and constructed per a Design Exception for PI-1422. See Exhibit 2.

Mr. Michael Williams, P.E.
December 19, 2023
Page 2

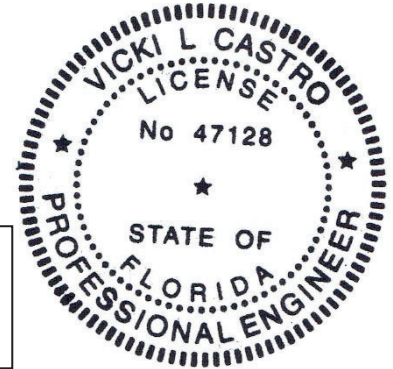
- 4. Drainage Swales – The request is to maintain the 1-foot deep ditch and “V” bottom that was approved and constructed per a Design Exception for PI-1422.
- 5. Sidewalks – The request is to provide a 5-foot sidewalk only on the south side of Sumner Road. This project is located on the south side of Sumner Road and will provide pedestrian connectivity from the project to the multi-use path along US 301. The total length of sidewalk will be approximately 4,550 feet, with approximately 1,540 feet along the property frontage and required by the LDC. The additional sidewalk will provide pedestrian connective to properties located east and west of the project to the multi-use path along US 301. See Exhibit 4.

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

Sincerely,

Vicki L Castro

Digitally signed by Vicki L Castro
Date: 2023.12.19 14:56:17 -05'00'



Vicki L Castro, P.E.
Principal

<p>This item has been digitally signed and sealed by Vicki L Castro on the date adjacent to the seal.</p> <p>Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.</p>
--

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

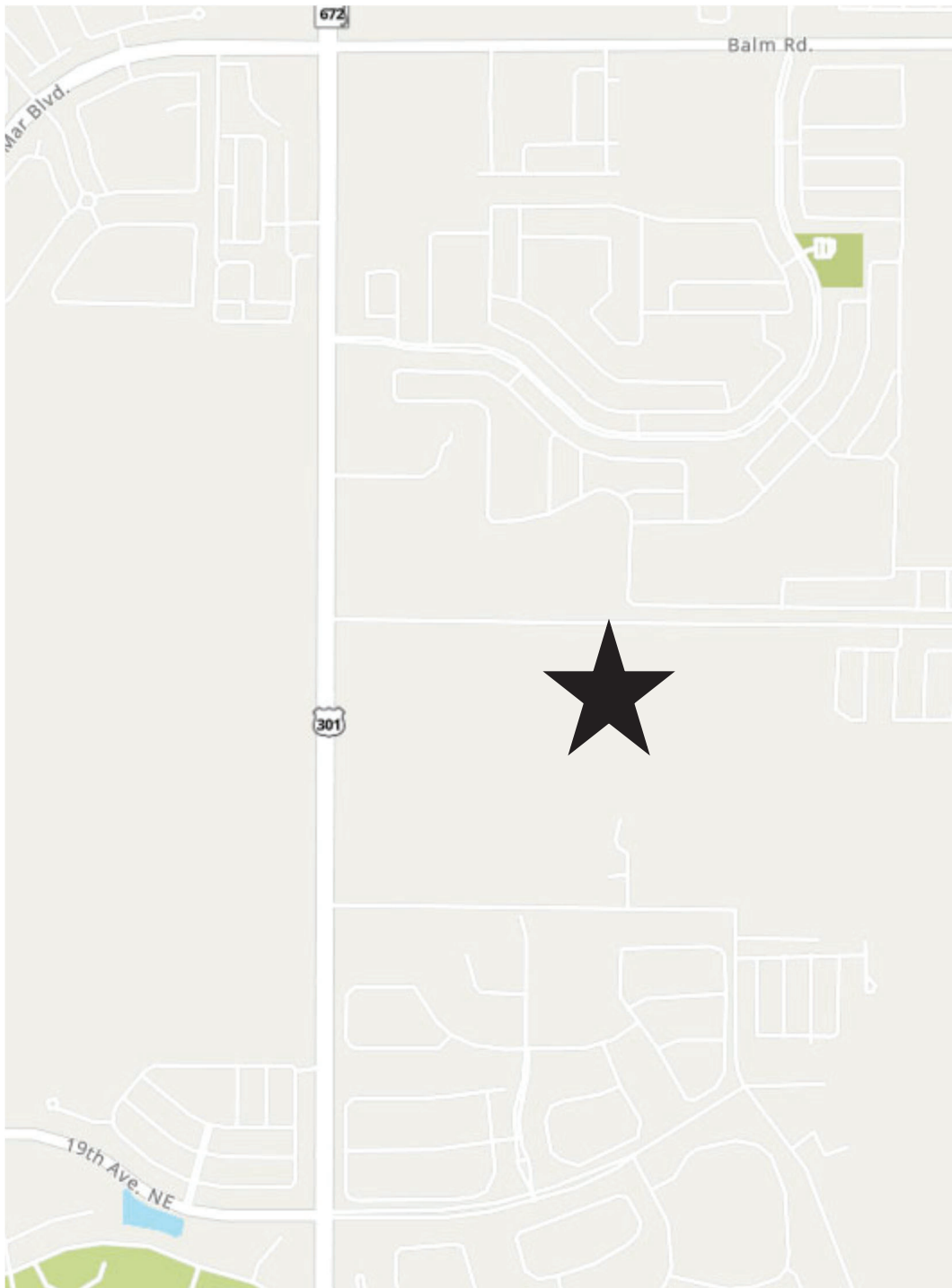
_____ Disapproved _____ Approved with Conditions _____ Approved

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E.

Sincerely,

Michael J. Williams
Hillsborough County Engineer

FIGURE 1. LOCATION MAP



SHEET NUMBER
GD-11-001
2023.11.20

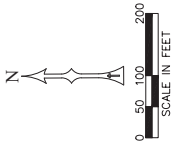
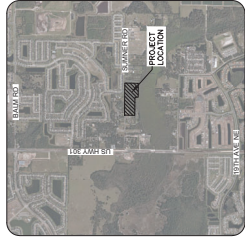
GENERAL DEVELOPMENT PLAN

MIA BELLA WIMAMUA - 11809 SUMNER RD
FOR
SEAFAR INVESTMENTS, INC.
15950 DANBORO CT
TAMPA, FL 33647 (813) 842-5615

NATIVEK engineering, p.l.l.c.
LAND OFFICE
P.O. BOX 3995
813-526-2530

REVISIONS

NO.	DATE	DESCRIPTION
1	11/20/23	ISSUE FOR PERMITS



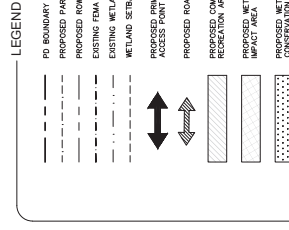
PROJECT CONTACT INFORMATION

OWNER:
SEAFAR INVESTMENTS, INC.
15950 DANBORO CT
TAMPA, FL 33647
813-842-5615

DESIGNER:
NATIVEK engineering, p.l.l.c.
P.O. BOX 3995
813-526-2530

PREPARED BY:
ALPHA SURVEYING & MAPPING
STATE 202 000 0001
TAMPA, FL 33604
813-221-7144

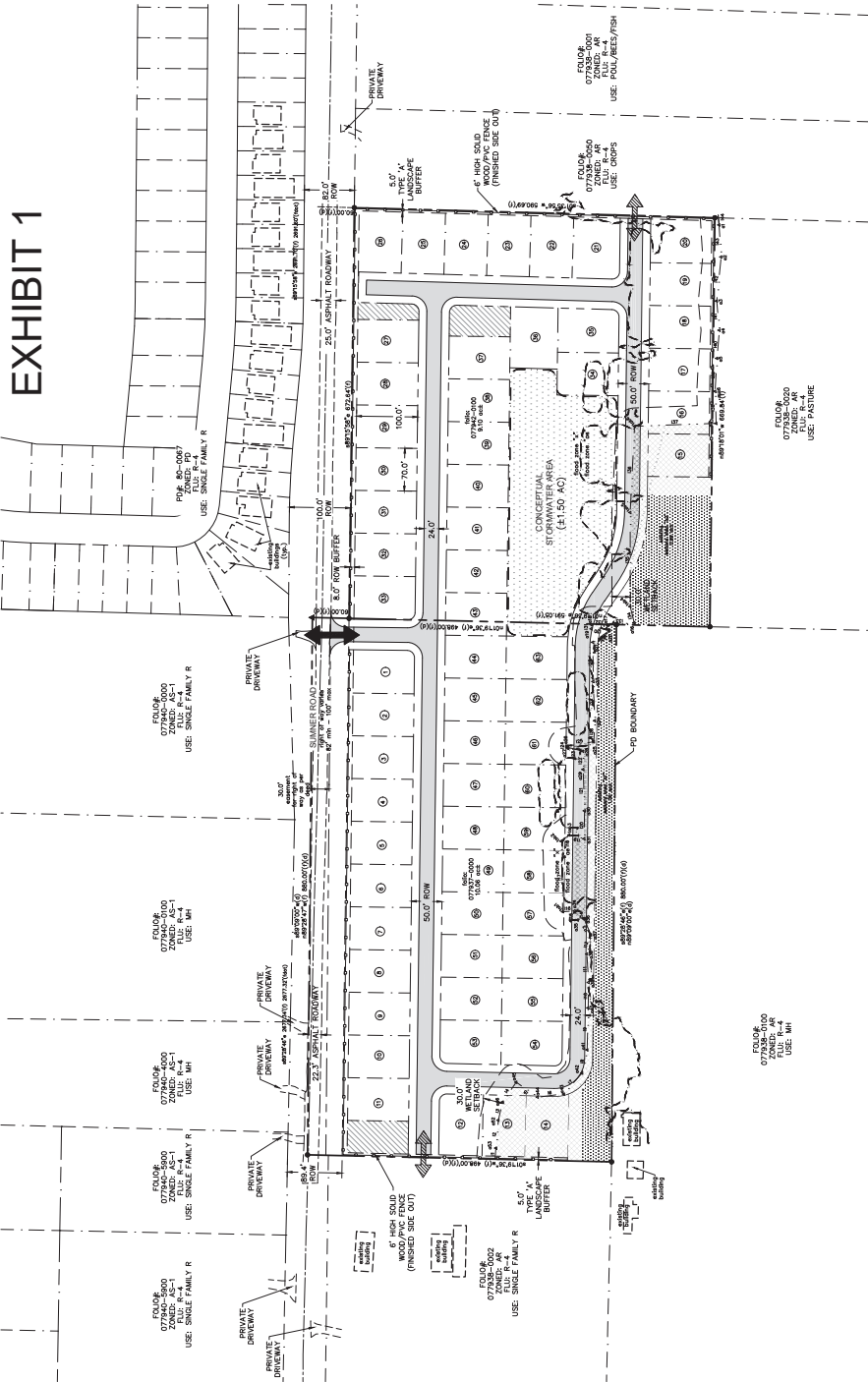
PROJECT LOCATION:
STEANIS WEAVER MILLER MESSLER
401 WEST JACKSON STREET, SUITE 2100
TAMPA, FL 33602



SITE DATA

FOLIO NUMBER: 077937-0000; 077942-0000
EXISTING ZONING: AR
CURRENT COMPREHENSIVE PLAN/FULI: R-4
EXISTING LAND USE: VACANT RESIDENTIAL
COMMUNITY PLANNING AREA: SOUTHSIDE WEAVER SYSTEMS COMMUNITY PLAN
LOCAL DISTRICT: HUMAN SERVICE AREA
SCENIC ROADWAY CORRIDOR: NO
EXISTING FLOOD ZONE: ZONE "AE"
FEMA FLOOD ZONE: PARCEL # 10207025196; 10207025197; 10207025198; 10207025199
EXISTING STRUCTURES ON-SITE: 1,291 SF
REAR: 0 SF
EXISTING STRUCTURES ON-SITE TO REMAIN: 0 SF
CURRENT ALLOWED DENSITY: 4.00/AC
PROJECT AREA MAJUS ROW: 418.56 AC
PROPOSED DENSITY: 3.40/AC (84 UNITS / 16.56 AC)
MINIMUM LOT SIZE: 7,000 SF
MINIMUM LOT WIDTH: 70'
MINIMUM BUILDING HEIGHT: 30'
MINIMUM BUILDING SETBACKS: AS SHOWN ON PLAN
MAXIMUM TOTAL F.A.R.: 0.25
MAXIMUM TOTAL IMPROVED SURFACE: N/A
MAXIMUM TOTAL ALLOWABLE BUILDING COVERAGE: 40%
MINIMUM COMMON OPEN SPACE: 5,000 SF
EXISTING WETLAND AREA: 42.35 AC
PROPOSED WETLAND IMPACTS: ±1.08 AC
TOTAL SITE AREA: ±18.16 AC

EXHIBIT 1



LEGAL DESCRIPTION

PER CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT # NIS-22-50009 THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 31 SOUTH, RANGE 20 WEST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE NORTH 60 FEET THEREOF.

ALSO: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 31 SOUTH, RANGE 20 WEST, HILLSBOROUGH COUNTY, FLORIDA, VIA THENCE SOUTH BY 29° WEST 889 FEET, THENCE BY THE CORNER OF SECTION 29, TOWNSHIP 31 SOUTH, RANGE 20 WEST, HILLSBOROUGH COUNTY, FLORIDA, TO THE POINT OF BEGINNING, SUBJECT TO AN EASEMENT ACROSS THE NORTH 50 FEET THEREOF FOR NORTH-SOUTH TRAVEL.

- NOTES**
1. ALL LAND USES AND THE GENERAL LOCATION OF STRUCTURES WITHIN 100 FT OF THE PROJECT BOUNDARY ARE TO BE REVIEWED FOR HISTORICAL OR ARCHAEOLOGICAL SITES, ENVIRONMENTALLY SENSITIVE AREAS, COMMUNITY RECREATION AREAS, AND OTHER SENSITIVE AREAS.
 2. THERE ARE NO EXISTING ROADS ON SITE.
 3. PROJECT ROADS TO BE PROPOSED AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS AND STANDARDS.
 4. PROJECT ROADS TO BE PROPOSED SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS AND STANDARDS.
 5. ALL UTILITIES SHALL BE DELETED BY MERWAN ENVIRONMENTAL, INC. AND FIELD LOCATED BY ALPHA SURVEYING AND MAPPING.
 6. WETLAND IMPACTS SHOWN WILL BE PERMITTED THROUGH THE ENVIRONMENTAL PROTECTION COMMISSION.

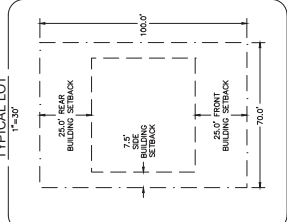




EXHIBIT 2

8515 Palm River Road, Tampa, FL 33619-4315 | 813-621-7841 | Fax 813-621-6761 | mail@lesc.com | www.lesc.com

April 18, 2018

Mr. Michael J. Williams, P.E.
c/o Mr. Benjamin Kniesly, P.E.
Hillsborough County Public Works Department
601 E. Kennedy Boulevard, 22nd Floor
Tampa, Florida 33602

Via Email: PW-CEIntake@HCFLGov.net

Re: **DESIGN EXCEPTION FOR
AYERSWORTH GLEN PHASE 4 (AKA SUMNER ROAD)**
PI: 1422 Folio No: 77924.0000

Mr. Williams:

We are in the design phase for the proposed Ayersworth Glen Phase 4 project located at 11201 Sumner Road in Wimauma. Improvements to bring Sumner Road up to County standards are required per the Hillsborough County Land Development Code and the PD zoning.

The improvements required for Sumner Road Cone Grove Road extend beyond the frontage of the parcel. Limited right-of-way (width varies) and limited space between the existing edge of pavement and right-of-way line prohibit complete implementation of TS-7, Local Rural Roads (2 lane undivided).

In a meeting held in July 2017 with you and Steve Henry, you discussed a modified typical section (combination of TS-7 & TS-9) that would allow Cone Grove Road to be improved as intended. During this meeting, you agreed to a typical section as stated below.

Design Exceptions requested as follows:

Roadway Corridor SUMNER ROAD (R/W width varies) from US 301 to Project Entrance:

- a. **Lane Width:** Request for 10 feet paved roadway lane instead of 12 feet paved lane.

Support: The existing through lanes vary from 8 feet to 10 feet in width. Per Section 3.1 of the Hillsborough County Transportation Technical Manual (HCTTM – Section 3.1.1), the minimum lane width for residential roads is 10ft. Sumner Road is a local, dead end road serving residential properties with no posted speed limit (assumed 25 mph, design speed 30 mph); therefore, 10ft lanes are proposed.

- b. **Shoulder Width:** Request for 6 feet shoulder instead of 8 feet shoulder.

Support: Sumner Road is located in a rural section in which there are no existing paved or unpaved shoulders. The Florida Greenbook, Table 3-9, Minimum Widths of Pavement and Shoulders for Two (2) Lane Rural Highways, specifies minimum shoulder width of 6 feet for an average daily traffic less than 750 ADT for all design speeds. The proposed design includes a 6-foot wide shoulder with 4 feet of pavement and 2 feet grassed area (stabilized).

Mr. Mike Williams

April 18, 2018

2

- c. **Drainage Swales:** Request made for a 1-foot deep ditch and "V" bottom, instead of the required 2 feet deep ditch with 3' wide bottom.

Support: Due to the limited space between the existing edge of pavement and R/W line, there is not enough room to construct the drainage swales per TS-7 with 19' wide ditches (2' deep, 4:1 side slopes, 3' flat bottom). The proposed design will still satisfy the conveyance requirements from the runoff of the limited contributing area without adversely affecting upstream or downstream conditions. This modification is still in compliance with intent for roadside ditches as the flow capacity of the proposed ditch exceeds the design capacity for the contributing areas as determined utilizing the Manning's Formula (specified in Section 11.1.3.1 of the Hillsborough County Stormwater Technical Manual). Therefore, and 8' wide ditch with 4:1 side slopes and "V" bottom is requested where there are existing ditches.

If you have any questions regarding this submittal, please feel free to contact me.

Respectfully,
LANDMARK ENGINEERING &
SURVEYING CORPORATION



Todd C. Amaden, P.E.
Vice President

TCA/jn

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

Disapproved

Approved

If there are any questions or you need clarification, please contact Benjamin Kniesly, P.E. at (813)307-1758.

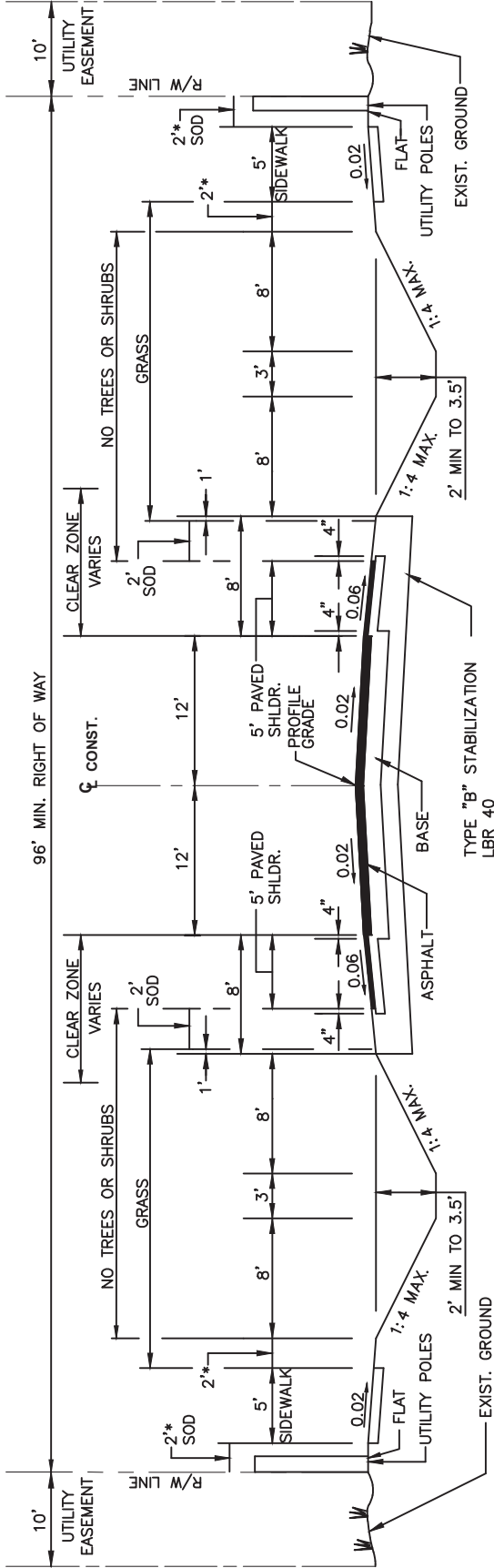
Sincerely,



Michael J. Williams, P.E.
Hillsborough County Engineer

MW/BK
Attachment

EXHIBIT 3



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.

REVISION DATE:
10/17

**TRANSPORTATION
TECHNICAL
MANUAL**



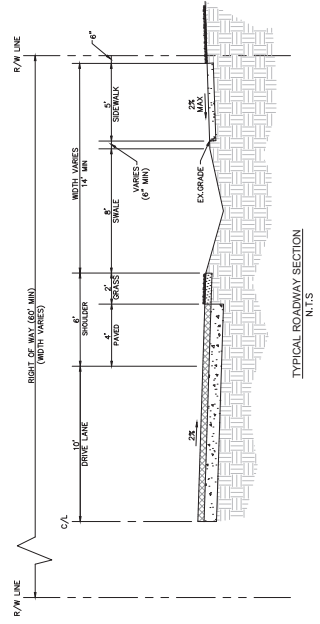
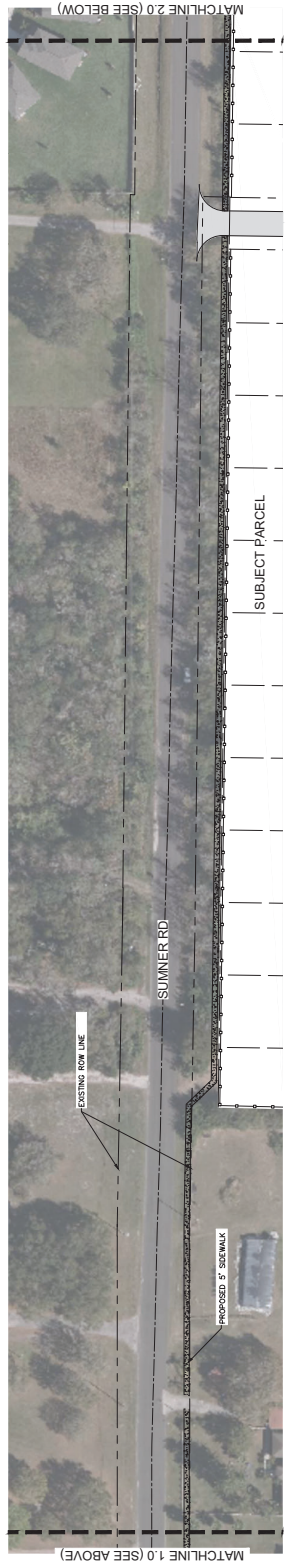
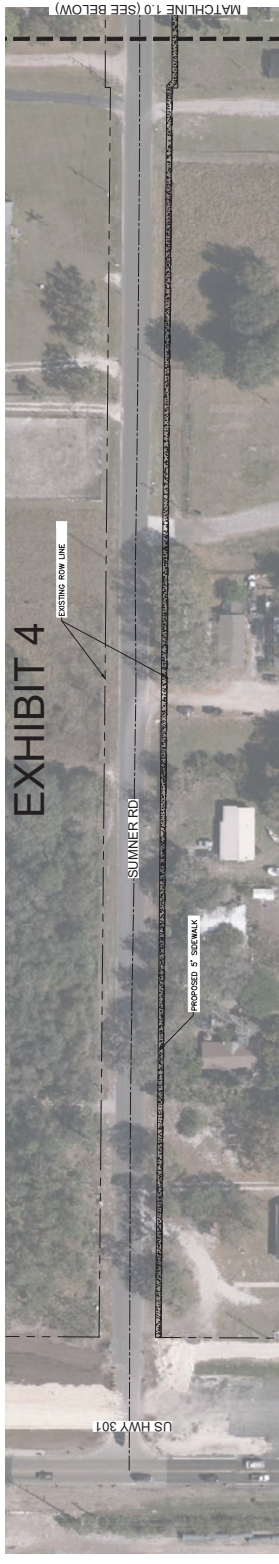
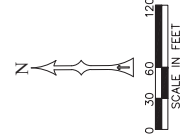
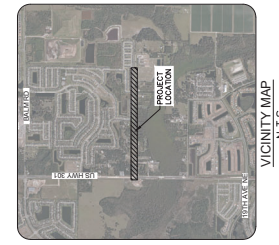
**Hillsborough
County Florida**

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

DRAWING NO. **TS-7**

SHEET NO. 1 OF 1

NO.	DATE	DESCRIPTION



© SHARED DRIVERS/CLIENTS/WAZ & SEFAIR DEVELOPMENT/231019-00-MIA BELLA WIMAUMA/9AMW05/GENERAL DEVELOPMENT PLAN/GDP-GENERAL DEVELOPMENT PLAN/9/27/2023 2:34 PM

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Sumner Rd.	County Local - Rural	Choose an item. Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width (for Rural and/or Urban Section)	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	40	3	3
Proposed	660	49	65
Difference (+/-)	(+) 620	(+) 46	(+) 62

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Vehicular & Pedestrian	None	Meets LDC
South		None	None	Meets LDC
East		Vehicular & 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
Sumner Rd./ Substandard Road	Design Exception Requested	Approvable
	Choose an item.	Choose an item.
Notes:		

Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested <input 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	

**COUNTY OF HILLSBOROUGH
LAND USE HEARING OFFICER'S RECOMMENDATION**

Application number:	RZ-PD 23-0882
Hearing date:	January 16, 2024
Applicant:	11809 Sumner Rd Wimauma, LLC
Request:	Rezone to Planned Development
Location:	11809 Sumner Road, Wimauma Located east of South U.S. Highway 301, south side of Sumner Road
Parcel size:	19.16 acres +/-
Existing zoning:	AR
Future land use designation:	Res-4 (4 du/ga; 0.25 FAR)
Service area:	Urban Services Area
Community planning area:	Southshore Areawide Systems Plan

A. APPLICATION REVIEW

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

Rezoning Application: PD 23-0882
Zoning Hearing Master Date: January 16, 2024
BOCC Land Use Meeting Date: March 19, 2024

REVISED REPORT

1.0 APPLICATION SUMMARY

Applicant: 11809 Sumer Rd. Wimauma LLC
FLU Category: RES-4
Service Area: Urban
Site Acreage: 18.56 AC
Community Plan Area: South Shore Areawide Systems
Overlay: None



Introduction Summary:

The existing zoning is AR (Agricultural Rural) which permits single family residential and agricultural uses pursuant to the development standards in the table below. The proposed zoning for Planned Development (site plan controlled district) to allow a 63 single family residential lots pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

Zoning:	Existing	Proposed
District(s)	AR	PD 23-0882
Typical General Use(s)	Single-Family Residential (Conventional/Mobile Home)	Single-Family Residential (Conventional Only)
Acreage	Total Site Area: 19.16 AC Project Area minus Right of Way: 18.56 AC	Total Site Area: 19.16 AC Project Area minus Right of Way: 18.56 AC
Density/Intensity	0.2 DU/AC	63 DU proposed / 18.56 AC = 3.4 DU/AC Net Density
Mathematical Maximum*	3 DU	74 DU

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AR	PD
Lot Size / Lot Width	217,800 sf / 150'	7000 sf / 70'
Setbacks/Buffering and Screening	50' Front 50' Rear 25' Sides	25' Front 25' Rear 7.5' Sides
Height	50'	35'

Additional Information:

PD Variation(s)	None requested as part of this application
-----------------	--

Waiver(s) to the Land Development Code

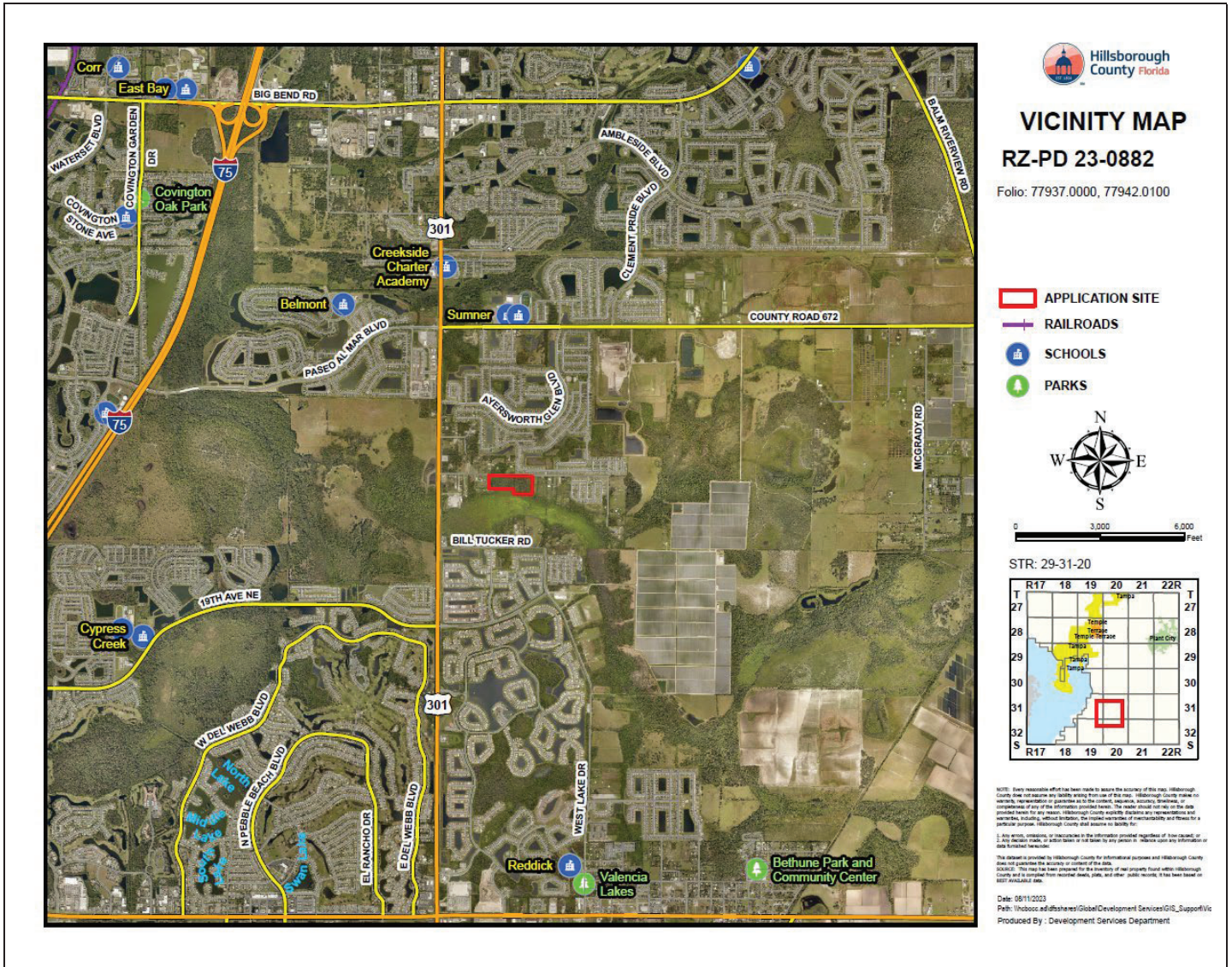
None requested as part of this application

Planning Commission Recommendation:
Consistent

Development Services Recommendation:
Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

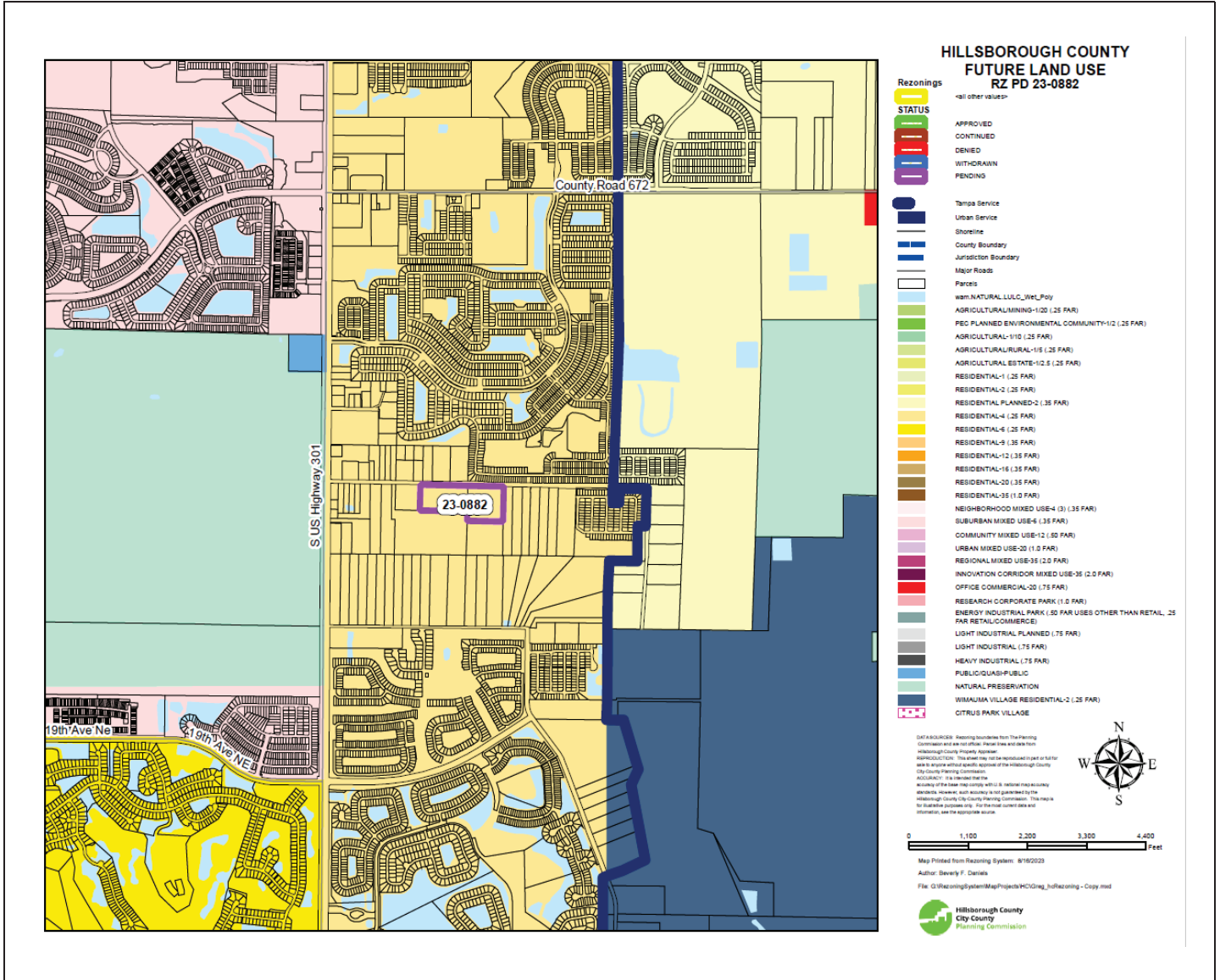


Context of Surrounding Area:

The parcel is located along Summer Rd., a 2 lane divided Local Road, with agriculturally zoned properties and a residential single family development to the northeast. Adjacent to the south is the Bullfrog Creek.

2.0 LAND USE MAP SET AND SUMMARY DATA

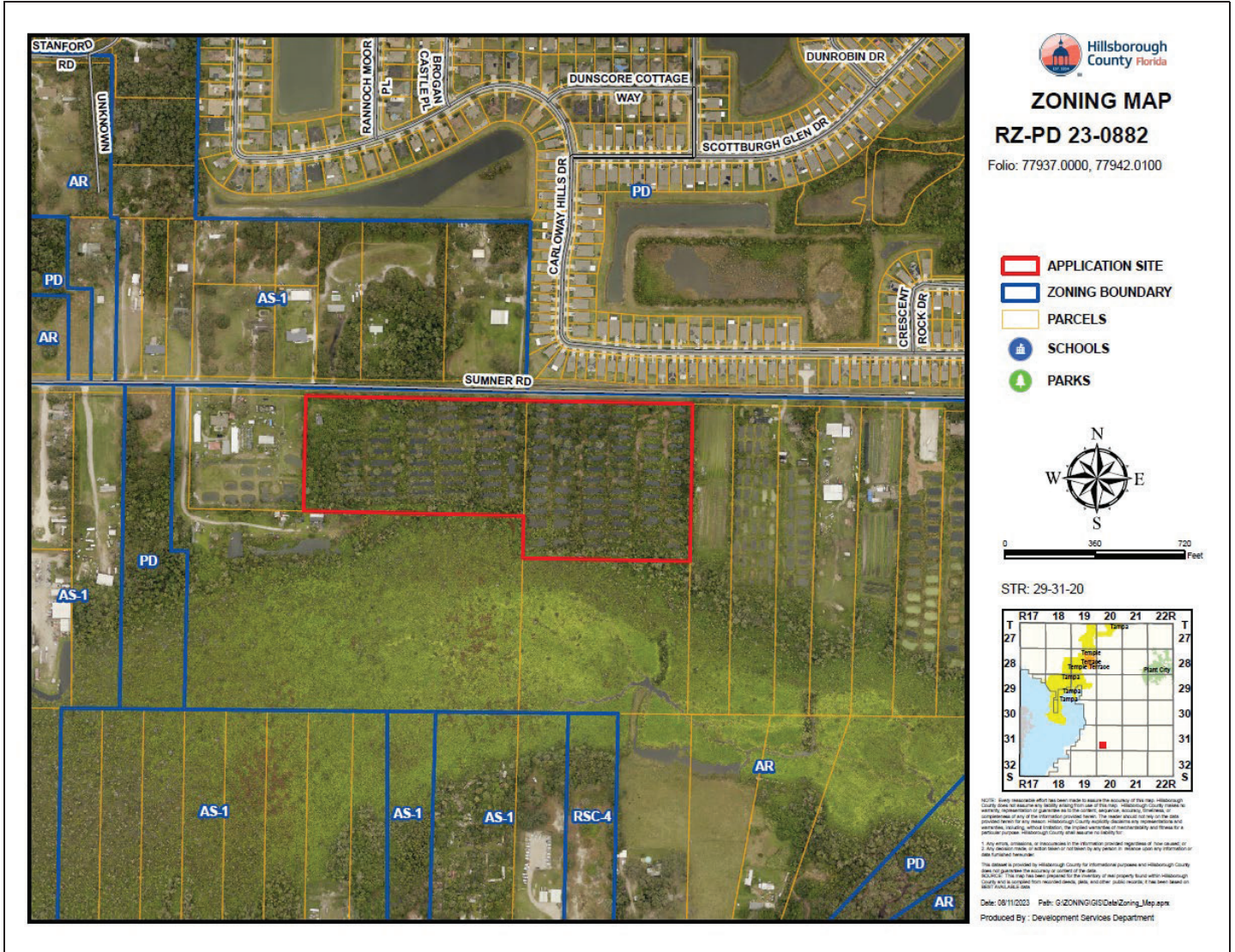
2.2 Future Land Use Map



Subject Site Future Land Use Category:	RES-4
Maximum Density/F.A.R.:	4 DU/AC
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

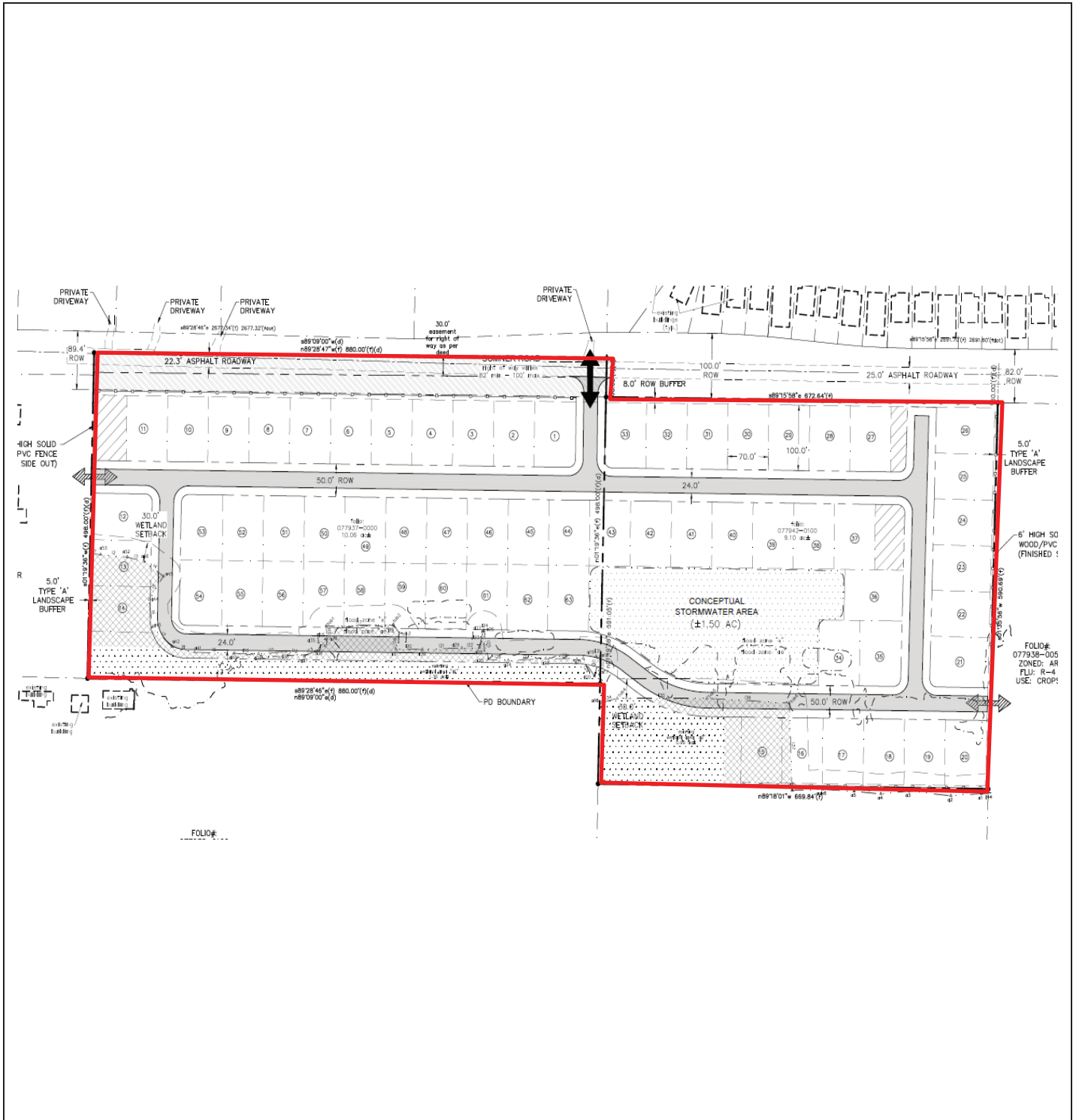


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AS-1, PD 80-0067 (PRS 16-0399)	1 DU/AC, 3.58 DU/AC	Agricultural, Single Family Residential	Single Family Residential
South	AR	0.2 DU/AC	Agricultural, Single Family Residential	Single Family Residential (Mobile Home)
East	AR	0.2 DU/AC	Agricultural, Single Family Residential	Vacant
West	AR	0.2 DU/AC	Agricultural, Single Family Residential	Single Family Residential

2.0 LAND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER: PD 23-0882

ZHM HEARING DATE: January 16, 2024

BOCC LUM MEETING DATE: March 19, 2024

Case Reviewer: Tania C. Chapela

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
Sumner Rd.	County Local - Rural	Choose an item. Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width (for Rural and/or Urban Section)	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	40	3	3
Proposed	660	49	65
Difference (+/-)	(+) 620	(+) 46	(+) 62

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

Connectivity and Cross Access Not applicable for this request

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

Notes:

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
Sumner Rd./ Substandard Road	Design Exception Requested	Approvable
	Choose an item.	Choose an item.

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input checked="" type="checkbox"/> Off-site Improvements Provided	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input checked="" 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	
Impact/Mobility Fees Single Family Detached (Fee estimate is based on a 2,000 s.f.) Mobility: \$9,183 * 63 = \$578,529 Parks: \$2,145 * 63 = \$135,135 School: \$8,227 * 63 = \$518,301 Fire: \$335 * 63 = \$21,105 Total per House: \$19,890 Total x63 units: \$1,253,070				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments

Planning Commission				
<input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Inconsistent	<input type="checkbox"/> Yes	
<input type="checkbox"/> Locational Criteria Waiver Requested	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Consistent	<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A				

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed uses are comparable to the surrounding residential uses, and the proposed layout is compatible with the surrounding development pattern. Furthermore, the proposed 3.4 DU/AC density is under the 4 DU/AC Maximum density allowable in the RES-4 Comprehensive Plan category.

Given the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping the general development pattern of the area.

5.2 Recommendation

Staff recommends approval of the applicant’s request, subject to conditions.


6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted September 26, 2023.

1. The project shall be permitted a maximum of 63 single family conventional units. The project shall be developed in accordance with the development standards of the RSC-6 zoning district, unless otherwise specified herein.
2. Buffer and Screening shall be as follows:
 - A 5 feet buffer, type "A" buffer shall be required to the west.
 - An 8 feet buffer shall be required to the Sumner Road Right of Way.
 - Buffers are not part of the lot or rear setbacks.
 - Buffers are to be platted as a separate tract to be owned and maintained by the Homeowners Association (HOA) or similar entity.
3. 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.
4. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
5. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
6. 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.
7. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
 - 7.1. A 30' wetland setback will be required from the limits of any approved wetland impacts. The southern road will be located within the 30' wetland setback area in the configuration shown on the current plans and may need to be relocated and/or compensation may be required.

8. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
9. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
10. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
11. The project shall be served by, and limited to, one (1) vehicular access connection to Sumner Rd. Additionally, the developer shall construct one (1) vehicular and pedestrian access stubout along the eastern project boundary, and one (1) vehicular and pedestrian access stubout along the western project boundary. Such connections shall be construction in the locations shown on the PD site plan.
12. Internal project roadways shall be privately owned and maintained and shall not be gated.
13. Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
14. Prior to or concurrent with the initial increment of development, the property owner shall dedicate and convey to Hillsborough County +/- 60-feet of right-of-way along a portion of their Sumner Rd. frontage, as generally shown on the site plan. The intent of this condition is to convey the underlying fee for certain lands owned by the applicant and upon which the existing Sumner Rd. encroaches, and which would contribute a portion of the lands necessary to ensure Sumner Rd. could be improved (by others) to the full Typical Section – 7 (TS-7) standard in the future.
15. If PD 23-0882 is approved, the County Engineer will approve a Design Exception request (dated September 22, 2023 and revised December 19, 2023) which was found approvable by the County Engineer (on December 20, 2023) for the Sumner Rd. substandard road improvements. As Sumner Rd. is a substandard local roadway, the developer will be required to make certain improvements to Sumner Rd. consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer shall construct (in addition to the sidewalk required along its Sumner Rd. frontage pursuant to the Hillsborough County Land Development Code):
 - a. A minimum 5-foot-wide sidewalk for a distance of +/- 1,670 ft. along the south side of Sumner Rd. (between the western project boundary and the multi-purpose pathway along the east side of US 301); and,
 - b. A minimum 5-foot-wide sidewalk for a distance of +/- 1,350 ft. along the south side of Sumner Rd. (between the eastern project boundary and the existing sidewalk terminus located east of the proposed project).

- 16. The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the South County Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.
- 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 graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

Zoning Administrator Sign Off:	 J. Brian Grady Tue Jan 9 2024 15:17:52
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SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

B. HEARING SUMMARY

This case was heard by the Hillsborough County Zoning Hearing Master on January 16, 2024. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Applicant

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

Development Services Department

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

Planning Commission

Mr. Bryce Fehringer, 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 Department

Mr. Grady stated the Development Services Department had nothing further.

Applicant Rebuttal

Mr. Reali stated the applicant had nothing further.

The hearing officer closed the hearing on RZ-PD 23-0882.

C. EVIDENCE SUBMITTED

Ms. Rosa Timoteo submitted to the record at the hearing a copy of the revised Development Services Department staff report.

Mr. Reali submitted to the record at the hearing a copy of the applicant's presentation packet.

D. FINDINGS OF FACT

1. The Subject Property consists of two folio parcels with approximately 19.16 acres of undeveloped land on the south side of Sumner Road east of U.S. Highway 301, in Wimauma.
2. The Subject Property is zoned AR and 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 Southshore Areawide Systems Plan.
3. The general area surrounding the Subject Property consists of residential and agricultural uses and lowlands. Adjacent properties include manufactured homes and single-family conventional homes on acreage and a single-family residential subdivision to the north across Sumner Road; a vacant residential parcel to the east; a manufactured home on acreage and Bullfrog Creek to the south; and a single-family residence with agriculture to the west.
4. The applicant is requesting to rezone the Subject Property to a Planned Development to allow 63 single-family lots.
5. The applicant requested a Design Exception for Sumner Road substandard roadway improvements. The County Engineer found the Design Exception approvable. If the rezoning is approved, the developer will be required to make certain improvements consistent with the Design Exception, including construction of sidewalks as specified in the Transportation Staff Agency Review Comment Sheet.
6. There are wetlands present on the Subject Property. The Hillsborough County Environmental Protection Commission reviewed the rezoning request and in its revised comment sheet dated December 18, 2023 the agency determined a resubmittal of the site plan is not necessary.
7. Development Services Department staff found the proposed rezoning would allow development that is compatible with surrounding uses and consistent with the general zoning and development pattern in the area. Staff supports approval subject to conditions.
8. Planning Commission staff found the proposed rezoning would allow development that enhances the surrounding development pattern and is consistent with the Southshore Areawide Systems Plan. Staff found the proposed development is consistent with goals, objectives, and policies of the Unincorporated Hillsborough County Comprehensive Plan and compatible with the existing and planned development pattern in the surrounding area.

**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 the 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 the Subject Property to Planned Development to allow development of 63 single-family residential lots.

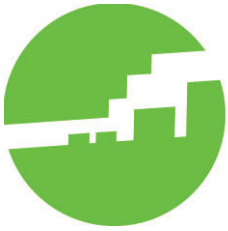
The applicant requested a Design Exception for Sumner Road substandard roadway improvements. The County Engineer found the Design Exception approvable.

H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of the 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 September 26, 2023.

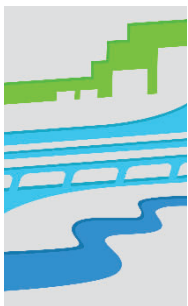
Pamela Jo Hatley
Pamela Jo Hatley PhD, JD
Land Use Hearing Officer

February 6, 2024
Date:



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: January 16, 2024	Petition: PD 23-0882 Folios 77937.0000 & 77942.0100
Report Prepared: January 4, 2024	<i>On the south side of Sumner Road, east of South US Highway 301</i>
Summary Data:	
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-4 (4 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan	SouthShore Areawide Systems
Request	Rezoning from Agricultural Rural (AR) to Planned Development (PD 23-0882) for the development of 63 single-family detached dwelling units
Parcel Size	19.16 +/- acres
Street Functional Classification	South US Highway 301 – Arterial Sumner Road – Local
Locational Criteria	N/A
Evacuation Zone	None



Plan Hillsborough
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 813 – 272 – 5940
 601 E Kennedy Blvd
 18th floor
 Tampa, FL, 33602

Context

- The approximately 19.16 +/- acre subject site is located on the south side of Sumner Road, east of South US Highway 301.
- The subject site is located within the Urban Service Area and is located within the limits of the SouthShore Areawide Systems Plan.
- The subject site is located within the Residential-4 (RES-4) Future Land Use category, which can be considered for a maximum density of up to 4 dwelling units per gross acre and a maximum intensity of 0.25 FAR or 175,000 square feet, whichever is less intense. The RES-4 Future Land Use category is intended to designate areas that are suitable for low density residential development. Typical uses include residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects.
- RES-4 surrounds all sides of the subject site. Natural Preservation (N) is located further west across South US Highway 301. Residential Planned-2 (RP-2) is located further east. Wimauma Village Residential-2 (WVR-2) is located further southeast. There are also pockets of Suburban Mixed-Use (SMU-6) further northwest and southwest from the subject site.
- The subject site is currently vacant. Agricultural and single family uses abut the southern boundary of the site. Single family uses extend north of the site across Sumner Road as well. To the east, there is vacant parcel followed by additional agricultural and single family uses. Further south, there is a pocket with a light commercial use and public communication / utility use. The area around the subject site is mostly residential in nature with agricultural and vacant uses spread throughout.
- The subject site is currently zoned as Agricultural Rural (AR). AR zoning extends to the west, south, and east. Agricultural Single Family (AS-1) zoning and Planned Development (PD) zoning is located north of the site across Sumner Road. Further south, there are pockets of Residential Single Family Conventional (RSC-2 & RSC-4) zoning surrounded by additional AS-1, AR, and PD zoning districts.
- The applicant is requesting to rezone the subject site from Agricultural Rural (AR) to Planned Development (PD 23-0882) for the development of 63 single-family detached 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 (USA)

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

Policy 1.2: Minimum Density All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities. 3 Within the USA and in categories allowing 4 units per acre or greater, new development or redevelopment shall occur at a density of at least 75% of the allowable density of the land use category, unless the development meets the criteria of Policy 1.3.

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

Land Use Categories

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

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

Policy 8.2: Each potential use must be evaluated for compliance with the goals, objectives, and policies of the Future Land Use Element and with applicable development regulations.

Policy 8.3: Calculating Density

Densities are applied on a gross residential acreage basis which means that each development proposal is considered as a "project". Only those lands specifically within a project's boundaries may be used for calculating any density credits. Acreage dedicated to commercial, office and industrial land uses that fall within a project's boundaries are excluded.

Density may be transferred between non-contiguous parcels in accordance with the County's transferable development rights regulations or when the parcels are physically separated from each other by a roadway, wetlands, stream, river, lake or railway.

The following lands may be included when calculating gross residential density: planned but unconstructed roads and road rights-of-ways, utility rights-of-way, public and private parks and recreation sites, sites for schools and churches, open space sites and land uses, and community facilities sites such as sewage treatment plants, community centers, well fields, utility substations, and drainage facility sites.

Relationship to Land Development Regulations

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

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

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

Neighborhood/Community Development

Objective 16: Neighborhood Protection The neighborhood is 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 16.7: Residential neighborhoods shall be designed to include an efficient system of internal circulation and street stub-outs to connect adjacent neighborhoods together.

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

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

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

Community Design Component

4.2 SUBURBAN RESIDENTIAL CHARACTER

GOAL 8: *Preserve existing suburban uses as viable residential alternatives to urban and rural areas*

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.*

MOBILITY SECTION

Promote Connectivity

Goal 4: *Provide safe and convenient connections within the transportation network that support multimodal access to key destinations, such as community focal points, employment centers and services throughout the County.*

Objective 4.1: *In urban and suburban contexts, design communities around a grid network of streets, or a modified grid, which will improve interconnections between neighborhoods and surrounding neighborhood-serving uses.*

LIVABLE COMMUNITIES ELEMENT: SouthShore Areawide Systems Plan

Cultural/Historic Objective

The SouthShore region of Hillsborough County supports a diverse population with people living in unique communities, interspersed with farms, natural areas, open spaces and greenways that preserve and enhance the natural and cultural heritage.

The community desires to:

- 1.** *Promote sustainable growth and development that is clustered and well planned to preserve the area's environment, cultural identity and livability.*
 - a.** *Employ an integrated, inclusive approach to sustainable growth and development that is well planned to maintain the cultural and historic heritage and unique agricultural and archaeological resources of SouthShore.*

Economic Development Objective

The SouthShore community encourages activities that benefits residents, employers, employees, entrepreneurs, and businesses that will enhance economic prosperity and improve quality of life.

The community desires to pursue economic development activities in the following areas:

- 1.** *Land Use/ Transportation*

- a. Analyze, identify and market lands that are available for economic development, including: residential, commercial, office, industrial, agricultural (i.e., lands that already have development orders or lands that are not developable.)
- b. Recognize preferred development patterns as described in individual community plans, and implement the communities' desires to the greatest extent possible (including codification into the land development code). I.e., activity center, compatibility, design and form, pedestrian and bicycle/trail connectivity.

Staff Analysis of Goals, Objectives and Policies

The approximately 19.16 +/- acre subject site is located on the south side of Sumner Road, east of South US Highway 301. The subject site is located in the Urban Service Area and is within the limits of the SouthShore Areawide Systems Plan. The subject site's Future Land Use classification on the Future Land Use Map (FLUM) is Residential-4 (RES-4). The applicant is requesting to rezone the subject site from Agricultural Rural (AR) to Planned Development (PD 23-0882) for the development of 63 single-family detached dwelling units.

The subject site is located in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. Similarly, FLUE Policy 1.2 establishes minimum density requirements for all land use categories within the Urban Service Area that allow 4 units per acre or greater. The 19.16-acre subject site can consider a maximum density of 76 dwelling units. The request to allow for the development of 63 dwelling units on the subject site exceeds 75% of the maximum allowable density and is therefore consistent with this policy direction. FLUE Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that "*Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.*" The proposed rezoning is compatible with the other single family residential, vacant, and agricultural uses in the surrounding area.

FLUE Objective 8 establishes that the Future Land Use Map (FLUM) includes Land Use Categories that outline the maximum level of density and intensity and range of permitted land uses for an area. The character of each land use category and its potential uses must be evaluated for compliance with the FLUE, per Policies 8.1 and 8.2. The subject site is located within the RES-4 Future Land Use category and therefore allows for the consideration of up to 4 dwelling units per acre on the approximately 19.16 acre subject site. The proposed Planned Development, which proposes 63 dwelling units on the subject site, is consistent with this policy direction and is in compliance with FLUE Policy 8.3 as it relates to calculating density as well.

Objective 9 and Policy 9.2 of the Future Land Use Element require new developments to 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. The Hillsborough County Environmental Protection Commission (EPC) has reviewed the application and provided updated comments as of December 18th, 2023, noting that the project is justified to move forward and does not require resubmittal. Similarly, Natural Resources has provided conditions regarding the wetlands located on the subject site. At the time of filing this report, official comments from Zoning and Transportation Section staff were not yet available.

The proposed rezoning meets the intent of the Neighborhood Protection Policies of FLUE Objective 16 and its accompanying Policies 16.2, 16.3, 16.7, 16.8, 16.10, and 16.11. The

development pattern of the surrounding area shows several other residential uses with varying lot sizes. The proposed single-family uses are similar to the existing uses to the north and do not present any potential compatibility conflicts with the agricultural and vacant uses that are located around the subject site. The proposal also includes an efficient system of internal circulation with stub outs that are intended to connect future adjacent neighborhoods together. Given the density, type of use, and overall scale of the request, the application is consistent with the aforementioned Neighborhood Protection Policies.

The Community Design Component (CDC) in the Future Land Use Element provides guidance on residential developments. Goal 8 encourages the preservation of existing suburban uses as viable residential alternatives to urban and rural areas. Goal 12 and Objective 12-1 seek to facilitate patterns of development that are both compatible and related to the predominate character of their surroundings. A proposed Planned Development to allow for the construction of 63 single family homes would be consistent with this policy direction, as it would preserve existing suburban uses while remaining compatible with the predominant character of the surrounding area.

The Mobility Section of the Comprehensive Plan establishes guidelines for connectivity for new developments. Goal 4 and Objective 4.1 of the Mobility Section seek to design communities around a grid network of streets, which will help improve interconnections between neighborhoods and surrounding neighborhood uses. The proposed development consists of a modified grid network of streets in addition to stub outs on the northern, western, and eastern boundaries. This will help encourage the modified grid network of streets for future development and is therefore consistent with this policy direction.

The Cultural/Historic Objective of the SouthShore Areawide Systems Plan seeks to promote sustainable growth and development that is well planned to preserve the area's environment, cultural identity, and livability. Doing so requires growth that is inclusive and sustainable. Similarly, the Economic Development Objective of the SouthShore Areawide Systems Plan encourages identifying land that is viable for residential uses. Given that the proposal includes residential development that enhances the surrounding development pattern, the application is consistent with the SouthShore Areawide Systems Plan.

Overall, the proposed Planned Development would allow for development that is consistent with the Goals, Objectives and Policies of the *Comprehensive Plan for Unincorporated Hillsborough County* and 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 Development Services Department.

HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 23-0882

Rezoning
STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

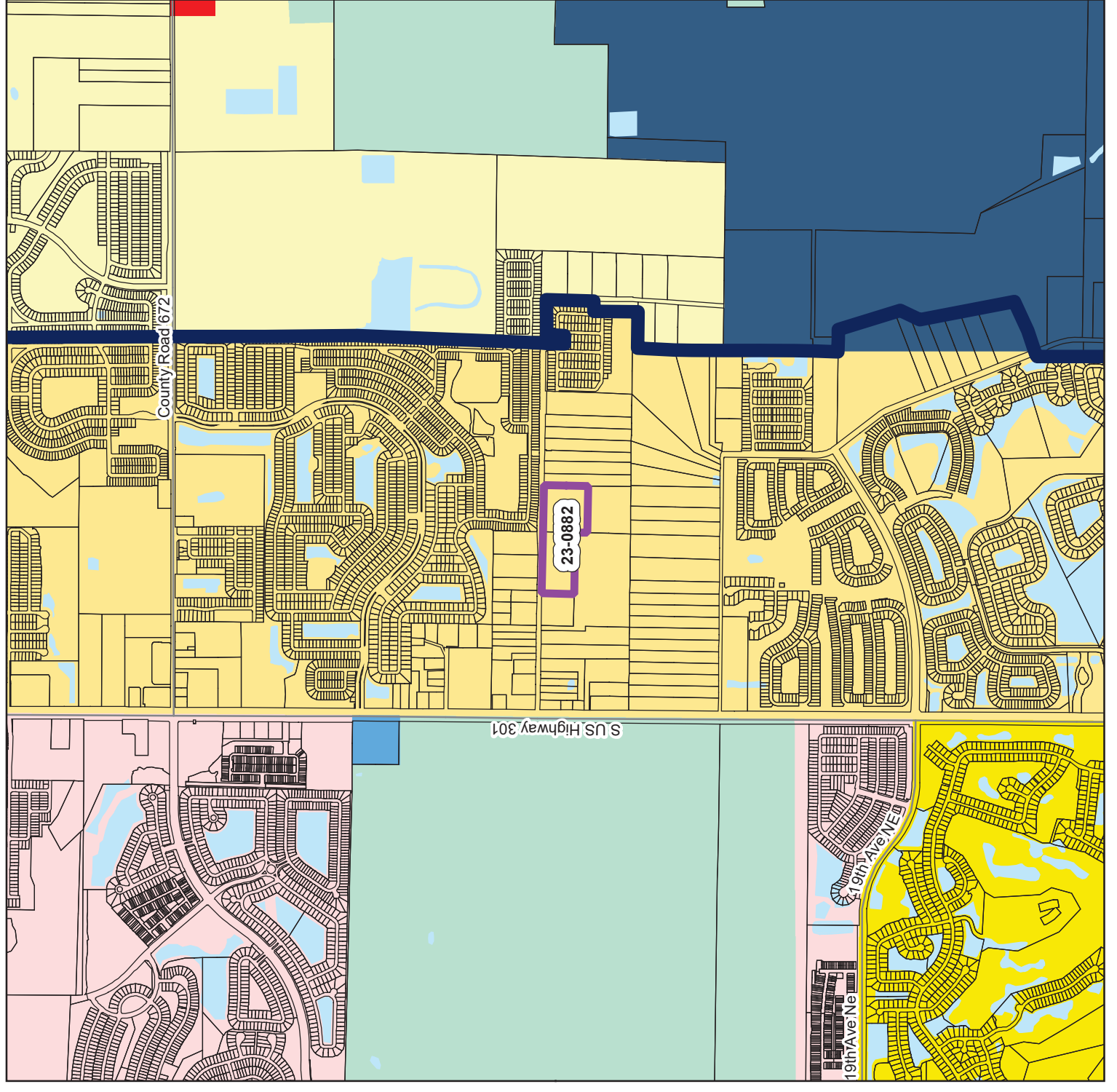
- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Major Roads
- Parcels

- WATER NATURAL LULC_We_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/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE



DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The rezoning status is subject to approval without specific approval of the Hillsborough County City-County Planning Commission. ACCURACY: It is intended that the information shown on this map is accurate to the best of our knowledge. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, visit the appropriate website.

Map Printed from Rezoning System: 8/16/2023
 Author: Beverly F. Daniels
 File: C:\Rezoning\System\MapProjects\HC\Gen_H\Rezoning_Copy.mxd





**GENERAL
SITE PLAN
FOR
CERTIFICATION**



DEVELOPMENT SERVICES

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

**HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT**

GENERAL SITE PLAN REVIEW/CERTIFICATION

**BOARD OF COUNTY
COMMISSIONERS**

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: Mia Bella Wimauma

Zoning File: PD 23-0882 Modification: None

Atlas Page: None Submitted: 02/19/2024

To Planner for Review: 02/19/2024 Date Due: ASAP

Contact Person: S. Elise Batsel Phone: 813.223.4800/ebatsel@stearnsweaver.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: Tania C. Chapela Date: 03/01/2023

Date Agent/Owner notified of Disapproval: _____



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 1/16/2024

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: APB/ South

PETITION NO: RZ 23-0882

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

CONDITIONS OF APPROVAL

1. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
2. The project shall be served by, and limited to, one (1) vehicular access connection to Sumner Rd. Additionally, the developer shall construct one (1) vehicular and pedestrian access stubout along the eastern project boundary, and one (1) vehicular and pedestrian access stubout along the western project boundary. Such connections shall be construction in the locations shown on the PD site plan.
3. Internal project roadways shall be privately owned and maintained and shall not be gated.
4. Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
5. Prior to or concurrent with the initial increment of development, the property owner shall dedicate and convey to Hillsborough County +/- 60-feet of right-of-way along a portion of their Sumner Rd. frontage, as generally shown on the site plan. The intent of this condition is to convey the underlying fee for certain lands owned by the applicant and upon which the existing Sumner Rd. encroaches, and which would contribute a portion of the lands necessary to ensure Sumner Rd. could be improved (by others) to the full Typical Section – 7 (TS-7) standard in the future.
6. If PD 23-0882 is approved, the County Engineer will approve a Design Exception request (dated September 22, 2023 and revised December 19, 2023) which was found approvable by the County Engineer (on December 20, 2023) for the Sumner Rd. substandard road improvements. As Sumner Rd. is a substandard local roadway, the developer will be required to make certain improvements to Sumner Rd. consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer shall construct (in addition to the sidewalk required along its Sumner Rd. frontage pursuant to the Hillsborough County Land Development Code):

- a. A minimum 5-foot-wide sidewalk for a distance of +/- 1,670 ft. along the south side of Sumner Rd. (between the western project boundary and the multi-purpose pathway along the east side of US 301); and,
- b. A minimum 5-foot-wide sidewalk for a distance of +/- 1,350 ft. along the south side of Sumner Rd. (between the eastern project boundary and the existing sidewalk terminus located east of the proposed project).

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels, totaling +/- 19.16 ac., from Agricultural Rural (AR) to Planned Development (PD). The proposed PD is seeking entitlements to permit up to 63 single-family detached dwelling units.

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

Existing Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1, 3 single-family detached dwelling units (ITE LUC 210)	40	3	3

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 63 single-family detached dwelling units (ITE LUC 210)	660	49	65

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 620	(+) 46	(+) 62

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Sumner Rd. is a 2-lane, undivided, substandard, local roadway with no lane markings on the majority of the length of the roadway. The roadway is characterized by +/- 22 to +/- 27 feet of pavement within variable width right-of-way (between +/- 82 to +/- 100 feet) in the immediate vicinity of the proposed project. There are +/- 6-foot-wide sidewalks (on the back of curb) and +/- 4-foot-wide bicycle lanes along both sides of the roadway in the vicinity of the proposed project.

The applicant’s site plan indicates that the westernmost subject parcel overlaps the area shown within the County’s GIS as Sumner Rd. right-of-way. The applicant’s site plan indicates an easement, and it appears

that the existing Sumner Rd. has encroached within this area for many years. In order to comply with LDC Sec. 6.02.01.B. subdivision requirements governing access to public roadways, staff has included a zoning condition requiring the developer to dedicate and convey right-of-way along a portion of their frontage to the County (as shown on the PD site plan).

SITE ACCESS AND CONNECTIVITY

The applicant is proposing one (1) access connection to serve the proposed project to Sumner Rd. Additional vehicular and pedestrian access stubouts to the eastern and western project boundaries are being proposed in accordance with LDC Sec. 6.02.01.A.15 (and other provisions of that subpart).

The applicant is proposing ungated, privately maintained roadways. Staff notes this is the only option available to the project under Policy 4.1.4 of the Mobility Element of the Hillsborough County Comprehensive Plan, given surrounding development patterns, environmental features, etc.

Site access facilities on Sumner Rd. are not warranted pursuant to Sec. 6.04.04.D. of the LDC. Staff discussed the project with FDOT staff at a Transportation Review Committee meeting. FDOT indicated the project would likely not trigger a northbound right turn lane at the intersection of US 301 and Sumner Rd.

TRANSIT FACILITIES

Consistent with Sections 6.02.17 and 6.03.09 of the LDC, transit facilities are not required for the subject project.

DESIGN EXCEPTION REQUEST – SUMNER RD. SUBSTANDARD RD.

As Sumner Rd. is a substandard local roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request (dated September 22, 2023 and last revised December 19, 2023) 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 request approvable (on December 20, 2023). The deviations from the Hillsborough County Transportation Technical Manual (TTM) TS-7 Typical Section (for 2-lane Rural Local and Collector Roadways) include:

1. The roadway will be permitted to remain (except as otherwise provided for in the conditions proposed hereinabove) in a minimum 60-foot-wide right-of-way in lieu of the 96 feet required pursuant to TS-7;
2. The developer will be permitted to maintain the existing 10-foot-wide travel lanes in lieu of the 12-foot-wide travel lanes required by TS-7; and,
3. The developer will be permitted to leave the existing +/- 4-foot paved shoulder in its existing condition, in lieu of the minimum 8-foot-wide stabilized shoulders of which 5-feet are required to be paved (and serve as bicycle facilities) pursuant to TS-7.

As stated in the request, the developer is proposing to construct (in addition to the sidewalk required along its Sumner Rd. frontage pursuant to the Hillsborough County Land Development Code):

- a. A minimum 5-foot-wide sidewalk for a distance of +/- 1,670 ft. along the south side of Sumner Rd. (between the western project boundary and the multi-purpose pathway along the east side of US 301); and,

- b. A minimum 5-foot-wide sidewalk for a distance of +/- 1,350 ft. along the south side of Sumner Rd. (between the eastern project boundary and the existing sidewalk terminus located east of the proposed project).

If PD 23-0882 is approved, the County Engineer will approve the Design Exception request.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for adjacent roadway section(s) is reported below. Sumner Rd. is not included in the LOS Report. As such, information for that facility cannot be provided.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
US 301	SR 674	Balm Rd.	D	C

Source: Hillsborough County 2020 Level of Service Report.

Ratliff, James

From: Williams, Michael
Sent: Wednesday, December 20, 2023 2:58 PM
To: Micahel Yates (myates@palmtraffic.com); Vicki Castro
Cc: Ratliff, James; Kevin Reali; Suzanne Walker; Chapela, Tania; PW-CEIntake; De Leon, Eleonor
Subject: FW: PD 23-0882 - Design Exception Review
Attachments: 23-0882 DEAd 12-20-23.pdf

Importance: High

Michael/Vicki,
I have found the attached Design Exception (DE) for PD 23-0882 APPROVABLE.

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

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

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

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

Mike

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

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HillsboroughCounty.org
W: HCFLGov.net

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

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

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

From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: Wednesday, December 20, 2023 1:33 PM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Cc: De Leon, Eleonor <DeLeonE@hillsboroughcounty.org>
Subject: PD 23-0882 - Design Exception Review
Importance: High

Hello Mike,

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

ratliffja@hillsboroughcounty.org
myates@palmtraffic.com
kreali@stearnsweaver.com
swalker@stearnsweaver.com
chapelat@hillsboroughcounty.org
ratliffja@hillsboroughcounty.org

Best Regards,

Sheida L. Tirado, PE *(she/her/hers)*
Transportation Review Manager
Development Services Department

P: (813) 276-8364
E: tirados@HCFLGov.net
W: HCFLGov.net

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

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**Hillsborough
County Florida**
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@hcpaf.fl.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 type="checkbox"/> 1. DE-Substandard Rd - Sumner Rd <input type="checkbox"/> 4. <input checked="" type="checkbox"/> 2. Revised DE for sidewalk detail <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
<p>Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>	
Project Name/ Phase	Mia Bella Wimauma - 11809 Sumner Road
<p>Important: 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)	077937-0000, 077942-0100
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers	
<p>Important: 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	Vicki Castro, P.E.
<p>Important: 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>Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.</p>	
Pending Zoning Application Number	23-0882
<p>Important: 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>Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>	



Revised December 19, 2023
September 22, 2023

Mr. Michael Williams, P.E.
Hillsborough County
Development Services Department
Development Review Director
County Engineer
601 East Kennedy Boulevard, 20th Floor
Tampa, Florida 33602

RE: Mia Bella Wimauma – 11809 Sumner Road (23-0882)
Folio: 077937-0000, 077942-0100
Design Exception – Sumner Road
Palm Traffic Project No. T23018

Dear Mr. Williams:

The purpose of this letter is to provide justification for the design exception per Transportation Technical Manual (TTM) 1.7 to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility) in association with the proposed development of 63 single family detached dwelling units located south of Sumner Road and east of US 301, as shown in Figure 1. The General Development is shown in Exhibit 1. This request is made based on our virtual meeting on June 23, 2023, with Hillsborough County staff.

The project proposes to have one (1) full access to Sumner Road, aligning with the residential driveway to the north. Sumner Road is identified in the Hillsborough County Comprehensive Plan as a local roadway and was identified during our meeting as a substandard road. However, recent improvements were done to Sumner Road as part of an approved Design Exception for Ayersworth Glen Phase 4 (PI 1422), see Exhibit 2. Sumner Road has a posted speed limit of 30 mph with approximately 183 PM peak hour trip ends (approximately 1,830 daily trip ends). Sumner Road currently has 10-foot travel lanes, a 4-foot paved shoulder, a 2-foot stabilized grass area and a 1-foot deep ditch with "V" bottom within approximately 60 feet of right of way. No sidewalks or bike lanes currently exist on either side of Sumner Road.

This request is a design exception to the Hillsborough County Transportation Technical Manual for Sumner Road from US 301 to the eastern project property line. The requested exceptions to the TS-7 typical section (see Exhibit 3) and the justification are as follows:

1. The existing ROW along Sumner Road is approximately 60 feet. The typical TS-7 section for a rural, two-lane undivided roadway requires a minimum of 96 feet of ROW with 12-foot lanes, 5-foot paved shoulder, a 2-foot grass area, open drainage, and a 5-foot sidewalk.
2. Travel Lanes - The request is to maintain the existing 10-foot travel lanes. Based on Table 3-20 of the Florida Green Book, 10-foot travel lanes and turn lanes are identified as acceptable.
3. Shoulder Width - The request is to maintain the existing 4-foot paved shoulder. This was approved and constructed per a Design Exception for PI-1422. See Exhibit 2.

Mr. Michael Williams, P.E.
December 19, 2023
Page 2

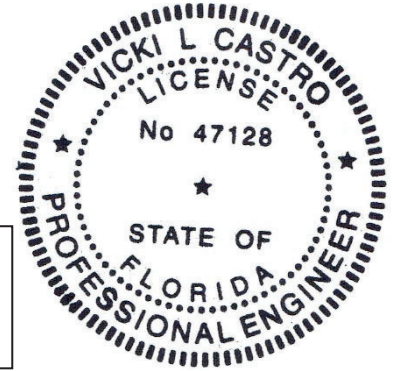
- 4. Drainage Swales – The request is to maintain the 1-foot deep ditch and “V” bottom that was approved and constructed per a Design Exception for PI-1422.
- 5. Sidewalks – The request is to provide a 5-foot sidewalk only on the south side of Sumner Road. This project is located on the south side of Sumner Road and will provide pedestrian connectivity from the project to the multi-use path along US 301. The total length of sidewalk will be approximately 4,550 feet, with approximately 1,540 feet along the property frontage and required by the LDC. The additional sidewalk will provide pedestrian connective to properties located east and west of the project to the multi-use path along US 301. See Exhibit 4.

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

Sincerely,

Vicki L Castro

Digitally signed by Vicki L Castro
Date: 2023.12.19 14:56:17 -05'00'



Vicki L Castro, P.E.
Principal

<p>This item has been digitally signed and sealed by Vicki L Castro on the date adjacent to the seal.</p> <p>Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.</p>
--

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

_____ Disapproved _____ Approved with Conditions _____ Approved

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E.

Sincerely,

Michael J. Williams
Hillsborough County Engineer

FIGURE 1. LOCATION MAP

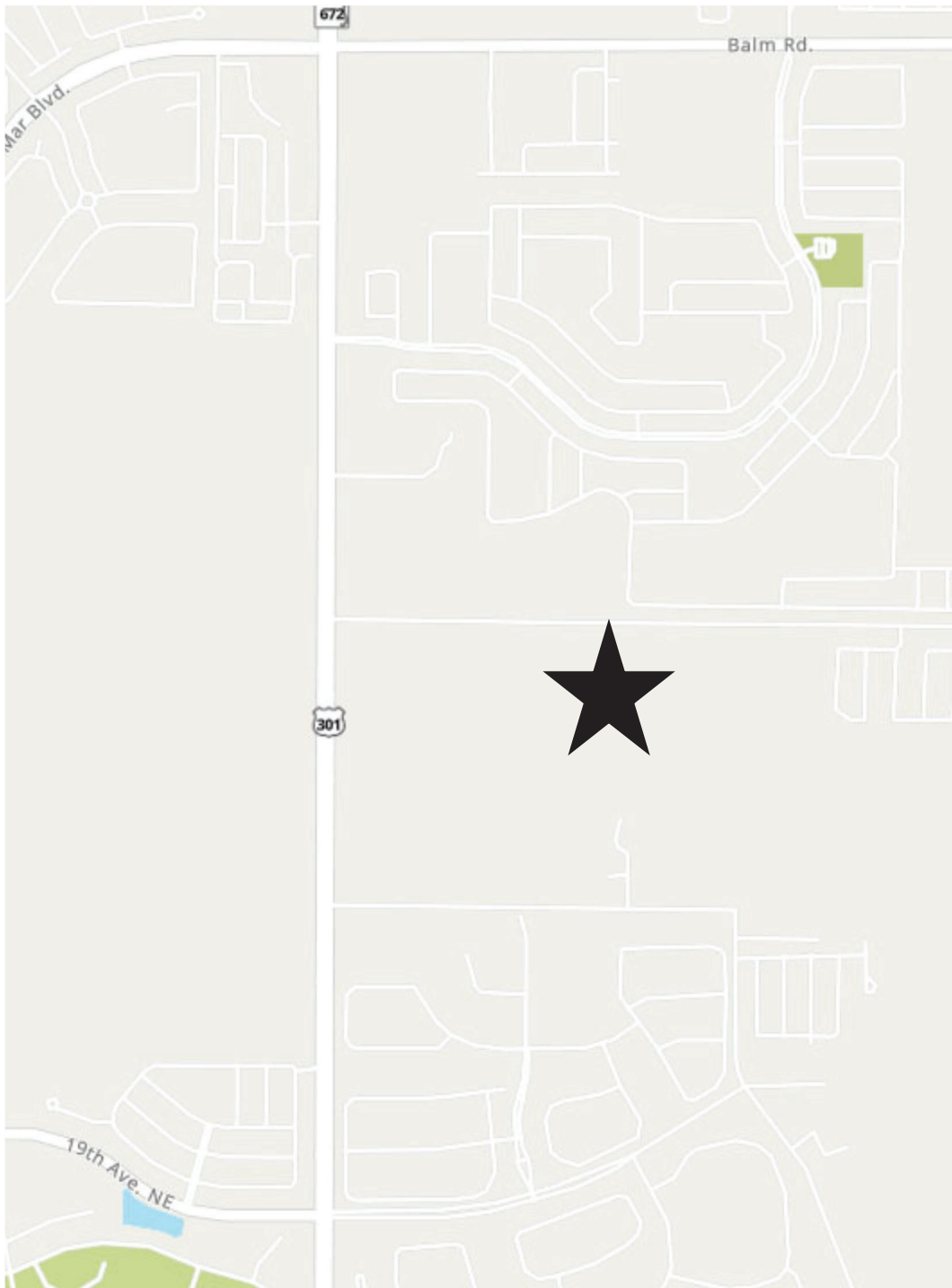




EXHIBIT 2

8515 Palm River Road, Tampa, FL 33619-4315 | 813-621-7841 | Fax 813-621-6761 | mail@lesc.com | www.lesc.com

April 18, 2018

Mr. Michael J. Williams, P.E.
c/o Mr. Benjamin Kniesly, P.E.
Hillsborough County Public Works Department
601 E. Kennedy Boulevard, 22nd Floor
Tampa, Florida 33602

Via Email: PW-CEIntake@HCFLGov.net

Re: **DESIGN EXCEPTION FOR**
AYERSWORTH GLEN PHASE 4 (AKA SUMNER ROAD)
PI: 1422 Folio No: 77924.0000

Mr. Williams:

We are in the design phase for the proposed Ayersworth Glen Phase 4 project located at 11201 Sumner Road in Wimauma. Improvements to bring Sumner Road up to County standards are required per the Hillsborough County Land Development Code and the PD zoning.

The improvements required for Sumner Road Cone Grove Road extend beyond the frontage of the parcel. Limited right-of-way (width varies) and limited space between the existing edge of pavement and right-of-way line prohibit complete implementation of TS-7, Local Rural Roads (2 lane undivided).

In a meeting held in July 2017 with you and Steve Henry, you discussed a modified typical section (combination of TS-7 & TS-9) that would allow Cone Grove Road to be improved as intended. During this meeting, you agreed to a typical section as stated below.

Design Exceptions requested as follows:

Roadway Corridor SUMNER ROAD (R/W width varies) from US 301 to Project Entrance:

- a. **Lane Width:** Request for 10 feet paved roadway lane instead of 12 feet paved lane.

Support: The existing through lanes vary from 8 feet to 10 feet in width. Per Section 3.1 of the Hillsborough County Transportation Technical Manual (HCTTM – Section 3.1.1), the minimum lane width for residential roads is 10ft. Sumner Road is a local, dead end road serving residential properties with no posted speed limit (assumed 25 mph, design speed 30 mph); therefore, 10ft lanes are proposed.

- b. **Shoulder Width:** Request for 6 feet shoulder instead of 8 feet shoulder.

Support: Sumner Road is located in a rural section in which there are no existing paved or unpaved shoulders. The Florida Greenbook, Table 3-9, Minimum Widths of Pavement and Shoulders for Two (2) Lane Rural Highways, specifies minimum shoulder width of 6 feet for an average daily traffic less than 750 ADT for all design speeds. The proposed design includes a 6-foot wide shoulder with 4 feet of pavement and 2 feet grassed area (stabilized).

Mr. Mike Williams

April 18, 2018

2

- c. **Drainage Swales:** Request made for a 1-foot deep ditch and "V" bottom, instead of the required 2 feet deep ditch with 3' wide bottom.

Support: Due to the limited space between the existing edge of pavement and R/W line, there is not enough room to construct the drainage swales per TS-7 with 19' wide ditches (2' deep, 4:1 side slopes, 3' flat bottom). The proposed design will still satisfy the conveyance requirements from the runoff of the limited contributing area without adversely affecting upstream or downstream conditions. This modification is still in compliance with intent for roadside ditches as the flow capacity of the proposed ditch exceeds the design capacity for the contributing areas as determined utilizing the Manning's Formula (specified in Section 11.1.3.1 of the Hillsborough County Stormwater Technical Manual). Therefore, an 8' wide ditch with 4:1 side slopes and "V" bottom is requested where there are existing ditches.

If you have any questions regarding this submittal, please feel free to contact me.

Respectfully,
LANDMARK ENGINEERING &
SURVEYING CORPORATION



Todd C. Amaden, P.E.
Vice President

TCA/jn

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

Disapproved

Approved

If there are any questions or you need clarification, please contact Benjamin Kniesly, P.E. at (813)307-1758.

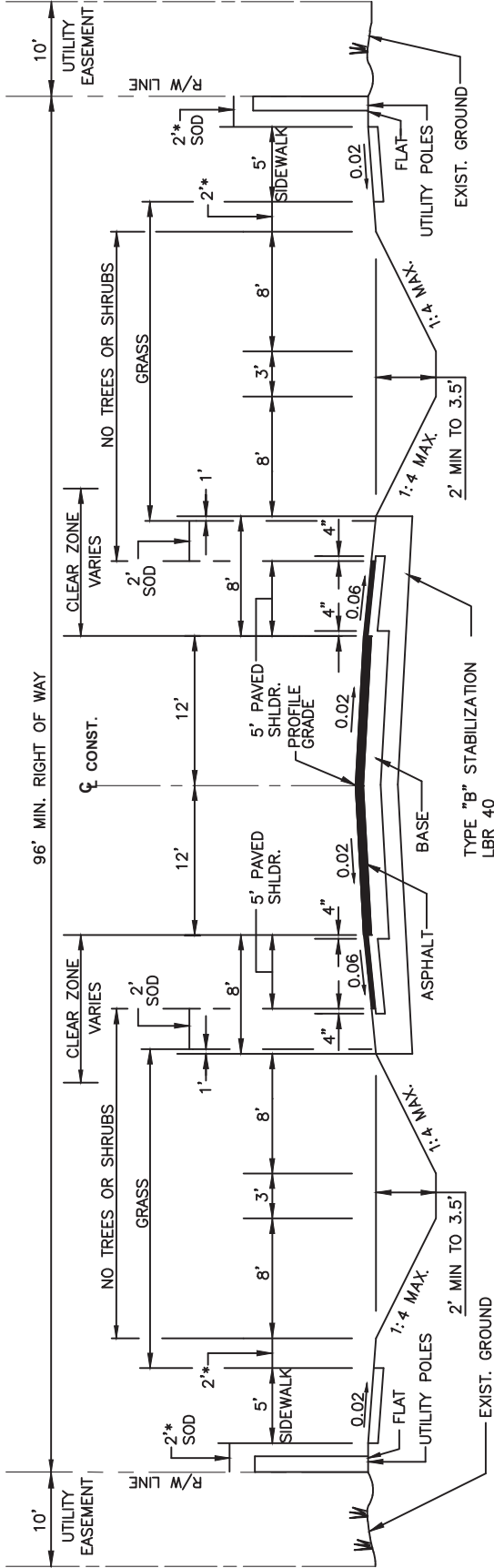
Sincerely,



Michael J. Williams, P.E.
Hillsborough County Engineer

MW/BK
Attachment

EXHIBIT 3



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.

REVISION DATE:
10/17

TRANSPORTATION
TECHNICAL
MANUAL



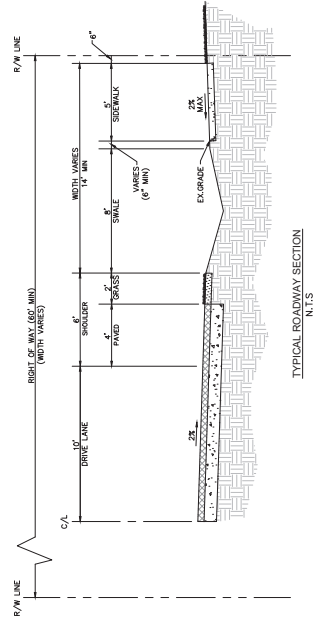
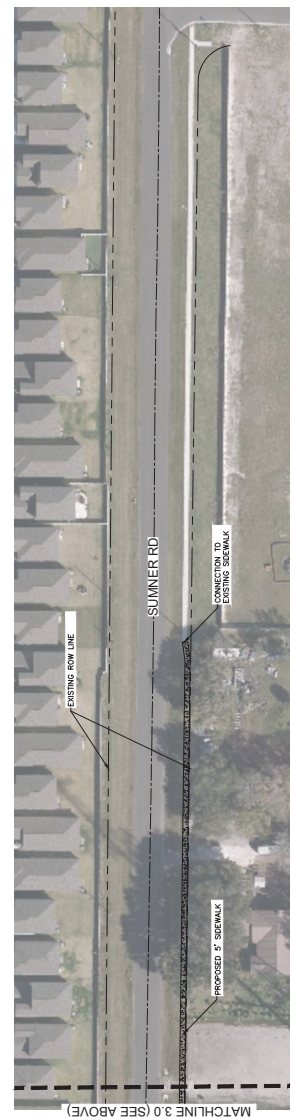
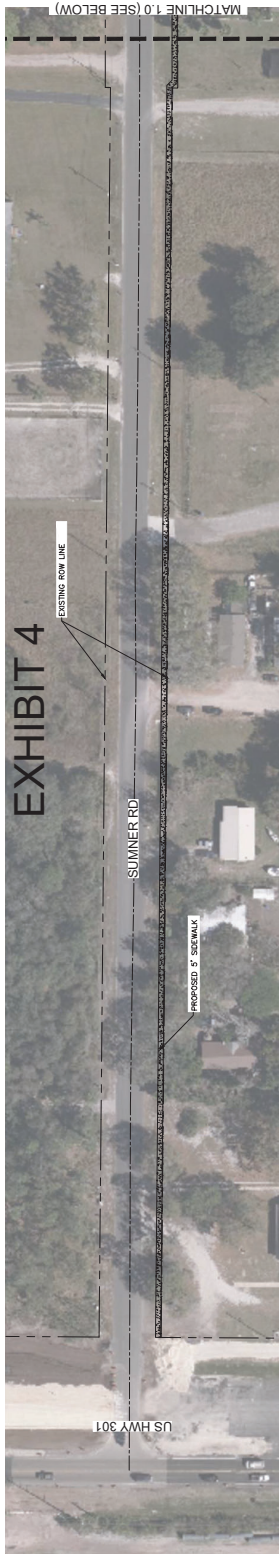
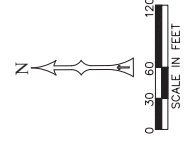
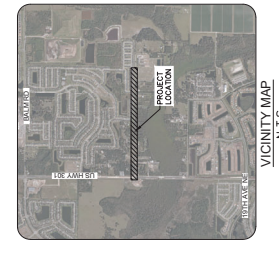
Hillsborough
County Florida

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

DRAWING NO. TS-7

SHEET NO. 1 OF 1

NO.	DATE	DESCRIPTION



Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Sumner Rd.	County Local - Rural	Choose an item. Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width (for Rural and/or Urban Section)	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	40	3	3
Proposed	660	49	65
Difference (+/-)	(+) 620	(+) 46	(+) 62

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Vehicular & Pedestrian	None	Meets LDC
South		None	None	Meets LDC
East		Vehicular & 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
Sumner Rd./ Substandard Road	Design Exception Requested	Approvable
	Choose an item.	Choose an item.
Notes:		

Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested <input 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	

COMMISSION

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 Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: January 16, 2024</p> <p>PETITION NO.: 23-0882</p> <p>EPC REVIEWER: Jackie Perry Cahanin</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1241</p> <p>EMAIL: cahaninj@epchc.org</p>	<p>COMMENT DATE: December 18, 2023</p> <p>PROPERTY ADDRESS: 11809 Sumner Rd, Wimauma, FL 33598</p> <p>FOLIO #: 0779370000; 0779420100</p> <p>STR: 29-31S-20E</p>
<p>REQUESTED ZONING: AR to PD</p>	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	YES
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Valid SWFWMD Wetland Survey expires 08-17-2028.
<p><i>These comments replace prior comments issued there were dated August 17, 2023.</i></p> <p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan’s current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The 	

Environmental Excellence in a Changing World

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

wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

INFORMATIONAL COMMENTS:

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

- The site plan depicts wetland impacts that have not been authorized by the Executive Director of the EPC. The wetland impacts are indicated for a residential subdivision. EPC staff is currently reviewing the wetland impact and mitigation proposal that was submitted on October 20, 2023.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

jpc/cb

ec: kreali@stearnsweaver.com
swalker@stearnsweaver.com



Adequate Facilities Analysis: Rezoning

Date: 9/1/2023

Acreage: 19.16(+/- acres)

Jurisdiction: Hillsborough County

Proposed Zoning: Panned Development

Case Number: RZ 23-0882

Future Land Use: RES-4

HCPS #: RZ 550

Maximum Residential Units: 63

Address: 11809 Sumner Road

Residential Type: Single Family Detached

Parcel Folio Number(s): 077937.0000 & 077942.0100

School Data	Belmont Elementary	Eisenhower Middle	Sumner High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	1016	1567	2289
2022-23 Enrollment K-12 enrollment on 2022-23 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	957	1280	3487
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	94%	82%	152%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 7/6/2023	28	287	0
Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	13	6	9
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	98%	100%	153%

Notes: At this time, adequate capacity exists at Belmont Elementary for the proposed rezoning. Although Eisenhower Middle and Sumner High Schools are projected to be at or over capacity given existing approved development and the proposed rezoning, state law requires the school district to consider whether capacity exists in adjacent concurrency service areas (i.e., school attendance boundaries). At this time, additional capacity exists in adjacent concurrency service areas at the middle school level, however, there is no adjacent capacity available at the high school level. The applicant is advised to contact the school district for more information.

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

P: 813.272.4429 C: 813.345.6684

From: [Carlos Santos](#)
To: [Rome, Ashley](#)
Cc: [Mike Singer](#)
Subject: RE: RE RZ PD 23-0882
Date: Wednesday, December 20, 2023 4:32:06 PM
Attachments: [image002.png](#)
[image001.png](#)

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

Good afternoon Ashley,

We have no comments on the revised documents/plans for 23-0882.

Thank you,

Carlos Santos

Real Estate Specialist
Land Resources Bureau
Southwest Florida Water Management District
2379 Broad Street
Brooksville, FL 34604
(352)269-3911
carlos.santos@swfwmd.state.fl.us



From: Rome, Ashley <RomeA@hillsboroughcounty.org>
Sent: Wednesday, December 20, 2023 1:09 PM
To: Allen, Cari <AllenCA@hillsboroughcounty.org>; Andrea Papandrew <papandrewa@plancom.org>; Andrea Stingone <andrea.stingone@hcps.net>; Blink, Jim <BlinkJ@HillsboroughCounty.ORG>; Bose, Swati <BoseS@HillsboroughCounty.ORG>; Bryant, Christina <BryantC@epchc.org>; Bryce Fehringer <fehingerb@plancom.org>; Cabrera, Richard <CabreraR@HillsboroughCounty.ORG>; Carlos Santos <Carlos.Santos@swfwmd.state.fl.us>; Cruz, Kimberly <CruzKi@hillsboroughcounty.org>; Curll, Ryan <CurllRy@hillsboroughcounty.org>; Dalfino, Jarryd <DalfinoJ@hillsboroughcounty.org>; Santos, Daniel <daniel.santos@dot.state.fl.us>; David Skrelunas <David.Skrelunas@dot.state.fl.us>; Franklin, Deborah <FranklinDS@hcfl.gov>; DeWayne Brown <brownd2@gohart.org>; dickersonr <dickersonr@hillsboroughcounty.org>; Glorimar Belangia <Glorimar.Belangia@hcps.net>; Greenwell, Jeffry <GreenwellJ@hillsboroughcounty.org>; Greg Colangelo <colangeg@plancom.org>; Hamilton, Mona <HamiltonM@hillsboroughcounty.org>; Hansen, Raymond <HansenR@hillsboroughcounty.org>; Holman, Emily - PUD <HolmanE@HillsboroughCounty.ORG>; Hummel, Christina <HummelC@hillsboroughcounty.org>; Impact Fees <ImpactFees@hillsboroughcounty.org>; James Hamilton

<jkhamilton@tecoenergy.com>; Jennifer Reynolds <jreynolds@teamhcso.com>; Jesus Peraza Garcia <perazagarciaj@gohart.org>; Jillian Massey <masseyj@plancom.org>; kaiserb <kaiserb@hillsboroughcounty.org>; Karla Llanos <llanosk@plancom.org>; Katz, Jonah <KatzJ@hillsboroughcounty.org>; Kyle Brown <kyle.brown@myfwc.com>; landuse-zoningreviews@tampabaywater.org; Mineer, Lindsey <Lindsey.Mineer@dot.state.fl.us>; Lindstrom, Eric <LindstromE@hillsboroughcounty.org>; Mackenzie, Jason <MackenzieJ@hillsboroughcounty.org>; McGuire, Kevin <McGuireK@HillsboroughCounty.ORG>; Melanie Ganas <mxganas@tecoenergy.com>; Melissa Lienhard <lienhardm@plancom.org>; Perez, Richard <PerezRL@hillsboroughcounty.org>; Petrovic, Jakska <PetrovicJ@HillsboroughCounty.ORG>; Pezone, Kathleen <PezoneK@hillsboroughcounty.org>; Ratliff, James <RatliffJa@hillsboroughcounty.org>; Hessinger, Rebecca <HessingerR@hillsboroughcounty.org>; Renee Kamen <renee.kamen@hcps.net>; Revette, Nacole <RevetteN@HillsboroughCounty.ORG>; Carroll, Richard <CarrollR@HillsboroughCounty.ORG>; Rodriguez, Dan <RodriguezD@gohart.org>; RP-Development <RP-Development@hillsboroughcounty.org>; Salisbury, Troy <SalisburyT@hillsboroughcounty.org>; Sanchez, Silvia <sanchezs@epchc.org>; Shelton, Carla <SheltonC@HillsboroughCounty.ORG>; Steady, Alexander <SteadyAl@hillsboroughcounty.org>; Tony Mantegna <tmantegna@tampaairport.com>; Turbiville, John (Forest) <TurbivilleJ@HillsboroughCounty.ORG>; Walker, Clarence <WalkerCK@hillsboroughcounty.org>; Wally Gallart <GallartW@plancom.org>; Weeks, Abbie <weeksa@epchc.org>; WetlandsPermits@epchc.org; Woodard, Sterlin <Woodard@epchc.org>
Cc: Grady, Brian <GradyB@HillsboroughCounty.ORG>; Chapelat, Tania <Chapelat@hillsboroughcounty.org>; Timoteo, Rosalina <TimoteoR@HillsboroughCounty.ORG>; Tirado, Sheida <TiradoS@hillsboroughcounty.org>; Williams, Michael <WilliamsM@HillsboroughCounty.ORG>

Subject: RE RZ PD 23-0882

You don't often get email from romea@hillsboroughcounty.org. [Learn why this is important](#)

[EXTERNAL SENDER] Use caution before opening.

Good Day All,

Please be advised, we have received and uploaded to Optix **revised documents/plans** for the above mentioned application. Please review and comment.

For further information regarding the change/update please contact the assigned planner.

Planner assigned:

Planner: Tania Chapelat

Contact: chapelat@hillsboroughcounty.org

Have a good one,

Ashley Rome

Planning & Zoning Technician

Development Services Dept.

P: (813) 272-5595

E: romea@hillsboroughcounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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



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

TO: Zoning Review, Development Services

DATE: 11/01/2023

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: 11809 Sumner Rd Wimauma LLC

PETITION NO: 23-0882

LOCATION: 11809 Sumner Rd

FOLIO NO: 77937.0000 77942.0100

Estimated Fees:

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

Mobility: \$9,183 * 63 = \$578,529

Parks: \$2,145 * 63 = \$135,135

School: \$8,227 * 63 = \$518,301

Fire: \$335 * 63 = \$21,105

Total per House: \$19,890 Total x63 units: \$1,253,070

Project Summary/Description:

Urban Mobility, South Parks/Fire - 63 single family home

AGENCY COMMENT SHEET

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

FROM: **Reviewer:** Carla Shelton Knight **Date:** October 13, 2023

Agency: Natural Resources **Petition #:** 23-0882

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

1. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
 - A 30' wetland setback will be required from the limits of any approved wetland impacts. The southern road will be located within the 30' wetland setback area in the configuration shown on the current plans and may need to be relocated and/or compensation may be required.
2. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
3. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
4. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 30 Aug. 2023

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

APPLICANT: Kevin Reali

PETITION NO: RZ-PD 23-0882

LOCATION: Not listed

FOLIO NO: 77937.0000 & 77942.0100

SEC: _____ TWN: _____ RNG: _____

- This agency has no comments.

- This agency has no objection.

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

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

COMMENTS: _____.

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

PETITION NO.: RZ-PD 23-0882 REVIEWED BY: Clay Walker, E.I. DATE: 8/28/2023

FOLIO NO.: 77937.0000 & 77942.0100

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 1,200 feet from the site) and is located west of the subject property within the north Right-of-Way of Sumner 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 that will create additional demand on the system.

WASTEWATER

- The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- A 6 inch wastewater force main exists (adjacent to the site), (approximately 1,200 feet from the site) and is located west of the subject property within the south Right-of-Way of Sumner 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.
- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the South County Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.



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:** 8/8/2023

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 8/10/2023

APPLICANT: Not Provided **PID:** 23-0882

LOCATION: 11809 Summer Road Wimauma, FL 33598

FOLIO NO.: 77937.0000 and 77942.0100

AGENCY REVIEW COMMENTS:

Based on the most current data, the project is 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 Land Development Code. Hillsborough County Environmental Services Division (EVSD) has no objection.



VERBATIM TRANSCRIPT

1 MR. GRADY: The final on tonight's agenda then is D.5
2 is Rezoning PD 23-0882. It's a request to rezone a 19.16 acre
3 from AR agricultural rural to a plan development. Tania Chapela
4 will provide Staff recommendation after presentation by the
5 applicant.

6 MR. REALI: Good evening. For the record,
7 Kevin Reali, 401 East Jackson Street with Stearns Weaver Miller.
8 We do have our development team here if there are any questions.

9 I'm going to go through some slides quickly just so
10 that we have have some record if there are questions from you or
11 from the Board, but otherwise we have agreement from Staff and
12 we'll keep it short.

13 So the property is approximately 18 and a half acres.
14 It's on the south side of Sumner Road, about a third of a mile
15 east of 301. Sumner Road's a -- a dead end road in the urban
16 service area in the South Shore Area Wide Community Planning
17 area. So same information on the slide, but changing the
18 picture and zooming in a bit, you can -- you can see the
19 Bullfrog Creek there. And I wanted to point that out because
20 you can also see the development pattern. And what this
21 application essentially is because of the -- the wetland areas
22 to the south and the preservation to the -- to the west is
23 suburban infill because the surrounding area's all
24 single-family. And there are, of course, single-family
25 developments to the north and then further to the south of

1 Bullfrog Creek.

2 And then this is just showing approximately where that
3 wetland area is. This is -- this is a -- a rough outline. This
4 is not anything that's been mapped with any detail. The future
5 land use is R-4. And you can see the development pattern a
6 little more clearly here. And that zoning is AR, requesting
7 change to PD.

8 So the -- the overview here is, the request is for
9 63 single-family detached units. You end up with a density of
10 about three and a half units to the acre. That is enough to
11 satisfy the comprehensive plan minimum. And the max you can get
12 on the area with 70-foot lots and given the minimizing wetland
13 impacts, the wetlands to the south. So 70-foot lots are
14 proposed, which is compatible with the area. A dedication of
15 right-of-way is required, as is a design exception which has
16 been approved to provide sidewalk along Sumner Road.
17 Sumner Road was recently improved for development to -- to the
18 east that required a design exception of its own. And then what
19 this development is doing is it's going to connect the sidewalk
20 to 301, both on the east and west side of the development, which
21 will add to the improvements of the roadway and mobility that
22 were created by -- started by the development further down to
23 the east.

24 So it's going to be over 4,500 feet of sidewalks,
25 pretty significant for a development with only 63 units. And

1 then as you can see in the site plan in the review, there's a
2 cross connection stubouts shown, but the primary access will be
3 on Sumner Road. No variations or waivers are requested.

4 This is just a site plan to exemplify the parts that I
5 just discussed. The stubouts in particular, the -- the stubout
6 on the southeast corner was moved down at Staff's request so
7 that there wouldn't be cut through if there was future
8 development of the adjacent parcels. And then if you can see on
9 the -- on the northwest side of the property where it -- it
10 doesn't square off with the roadway, that's the -- the
11 right-of-way that'll be dedicated during the development
12 process.

13 The Comprehensive Planning Staff -- Planning
14 Commission Staff, sorry, found the project compatible and
15 consistent, identified a number of useful objectives and
16 policies. And so we -- you know, we concur with all of those
17 and don't have any to add.

18 And with that, Zoning Staff when you hear from -- you
19 will hear from and Planning Commission Staff found the project
20 consistent and compatible. Transportation Staff requires the
21 right-of-way dedication and approve the design exception. And
22 we request your recommendation of approval and are here for any
23 questions.

24 HEARING MASTER HATLEY: All right. No questions for
25 you. Thank you.

1 MS. CHAPELA: Tania Chapela, Development Services. My
2 Staff Report did not include the transportation report. I
3 revised the -- and presented it to you. Ms. Timoteo should --
4 should have been given you copies.

5 HEARING MASTER HATLEY: I have a copy. Thank you.

6 MS. CHAPELA: Okay. The existing zoning is
7 agricultural rural. The applicant is proposing to rezone to
8 plan development to allow 63 single-family residential lots.
9 The parcel is located along Sumner Road, a two-lane divided
10 local road with agriculturally zoned and a residential
11 single-family development to the northeast. Adjacent to the
12 south is the Bullfrog Creek.

13 The proposed uses are comparable with -- to the
14 surrounding residential uses and the proposed layout is
15 compatible with the surrounding development pattern.
16 Furthermore, the proposed 3.4 dwelling units per acre density is
17 under the four-dwelling unit per acre maximum density allowable
18 in the RES-4 comprehensive plan category.

19 Staff finds the proposed modification to be compatible
20 with the surrounding properties and in keeping the general
21 development pattern of the area. Therefore, Staff recommends
22 approval subject to conditions.

23 HEARING MASTER HATLEY: All right. Thank you.

24 We'll hear from Planning Commission.

25 MR. FEHRINGER: Good evening. Bryce Fehringer,

1 Planning Commission Staff.

2 The subject site is located in the urban service area
3 and is within the limits of the South Shore Area Wide Systems
4 Plan. The subject site's future land use designation on the
5 Future Land Use map is Residential-4. The 19.16 acre subject
6 site can consider a maximum density of 76 dwelling units.

7 The request to allow for the development of 63
8 dwelling units on the subject site exceeds the 75 percent of the
9 maximum allowable density and is therefore consistent with
10 Policy 1.2 of the Future Land Use Element. The proposed
11 rezoning meets the intent of the neighborhood protection
12 policies of Future Land Use Element Objective 16. The
13 development pattern of the surrounding area shows several other
14 residential uses with varying lot sizes. The proposed
15 single-family uses are similar to the existing uses to the north
16 and do not present any potential compatibility conflicts with
17 the agricultural and vacant uses that are located around the
18 subject site.

19 Goal 8 encourages the preservation of existing
20 suburban uses. And Goal 12 -- Goal 12 seeks development that is
21 both compatible and related to the predominant area of the
22 surroundings. A proposed plan development to allow for the
23 construction of 63 single-family homes would be consistent with
24 this policy direction. Goal 4 and Objective 4.1 of the mobility
25 section seek to design communities around a grid network of

1 streets, which will help improve inner connections between
2 neighborhoods and surrounding neighborhood uses.

3 The proposed development consists of a modified grid
4 network of streets in addition to stubouts on the northern,
5 western and eastern boundaries of the subject site. Given that
6 the proposal includes residential development that enhances the
7 surrounding development pattern, the application is consistent
8 with the South Shore Area Wide Systems Plan.

9 Overall, the proposed plan development would allow or
10 development that is consistent with the goals, objectives and
11 policies of the comprehensive plan for Unincorporated
12 Hillsborough County and is compatible with the existing and plan
13 development pattern in the surrounding area.

14 Based upon the above considerations, Planning
15 Commission Staff finds the proposed plan development consistent
16 with the Unincorporated Hillsborough County Comprehensive Plan,
17 subject to the conditions proposed by the Development Services
18 Department.

19 HEARING MASTER HATLEY: All right. Thank you. Okay.
20 Is there anyone here or online who wishes to speak in support of
21 this application? I do not hear anyone.

22 Is there anyone here or online who wishes to speak in
23 opposition to this application? All right, I do not hear
24 anyone.

25 Development Services, anything further?

1 MR. GRADY: Nothing further.

2 HEARING MASTER HATLEY: All right. Thank you. And
3 applicant, anything further?

4 MR. REALI: Again, Kevin Reali. And nothing further.

5 HEARING MASTER HATLEY: All right. Thank you.

6 Well, this will close the hearing on RZ PD 23-0882.

7 And this concludes the Zoning Hearing Master Meeting
8 for January 16, 2024.

9 (Off the record at 7:48 p.m.)

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**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

DATE/TIME: 1-16-2024
6:00 p.m.HEARING MASTER: Pamela Jo Harley
Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>MM 23-0281</u>	PLEASE PRINT NAME <u>PEALE STRAW</u> MAILING ADDRESS <u>501 E. Kennedy Blvd #1010</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 327 5448</u>
APPLICATION # <u>23-0828</u>	PLEASE PRINT NAME <u>Todd Fressman</u> MAILING ADDRESS <u>200 2nd Ave S #451</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33741</u> PHONE <u>727-924-1760</u>
APPLICATION # <u>23-1041</u>	PLEASE PRINT NAME <u>CRAYTON BRICKLEMYER</u> MAILING ADDRESS <u>101 E. KENNEDY BLVD SUITE 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>(813) 957-7227</u>
APPLICATION # <u>24-0191</u>	PLEASE PRINT NAME <u>Brice Pinson</u> MAILING ADDRESS <u>1000 N Ashley Dr. #C900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>781-518-0833</u>
APPLICATION # <u>23-0584</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 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-PD</u> <u>23-0584</u>	PLEASE PRINT NAME <u>Scott Fitzpatrick</u> MAILING ADDRESS <u>811-B Cypress Village Blvd</u> CITY <u>Ruskin</u> STATE <u>FL</u> ZIP <u>32573</u> PHONE <u>813-634-5425</u>

DATE/TIME: 1-16-2024
6:00 p.m.HEARING MASTER: Pamela Jo HarleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>R2 PD</u> <u>23-0584</u>	PLEASE PRINT NAME <u>Lennie SAFFOLD</u> MAILING ADDRESS <u>5912 N. Kenneth Av</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33604</u> PHONE <u>813-237-4313</u>
APPLICATION # <u>23-0617</u>	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 W. Ashley Dr. # 900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33629</u> PHONE <u>813-331-0976</u>
APPLICATION # <u>23-0617</u>	PLEASE PRINT NAME <u>BENJAMIN Goff</u> MAILING ADDRESS <u>9401 E Fowler Ave</u> CITY <u>Thonotosassa</u> STATE <u>FL</u> ZIP <u>33592</u> PHONE <u>970-227-3472</u>
APPLICATION # <u>23-0617</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>1019 Kenned Blvd 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>
APPLICATION # <u>PD 23-</u> <u>0622</u>	PLEASE PRINT NAME <u>DAVID ARCHANA</u> MAILING ADDRESS <u>305 S. Blvd</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>813-226-1210</u>
APPLICATION # <u>PD-</u> <u>230622</u>	PLEASE PRINT NAME <u>John LaRocca</u> MAILING ADDRESS <u>3225 S MacDill Ave.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33629</u> PHONE <u>813-695-0469</u>

DATE/TIME: 1-16-2024
6:00 p.m.

HEARING MASTER: Pamela Jo Harley

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

<p>APPLICATION # <u>23-0622</u></p>	<p>PLEASE PRINT NAME <u>RONALD FLOYD</u></p> <p>MAILING ADDRESS <u>6117 W. LINDBERGH AVE</u></p> <p>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33605</u> PHONE <u> </u></p>
<p>APPLICATION # <u>23-0881</u></p>	<p>PLEASE PRINT NAME <u>Christopher Berg</u></p> <p>MAILING ADDRESS <u>101 E Kennedy Blvd, Tampa, FL 33602</u></p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION # <u>23-0882</u></p>	<p>PLEASE PRINT NAME <u>Kevin Reali</u></p> <p>MAILING ADDRESS <u>401 E Jackson St</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-222-5059</u></p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>

JANUARY 16, 2024 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, January 16, 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. and led in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

▶ Brian Grady, Development Services, reviewed the changes/withdrawals/continuances.

▶ Pamela Jo Hatley, ZHM, overview of ZHM process.

▶ Chief Assistant County Attorney Cameron Clark, overview of evidence/ZHM/BOCC Land Use agenda process.

▶ Pamela Jo Hatley, ZHM, Oath.

B. REMANDS

B.1. MM 23-0281

▶ Brian Grady, Development Services, called MM 23-0281.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed MM 23-0281.

B.2. RZ 23-0828

▶ Brian Grady, Development Services, called RZ 23-0828.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ 23-0828.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 23-1041

▶ Brian Grady, Development Services, called RZ 23-1041.

▶ Testimony provided.

MONDAY, JANUARY 16, 2024

▶ Pamela Jo Hatley, ZHM, closed RZ 23-1041.

C.2. RZ 24-0191

▶ Brian Grady, Development Services, called RZ 24-0191.

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, closed RZ 24-0191.

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

D.1. RZ 23-0584

▶ Brian Grady, Development Services, called RZ 23-0584.

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, closed RZ 23-0584.

D.2. MM 23-0617

▶ Brian Grady, Development Services, called MM 23-0617.

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, closed MM 23-0617.

D.3. RZ 23-0622

▶ Brian Grady, Development Services, called RZ 23-0622.

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, closed RZ 23-0622.

D.4. MM 23-0881

▶ Brian Grady, Development Services, called MM 23-0881.

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, closed MM 23-0881.

MONDAY, JANUARY 16, 2024

D.5. RZ 23-0882

▶ Brian Grady, Development Services, called RZ 23-0882.

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, closed RZ 23-0882.

E. ZHM SPECIAL USE

ADJOURNMENT

▶ Pamela Jo Hatley, ZHM, adjourned the meeting at 7:48 p.m.



Rezoning Application: PD 23-0882
Zoning Hearing Master Date: January 16, 2024
BOCC Land Use Meeting Date: March 19, 2024

REVISED REPORT

1.0 APPLICATION SUMMARY

Applicant: 11809 Sumer Rd. Wimauma LLC
FLU Category: RES-4
Service Area: Urban
Site Acreage: 18.56 AC
Community Plan Area: South Shore Areawide Systems
Overlay: None



Introduction Summary:

The existing zoning is AR (Agricultural Rural) which permits single family residential and agricultural uses pursuant to the development standards in the table below. The proposed zoning for Planned Development (site plan controlled district) to allow a 63 single family residential lots pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

Table with 3 columns: Zoning, Existing, Proposed. Rows include District(s), Typical General Use(s), Acreage, Density/Intensity, and Mathematical Maximum*.

*number represents a pre-development approximation

Table with 3 columns: Development Standards, Existing, Proposed. Rows include District(s), Lot Size / Lot Width, Setbacks/Buffering and Screening, and Height.

Additional Information:

Table with 2 columns: PD Variation(s), None requested as part of this application

Waiver(s) to the Land Development Code

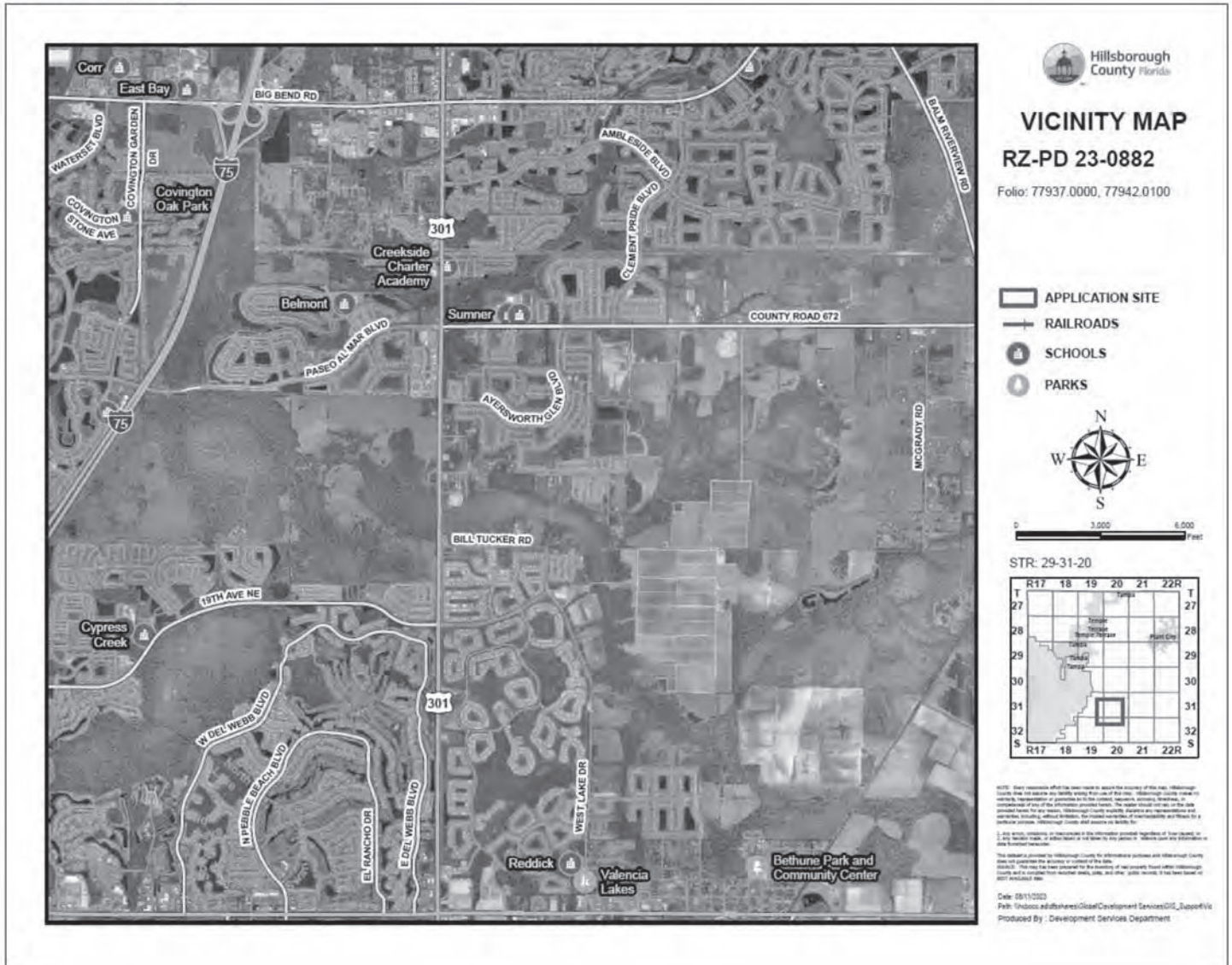
None requested as part of this application

Planning Commission Recommendation:
Consistent

Development Services Recommendation:
Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

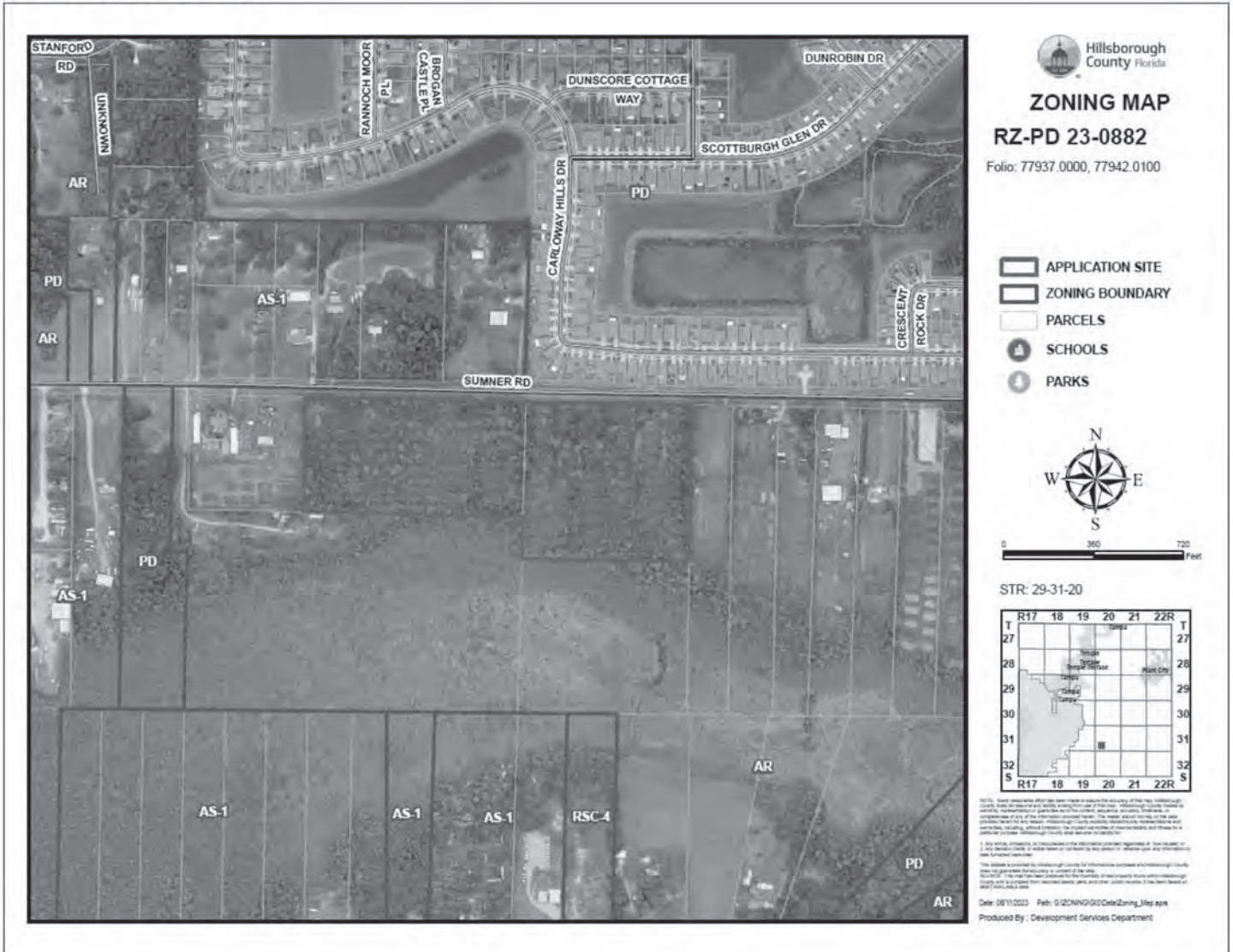


Context of Surrounding Area:

The parcel is located along Summer Rd., a 2 lane divided Local Road, with agriculturally zoned properties and a residential single family development to the northeast. Adjacent to the south is the Bullfrog Creek.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

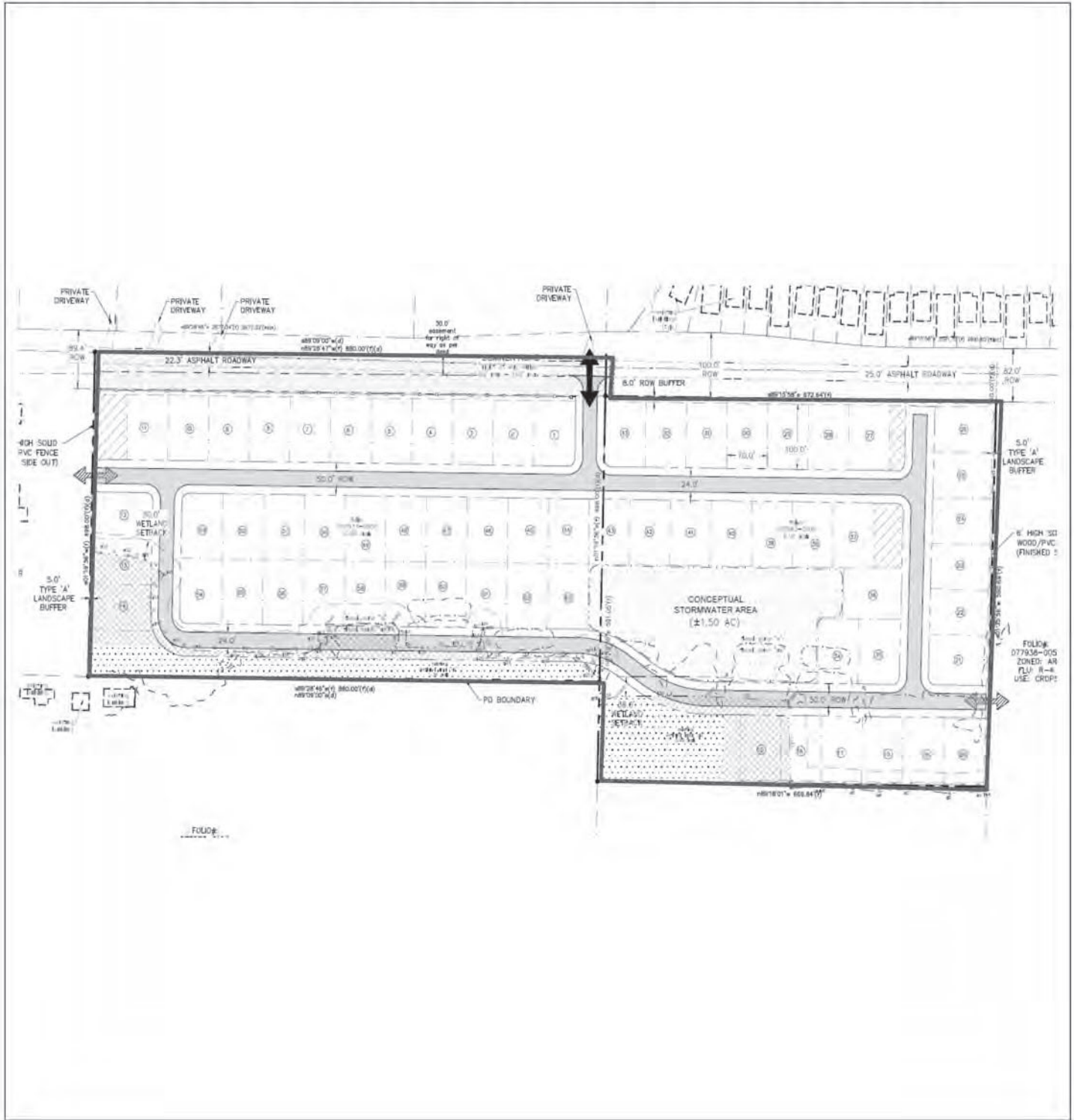


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AS-1, PD 80-0067 (PRS 16-0399)	1 DU/AC, 3.58 DU/AC	Agricultural, Single Family Residential	Single Family Residential
South	AR	0.2 DU/AC	Agricultural, Single Family Residential	Single Family Residential (Mobile Home)
East	AR	0.2 DU/AC	Agricultural, Single Family Residential	Vacant
West	AR	0.2 DU/AC	Agricultural, Single Family Residential	Single Family Residential

2.0 LAND USE MAP SET AND SUMMARY DATA

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



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
Sumner Rd.	County Local - Rural	Choose an item. Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width (for Rural and/or Urban Section)	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	40	3	3
Proposed	660	49	65
Difference (+/-)	(+) 620	(+) 46	(+) 62

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

Connectivity and Cross Access Not applicable for this request

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

Notes:

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
Sumner Rd./ Substandard Road	Design Exception Requested	Approvable
	Choose an item.	Choose an item.

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input checked="" type="checkbox"/> Off-site Improvements Provided	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input checked="" 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	
Impact/Mobility Fees Single Family Detached (Fee estimate is based on a 2,000 s.f.) Mobility: \$9,183 * 63 = \$578,529 Parks: \$2,145 * 63 = \$135,135 School: \$8,227 * 63 = \$518,301 Fire: \$335 * 63 = \$21,105 Total per House: \$19,890 Total x63 units: \$1,253,070				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments

Planning Commission					
<input type="checkbox"/> Meets Locational Criteria	<input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Inconsistent	<input type="checkbox"/> Yes	
<input type="checkbox"/> Locational Criteria Waiver Requested		<input type="checkbox"/> No	<input checked="" type="checkbox"/> Consistent	<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Minimum Density Met	<input checked="" type="checkbox"/> N/A				

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed uses are comparable to the surrounding residential uses, and the proposed layout is compatible with the surrounding development pattern. Furthermore, the proposed 3.4 DU/AC density is under the 4 DU/AC Maximum density allowable in the RES-4 Comprehensive Plan category.

Given the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping the general development pattern of the area.

5.2 Recommendation

Staff recommends approval of the applicant's request, subject to conditions.

6.0 PROPOSED CONDITIONS

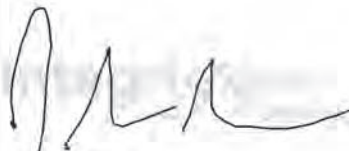
Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted September 26, 2023.

1. The project shall be permitted a maximum of 63 single family conventional units. The project shall be developed in accordance with the development standards of the RSC-6 zoning district, unless otherwise specified herein.
2. Buffer and Screening shall be as follows:
 - A 5 feet buffer, type "A" buffer shall be required to the west.
 - An 8 feet buffer shall be required to the Sumner Road Right of Way.
 - Buffers are not part of the lot or rear setbacks.
 - Buffers are to be platted as a separate tract to be owned and maintained by the Homeowners Association (HOA) or similar entity.
3. 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.
4. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
5. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
6. 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.
7. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
 - 7.1. A 30' wetland setback will be required from the limits of any approved wetland impacts. The southern road will be located within the 30' wetland setback area in the configuration shown on the current plans and may need to be relocated and/or compensation may be required.

8. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
9. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
10. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
11. The project shall be served by, and limited to, one (1) vehicular access connection to Sumner Rd. Additionally, the developer shall construct one (1) vehicular and pedestrian access stubout along the eastern project boundary, and one (1) vehicular and pedestrian access stubout along the western project boundary. Such connections shall be construction in the locations shown on the PD site plan.
12. Internal project roadways shall be privately owned and maintained and shall not be gated.
13. Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
14. Prior to or concurrent with the initial increment of development, the property owner shall dedicate and convey to Hillsborough County +/- 60-feet of right-of-way along a portion of their Sumner Rd. frontage, as generally shown on the site plan. The intent of this condition is to convey the underlying fee for certain lands owned by the applicant and upon which the existing Sumner Rd. encroaches, and which would contribute a portion of the lands necessary to ensure Sumner Rd. could be improved (by others) to the full Typical Section – 7 (TS-7) standard in the future.
15. If PD 23-0882 is approved, the County Engineer will approve a Design Exception request (dated September 22, 2023 and revised December 19, 2023) which was found approvable by the County Engineer (on December 20, 2023) for the Sumner Rd. substandard road improvements. As Sumner Rd. is a substandard local roadway, the developer will be required to make certain improvements to Sumner Rd. consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer shall construct (in addition to the sidewalk required along its Sumner Rd. frontage pursuant to the Hillsborough County Land Development Code):
 - a. A minimum 5-foot-wide sidewalk for a distance of +/- 1,670 ft. along the south side of Sumner Rd. (between the western project boundary and the multi-purpose pathway along the east side of US 301); and,
 - b. A minimum 5-foot-wide sidewalk for a distance of +/- 1,350 ft. along the south side of Sumner Rd. (between the eastern project boundary and the existing sidewalk terminus located east of the proposed project).

- 16. The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the South County Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.
- 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 graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

Zoning Administrator Sign Off:



J. Brian Grady
Tue Jan 9 2024 15:17:52

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

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 1/16/2024

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: APB/ South

PETITION NO: RZ 23-0882

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

CONDITIONS OF APPROVAL

1. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
2. The project shall be served by, and limited to, one (1) vehicular access connection to Sumner Rd. Additionally, the developer shall construct one (1) vehicular and pedestrian access stubout along the eastern project boundary, and one (1) vehicular and pedestrian access stubout along the western project boundary. Such connections shall be construction in the locations shown on the PD site plan.
3. Internal project roadways shall be privately owned and maintained and shall not be gated.
4. Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
5. Prior to or concurrent with the initial increment of development, the property owner shall dedicate and convey to Hillsborough County +/- 60-feet of right-of-way along a portion of their Sumner Rd. frontage, as generally shown on the site plan. The intent of this condition is to convey the underlying fee for certain lands owned by the applicant and upon which the existing Sumner Rd. encroaches, and which would contribute a portion of the lands necessary to ensure Sumner Rd. could be improved (by others) to the full Typical Section – 7 (TS-7) standard in the future.
6. If PD 23-0882 is approved, the County Engineer will approve a Design Exception request (dated September 22, 2023 and revised December 19, 2023) which was found approvable by the County Engineer (on December 20, 2023) for the Sumner Rd. substandard road improvements. As Sumner Rd. is a substandard local roadway, the developer will be required to make certain improvements to Sumner Rd. consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer shall construct (in addition to the sidewalk required along its Sumner Rd. frontage pursuant to the Hillsborough County Land Development Code):

- a. A minimum 5-foot-wide sidewalk for a distance of +/- 1,670 ft. along the south side of Sumner Rd. (between the western project boundary and the multi-purpose pathway along the east side of US 301); and,
- b. A minimum 5-foot-wide sidewalk for a distance of +/- 1,350 ft. along the south side of Sumner Rd. (between the eastern project boundary and the existing sidewalk terminus located east of the proposed project).

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels, totaling +/- 19.16 ac., from Agricultural Rural (AR) to Planned Development (PD). The proposed PD is seeking entitlements to permit up to 63 single-family detached dwelling units.

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

Existing Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1, 3 single-family detached dwelling units (ITE LUC 210)	40	3	3

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 63 single-family detached dwelling units (ITE LUC 210)	660	49	65

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 620	(+) 46	(+) 62

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Sumner Rd. is a 2-lane, undivided, substandard, local roadway with no lane markings on the majority of the length of the roadway. The roadway is characterized by +/- 22 to +/- 27 feet of pavement within variable width right-of-way (between +/- 82 to +/- 100 feet) in the immediate vicinity of the proposed project. There are +/- 6-foot-wide sidewalks (on the back of curb) and +/- 4-foot-wide bicycle lanes along both sides of the roadway in the vicinity of the proposed project.

The applicant’s site plan indicates that the westernmost subject parcel overlaps the area shown within the County’s GIS as Sumner Rd. right-of-way. The applicant’s site plan indicates an easement, and it appears

that the existing Sumner Rd. has encroached within this area for many years. In order to comply with LDC Sec. 6.02.01.B. subdivision requirements governing access to public roadways, staff has included a zoning condition requiring the developer to dedicate and convey right-of-way along a portion of their frontage to the County (as shown on the PD site plan).

SITE ACCESS AND CONNECTIVITY

The applicant is proposing one (1) access connection to serve the proposed project to Sumner Rd. Additional vehicular and pedestrian access stubouts to the eastern and western project boundaries are being proposed in accordance with LDC Sec. 6.02.01.A.15 (and other provisions of that subpart).

The applicant is proposing ungated, privately maintained roadways. Staff notes this is the only option available to the project under Policy 4.1.4 of the Mobility Element of the Hillsborough County Comprehensive Plan, given surrounding development patterns, environmental features, etc.

Site access facilities on Sumner Rd. are not warranted pursuant to Sec. 6.04.04.D. of the LDC. Staff discussed the project with FDOT staff at a Transportation Review Committee meeting. FDOT indicated the project would likely not trigger a northbound right turn lane at the intersection of US 301 and Sumner Rd.

TRANSIT FACILITIES

Consistent with Sections 6.02.17 and 6.03.09 of the LDC, transit facilities are not required for the subject project.

DESIGN EXCEPTION REQUEST – SUMNER RD. SUBSTANDARD RD.

As Sumner Rd. is a substandard local roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request (dated September 22, 2023 and last revised December 19, 2023) 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 request approvable (on December 20, 2023). The deviations from the Hillsborough County Transportation Technical Manual (TTM) TS-7 Typical Section (for 2-lane Rural Local and Collector Roadways) include:

1. The roadway will be permitted to remain (except as otherwise provided for in the conditions proposed hereinabove) in a minimum 60-foot-wide right-of-way in lieu of the 96 feet required pursuant to TS-7;
2. The developer will be permitted to maintain the existing 10-foot-wide travel lanes in lieu of the 12-foot-wide travel lanes required by TS-7; and,
3. The developer will be permitted to leave the existing +/- 4-foot paved shoulder in its existing condition, in lieu of the minimum 8-foot-wide stabilized shoulders of which 5-feet are required to be paved (and serve as bicycle facilities) pursuant to TS-7.

As stated in the request, the developer is proposing to construct (in addition to the sidewalk required along its Sumner Rd. frontage pursuant to the Hillsborough County Land Development Code):

- a. A minimum 5-foot-wide sidewalk for a distance of +/- 1,670 ft. along the south side of Sumner Rd. (between the western project boundary and the multi-purpose pathway along the east side of US 301); and,

- b. A minimum 5-foot-wide sidewalk for a distance of +/- 1,350 ft. along the south side of Sumner Rd. (between the eastern project boundary and the existing sidewalk terminus located east of the proposed project).

If PD 23-0882 is approved, the County Engineer will approve the Design Exception request.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for adjacent roadway section(s) is reported below. Sumner Rd. is not included in the LOS Report. As such, information for that facility cannot be provided.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
US 301	SR 674	Balm Rd.	D	C

Source: Hillsborough County 2020 Level of Service Report.

Ratliff, James

From: Williams, Michael
Sent: Wednesday, December 20, 2023 2:58 PM
To: Micahel Yates (myates@palmtraffice.com); Vicki Castro
Cc: Ratliff, James; Kevin Reali; Suzanne Walker; Chapela, Tania; PW-CEIntake; De Leon, Eleonor
Subject: FW: PD 23-0882 - Design Exception Review
Attachments: 23-0882 DEAd 12-20-23.pdf

Importance: High

Michael/Vicki,

I have found the attached Design Exception (DE) for PD 23-0882 APPROVABLE.

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

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

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

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

Mike

Michael J. Williams, P.E.

Director, Development Review

County Engineer

Development Services Department

P: (813) 307-1851

M: (813) 614-2190

E: Williamsm@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

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

From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: Wednesday, December 20, 2023 1:33 PM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Cc: De Leon, Eleonor <DeLeonE@hillsboroughcounty.org>
Subject: PD 23-0882 - Design Exception Review
Importance: High

Hello Mike,

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

ratliffja@hillsboroughcounty.org
myates@palmtraffic.com
kreali@stearnsweaver.com
swalker@stearnsweaver.com
chapelat@hillsboroughcounty.org
ratliffja@hillsboroughcounty.org

Best Regards,

Sheida L. Tirado, PE *(she/her/hers)*
Transportation Review Manager
Development Services Department

P: (813) 276-8364
E: tirados@HCFLGov.net
W: HCFLGov.net

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

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**Hillsborough
County Florida**
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@hccpafl.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 type="checkbox"/> 1. DE-Substandard Rd - Sumner Rd <input type="checkbox"/> 4. <input checked="" type="checkbox"/> 2. Revised DE for sidewalk detail <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
<p>Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>	
Project Name/ Phase	Mia Bella Wimauma - 11809 Sumner Road
<p>Important: 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)	077937-0000, 077942-0100
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers	
<p>Important: 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	Vicki Castro, P.E.
<p>Important: 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>Important: For Example, type "Residential Multi-Family Conventional - 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.</p>	
Pending Zoning Application Number	23-0882
<p>Important: 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>Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>	



Revised December 19, 2023
September 22, 2023

Mr. Michael Williams, P.E.
Hillsborough County
Development Services Department
Development Review Director
County Engineer
601 East Kennedy Boulevard, 20th Floor
Tampa, Florida 33602

RE: Mia Bella Wimauma – 11809 Sumner Road (23-0882)
Folio: 077937-0000, 077942-0100
Design Exception – Sumner Road
Palm Traffic Project No. T23018

Dear Mr. Williams:

The purpose of this letter is to provide justification for the design exception per Transportation Technical Manual (TTM) 1.7 to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility) in association with the proposed development of 63 single family detached dwelling units located south of Sumner Road and east of US 301, as shown in Figure 1. The General Development is shown in Exhibit 1. This request is made based on our virtual meeting on June 23, 2023, with Hillsborough County staff.

The project proposes to have one (1) full access to Sumner Road, aligning with the residential driveway to the north. Sumner Road is identified in the Hillsborough County Comprehensive Plan as a local roadway and was identified during our meeting as a substandard road. However, recent improvements were done to Sumner Road as part of an approved Design Exception for Ayersworth Glen Phase 4 (PI 1422), see Exhibit 2. Sumner Road has a posted speed limit of 30 mph with approximately 183 PM peak hour trip ends (approximately 1,830 daily trip ends). Sumner Road currently has 10-foot travel lanes, a 4-foot paved shoulder, a 2-foot stabilized grass area and a 1-foot deep ditch with "V" bottom within approximately 60 feet of right of way. No sidewalks or bike lanes currently exist on either side of Sumner Road.

This request is a design exception to the Hillsborough County Transportation Technical Manual for Sumner Road from US 301 to the eastern project property line. The requested exceptions to the TS-7 typical section (see Exhibit 3) and the justification are as follows:

1. The existing ROW along Sumner Road is approximately 60 feet. The typical TS-7 section for a rural, two-lane undivided roadway requires a minimum of 96 feet of ROW with 12-foot lanes, 5-foot paved shoulder, a 2-foot grass area, open drainage, and a 5-foot sidewalk.
2. Travel Lanes - The request is to maintain the existing 10-foot travel lanes. Based on Table 3-20 of the Florida Green Book, 10-foot travel lanes and turn lanes are identified as acceptable.
3. Shoulder Width - The request is to maintain the existing 4-foot paved shoulder. This was approved and constructed per a Design Exception for PI-1422. See Exhibit 2.

- 4. Drainage Swales – The request is to maintain the 1-foot deep ditch and “V” bottom that was approved and constructed per a Design Exception for PI-1422.
- 5. Sidewalks – The request is to provide a 5-foot sidewalk only on the south side of Sumner Road. This project is located on the south side of Sumner Road and will provide pedestrian connectivity from the project to the multi-use path along US 301. The total length of sidewalk will be approximately 4,550 feet, with approximately 1,540 feet along the property frontage and required by the LDC. The additional sidewalk will provide pedestrian connective to properties located east and west of the project to the multi-use path along US 301. See Exhibit 4.

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

Sincerely,

Vicki L Castro

Digitally signed by Vicki L Castro
Date: 2023.12.19 14:56:17 -05'00'



Vicki L Castro, P.E.
Principal

This item has been digitally signed and sealed by Vicki L Castro on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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

_____ Disapproved _____ Approved with Conditions _____ Approved

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E.

Sincerely,

Michael J. Williams
Hillsborough County Engineer

FIGURE 1. LOCATION MAP

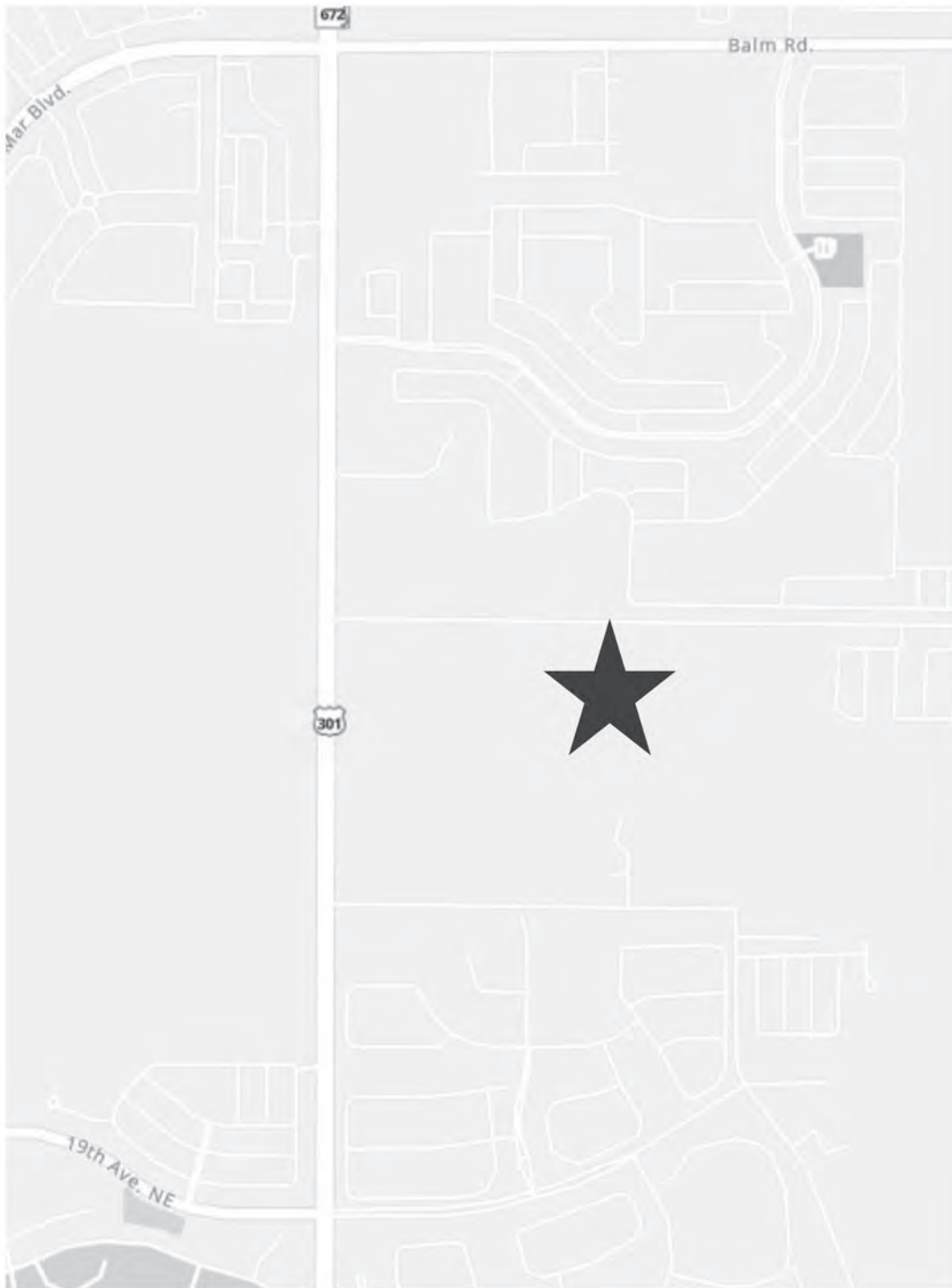




EXHIBIT 2

8515 Palm River Road, Tampa, FL 33619-4315 | 813-621-7841 | Fax 813-621-6761 | mail@lesc.com | www.lesc.com

April 18, 2018

Mr. Michael J. Williams, P.E.
c/o Mr. Benjamin Kniesly, P.E.
Hillsborough County Public Works Department
601 E. Kennedy Boulevard, 22nd Floor
Tampa, Florida 33602

Via Email: PW-CEIntake@HCFLGov.net

Re: **DESIGN EXCEPTION FOR
AYERSWORTH GLEN PHASE 4 (AKA SUMNER ROAD)**
PI: 1422 Folio No: 77924.0000

Mr. Williams:

We are in the design phase for the proposed Ayersworth Glen Phase 4 project located at 11201 Sumner Road in Wimauma. Improvements to bring Sumner Road up to County standards are required per the Hillsborough County Land Development Code and the PD zoning.

The improvements required for Sumner Road Cone Grove Road extend beyond the frontage of the parcel. Limited right-of-way (width varies) and limited space between the existing edge of pavement and right-of-way line prohibit complete implementation of TS-7, Local Rural Roads (2 lane undivided).

In a meeting held in July 2017 with you and Steve Henry, you discussed a modified typical section (combination of TS-7 & TS-9) that would allow Cone Grove Road to be improved as intended. During this meeting, you agreed to a typical section as stated below.

Design Exceptions requested as follows:

Roadway Corridor SUMNER ROAD (R/W width varies) from US 301 to Project Entrance:

- a. **Lane Width:** Request for 10 feet paved roadway lane instead of 12 feet paved lane.

Support: The existing through lanes vary from 8 feet to 10 feet in width. Per Section 3.1 of the Hillsborough County Transportation Technical Manual (HCTTM – Section 3.1.1), the minimum lane width for residential roads is 10ft. Sumner Road is a local, dead end road serving residential properties with no posted speed limit (assumed 25 mph, design speed 30 mph); therefore, 10ft lanes are proposed.

- b. **Shoulder Width:** Request for 6 feet shoulder instead of 8 feet shoulder.

Support: Sumner Road is located in a rural section in which there are no existing paved or unpaved shoulders. The Florida Greenbook, Table 3-9, Minimum Widths of Pavement and Shoulders for Two (2) Lane Rural Highways, specifies minimum shoulder width of 6 feet for an average daily traffic less than 750 ADT for all design speeds. The proposed design includes a 6-foot wide shoulder with 4 feet of pavement and 2 feet grassed area (stabilized).

Mr. Mike Williams

April 18, 2018

2

- c. **Drainage Swales:** Request made for a 1-foot deep ditch and "V" bottom, instead of the required 2 feet deep ditch with 3' wide bottom.

Support: Due to the limited space between the existing edge of pavement and R/W line, there is not enough room to construct the drainage swales per TS-7 with 19' wide ditches (2' deep, 4:1 side slopes, 3' flat bottom). The proposed design will still satisfy the conveyance requirements from the runoff of the limited contributing area without adversely affecting upstream or downstream conditions. This modification is still in compliance with intent for roadside ditches as the flow capacity of the proposed ditch exceeds the design capacity for the contributing areas as determined utilizing the Manning's Formula (specified in Section 11.1.3.1 of the Hillsborough County Stormwater Technical Manual). Therefore, and 8' wide ditch with 4:1 side slopes and "V" bottom is requested where there are existing ditches.

If you have any questions regarding this submittal, please feel free to contact me.

Respectfully,
LANDMARK ENGINEERING &
SURVEYING CORPORATION



Todd C. Amaden, P.E.
Vice President

TCA/jn

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

Disapproved

Approved

If there are any questions or you need clarification, please contact Benjamin Kniesly, P.E. at (813)307-1758.

Sincerely,

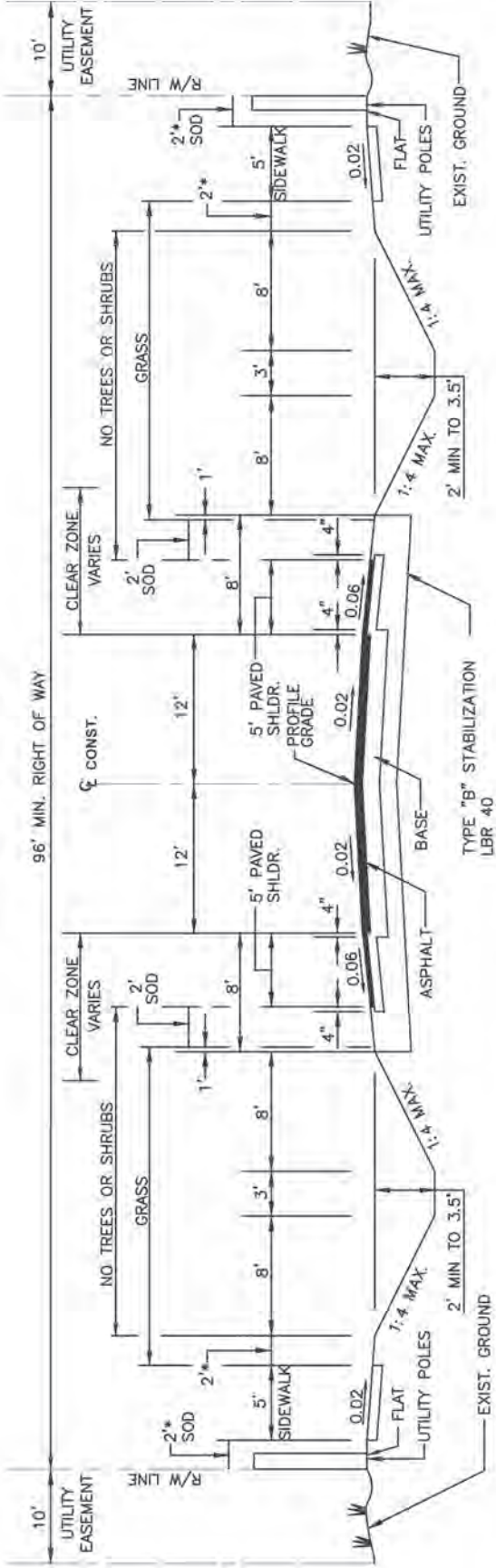


Michael J. Williams, P.E.
Hillsborough County Engineer

MW/BK
Attachment

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

EXHIBIT 3



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.

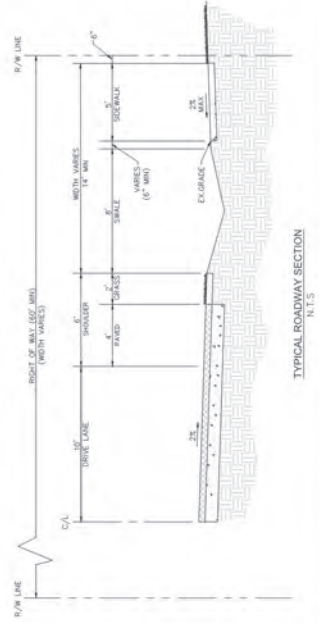
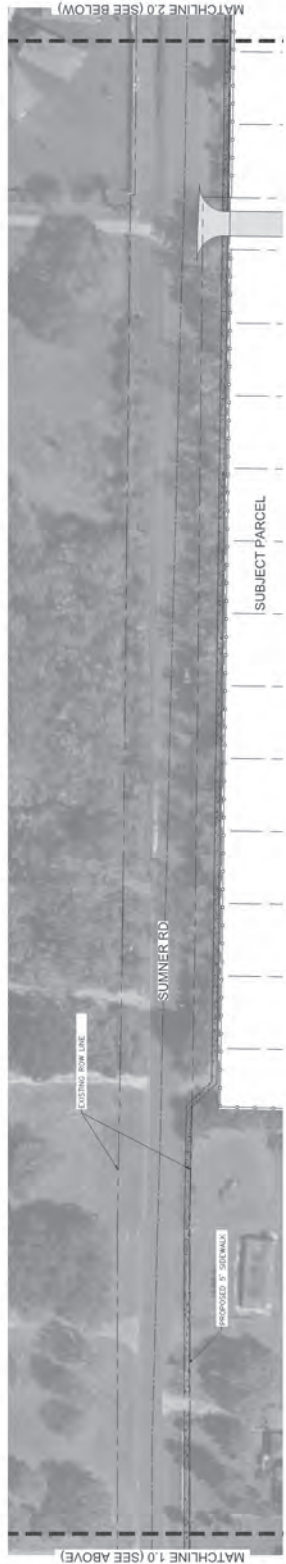
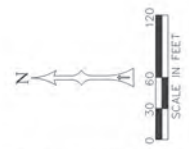
LOCAL & COLLECTOR RURAL ROADS (2 LANE UNDIVIDED) TYPICAL SECTION



TRANSPORTATION
TECHNICAL
MANUAL

REVISION DATE:
10/17

NO.	DATE	DESCRIPTION



Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Sumner Rd.	County Local - Rural	Choose an item. Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width (for Rural and/or Urban Section)	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	40	3	3
Proposed	660	49	65
Difference (+/-)	(+) 620	(+) 46	(+) 62

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Vehicular & Pedestrian	None	Meets LDC
South		None	None	Meets LDC
East		Vehicular & 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
Sumner Rd./ Substandard Road	Design Exception Requested	Approvable
	Choose an item.	Choose an item.
Notes:		

Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested <input 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	

Application No. 23-0882
Name: Kevin Reali
Entered at Public Hearing: ZHM
Exhibit # 1 Date: 1-16-24

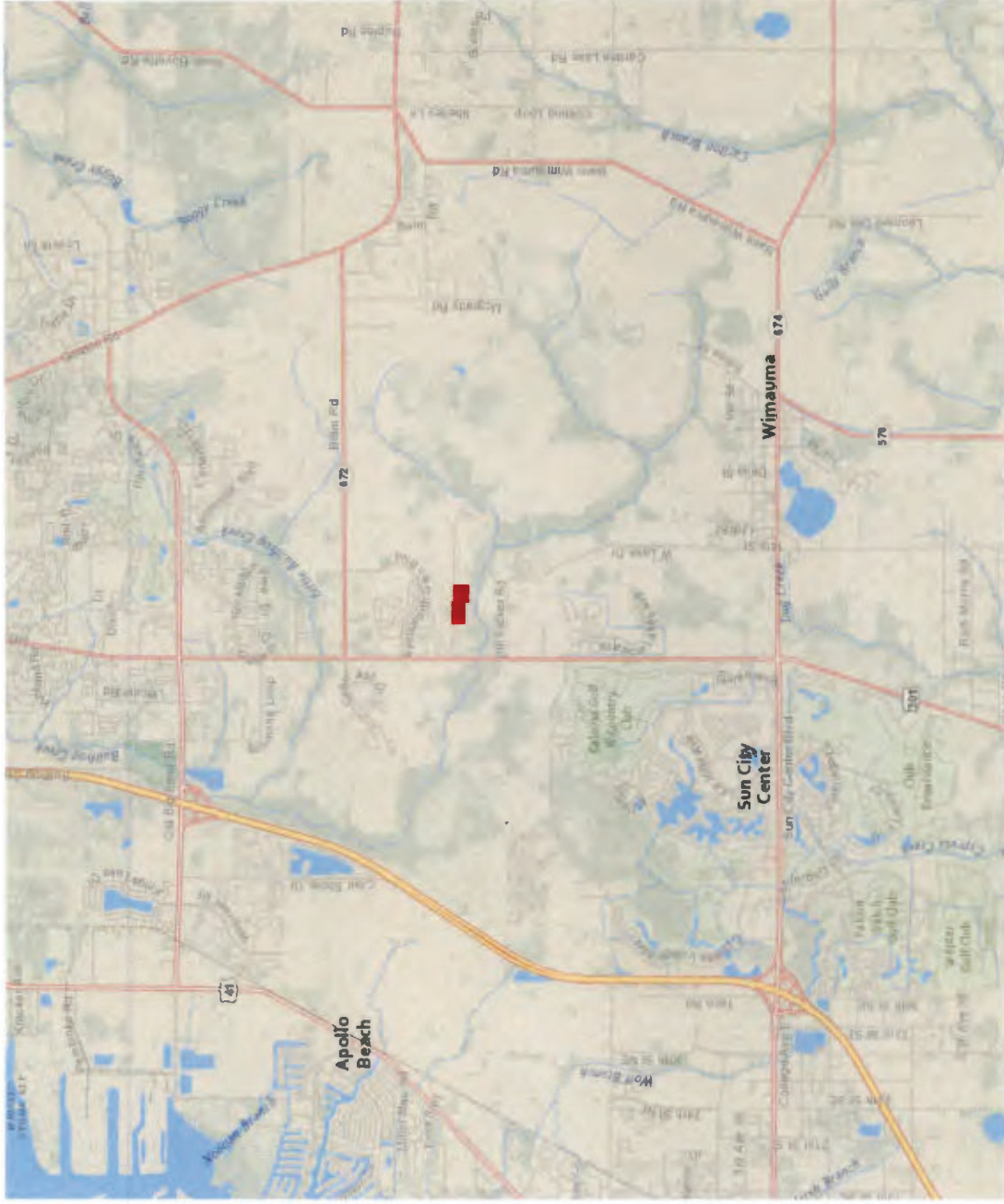


Planned Development PD 23-0882

Hillsborough County
Zoning Hearing Master Hearing
January 16, 2024

Property Information

- 18.56 acres (after ROW dedication)
- Adjacent to south side of Summer Road beginning \approx 1/3 mile east of US 301 (north of Bullfrog Creek)
- In URBAN SERVICE AREA
- Southshore Areawide Community Planning Area



Property Information

- 18.56 acres (after ROW dedication)
- Adjacent to south side of Sumner Road beginning \approx 1/3 mile east of US 301 (north of Bullfrog Creek)
- In URBAN SERVICE AREA
- Southshore Areawide Community Planning Area

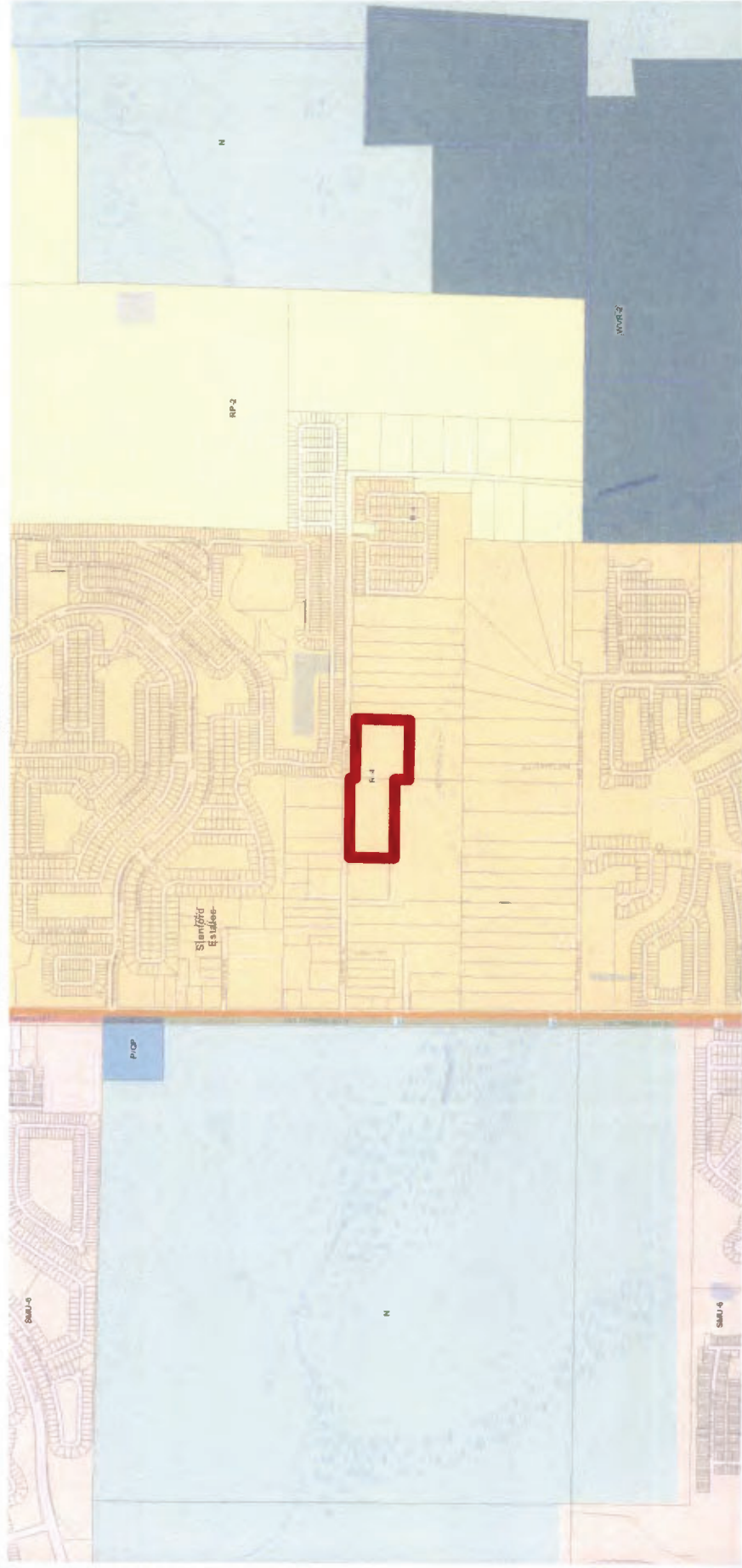


Property Information

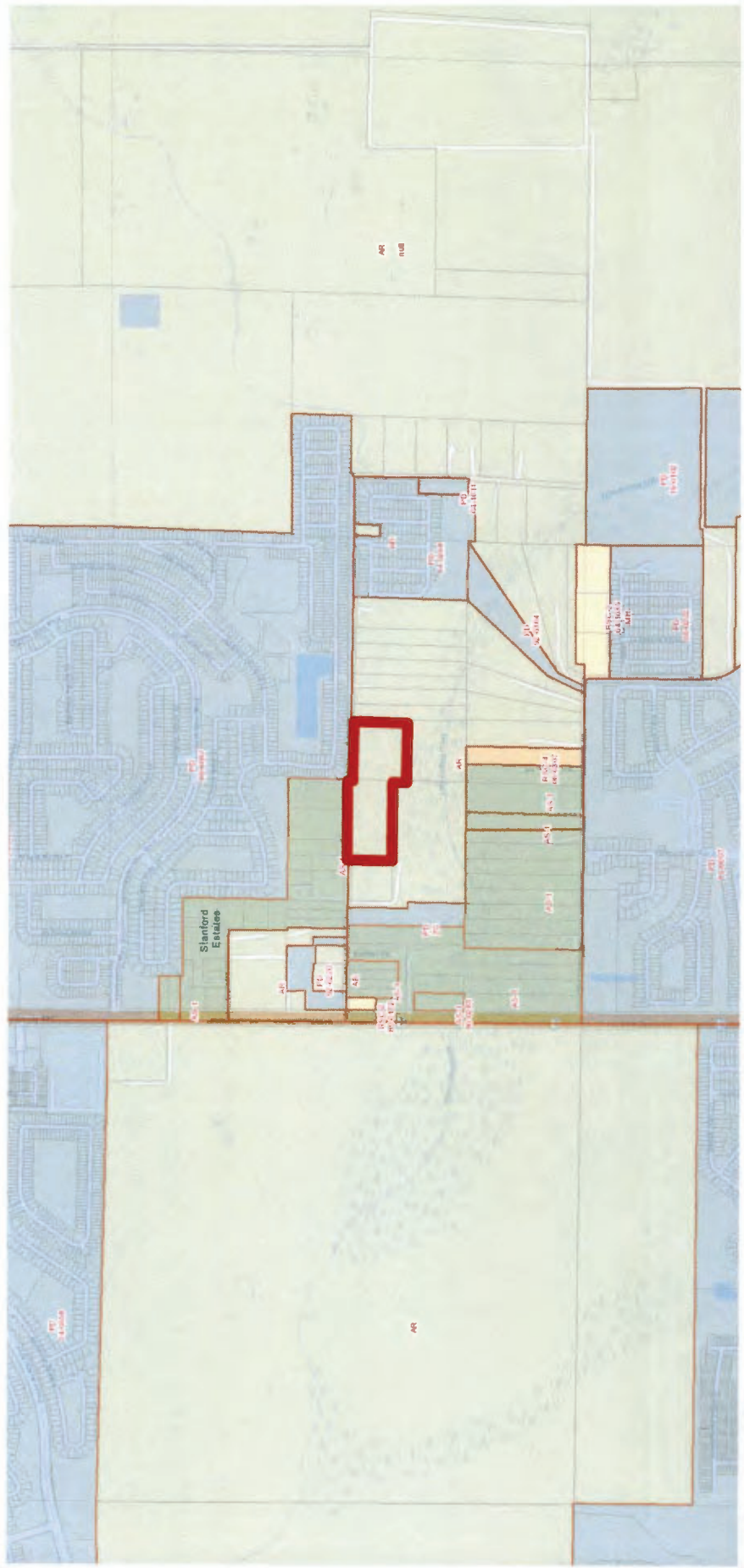
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Future Land Use

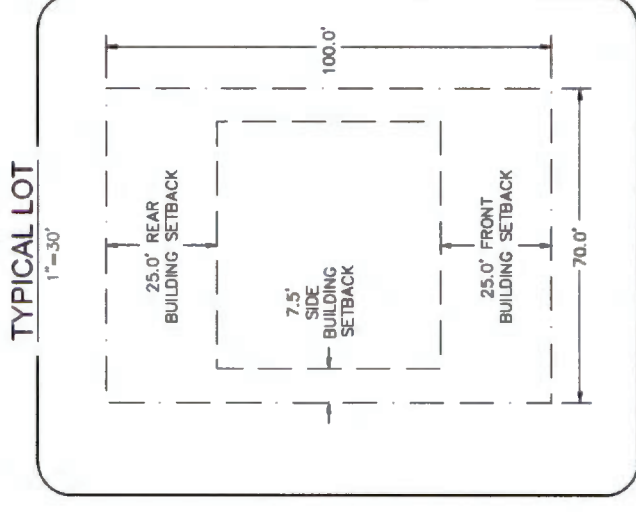


Zoning

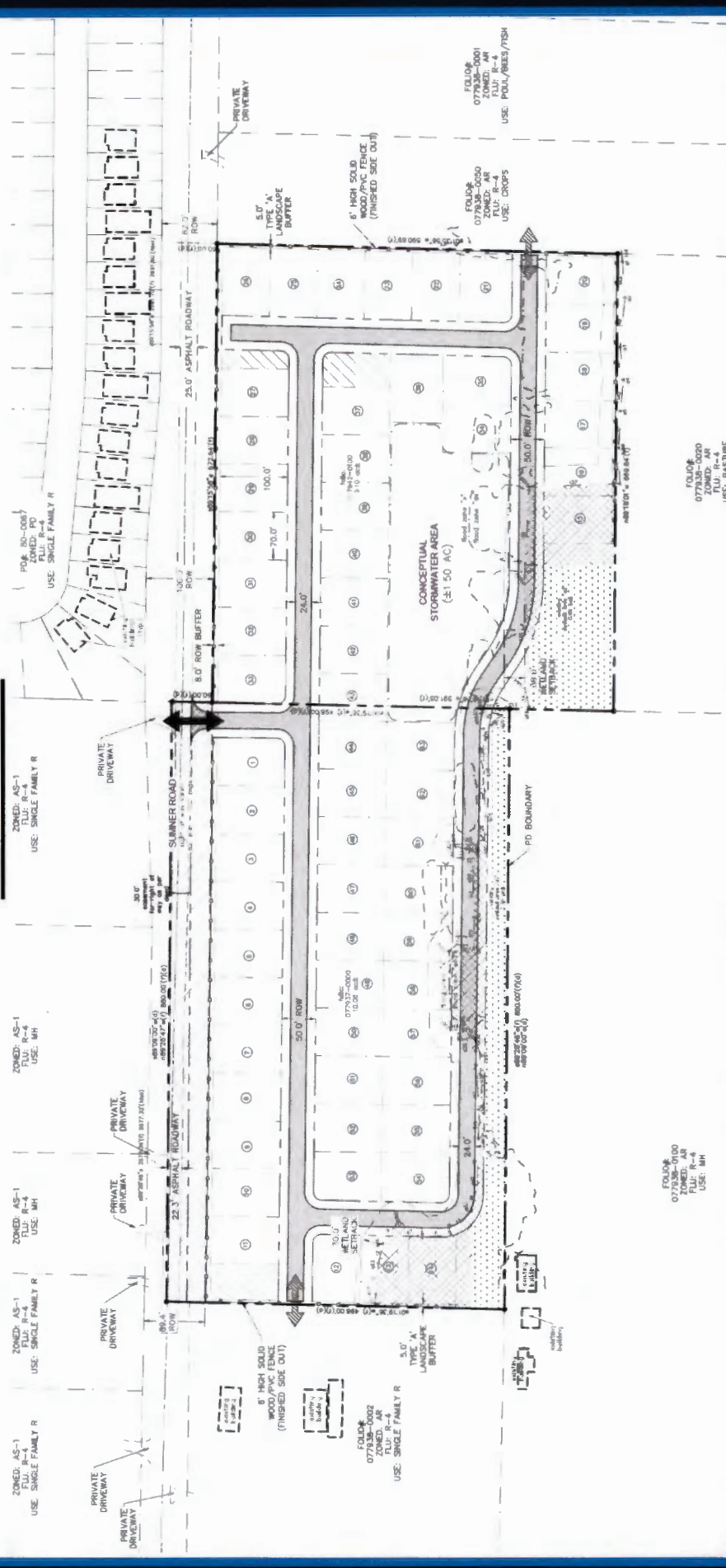


Project Overview

- 63 Single-Family Detached Units
- Density of 3.4 DU/A
- 70' Lots
- Dedication of Right-of-Way
- DE to Construct over 4,500' of Sidewalk
- Cross-Connection Stub-Outs
- No Variations/Waivers



Site Plan



Comprehensive Plan Consistency

The Planning Commission Report states that the project is consistent with the Comprehensive Plan generally based on:

- New Growth – Objective 1; Policies 1.2 and 1.4
- Land Use – Objective 8; Policies 8.1, 8.2, and 8.3
- Compatibility – Objective 16; Policies 16.2, 16.3, 16.7, 16.8, 16.10, and 16.11
- Staff – “the proposed Planned Development would allow for development that is consistent with the Goals, Objectives and Policies of the Comprehensive Plan for Unincorporated Hillsborough County and is compatible with the existing and planned development pattern found in the surrounding area.”

Conclusion

- Zoning and Planning Commission staff found the project:
 - Consistent with the Comprehensive Plan
 - Compatible with existing and proposed developments in the area
- Transportation: ROW Dedication and DE support staff requests
- **Request: Recommendation to BOCC → APPROVAL**



**PARTY OF
RECORD**

NONE