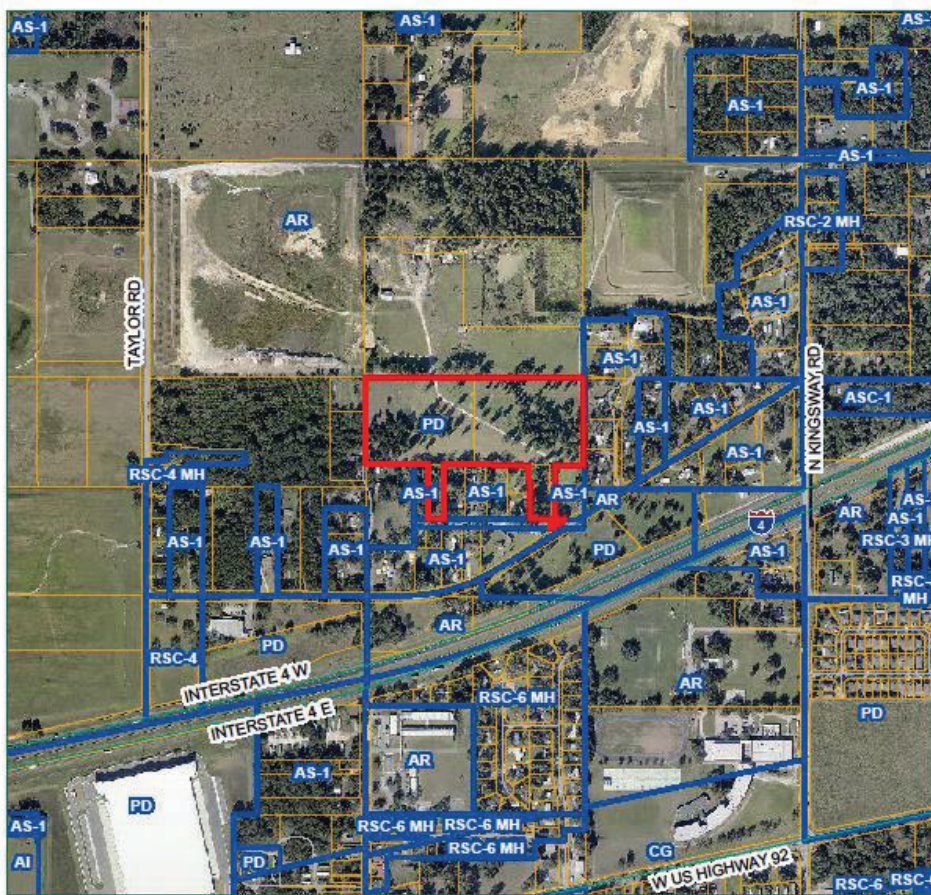




Hillsborough County Florida

SM
STAFF REPORT

SUBJECT:	PRS 20-0977	PLANNING AREA:	Thonotosassa
REQUEST:	Minor Modification to PD	SECTOR	Central
APPLICANT:	Brothers Four of Tampa, LLC		
Existing Zoning: PD 05-0201 (PRS 18-1464)		Comp Plan Category: RES-1	



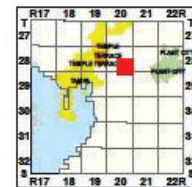
Hillsborough County Florida
General Aerial Zoning Map
PRS 20-0977

Folio: 62063.0000,
62069.0000, 62072.0000,
62073.0000

- Application Site
- Zoning Boundary
- Parcels



STR: 26-28-20, 27-28-20



NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability for errors that may appear on this map. This map is prepared solely for informational purposes and is not intended to be a legal instrument of record. It is not to be used for any purpose other than that for which it was prepared. SOURCE: This map has been prepared for the planning of the proposed project and is not intended to be a legal instrument of record. It is not to be used for any purpose other than that for which it was prepared. Date: 01/28/2021 File: G:\2019\GIS\MapDocs\MapDocs.aprx

1.0 Summary

1.1 Project Narrative

The applicant is requesting a modification to PD 05-0201, most recently modified by PRS 18-1464. The site is located on the approximate 400 feet southwest of the intersection of Sligh Avenue and Silliman Lane. The PD is currently approved for a maximum of 16 single-family homes.

The applicant is proposing the following changes to the site plan:

- Addition of an offsite maintenance access to a proposed offsite pond that will serve the future subdivision.
- Expansion of the internal right-of-way to accommodate a cul-de-sac.
- Modification the of the internal roadway to straight the ROW path line.
- Reduction of the right-of-way to 50 ft
- Provision of an internal access to the common area labeled “Common area retentions”.
- Relocation of a retention pond to the Subdivision entrance area.
- Lots layout rearrangement to accommodate the modifications above.

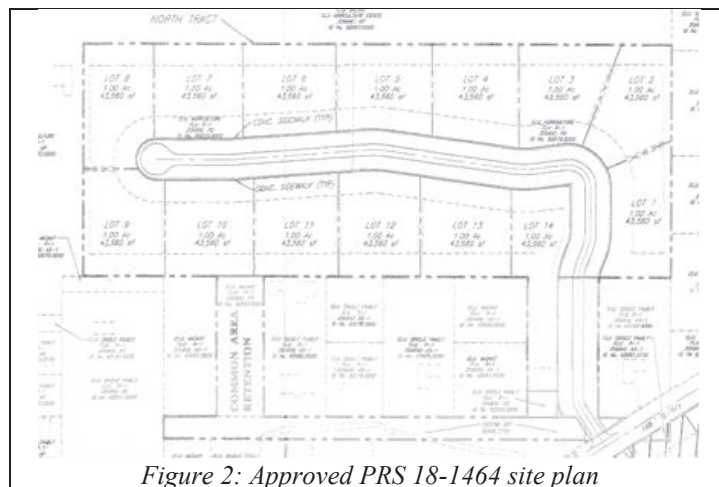


Figure 2: Approved PRS 18-1464 site plan

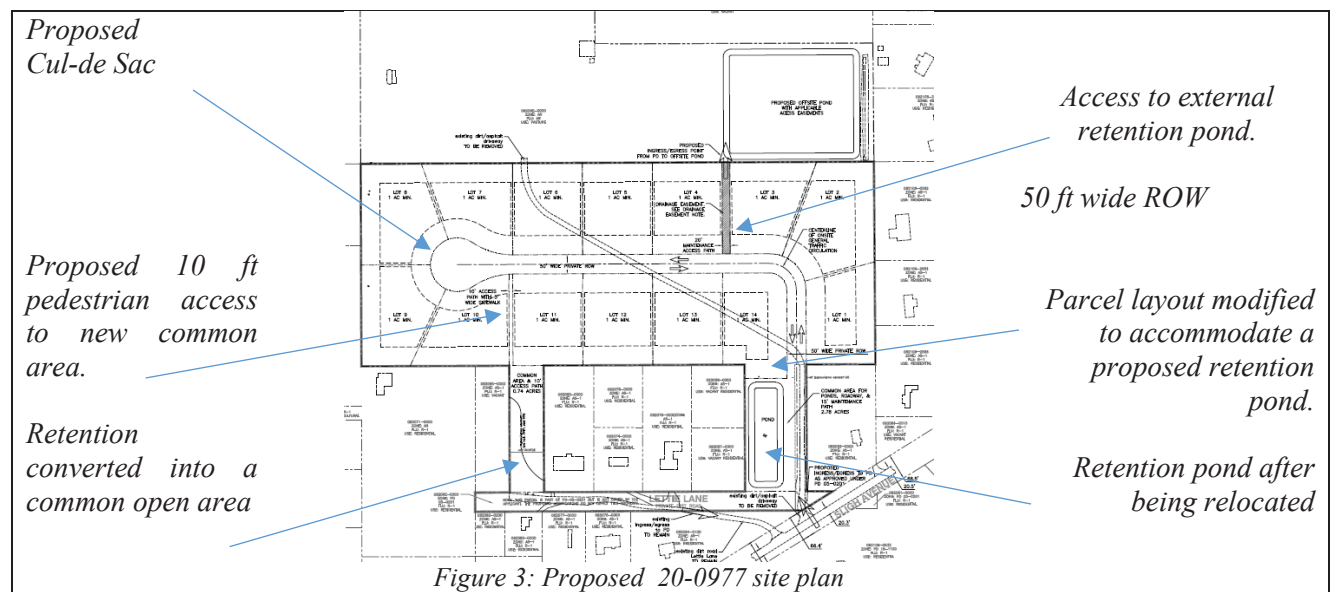


Figure 3: Proposed 20-0977 site plan

1.2 Compliance Overview with Land Development Code and Technical Manuals.

If PRS 20-0977 is approved, the County Engineer will approve a Section 6.04.02.B. (LDC) administrative variance (dated December 21, 2020) which was found approvable by the County Engineer (on January 26, 2021). Approval of this Administrative Variance will waive the requirement to improve Sligh Ave. (a substandard local roadway), between the project access and nearest standard roadway, to current County standards.

The applicant has not requested any variations to Land Development Code Parts 6.06.00 (Landscaping/Buffering), or 6.07.00 (Fences/Walls).

1.3 Analysis of Recommended Conditions

Transportation staff recommends the following amendments to the conditions approved by PRS 18-1464:

- Condition #3 Transportation Review Section staff recommends modification of this condition to reflect the current LDC Section governing parking requirements.

The subject property shall be subject to the parking requirements of Section ~~6.06.05~~6.06.00 of the Hillsborough County Land Development Code.

- Condition #5: Transportation Review Section staff is proposing to repurpose this condition. The existing condition reiterates existing requirements within the LDC and is not needed.

~~The developer provides pedestrian access on Sligh Avenue with internal access to sidewalks within the development. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.~~

- Condition #11: Staff recommends deletion of this condition. By its nature, a PD is a site plan-controlled zoning district and the number and location of access points are governed by the PD site plan and conditions of approval.

~~The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department. Final design, if approved by Hillsborough County Development Services Department may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.~~

- Condition #13: Transportation Review Section staff is proposing to repurpose this condition. The existing condition contains requirements that may be in conflict with LDC provisions and staff policy regarding the provision of sidewalks within the rural services area. For example, the LDC allows sidewalks for subdivisions in the rural services area with lots 1 ac. or greater to have sidewalk along only one side of the internal subdivision roadway. As such, staff recommends deleting the potentially inconsistent language such that current policies and procedures will govern the provision of sidewalks.

~~The developer shall construct minimum 5-foot wide sidewalks between internal project roadways and all common areas. Such sidewalk shall be maintained by the developer a homeowner's association or similar entity. within the right of way along all roadways adjacent to the property boundaries. Additionally, sidewalks shall also be constructed on along all internal roadways as required by the Land Development Code.~~

- Condition #14: Transportation Review Section staff is proposing to repurpose this condition. The existing condition reiterates existing requirements within the LDC and is not needed.

~~Subject to Hillsborough County approval, the development shall be required to construct a continuous left turn lane to serve project driveways. Because of the potential sight distance problem occurring west of the site, the developer may be required to construct two way left turn lanes along the distance of the site.~~

- Condition #15: Transportation Review Section staff is proposing to modify this condition. The intent is to allow the existing residential units on Lettie Ln. to keep their existing access from that dirt road. It was not intended to preclude them from ever being able to improve Lettie Ln. to current roadway standards (hence the proposed modification).

The existing single-family dwellings north of Sligh Avenue ~~shall~~ may maintain access to existing dirt road located on general site plan.

- Additionally, a new Condition will replace condition #11, to address an administrative variance request:

If PRS 20-0977 is approved, the County Engineer will approve a Section 6.04.02.B. (LDC) administrative variance (dated December 21, 2020) which was found approvable by the County Engineer (on January 26, 2021). Approval of this Administrative Variance will waive the requirement to improve Sligh Ave. (a substandard local roadway), between the project access and nearest standard roadway, to current County standards.

- Finally, conditions 15 to 19 will be amended to accommodate the new numerical order.

1.4 Evaluation of Existing and Planned Public Facilities

No public facilities issues are posed by the requested modification.

1.5 Comprehensive Plan Consistency

The Planning Commission staff finds the proposed rezoning CONSISTENT with the Future of Hillsborough Comprehensive Plan.

1.6 Compatibility

Staff finds the proposed request to be compatible with the surrounding area. This minor modification will have little effect on the general character of the subject site, zoned PD today. Relocating the retention pond, providing access to an external pond, and providing a new common area will not result in a greater impact on the adjacent residential lots.

Based on all of the above, staff recommends approval, with conditions and changes to the site plan.

1.7 Agency Comments

Transportation

Transportation Staff has no objections subject to conditions.

1.8 Exhibits

Exhibit 1: Project Aerial

Exhibit 2: Zoning Map

Exhibit 3: Proposed Site Plan

2.0 Recommendation

Approvable, subject to the following conditions:

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted January 13, 2021.

1. The site shall be developed in accordance with the following design standards. The development shall have maximum of 16 single-family homes.

- Minimum Side Setback: 5 feet
- Minimum Front Setback: 50 feet
- Minimum Rear Setback: 50 feet
- Maximum Building Height: 50 feet
- Minimum Lot Size: 1 acre

2. The subject property shall be subject to the buffering and screening requirements of Section 6.06.06 of the Hillsborough County Land Development Code, unless specified herein.

3. The subject property shall be subject to the parking requirements of Section ~~6.06.05.06.00~~ of the Hillsborough County Land Development Code.

4. The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land

Development Code with the following exception(s):

4.1 Ground Signs shall be limited to Monument Signs.

4.2 Billboards, pennants and banners shall be prohibited.

5. ~~The developer provides pedestrian access on Sligh Avenue with internal access to sidewalks within the development. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.~~

6. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop. This site is located in the Rural Service Area and in accordance with the requirements of the Rural Service Area, the project will be required to utilize private septic and water unless otherwise exempted in accordance with the Comprehensive Plan policies and/or Land Development Code regulations.

7. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.

8. Construction of this site must meet the criteria of the Stormwater Management, Transportation and Water and Wastewater Technical Manuals in effect at the time of the Pemberton/Baker Creek Drainage Basin and is defined as having an adequate basin flow capacity (discharge limited to the 25 year, 24 hour pre-developed peak rate), if there is a positive outfall.

9. If there are stormwater drainage complaints more stringent discharge rates may be imposed. This area does not appear on the Department of Public Works list of "red-lined areas".

10. Prior to General Site Plan Certification the applicant shall revise general site plan to reflect one-acre lots.

11. ~~The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department. Final design, if approved by Hillsborough County Development Services Department may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements. If PRS 20-0977 is approved, the County Engineer will approve a Section 6.04.02.B. (LDC) administrative variance (dated December 21, 2020) which was found approvable by the County Engineer (on January 26, 2021). Approval of this Administrative Variance will waive the requirement to improve Sligh Ave. (a substandard local roadway), between the project access and nearest standard roadway, to current County standards.~~

12. The applicant shall be required to pave any portion of the access drive which lies within the existing right-of-way (LDC 6.04.05).

13. ~~The developer shall construct minimum 5-foot wide sidewalks between internal project roadways and all common areas. Such sidewalk shall be maintained by the developer a homeowner's association or similar entity. within the right of way along all roadways adjacent to the property boundaries. Additionally, sidewalks shall also be constructed on along all internal roadways as required by the Land Development Code.~~

14. ~~Subject to Hillsborough County approval, the development shall be required to construct a continuous left turn lane to serve project driveways. Because of the potential sight distance problem occurring west of the site, the developer may be required to construct two-way left turn lanes along the distance of the site.~~

~~14.~~ 14. The existing single-family dwellings north of Sligh Avenue shall may maintain access to existing dirt road located on general site plan.

~~16.~~ 15. Prior to the issuance of County Construction Permits, the owner/developer may be required to submit to the Development Services Department (DSD) a copy of the (Chapter 62-65, Florida Administrative Code) stormwater discharge permit or exemption letter for the project. The Development Services Department will issue its permit only when SWFWMD requirements have been met.

~~17.~~ 16. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or

APPLICATION: PRS 20-0977

ZHM HEARING DATE: N/A

BOCC MEETING DATE: February 9, 2021

CASE REVIEWER: Tania C. Chapela


the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above state conditions shall be interpreted as the regulations in effect at the time of preliminary **site** plan/plat approval.

18. 17. The 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.

19. 18. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities as the time of application for subsequent development orders or permits to allow issuance of such development.

Staff's Recommendation: Approvable, subject to conditions

Zoning
Administrator
Sign-off:





J. Brian Grady
Wed Jan 27 2021 15:20:34

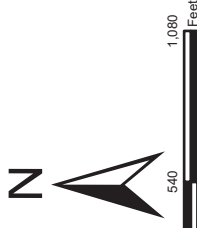


General Aerial Zoning Map

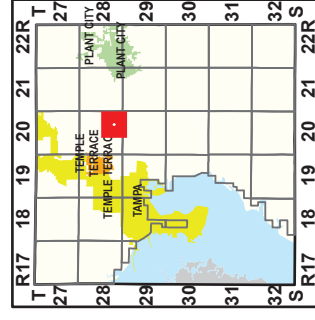
PRS 20-0977

Folio: 62063.0000,
62069.0000, 62072.0000,
62073.0000

-  Application Site
-  Zoning Boundary
-  Parcels



STR: 26-28-20, 27-28-20

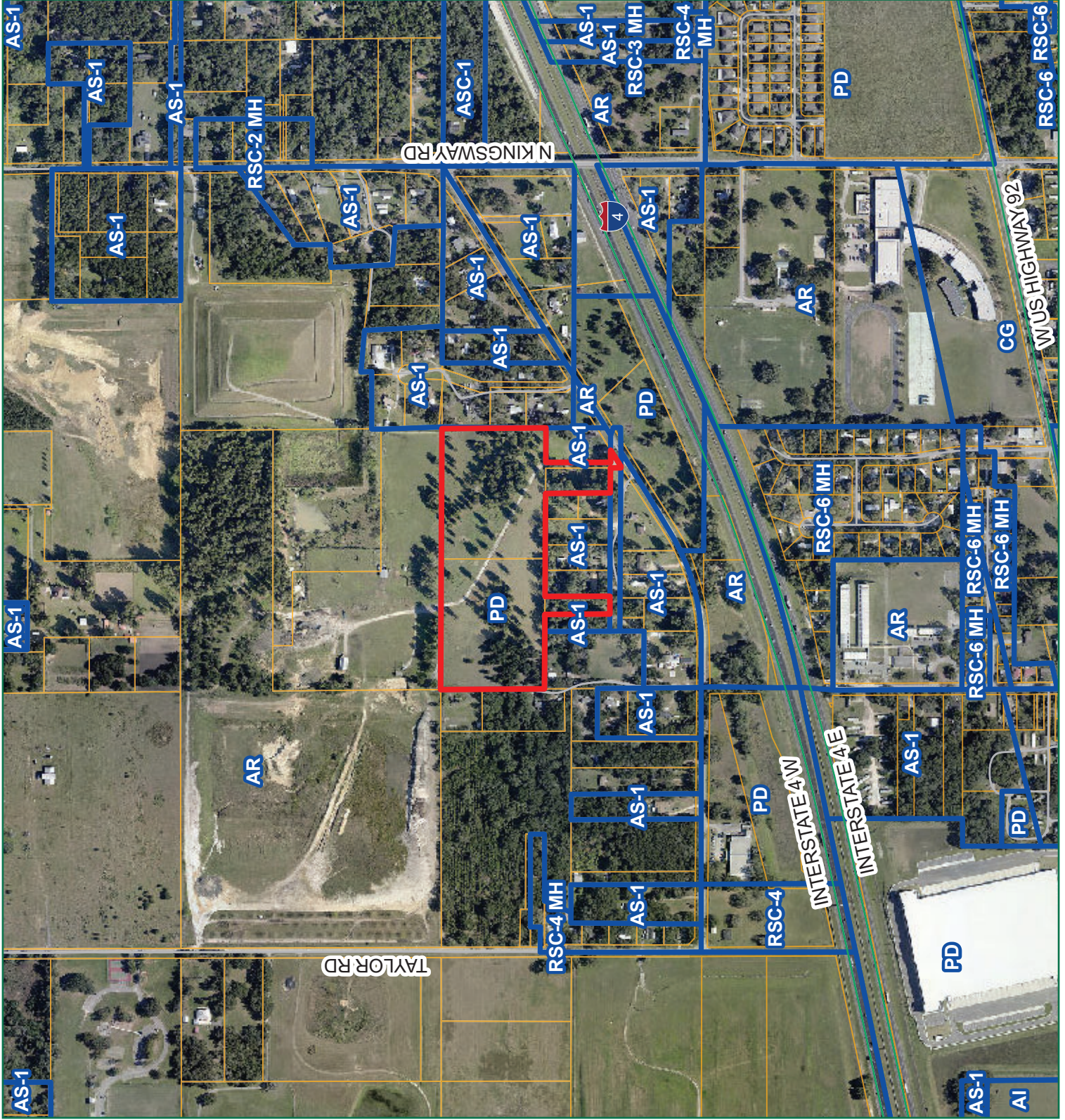


NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map.

THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

SOURCE: This map has been prepared for the inventory of real property found within Hillsborough County and is compiled from recorded deeds, plats, and other public records; it has been based on BEST AVAILABLE data.

Users of this map are hereby notified that the aforementioned public information sources should be consulted for verification of the information contained on this map.



**CURRENTLY
APPROVED**



Hillsborough County Florida

DEVELOPMENT SERVICES

PO Box 1110 Tampa, FL 33601-1110

November 21, 2018

Reference: PRS 18-1464 TH
New Kingston Enterprises
Sligh Ave. & Silliman Ln.
62106.2646 & Multiple

Steve Allison
PO Box 82834
Tampa, FL 33682

Dear Applicant:

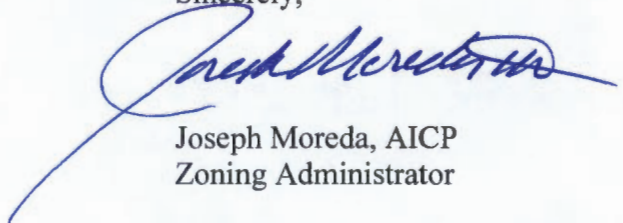
At the regularly scheduled public meeting on November 14, 2018, the Board of County Commissioners approved your request for a minor modification to PD 05-0201, with the attached amended final conditions.

A condition of approval is that the applicant submit a revised General Site Plan reflecting all changes, within 90 days of approval. Failure to submit the site plans within the time period will place your property in violation.

To comply with this condition, please complete and submit to the Development Services Department, 20th floor of the County Center, 601 E. Kennedy Boulevard, the enclosed application for General Site Plan Review/Certification. For information concerning the certification process, please contact our office at 272-5600. Please keep this letter for your records.

If you have any questions regarding this, please feel free to contact Brian Grady at 813-276-8343 or by email at GradyB@HCFLGov.net.

Sincerely,



Joseph Moreda, AICP
Zoning Administrator

JM/mn
Attachments

BOARD OF COUNTY COMMISSIONERS

Victor D. Crist
Ken Hagan
Al Higginbotham
Pat Kemp
Lesley "Les" Miller, Jr.
Sandra L. Murman
Stacy R. White

COUNTY ADMINISTRATOR

Michael S. Merrill

COUNTY ATTORNEY

Christine M. Beck

INTERNAL AUDITOR

Peggy Caskey

CHIEF DEVELOPMENT & INFRASTRUCTURE SERVICES ADMINISTRATOR

Lucia E. Garsys

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted September 20, 2018.

1. The site shall be developed in accordance with the following design standards. The development shall have maximum of 16 single-family homes.
 - Minimum Side Setback: 5 feet
 - Minimum Front Setback: 50 feet
 - Minimum Rear Setback: 50 feet
 - Maximum Building Height: 50 feet
 - Minimum Lot Size: 1 acre
2. The subject property shall be subject to the buffering and screening requirements of Section 6.06.06 of the Hillsborough County Land Development Code, unless specified herein.
3. The subject property shall be subject to the parking requirements of Section 6.06.06 of the Hillsborough County Land Development Code.
4. The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):
 - 4.1 Ground Signs shall be limited to Monument Signs.
 - 4.2 Billboards, pennants and banners shall be prohibited.
5. The developer provides pedestrian access on Sligh Avenue with internal access to sidewalks within the development.
6. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop. This site is located in the Rural Service Area and in accordance with the requirements of the Rural Service Area, the project will be required to utilize private septic and water unless otherwise exempted in accordance with the Comprehensive Plan policies and/or Land Development Code regulations.
7. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
8. Construction of this site must meet the criteria of the Stormwater Management, Transportation and Water and Wastewater Technical Manuals in effect at the time of the Pemberton/Baker Creek Drainage Basin and is defined as having an adequate basin flow capacity (discharge limited to the 25 year, 24 hour pre-developed peak rate), if there is a positive outfall.
9. If there are stormwater drainage complaints more stringent discharge rates may be imposed. This area does not appear on the Department of Public Works list of "red-lined areas".
10. Prior to General Site Plan Certification the applicant shall revise general site plan to reflect one-acre lots.

11. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department. Final design, if approved by Hillsborough County Development Services Department may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.
12. The applicant shall be required to pave any portion of the access drive which lies within the existing right-of-way (LDC 6.04.05).
13. Sidewalks shall be constructed and maintained by the developer within the right-of-way along all roadways adjacent to the property boundaries. Sidewalks shall also be constructed on all internal roadways.
14. Subject to Hillsborough County approval, the development shall be required to construct a continuous left turn lane to serve project driveways. Because of the potential sight distance problem occurring west of the site, the developer may be required to construct two-way left turn lanes along the distance of the site.
15. The existing single-family dwellings north of Sligh Avenue shall maintain access to existing dirt road located on general site plan.
16. Prior to the issuance of County Construction Permits, the owner/developer may be required to submit to the Development Services Department (DSD) a copy of the (Chapter 62-65, Florida Administrative Code) stormwater discharge permit or exemption letter for the project. The Development Services Department will issue its permit only when SWFWMD requirements have been met.
17. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above state conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
18. The 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.
19. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities as the time of application for subsequent development orders or permits to allow issuance of such development.



AGENCY COMMENTS

COMMISSION

Mariella Smith CHAIR
 Pat Kemp VICE-CHAIR
 Ken Hagan
 Lesley “Les” Miller, Jr.
 Sandra L. Murman
 Kimberly Overman
 Stacy White



DIRECTORS

Janet L. Dougherty
 EXECUTIVE DIRECTOR

Hooshang Boostani, P.E. WASTE DIVISION
 Elaine S. DeLeeuw, ADMIN DIVISION
 Sam Elrabi, P.E. WATER DIVISION
 Rick Muratti, Esq. LEGAL DEPT
 Andy Schipfer, P.E. WETLANDS DIVISION
 Sterlin Woodard, P.E. AIR DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: September 8, 2020</p> <p>PETITION NO.: 20-0977</p> <p>EPC REVIEWER: Abbie Weeks</p> <p>CONTACT INFORMATION: (813)627-2600 X1101</p> <p>EMAIL: weeksa@epchc.org</p>	<p>COMMENT DATE: August 21, 2020</p> <p>PROPERTY ADDRESS: 231, 307 Sligh Avenue, N Parson Avenue, & Lettie Lane, Seffner</p> <p>FOLIO #: 062060.0000, 062063.0000, 062069.0000, 062072.0000, 062073.0000</p> <p>STR: 26-28S-20E</p>
<p>REQUESTED ZONING: Minor Modification to PD</p>	
FINDINGS	
<p>WETLANDS PRESENT</p>	<p>NO</p>
<p>SITE INSPECTION DATE</p>	<p>08/19/2020</p>
<p>WETLAND LINE VALIDITY</p>	<p>N/A</p>
<p>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</p>	<p>N/A</p>
<p>INFORMATIONAL COMMENTS:</p> <p>Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected 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. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.</p> <p>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.</p> <p><u>EPC Waste Division Comments:</u> The applicant/petitioner should be advised that property(ies) immediately adjacent to, likely abutting and to the northeast of the subject rezoning is/are the location of the historic Kingsway Road (fka David J. Joseph) Class I landfill. The facility is currently within a long-term care period and is managed pursuant to a Long-Term Care (LTC) permit issued by the Florida Department of Environmental Protection.</p>	

Additional information and details regarding the facility should be obtained from the Florida Department of Environmental Protection's Southwest District Office.

Aow/mst

cc: mnorman@boggseng.com
rking@altoconstruction.com

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

PETITION NO.: PD20-0977 **REVIEWED BY:** Randy Rochelle **DATE:** 1/27/2021

FOLIO NO.: 62069.0000, 62072.0000, and Multiple More

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: This site is located outside of the Hillsborough County Urban Service Area, therefore Hillsborough County Water and/or Wastewater Service will not be available to serve the subject property. If the applicant feels that the proposed development is located within the County Urban Service Area and can provide verification then it's possible that Hillsborough County Water and Wastewater Service could be provided .