

PD Modification Application MM 21-0561

Zoning Hearing Master Date: June 14, 2021

BOCC Land Use Meeting Date: August 10, 2021



Hillsborough County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Berry Red Farms, LLC

FLU Category: RES-1

Service Area: Rural

Site Acreage: 2.32

Community Plan Area: None

Overlay: None

Request: Modification to PD zoning



Existing Approvals:

Mobile home park with a maximum of 8 spaces. Site is a zoning conformance PD which recognized NCU 91-050 (Tuckers Trailer Park)

Proposed Modifications:

To allow a 17 space Farm Worker Housing (FWH) project. The existing PD is permitted solely for an 8-space mobile home park; therefore, a modification to the PD to allow this use is required. In the RES-1 FLU category, farm working housing is to be located within 1 mile of a commercially productive farm. Density is limited to 8 units per acre with manufactured homes as an allowable housing type.

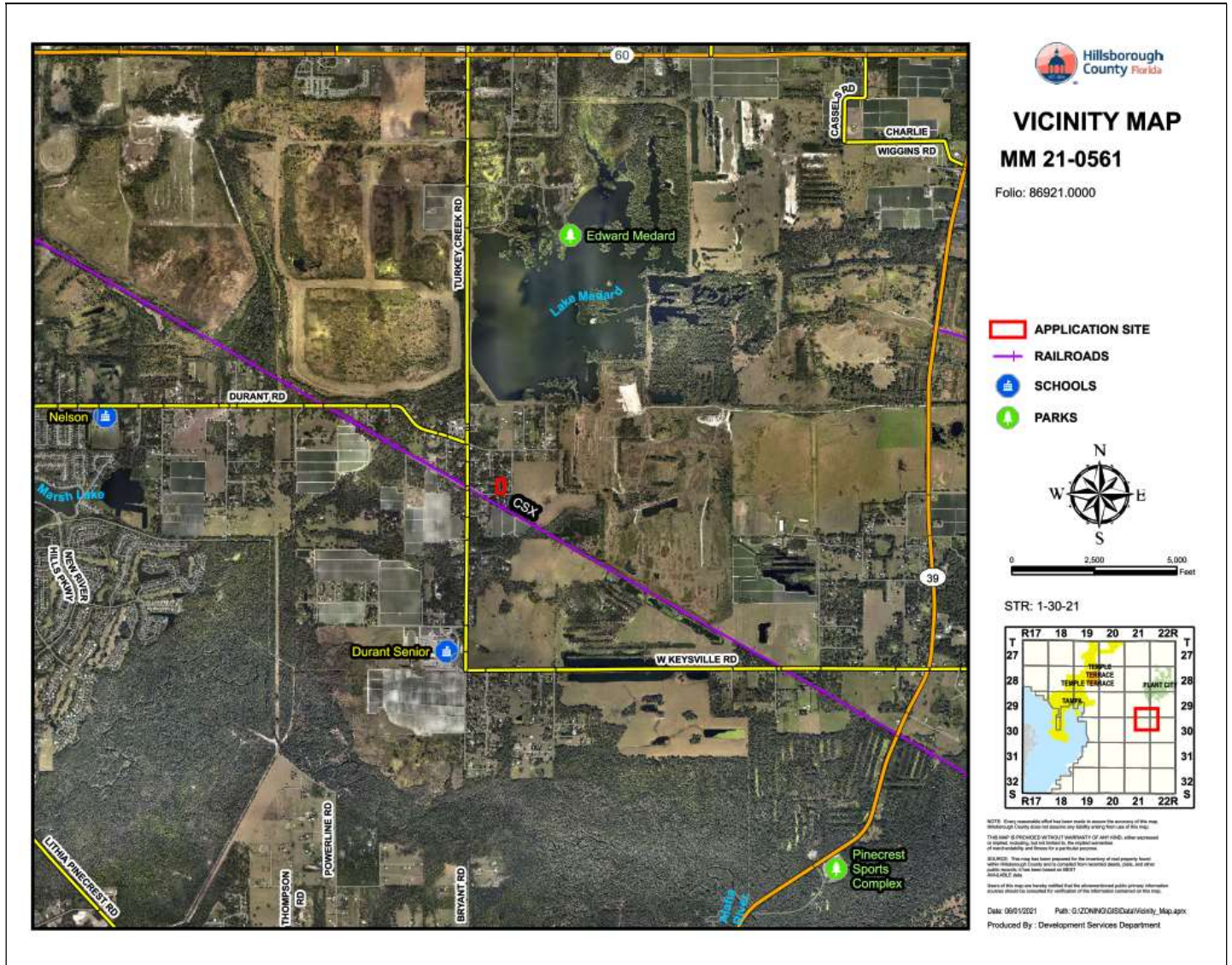
The original approval is proposed for removal to ensure the density maximums permitted only under a Farm Worker Housing project.

Additional Information:

PD Variations	None
Waivers	Waiver to LDC Section 6.11.39.D.1 – 50 foot setback to be reduced to 25 feet along the north, west and east boundaries
Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

The general area is developed with residential and agricultural uses in the eastern area of Hillsborough County. Residential development consists of primarily one acre lots or larger in a rural development pattern. Smaller lots (approximately 0.5 acres) are present which may have been created prior to the Comprehensive Plan category of RES-1. Large area agricultural uses, such as pastures and farms, are also found within the area.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses					
Location:	Zoning:	Future Land Use:	Density/F.A.R.	Permitted Use:	Existing Use:
North	AS-1	RES-1	1 u/a	Agricultural and Residential uses	Single-family residential
South	AS-1	RES-1	1 u/a	Agricultural and Residential uses	Single-family residential
West	AS-1	RES-1	1 u/a	Agricultural and Residential uses	Single-family residential
East	AS-1	RES-1	1 u/a	Agricultural and Residential uses	Single-family residential

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 8 OF STAFF REPORT)

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
Roebuck Road	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements Required <input checked="" type="checkbox"/> Proposed Vehicular Access <input checked="" type="checkbox"/> Other: Developer has proffered to dedicate and convey 25 feet of ROW
	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 Required <input type="checkbox"/> Proposed Vehicular Access <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 Required <input type="checkbox"/> Proposed Vehicular Access <input type="checkbox"/> Other:

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	40	2	4
Proposed	85	4	8
Difference (+/-)	(+) 45	(+) 2	(+) 4

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

Design Exceptions/Administrative Variance Not applicable for this request

Road Name	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.

Notes:

Required Connectivity Not applicable for this request

Project Boundary	Status
North	Choose an item.
South	Choose an item.
East	Choose an item.
West	Choose an item.
Other:	

Cross Access Not applicable for this request

Type of Cross Access	Required	If Yes, Location(s)	If Yes, Proposed by Applicant
Vehicular and Pedestrian Cross Access	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West	<input type="checkbox"/> Yes <input type="checkbox"/> No, see above for Adm. Variance
Pedestrian Only Cross Access	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> North <input checked="" type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West	<input type="checkbox"/> Yes <input type="checkbox"/> No, see above for Adm. Variance

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY	OBJECTIONS	CONDITIONS REQUESTED	ADDITIONAL INFORMATION/COMMENTS
Environmental:			
Environmental Protection Commission	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Site contains no wetlands
Natural Resources	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Other _____			
Public Facilities:			
Transportation <input type="checkbox"/> Design Exception Requested <input type="checkbox"/> Off-site Improvements Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Utilities Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	Review is not a determination of school concurrency.
Impact/Mobility Fees Estimated Fees: (Fee estimate is based on a 1,500 square foot, 3 bedroom, Mobile Home Unit) Mobility: \$3,364 * 13 units = \$ 43,732 Parks: \$1,656 * 13 units = \$ 21,528 School: \$7,027 * 13 units = \$ 91,351 Fire: \$335 * 13 units = \$ 4,355 Total Mobile Home (after credit) = \$160,966 <div style="float: right; border: 1px solid black; padding: 5px; margin-top: 10px;"> Rural Mobility Central Fire Northeast Parks </div>			
Comprehensive Plan:			
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATION

5.1 Compatibility

The project will provide the maximum number of farm worker housing units (17) on the 2.32 acre site. Per the Land Development Code, a 50 foot setback is required (LDC Section 6.11.39.D.1). The project proposes a 25 foot setback along the north, west and east. Per the applicant, the reduced setback is needed due to the limited location available for the on-site septic system, which is along the southern portion of the site. This factor, along with the required internal access drive and T-turn around for emergency vehicles, results in a layout that reduces the setback to 25 feet. The applicant proposes enhanced screening to mitigate for the reduced setback. The minimum required screening of a 6 foot high fence will be enhanced with tree plantings on 20 foot centers within a 10 foot wide buffer along the north, west and east. Tree plantings along the southern boundary will occur on 40 foot centers. A 100 foot setback is proposed along the south, which exceeds the Code minimum by 50 feet.

Per the applicant's narrative, adjacent homes are located at distances from the site that will provide separation from the project. Homes to the west are located 58 to 74 feet west of the common boundary line. Homes to the east are located approximately 60 feet from the project. Properties to the south are separated from the site by Roebuck Road and a 100 foot buffer. The project's increased front yard is noted by the applicant as characteristic of the area's rural development pattern.

5.2 Recommendation

Approvable, subject to proposed conditions.

The project is properly located in an agricultural area to support the community's active agricultural uses. The Land Development Code's Farm Worker Housing requirements, with the exception of setbacks, will be met. Staff does not object to the applicant's setback waiver request due to the proposed enhanced screening and surrounding development pattern. Additionally, no objections from reviewing agencies were received.

6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted May 25, 2021.


- 1- The maximum density must not exceed the land use plan category (A/R .2 DU/GA).
- 2- The Comprehensive Plan recognizes this development as a legal multi-family lot of record. Policy B-1.2 provides for the replacement mobile home units and RV spaces in excess of the maximum density allowed in the plan.
- 3- Minimum setbacks for mobile home shall be:
 front/side/rear: five feet
 utility easement: three feet
 There shall be a 50 foot depth along major street abutting a mobile home park or RV park, and a setback of not less than 25 ft in depth between the mobile home units and the park boundaires.
- 4- The minimum distance between rows of mobile homes used for access shall be 30 ft in width and cul-de-sacs shall have a minimum radius of 35 ft.
- 5- The following uses shall be permitted on site:
 - a)- All legally permitted principal and accessory mobile home park activities, structures, or recreational vehicle activities, and structures.
 - b)- The park totalling 2.32 acres, is limited to single family mobile home spaces. All new development shall meet the applicable regulations in the Zoning Code, as amended.
 - c)- No loudspeakers shall be used in the mobile home park.
 - d)- Mobile Home Parks, and Mobile Home Park sections.
 - e)- Recreational Vehicle Parks and RV park sections shall have a maximum density of 6 units per acre.
 - f)- Management unites, Recreational areas and strucutres, Service buildings and structures, including boat docks, and ramps for use by park residents only.
 - g)- Accessory uses and structures which are customarily accessory and clearly incidental to the mobile home park or recreational vehicle park, subject to the Zoning Code, as amended.
 - h)- Home Occupations, subject to the Zoning Code, as amended.
 - i)- Convenience establishments which are of a commercial nature, including food stores, snack bars, coin-operated laundry, dry cleaning pick up, beauty shops and barber shops may be allowed in the park. These uses shall be located and designated to serve only residents of the park and present no visible signs from any area outside the park.
- 6- All conditions of approval shall be met prior to any development activity. _____
- 7- The Planning and Development Management Department is authorized to approve minor changes in the approved original General Development Site Plan, as long as the changes are in harmony with the original General Development Site Plan, but shall not have the power to approve changes that constitute a conceptual modification.
- 8- Within 90 days of the Zoning Conformance zoning approval by the Hillsborough County Board of County Commissioners, the owners shall submit to the County Planning and Development Management Department, seven copies of a Site Plan for certification reflecting all the conditions outlined above.

1. The site shall be permitted a maximum of 17 farm worker housing units in accordance with Land Development Code Section 6.11.39.B. Upon site development approval, the farm worker housing shall be valid for two years. Farm Worker Housing extensions shall be renewed upon certification in the form of an affidavit that the housing continues to be Farm Worker Housing only. It shall be the responsibility of the housing provider or property owner to provide the certification in a timely manner. If for any reason the approval is not renewed, the dwelling units which exceed the density of the Comprehensive Plan must be removed. Use of the property without an extension of Farm Worker Housing shall be limited to AS-1 zoning district uses and development standards.
2. Unless otherwise specified, Farm Worker Housing shall be developed in accordance with Land Development Code Section 6.11.39.D. A minimum setback of 25 feet shall be provided along the northern, western and eastern PD boundaries. A minimum setback of 100 feet shall be provided along the southern PD boundary (as measured from the existing ROW).
3. If the site is developed with Farm Worker Housing, a 10 foot wide buffer shall be provided along the northern, western and eastern PD boundaries. Within this buffer, a 6 foot high solid wood fence and evergreen shade tree plantings shall be provided. Trees shall be at least 10 feet in height at the time of planting, a minimum of two-inch caliper and spaced no more than 20 feet apart.
4. If the site is developed with Farm Worker Housing, evergreen shade tree plantings shall be provided along the southern PD boundary (exclusive of the access point). Tree plantings shall occur along the new southern ROW line (see condition #6). Trees shall be at least 10 feet in height at the time of planting, a minimum of two-inch caliper and spaced no more than 40 feet apart.
5. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
6. As proffered by the developer, prior to or concurrent with the initial increment of development, the developer shall dedicate and convey to Hillsborough County 25 feet of right-of-way along the project's frontage.

1.1 SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDNACE WITH HILLSBOROGUH 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.

Zoning Administrator Sign Off:



IntegriSign[®]
Desktop
J. Brian Grady
Mon Jun 7 2021 08:58:39

APPLICATION NUMBER: MM 21-0561

ZHM HEARING DATE: June 14, 2021

BOCC LUM MEETING DATE: August 10, 2021

Case Reviewer: Michelle Heinrich, AICP

7.0 ADDITIONAL INFORMATION

None

APPLICATION NUMBER: MM 21-0561

ZHM HEARING DATE: June 14, 2021

BOCC LUM MEETING DATE: August 10, 2021

Case Reviewer: Michelle Heinrich, AICP

8.0 FULL TRANSPORTATION REPORT

PD Modification

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 8 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Roebuck Rd.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements Required <input checked="" type="checkbox"/> Proposed Vehicular Access <input checked="" type="checkbox"/> Other: Developer has proferred to dedicate and convey 25 feet of right-of-way.
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substanard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements Required <input type="checkbox"/> Proposed Vehicular Access <input type="checkbox"/> Other:
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substanard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements Required <input type="checkbox"/> Proposed Vehicular Access <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 Required <input type="checkbox"/> Proposed Vehicular Access <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	2	4
Proposed	85	4	8
Difference (+/-)	(+) 45	(+) 2	(+) 4

Design Exceptions/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

Required Connectivity <input checked="" type="checkbox"/> Not applicable for this request	
Project Boundary	Status
North	Choose an item.
South	Choose an item.
East	Choose an item.
West	Choose an item.
Other:	

Cross Access <input type="checkbox"/> Not applicable for this request			
Type of Cross Access	Required	If Yes, Location(s)	If Yes, Proposed by Applicant
Vehicular and Pedestrian Cross Access	<input type="checkbox"/> Yes	<input type="checkbox"/> North <input type="checkbox"/> South	<input type="checkbox"/> Yes
	<input checked="" type="checkbox"/> No	<input type="checkbox"/> East <input type="checkbox"/> West	<input type="checkbox"/> No, see above for Adm. Variance
Pedestrian Only Cross Access	<input type="checkbox"/> Yes	<input type="checkbox"/> North <input type="checkbox"/> South	<input type="checkbox"/> Yes
	<input checked="" type="checkbox"/> No	<input type="checkbox"/> East <input type="checkbox"/> West	<input type="checkbox"/> No, see above for Adm. Variance

PD Modification

INFORMATION/REVIEWING AGENCY	OBJECTIONS	CONDITIONS REQUESTED	ADDITIONAL INFORMATION/COMMENTS
Transportation <input type="checkbox"/> Design Exception Requested <input type="checkbox"/> Off-site Improvements Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 6/7/2021

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: RV/ Central

PETITION NO: MM 21-0561

- 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.

PROJECT SUMMARY AND CONCLUSIONS

- The proposed project is anticipated to decrease (by 179 average daily trips, 32 a.m. peak hour trips, and 31 p.m. peak hour trips) the maximum trip generation potential of the subject property.
- Vehicular and pedestrian access will be to/from Roebuck Rd.
- Roebuck Rd. is a substandard local roadway. By policy of the County Engineer, projects generating fewer than 10 peak hour trips in total are generally exempt from the requirement to improve the roadway to County standards provided the roadway being accessed meets minimum life safety standards (i.e. 15 feet of pavement width within a 20-foot wide clear area). The project generates 8 peak hour trips. As such, no substandard road improvements are required.
- The developer has proffered to dedicate and convey to Hillsborough County 25 feet of right-of-way along the project's Roebuck Rd. frontage.
- The developer will be required to comply with all transportation related standards found within Section 6.11.39 (Special and Condition Uses, Farm Worker Housing) and other applicable sections of the LDC.
- Transportation Review Section staff has no objection to this rezoning, subject to the conditions proposed hereinbelow.

CONDITIONS OF APPROVAL

1. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
2. As proffered by the developer, prior to or concurrent with the intimal increment of development, the developer shall dedicate and convey to Hillsborough County 25 feet of right-of-way along the project's frontage.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a Major Modification (MM) to a +/- 2.16 ac. parcel zoned Planned Development (PD) Zoning Conformance (ZC) #92-0347. The existing PD ZC is approved for an 8 unit mobile home park. The proposed PD is seeking entitlements to allow a 17-unit Farm Worker Housing project.

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation letter indicating that, given the project generates fewer than 50 peak hour trips, no transportation analysis was required to process this request. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD-ZC, 92-0347, 8 Unit Mobile Home Park (ITE LUC 640)	40	2	4

Proposed Uses (Option 1):

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 17 Unit Farm Worker Housing Project (ITE LUC 210)	85	4	8

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 45	(+) 2	(+) 4

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Roebuck Rd. is a 2-lane, undivided, publicly maintained, substandard, local roadway characterized by +/- 18 feet of pavement in average condition. According to the applicant, the roadway lies within a +/- 50-foot wide right-of-way in the vicinity of the project (although such right-of-way is not mentioned in the adjacent deeds) and may be right-of-way by maintenance. There are no bicycle facilities or sidewalks along Roebuck Rd. in the vicinity of the proposed project. The applicant has proffered to dedicate and convey 25 feet of right-of-way along the project’s Roebuck Rd. frontage.

Although the roadway is substandard, by policy of the County Engineer projects generating fewer than 10 peak hour trips in total are generally exempt from the requirement to improve the roadway to County standards, and are not required to obtain a Section 6.04.02.B. Administrative Variance; however, the roadway must meet minimum life-safety standards (i.e. the roadway must have 15 feet of pavement within a 20-foot-wide clear area). As such, staff finds that the project generates a de minimis level of traffic and, based upon the characteristics of the roadway and proposed use, is exempt from substandard road improvements.

SITE ACCESS AND CONNECTIVITY

Vehicular and pedestrian access is anticipated to be to/from Roebuck Rd.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

The Hillsborough County 2019 Level of Service Report does not contain information for Roebuck Rd. As such, no Level of Service (LOS) information can be provided.

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER: MM 21-0561

DATE OF HEARING: June 14, 2021

APPLICANT: Berry Red Farms, LLC

PETITION REQUEST: The Major Modification request is to modify PD 92-347 to permit a 17 space Farmworker Housing Project

LOCATION: Approximately 1,450 feet east of the Turkey Creek Rd. and Roebuck Rd.

SIZE OF PROPERTY: 2.16 acres, m.o.l.

EXISTING ZONING DISTRICT: PD 92-347

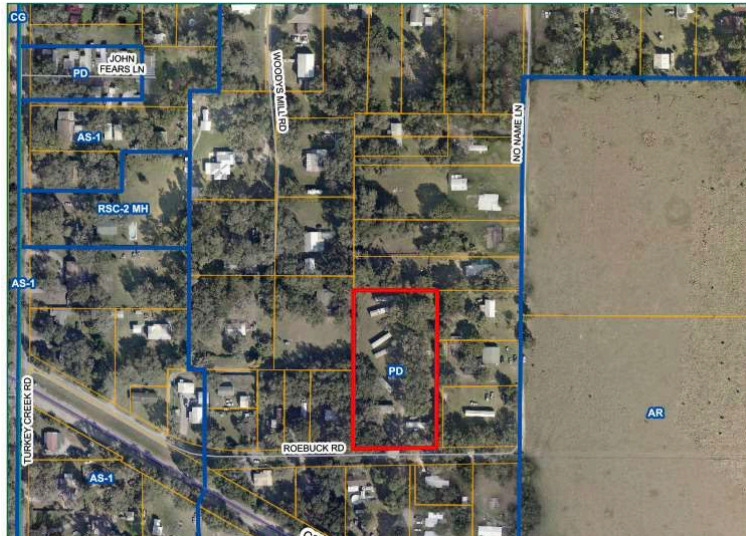
FUTURE LAND USE CATEGORY: RES-1

SERVICE AREA: Rural

COMMUNITY PLAN: N/A

DEVELOPMENT REVIEW STAFF REPORT

1.0 APPLICATION SUMMARY



Applicant: Berry Red Farms, LLC

FLU Category: RES-1

Service Area: Rural

Site Acreage 2.32

Community Plan Area: None

Overlay: None

Request: Modification to PD zoning

Existing Approvals:

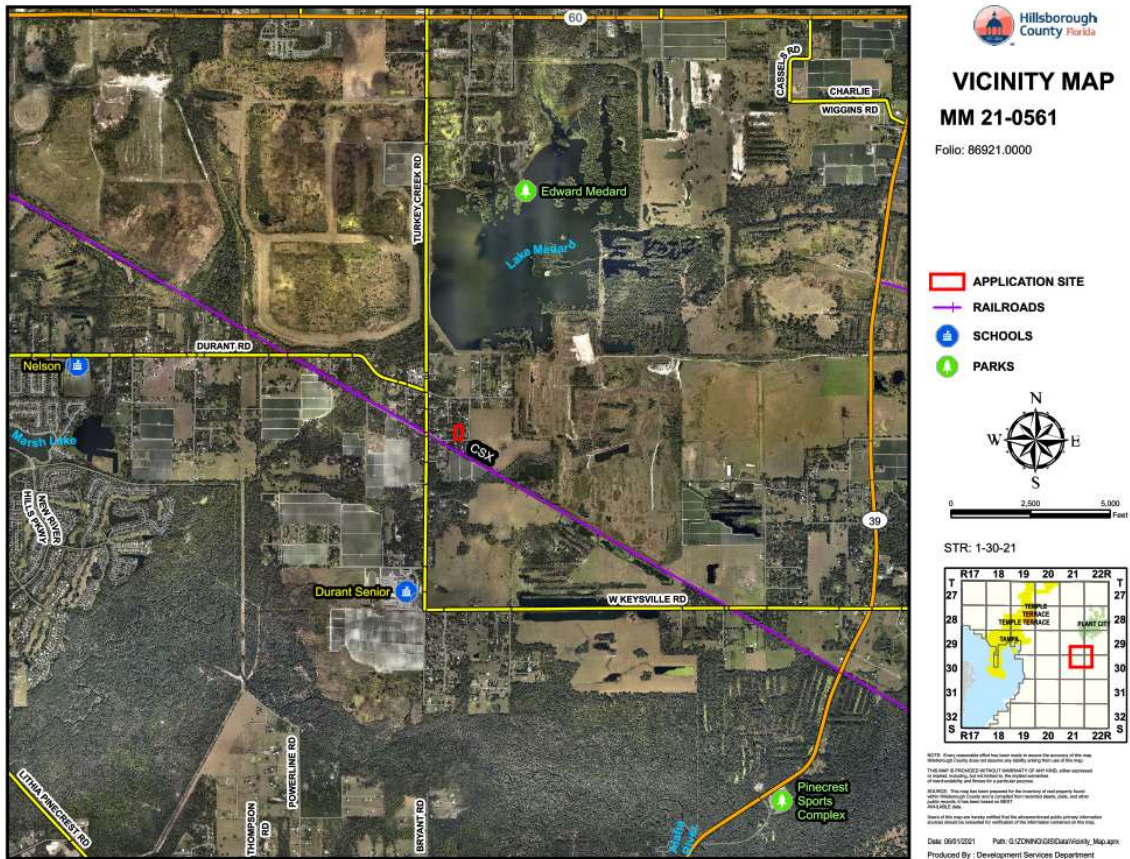
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Proposed Modifications:

To allow a 17 space Farm Worker Housing (FWH) project. The existing PD is permitted solely for an 8-space mobile home park; therefore, a modification to the PD to allow this use is required. In the RES-1 FLU category, farm working housing is to be located within 1 mile of a commercially productive farm. Density is limited to 8 units per acre with manufactured homes as an allowable housing type.

The original approval is proposed for removal to ensure the density maximums permitted only under a Farm Worker Housing project.	
Additional Information:	
PD Variations	None
Waivers	Waiver to LDC Section 6.11.39.D.1 – 50 foot setback to be reduced to 25 feet along the north, west and east boundaries
Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable, subject to proposed conditions

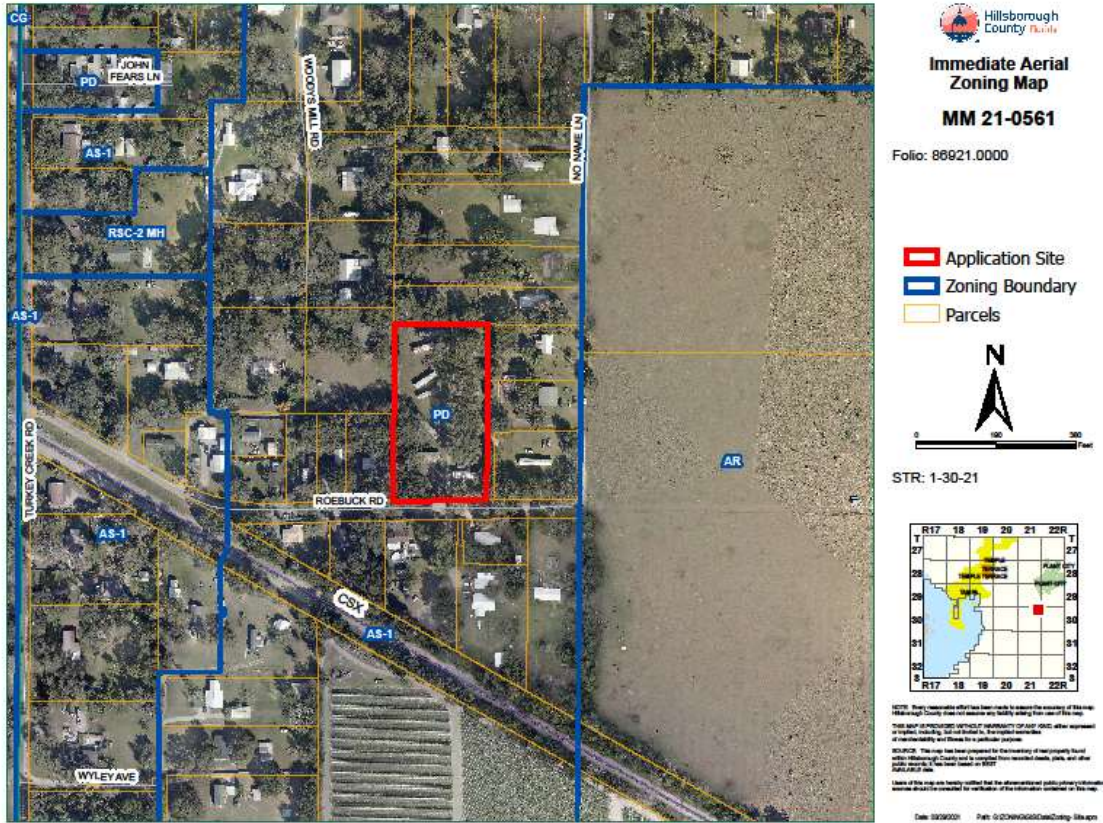
2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



Context of Surrounding Area:

The general area is developed with residential and agricultural uses in the eastern area of Hillsborough County. Residential development consists of primarily one acre lots or larger in a rural development pattern. Smaller lots

2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map



Adjacent Zonings and Uses					
Location:	Zoning:	Future Land Use:	Density/F.A.R.	Permitted Use:	Existing Use:
North	AS-1	RES-1	1 u/a	Agricultural and Residential uses	Single-family residential
South	AS-1	RES-1	1 u/a	Agricultural and Residential uses	Single-family residential
West	AS-1	RES-1	1 u/a	Agricultural and Residential uses	Single-family residential
East	AS-1	RES-1	1 u/a	Agricultural and Residential uses	Single-family residential

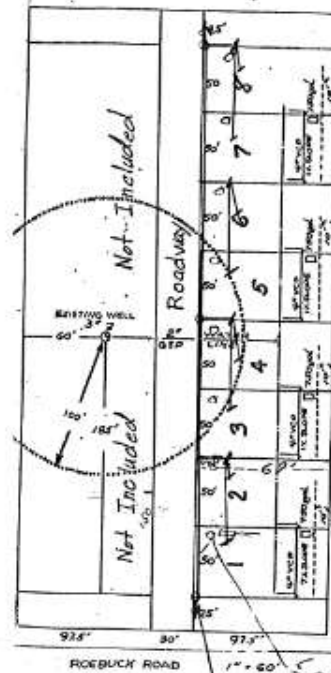
2.0 LAND USE MAP SET AND SUMMARY DATA 2.4 Existing Site Plan

TUCKERS TRAILER PARK FINAL CONDITIONS OF APPROVAL ZONING CONFORMANCE AREA NINE

MEETING OF: Board of County Commissioners
MEETING DATE: August 13, 1992
PETITION NUMBER: PD-H 92-347, NCL: 91-050
SEC. TWP. RING: 1/30/21 POLICIA 86921.0000

The conditions of approval for the PD-H zoning district to satisfy zoning conformance procedures mandated by the 2010 FUTURE OF HILLSBOROUGH COUNTY COMPREHENSIVE PLAN, are as stated below. Approval is based on the General Development Site Plan, and all data shown, defined, described, noted, referenced, and listed thereon.

1. The maximum density must not exceed the land use plan category (A/R 2 DU/GA)
2. The Comprehensive Plan recognizes this development as a legal multi-family lot of record. Policy B-1.2 provides for the replacement mobile home units and RV spaces in excess of the maximum density allowed in the plan.
3. Minimum setbacks for mobile home shall be:
Front/side/rear: five feet
utility easement: three feet
There shall be a 50 ft depth along major street abutting a mobile home or RV park, and a setback of not less than 25 ft in depth between the mobile home units and the park boundaries.
4. The minimum distance between rows of mobile homes used for access shall be 30 ft in width and cut-de-sacs shall have a minimum radius of 35 ft.
5. The following uses shall be permitted on-site:
 - a) All legally permitted principal and accessory mobile home park activities, structures, or recreational vehicle activities, and structures.
 - b) The park totalling 2.32 acres, is limited to single family mobile home spaces. All new development shall meet the applicable regulations in the Zoning Code, as amended.
 - c) No loudspeakers shall be used in the mobile home park.
 - d) Mobile Home Parks, and Mobile Home Park sections.
 - e) Recreational Vehicle Parks and RV park sections shall have a maximum density of 6 units per acre.
 - f) Management units, Recreational areas and structures, Service buildings and structures, including boat docks, and ramps for use by park residents only.
 - g) Accessory uses and structures which are customarily accessory and clearly incidental to the mobile home park or recreational vehicle park, subject to the Zoning Code, as amended.
 - h) Home Occupations, subject to the Zoning Code, as amended.
 - i) Convenience establishments which are of a commercial nature, including food stores, snack bars, coin-operated laundry, dry cleaning pick up, beauty shops, and barber shops may be allowed in the park. These uses shall be located and designed to serve only residents of the park and present no visible signs from any area outside the park.
6. All conditions of approval shall be met prior to any development activity.
7. The Planning and Development Management Department is authorized to approve minor changes in the approved original General Development Site Plan, as long as the changes are in harmony with the originally General Development Site Plan, but shall not have the power to approve changes that constitute a conceptual modification.
8. Within 90 days of the Zoning Conformance zoning approval by the Hillsborough County Board of County Commissioners, the owners shall submit to the County Planning and Development Management Department, seven copies of a Site Plan for certification reflecting all the conditions outlined above.



*Logbook
Trailer mobile
units
110-*

PLEASANT GROVE PALM OR
TEACHERS TRAILER PARK
H.L. & B.L. TUCKER
RT# 9 BUNNOSA PLANT CITY

HILLSBOROUGH COUNTY, FLORIDA	
ZONING REQUEST:	ZONING CONFORMANCE
PETITION FILE NUMBER:	PD-H 92-347 Tuckers Tr. Pk.
ZSM HEARING DATE:	
BOCC MEETING DATE:	August 13, 1992
This is to certify that this Site Development Plan has been reviewed by the Board of County Commissioners and the following action taken:	
<input checked="" type="checkbox"/> APPROVED WITH CONDITIONS AS NOTED: and attached to certified site plan.	
DATE	8/31/92
	<i>[Signature]</i>
	CHAIRMAN, BOARD OF COUNTY COMMISSIONERS
DATE	8/31/92
	<i>[Signature]</i>
	ATTESTED TO BY: DEPUTY CLERK

92-0347 CEXT
XVZ

	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 Required <input type="checkbox"/> Proposed Vehicular Access <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	2	4
Proposed	85	4	8
Difference (+/-)	(+) 45	(+) 2	(+) 4

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

Design Exceptions/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

Required Connectivity <input checked="" type="checkbox"/> Not applicable for this request	
Project Boundary	Status
North	Choose an item.
South	Choose an item.
East	Choose an item.
West	Choose an item.
Other:	

Cross Access <input checked="" type="checkbox"/> Not applicable for this request			
Type of Cross Access	Required	If Yes, Location(s)	If Yes, Proposed by Applicant
Vehicular and Pedestrian Cross Access	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West	<input type="checkbox"/> Yes <input type="checkbox"/> No, see above for Adm. Variance
Pedestrian Only Cross Access	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> North <input checked="" type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West	<input type="checkbox"/> Yes <input type="checkbox"/> No, see above for Adm. Variance

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY	OBJECTIONS	CONDITIONS REQUESTED	ADDITIONAL INFORMATION/COMMENTS
Environmental:			
Environmental Protection Commission	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Site contains no wetlands
Natural Resources	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input 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:			
Transportation <input type="checkbox"/> Design Exception Requested <input type="checkbox"/> Off-site Improvements Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Utilities Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	Review is not a determination of school concurrency.

Impact/Mobility Fees			
Estimated Fees:			
(Fee estimate is based on a 1,500 square foot, 3 bedroom, Mobile Home Unit)			
Mobility: \$3,364 * 13 units = \$ 43,732			
Parks: \$1,656 * 13 units = \$ 21,528			
School: \$7,027 * 13 units = \$ 91,351			
Fire: \$335 * 13 units = \$ 4,355			
Total Mobile Home (after credit) = \$160,966			
		Rural Mobility	
		Central Fire	
		Northeast Parks	
Comprehensive Plan:			
Planning Commission	<input type="checkbox"/> Inconsistent		
<input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	
	<input type="checkbox"/> N/A		

5.0 IMPLEMENTATION RECOMMENDATION

5.1 Compatibility

The project will provide the maximum number of farm worker housing units (17) on the 2.32 acre site. Per the Land Development Code, a 50 foot setback is required (LDC Section 6.11.39.D.1). The project proposes a 25 foot setback along the north, west and east. Per the applicant, the reduced setback is needed due to the limited location available for the on-site septic system, which is along the southern portion of the site. This factor, along with the required internal access drive and T-turn around for emergency vehicles, results in a layout that reduces the setback to 25 feet. The applicant proposes enhanced screening to mitigate for the reduced setback. The minimum required screening of a 6 foot high fence will be enhanced with tree plantings on 20 foot centers within a 10 foot wide buffer along the north, west and east. Tree plantings along the southern boundary will occur on 40 foot centers. A 100 foot setback is proposed along the south, which exceeds the Code minimum by 50 feet.

Per the applicant's narrative, adjacent homes are located at distances from the site that will provide separation from the project. Homes to the west are located 58 to 74 feet west of the common boundary line. Homes to the east are located approximately 60 feet from the project. Properties to the south are separated from the site by Roebuck Road and a 100 foot buffer. The project's increased front yard is noted by the applicant as characteristic of the area's rural development pattern.

5.2 Recommendation

Approvable, subject to proposed conditions.

The project is properly located in an agricultural area to support the community's active agricultural uses. The Land Development Code's Farm Worker Housing requirements, with the exception of setbacks, will be met. Staff does not object to the applicant's setback waiver request due to the proposed enhanced screening and surrounding development pattern. Additionally, no objections from reviewing agencies were received.

Zoning conditions were presented to the Zoning Hearing Master at the hearing and are hereby incorporated into the Zoning Hearing Master's recommendation.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on June 14, 2021. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition and distributed a revised staff report.

Mr. Chris McNeal, 15957 North Florida Avenue Lutz testified on behalf of the applicant and stated that the request is a Major Modification to the existing mobile home park for farm worker housing. The property is located south of Durant Road and east of Turkey Creek on Roebuck Road. The mobile home park was recognized in 1992 for eight units. The proposed request is for farm worker housing. A request to maintain the already approved 25 foot setback is included in the modification to acknowledge the existing well and septic tank. Mr. McNeal showed a graphic to discuss the 200-foot radius for the existing well and two 75-foot radiuses from adjacent wells. He added that the proposed site plan provides for emergency medical to turnaround on-site. Buffering will be provided via a 10-foot Type B buffer surrounding the site. A portion of the property extends into the right-of-way and the owner intends to dedicate that to the County.

Ms. Michelle Heinrich of the Development Services Department, testified regarding the County staff report. Ms. Heinrich showed a graphic to explain the request. She stated that the property is 2.32 acres and currently approved through the Zoning Conformance process as a Planned Development to recognize the existing 8-space mobile home park. The applicant requests to add farm worker housing as a permitted use. The request also includes a waiver to the required 50 foot setback to 25 feet on the north, west and eastern boundaries. A 100 foot setback is proposed to the south. Ms. Heinrich described the surrounding uses as being primarily one-acre to ½ acre lots and developed with agricultural uses. The applicant proposes to install a 6-foot high fence with trees within the 10-foot buffer. Staff supports the setback waiver as it is necessary given the placement of the existing well and septic tank. Ms.

Heinrich concluded her presentation by stating that staff recommends approval of the request.

Ms. Yeneka Mills of the Planning Commission testified regarding the Planning Commission staff report. Ms. Mills stated that the property is designated RES-1 by the Future Land Use Map and is located within the Rural Service Area. Per Objective 4, the Rural Service Area is intended for agricultural uses and large lot, low density rural residential land uses. She added that the request, including the proposed buffering and screening, is consistent with Policy 16.2 regarding the gradual transition of intensities between different land uses. The Planning Commission found the modification is consistent with the Comprehensive Plan.

Hearing Master Finch asked audience members if there were any proponents of the application. None replied.

Hearing Master Finch asked audience members if there were any opponents of the application. None replied.

County staff did not have additional comments.

Mr. McNeal testified during the rebuttal period that the property has been used as a mobile home park since 1992 and the proposed use will be similar. He added that the existing landscaping will be maintained and supplemented with additional vegetation. No phone calls or emails were received in opposition.

Hearing Master Finch then concluded the hearing.

EVIDENCE SUBMITTED

No documents were submitted into the record.

PREFACE

All matters that precede the Summary of Hearing section of this Decision are hereby incorporated into and shall constitute a part of the ensuing Findings of Fact and Conclusions of Law.

FINDINGS OF FACT

1. The subject site is 2.16 acres in size and is zoned Planned Development (92-347). The property is designated RES-1 by the Comprehensive Plan and located in the Rural Service Area.
2. The Planned Development is currently approved for a maximum of eight (8) mobile home spaces.

3. The Major Modification request proposes to permit a seventeen (17) space farmworker housing project.
4. The Planning Commission found that the request meets Policy 16.2 regarding the gradual transition of intensities between different land uses. The Planning Commission found the modification to be consistent with the Comprehensive Plan.
5. A waiver of the required 50 foot setback along the norther, western and eastern boundaries is requested and proposed to be reduced to 25 feet. The applicant justifies the request by stating that the reduced setback is necessary to recognize the location of the existing on-site septic system along the southern portion of the property as well as the need for an internal drive aisle that accommodates a turn-around area for emergency vehicles.

The waiver is acceptable and mitigated by enhanced screening and the proposed setbacks from adjacent residential homes.

6. The impacts of the proposed farmworker housing project will not be significant in terms of the already approved mobile home park land use.
7. The proposed Major Modification request is consistent with the character of the area and intent of the Land Development Code and the Comprehensive Plan.

FINDINGS OF COMPLIANCE/NON-COMPLIANCE WITH THE HILLSBOROUGH COUNTY COMPREHENSIVE PLAN

The Major Modification request is in compliance with and does further the intent of the Goals, Objectives and the Policies of the Future of Hillsborough Comprehensive Plan.

CONCLUSIONS OF LAW

Based on the Findings of Fact cited above, there is substantial competent evidence to demonstrate that the requested Major Modification to the Planned Development zoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

SUMMARY

The Major Modification to Planned Development 92-347 requests to develop a 17-space farmworker housing project. The Planned Development is currently approved for a maximum of 8 mobile homes.

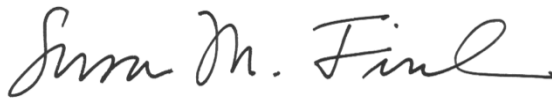
The Planning Commission supports the request and found the modification consistent with the Comprehensive Plan.

A waiver of the required 50 foot setback along the norther, western and eastern boundaries is requested and proposed to be reduced to 25 feet. The applicant justifies the request by stating that the reduced setback is necessary to recognize the location of the existing on-site septic system along the southern portion of the property as well as the need for an internal drive aisle that accommodates a turn-around area for emergency vehicles. The waiver is acceptable and mitigated by enhanced screening and the proposed setbacks from adjacent residential homes.

The proposed modification provides minimal impacts to the surrounding area as compared to the already approved mobile home park and is in keeping with the established development pattern.

RECOMMENDATION

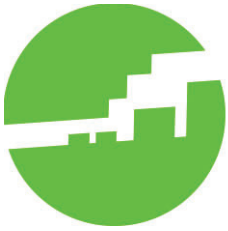
Based on the foregoing, this recommendation is for **APPROVAL** of the Major Modification to Planned Development 92-347 as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.



July 5, 2021

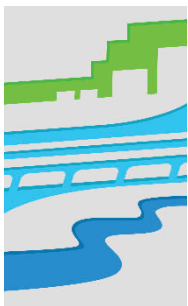
Susan M. Finch, AICP
Land Use Hearing Officer

Date



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: June 14, 2021	Petition: MM 21-0561 <i>4502 W. Roebuck Road</i>
Report Prepared: June 3, 2021	<i>North side of Roebuck Road, east of the Turkey Creek Road and Roebuck Road intersection</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Residential-1 (1 du/ga; 0.25 FAR)
Service Area:	Rural
Community Plan:	None
Modification Request:	Modify Planned Development (PD 92-0374) to allow for 17 units for farm worker housing.
Parcel Size (Approx.):	2.16 +/- acres, 94,090 +/- square feet
Street Functional Classification:	Roebuck Road – Local Turkey Creek Road – Collector
Locational Criteria:	N/A
Evacuation Area:	The subject property is not in an Evacuation Area.



Context:

- The site is located off Roebuck Road, east of the Turkey Creek Road and Roebuck Road intersection and is approximately 2.16 ± acres in size. The site is located in the Rural Area and is not within the limits of a Community Plan. The site is currently approved under PD 92-0347 for up to 8 mobile homes.
- The property is designated Residential-1 (RES-1) on the Future Land Use Map. Typical uses in the RES-1 Future Land Use category include farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multi-purpose projects. Commercial, office, and multi-purpose uses shall meet locational criteria for specific land use projects. The properties surrounding the site are within the RES-1 Future Land Use Category. Further east of the site, properties are within the Agricultural Rural Future Land Use Category.
- The site is currently classified as a mobile home park with 4 existing mobile homes and is zoned as a Planned Development (PD). Existing surrounding land uses include single family residential/mobile homes and agricultural uses to the east. The PD zoning is surrounded by Agricultural - Single-Family-1 (AS-1), and Agricultural – Rural (AR) zoned districts to the east.
- The applicant is requesting a Major Modification for an existing Planned Development (PD 92-0347) to allow for 17 units of farm worker housing. There are currently 4 mobile homes on the site that are proposed to be relocated on the site plan as part of the 17 units of farm worker housing.

Compliance with Comprehensive Plan:

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

Future Land Use Element

Rural Area

Within the rural area there are existing developments that are characterized as suburban enclaves or rural communities. These are residential developments which have a more dense development pattern and character, usually 1 or 2 du/ga. These enclaves are recognized through the placement of land use categories that permit densities higher than 1 du/5 acres. New development of a character similar to the established community will be permitted to infill in a limited manner, but not be permitted to expand into areas designated with lower land use densities.

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

Policy 4.1: Rural Area Densities

Within rural areas, densities shown on the Future Land Use Map will be no higher than 1 du/5 ga unless located within an area identified with a higher density land use category on the Future

Land Use Map as a suburban enclave, planned village, a Planned Development pursuant to the PEC ½ category, or rural community which will carry higher densities.

Relationship to the Future Land Use Map

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

Policy 7.1: *The Future Land Use Map shall be used to make an initial determination regarding the permissible locations for various land uses and the maximum possible levels of residential densities and/or non-residential intensities, subject to any special density provisions, locational criteria and exceptions of the Future Land Use Element text.*

Relationship to Land Development Regulations

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

Neighborhood/Community Development

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

Policy 16.2: *Gradual transitions of intensities between different land uses shall be provided for as new development is proposed and approved, through the use of professional site planning, buffering and screening techniques and control of specific land uses.*

Policy 16.3: *Development and redevelopment shall be integrated with the adjacent land uses through:*

- a) the creation of like uses; or*
- b) creation of complementary uses; or*
- c) mitigation of adverse impacts; and*
- d) transportation/pedestrian connections*

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

Farm Worker Housing

Policy 20.7: *Group quarters, temporary housing, and other residential structures for the use of permanent and/or temporary farm workers may be permitted in areas of agricultural activity, although such uses may exceed the maximum densities specified in the applicable land use category on a site. In no case shall a density in excess of 8 dwelling units per gross acre be permitted. This provision is intended to preserve and promote agricultural uses by making it possible for farm workers to both work and reside on or near property devoted to agricultural uses. Land development regulations shall specify density limits for farm worker housing projects based on land use categories as well as other design standards. Hillsborough County Future Land Use 37*

Policy 20.8: *In the event a farm worker housing project is no longer needed for farm workers, the County shall encourage the reuse of such projects into housing units for other persons in need of affordable housing.*

4.0 COMMUNITY LEVEL DESIGN

4.1 RURAL RESIDENTIAL CHARACTER

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

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

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

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

Staff Analysis of Goals, Objectives, and Policies:

The application requests a major modification on approximately 2.16 acres located on the north side of Roebuck Road, east of the Turkey Creek Road and Roebuck Road intersection, to modify Planned Development (PD 92-0374) to allow for a change in use from the existing 4 mobile homes to 17 units for farm worker housing. The maximum allowed number of farm worker housing units is 17, per Policy 20.7 which states, “In no case shall a density in excess of 8 dwelling units per gross acre be permitted”. The proposed major modification is the maximum allowed. The subject site is zoned Planned Development (PD 92-0374) and is currently approved for up to 8 mobile homes. Therefore, Planning Commission staff recommends that both uses shall not be permissible, and that only the proposed farm worker housing is consistent with the Future Land Use Element (FLUE) of the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County.

The site is located within the Residential-1 (RES-1) Future Land Use Category as depicted on the Future Land Use Map. Typical uses in the RES-1 Future Land Use category include farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multi-purpose projects. Commercial, office, and multi-purpose uses shall meet locational criteria for specific land use projects. The intent of the category is to designate areas for low density rural residential uses, compatible with short-term Agricultural Uses, therefore Planning Commission staff finds the proposal consistent with the Future Land Use

Element (FLUE) of the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County. Per Objective 4, the rural area is for agricultural uses and large lot, low density rural residential uses. Farm worker housing is a rural residential use that meets the density requirements for RES-1 and complements the surrounding agricultural and residential uses within the area.

The site plan proposes a 10-foot buffer of shade trees along all boundaries of the property with a 6-foot solid wood privacy fence along all boundaries. Policy 16.2 requires gradual transitions of intensities between different land uses be provided for as new development is proposed through the use of professional site planning techniques. The buffer, shade tree screening, privacy fence helps to meet the intent of Policy 16.2. The applicant is requesting a waiver of the 50' minimum setback that the LDC requires and proposes a 25' setback due to the buffers and privacy fence shown on the site plan. Policy 16.3 requires development and redevelopment be integrated through the complementary land uses. The properties surrounding the site single-family residential, mobile homes and agricultural uses. The proposed modification is consistent with the Objective 16 and its policies per the Future Land Use Element of the Unincorporated Hillsborough County Comprehensive Plan.

Overall, the proposed Major Modification would allow for development that is consistent with the Goals, Objectives and Policies of the Future Land Use Element of the Unincorporated Hillsborough County Comprehensive Plan. The modification request is compatible with the existing residential development pattern and would facilitate development that is consistent with the character of the surrounding area.

Recommendation

Based upon the above considerations, Planning Commission staff finds the proposed Major Modification **CONSISTENT** with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*.

HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 21-0561

Rezoning

<all other values>

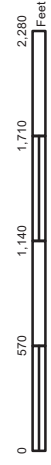
STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

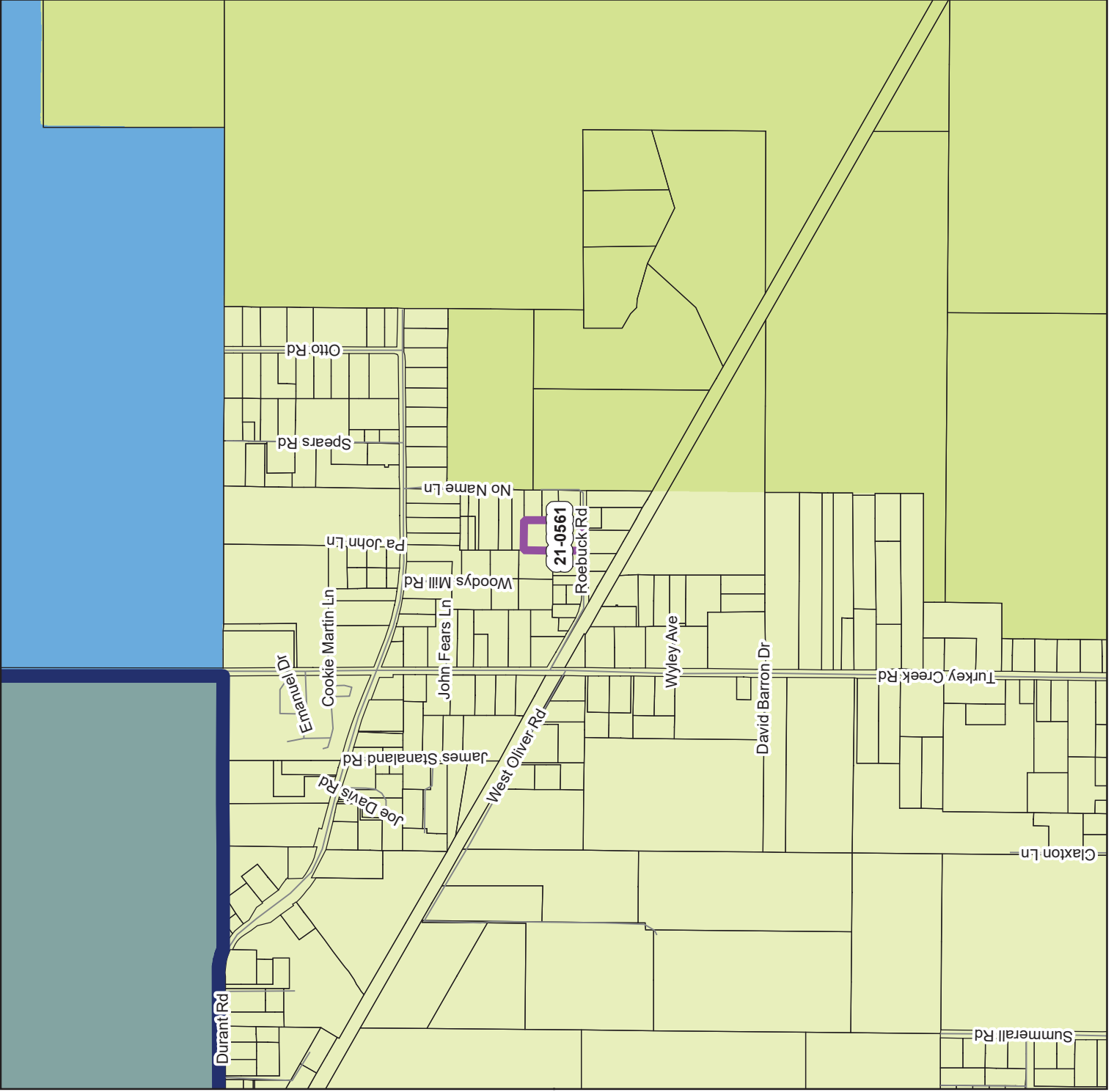
Legend

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

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The information on this map is for informational purposes only and is not intended to be used for any legal or financial purposes without specific approval of the Hillsborough County City-County Planning Commission. ACCURACY: It is intended that the information on this map is for informational purposes only. The map is not intended to be used for any legal or financial purposes without specific approval of the Hillsborough County City-County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate website.



Map Printed from Rezoning System: 3/31/2021
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\HC\GReg_H\Rezoning - Copy.mxd





**GENERAL
SITE PLAN
FOR
CERTIFICATION**



**Hillsborough
County Florida**

**BOARD OF COUNTY
COMMISSIONERS**

Harry Cohen
Ken Hagan
Pat Kemp

Gwendolyn "Gwen" Myers
Kimberly Overman
Mariella Smith
Stacy R. White

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

INTERNAL AUDITOR

Peggy Caskey

DEVELOPMENT SERVICES

PO Box 1110, Tampa, FL 33601-1110

**HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT**

GENERAL SITE PLAN REVIEW/CERTIFICATION

DEPUTY COUNTY ADMINISTRATOR

Lucia E. Garsys

Project Name: _____

Zoning File: _____ **Modification:** _____

Atlas Page: _____ **Submitted:** _____

To Planner for Review: _____ **Date Due:** _____

Contact Person: _____ **Phone:** _____

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

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

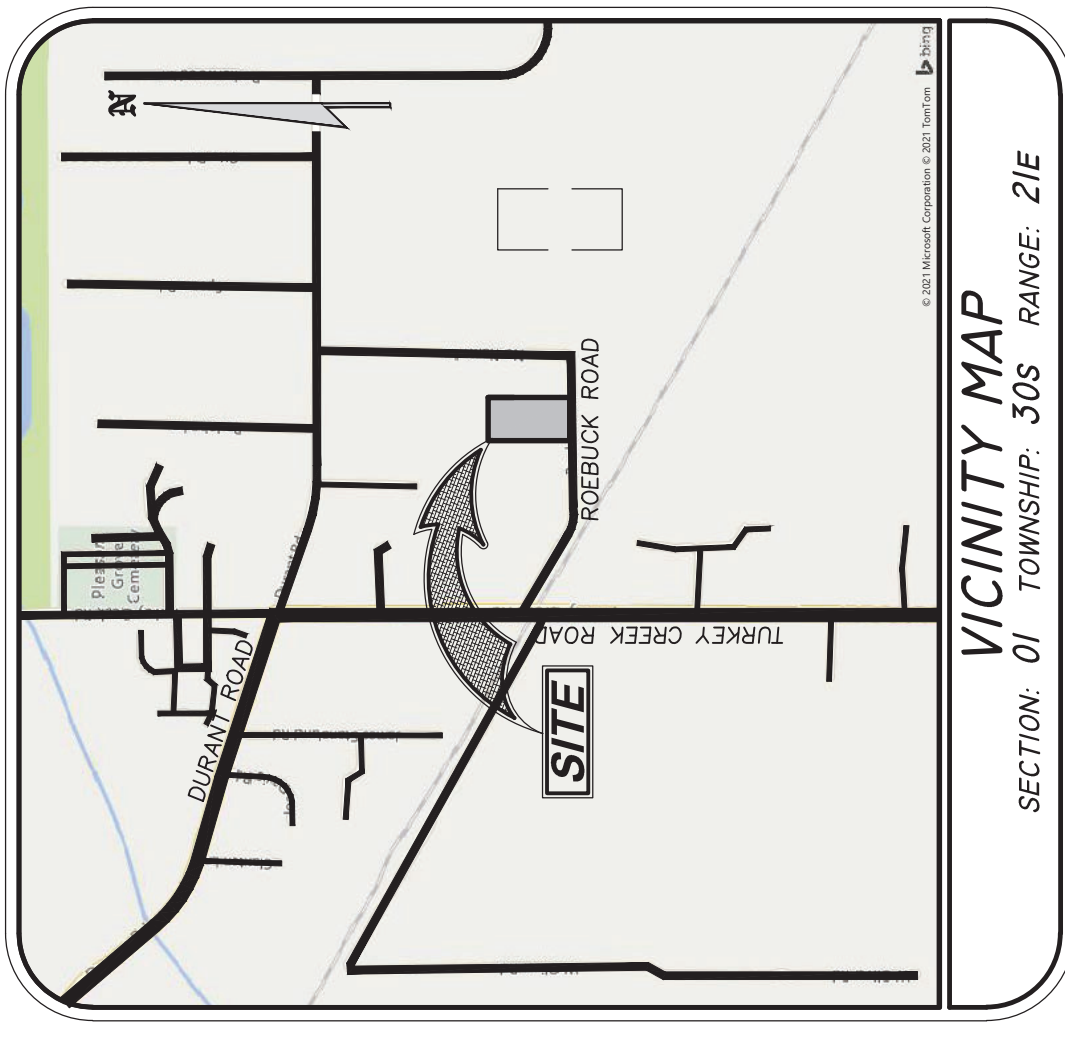
() The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:

Reviewed by: _____ **Date:** _____

Date Agent/Owner notified of Disapproval: _____

PLANNING NOTES

1. PROPOSED DEVELOPMENT AREA IN HILLSBOROUGH COUNTY IDENTIFIED WITHIN FOLIO #086921.0000, CONTAINS 2.32 ACRES, MORE OR LESS.
2. ACCORDING TO CURRENT FLOOD INSURANCE RATE MAPS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE PROPERTY SHOWN APPEARS TO LIE WITHIN ZONE "X" PER COMMUNITY PANEL NO. 12057C0420H, REVISED 08/28/2008. THE BASE FLOOD ELEVATION IS 37.76 PER HILLSBOROUGH COUNTY NODE 755250.
3. STORMWATER MAY BE REQUIRED. IT SHOULD BE UNDERSTOOD THAT THERE MAY BE SOME REDUCTION IN IMPROVEMENTS (WHICH COULD EFFECT THE TOTAL NUMBER OF UNITS) TO ADDRESS STORMWATER REQUIREMENTS FROM GOVERNMENT AGENCIES REVIEW AND PHYSICAL FINDINGS.
4. THERE ARE NO SPECIAL ZONES, DESIGNATED SCENIC ROADWAY CORRIDORS OR DESIGNATED HISTORIC LANDMARKS OR OTHER HISTORICAL OR ARCHEOLOGICAL SITES AND STRUCTURES WITHIN OR ADJACENT TO THE PROJECT.
5. EXTERIOR LIGHTING WITHIN THE PROJECT SHALL BE IN ACCORDANCE WITH HILLSBOROUGH COUNTY LDC.
6. DEVELOPMENT OF THE PROJECT SHALL PROCEED IN STRICT ACCORDANCE WITH THE TERMS AND CONDITIONS CONTAINED IN THE DEVELOPMENT ORDER, THE GENERAL SITE PLAN, THE LAND USE CONDITIONS CONTAINED HEREIN AND ALL APPLICABLE RULES, REGULATIONS AND ORDINANCES OF HILLSBOROUGH COUNTY.
7. SOLID WASTE DISPOSAL SHALL BE MADE BY HILLSBOROUGH COUNTY.
8. UNLESS OTHERWISE NOTED IN PLAN VIEW, LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE HILLSBOROUGH COUNTY LANDSCAPE CODE.
9. BUILDING TO COMPLY WITH ALL HILLSBOROUGH COUNTY BUILDING AND FIRE CODES.
10. SIDEWALKS TO MEET ALL ADA AND HILLSBOROUGH COUNTY COMPLIANCE REGULATIONS.
11. ACCESS DRIVE SHALL BE A DUST FREE SURFACE OF SHELL, GRAVEL, OR SIMILAR MATERIAL.
12. THE DEVELOPER ASSURES THAT ACCESS TO THE PROPERTY WILL SUPPORT SERVICE BY EMERGENCY AND PARATRANSIT-TYPE VEHICLES.
13. WATER WILL BE PROVIDED VIA ONSITE WELL AND SEWER WILL BE PROVIDED VIA ONSITE SEPTIC SYSTEM.
14. THE LAYOUT SHOWN ON THIS PLAN IS PRELIMINARY AND SUBJECT TO DESIGN, PERMITTING, AND AGENCY REVIEW.



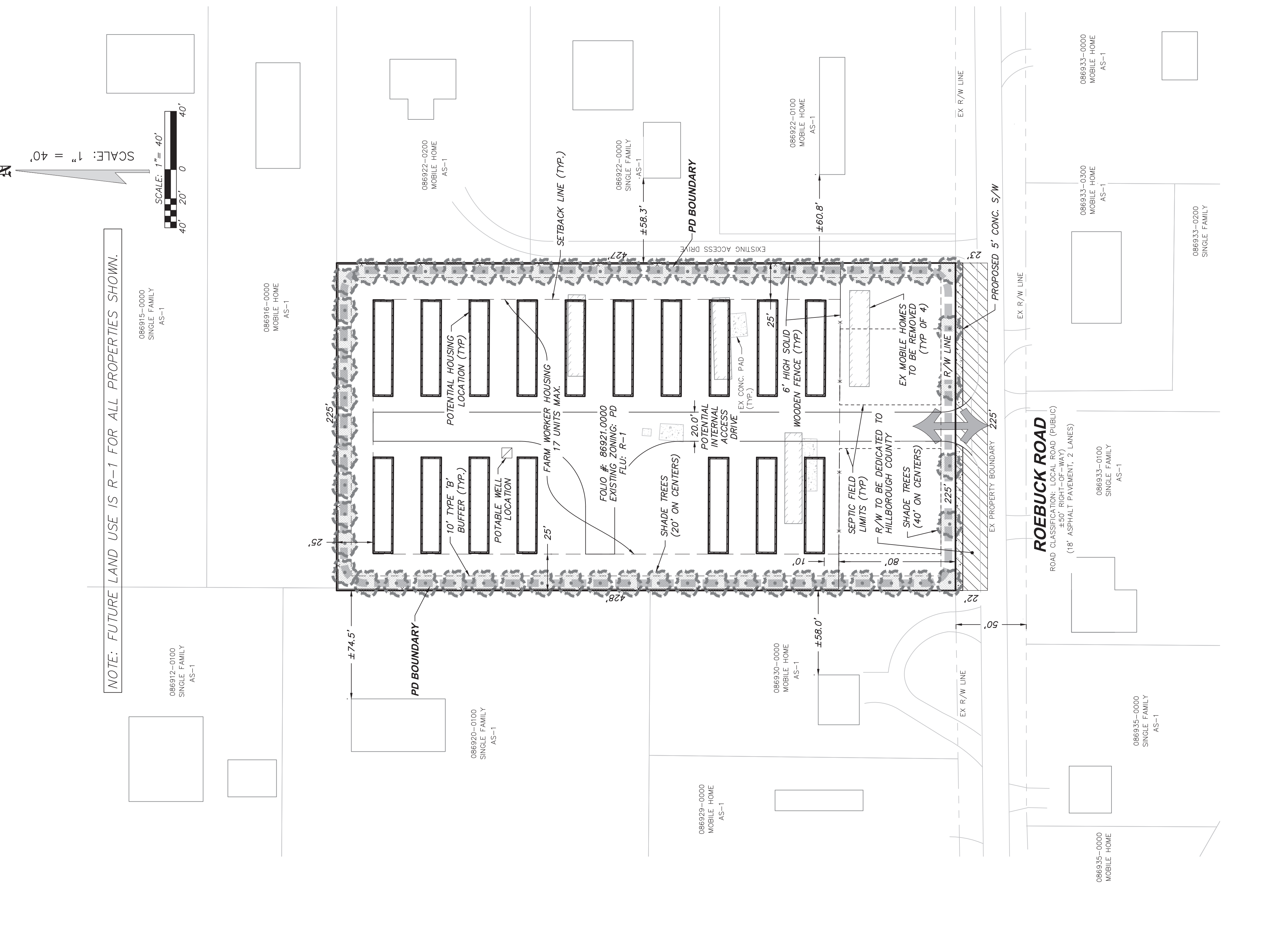
LEGAL DESCRIPTION
 THE WEST 1/2 OF THE FOLLOWING DESCRIBED PARCEL—BEGINNING AT THE SOUTHEAST CORNER OF SW 1/4 OF THE NW 1/4 SECTION 1, TOWNSHIP 30 SOUTH, RANGE 21 EAST, THENCE NORTH 450.00 FEET, WEST 450.00 FEET, SOUTH 450.00 FEET AND EAST 450.00 FEET TO THE POINT OF BEGINNING.
 THE SOUTH 450 FEET OF THE WEST 225 FEET OF THE EAST 450 FEET OF THE SW 1/4 OF THE NW 1/4 OF SECTION 1, TOWNSHIP 30 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA.

SITE DATA TABLE

Parcel #	86921-0000			
Existing Zoning	PD-ZC #92-0347	MOBILE HOME/RV PARK		
Existing Use		MHRVP OR FARMWORKER HOUSING		
Proposed Land Use	N/A			
Community Planning Area		RURAL		
Service Area	R-1			
Comp Plan Designation (FLU)	N/A			
Overlay District	N/A			
Special Zone (Coastal, Well Head, etc.)	N/A			
Peak Sensitive Area	NO			
Coastal High Hazard Area (CHHA)	NO			
Parcel Area (SF+/-)	101,069			
Parcel Area (AC+/-)	2.32			
Max. Number of MH Spaces	17			
Building Max. Height (FT)	35			
F.A.R. Max.	0.25			
		Existing (SF)	Proposed (SF)	
		101,069	101,069	0
		0	0	0

McNEAL ENGINEERING, INC.
 15957 N. FLORIDA AVE. LUTZ, FL 33549
 PH: (813) 968-1081 FAX (813) 961-5839
 CA #08925, LB #8384

CONTACT INFORMATION
 ENGINEER/PLANNER: McNEAL ENGINEERING, INC.
 OWNER/DEVELOPER: BERRY RED FARMS, LLC
 15957 N. FLORIDA AVE. SUITE 101 LUTZ, FL 33549
 OFFICE: (813) 716-3949
 FAX: (813) 961-5839



GENERAL SITE PLAN FOR ROEBUCK FARMWORKER HOUSING
 4502 ROEBUCK ROAD, PLANT CITY, FLORIDA
 SHEET TITLE: GENERAL SITE PLAN
 PREPARED FOR: BERRY RED FARMS, LLC

GENERAL SITE PLAN
 PROJECT: 20-078
 JOB NO. 20-078
 ACAD FILE: GSP
 DRAWN BY: TR
 CHK'D BY: KM/CM
 DATE: 21.01.06
 SHEET NO. 1 OF 1



AGENCY COMMENTS

PD Modification

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 8 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Roebuck Rd.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements Required <input checked="" type="checkbox"/> Proposed Vehicular Access <input checked="" type="checkbox"/> Other: Developer has proferred to dedicate and convey 25 feet of right-of-way.
	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 Required <input type="checkbox"/> Proposed Vehicular Access <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 Required <input type="checkbox"/> Proposed Vehicular Access <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 Required <input type="checkbox"/> Proposed Vehicular Access <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	2	4
Proposed	85	4	8
Difference (+/-)	(+) 45	(+) 2	(+) 4

Design Exceptions/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

Required Connectivity <input checked="" type="checkbox"/> Not applicable for this request	
Project Boundary	Status
North	Choose an item.
South	Choose an item.
East	Choose an item.
West	Choose an item.
Other:	

Cross Access <input type="checkbox"/> Not applicable for this request			
Type of Cross Access	Required	If Yes, Location(s)	If Yes, Proposed by Applicant
Vehicular and Pedestrian Cross Access	<input type="checkbox"/> Yes	<input type="checkbox"/> North <input type="checkbox"/> South	<input type="checkbox"/> Yes
	<input checked="" type="checkbox"/> No	<input type="checkbox"/> East <input type="checkbox"/> West	<input type="checkbox"/> No, see above for Adm. Variance
Pedestrian Only Cross Access	<input type="checkbox"/> Yes	<input type="checkbox"/> North <input type="checkbox"/> South	<input type="checkbox"/> Yes
	<input checked="" type="checkbox"/> No	<input type="checkbox"/> East <input type="checkbox"/> West	<input type="checkbox"/> No, see above for Adm. Variance

PD Modification

INFORMATION/REVIEWING AGENCY	OBJECTIONS	CONDITIONS REQUESTED	ADDITIONAL INFORMATION/COMMENTS
Transportation <input type="checkbox"/> Design Exception Requested <input type="checkbox"/> Off-site Improvements Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 6/7/2021

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: RV/ Central

PETITION NO: MM 21-0561

- 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.

PROJECT SUMMARY AND CONCLUSIONS

- The proposed project is anticipated to decrease (by 179 average daily trips, 32 a.m. peak hour trips, and 31 p.m. peak hour trips) the maximum trip generation potential of the subject property.
- Vehicular and pedestrian access will be to/from Roebuck Rd.
- Roebuck Rd. is a substandard local roadway. By policy of the County Engineer, projects generating fewer than 10 peak hour trips in total are generally exempt from the requirement to improve the roadway to County standards provided the roadway being accessed meets minimum life safety standards (i.e. 15 feet of pavement width within a 20-foot wide clear area). The project generates 8 peak hour trips. As such, no substandard road improvements are required.
- The developer has proffered to dedicate and convey to Hillsborough County 25 feet of right-of-way along the project's Roebuck Rd. frontage.
- The developer will be required to comply with all transportation related standards found within Section 6.11.39 (Special and Condition Uses, Farm Worker Housing) and other applicable sections of the LDC.
- Transportation Review Section staff has no objection to this rezoning, subject to the conditions proposed hereinbelow.

CONDITIONS OF APPROVAL

1. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
2. As proffered by the developer, prior to or concurrent with the intimal increment of development, the developer shall dedicate and convey to Hillsborough County 25 feet of right-of-way along the project's frontage.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a Major Modification (MM) to a +/- 2.16 ac. parcel zoned Planned Development (PD) Zoning Conformance (ZC) #92-0347. The existing PD ZC is approved for an 8 unit mobile home park. The proposed PD is seeking entitlements to allow a 17-unit Farm Worker Housing project.

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation letter indicating that, given the project generates fewer than 50 peak hour trips, no transportation analysis was required to process this request. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD-ZC, 92-0347, 8 Unit Mobile Home Park (ITE LUC 640)	40	2	4

Proposed Uses (Option 1):

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 17 Unit Farm Worker Housing Project (ITE LUC 210)	85	4	8

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 45	(+) 2	(+) 4

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Roebuck Rd. is a 2-lane, undivided, publicly maintained, substandard, local roadway characterized by +/- 18 feet of pavement in average condition. According to the applicant, the roadway lies within a +/- 50-foot wide right-of-way in the vicinity of the project (although such right-of-way is not mentioned in the adjacent deeds) and may be right-of-way by maintenance. There are no bicycle facilities or sidewalks along Roebuck Rd. in the vicinity of the proposed project. The applicant has proffered to dedicate and convey 25 feet of right-of-way along the project’s Roebuck Rd. frontage.

Although the roadway is substandard, by policy of the County Engineer projects generating fewer than 10 peak hour trips in total are generally exempt from the requirement to improve the roadway to County standards, and are not required to obtain a Section 6.04.02.B. Administrative Variance; however, the roadway must meet minimum life-safety standards (i.e. the roadway must have 15 feet of pavement within a 20-foot-wide clear area). As such, staff finds that the project generates a de minimis level of traffic and, based upon the characteristics of the roadway and proposed use, is exempt from substandard road improvements.

SITE ACCESS AND CONNECTIVITY

Vehicular and pedestrian access is anticipated to be to/from Roebuck Rd.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

The Hillsborough County 2019 Level of Service Report does not contain information for Roebuck Rd. As such, no Level of Service (LOS) information can be provided.

COMMISSION

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AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 6/14/2021 PETITION NO.: 21-0561 EPC REVIEWER: Melissa Yanez CONTACT INFORMATION: (813) 627-2600 X1360 EMAIL: yanezm@epchc.org	COMMENT DATE: 4/7/2021 PROPERTY ADDRESS: 4502 Roebuck Rd, Plant City, FL 33567 FOLIO #: 0869210000 STR: 01-30S-21E
REQUESTED ZONING: Modification to PD	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	N/A
WETLAND LINE VALIDITY	N/A
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	N/A - Aerial Historic Soil Survey and EPC File Review conducted. No wetlands apparent within parcel.
INFORMATIONAL COMMENTS: Wetlands Management Division staff of the Environmental Protection Commission of Hillsborough County (EPC) conducted an aerial review of the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. The review revealed that no wetlands or other surface waters were apparent within the above referenced parcel. Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a “WDR30 - Delineation Request Application”. Once approved, the formal wetland delineation would be binding for five years.	

My/Mst



Adequate Facilities Analysis: Major Modification

Date: May 28, 2021	Acreage: 2.32 (+/- acres)
Jurisdiction: Hillsborough County	Proposed Zoning: PD - ZC # 92-0347
Case Number: MM 21-0561	Future Land Use: R-1
HCPS #: RZ-378	Maximum Residential Units: 17 Units
Address: 4502 Roebuck Road, Plant City	Residential Type: Mobile Homes
Parcel Folio Number(s): 86921-0000	

School Data	Robinson Elementary	Turkey Creek Middle	Durant High
FISH Capacity	674	1226	2738
2020-21 Enrollment	575	945	2371
Current Utilization	85%	77%	87%
Concurrency Reservations	5	235	270
Students Generated	4	2	2
Proposed Utilization	87%	96%	97%

Sources: 2020-21 40th Day Enrollment Count and CSA Tracking Sheet as of 5/28/2021

NOTE: Adequate capacity currently exists at Robinson Elementary and Turkey Creek Middle for the proposed project. Durant High is projected to be near its total capacity, but additional capacity exists in an adjacent concurrency service area at the high school level to accommodate the project.

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.

Matthew Pleasant
 Department Manager, Planning & Siting
 Growth Management Department
 Hillsborough County Public Schools
 E: matthew.pleasant@hcps.net
 P: 813.272.4429



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

TO: Zoning Review, Development Services

DATE: 06/03/2021

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Berry Red Farms, LLC

PETITION NO: 21-0561

LOCATION: 4502 W Roebuck Rd

FOLIO NO: 86921.0000

Estimated Fees:

(Fee estimate is based on a 1,500 square foot, 3 bedroom, Mobile Home Unit)

Mobility: \$3,364 * 13 units = \$ 43,732

Parks: \$1,656 * 13 units = \$ 21,528

School: \$7,027 * 13 units = \$ 91,351

Fire: \$335 * 13 units = \$ 4,355

Total Mobile Home (after credit) = \$160,966

Project Summary/Description:

17 units of farmworker housing mobile homes - 4 prior mobile homes (calculations assume 4 prior homes credit under same schedule)

Rural Mobility

Central Fire

Northeast Parks

Rome, Ashley

From: RYALL, OLIVIA J <oryall@teamhcsso.com>
Sent: Monday, May 10, 2021 2:08 PM
To: Rome, Ashley
Subject: Fwd: RE MM 21-0561

[External]

Hi Ashley,

We have no comments or concerns.

Thank you,
Olivia

Olivia J. Ryall

Program Specialist
Grants, Research, and Development Unit
Hillsborough County Sheriff's Office
J: 813.247.8232
oryall@teamhcsso.com

From: "JOSHUA LOY" <jloy@teamhcsso.com>
To: "OLIVIA J RYALL" <oryall@teamhcsso.com>
Sent: Monday, May 10, 2021 2:07:09 PM
Subject: Re: RE MM 21-0561

No concerns/comments at this point.

Corporal Joshua Loy #119227
Hillsborough County Sheriff's Office
Department of Patrol Services
District 2 - Traffic Section
jloy@hcsso.tampa.fl.us
Office: 813-247-8545

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From: "OLIVIA J RYALL" <oryall@teamhcsso.com>
To: "JOSHUA LOY" <jloy@teamhcsso.com>
Sent: Monday, May 10, 2021 11:52:12 AM
Subject: Fwd: RE MM 21-0561

Good Morning Cpl. Loy,

Please let me know if you have any comments or concerns.

Thank you,
Olivia

Olivia J. Ryall

Program Specialist
Grants, Research, and Development Unit
Hillsborough County Sheriff's Office
P: 813.247.8232
oryall@teamhcsso.com

From: "Ashley Rome" <RomeA@hillsboroughcounty.org>
To: "Ackett, Kelli" <AckettK@hillsboroughcounty.org>, "marreroa" <marreroa@plancom.org>, "Alvarez, Alicia" <AlvarezA@hillsboroughcounty.org>, "Amber Dickerson" <amber.dickerson@sdhc.k12.fl.us>, "Andrea Papandrew" <papandrewa@plancom.org>, "Ayesha Brinkley" <ayasha.brinkley@sdhc.k12.fl.us>, "Blinck, Jim" <BlinckJ@HillsboroughCounty.ORG>, "Brown, Gregory" <BrownGr@hillsboroughcounty.org>, "Cabrera, Richard" <CabreraR@HillsboroughCounty.ORG>, "Castro, Jason" <CastroJR@HillsboroughCounty.ORG>, "Santos, Daniel" <daniel.santos@dot.state.fl.us>, "David Skrelunas" <David.Skrelunas@dot.state.fl.us>, "Dickerson, Ross" <DickersonR@HillsboroughCounty.ORG>, "Ellen Morrison" <ellen.morrison@swfwmd.state.fl.us>, "Franklin, Deborah" <FranklinDS@hillsboroughcounty.org>, "Greg Colangelo" <colangeg@plancom.org>, "Hansen, Raymond" <HansenR@hillsboroughcounty.org>, "Holman, Emily - PUD" <HolmanE@HillsboroughCounty.ORG>, "Hudkins, Michael" <HudkinsM@hillsboroughcounty.org>, "Hummel, Christina" <HummelC@hillsboroughcounty.org>, "Impact Fees" <ImpactFees@hillsboroughcounty.org>, "Ivana Kajtezovic" <Ikajtezovic@tampabaywater.org>, "James Hamilton" <jkhamilton@tecoenergy.com>, "Jillian Massey" <masseyj@plancom.org>, "Jiwuan Haley" <haleyj@plancom.org>, "Kaiser, Bernard" <KAISERB@HillsboroughCounty.ORG>, "Katz, Jonah" <KatzJ@hillsboroughcounty.org>, "Kelly O'Connor" <kelly.oconnor@myfwc.com>, "Mineer, Lindsey" <Lindsey.Mineer@dot.state.fl.us>, "Lindstrom, Eric" <LindstromE@hillsboroughcounty.org>, "Mackenzie, Jason" <MackenzieJ@hillsboroughcounty.org>, "Matthew Pleasant" <matthew.pleasant@hcps.net>, "McGuire, Kevin" <McGuireK@HillsboroughCounty.ORG>, "Melanie Ganas" <mxganas@tecoenergy.com>, "Melissa Lienhard" <lienhardm@plancom.org>, "Martin, Monica" <MartinMo@hillsboroughcounty.org>, "OLIVIA J RYALL" <oryall@teamhcsso.com>, "Perez, Richard" <PerezRL@hillsboroughcounty.org>, "Petrovic, Jaksa" <PetrovicJ@HillsboroughCounty.ORG>, "Pezone, Kathleen" <PezoneK@hillsboroughcounty.org>, "Ratliff, James" <RatliffJa@hillsboroughcounty.org>, "Hessinger, Rebecca" <HessingerR@hillsboroughcounty.org>, "Carroll, Richard" <CarrollR@HillsboroughCounty.ORG>, "Rochelle, Randy" <RochelleR@HillsboroughCounty.ORG>, "Rodriguez, Dan" <RodriguezD@gohart.org>, "Sanchez, Silvia" <sanchezs@epchc.org>, "Schipfer, Andy" <Schipfer@epchc.org>, "Shelton, Carla" <SheltonC@HillsboroughCounty.ORG>, "Tapley,

Kimberly" <tapleyk@epchc.org>, "Thompson, Mike" <Thompson@epchc.org>, "Tony Mantegna" <tmantegna@tampaairport.com>, "Salisbury, Troy" <SalisburyT@hillsboroughcounty.org>, "Turbiville, John (Forest)" <TurbivilleJ@HillsboroughCounty.ORG>, "Valdez, Rick" <ValdezR@HillsboroughCounty.ORG>, "Yeneka Mills" <millsy@plancom.org>
Cc: "Brian Grady" <GradyB@HillsboroughCounty.ORG>, "Heinrich, Michelle" <HeinrichM@HillsboroughCounty.ORG>, "Rosalina Timoteo" <TimoteoR@HillsboroughCounty.ORG>, "Bianca Vazquez" <VazquezB@hillsboroughcounty.org>, "Padron, Ingrid" <PadronI@hillsboroughcounty.org>, "Williams, Michael" <WilliamsM@HillsboroughCounty.ORG>
Sent: Friday, May 7, 2021 5:08:02 PM
Subject: RE MM 21-0561

CAUTION: This email originated from an **External Source**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

Good Day All,

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

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

Planner assigned:

Planner: Michelle Heinrich

Contact: heinrichm@hillsboroughcounty.org

Have a good one,

Ashley Rome

Planning & Zoning Technician

Development Services Dept.

P: (813) 272-5595

E: romea@hillsboroughcounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

PETITION NO.: MM21-0561 REVIEWED BY: Randy Rochelle DATE: 3/29/2021

FOLIO NO.: 86921.0000

This agency would (support), (conditionally support) the proposal.

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- No Hillsborough County water line of adequate capacity is presently available.
- A ___ inch water main exists (adjacent to the site), (approximately ___ feet from the site) _____.
- Water distribution improvements may be needed prior to connection to the County's water system.
- No CIP water line is planned that may provide service to the proposed development.
- The nearest CIP water main (____ inches), will be located (adjacent to the site), (feet from the site at ____). Expected completion date is _____.

WASTEWATER

- The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- No Hillsborough County wastewater line of adequate capacity is presently available.
- A ___ inch wastewater force main exists (adjacent to the site), (approximately ___ feet from the site) _____.
- Wastewater distribution improvements may be needed prior to connection to the County's wastewater system.
- No CIP wastewater line is planned that may provide service to the proposed development.
- The nearest CIP wastewater main (____ inches), will be located (adjacent to the site), (feet from the site at ____). Expected completion date is _____.

COMMENTS: The subject site is located outside of the Hillsborough County Urban Service Area, therefore no County water and/or wastewater service lines are available to serve the subject property. This comment sheet does not guarantee water service or a point of connection. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.



VERBATIM TRANSCRIPT

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARINGS
June 14, 2021
ZONING HEARING MASTER: SUSAN FINCH

D13:
Application Number: MM 21-0561
Applicant: Berry Red Farms, LLC
Location: Approx 1450' E of Turkey Crock Rd.; Roebuck Rd.
Folio Number: 086921.0000
Acreage: 2.16 acres, more or less
Comprehensive Plan: R-1
Service Area: Rural
Existing Zoning: PD, ZC
Request: Major Modification to a Planned Development

1 MR. GRADY: And the last item is agenda item
2 D-13, Major Mod Application 21-0561. The
3 applicant's Berry Red Farms, LLC.

4 The request is for a Major Modification to
5 existing Planned Development. Michelle Heinrich
6 will provide staff recommendation after
7 presentation by the applicant.

8 HEARING MASTER FINCH: The applicant is
9 online?

10 MR. MCNEAL: Good evening again, Zoning
11 Hearing Master. Yes, I am online.

12 HEARING MASTER FINCH: Good evening.

13 MR. MCNEAL: Good evening. I'd like to
14 share my screen.

15 MR. LAMPE: Go ahead.

16 MR. MCNEAL: This request is a Major
17 Modification to the existing mobile home park for a
18 farm worker housing. The location of the site is
19 just south of Durant and east of Turkey Creek on
20 Roebuck Road.

21 The site is located within a mile of
22 multiple existing farms and very simple for the
23 request. The previous mobile home park or the
24 existing mobile home park, I guess, is there, the
25 request that was done in '92 for this mobile home

1 park is for eight total units.

2 The setback noted on this is 25 feet to the
3 property line, which is noted in Condition 3 and
4 there shown on the left side, blown up 25-foot from
5 the park boundaries.

6 The proposed request is for -- again, for
7 the farm worker housing. So it does have
8 additional units. We're requesting that that
9 25 feet previously approved be maintained with this
10 request, and the reason for that is the need for
11 where the -- the well and the septic field needs to
12 be provided on the project site.

13 What we're showing here is the locations
14 from -- taken from GIS of the adjacent well and
15 septic elements. The radiuses that are in green
16 are the required radiuses from those septic
17 systems. So the highlighted area in blue is really
18 the only area in the site that's available for the
19 well.

20 So once we've identified that and limited
21 the site to that design and the blue circle that's
22 surrounding that well is showing the 200-foot
23 protected radius from the well. That then also on
24 the south and the site, there's two 75-foot
25 protected radiuses from adjacent wells for the

1 septic area, and so the area in green is the
2 limited area that we have for providing septic
3 system.

4 So these two elements are driving the site
5 more than they normally would, and for that reason,
6 that general orientation of the layout as follows
7 up, again, along the existing mobile home park.
8 However, we provided a greater front yard setback
9 because we were able to get this septic as shown
10 here.

11 MR. LAMPE: Could you please give your name
12 and address for the record.

13 MR. MCNEAL: Oh, I apologize. Chris McNeal,
14 McNeal Engineering, 15957 North Florida Avenue,
15 Lutz, Florida.

16 MR. LAMPE: Thank you.

17 MR. MCNEAL: Thank you.

18 The proposed site plan also provides the
19 need for the emergency medical turnaround here
20 essentially located on the site. Also, per the
21 Code, the dustless drives in conformance with that.

22 Additionally, I wanted to call out just the
23 buffering that we had worked through with staff,
24 and the screening that we were providing a 10-foot
25 Type B buffer surrounding the site to give us

1 additional screening necessary for the adjacent
2 properties.

3 Last, I'd like to just note down here on the
4 south side, there is part of the property that does
5 extend out into the right-of-way that is part of
6 this project we intend to dedicate to the County
7 for use of right-of-way.

8 That concludes my presentation. If you have
9 any questions for us.

10 HEARING MASTER FINCH: No questions at this
11 time, but thank you very much.

12 Development Services.

13 MS. HEINRICH: Hi. Good evening. This is
14 Michelle Heinrich. I'm going to go ahead and share
15 my screen, and, hopefully, you're able to see that.

16 MR. LAMPE: We are.

17 MS. HEINRICH: Great. This is Major Mod
18 Application 21-0561. This is a 2.32-acre site in
19 the east rural area of Hillsborough County, and it
20 is located on the north side of Roebuck Road.

21 The site is currently approved for a PD that
22 was actually done during zoning conformance that
23 recognized a previous NCU for an eight-space mobile
24 home park. Under this Major Mod, the applicant's
25 seeks to add farm worker housing as the permitted

1 maximum density of eight units per acre, and if
2 not, renew for farm worker housing as required by
3 the code, AS-1 zoning district uses would be
4 permitted.

5 The existing entitlements would not be
6 carried over. The request does also include a
7 waiver to the required setbacks of 50 feet down to
8 25 feet along the north, west, and east boundaries;
9 and that's for the farm worker housing.

10 The site is located in the RES-1 Future Land
11 Use category, which allows for a maximum density of
12 one unit per acre. This category designates areas
13 of the county intended for agricultural and low
14 density residential uses.

15 The general area is developed with
16 residential and agricultural uses. Residential
17 development consists of primarily 1-acre lots or
18 larger in a rural development pattern. Smaller
19 lots, approximately a half acre in size are
20 present, which were likely created prior to the
21 Comp Plan category of RES-1 being placed on the
22 area. Also, in the area is large area agricultural
23 uses, such as pastures and farms.

24 On the screen now is the proposed site plan,
25 which shows the location of the farm worker housing

1 units and related site improvements. When and if
2 the use -- or the parcel is not used for the farm
3 worker housing as stated, AS-1 zoning district uses
4 and development standards would be permitted.

5 In line with the waiver requests, you'll see
6 a 25-foot setback to the north, west, and east and
7 then a 100-foot setback to the south. To mitigate
8 further reduced setback, the applicant proposes a
9 6-foot-high fence and tree plantings within a
10 10-foot-wide buffer. And those tree plantings will
11 also be created along the south. The only access
12 as shown on the plan is along Roebuck Road.

13 Staff's review of the application found the
14 proposal is in a location that is appropriate and
15 supportive of the area's agricultural uses. Per
16 the applicant, the setback waiver is necessary due
17 to the limited location available on the site due
18 to the septic system placement in the southern area
19 of the site.

20 This restricts the full use of the parcel
21 and inability to meet the 50-foot setback for all
22 17 units. Maximizing the allowed density is
23 proposed to serve the area's farms and nearby
24 housing. To mitigate further reduced setback, the
25 applicant has proposed enhanced screening with an

1 increase setback along the south.

2 Lastly, both the applicant and staff note
3 the existing setbacks of the adjacent residential
4 from the common property boundaries do provide for
5 significant separation between the uses.

6 Due to these factors, staff does not object
7 to the waiver request. Also, staff did not receive
8 any objections from the reviewing agencies, and the
9 proposal was found to be consistent with the
10 Comprehensive Plan.

11 Therefore staff, does recommend approval
12 subject to conditions, and I'm available if you
13 have any questions.

14 HEARING MASTER FINCH: No questions at this
15 time, but thank you.

16 Planning Commission, please.

17 MS. MILLS: Yeneka Mills, Planning
18 Commission staff.

19 The subject property is located within the
20 Residential-1 Future Land Use classification,
21 within the Rural Area, and it's not located within
22 a community planning area.

23 The proposed use for farm worker housing is
24 consistent with the Residential-1 Future Land Use
25 classification, which is intended for farms,

1 ranches, residential uses, rural scale,
2 neighborhood commercial uses, office, and
3 multipurpose projects.

4 Per Objective 4 of the Future Land Use
5 Element, the Rural Area is for Agricultural uses
6 and large lot, low density rural residential uses.
7 Farm worker housing would be consistent with this
8 policy direction.

9 Policy 16.2 requires gradual transition of
10 intensities between different land uses requires --
11 gradual transition of intensities between different
12 land uses be provided for as new development is
13 proposed through the use of professional site
14 planning techniques.

15 The proposed buffering and screening would
16 be consistent with this policy direction of
17 Policy 16.2 of the Future Land Use Element.

18 Based on those considerations, Planning
19 Commission staff found the proposed rezoning
20 consistent with the Future of Hillsborough
21 Comprehensive Plan subject to conditions by
22 Development Services. Thank you.

23 HEARING MASTER FINCH: Thank you. I
24 appreciate it.

25 Now, we'll call for anyone that wants to

1 speak in favor or against this application? In the
2 room? Anyone online? Okay.

3 County Staff, anything else?

4 MR. GRADY: Nothing further.

5 HEARING MASTER FINCH: Mr. McNeal, you get
6 the last word.

7 MR. MCNEAL: Thank you. Just a couple of
8 things to note before we close up. One, that this
9 has been a use as a mobile home park since 1992.
10 So it'll be a similar use. We felt this also was a
11 good fit.

12 Secondly, the existing landscape I forgot to
13 note, there's quite a bit of existing landscape on
14 the frontage, and we wanted to make sure that the
15 proposed landscaping -- if -- if the existing can
16 be supplemental, that we would be able to use that
17 to -- with the -- with the proposal so we're not
18 cutting down trees if we don't need to.

19 And I believe that we noted that with staff,
20 but I failed to mention it. And, third, no calls.
21 No e-mails. No opposition of any kind that we've
22 reported. So that was it. Thank you.

23 HEARING MASTER FINCH: Thank you for your
24 time and testimony. I appreciate it.

25 We'll close Major Mod Application 21-0561

1 and adjourn the hearing for the evening. Thank
2 you-all.

3 (Hearing was concluded at 10:36 p.m.)

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**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

NONE



**PARTY OF
RECORD**

NONE