

Rezoning Application: PD 24-1040
Zoning Hearing Master Date: December 16, 2024
BOCC Land Use Meeting Date: February 13, 2025

24-1.0 APPLICATION SUMMARY

Applicant: Valencia Estate at Stonelake, LLC
FLU Category: A/R
Service Area: Rural
Site Acreage: 39.4
Community Plan Area: Thonotosassa
Overlay: None
Special District: None
Request: PD



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 30 single family residential lots; accessory dwellings, accessory structures, backyard chickens and detached garages uses pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

There is a companion Comprehensive Plan Amendment (CPA 24-27) to change the Future Land Use designation from A/R to RES-1. RES-1 allows a maximum of 1 dwelling unit per acre for a total of 39 units.

Zoning:	Existing	Proposed
District(s)	AR	PD
Typical General Use(s)	Single-Family Residential/Agricultural	Single-Family Residential, accessory dwellings, and backyard chickens
Acreage	39.4 AC	39.4 AC
Density/Intensity	0.2 DU/AC	30 D.U./39.4 AC = 0.76 D.U./AC
Mathematical Maximum*	7 DU	A maximum of 39 units would be permissible under RES-1 (upon approval of CPA 24-27)

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AR	PD
Lot Size / Lot Width	5 AC / 150'	1 AC / 150'
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

APPLICATION NUMBER: PD 24-1040

ZHM HEARING DATE: December 16 , 2024

BOCC LUM MEETING DATE: February 13, 2025

Case Reviewer: Tania C. Chapela

Planning Commission Recommendation:

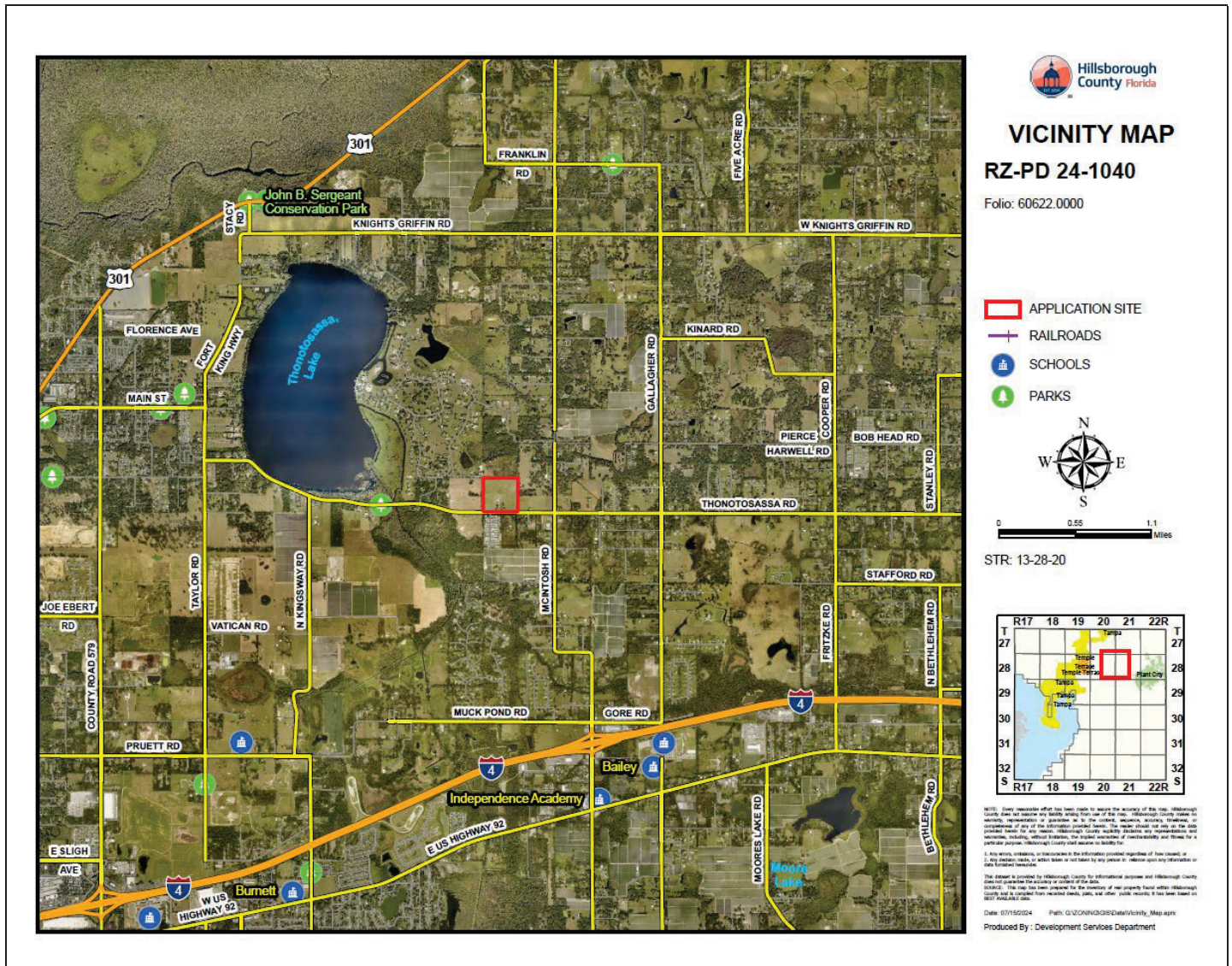
Consistent

Development Services Recommendation:

Approvable, subject to proposed conditions.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

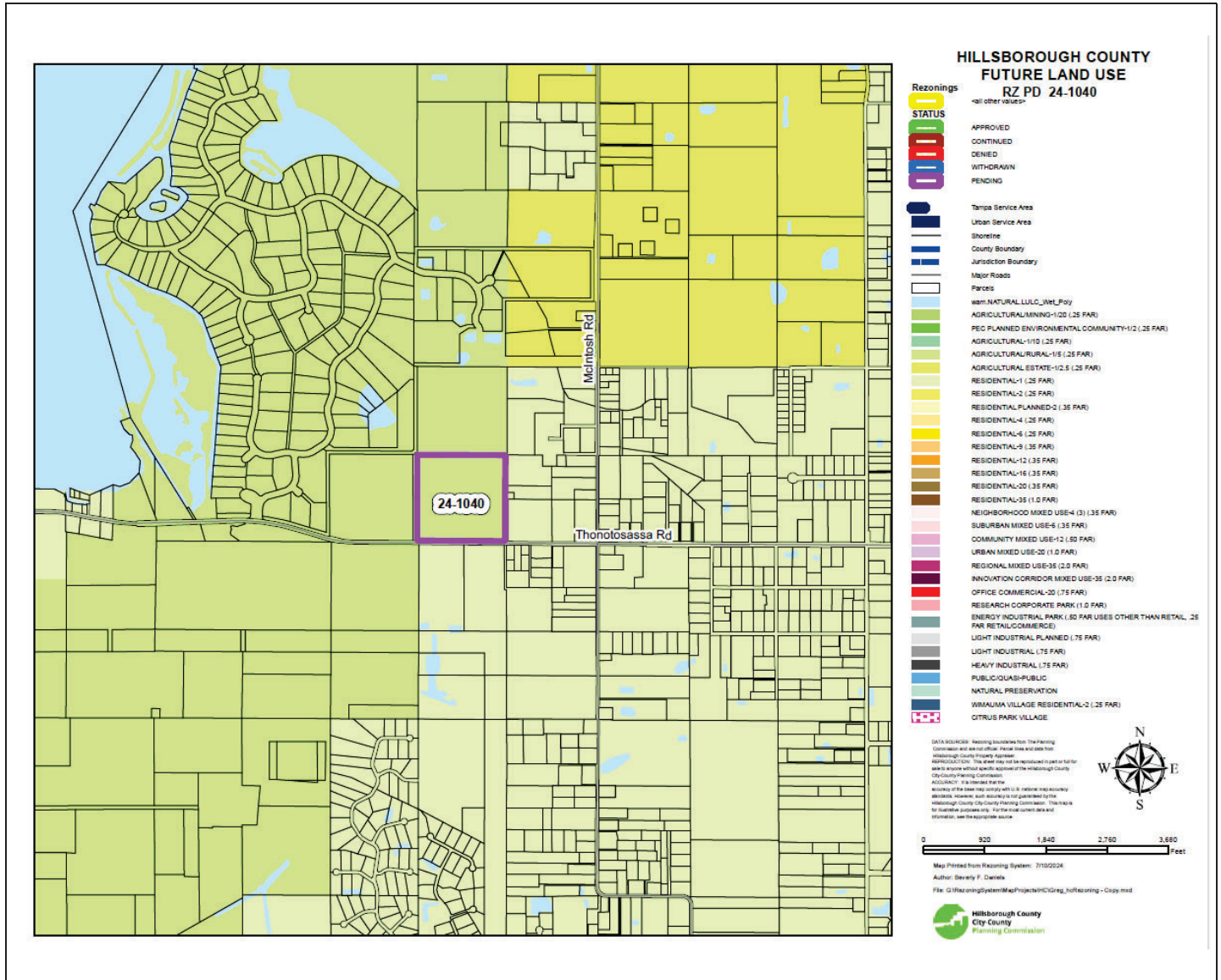


Context of Surrounding Area:

The parcel is located along Thonotosassa Rd., a 2 lane divided Major Road, with agriculturally zoned properties and a residential single family development. To the south is a mobile home park zoned PD.

2.0 LAND USE MAP SET AND SUMMARY DATA

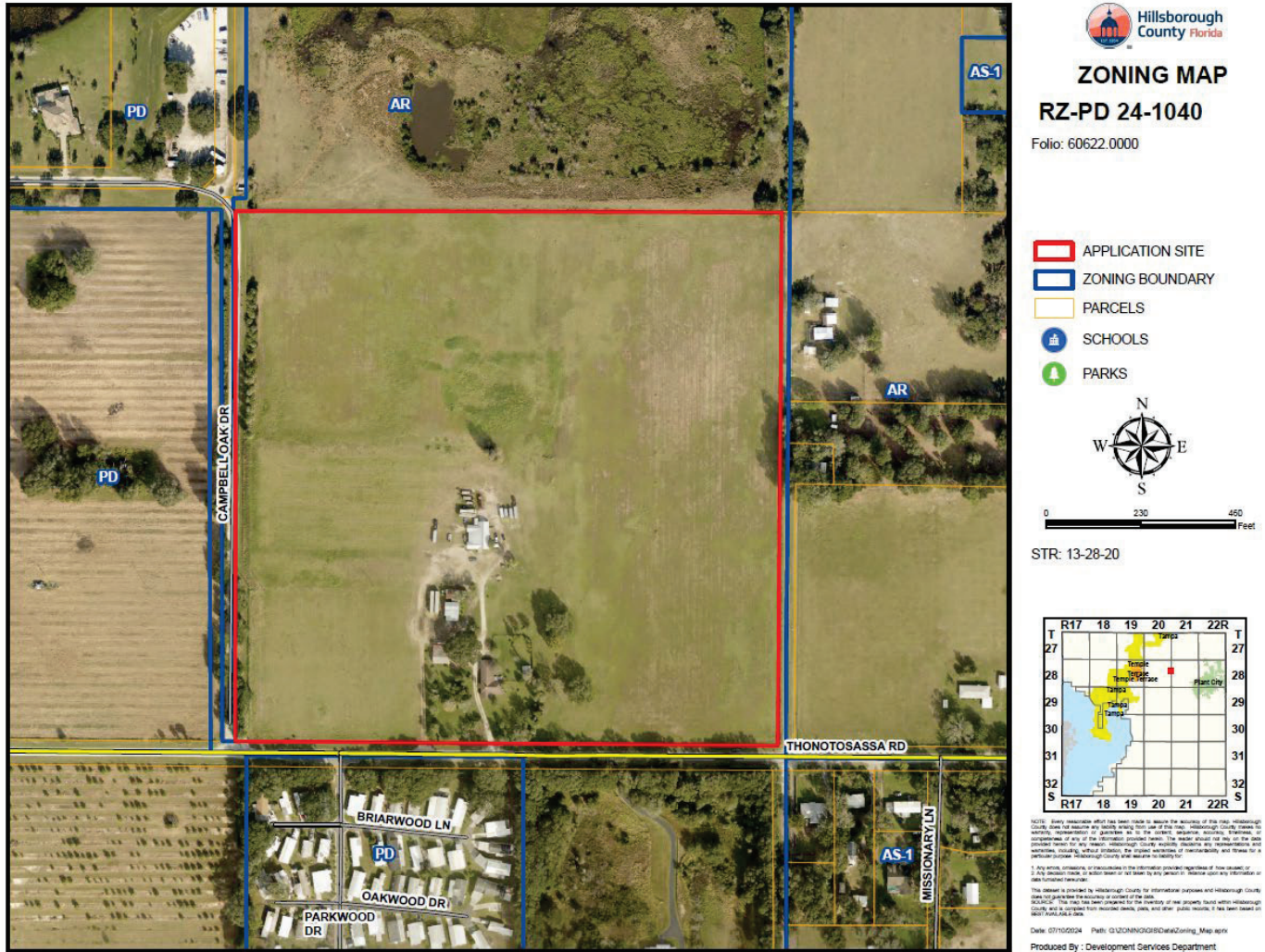
2.2 Future Land Use Map



Subject Site Future Land Use Category:	A/R (Agricultural/Rural) *Pending HC/CPA 24-27 to RES-1 (Residential-1).
Maximum Density/F.A.R.:	A/R- 1/5 max. density: 0.2 DU/AC RES-1 max. density: 1 DU/AC *Pending HC/CPA 24-27 to RES-1 (Residential-1).
Typical Uses:	A/R- 1/5: Farms, ranches, feed lots, residential uses, rural scale neighborhood commercial uses, offices, industrial uses related to agricultural uses, and mining related activities. RES-1: Agricultural, farms, ranches, residential, neighborhood commercial, offices 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	AR	0.2 DU/AC	Agricultural, residential	Agricultural
South	PD 79-0169, AR	7 DU/AC (140 mobile home units/ 20 AC) 0.2 DU/AC	Mobile Home Park (140 units), Agricultural, residential	Single Family residential, Agricultural
East	AR	0.2 DU/AC	Agricultural, residential	Single Family residential
West	PD	0.73 DU/AC	Single Family Residential	Vacant

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



APPLICATION NUMBER: PD 24-1040

ZHM HEARING DATE: December 16 , 2024

BOCC LUM MEETING DATE: February 13, 2025

Case Reviewer: Tania C. Chapela

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)**Adjoining Roadways (check if applicable)**

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

Project Trip Generation

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	66	7	7
Proposed	333	25	32
Difference (+/-1)	+267	+18	+25

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

Connectivity and Cross Access

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

Design Exception/Administrative Variance ☐ Not applicable for this request

Road Name/Nature of Request	Type	Finding
Thonotosassa Rd/ Substandard Roadway	Design Exception Requested	Approvable
Thonotosassa Rd/ Access Spacing	Administrative Variance Requested	Approvable
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" 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 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 checked="" type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Staff Report.
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" 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 No comments were received.				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A <input type="checkbox"/> Density Bonus Requested	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed uses are comparable to the surrounding residential uses, and the proposed layout is compatible with the surrounding development pattern. Furthermore, the proposed 0.76 DU/AC density is under the 1 DU/AC Maximum density allowable in the RES-1 Comprehensive Plan category. Furthermore, the adjacent development to the west was approved for a 0.73 DU/AC, comparable with the proposed 0.76 DU/AC.

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.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted November 27, 2024.

1. The project shall be permitted a maximum of 30 single family conventional units. In addition, the following uses shall be permitted: Accessory dwellings, Accessory structures, and Detached garages. Backyard chickens shall be allowed subject to LDC Sec. 6.11.129 provisions. Interim agricultural uses, the two existing single family dwelling units, and the existing sheds shall also be permitted subject to the AR zoning district standards.

2. The project shall be developed in accordance with the following development standards:

- Minimum Lot Size: 1 Acre
- Minimum Lot Width: 150-Feet
- Minimum Front Setback: 25-Feet
- Minimum Side Building Setbacks: 7.5-Feet
- Minimum Rear Yard Setback: 25-Feet
- Corner lot front yard functioning as a side yard: 25 feet
- Corner lot side yard functioning as a rear yard: 25 feet
- Maximum Impervious coverage: 50%
- Maximum building Height: 35- feet
- No Maximum Building Coverage shall be applicable

2.1. Accessory Dwellings shall meet LDC Sec. 6.11.02 provisions. However, the maximum living space shall be as follows: 1200 square feet or 25 percent of the living space in the principal dwelling on the lot, whichever is less.

2.2. Accessory structures, including Detached garages shall meet LDC Sec. 6.11.04 provisions.

3. A 30-foot Wide Rural Scenic Corridor easement shall be provided along the Thonotosassa Rd. right of way, which shall be left in a natural state. Stormwater ponds cannot be located within the Rural Scenic Corridor. No Buffering or Screening shall be required to the west, east or northern PD boundaries. However Developer shall provide a screening fence or wall along the eastern property boundary, the type of which shall be at the Developer's choosing and shall be determined at the time of construction approval. At the Developer choosing, the project may provide fencing or walls around the other project boundaries. The exact location and type of such, if proposed, shall be determined at time of construction plan approval. The type of fence or wall shall be at the Developer's choosing and determined at the time of construction approval. Any fence or wall shall comply with height requirements of LDC 6.07.00. Materials may include masonry, wood, PVC. Black, powder coated aluminum, or a similar material shall also be permitted as long as they are constructed in a workmanlike manner and are of sound and sturdy construction.

4. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.

5. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Planning and Growth Management Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.

6. 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.

7. 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.

8. If PD 24-1040 is approved, the County Engineer will approve a Design Exception request (dated August 28, 2024, and was found approvable by the County Engineer (on November 4, 2024) for the Thonotosassa Road substandard road improvements. As Thonotosassa Road is a substandard collector roadway, the developer will be required to make specific improvements to Thonotosassa Road consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer shall:

a. The Developer shall widen Thonotosassa Road from the project access to McIntosh Road to 10-foot lanes. This includes milling and resurfacing the roadway.

9. If PD 24-1040 is approved, the County Engineer will approve a Sec. 6.04.02.B Administrative Variance (dated August 28, 2024) from the LDC Section 6.04.07 access spacing requirements, which has been found approvable by the County Engineer (on November 4, 2024). Approval of this Administrative Variance will permit the reduction of the minimum access spacing between the project driveway on Thonotosassa Road as follows:

a. For the project driveway connection, a variance of +/- 100 feet from the closest driveway to the west on the north side of the roadway, resulting in an access spacing of +/- 230ft.

10. Notwithstanding anything shown on the Site Development Plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

11. The project shall be served by one (1) full-access connection to Thonotosassa Road.

12. 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.

13. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

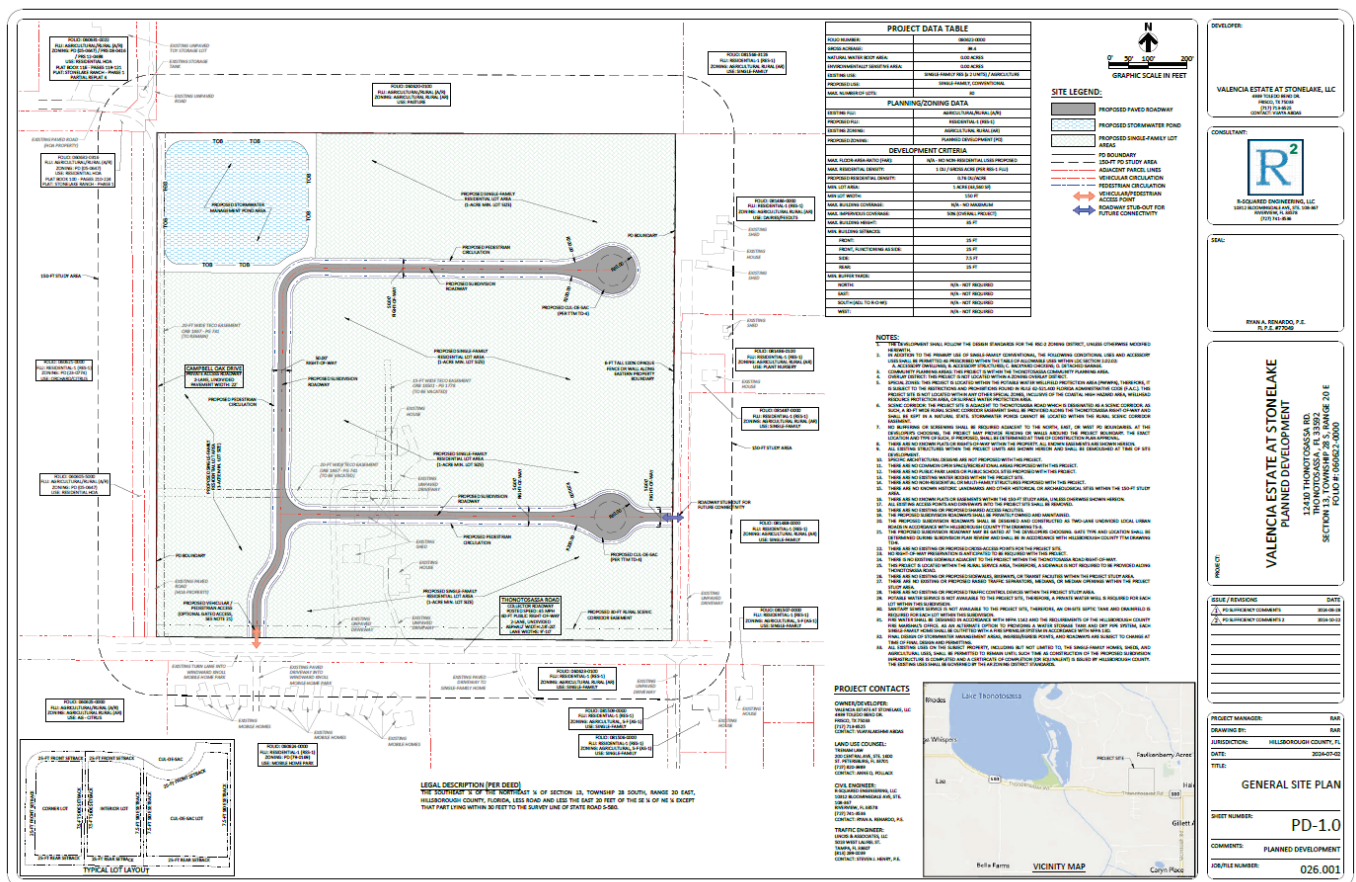
Zoning Administrator Sign Off:

J. Brian Grady

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: 11/4/2024

REVIEWER: Alex Steady, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Thonotosassa/Northeast

PETITION NO: PD RZ 24-1040

☐

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

- If PD 24-1040 is approved, the County Engineer will approve a Design Exception request (dated August 28, 2024, and was found approvable by the County Engineer (on November 4, 2024) for the Thonotosassa Road substandard road improvements. As Thonotosassa Road is a substandard collector roadway, the developer will be required to make specific improvements to Thonotosassa Road consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer shall:
 - a. The Developer shall widen Thonotosassa Road from the project access to McIntosh Road to 10-foot lanes. This includes milling and resurfacing the roadway.
- If PD 24-1040 is approved, the County Engineer will approve a Sec. 6.04.02.B Administrative Variance (dated August 28, 2024) from the LDC Section 6.04.07 access spacing requirements, which has been found approvable by the County Engineer (on November 4, 2024). Approval of this Administrative Variance will permit the reduction of the minimum access spacing between the project driveway on Thonotosassa Road as follows:
 - a. For the project driveway connection, a variance of +/- 100 feet from the closest driveway to the west on the north side of the roadway, resulting in an access spacing of +/- 230ft. and;
- Notwithstanding anything shown on the Site Development Plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- The project shall be served by one (1) full-access connection to Thonotosassa Road.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/-39.4-acre site from Agricultural Residential (AR) to Planned Development (PD). The applicant seeks entitlement for 30 single-family dwelling units. The site is located on the north side of Thonotosassa Road +/- 0.25 miles west of the intersection of Thonotosassa Road and McIntosh Road. The Future Land Use designation of the site is Agricultural Residential 1/5 (AR-1/5).

Trip Generation Analysis:

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
PD, 7 Single Family Dwelling Units (ITE LUC 210)	66	7	7

Proposed Zoning:

Zoning, Land Use/Size	24-Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 30 Single Family Dwelling Units (ITE LUC 210)	333	25	32

Trip Generation Difference:

Zoning, Land Use/Size	24-Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+267	+18	+25

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Thonotosassa Road. Thonotosassa Road is a 2-lane, undivided, substandard, Hillsborough County-maintained collector roadway characterized by +/- 9-foot lanes lying within +/- 60 feet of right of way. There are no sidewalks on either side of the roadway within the vicinity of the project.

SITE ACCESS

The project proposes one full vehicular and pedestrian access on Thonotosassa Road and one emergency access only stub out to the east of the project.

DESIGN EXCEPTION REQUEST – THONOTOSASSA ROAD SUBSTANDARD ROAD

As Thonotosassa Road is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request (dated August 28, 2024) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the request approvable (November 4, 2024). The deviations from the Hillsborough County Transportation Technical Manual (TTM) TS-7 Typical Section (for 2-lane collector Urban Roadways) include:

1. The roadway will be permitted to remain in a minimum 60-foot-wide right-of-way in lieu of the 96 feet required pursuant to TS-7;
2. External sidewalks will not be required pursuant to TS-7. The project is within the rural service area, over a mile from the urban service boundary and more than 2 miles from any school.

As stated in the request, the developer is proposing to construct:

- a. The Developer shall widen Thonotosassa Road from the project access to McIntosh Road to 10-foot lanes. This includes milling and resurfacing the roadway.

If 24-1040 is approved, the County Engineer will approve the Design Exception request.

ADMINISTRATIVE VARIANCE – THOTOSASSA ROAD ACCESS SPACING

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated August 28, 2024) from the Section 6.04.07 LDC requirement governing access spacing. The Hillsborough County LDC requires a minimum connection spacing of 330 feet for a Class 4 roadway with a posted speed of 45 miles per hour or less. The applicant is seeking the following variances relative to its proposed project access connections on Thonotosassa Road:

- a. For the project driveway connection, a variance of +/- 100 feet from the closest driveway to the west on the north side of the roadway, resulting in an access spacing of +/- 230ft. and;

Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on November 4, 2024.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
THONOTOSASSA RD	TAYLOR RD	MCINTOSH RD	C	B

Source: [*2020 Hillsborough County Level of Service \(LOS\) Report*](#)

Transportation Comment Sheet

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

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

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	66	7	7
Proposed	333	25	32
Difference (+/-)	+267	+18	+25

*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		Choose an item.	None	Meets LDC
South	X	Choose an item.	None	Meets LDC
East		Choose an item.	Vehicular & Pedestrian	Meets LDC
West		Choose an item.	None	Meets LDC
Notes:				

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

4.0 Additional Site Information & Agency Comments Summary

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

From: [Williams, Michael](#)
To: [Steven Henry](#)
Cc: [Anne O. Pollack](#); [Chapela, Tania](#); [Steady, Alexander](#); [Steady, Alexander](#); [Tirado, Sheida](#); [PW-CEIntake](#); [De Leon, Eleonor](#)
Subject: FW: PD 24-1040 - Administrative Variance & Design Exception Review
Date: Monday, November 4, 2024 12:40:50 PM
Attachments: [image001.png](#)
[24-1040 AVReg 08-28-24.pdf](#)
[24-1040 DEReg 08-28-24.pdf](#)
Importance: High

Steve,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) and Design Exception (DE) for PD 24-1040 APPROVABLE.

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

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

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

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

Mike

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

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HCFL.gov
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@hcfl.gov>
Sent: Friday, November 1, 2024 4:37 PM
To: Williams, Michael <WilliamsM@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>
Cc: Steady, Alexander <Alexander.Steady@kimley-horn.com>; Steady, Alexander <SteadyAl@hcfl.gov>
Subject: PD 24-1040 - Administrative Variance & Design Exception Review
Importance: High

Hello Mike,

The Attached AV & DE are APPROVABLE to me, please include the following people in your response email:

shenry@lincks.com
apolack@trenam.com
chapelat@hcfl.gov
steadyal@hcfl.gov
alexander.steady@kimley-horn.com

Best Regards,

Sheida L. Tirado, PE
Transportation Review Manager
Development Services Department

E: TiradoS@HCFL.gov
P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602
HCFL.gov

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

Hillsborough County Florida

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



**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 Eleonor de Leon at deleone@HCFL.gov or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	<input checked="" type="checkbox"/> Section 6.04.02.B. Administrative Variance <input type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)		
Submittal Type (check one)	<input checked="" type="checkbox"/> New Request	<input type="checkbox"/> Revised Request	<input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. Valencia Estates at Stonelake <input type="checkbox"/> 4. <input type="checkbox"/> 2. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.		
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.			
Project Name/ Phase	Valencia Estates at Stonelake		
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.			
Folio Number(s)	060622.0000		
	<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers		
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").			
Name of Person Submitting Request	Steve Henry, P.E.		
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.			
Current Property Zoning Designation	PD-24-1040		
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.			
Pending Zoning Application Number			
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.			
Related Project Identification Number (Site/Subdivision Application Number)	N/A		
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".			



LINCKS & ASSOCIATES, LLC

August 28, 2024

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

Re: Valencia Estates at Stonelake
PD-24-1040
Folio 060622.0000
Lincks Project Number: 24063

The purpose of this letter is to request a Section 6.04.02.B Administrative Variance to Section 6.04.07 of the Hillsborough County Land Development Code for the access spacing on Thonotosassa Road.

The developer proposes to rezone the property to Planned Development (PD) to allow 30 Single Family Homes.

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

The access for the project is proposed to be one (1) full access to Thonotosassa Road.

Thonotosassa Road in the vicinity of the project is an Access Class 4 roadway which has a spacing requirement of 330 feet. The project access is approximately 230 feet from Campbell Oak Drive. The access aligns with Parkwood Drive on the south side of Thonotosassa Road.

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

Due to the road frontage, the projects' options are to align with Parkwood Drive or the driveway serving the residential home to the east. From a transportation standpoint, the better location is to align with Parkwood Drive.

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

Campbell Oak Drive is utilized primarily as a construction/service drive for the Stonelake Ranch Development. In addition, the access aligns with Parkwood Drive on the south side of Thonotosassa Road. Therefore, the proposed access location would not be detrimental to the public health, safety and welfare.

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

Mr. Mike Williams
August 28, 2024
Page 2

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

Given the constraints of the site and location of roadways on the south side of Thonotosassa Road, the proposed location provides the most logical location from a traffic operation standpoint.

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

Best Regards,

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



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

_____ **Disapproved**
_____ **Approved**
_____ **Approved with Conditions**

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

Date _____

Sincerely,

**Michael J. Williams
Hillsborough County Engineer**

Mr. Mike Williams
August 28, 2024
Page 3

TABLE 1
TRIP GENERATION (1)

<u>Land Use</u>	<u>ITE LUC</u>	<u>Size</u>	<u>Daily Trip Ends</u>	<u>AM Peak Hour Trip Ends</u>			<u>PM Peak Hour Trip Ends</u>		
				<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Single Family	210	30 DU's	333	6	19	25	20	12	32

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

APPENDIX



PD PLAN



[illegible]

HILLSBOROUGH COUNTY ROADWAYS
FUNCTIONAL CLASSIFICATION MAP



HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services



Legend

Functional Classifications

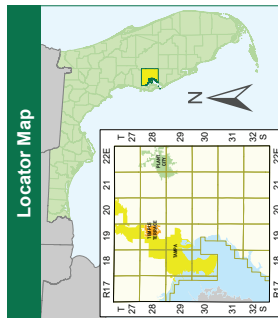
Authority Classification

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

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

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

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

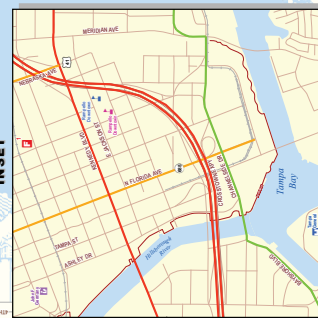
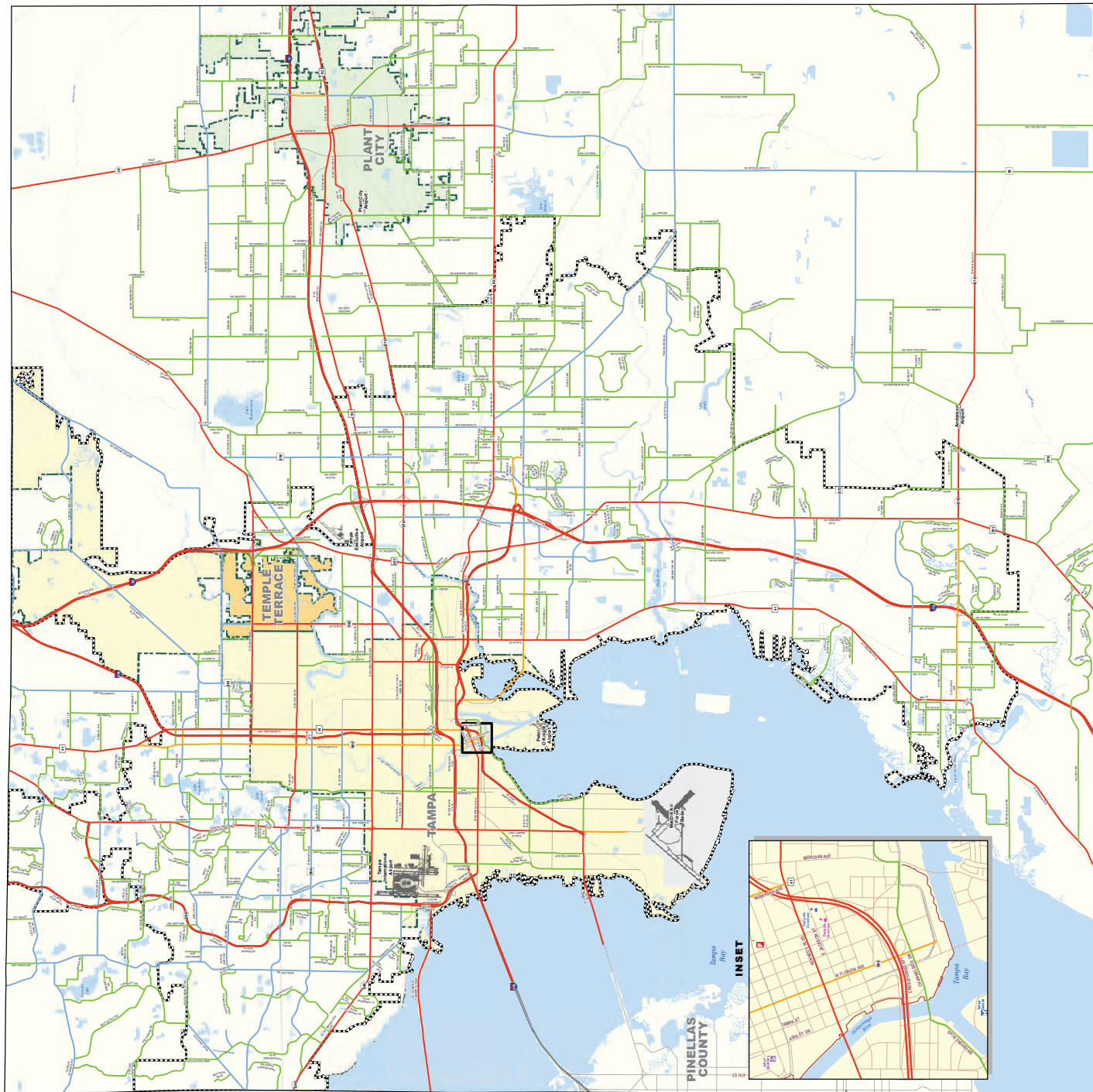


NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not warrant the accuracy of the map. The map is provided for informational purposes only and is not to be used for any other purpose. The map is not to be used for any other purpose.

SOURCE: This map has been prepared for the inventory of real property found within Hillsborough County and is not to be used for any other purpose. The map is not to be used for any other purpose.

Users of the map are hereby notified that the above information is preliminary and should be consulted for verification of the information contained on this map.

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



HILLSBOROUGH COUNTY LDC



LINCKS & ASSOCIATES, LLC

Sec. 6.04.07. - Table: Minimum Spacing

MINIMUM SPACING			
ACCESS CLASSIFICATION(See Notes)	MINIMUM CONNECTION SPACING	MINIMUM MEDIAN; OPENING SPACING (Directional)	MINIMUM MEDIAN OPENING SPACING (Full)
CLASS 1	(See Federal Highway Administration and FDOT Requirements)		
Roadway providing for high speed, high volume traffic movement serving interstate, interregional and intercity needs as well as some intracity travel. These roadways do not provide direct property connections.			
CLASS 2			
A specially protected corridor distinguished by an extensive existing or planned system of access roads and restrictive median treatments.	>45 mph 1320 ft ≤45 mph 660 ft	>45 mph 1320 ft ≤ 45 mph 660'	>45 mph 2640 ft ≤ 45 mph 1320 ft
CLASS 3			
New and existing roadways primarily in areas without extensive development or extensive subdivided properties. These corridors will be distinguished by existing or desired restrictive median treatments. Two lane highways with a desired high degree of access management should also be included.	>45 mph 660 ft ≤45 mph 330 ft	>45 mph 1320 ft ≤45 mph 660 ft	>45 mph 2640 ft ≤45 mph 1320 ft
CLASS 4			
New and existing roadways primarily in areas without extensive development or extensive subdivided properties. These corridors will be distinguished by nonrestrictive median treatments or highways with two-way left turn lanes.	>45 mph 660 ft≤45 mph 330 ft	N.A.	N.A.
CLASS 5			
Existing roadways primarily in areas with moderate or extensive development or where the land is extensively subdivided. These corridors will be distinguished by existing or desired restrictive median treatments.	>45 mph 330 ft ≤ 45 mph 245 ft	All Speeds 660 ft	>45 mph 1320 ft ≤ 45 mph 660 ft

CLASS 6			
Existing roadways primarily in areas with extensive development or where the land is extensively subdivided. These corridors will be distinguished by existing or expected non restrictive medians, such as an undivided two or four lane highway or multi-lane highways with two-way left turn lanes.	>45 mph 330 ft ≤45 mph 245 ft	N.A.	N.A.
CLASS 7			
Subdivision roads and all other local roadways functioning as subdivision roads.	TYPE I = 10 ft Type II = 50 ft (<5000 vpd*) 175 ft (≥ 5000 vpd*)	ALL SPEEDS 330 ft	ALL SPEEDS 330 ft
March 1, 1991	Type III =50 ft (<5000 vpd*) 250 ft (≥ 5000 vpd*) * refers to volume on adjacent roadway		

NOTES AND SPECIAL REQUIREMENTS

1. Access road systems in Access Class 2 assumes the provision of an access road system or adequate internal property circulation through existing or new public and private roads in transportation and comprehensive plans and through local land development regulations.
2. Minimum connection and directional median spacing openings specified here may not be adequate if extensive right or left-turn storage is required. Greater distances may be required to provide sufficient site-specific storage.
3. Connections and median openings on the public roadway system located up to ¼ mile from an interchange area or up to the first intersection with an arterial roadway, whichever distance is less, shall be regulated to protect the safety and operational efficiency of the limited access facility and the interchange area. The ¼ mile distance shall be measured from the end of the taper of the ramp furthest from the interchange.
 - a. The distance to the first connection shall be at least 660 feet where the posted speed limit is greater than 45 mph or 440 feet where the posted speed limit is 45 mph or less. The distance will be measured from the end of the taper for the particular quadrant of the interchange. If the above connection spacing cannot be provided, a single connection per property will be provided if no other reasonable access to the property exists and the issuing authority determines that the connection does not create a safety, operational or weaving hazard.
 - b. The minimum distance to the first median opening shall be at least 1,320 feet as measured from the end of the taper of the egress ramp.
 - c. Connections and median openings meeting the above spacing standards still may not be permitted in the location requested in the permit application, when the issuing authority determines, based on traffic engineering principles, that the

safety or operation of the interchange or the limited access highway would be adversely affected.

(Ord. No. 00-21, § 2, 5-18-00; Ord. No. 08-15, § 2, 6-12-08, eff. 10-1-08)



**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 Eleonor de Leon at deleone@HCFL.gov or via telephone at (813) 307-1707 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 checked="" type="checkbox"/> New Request <input type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. Valencia Estates at Stonelake <input type="checkbox"/> 4. <input type="checkbox"/> 2. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
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.	
Project Name/ Phase	Valencia Estates at Stonelake
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.	
Folio Number(s)	060622.0000
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers	
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").	
Name of Person Submitting Request	Steve Henry, P.E.
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.	
Current Property Zoning Designation	PD-24-1040
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.	
Pending Zoning Application Number	
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.	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
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".	



LINCKS & ASSOCIATES, LLC

August 28, 2024

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

Re: Valencia Estates at Stonelake
PD-24-1040
Folio 060622.0000
Lincks Project No. 24063

The purpose of this letter is to request a Design Exception to the Hillsborough County Transportation Technical Manual per Section 1.7.2 to meet Land Development Code Section 6.04.03L for Thonotosassa Road from McIntosh Road to the project access.

The developer proposes to rezone the property to PD to allow up to 30 Single Family Homes. Table 1 provides the trip generation for the project.

The proposed PD plan is included in the Appendix of this letter.

According to the Hillsborough County Roadways Functional Classification Map, Thonotosassa Road is classified as a collector roadway. The subject site is not within the Hillsborough County Urban Service Area.

The request is for a Design Exception to TS-7 of the Hillsborough County Transportation Technical Manual for Thonotosassa Road. The segment of Thonotosassa Road currently has the following characteristics:

- Two (2) lane rural roadway
- Nine (9) to ten (10) foot lanes
- 60 feet of right of way
- No established drainage system along the segment of roadway

The following exceptions are requested to accommodate the proposed project:

1. Lane Width – TS-7 has 12 foot lanes. The existing roadway has 9 to 10 foot lanes.
2. Shoulders – TS-7 has 8 foot shoulder with 5 feet paved. The existing road has unpaved shoulders.

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

Mr. Mike Williams
August 28, 2024
Page 2

3. Sidewalk – TS-7 has five (5) foot sidewalk on both sides of the road. There are no existing sidewalks along the subject segment of Thonotosassa Road. The subject parcel is within the rural service area, over a mile from the urban service area and more than two (2) miles from any school. Therefore, external sidewalks will not be required.
4. Right of Way – TS-7 has 96 feet of right of way. The existing right of way is 60 feet.

The justification for the Design Exception is as follows:

1. The Developer proposes to widen Thonotosassa Road from the project access to McIntosh Road to 10 foot lanes. This also includes milling and resurfacing the roadway.

Figure 1 illustrates the limits proposed improvements and Figure 2 provides the typical section.

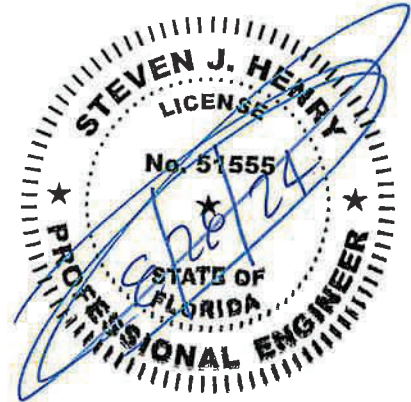
Based on the above, it is our opinion, the proposed improvements to Thonotosassa Road will mitigate the impact of the project and meet the intent of the Transportation Technical Manual to the extent feasible.

Mr. Mike Williams
August 28, 2024
Page 3

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

Best Regards,

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



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

_____ Disapproved
_____ Approved
_____ Approved with Conditions

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

Sincerely,

Michael J. Williams
Hillsborough County Engineer

Mr. Mike Williams
August 28, 2024
Page 4

TABLE 1
TRIP GENERATION (1)

<u>Land Use</u>	<u>ITE</u> <u>LUC</u>	<u>Size</u>	<u>Daily</u> <u>Trip Ends</u>	<u>AM Peak Hour</u> <u>Trip Ends</u>		<u>PM Peak Hour</u> <u>Trip Ends</u>	
				<u>In</u>	<u>Out</u> <u>Total</u>	<u>In</u>	<u>Out</u> <u>Total</u>
Single Family	210	30 DU's	333	6	19 25	20 12	32 32

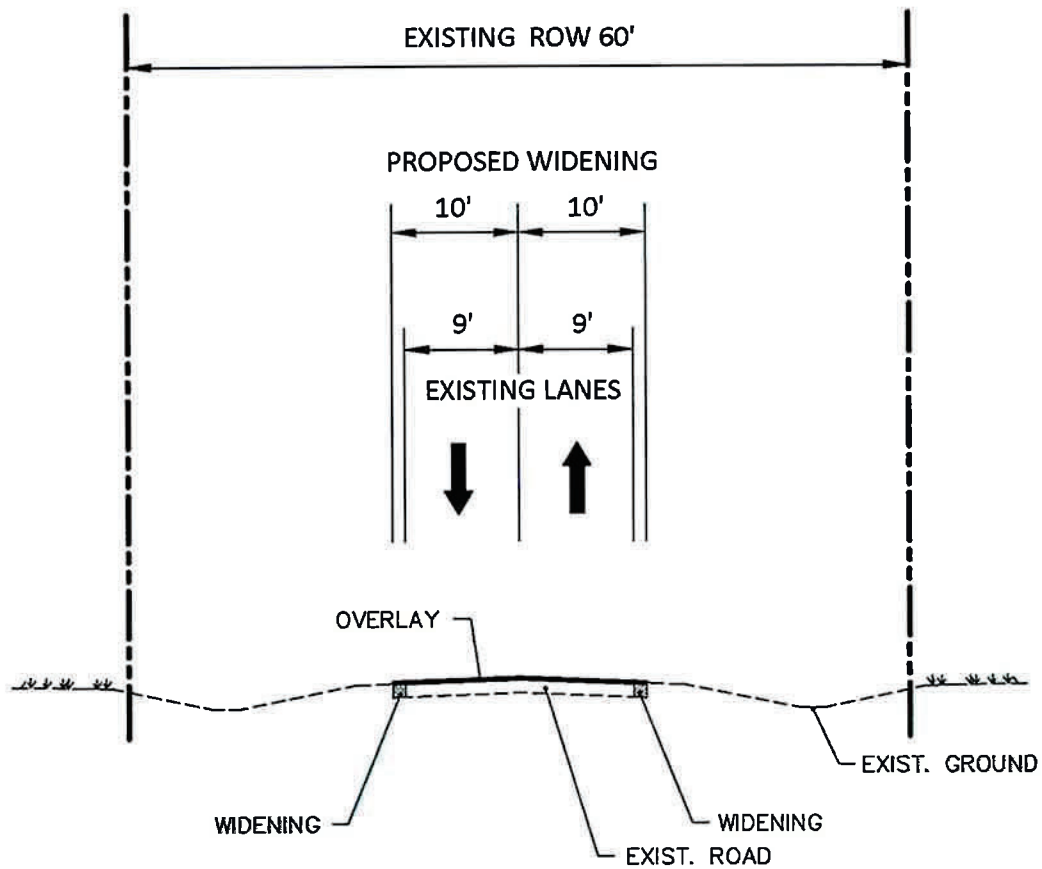
(1) Source: ITE Trip Generation Manual, 11th Edition.

Mr. Mike Williams
August 28, 2024
Page 5



FIGURE 1
IMPROVEMENT LIMITS

Mr. Mike Williams
August 28, 2024
Page 6



TYPICAL SECTION
THONOTOSASSA ROAD
NTS

FIGURE 2
TYPICAL SECTION

APPENDIX



PD PLAN



HILLSBOROUGH COUNTY ROADWAYS
FUNCTIONAL CLASSIFICATION MAP



HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services



Legend

Functional Classifications

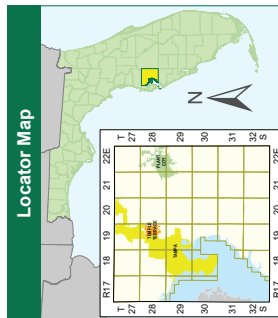
Authority Classification

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

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

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

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

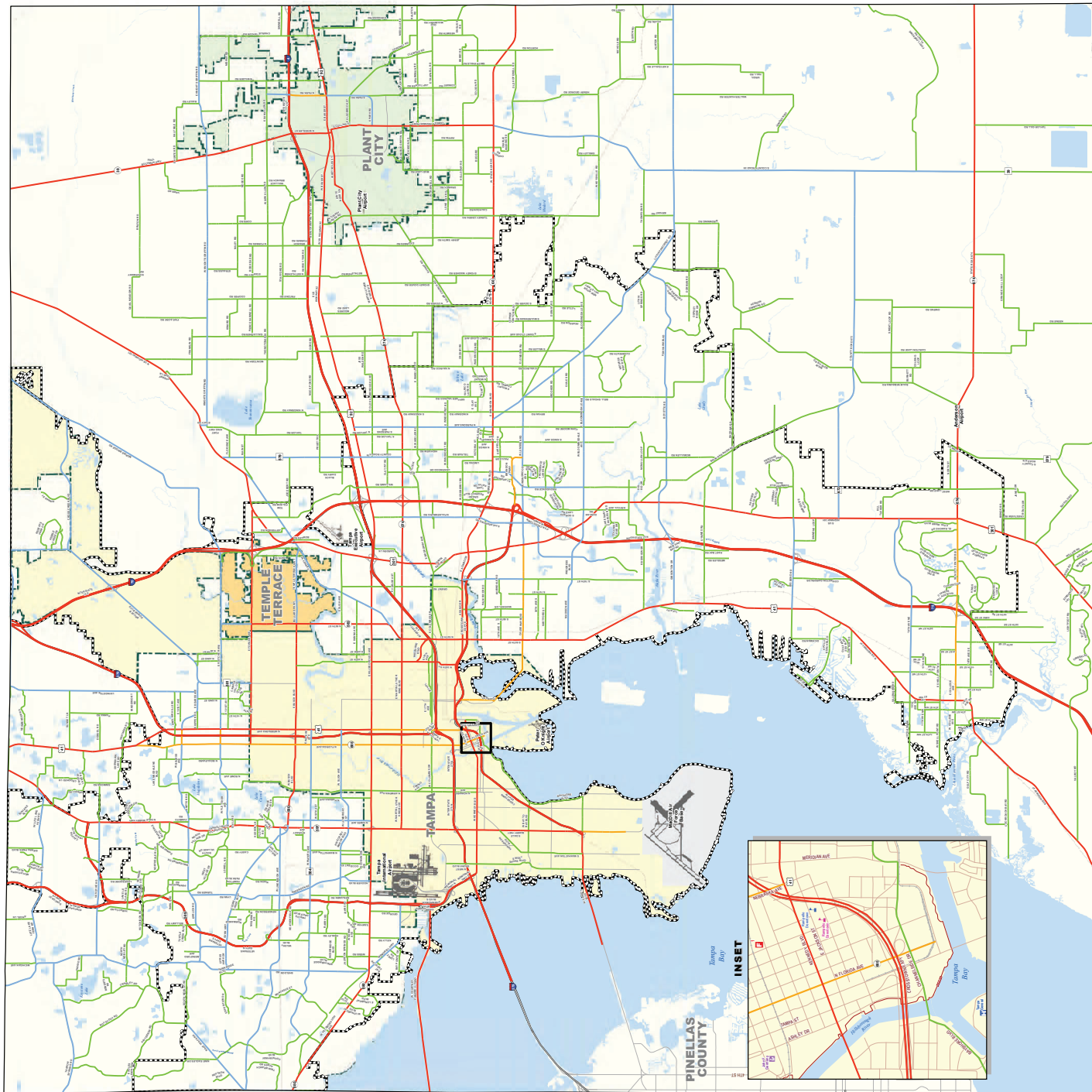


NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not warrant the accuracy of the map. The map is provided for informational purposes only and is not to be used for any other purpose. The map is not to be used for any other purpose.

SOURCE: This map has been prepared for the inventory of real property found within Hillsborough County and is not to be used for any other purpose. The map is not to be used for any other purpose.

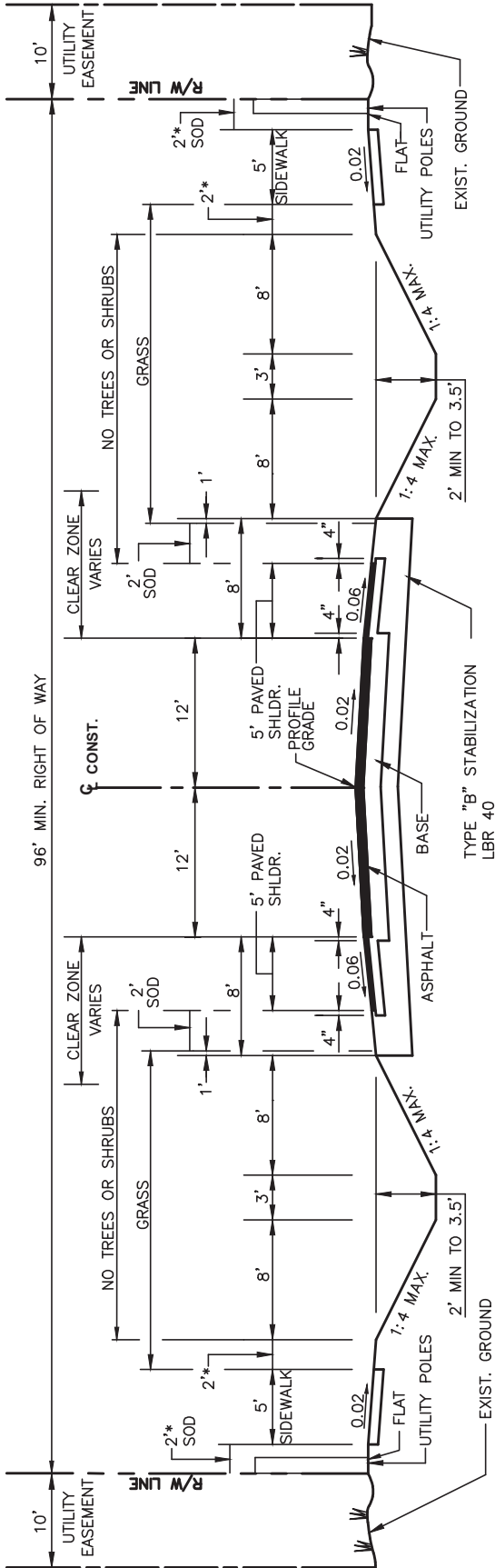
Users of the map are hereby notified that the above information is provided for informational purposes only and should be consulted for verification of the information contained on this map.

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



TS-7





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

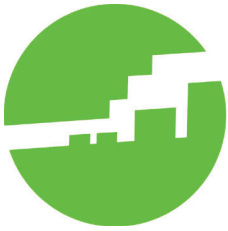
TRANSPORTATION TECHNICAL MANUAL

Hillsborough
County Florida

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

DRAWING NO. **TS-7**

SHEET NO. 1 OF 1



**Hillsborough County
City-County
Planning Commission**

Plan Hillsborough
planhillsborough.org
planner@plancom.org
813 – 272 – 5940
601 E Kennedy Blvd
18th floor
Tampa, FL, 33602

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: December 16, 2024 Report Prepared: December 5, 2024	Case Number: PD 24-1040 Folio(s): 60622.0000 General Location: East side of Campbell Oak Road, south of Stonelake Ranch Boulevard, west of McIntosh Road and north of Thonotosassa Road
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Agricultural/Rural-1/5 (AR-1/5) (1 du/5 ga, 0.25 FAR) *Pending HC/CPA 24-27 to Residential-1 (1 du/ga; 0.25 FAR)
Service Area	Rural Area
Community Plan(s)	Thonotosassa
Rezoning Request	Agricultural Rural (AR) to Planned Development (PD) to allow for 30 single family units, accessory dwellings units (ADU), accessory structures, chickens and detached garages
Parcel Size	+/- 39.4 acres
Street Functional Classification	Cambell Oak Road – Local McIntosh Road – County Collector Thonotosassa Road – County Collector Stonelake Ranch Boulevard – Local

Commercial Locational Criteria	Not applicable
Evacuation Area	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Agricultural/Rural-1/5	AR	Single-Family Residential
North	Agricultural/Rural-1/5	AR	Agricultural
South	Residential-1	AR + PD	Single-Family Residential + Mobile Home Park
East	Residential-1	AR	Agricultural + Single-Family Residential
West	Residential-1	AR + PD	Agricultural

Staff Analysis of Goals, Objectives and Policies:

The 39.4 ± acre subject site is generally located north of Thonotosassa Road, south of Stonelake Ranch Boulevard, west of McIntosh Road and east of Campbell Oak Drive. The subject site is in the rural area and is within the limits of the Thonotosassa Community Plan. The applicant is requesting to rezone to a Planned Development (PD) to allow for 30 single family units, and associated accessory dwellings units (ADU), accessory structures, chickens and detached garages.

The subject site is in the Agricultural/Rural-1/5 (AR-1/5) Future Land Use (FLU) Category. There is a pending Comprehensive Plan Map Amendment to change the Future Land Use to Residential-1 (RES-1). This request for a Planned Development is considered concurrent and dependent on the approval of HC/CPA 24-27. On November 18, 2024, the Planning Commission found the proposed Plan Amendment to be consistent with the Unincorporated Hillsborough County Comprehensive Plan. Residential-1 (RES-1) Future Land Use category can be considered for a maximum density of 1 dwelling unit per gross acre and a maximum intensity of 0.25 FAR. Applicant is proposing 30 residential units, however, RES-1 would allow

up to 39 residential units. The RES-1 category designates areas for rural residential uses, compatible with short-term Agricultural Uses. Typical uses of RES-1 include farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multi-purpose projects. Commercial, office, and multi-purpose uses shall meet locational criteria for specific land use projects. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element. The analysis provided throughout this staff report is based on the pending RES-1 Future Land Use.

According to Objective 4 of the Future Land Use Element of the Comprehensive Plan (FLUE), 20% of the growth in the region will occur in the Rural Area. Per Policy 4.1, densities in the rural areas shall be no higher than 1 du/5 ga unless identified on the Future Land Use as a suburban enclave, planned village, PEC ½ or rural community with higher densities. Per Policy 4.2, rural communities with higher densities such as suburban enclaves or the Planned Village areas of Residential Planned-2 (RP-2) and Wimauma Village Residential-2 (WVR-2). The plan amendment change to Residential-1 would designate the site as a suburban enclave at a 1 du/ga density on the Future Land Use Map and would be consistent with the intent of the Rural Area policies. Additionally, the applicant will be utilizing private wells and septic tanks and therefore is consistent with Objective 4.3 and its policies which limit public potable water and wastewater lines from being extended into the Rural Area.

Objective 16 and its accompanying Policies 16.1, 16.2 and 16.3 seek to protect existing neighborhoods and development by ensuring compatibility with the surrounding area through various buffering requirements and mitigation techniques. The creation of single-family residential lots would be consistent with these policies as the use is similar and complementary to the surrounding residential and agricultural uses. Policy 16.8 specifically requires the density and lot sizes of the surrounding area to be compatible with new development. The existing uses in the area are low density single family large lot residential dwellings and agricultural uses. Policy 16.10 states that “any density increase shall be compatible with existing, proposed or planned surrounding development.” In this case, the scale of development allowed by the RES-1 category in the Rural Area has a suburban scale character with large lot sizes. The proposed approximately 1-acre minimum lot sizes for residential would be compatible with the surrounding area.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2). However, at the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

The Community Design Component (CDC) of the FLUE provides policy direction regarding residential development in the rural area. Goal 7, Objective 7-1 and its accompanying policies seek to preserve rural residential areas as a viable alternative to urban and suburban areas. Goal 12 and Objective 12-1 of the CDC directs new development to relate to the predominant character of its surroundings and be designed to be compatible with the area. As the surrounding land use pattern is primarily agricultural and low density rural residential in character, the proposed rezoning would meet the intent of preserving rural residential lifestyles.

The site is located within the limits of the Thonotosassa Community Plan. The proposal meets the plan strategy which requires minimum lot sizes of 1 acre for residential development within the Residential-1, Agricultural Estate, and Agricultural Rural Future Land Use categories. The interim agricultural use for the site meets the plan’s intent to support agricultural uses in the community. The rezoning also meets the intent of Goal 3 by providing a low density rural residential use and meets the intent of the Thonotosassa Community Plan.

Overall, staff finds that the proposed use and density would be compatible with development in the Rural Area. The Planned Development would allow for residential development that is consistent with the Goals, Objectives and Policies of the Future Land Use Element of the Unincorporated Hillsborough County Comprehensive Plan.

Recommendation

Based upon the above considerations and the following Goals, Objectives, and Policies, Planning Commission staff finds the proposed Planned Development **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan Subject to the conditions set by the Development Services Department*.

The proposed Planned Development is running concurrently with HC/CPA 24-27, which proposes to amend the Future Land Use designation to Residential-1 (RES-1). Based upon the applicant requesting the rezoning run concurrently with the plan amendment, as such, Planning Commission staff is reviewing the requested rezoning under the proposed Future Land Use category. The proposal was found to be consistent during the Planning Commission public hearing.

Staff Identified Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan* Related to the Request:

FUTURE LAND USE ELEMENT

Rural Area

Objective 4: *The Rural Area will provide areas for long term, agricultural uses and large lot, low density rural residential uses which can exist without the threat of urban or suburban encroachment, with the goal that no more than 20% of all population growth within the County will occur in the Rural Area.*

Policy 4.1: Rural Area Densities: *Within rural areas, densities shown on the Future Land Use Map will be no higher than 1 du/5 ga unless located within an area identified with a higher density land use category on the Future Land Use Map as a suburban enclave, planned village, a Planned Development pursuant to the PEC ½ category, or rural community which will carry higher densities.*

Policy 4.2: *For the purpose of this Plan, planned villages shall be considered areas identified as Residential Planned-2 or Wimauma Village-2 on the Future Land Use Map within the Rural Area. Rural communities are generally existing areas shown on the Future Land Use map at densities higher than 1 du/5ga and up to 1 du/ga outside the USA. Suburban enclaves are those existing areas shown on the Future Land Use Map as higher than 1 du/ga outside the USA.*

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.*

Relationship to Land Development Regulations

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

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

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

Environmental Considerations

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

Policy 13.6: *The County shall protect significant wildlife habitat, and shall prevent any further net loss of essential wildlife habitat in Hillsborough County, consistent with the policies in the Conservation and Aquifer Recharge Element and Land Development Code.*

Neighborhood/Community Development

Objective 16: Neighborhood Protection – *The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.*

Policy 16.2: *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.

Community Design Component (CDC)

1.4 Rural Pattern Characteristics

The largest land area of the County is rural in character. This covers all the future land use categories allowing one (1) dwelling unit per five (5) acres and less (unless located within an area identified with a higher density land use category on the Future Land Use Map as a suburban enclave, planned village or rural community which will carry higher densities). The characteristics of this pattern are in two components: (1) rural-agricultural and (2) rural-residential, but generally can be described as follows

Rural Development Pattern

- Predominance of agricultural use and agriculture related industry
- Predominance of undeveloped natural areas
- Very dispersed general pattern
- Widely scattered small-scale convenience-oriented retail
- Little employment available outside of agriculture/mining
- Large scale land-intensive public uses tend to locate in rural settings
- Residential uses are often on lots five (5) acres or larger

4.0 Community Level Design

4.1 Rural Residential Character

Goal 7: Preserve existing rural uses as viable residential alternatives to urban and suburban areas.

Objective 7-1: Support existing agricultural uses for their importance as a historical component of the community, their economic importance to the County and for the open space they provide.

Policy 7-1.1: Preserve natural areas in rural residential lot development.

Policy 7-1.2: Vary lot size in order to encourage diversity of housing product types and respect natural resources.

5.0 Neighborhood Level Design

5.1 Compatibility

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

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

One Water Section

Objective 4.3: Limit public potable water and wastewater lines from being extended into the Rural Area, except under specified conditions.

Policy 4.3.1: Public potable water and wastewater lines shall not be permitted to be extended into the Rural Area unless this extension occurs to:

- a. Serve a planned village (RP-2 or WVR-2), or Planned Environmental Community ½ as described in this Plan;
- b. Serve a project that has established vested rights for the use of these facilities;
- c. Address a public health hazard documented by the Health Department or other regulatory agency;
- d. Provide for the extension of centralized potable water or wastewater infrastructure to serve Hillsborough County Public Schools operated by the Hillsborough County School Board, so long as the service lines are designed to accommodate solely the service demands of the school, consistent with the Interlocal Agreement for School Facilities Planning and Siting and School Concurrency;
- e. Allow properties located within the Wellhead Resource Protection Areas or Tampa Bay Water Wellfield Mitigation Areas to be served by public utilities if adequate capacity is available and when public water or sewer service provides an additional level of protection to potable water resources. All such properties shall conform to the following criteria:

(1) New Development:

- a) Be the subject of an approved Planned Development Zoning;
- b) Contain building lots of not less than one-half (1/2) acre each;
- c) Located within 1,000 feet of the Urban Service Area boundary (inclusive of road rights-of-way and riverine systems);
- d) Maximum residential density cannot exceed 80% of the maximum density permitted under the Comprehensive Plan for properties where wetlands comprise less than 25% of the property; and
- e) Maximum residential density cannot exceed 90% of the maximum density permitted under the Comprehensive Plan for properties with at least 25% wetlands onsite (using wetland density calculations).

(2) Existing Development:

a) Located within 1,000 feet of the Urban Service Area boundary, (inclusive of road rights-of-way and riverine systems).

(3) Provisions 4.3.1.e(1) & (2) shall not be available for use within the boundaries of the Keystone-Odesa Community Plan.

(4) Utilization of this provision could result in clustered development, achieving a greater amount of common open space in a project than projects using wells/septic systems. Such open space shall be identified on the zoning site plan as permanent conservation either through platting or other mechanism approved by Hillsborough County.

Policy 4.3.2: *Connections to existing water/wastewater systems in the Rural Area may be considered on a very limited basis, so long as such connections do not foster a development pattern that is in conflict with other Plan policies. The intent of this policy is to allow some utilization of existing infrastructure for those properties located along existing lines, not to allow extensions to those systems. Details of implementation shall be outlined in the LDC. Connections to the Limited Access Transmission Main are prohibited.*

Environmental and Sustainability Section

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

Policy 3.5.1: *Collaborate with the EPC to conserve and protect wetlands and/or other surface waters from detrimental physical and hydrological alteration. Apply a comprehensive planning-based approach to the protection of wetland ecosystems assuring no net loss of ecological values provided by the functions performed by wetlands and/or other surface waters authorized for projects in Hillsborough County.*

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

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

Objective 3.8: *Manage flora, fauna, and uplands to ensure a healthy, functioning environment, economy, and quality of life.*

Policy 3.8.1: *Protect and conserve Significant Wildlife Habitat and ensure a no net loss of Essential Wildlife Habitat.*

Policy 3.8.2: *Continue to prohibit unmitigated encroachment into the 100-year floodplain to protect and conserve the functions and natural wildlife habitat attributes where they exist within the 100-year floodplains of rivers and streams as provided under local rules and regulations including mitigation as required.*

Policy 3.8.3: *Maintain local wildlife and wildlife habitat protection and management programs to protect native plants and wildlife.*

Policy 3.8.4: *Continue to apply adopted criteria, standards, methodologies, and procedures that require the development and implementation of management plans for Significant or Essential Wildlife Habitat determined to provide particularly valuable and manageable habitat qualities.*

Policy 3.8.5: *Offsite preservation will not be permitted for field verified Significant Wildlife Habitat which is capable of being managed or restored onsite as a high-quality native plant community or communities, except in cases of overriding public interest (Per Governor and Cabinet Final Order AC-93-087).*

Objective 3.9: *Manage natural preserves to ensure a healthy, functioning environment, economy, and quality of life.*

Policy 3.9.9: *Protect natural resources, coastal resources, publicly owned, or managed natural preserves from adverse impacts attributable to adjacent land uses. Continue to require development activities on adjacent properties to comply with adopted criteria, standards, methodologies, and procedures to prevent adverse impacts.*

LIVABLE COMMUNITIES ELEMENT: Thonotosassa Community Plan

Goals

3. Rural Character, Open Space and Agriculture – *Provide improved yet affordable infrastructure and a balance of residential, commercial, and other land uses while maintaining the rural nature of the Thonotosassa area. This goal includes encouragement for agriculture, protection of property owners' rights and values, and the establishment of open space and green space and low density, rural residential uses.*

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

Comprehensive Plan Strategies

- *Require minimum lot sizes of 1 acre for residential development within the Residential-1, Agricultural Estate, and Agricultural Rural Future Land Use categories.*
- *Protect the area's rural character.*
- *Support agricultural uses throughout the community.*
- *Retain the current boundaries of the Urban Service Area and continue to restrict central water and sewer services within the Rural Service Area.*

FIGURE 4

UNINCORPORATED HILLSBOROUGH COUNTY
ADOPTED FUTURE LAND USE

HC/CPA 24-27

LEGEND

- PLAN AMENDMENT BOUNDARY**
- HILLSBOROUGH FUTURE LAND USE**
- AGRICULTURAL/MINING-1/20
 - PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2
 - AGRICULTURAL-1/10
 - AGRICULTURAL/RURAL-1/5
 - AGRICULTURAL ESTATE-1/2.5
 - RESIDENTIAL-1
 - RESIDENTIAL-2
 - RESIDENTIAL PLANNED-2
 - RESIDENTIAL-4
 - RESIDENTIAL-6
 - RESIDENTIAL-9
 - RESIDENTIAL-12
 - RESIDENTIAL-16
 - RESIDENTIAL-20
 - RESIDENTIAL-35
 - NEIGHBORHOOD MIXED USE-4 (3)
 - SUBURBAN MIXED USE-6
 - COMMUNITY MIXED USE-12
 - URBAN MIXED USE-20
 - REGIONAL MIXED USE-35
 - INNOVATION CORRIDOR MIXED USE-35
 - OFFICE COMMERCIAL-20
 - RESEARCH CORPORATE PARK
 - ENERGY INDUSTRIAL PARK
 - LIGHT INDUSTRIAL PLANNED
 - LIGHT INDUSTRIAL
 - HEAVY INDUSTRIAL
 - PUBLIC/QUASE-PUBLIC
 - NATURAL PRESERVATION
 - WIMAUMA VILLAGE RESIDENTIAL-2
 - CITRUS PARK VILLAGE

ROADS AND BOUNDARY LINES

- JURISDICTION BOUNDARY
- COUNTY BOUNDARY
- URBAN SERVICE AREA
- TAMPA SERVICE AREA
- COASTAL HIGH HAZARD AREA

FUTURE LAND USE: Hillsborough County City-County Planning Commission

PANELS: Hillsborough County Planning Commission

JURISDICTION BOUNDARIES: Hillsborough County City-County Planning Commission

URBAN SERVICE AREA BOUNDARIES: Hillsborough County City-County Planning Commission

ACCURACY: It is intended that the accuracy of this map may comply with U.S. map accuracy standards. However, the map is not a warranty, and the map is not a guarantee.

prepared by the Hillsborough County City-County Planning Commission

