

# PD Modification Application: PRS 25-0115

Zoning Hearing Master Date: NA

BOCC Land Use Meeting Date: February 11, 2025



**Hillsborough  
County Florida**

Development Services Department

## 1.0 APPLICATION SUMMARY

Applicant: 11809 Sumner Rd Wimauma LLC

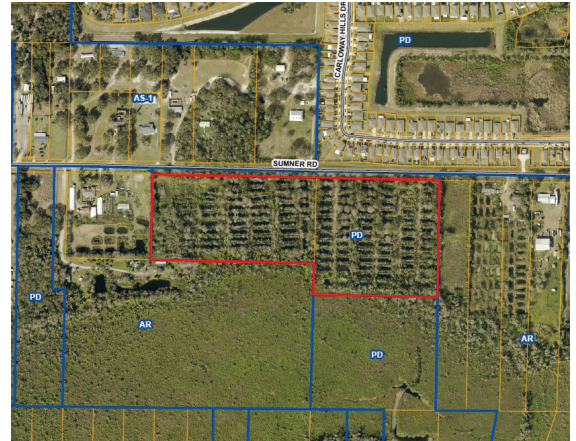
FLU Category: RES-4

Service Area: Urban

Site Acreage: 19.16 AC

Community  
Plan Area: South Shore Areawide Systems

Overlay: None



### Introduction Summary:

PD 23-0882 was approved in 2024 to allow for 63 single family residential lots. The applicant requests modifications to reduce the number of lots to 57, and to modify the approved layout to accommodate additional wetland and floodplain compensation needs. The applicant is also proposing to change the front and rear setbacks.

Existing Approval(s):	Proposed Modification(s):
63 single family residential lots	57 single family residential lots
Layout as approved by PD 23-0882	ROW pattern changes along the southeast portion of the development
Front yard setback of 25 feet for residential lots.	Reduce the front yard setback by 5 feet to a 20 foot front yard setback
Rear yard setback of 25 feet for residential lots.	Reduce the rear yard setback by 10 feet to a 15 foot rear yard setback

### Additional Information:

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

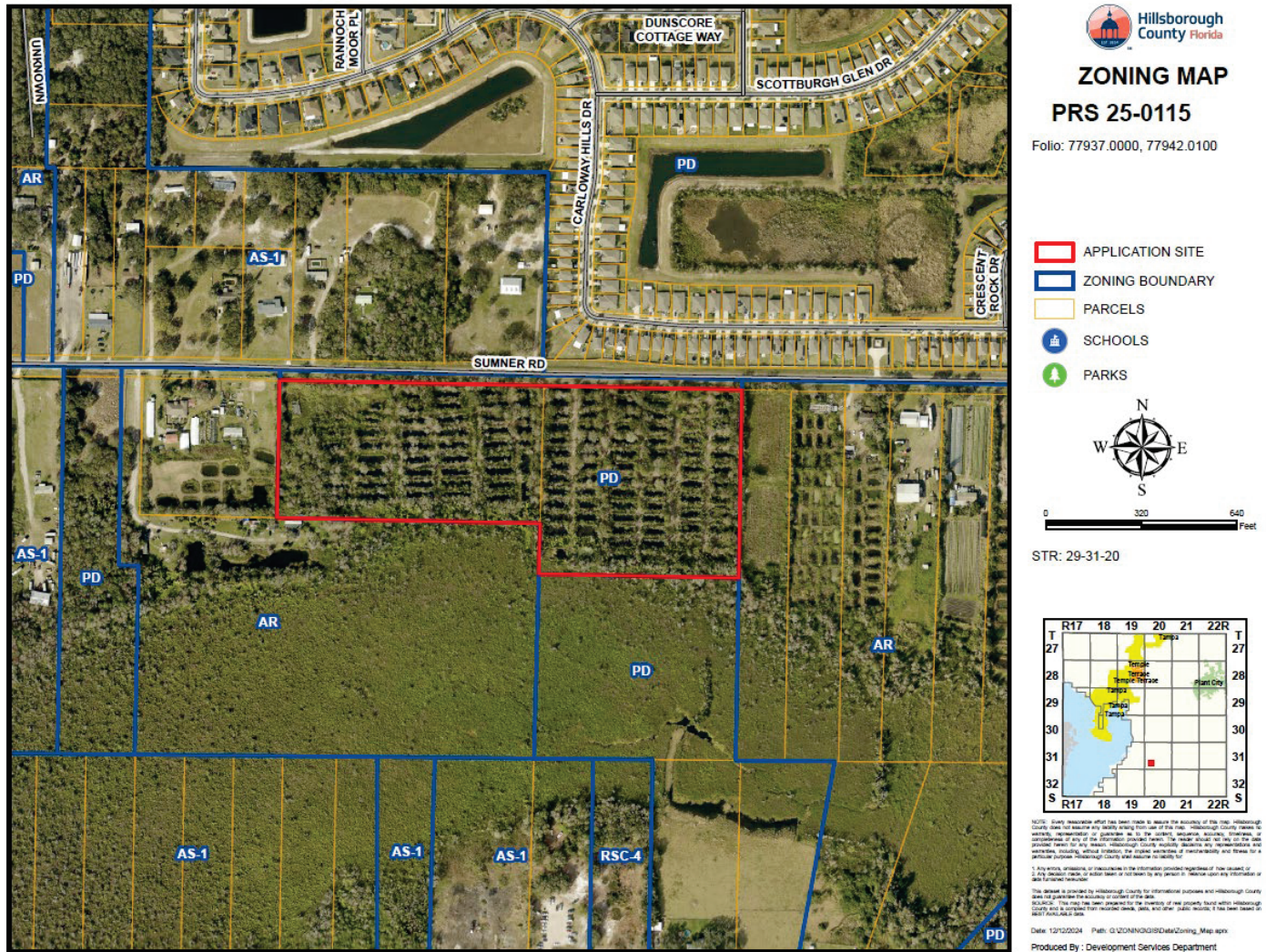
<b>Planning Commission Recommendation:</b> N/A	<b>Development Services Recommendation:</b> Approvable, subject to proposed conditions
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## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.3 Immediate Area Map



#### Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning	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, PD 24-0146	0.2 DU/AC, 1.8 DU/AC	Agricultural, Single Family	Agriculture, Single Family
East	AR	0.2 DU/AC	Agricultural, Single Family Residential	Vacant
West	AR	0.2 DU/AC	Agricultural, Single Family Residential	Single Family Residential

**2.4 Approved Site Plan** (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)





## 2.5 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



**APPLICATION NUMBER: PRS 25-0115**

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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
Sumner Rd.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<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	660	49	65
Proposed	602	44	59
Difference (+/-)	(-) 58	(-) 5	(-) 6

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

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

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Vehicular & Pedestrian	None	Meets LDC
South		None	None	Meets LDC
East		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	Deminimis Design Exception Requested	Previously Approved
Notes:		



## 4.0 ADDITIONAL SITE INFORMATION &amp; 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" 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
<b>Transportation</b> <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input checked="" type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Hillsborough County School Board</b> 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	
<b>Impact/Mobility Fees</b>				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input 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 3.1 DU/AC density is under the 4 DU/AC Maximum density allowable in the RES-4 Comprehensive Plan category.

The proposed reduction to the rear setbacks would only impact the adjacent properties along the west and east PD boundaries. In addition, the PD conditions provide for an additional 5 feet wide buffer creating a total 20 feet distance to the adjacent properties.

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 January 7, 2025.

1. The project shall be permitted a maximum of ~~63~~ 57 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. A 20 feet front setback and a 15 feet rear setback shall be required.
2. Buffer and Screening shall be as follows:
  - A 5 feet buffer, type "A" buffer shall be required to the west and east.
  - 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~~ PRS 25-0115 is approved, the County Engineer will approve a deminimis exception to the Design Exception request (dated September 22, 2023 and revised December 19, 2023) which was found ~~found~~ approvable previously approved by the County Engineer (on ~~December 20, 2023~~ March 21, 2024) 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).

Approval of this deminimis exception will allow the previously approved Design Exception to stand as-is.

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*

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

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



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ZHM HEARING DATE: NA

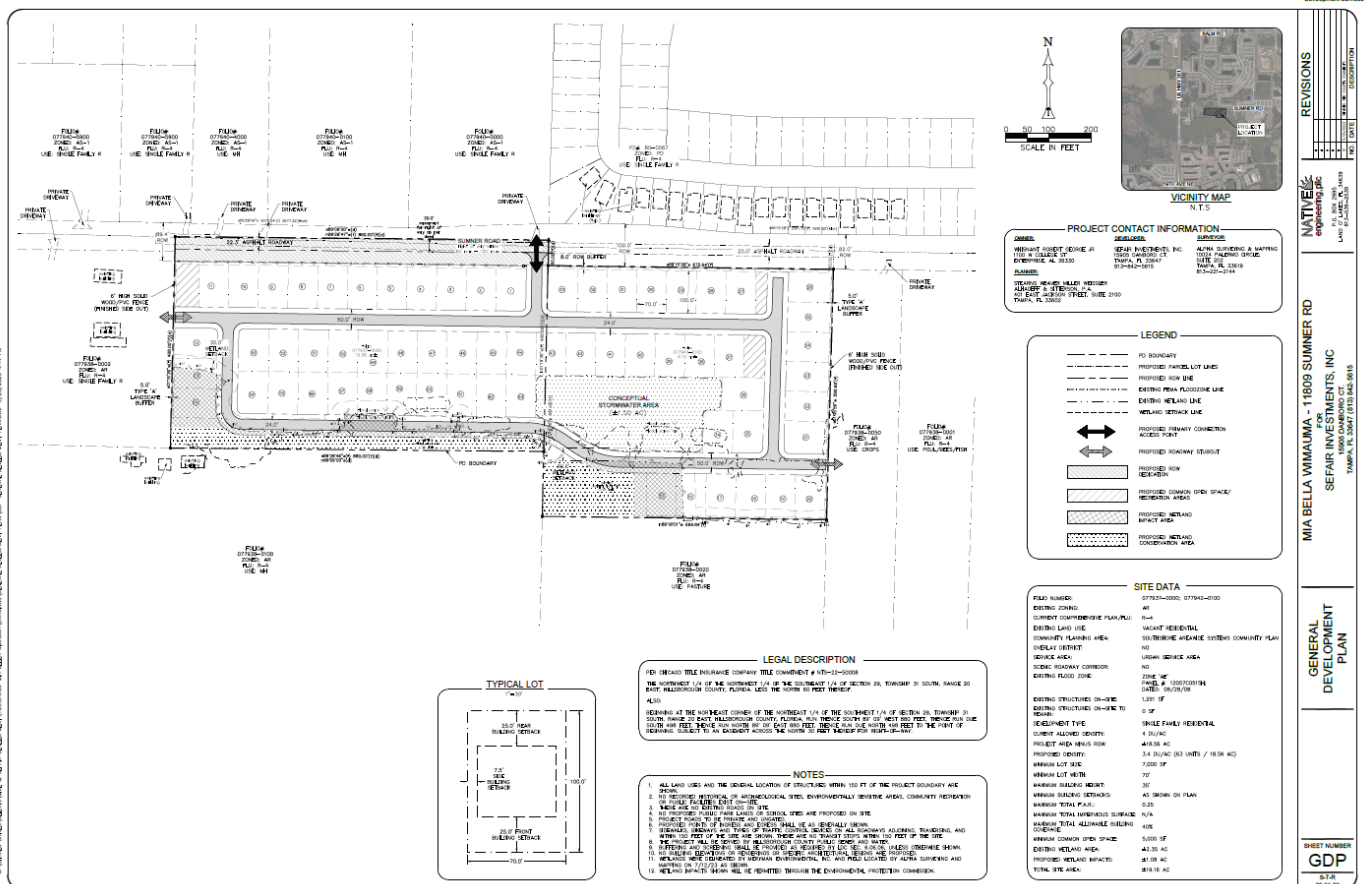
BOCC LUM MEETING DATE: February 11, 2025

Case Reviewer: Tania C. Chapela

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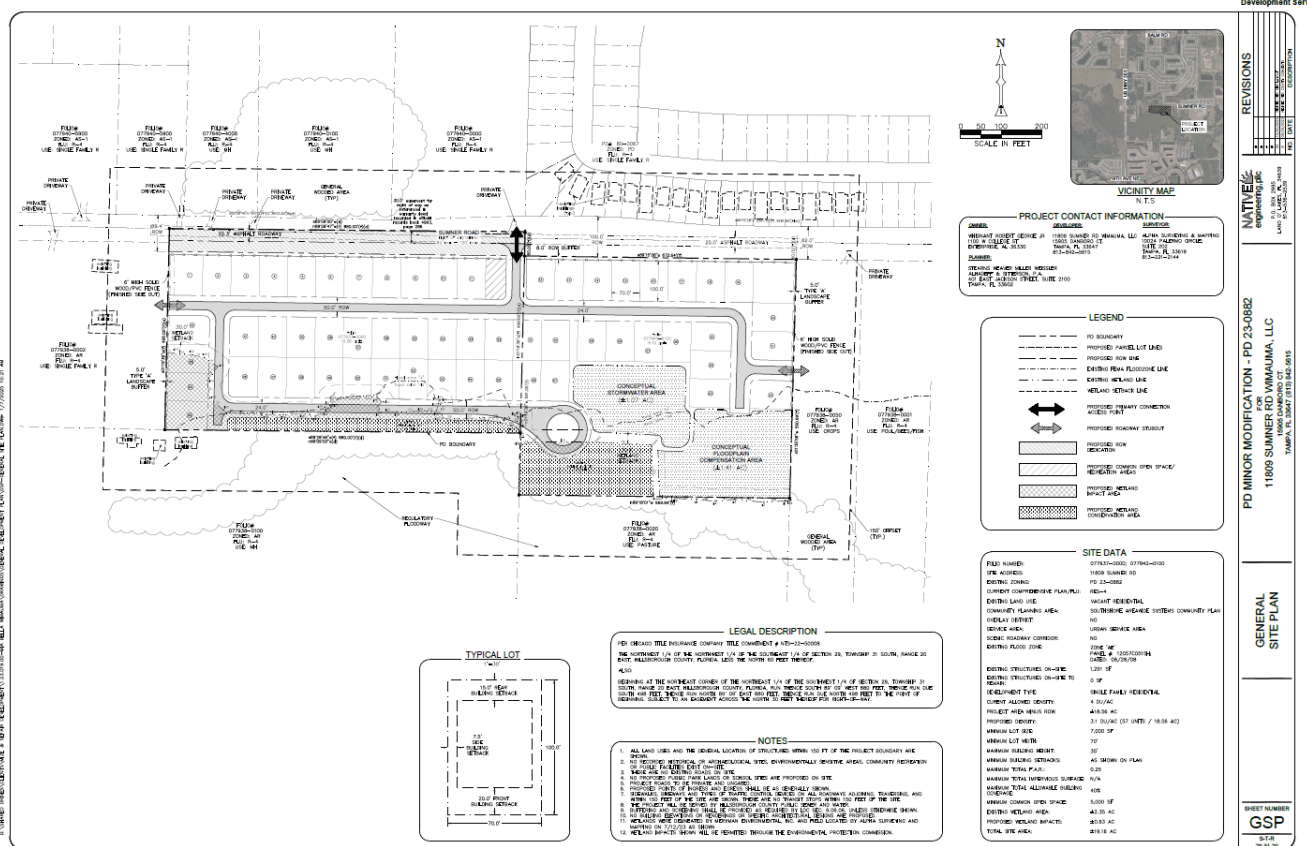
## **7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS**

## 8.1 Approved Site Plan (Full)



## 8.0 SITE PLANS (FULL)

## 8.2 Proposed Site Plan (Full)





**APPLICATION NUMBER: PRS 25-0115**

ZHM HEARING DATE: NA

BOCC LUM MEETING DATE: February 11, 2025

Case Reviewer: Tania C. Chapela

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

## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 1/23/2025

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: APB/ South

PETITION NO: PRS 25-0115

☐

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.

### **REVISED CONDITIONS OF APPROVAL**

15. If ~~PD 23-0882~~ [PRS 25-0115](#) is approved, the County Engineer will approve a [deminimis exception to the](#) Design Exception request (dated September 22, 2023 and revised December 19, 2023) which was ~~found approvable~~ [previously approved](#) by the County Engineer (on ~~December 20, 2023~~ [March 21, 2024](#)) 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).

[Approval of this deminimis exception will allow the previously approved Design Exception to stand as-is.](#)

*[Transportation Review Section staff is proposing to modify this condition in order to reflect the deminimis Design Exception approval requested by the applicant. Staff notes that the applicant is proposing to maintain the improvements previously required under the currently approved Design Exception and given that the project is reducing the number of units and leaving access to Sumner Rd. unchanged, staff finds that deminimis treatment of this request is appropriate.]*

## **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting a minor modification, also known as a Personal Appearance (PRS) for two parcels, totaling +/- 19.16 ac., and currently zoned Planned Development (PD) #23-0882. The proposed PD is approved with entitlements to permit up to 63 single-family detached dwelling units. As a part of this PRS request, the applicant is seeking to reduce the unit count to 57 dwelling units, modify the lot layout to optimize wetland impacts and floodplain compensation needs, and modify the front yard setback.

The applicant has requested a waiver of the requirement to provide a trip generation and site access analysis. Consistent with Sec. 6.2.1.C. of the Development Review Procedures Manual (DRPM), staff did not require an analysis to support this request. Staff notes that the applicant is proposing to decrease the number of units from the previously approved levels, and that access to Sumner Rd. remains unchanged. 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 Engineers' Trip Generation Manual, 11<sup>th</sup> Edition.

### **Existing 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

### **Proposed Zoning:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 57 single-family detached dwelling units (ITE LUC 210)	602	44	59

### **Trip Generation Difference:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>(-) 58</b>	<b>(-) 5</b>	<b>(-) 6</b>

## **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, the previously approved zoning 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). This condition remains unchanged.

## **SITE ACCESS AND CONNECTIVITY**

The project is approved for one (1) access connection to serve the proposed project to Sumner Rd. This access remains unchanged. 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 to adjust the location of the access along the eastern boundary to a location outside of the floodplain.

Site access facilities on Sumner Rd. are were not previously warranted pursuant to Sec. 6.04.04.D. of the LDC. Staff had previously 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. Transportation impacts from the project will be reduced as a result of this request.

## **TRANSIT FACILITIES**

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

## **DEMINIMIS 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 approved the request (on March 21, 2024). 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).

The applicant is seeking a de minimis exception to the previously request. Staff note that the proposed PRS reduces overall trips generated by the project, and that the applicant is proposing to leave access to Sumner Rd. unchanged. If PRS 25-0115 is approved, the County Engineer will approve the de minimis 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

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**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](mailto:DeLeonE@hillsboroughcounty.org) or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

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

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

Lastly, please note that it is critical to ensure you copy all related correspondence to [PW-CEIntake@hillsboroughcounty.org](mailto:PW-CEIntake@hillsboroughcounty.org)

Mike

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

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

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**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](mailto:ratliffja@hillsboroughcounty.org)  
[myates@palmtraffic.com](mailto:myates@palmtraffic.com)  
[kreali@stearnsweaver.com](mailto:kreali@stearnsweaver.com)  
[swalker@stearnsweaver.com](mailto:swalker@stearnsweaver.com)  
[chapelat@hillsboroughcounty.org](mailto:chapelat@hillsboroughcounty.org)  
[ratliffja@hillsboroughcounty.org](mailto:ratliffja@hillsboroughcounty.org)

Best Regards,

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

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P: (813) 276-8364  
E: [tirados@HCFLGov.net](mailto:tirados@HCFLGov.net)  
W: [HCFLGov.net](http://HCFLGov.net)

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**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@hcpafl.gov](mailto:padroni@hcpafl.gov) or via telephone at (813) 307-1709 if you have questions about how to complete this form.

<b>Request Type</b> (check one)	<input 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.)
<b>Submittal Type</b> (check one)	<input type="checkbox"/> New Request <input checked="" type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
<b>Submittal Number and Description/Running History</b> (check one and complete text box using instructions provided below)	<input type="checkbox"/> 1. 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><b>Important:</b> To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>	
<b>Project Name/ Phase</b>	Mia Bella Wimauma - 11809 Sumner Road
<p><b>Important:</b> The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>	
<b>Folio Number(s)</b>	077937-0000, 077942-0100
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers	
<p><b>Important:</b> List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876".</p>	
<b>Name of Person Submitting Request</b>	Vicki Castro, P.E.
<p><b>Important:</b> For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.</p>	
<b>Current Property Zoning Designation</b>	
<p><b>Important:</b> For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at <a href="https://maps.hillsboroughcountv.org/maphillsborough/maphillsborough.html">https://maps.hillsboroughcountv.org/maphillsborough/maphillsborough.html</a>. For additional assistance, please contact the <a href="#">Zoning Counselors</a> at the Center for Development Services at (813) 272-5600 Option 3.</p>	
<b>Pending Zoning Application Number</b>	23-0882
<p><b>Important:</b> If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>	
<b>Related Project Identification Number (Site/Subdivision Application Number)</b>	N/A
<p><b>Important:</b> This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>	





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, 20<sup>th</sup> 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,

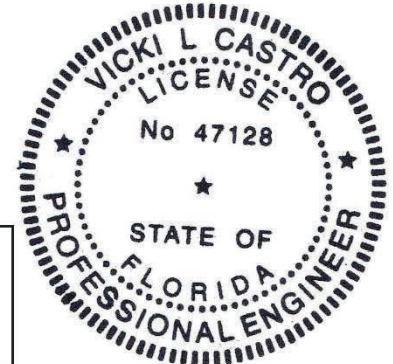
**Vicki L Castro**

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   X   Approved

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

**Michael J. Williams**  
Digitally signed by  
Michael J. Williams  
Date: 2024.03.21  
09:47:46 -04'00'

Sincerely,

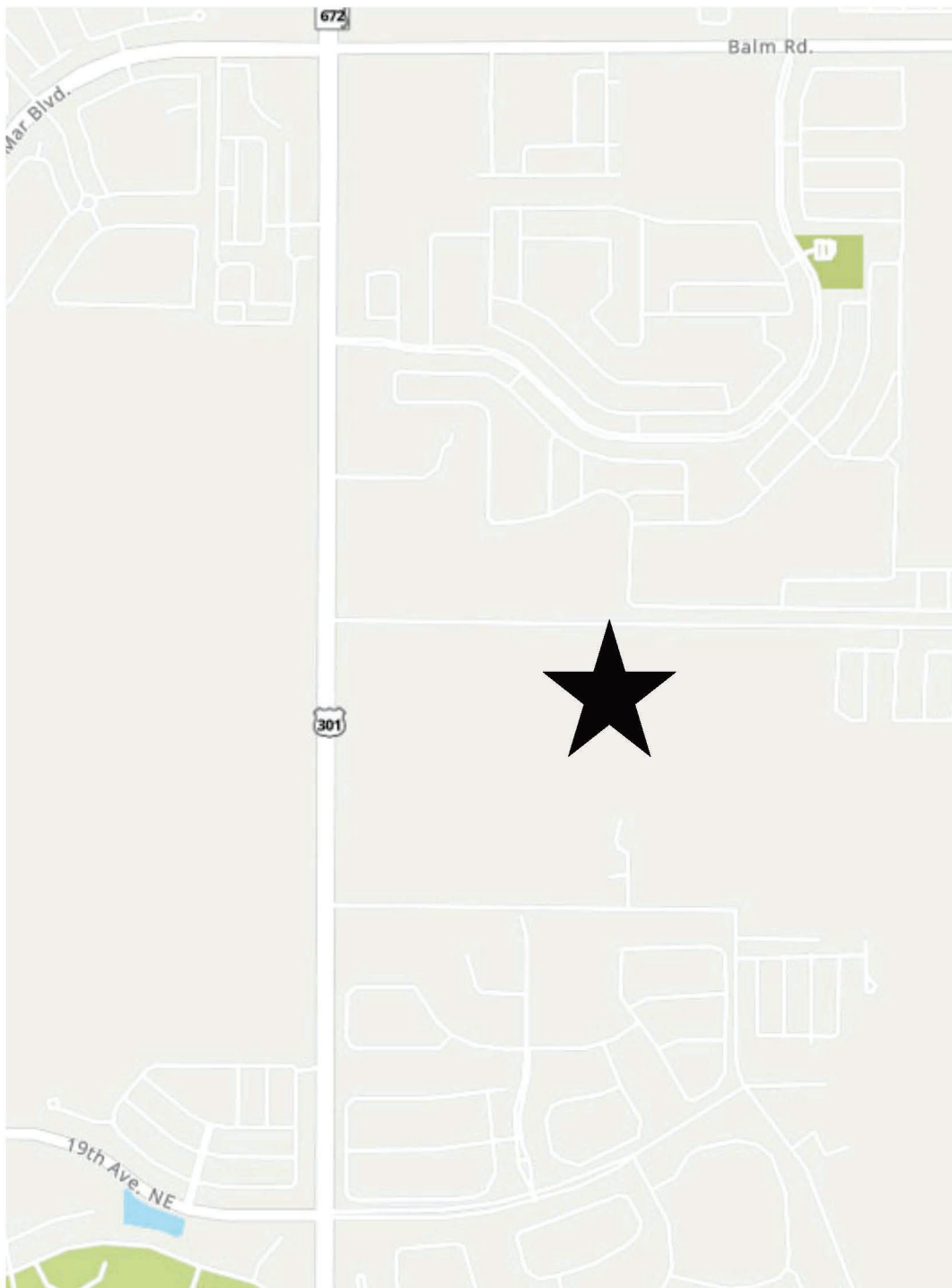
Michael J. Williams  
Hillsborough County Engineer

**The County Engineer has reviewed zoning modification application # 25-0115 and determined the changes to be de minimis. As such, the previous approval shall stand.**

\_\_\_\_\_  
**Michael J. Williams, P.E.**

**Hillsborough County Engineer on \_\_\_\_\_**

**FIGURE 1. LOCATION MAP**





GENERAL  
DEVELOPMENT  
PLAN

MIA BELLA WIMAUUMA - 11809 SUMNER RD  
FOR  
SEFAIR INVESTMENTS, INC  
15905 DANBORO CT  
TAMPA, FL 33647 (813) 842-5615



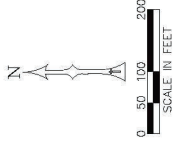
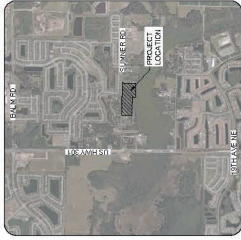
**NATIVE**  
engineering,pllc

P.O. BOX 2995  
MID O' LAKES, FL 34639  
813-536-2539

REVISIONS

REASON FOR QUALITY COMMENTS

DESCRIPTION

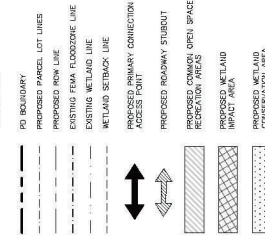


## - PROJECT CONTACT INFORMATION -

OWNER:	DEVELOPER:	SUBDIVISION:
WRIGHT ROBERT GEORGE JR 1100 W COLLEGE ST ENTERPRISE, AL 36820	SEAP INVESTMENTS, INC. 15005 AMADOR ST. TAMPA, FL 33647 813-842-5815	ALPHA SURVEYING & MAPPING 2020 PALERMO CIRCLE SUITE 212 TAMPA, FL 33619 813-221-2144
PLANNER:		
STANIS KEAVER MILLER WEISSER		

CHARNS WEAVER MILLER WEISSER  
ADEFF & SITTERSON, P.A.  
EAST JACKSON STREET, SUITE 21

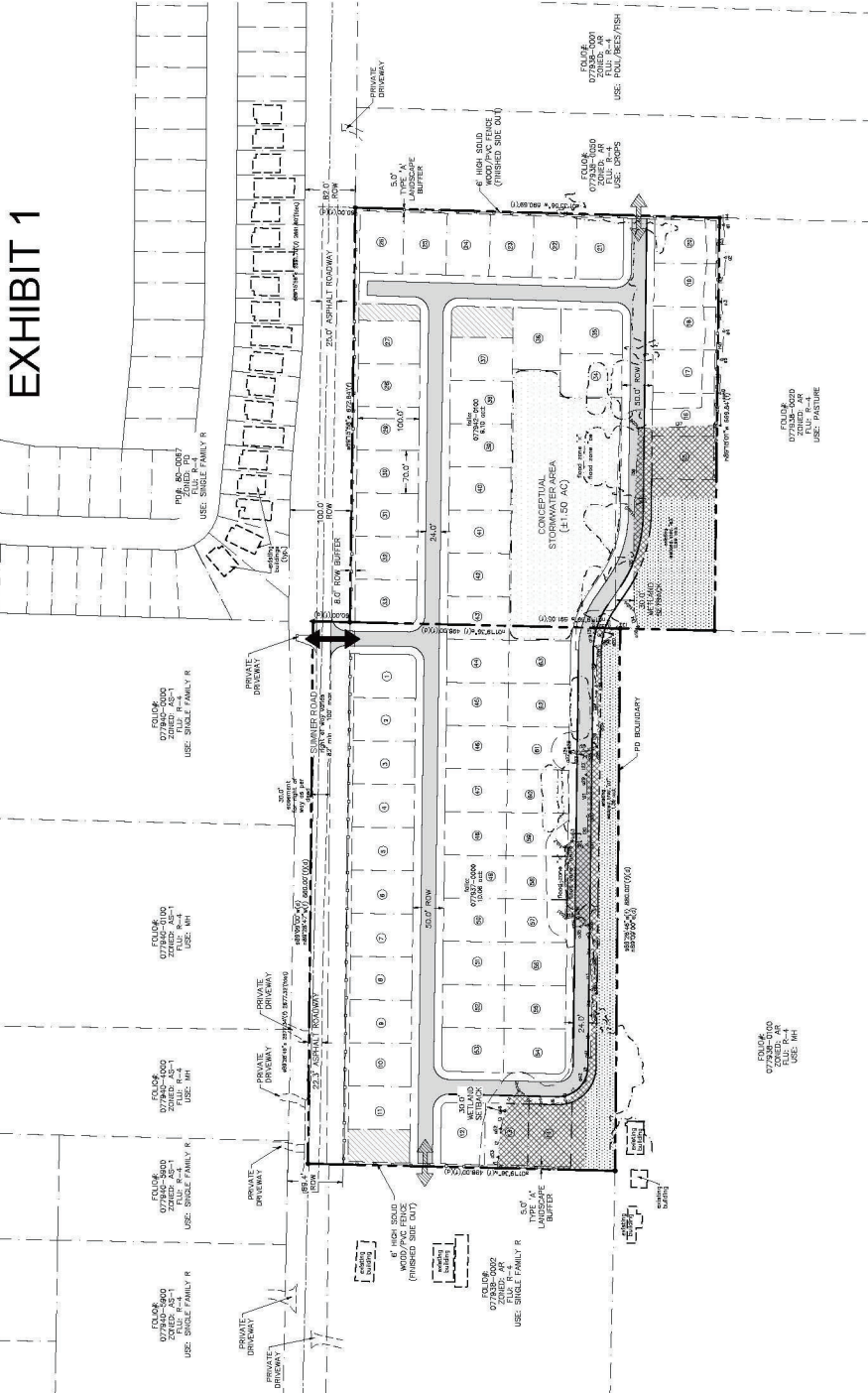
### LEGEND



## SITE DATA

FILE NO. NUMBER:	177312-0000, 177362-0100
EXISTING ZONING:	AP
CURRENT COMPLEMENT PLAN (LULU)	R-4
EXISTING LAND USE:	VACANT RESIDENTIAL
COMPLAINT FILING AREA:	NO
OVERLAY PLANNING AREA:	HO
SERVICE AREA:	URBAN SERVICE AREA
EXISTING FLOOD ZONE:	200E-1A1 200E-1A2 FLOOD # 100700000E FLOOD ZONE 08 1.20 SF
EXISTING STRUCTURES ON-SITE:	0 SF
EXISTING STRUCTURES ON-SITE TO REMAIN:	SINGLE FAMILY RESIDENTIAL
DEVELOPMENT TYPE:	CONVERTED
EXISTING LOT AREA:	11,000 AC
PROJECT AREA MAJOR FORM:	11,000 AC
PROPOSED SIZE:	3.00 AC (66.10 UNITS / 18.00 AC)
MINIMUM LOT SIZE:	7,000 SF
MINIMUM LOT WIDTH:	30'
MAXIMUM BUILDING HEIGHT:	AS SHOWN ON PLAN
MINIMUM BUILDING SETBACKS:	0.25
MAXIMUM TOTAL F.A.R.:	0.25
MAXIMUM TOTAL IMPERVIOUS SURFACE:	N/A
MAXIMUM TOTAL ALLOWABLE BUILDING COVERAGE:	10%
MINIMUM COMMON OPEN SPACE:	5,000 SF
EXISTING METADOL AREA:	42.35 AC
PROPOSED METADOL IMPACTS:	11.08 AC
TOTAL SITE AREA:	51.01 AC

**EXHIBIT 1**



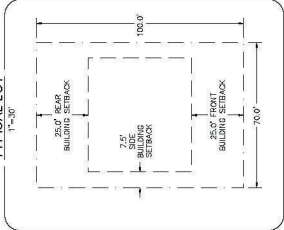
## LEGAL DESCRIPTION

[illegible]

## NOTES

- [illegible]

## TYPICAL LOT







## 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, 22<sup>nd</sup> Floor  
Tampa, Florida 33602

Via Email: [PW-CEIntake@HCFLGov.net](mailto: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,

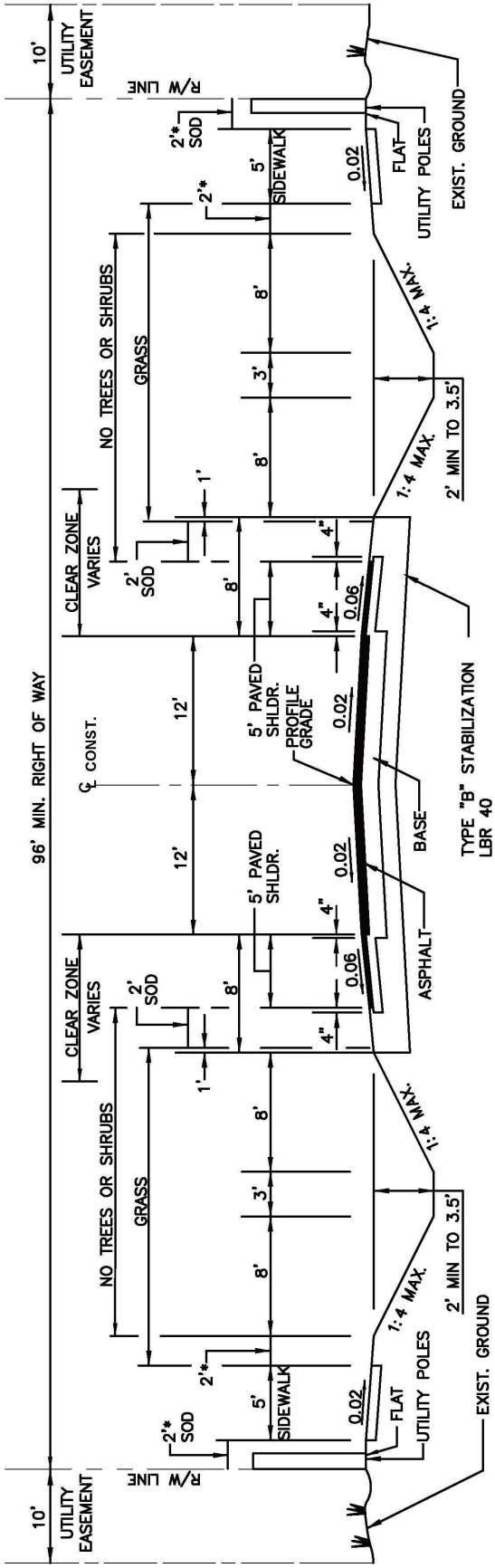


Michael J. Williams, P.E.  
Hillsborough County Engineer

MW/BK  
Attachment

23-0882

# EXHIBIT 3




## TYPICAL SECTION

N.T.S.

FOR LESS THAN 10,000 AADT

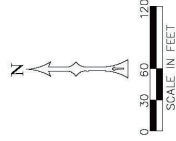
MAX. ALLOWABLE DESIGN SPEED - 50 MPH

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
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**

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



**Hillsborough  
County Florida**

Development Services Department

## 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
-----------------	--



APPLICATION NUMBER: PD 23-0882

ZHM HEARING DATE: January 16, 2024

BOCC LUM MEETING DATE: March 19, 2024

Case Reviewer: Tania C. Chapela

Waiver(s) to the Land Development Code

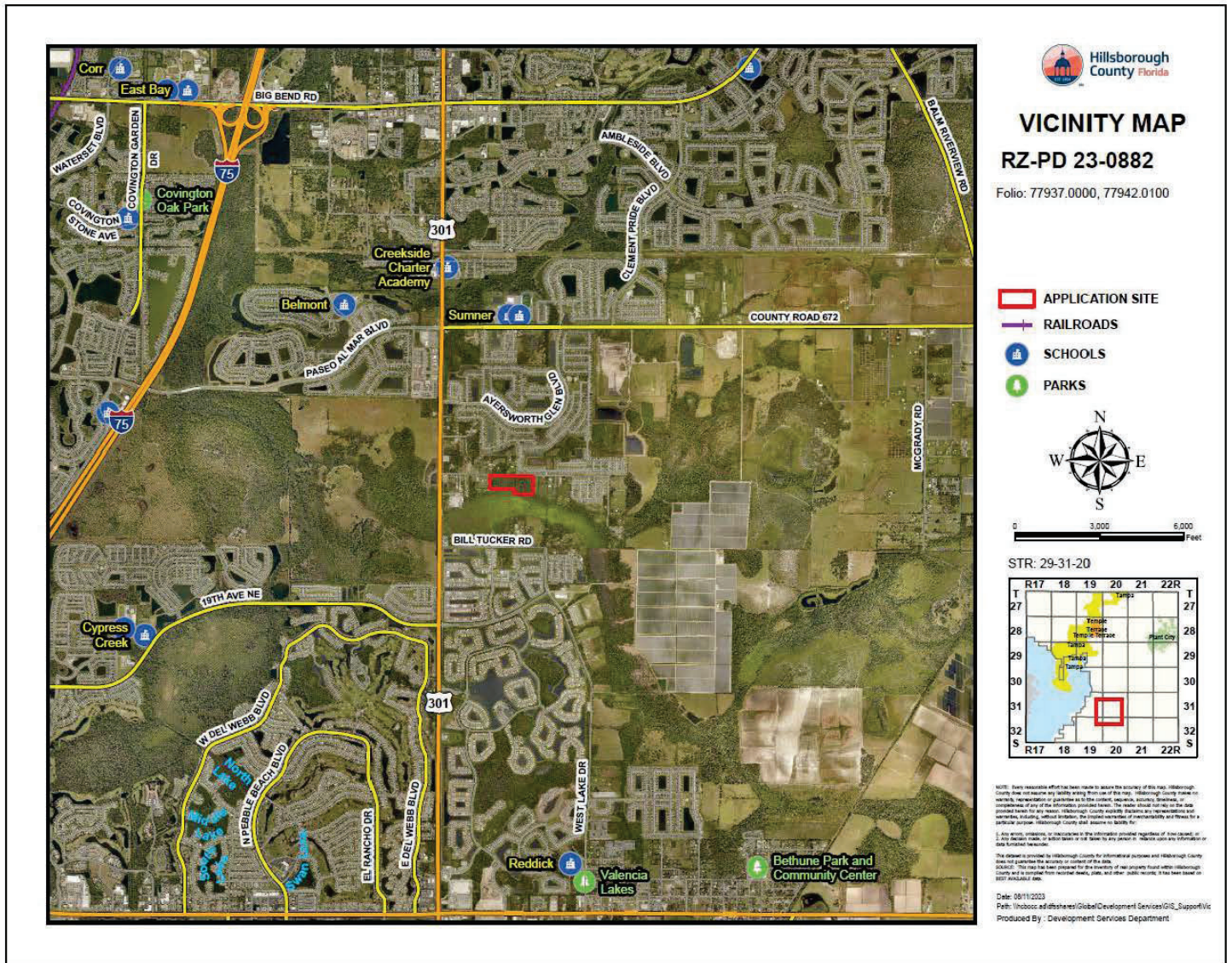
None requested as part of this application

**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



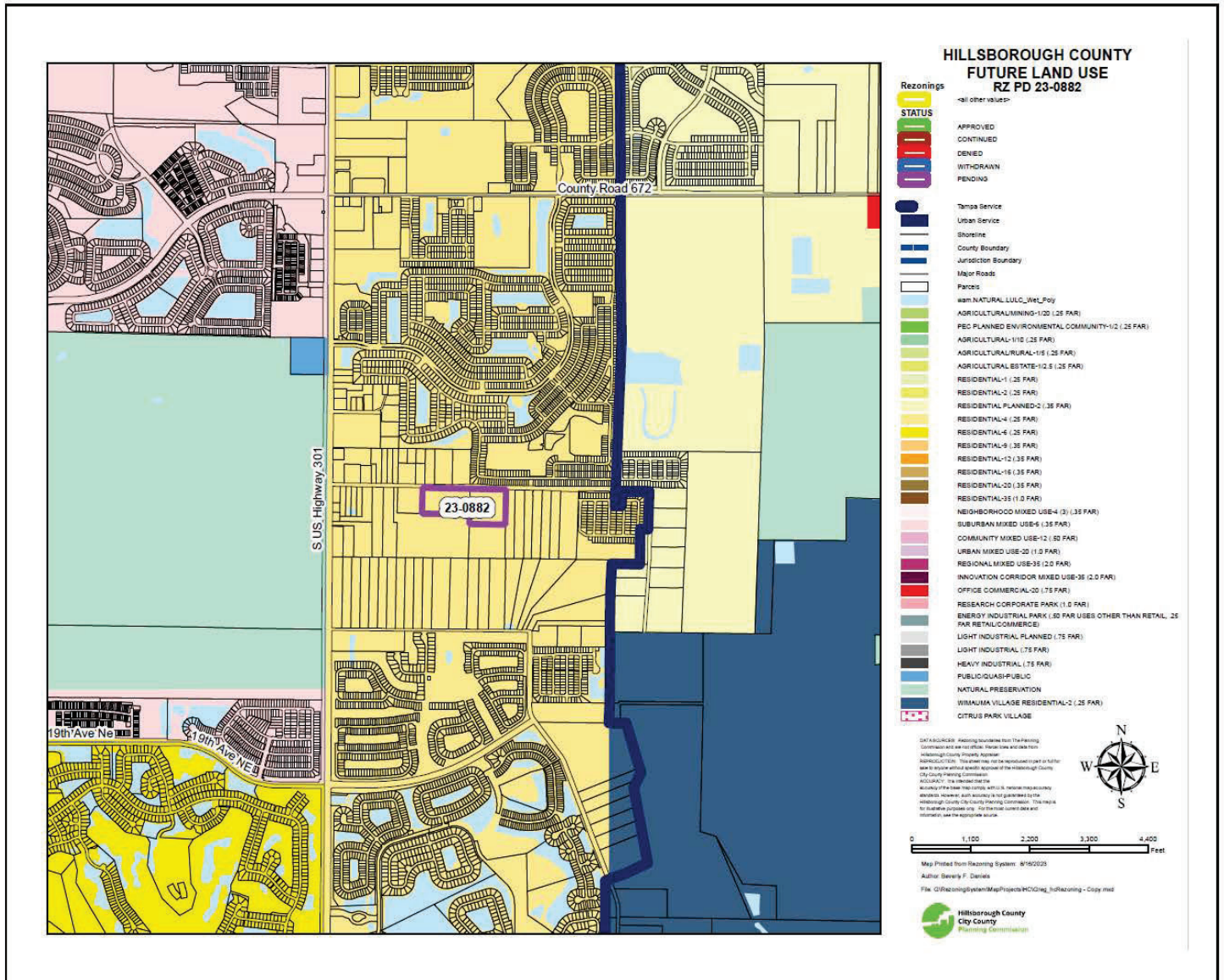
### Context of Surrounding Area:

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

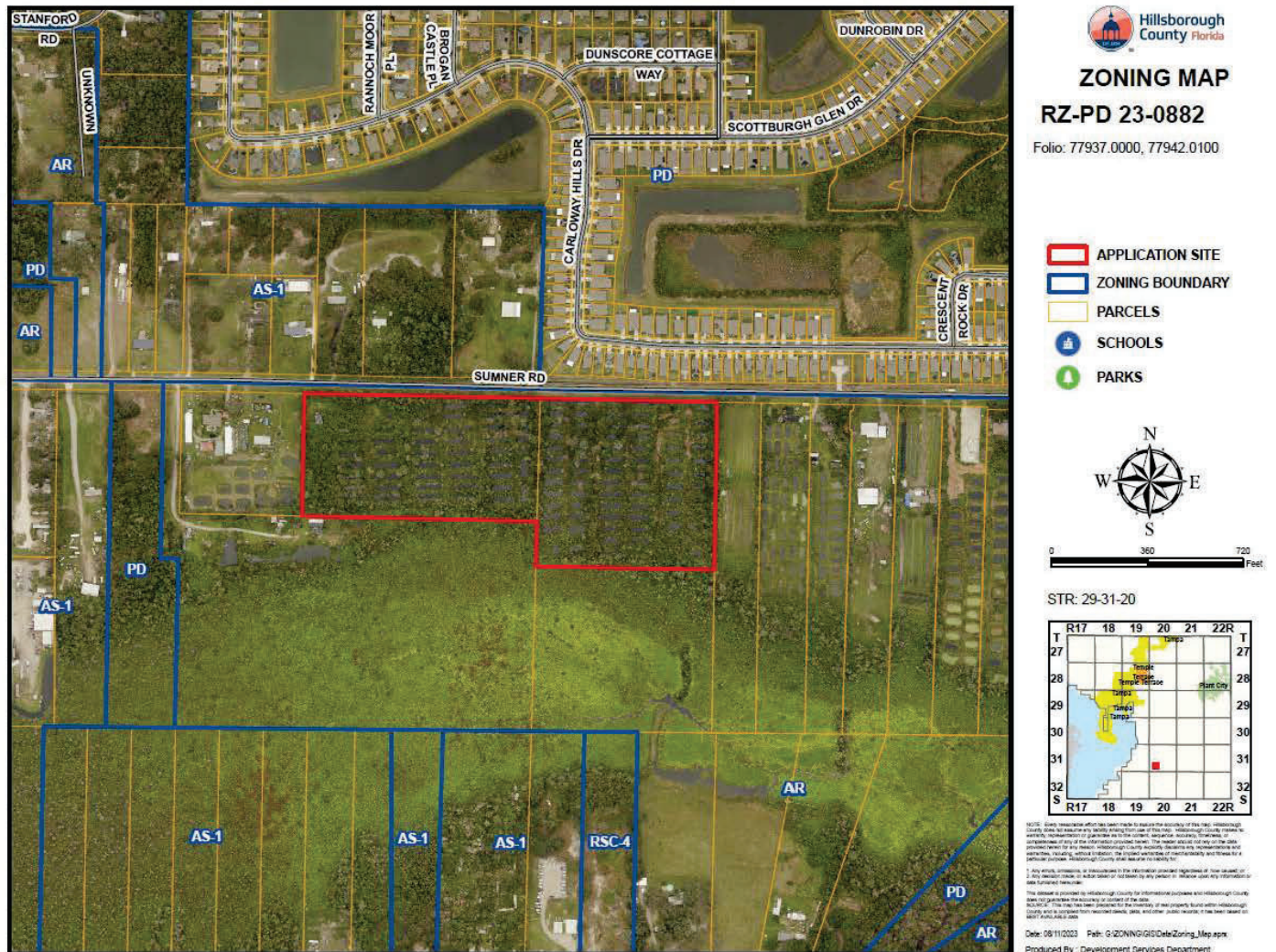


Subject Site Future Land Use Category:	RES-4
Maximum Density/F.A.R.:	4 DU/AC
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects



## 2.0 LAND USE MAP SET AND SUMMARY DATA

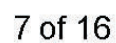
## 2.3 Immediate Area Map



## 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

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





# 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	2 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	660	49	65
Proposed	602	44	59
Difference (+/-)	(-) 58	(-) 5	(-) 6

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Vehicular & Pedestrian	None	Meets LDC
South		None	None	Meets LDC
East		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	Deminimis Design Exception Requested	Previously Approved
	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	



**CURRENTLY  
APPROVED**

Approval of the request, subject to the conditions listed, is based on the revised 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.



# **AGENCY COMMENTS**



## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 1/23/2025

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: APB/ South

PETITION NO: PRS 25-0115

☐

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.

### REVISED CONDITIONS OF APPROVAL

15. If ~~PD 23-0882~~ [PRS 25-0115](#) is approved, the County Engineer will approve a [deminimis exception to the](#) Design Exception request (dated September 22, 2023 and revised December 19, 2023) which was ~~found approvable~~ [previously approved](#) by the County Engineer (on ~~December 20, 2023~~ [March 21, 2024](#)) 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).

[Approval of this deminimis exception will allow the previously approved Design Exception to stand as-is.](#)

*[Transportation Review Section staff is proposing to modify this condition in order to reflect the deminimis Design Exception approval requested by the applicant. Staff notes that the applicant is proposing to maintain the improvements previously required under the currently approved Design Exception and given that the project is reducing the number of units and leaving access to Sumner Rd. unchanged, staff finds that deminimis treatment of this request is appropriate.]*

## **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting a minor modification, also known as a Personal Appearance (PRS) for two parcels, totaling +/- 19.16 ac., and currently zoned Planned Development (PD) #23-0882. The proposed PD is approved with entitlements to permit up to 63 single-family detached dwelling units. As a part of this PRS request, the applicant is seeking to reduce the unit count to 57 dwelling units, modify the lot layout to optimize wetland impacts and floodplain compensation needs, and modify the front yard setback.

The applicant has requested a waiver of the requirement to provide a trip generation and site access analysis. Consistent with Sec. 6.2.1.C. of the Development Review Procedures Manual (DRPM), staff did not require an analysis to support this request. Staff notes that the applicant is proposing to decrease the number of units from the previously approved levels, and that access to Sumner Rd. remains unchanged. 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 Engineers' Trip Generation Manual, 11<sup>th</sup> Edition.

### **Existing 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

### **Proposed Zoning:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 57 single-family detached dwelling units (ITE LUC 210)	602	44	59

### **Trip Generation Difference:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>(-) 58</b>	<b>(-) 5</b>	<b>(-) 6</b>

## **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, the previously approved zoning 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). This condition remains unchanged.

## **SITE ACCESS AND CONNECTIVITY**

The project is approved for one (1) access connection to serve the proposed project to Sumner Rd. This access remains unchanged. 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 to adjust the location of the access along the eastern boundary to a location outside of the floodplain.

Site access facilities on Sumner Rd. are were not previously warranted pursuant to Sec. 6.04.04.D. of the LDC. Staff had previously 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. Transportation impacts from the project will be reduced as a result of this request.

## **TRANSIT FACILITIES**

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

## **DEMINIMIS 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 approved the request (on March 21, 2024). 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).

The applicant is seeking a deminimis exception to the previously request. Staff note that the proposed PRS reduces overall trips generated by the project, and that the applicant is proposing to leave access to Sumner Rd. unchanged. If PRS 25-0115 is approved, the County Engineer will approve the deminimis 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

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**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](mailto:DeLeonE@hillsboroughcounty.org) or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

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

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

Lastly, please note that it is critical to ensure you copy all related correspondence to [PW-CEIntake@hillsboroughcounty.org](mailto:PW-CEIntake@hillsboroughcounty.org)

Mike

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

---

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

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

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

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

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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](mailto:ratliffja@hillsboroughcounty.org)  
[myates@palmtraffic.com](mailto:myates@palmtraffic.com)  
[kreali@stearnsweaver.com](mailto:kreali@stearnsweaver.com)  
[swalker@stearnsweaver.com](mailto:swalker@stearnsweaver.com)  
[chapelat@hillsboroughcounty.org](mailto:chapelat@hillsboroughcounty.org)  
[ratliffja@hillsboroughcounty.org](mailto:ratliffja@hillsboroughcounty.org)

Best Regards,

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

---

P: (813) 276-8364  
E: [tirados@HCFLGov.net](mailto:tirados@HCFLGov.net)  
W: [HCFLGov.net](http://HCFLGov.net)

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**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@hcpafl.gov](mailto:padroni@hcpafl.gov) or via telephone at (813) 307-1709 if you have questions about how to complete this form.

<b>Request Type</b> (check one)	<input 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.)
<b>Submittal Type</b> (check one)	<input type="checkbox"/> New Request <input checked="" type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
<b>Submittal Number and Description/Running History</b> (check one and complete text box using instructions provided below)	<input type="checkbox"/> 1. 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.
<b>Important:</b> To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.	
<b>Project Name/ Phase</b>	Mia Bella Wimauma - 11809 Sumner Road
<b>Important:</b> The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.	
<b>Folio Number(s)</b>	077937-0000, 077942-0100
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers	
<b>Important:</b> List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876".	
<b>Name of Person Submitting Request</b>	Vicki Castro, P.E.
<b>Important:</b> For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.	
<b>Current Property Zoning Designation</b>	
<b>Important:</b> For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at <a href="https://maps.hillsboroughcountv.org/maphillsborough/maphillsborough.html">https://maps.hillsboroughcountv.org/maphillsborough/maphillsborough.html</a> . For additional assistance, please contact the <a href="#">Zoning Counselors</a> at the Center for Development Services at (813) 272-5600 Option 3.	
<b>Pending Zoning Application Number</b>	23-0882
<b>Important:</b> If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.	
<b>Related Project Identification Number (Site/Subdivision Application Number)</b>	N/A
<b>Important:</b> This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".	





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, 20<sup>th</sup> 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   X   Approved

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

**Michael J. Williams**  
Digitally signed by  
Michael J. Williams  
Date: 2024.03.21  
09:47:46 -04'00'

Sincerely,

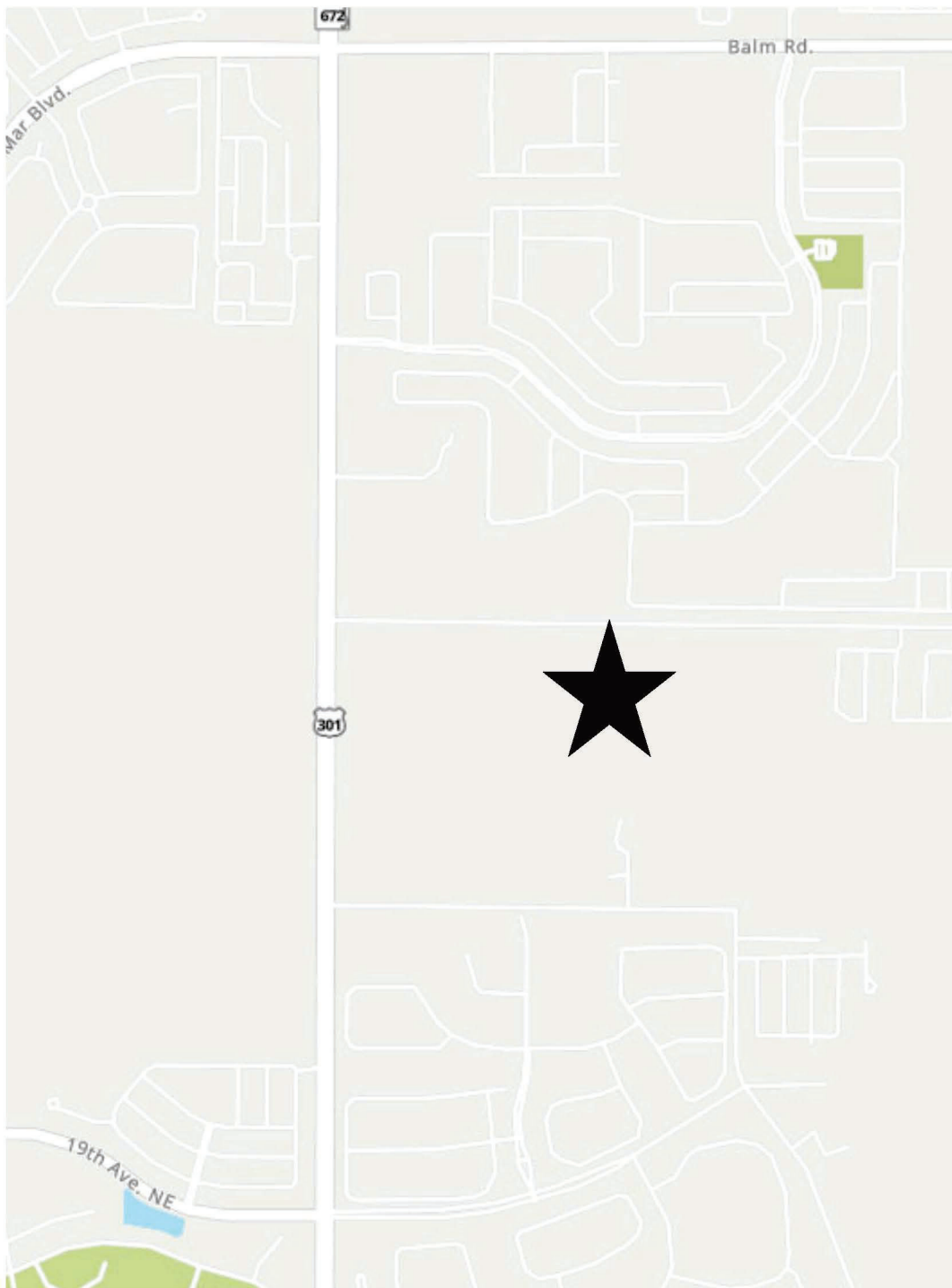
Michael J. Williams  
Hillsborough County Engineer

**The County Engineer has reviewed zoning modification application # 25-0115 and determined the changes to be de minimis. As such, the previous approval shall stand.**

\_\_\_\_\_  
**Michael J. Williams, P.E.**

**Hillsborough County Engineer on \_\_\_\_\_**

**FIGURE 1. LOCATION MAP**



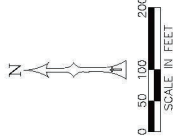
GENERAL  
DEVELOPMENT  
PLAN

MIA BELLA WIMAUUMA - 11809 SUMNER RD  
FOR  
SEFAIR INVESTMENTS, INC  
15905 DANBORO CT  
TAMPA, FL 33647 (813) 842-5615



Native Engineering, PLLC  
P.O. BOX 2995  
IND. O' LAKES, FL 33463  
813-538-2539

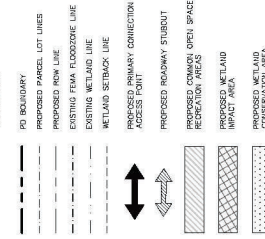
REVISIONS



## - PROJECT CONTACT INFORMATION -

CONCRETE	DEVELOPER	SURVEYOR
WHISNANT ROBERT GEORGE JR 1400 W. GLENN ST. ENTERPRISE, AL 36020	SEAFAR INVESTMENTS, INC. 12405 DUNDON CT. SUITE 202 TAMPA, FL 33619 813-842-5810	ALPHA SURVEYING & MAPPING 10000 W. GLENN ST. SUITE 202 TAMPA, FL 33619 813-221-2144
PLANNER	STEARNIS WEAVER MILLER WESSLER	

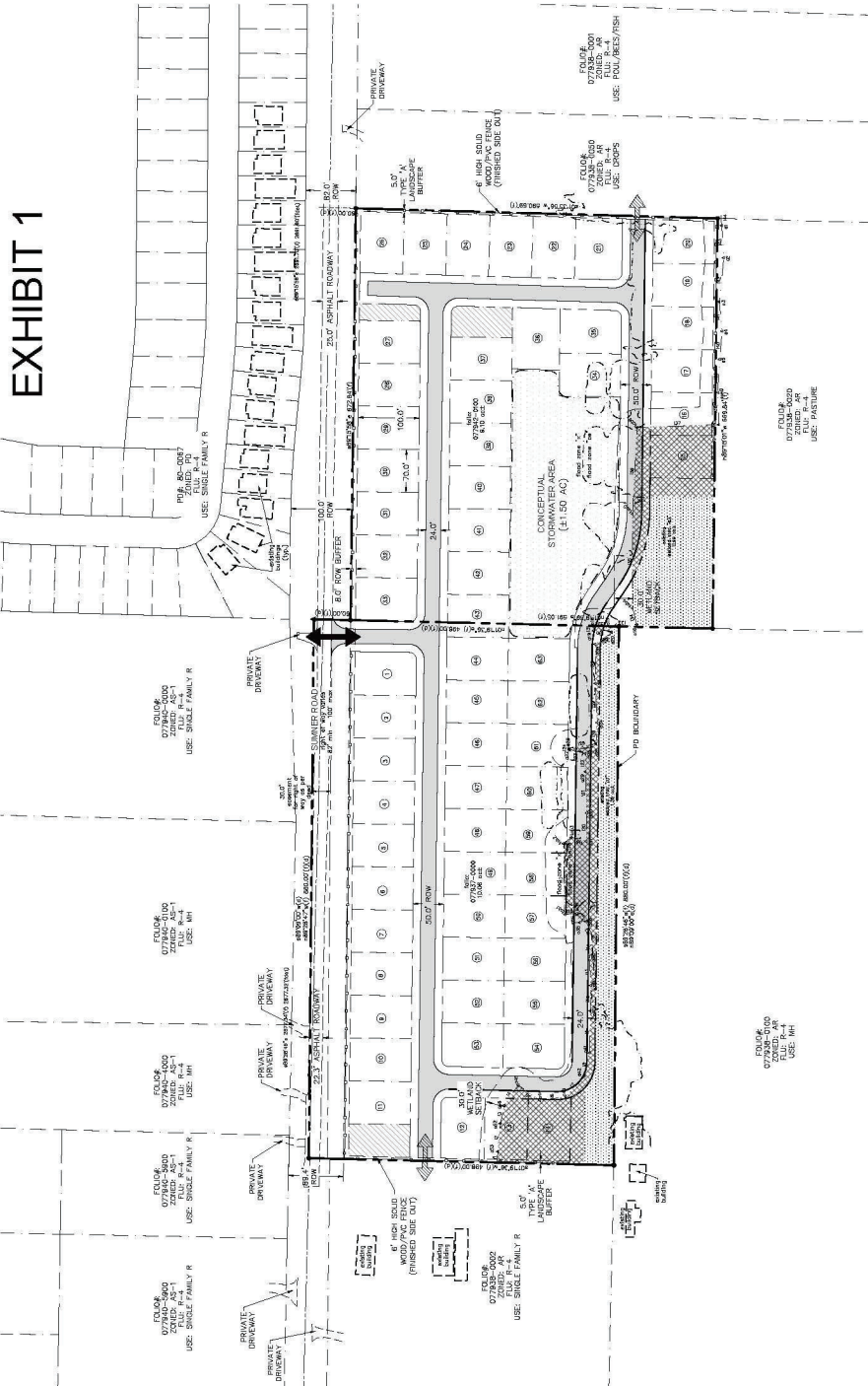
### LEGEND



## TA

FOLD NUMBERS	073637-0002, 073642-0010
EXISTING ZONING	R-4
CURRENT COMPREHENSIVE PLAN/ULI	VACANT RESIDENTIAL
EXISTING LAND USE	EDUCATIONAL/RECREATION SYSTEM
COMPLAINT PLANNING AREA:	
OVERLAY DISTRICT	NO
SENSE AREA	URBAN SERVICE AREA
SEIZING AGENCY	THE CITY OF VAC
SEIZING BOARD/COMMISSION	FAMIL # 0007007000
EXISTING FOOD CODE	DATE: 06/26/08
EXISTING STRUCTURES ON SITE:	
EXISTING ENCLOSURES ON SITE TO REMAIN	1,200 SF
EXISTING ALLOWED TYPE:	0 SF
CURRENTLY ALLOWED TYPE:	SINGLE FAMILY RESIDENTIAL
PROJECT AREA SIZE ROW:	11.056 AC
PROPOSED GROSS:	3.1 DU/AC (35 UNITS / 18.06 AC)
MINIMUM LOT SIZE:	7,000 SF
MINIMUM LOT WIDTH:	70'
MINIMUM BUILDING SETBACKS:	AS SHOWN ON PLAN
MAXIMUM TOTAL F.A.R.:	0.25
MAXIMUM TOTAL IMPROVED SURFACE:	1/A
MAXIMUM TOTAL ALLOWABLE BUILDING AREA:	3,000 SF
MAXIMUM TOTAL PERMITTED GROUND COVER (50% SPACE):	23.35 AC
EXISTING WETLAND AREA:	1.68 AC
PROPOSED WETLAND IMPACTS:	1.68 AC
TOTAL SITE AREA:	219.18 AC

# EXHIBIT 1



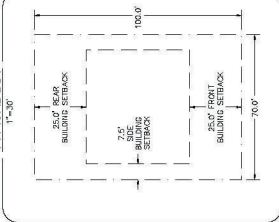
## LEGAL DESCRIPTION

	LEGAL DESCRIPTION
PER CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT # HT-22-50008	
ALSO:	
	BEING THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 39, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HULLBROOK COUNTY, FLORIDA, LESS THE NORTH 60 FEET THEREOF.
	BEING THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 39, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HULLBROOK COUNTY, FLORIDA, WITH THEREOF SOUTH 85' 00" WEST 880 FEET, THENCE EAST 88' 00" SOUTH 88' 00" WEST 100 FEET TO A POINT OF BEGINNING; AND BEING THE NORTH 60 FEET OF THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF SECTION 39, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HULLBROOK COUNTY, FLORIDA, LESS THE NORTH 60 FEET THEREOF.

## NOTES

1. ALL LAND USES AND THE GENERAL LOCATION OF STRUCTURES WITHIN 10' OF THE PROJECT BOUNDARY ARE SHOWN.
2. SHOWN ARE THE GENERAL LOCATIONS OF STRUCTURES WITHIN 10' OF THE PROJECT BOUNDARY ARE SHOWN.
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## TYPICAL LOT







## 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, 22<sup>nd</sup> Floor  
Tampa, Florida 33602

Via Email: [PW-CEIntake@HCFLGov.net](mailto: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,

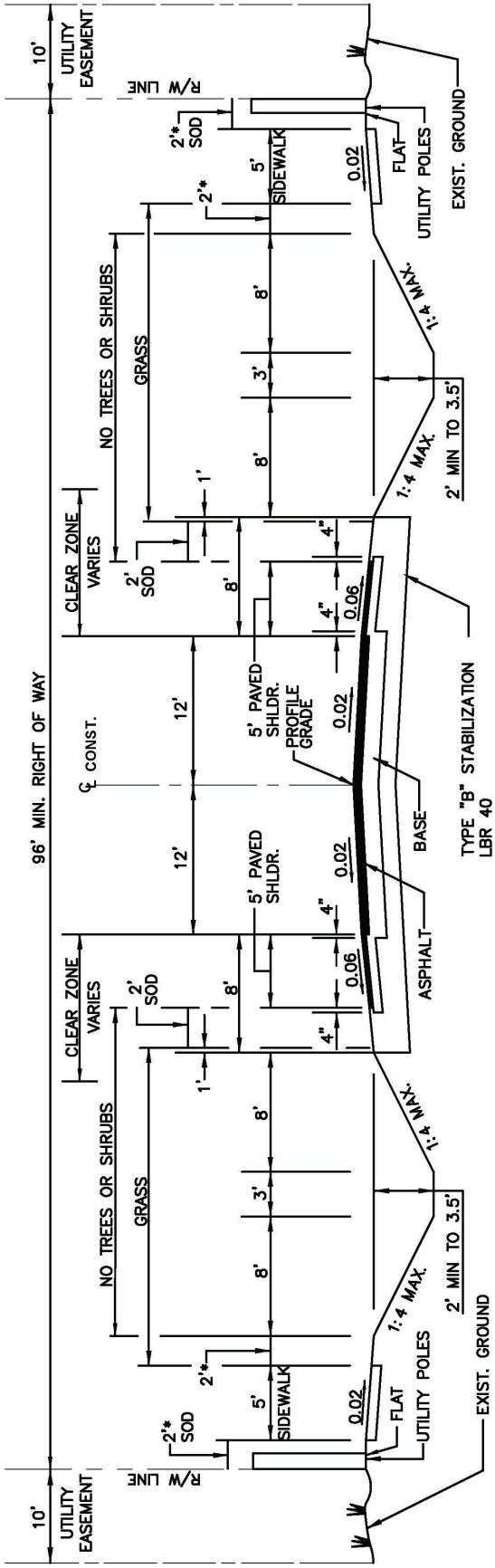


Michael J. Williams, P.E.  
Hillsborough County Engineer

MW/BK  
Attachment

23-0882

# EXHIBIT 3




## TYPICAL SECTION

N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED – 50 MPH

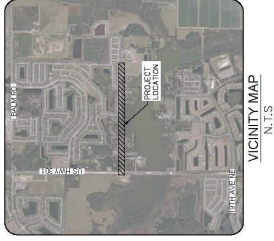
1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- \* 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH 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
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REVISIONS		
NO	DATE	DESCRIPTION



### 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**

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



**Hillsborough  
County Florida**

Development Services Department

## 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
-----------------	--



APPLICATION NUMBER: PD 23-0882

ZHM HEARING DATE: January 16, 2024

BOCC LUM MEETING DATE: March 19, 2024

Case Reviewer: Tania C. Chapela

Waiver(s) to the Land Development Code

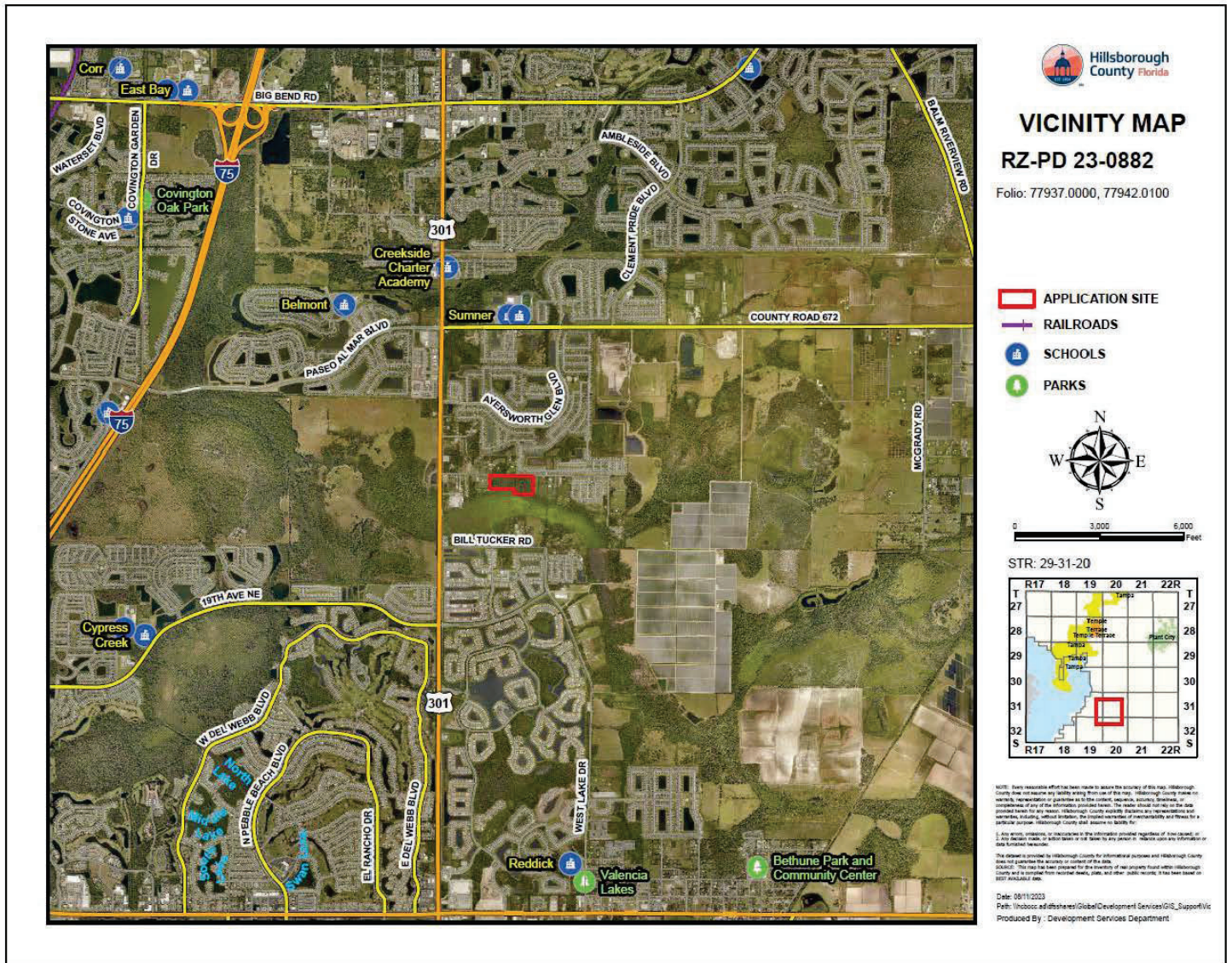
None requested as part of this application

**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.

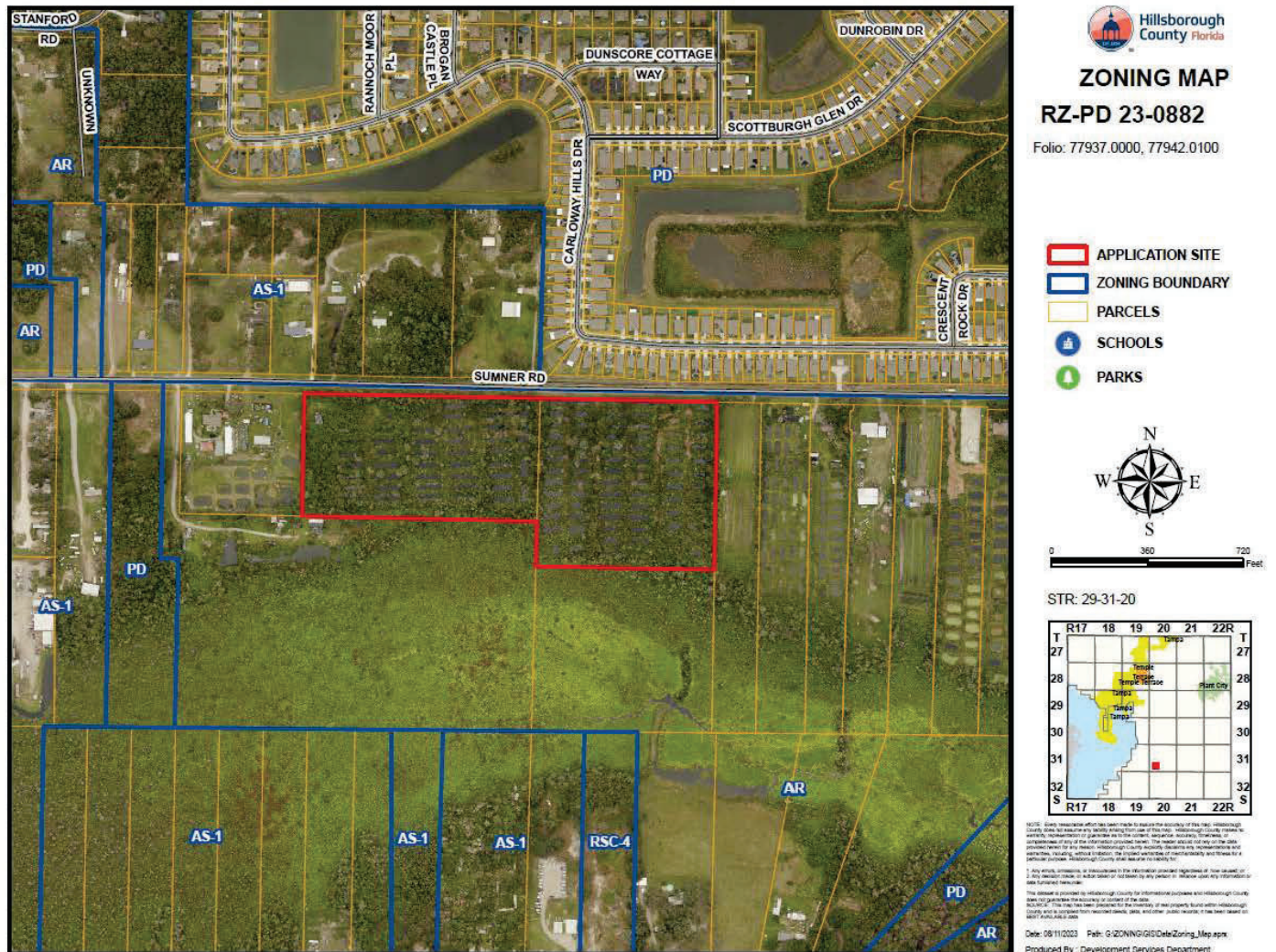






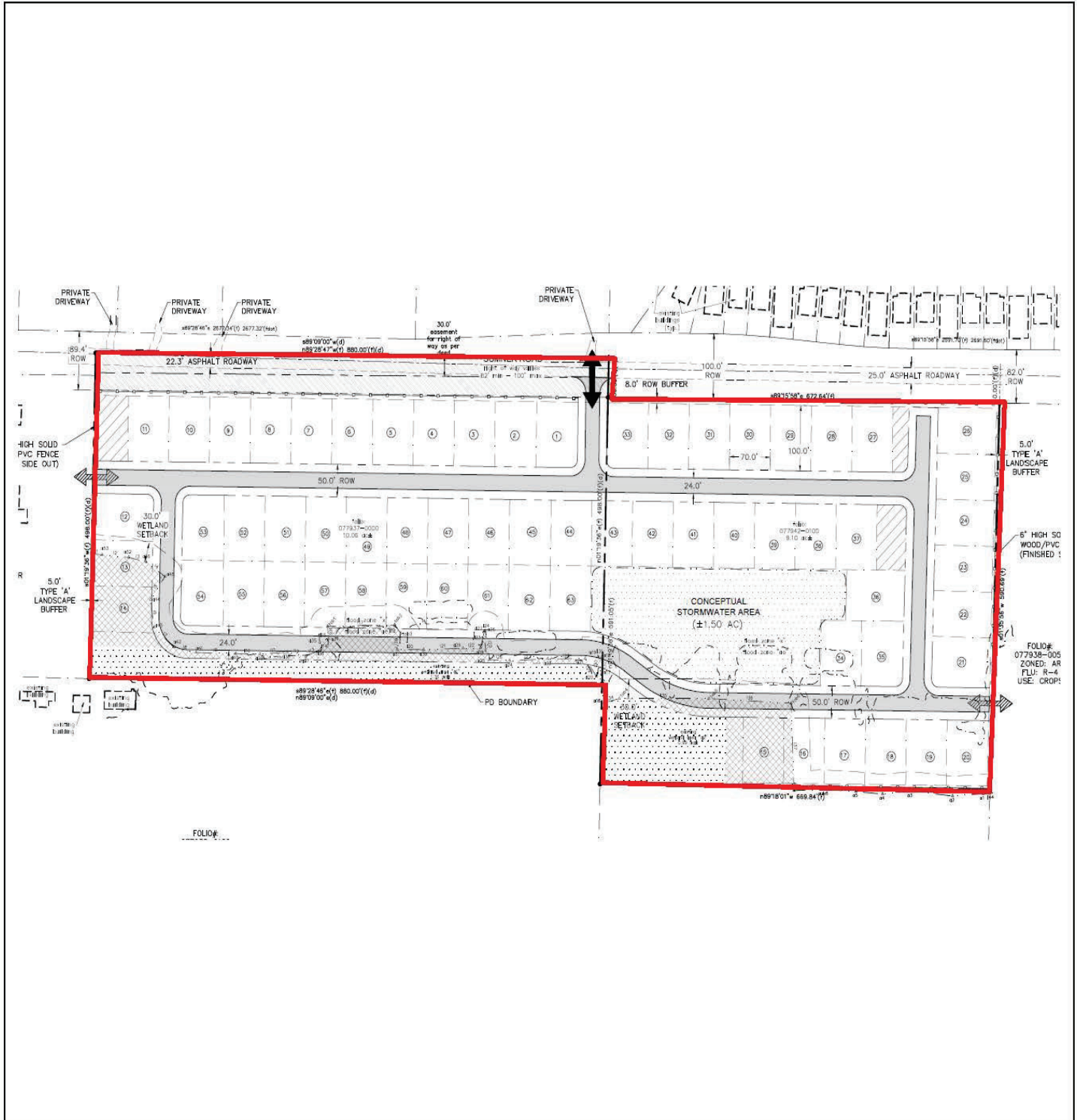
## 2.0 LAND USE MAP SET AND SUMMARY DATA

## 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)



# 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	2 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	660	49	65
Proposed	602	44	59
Difference (+/-)	(-) 58	(-) 5	(-) 6

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Vehicular & Pedestrian	None	Meets LDC
South		None	None	Meets LDC
East		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	Deminimis Design Exception Requested	Previously Approved
	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

Gwendolyn "Gwen" W. Myers CHAIR  
Harry Cohen VICE-CHAIR  
Chris Boles  
Donna Cameron Cepeda  
Ken Hagan  
Christine Miller  
Joshua Wostal



## DIRECTORS

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

### AGENCY COMMENT SHEET

REZONING	
<b>HEARING DATE:</b> February 11, 2025	<b>COMMENT DATE:</b> January 24, 2025
<b>PETITION NO.:</b> 25-0115	<b>PROPERTY ADDRESS:</b> 11809 Sumner Road, Wimauma
<b>EPC REVIEWER:</b> Kelly Holland	<b>FOLIO #s:</b> 0779370000 and 0779420100
<b>CONTACT INFORMATION:</b> (813) 627-2600 x 1222	<b>STR:</b> 29-31S-20E
<b>EMAIL:</b> <a href="mailto:hollandk@epchc.org">hollandk@epchc.org</a>	
<b>REQUESTED ZONING:</b> Personal Appearance	
FINDINGS	
<b>WETLANDS PRESENT</b>	YES
<b>SITE INSPECTION DATE</b>	NA
<b>WETLAND LINE VALIDITY</b>	VALID TO DATE AUGUST 17, 2028
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	In the southern portions of the property
<p><b>Please allow these comments to supersede and cancel the comments issued to Hillsborough County on January 8, 2025 in their entirety.</b></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"><li>• Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.</li><li>• The construction and location of any proposed wetland impacts are not approved by this correspondence.</li></ul>	

*Environmental Excellence in a Changing World*

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

- 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 subject property contains wetland/OSW areas, which have been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

kmh / app

ec: Kevin Reali, Agent – [kreali@stearnsweaver.com](mailto:kreali@stearnsweaver.com)  
S. Walker, Agent – [swalker@stearnsweaver.com](mailto:swalker@stearnsweaver.com)





### Adequate Facilities Analysis: Rezoning

**Date:** January 16, 2025

**Acreage:** 18.56 (+/- acres)

**Jurisdiction:** Hillsborough County

**Proposed Zoning:** Planned Development

**Case Number:** 25-0115

**Future Land Use:** RES-4

**HCPS #:** RZ 664

**Maximum Residential Units:** 57

**Address:** 11809 Sumner Rd

**Residential Type:** Single Family Detached

**Parcel Folio Number(s):** 77937.0000  
77942.0100

School Data	Belmont Elementary	Eisenhower Middle	Sumner High
<b>FISH Capacity</b> Total school capacity as reported to the Florida Inventory of School Houses (FISH)	1124	1509	3301
<b>2024-25 Enrollment</b> K-12 enrollment on 2024-25 40 <sup>th</sup> day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	783	1174	3653
<b>Current Utilization</b> Percentage of school capacity utilized based on 40 <sup>th</sup> day enrollment and FISH capacity	70%	78%	111%
<b>Concurrency Reservations</b> Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 1/16/2025	285	335	0
<b>Students Generated</b> Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	12	5	8
<b>Proposed Utilization</b> School capacity utilization based on 40 <sup>th</sup> day enrollment, existing concurrency reservations, and estimated student generation for application	96%	100%	111%

**Notes:** At this time, adequate capacity exists at Belmont Elementary School for the proposed rezoning. Although Eisenhower Middle and Sumner High Schools are at or over capacity given existing approved development and the proposed amendment, 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 and high school level.

**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*

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

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PETITION NO.: PRS 25-0115      REVIEWED BY: Clay Walker, E.I.    DATE: 12/30/2024

FOLIO NO.: 77937.0000, 77924.0100

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**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 ☒ (approximately 540 feet from the site), ☐ (adjacent to the site), and is located east 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 forcemain exists ☒ (approximately 430 feet from the project site), ☐ (adjacent to the site) and is located east 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:** 12/11/2024

**REVIEWER:** Kim Cruz, Environmental Supervisor      **REVIEW DATE:** 12/19/2024

**PROPERTY OWNER:** Robert George Whisnant, Jr.      **PID:** 25-0115

**APPLICANT:** 11809 Sumner Rd Wimauma LLC

**LOCATION:** 11809 Sumner Rd. Wimauma, Florida 33598

**FOLIO NO.:** 77937.0000, 77942.0100

### AGENCY REVIEW COMMENTS:

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site does not appear to be located within a Wellhead Resource Protection Area (WRPA), Potable Water Wellfield Protection Area (PWWPA) and/or Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

At this time, Hillsborough County EVSD has no recommended conditions and no request for additional information associated with wellhead protection.