

# PD Modification Application MM 21-0313

Zoning Hearing Master Date: 10/18/21

BOCC Land Use Meeting Date:  
12/14/21



**Hillsborough  
County Florida**

Development Services Department

## 1.0 APPLICATION SUMMARY

Applicant: Shumaker, Loop & Kendrick LLP  
(Matt Newton / David Singer)

FLU Category: Residential-6 (RES-6)

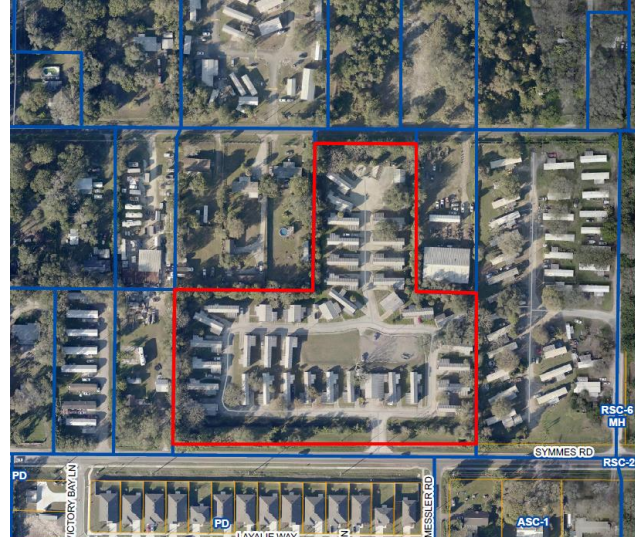
Service Area: Urban

Site Acreage: 6.42 acres

Community Plan Area: Gibsonton

Overlay: None

Request Major Modification to PD 85-0306



### Existing Approvals:

PD 85-0306 (Resolution No. 92-0862):  
Property was rezoned to expand mobile home park from 30 to 40 units, with conditions.

### Proposed Modifications:

The request is to modify Planned Development (PD) 85-0306, associated with one parcel totaling approximately 6.42 acres to allow for an increase from 40 dwelling units to 49 dwelling units.

The site is located north of the Symmes Road and Messler Road intersection. The underlying future land use (FLU) category of the subject parcel is Residential-6 (RES-6).

### Additional Information:

PD Variations	None requested.
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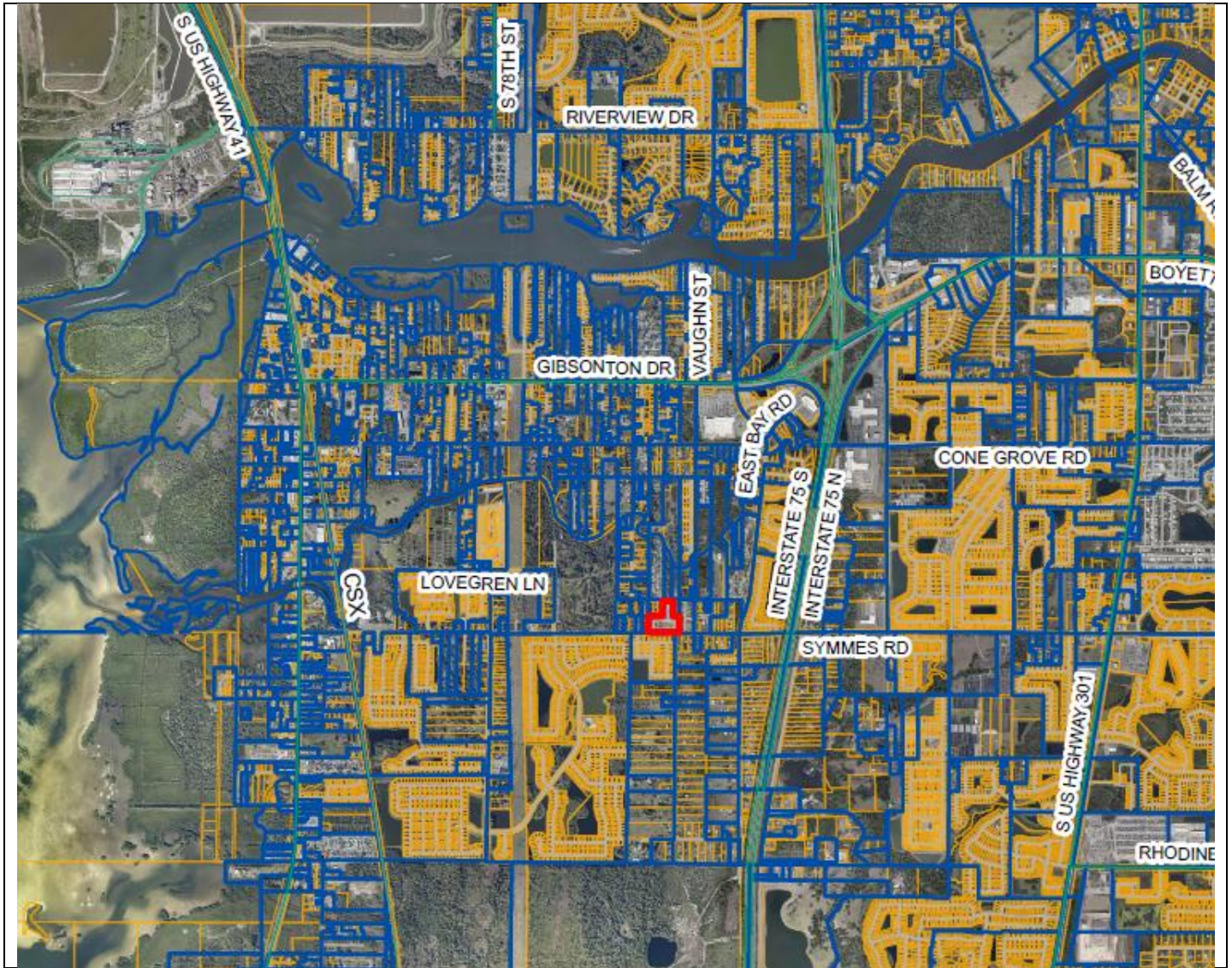
Waivers	None requested.
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Planning Commission Recommendation	Planning Commission staff finds the proposal consistent with the Hillsborough Comprehensive Plan for Unincorporated Hillsborough County.
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Development Services Department Recommendation	Approvable, with conditions.
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## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map



#### Context of Surrounding Area:

The surrounding area is substantially developed with mobile homes in the immediate vicinity.

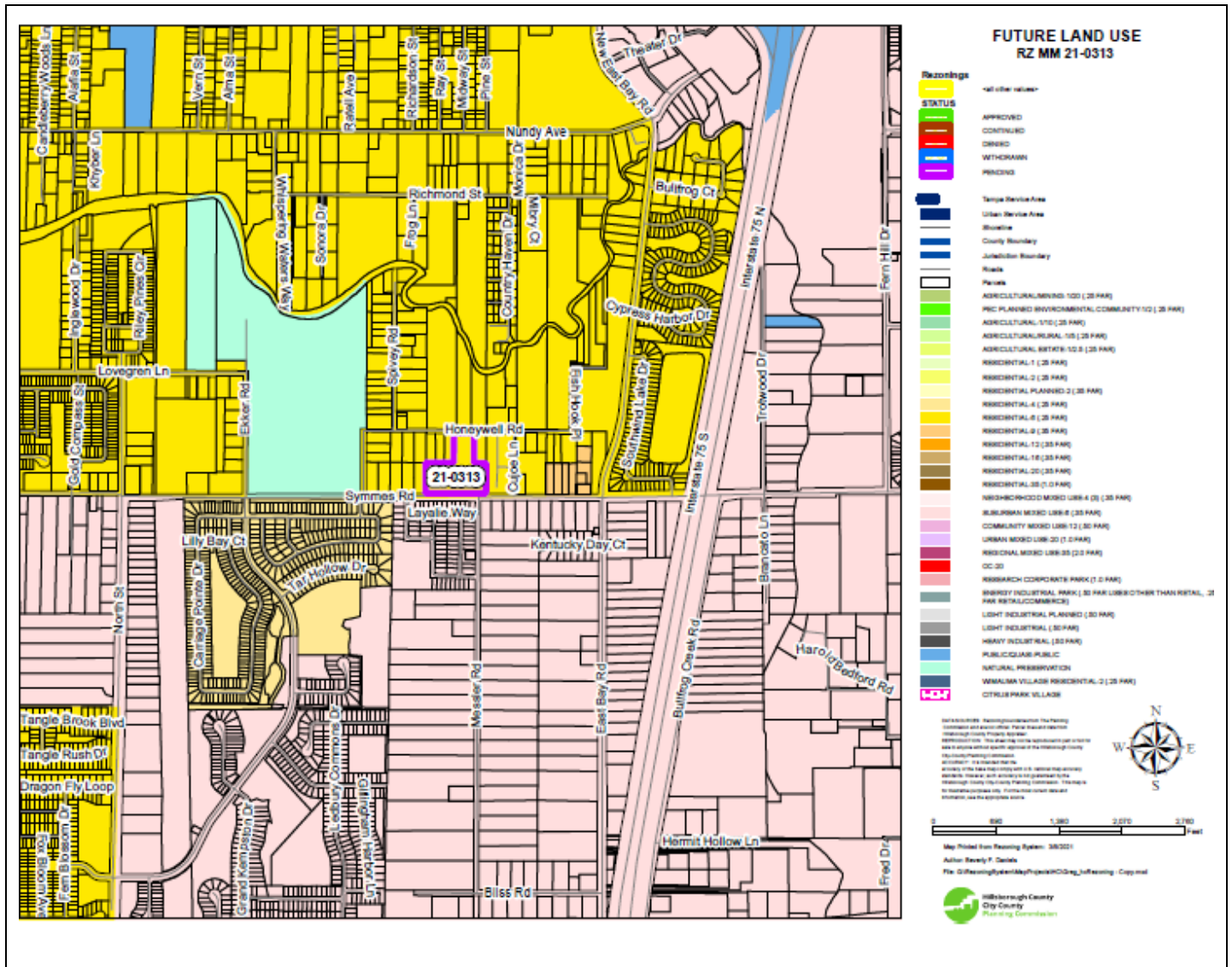
- The adjacent three properties located west/northwest were zoned RSC-6 per RZ-82-0035 to allow mobile homes.
- The property to the northeast zoned RSC-6 is developed with a large aluminum structure.
- To the east is PD (91-0082) developed with a mobile home park.
- North across Honeywell Road is a mobile home park and single-family residences.
- To the south across Symmes Road are single-family homes.

The site is located within the limits of the Gibsonton Community Plan and the Southshore Areawide Systems Plan. The site is located within the Urban Service Area (USA).



2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



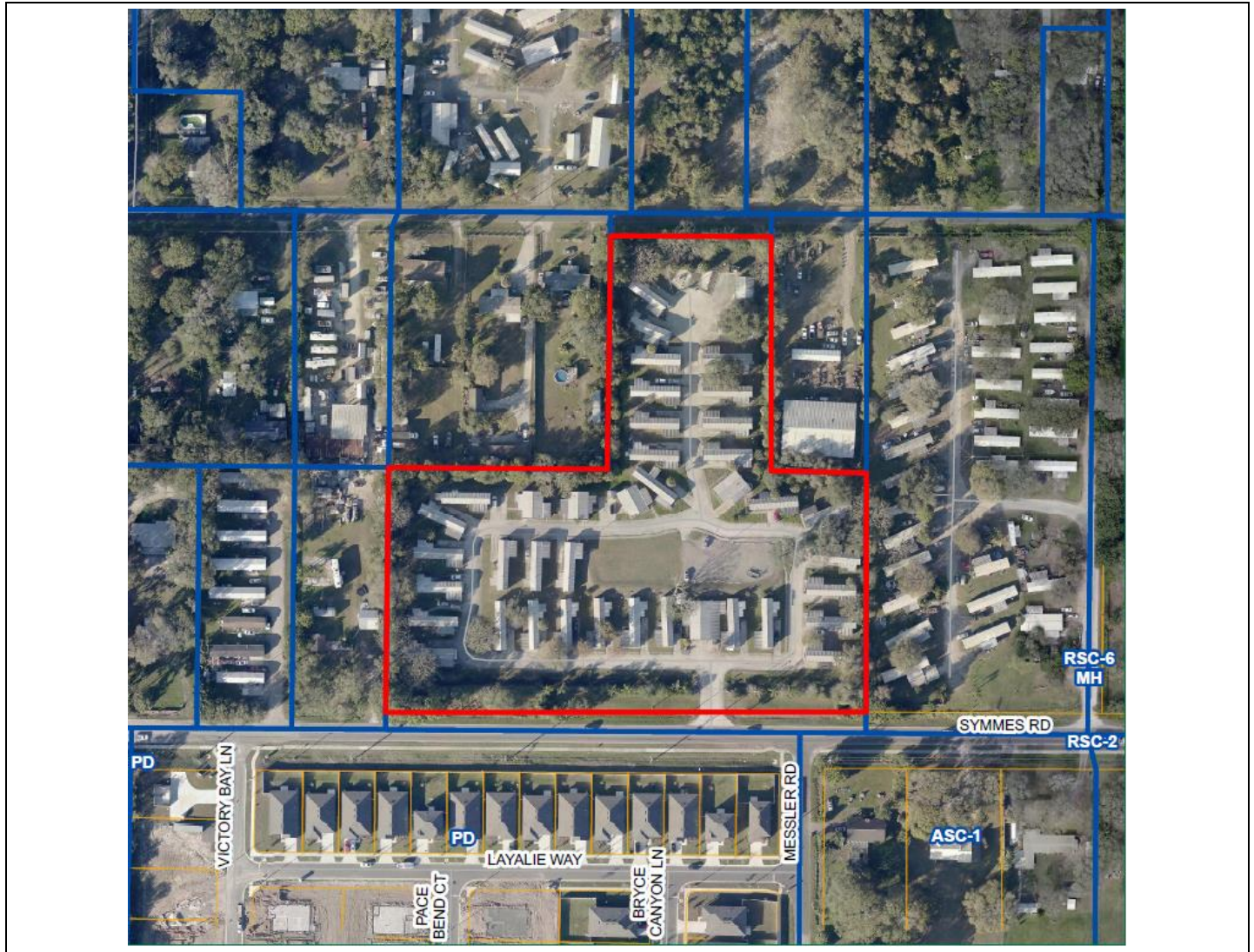
**Future Land Use Category Description:**

The site is designated Residential-6 (RES-6) on the Future Land Use Map. The Residential-6 (RES-6) Future Land Use category is located north, east and west of the subject property. The Suburban Mixed Use-6 (SMU-6) Future Land Use category is located to the south, across Symmes Road. RES-6 allows residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. The application requests 9 additional mobile homes in addition to the previously approved 40 mobile homes on the subject property. The applicant requests to utilize the Policy 23.5 (FLUE) density bonus provision. Planning Commission staff has determined the site is eligible to receive the density bonus to the next highest Future Land Use category (Residential-9) as outlined in Policy 23.5. The next highest category is Residential-9 (RES-9) which would allow for up to 57 dwelling units on the property.

Maximum Density:  
Residential-6, 6 dwelling units per acre; Residential-9, 9 dwelling units per acre.

**2.0 LAND USE MAP SET AND SUMMARY DATA**

**2.3 Immediate Area Map**

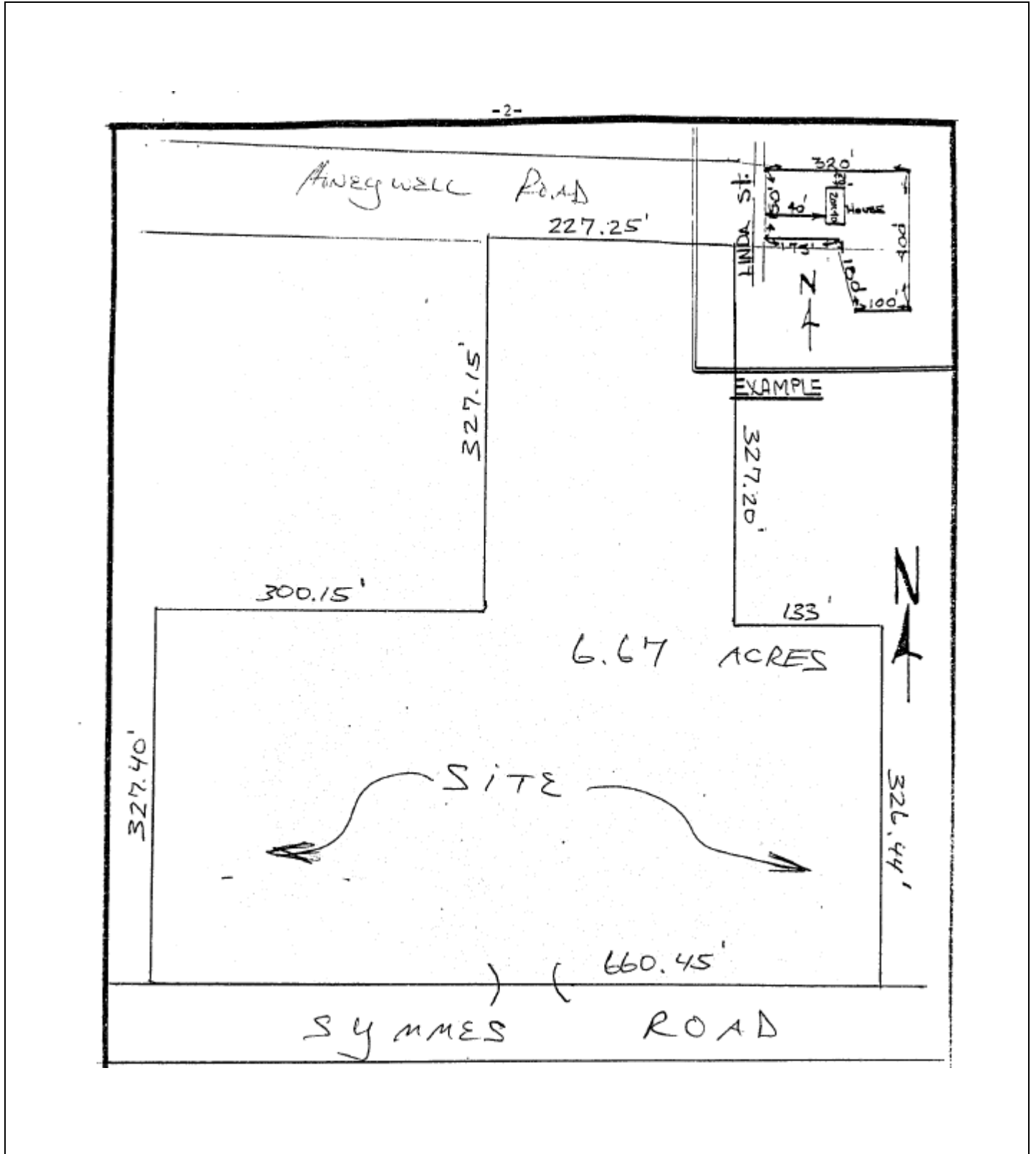


Adjacent Zonings and Uses					
Location:	Zoning:	Future Land Use:	Density/F.A.R.	Permitted Use:	Existing Use:
North	ASC-1, AS-1, PD 91-0081	Residential-6 (RES-6)	1 du/ac.	SF/MH/Agriculture	Vacant & MH Development
South	PD 17-0066, RSC-2 (Southeast)	Suburban Mixed Use-6 (SMU-6)	5,000 sq. ft. lots (PD), 0.5 ac. (RSC-2)	Single-family	Single-Family
West	RSC-6 (82-0035)	Residential-6 (RES-6)	7,000 sq. ft. lots	SF / Mobile Homes	3 SF Mobile Homes
East	PD 91-0082 & RSC-6	Residential-6 (RES-6)	7.22 du/ac. (max. 36 MH spaces— PD 91-0082)	Single-family	MH Development, and SF Mobile Home



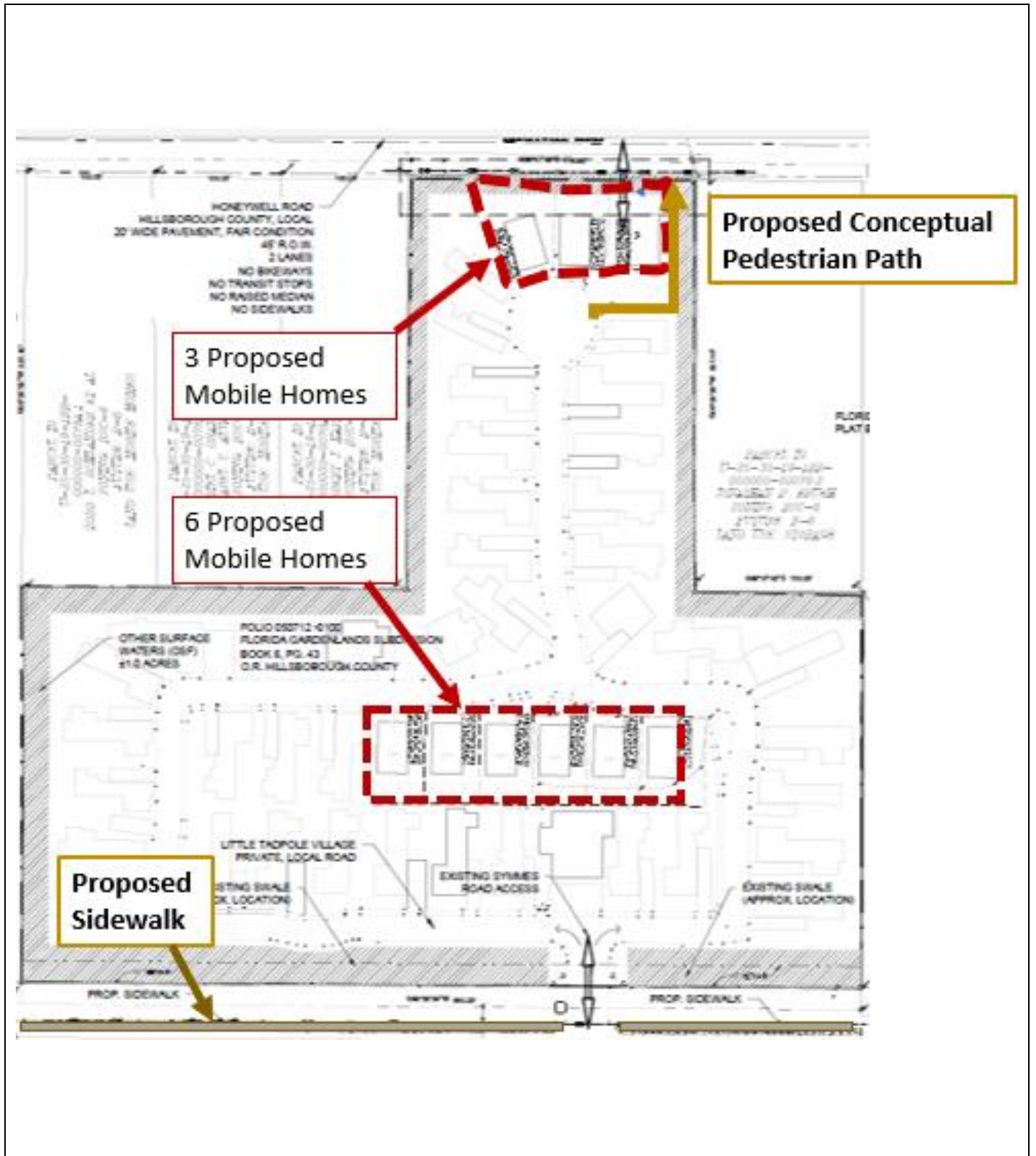
2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Existing Site Plan – PD 85-0306



## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.5 Proposed Site Plan (Sept. 28)





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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Symmes Rd.	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width (for Urban Section)	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Honeywell Rd.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width (for Urban Section)	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	200	10	18
Proposed	245	13	23
Difference (+/-)	(+) 45	(+) 3	(+) 5

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

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

Notes: No sidewalk will be provided along Honeywell Dr. frontage; however, pedestrian connection to Honeywell Dr. is being required – see Transportation staff report for additional information.

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

Notes:

**4.0 Additional Site Information & Agency Comments Summary**

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

**4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY**

INFORMATION/REVIEWING AGENCY	OBJECTIONS	CONDITIONS REQUESTED	ADDITIONAL INFORMATION/COMMENTS
<b>Environmental:</b>			
Environmental Protection Commission	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See additional informational only comments from EPC. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters along entire property boundary <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input checked="" type="checkbox"/> Potable Water Wellfield Protection Area			
<input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____			
<b>Public Facilities:</b>			
<b>Transportation</b> <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"/> Yes <input checked="" type="checkbox"/> No	



<p><b>Utilities Service Area/ Water &amp; Wastewater</b></p> <p><input checked="" type="checkbox"/> Urban   <input type="checkbox"/> City of Tampa  <input type="checkbox"/> Rural   <input type="checkbox"/> City of Temple Terrace</p>	<p><input type="checkbox"/> Yes  <input checked="" type="checkbox"/> No</p>	<p><input checked="" type="checkbox"/> Yes  <input type="checkbox"/> No</p>	<p>The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems.</p>
<p><b>Hillsborough County School Board</b></p> <p>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</p>	<p><input type="checkbox"/> Yes  <input checked="" type="checkbox"/> No</p>	<p><input type="checkbox"/> Yes  <input checked="" type="checkbox"/> No</p>	<p>Gibson Elementary, Dowdell Middle, and East Bay High School have capacity for the proposed 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.</p>
<p><b>Impact/Mobility Fees</b></p> <p>The project area is located in the Urban Service Area. A 12-inch water main is available approximately 60 feet from the site and is located within the south right-of-way of Symmes Road. The property lies within the Hillsborough County Wastewater Service Area. An 8-inch wastewater force main is available on the north right-of-way of Symmes Road.</p> <p><b>Estimated Fees:</b></p> <p>(Fee estimate is based on a 1,500 square foot, 3 bedroom, Mobile Home Unit)</p> <p>Mobility: \$2,764 * 9 units = \$ 24,876  Parks: \$1,656 * 9 units = \$ 14,904  School: \$7,027.00 * 9 units = \$ 63,243  Fire: \$299.00 * 9 units = \$ 2,691  9 Mobile Home in Park = \$105,714</p> <p><b>Project Summary/Description:</b></p> <p>9 Mobile Home units in a park</p> <p>Urban Mobility  South Fire  Central Parks</p>			
<p><b>Comprehensive Plan:</b></p>			
<p><b>Planning Commission</b></p> <p><input type="checkbox"/> Meets Locational Criteria   <input checked="" type="checkbox"/> N/A  <input type="checkbox"/> Locational Criteria Waiver Requested  <input checked="" type="checkbox"/> Minimum Density Met   <input type="checkbox"/> N/A</p>	<p><input type="checkbox"/> Inconsistent  <input checked="" type="checkbox"/> Consistent  <input type="checkbox"/> N/A</p>	<p><input type="checkbox"/> Yes  <input checked="" type="checkbox"/> No</p>	

## 5.0 IMPLEMENTATION RECOMMENDATION

### 5.1 Compatibility

The request is to modify Planned Development (PD) 85-0306, associated with one parcel totaling approximately 6.42 acres to allow for an increase from 40 dwelling units to 49 dwelling units. The site is located north of the Symmes Road and Messler Road intersection. The underlying future land use (FLU) category of the subject parcel is Residential-6 (RES-6). The subject area consists of one parcel (see Project Location Map).

- Folio 50712.0100 is currently zoned PD 85-0306, which is approved for a 40-space mobile home park.
- The parcel is currently developed with a 40-space mobile home park.

Six of the new dwelling units will be located in the center of the existing development, and three dwelling units will be located to the rear of the development with access through the development. The six mobile homes proposed to be located in the middle of the mobile home park are vacant areas and an internal parking area. The three mobile homes proposed to be located in the rear are partially paved and developed with a playground for the existing 40-unit mobile home park. The applicant proposes 9 additional mobile homes, shown on the site plan.

The surrounding area is substantially developed with mobile homes in the immediate vicinity.

- The adjacent three properties located west/northwest were zoned RSC-6 per RZ-82-0035 to allow mobile homes.
- The property to the northeast zoned RSC-6 is developed with a large aluminum structure. The proposed 3 mobile homes near this location will be required to be 25 feet between the nearest mobile home and the park boundary per Sec. 6.11.110.
- To the east is PD (91-0082) developed with a mobile home park.
- North across Honeywell Road is a mobile home park and single-family residences.

The application does not request any variations to Land Development Code Parts 6.05.00 (Parking and Loading), 6.06.00 (Landscaping/Buffering) and Sec. 6.11.110 - Mobile Home Parks and Recreational Vehicle Parks. The site will comply with and conform to all other applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code, Site Development and Technical Manuals.

If MM 21-0313 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance which was found approvable by the County Engineer for the Symmes Rd. substandard road improvements. Approval of this Administrative Variance will waive the Symmes Rd. substandard road improvements required by Section 6.04.03.L. Consistent with 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 at buildout, no transportation analysis was required to process this request. The applicant is also proposing project access on Symmes Rd. in a location approximately 126 feet from Messler Rd. to the east of the site. Section 6.04.07 of the Land Development Code (LDC) requires a minimum access spacing of 245 feet. As such, the applicant submitted a Section 6.04.02.B. Administrative Variance from the spacing requirement. If the rezoning is approved, the County Engineer will approve the Administrative Variances. Additional information regarding the transportation variances is found in the Transportation Agency Review.

### 5.2 Recommendation

The proposed project with the proposed development standards, existing scale and restrictions may be found to be **APPROVABLE**, with conditions. The request would encourage residential development that complements the surrounding character and promotes housing diversity in the Gibsonton and Southshore Areawide Systems Community Plan area. The proposed development satisfies the intent of the Goals, Objectives and Policies of the Future Land Use Element of the Unincorporated Hillsborough County Comprehensive Plan and finds the proposed Major Modification consistent with the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County.



## 6.0 PROPOSED CONDITIONS

Staff finds the request Approvable, subject to the following conditions listed below, is based on the general site plan submitted September 28, 2021.

1. ~~Development of the site shall be restricted to a maximum of 6 dwelling units per gross acre for a total of 40 mobile homes. The mobile homes park shall be limited to a maximum of 49 mobile homes and in compliance Land Development Code Section 5.03.07.~~
2. ~~The area occupied by the interim wastewater treatment plant shall be developed as a recreation area or open space once the area is no longer needed for the plant.~~
2. All mobile homes shall have a setback of not less than 25 feet in depth between the mobile homes and the park boundaries in compliance with Section 6.11.110.
3. ~~The average unit area of premises (lot size) shall be 3,200 square feet or greater as required by the MHP/RVP regulations Section 6.11.110.~~
4. ~~Prior to Final Site Plan Approval, the developer shall submit drainage plans and calculation to, and have received approval from the County Environment Protection Commission. Said Environmental Protection Commission approval shall be submitted by the developer to the County Department of Development Coordination prior to Final Site Plan approval.~~
5. ~~Stormwater detention/retention pond design requirements for the development shall be listed below.~~
  - a. ~~The side slopes shall be no greater than 4:1.~~
  - b. ~~The banks shall be completely vegetated to the design low water elevation.~~
  - c. ~~The side and bottom of each pond shall not be constructed of impervious material.~~
4. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
5. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
6. ~~The developer shall provide, prior to Final Site Plan approval, an additional 17 feet of right-of-way along the north side of Symmes, thereby providing part of the 94 feet of total right-of-way needed ultimately to accommodate a 4-lane divided roadway section.~~
6. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
7. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change

pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

- ~~7. Driveway radii shall be a minimum of 40 feet to accommodate single-unit vehicles.~~
8. Access to the site shall be offset by a minimum of 125 feet from Messler Road, measured from the center line of the project drive to the centerline of Messler Road. If MM 21-0313 is approved, the County Engineer will a Section 6.04.02.B Administrative Variance (dated October 1, 2021 from Section 6.04.07 access spacing requirements, which has been found approvable by the County Engineer (on October 4, 2021). Approval of this Administrative Variance will permit the reduction of the minimum access spacing between the project driveway and the next closest driveway to the east to +/-126 feet.
9. Prior to or concurrent with the initial increment of development for the 9 additional units are the subject of MM 21-0313. The developer shall provide construct, prior to the issuance of Certificates of Occupancy, sidewalk internal to the project and external to the project in the right-of-way area of the major roadway(s) bordering the project (i.e., a minimum 5-foot wide sidewalk along the project's Symmes Road frontage, as well as a minimum 5-foot wide sidewalk connection between such sidewalk and the internal sidewalk network. Notwithstanding the above, a boardwalk may be utilized outside of the public right-of-way, provided such facilities are not within the clear zone.
- ~~10. The exact location of said sidewalks shall be determined by the County Department of Development Services Coordination during Final Site Plan approval.~~
- ~~11. The developer shall be required to utilize public water and shall pay all costs to connect for service delivery. The developer shall be required to obtain the express, written approval of the Hillsborough County Fire Department and of the Hillsborough County Department of Water and Wastewater Utilities for the extension of the water system and for its adequacy as source of potable water and of fire flows of water. Subject to said approvals, the developer may extend a 3-inch diameter water main from the area of Bull Frog Creek Trailer Park or extend the larger system referred to by the Witness Adams in the Transcript of the Zoning Master Hearing of September 12, 1985, at Page 100. The developer shall submit to the County Department of Development Coordination, prior to the issuance of Certificates of Occupancy, evident of commitment from the County Department of Water and Wastewater Utilities to provide public water services, which commitment shall reflect the approval required above. Additionally, the developer shall submit to the County Department of Development Coordination, prior to the issuance of Certificates of Occupancy, evidence of agreement to pay necessary cost to enable the County to provide public water service delivery.~~
10. 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.
11. If MM 21-0313 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated October 1, 2021) which was found approvable by the County Engineer (on October 4, 2021) for the Symmes Rd. substandard road improvements. Approval of this Administrative Variance will waive the Symmes Road substandard road improvements required by Section 6.04.03.L.
12. Pursuant to direction received during Agenda Item I.1. "Commissioner's Recommended Board Motion: Provide direction to the Development Services Department regarding sidewalk requirements for small scale, individual home construction, where the sidewalk would not be practicably located near any existing pedestrian network." at the July 20, 2021 Hillsborough County Board of County Commissioner's Land Use Meeting, it was determined by the Administrator that no sidewalk shall be required to be constructed along the project's Honeywell Rd. frontage nor shall a Section 11.04 Variance be required.

13. Prior to or concurrent with the initial increment of development for the 9 additional units are the subject of MM 21-0313, the developer shall construct a minimum 5-foot wide sidewalk connection between the internal sidewalk network and the pavement of Honeywell Rd. as generally shown on the PD site plan.
14. Prior to PD Site Plan Certification, the applicant shall revise the PD site plan to:
- Shift the pedestrian access arrow to Honeywell Rd. to the location shown in the drawing provided below; and,
  - Add to the site plan and within the legend a dashed line, labeled as "Pedestrian Connection (Conceptual Alignment) in the location shown in the drawing provided below. The intent of this connection is to fulfill the required pedestrian connection between the internal sidewalk network and Honeywell Rd. pavement without conflicting with existing or otherwise crossing the proposed driveways serving new the mobile home units which are the subject of this modification.
- ~~11. The development shall comply with Chapter 10D-6, 10D-26, and 17-22 of the Florida Administrative Code. All public water supply and water distribution systems must be installed in full compliance with Chapters 17-22 and 10D-4, both of the Florida Administrative Code, and receive the required water system clearance letter from the Health Department prior to the issuances of Certificates of Occupancy for the project.~~
- ~~12. Within the area indicated as the approximate location of the interim wastewater treatment plant, the treatment plant itself shall be located a minimum of 200 feet from any residential dwelling off site. The pond area containing treated effluent may be located nearer than 200 feet from off site residential dwellings, but same shall be located a minimum of 30 feet from any property line.~~
- ~~13. The developer shall design, construct, operate, and maintain the recreation area as a private park.~~
- ~~14~~15. The developer shall provide street lighting internal to the project. Any illumination which may emanate from lights on site shall not concurrently illuminate any area and/or structure off site.
- ~~15~~16. The developer or designate thereof shall be responsible for maintenance of the buffer.
- ~~16~~17. The developer shall screen, prior to the issuance of Certificates of Occupancy, all trash receptables, dumpsters, et cetera from view from public places and neighboring properties through the use of features, such as berms, fences, false facades, and dense landscaping.
- ~~17~~18. The developer shall comply with all requirements of the Section 6.11.110 MHP/RVP Zoning District.
- ~~18~~19. Prior to Commercial Site Plan approval, the develop shall submit to the County Environmental Protection Commission, a copy of the Southwest Florida Water Management District stormwater discharge permit or exemption for the project.
20. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).




21. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
22. Water distribution system improvements will need to be completed prior to connection to the County's water system. No building permits that would create demand for water service shall be issued until either the completion by the County of funded Capital Improvement Program projects C32001 - South County Potable Water Repump Station Expansion and C32011 - Potable Water In-Line Booster Pump Station, and the projects are put into operation or until June 1, 2022, whichever occurs first.
23. The subject property should be served by Hillsborough County Water and Wastewater Service. 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.
24. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
25. ~~19. Up to sixty days subsequent to the rezoning approval by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Department of Development Coordination a revised Site Plan for certification which shall reflect all the conditions outlined above. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which conforms the notes and graphics of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of a revised plan will be required.~~

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

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

**7.0 ADDITIONAL INFORMATION**

<p><b>Zoning Administrator Sign Off:</b></p>	 <p>J. Brian Grady Fri Oct 8 2021 15:01:52</p>
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**APPLICATION NUMBER: PD 21-0313**

ZHM HEARING DATE: October 18, 2021

BOCC LUM MEETING DATE: December 14, 2021

Case Reviewer: Tim Lampkin

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## **8.0 FULL TRANSPORTATION REPORT**



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

<b>Application number:</b>	MM 21-0313
<b>Hearing date:</b>	October 18, 2021
<b>Applicant:</b>	Bullfrog MHC, LLC
<b>Request:</b>	Major Modification to a Planned Development
<b>Location:</b>	8750 Symmes Rd., Gibsonton North of the Symmes Road and Messler Road intersection
<b>Parcel size:</b>	6.78 acres +/-
<b>Existing zoning:</b>	PD 85-0306
<b>Future land use designation:</b>	Residential-6 (6 du/ga; 0.25 FAR)
<b>Service area:</b>	Urban
<b>Community planning area:</b>	Gibsonton, Southshore Areawide Systems Plan

**A. APPLICATION REVIEW**

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

# PD Modification Application MM 21-0313

Zoning Hearing Master Date: 10/18/21

BOCC Land Use Meeting Date:  
12/14/21



**Hillsborough  
County Florida**

Development Services Department

## 1.0 APPLICATION SUMMARY

Applicant: Shumaker, Loop & Kendrick LLP  
(Matt Newton / David Singer)

FLU Category: Residential-6 (RES-6)

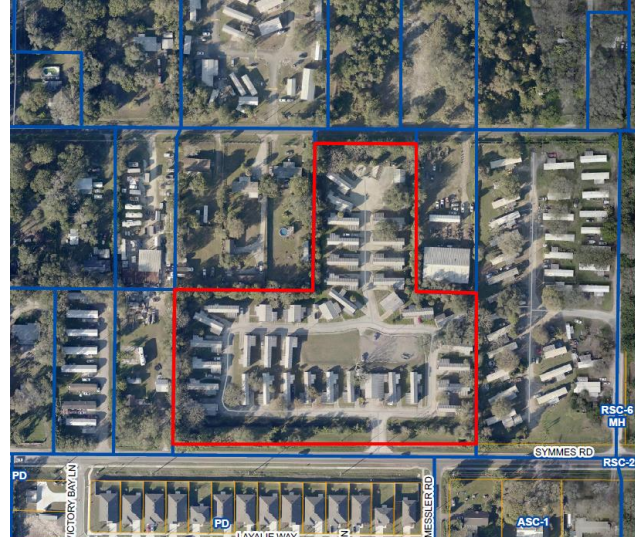
Service Area: Urban

Site Acreage: 6.42 acres

Community Plan Area: Gibsonton

Overlay: None

Request Major Modification to PD 85-0306



### Existing Approvals:

PD 85-0306 (Resolution No. 92-0862):  
Property was rezoned to expand mobile home park from 30 to 40 units, with conditions.

### Proposed Modifications:

The request is to modify Planned Development (PD) 85-0306, associated with one parcel totaling approximately 6.42 acres to allow for an increase from 40 dwelling units to 49 dwelling units.

The site is located north of the Symmes Road and Messler Road intersection. The underlying future land use (FLU) category of the subject parcel is Residential-6 (RES-6).

### Additional Information:

PD Variations	None requested.
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Waivers	None requested.
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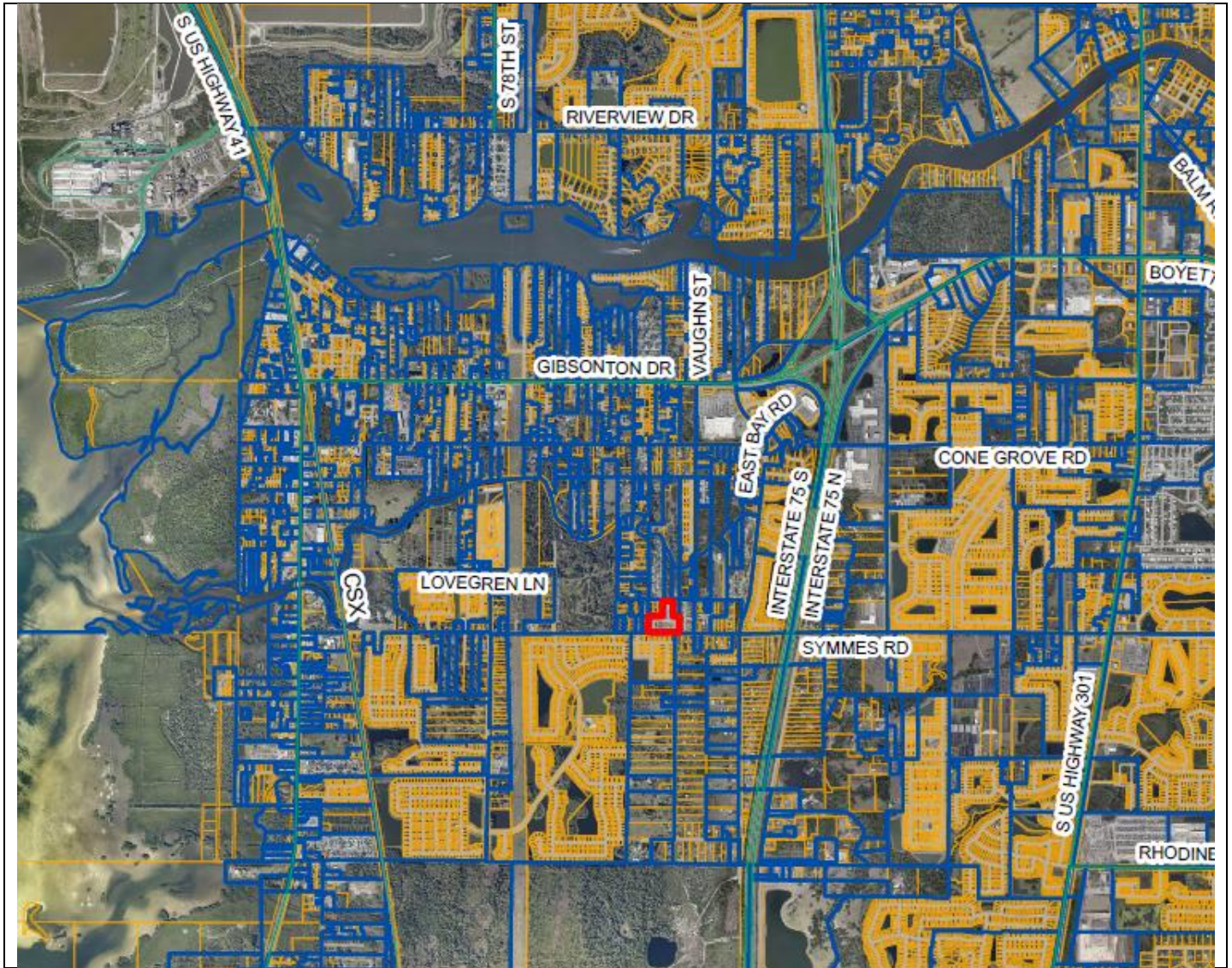
Planning Commission Recommendation	Planning Commission staff finds the proposal consistent with the Hillsborough Comprehensive Plan for Unincorporated Hillsborough County.
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Development Services Department Recommendation	Approvable, with conditions.
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## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map



#### Context of Surrounding Area:

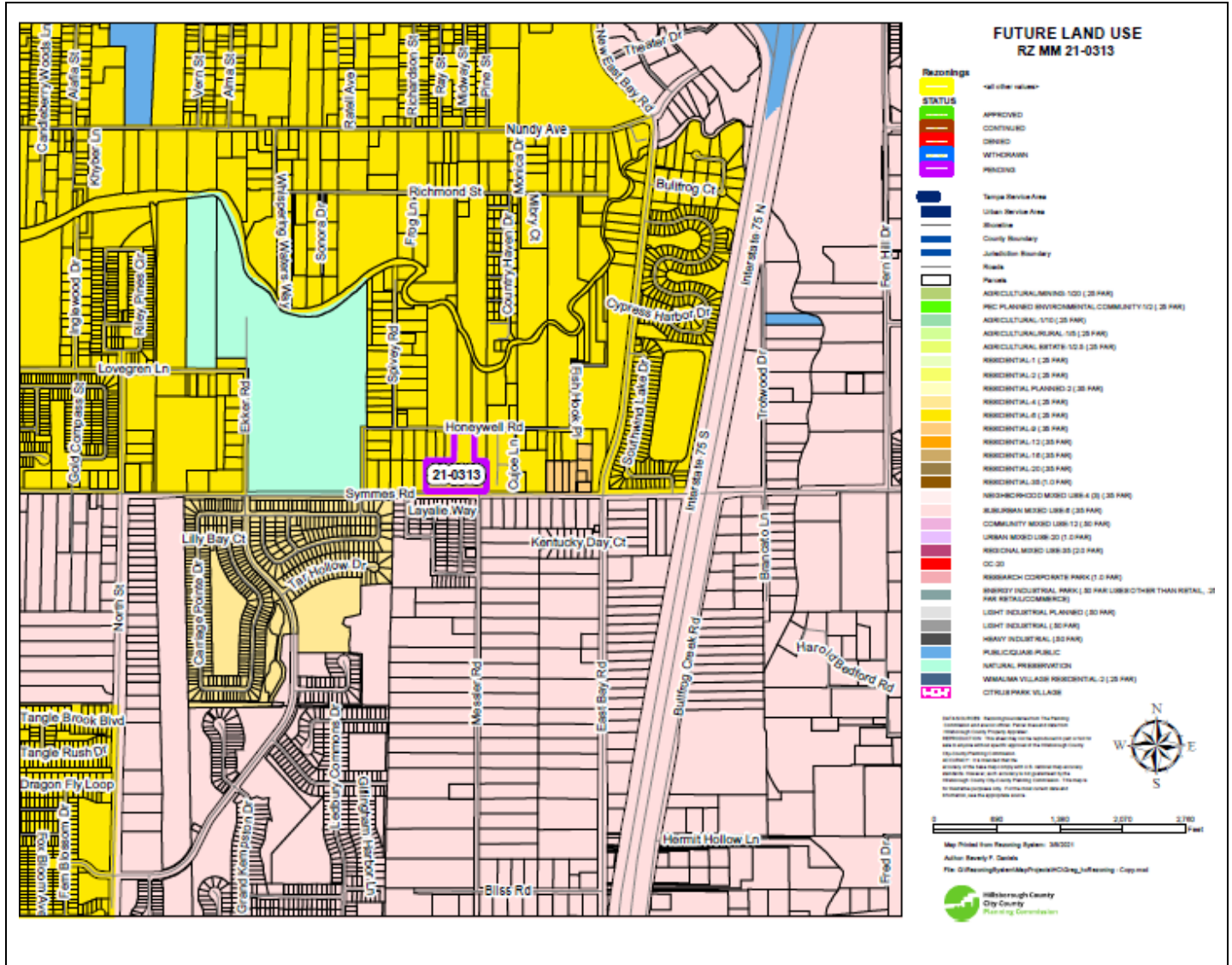
The surrounding area is substantially developed with mobile homes in the immediate vicinity.

- The adjacent three properties located west/northwest were zoned RSC-6 per RZ-82-0035 to allow mobile homes.
- The property to the northeast zoned RSC-6 is developed with a large aluminum structure.
- To the east is PD (91-0082) developed with a mobile home park.
- North across Honeywell Road is a mobile home park and single-family residences.
- To the south across Symmes Road are single-family homes.

The site is located within the limits of the Gibsonton Community Plan and the Southshore Areawide Systems Plan. The site is located within the Urban Service Area (USA).

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



**Future Land Use Category Description:**

The site is designated Residential-6 (RES-6) on the Future Land Use Map. The Residential-6 (RES-6) Future Land Use category is located north, east and west of the subject property. The Suburban Mixed Use-6 (SMU-6) Future Land Use category is located to the south, across Symmes Road. RES-6 allows residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. The application requests 9 additional mobile homes in addition to the previously approved 40 mobile homes on the subject property. The applicant requests to utilize the Policy 23.5 (FLUE) density bonus provision. Planning Commission staff has determined the site is eligible to receive the density bonus to the next highest Future Land Use category (Residential-9) as outlined in Policy 23.5. The next highest category is Residential-9 (RES-9) which would allow for up to 57 dwelling units on the property.

Maximum Density:

Residential-6, 6 dwelling units per acre; Residential-9, 9 dwelling units per acre.



**2.0 LAND USE MAP SET AND SUMMARY DATA**

**2.3 Immediate Area Map**

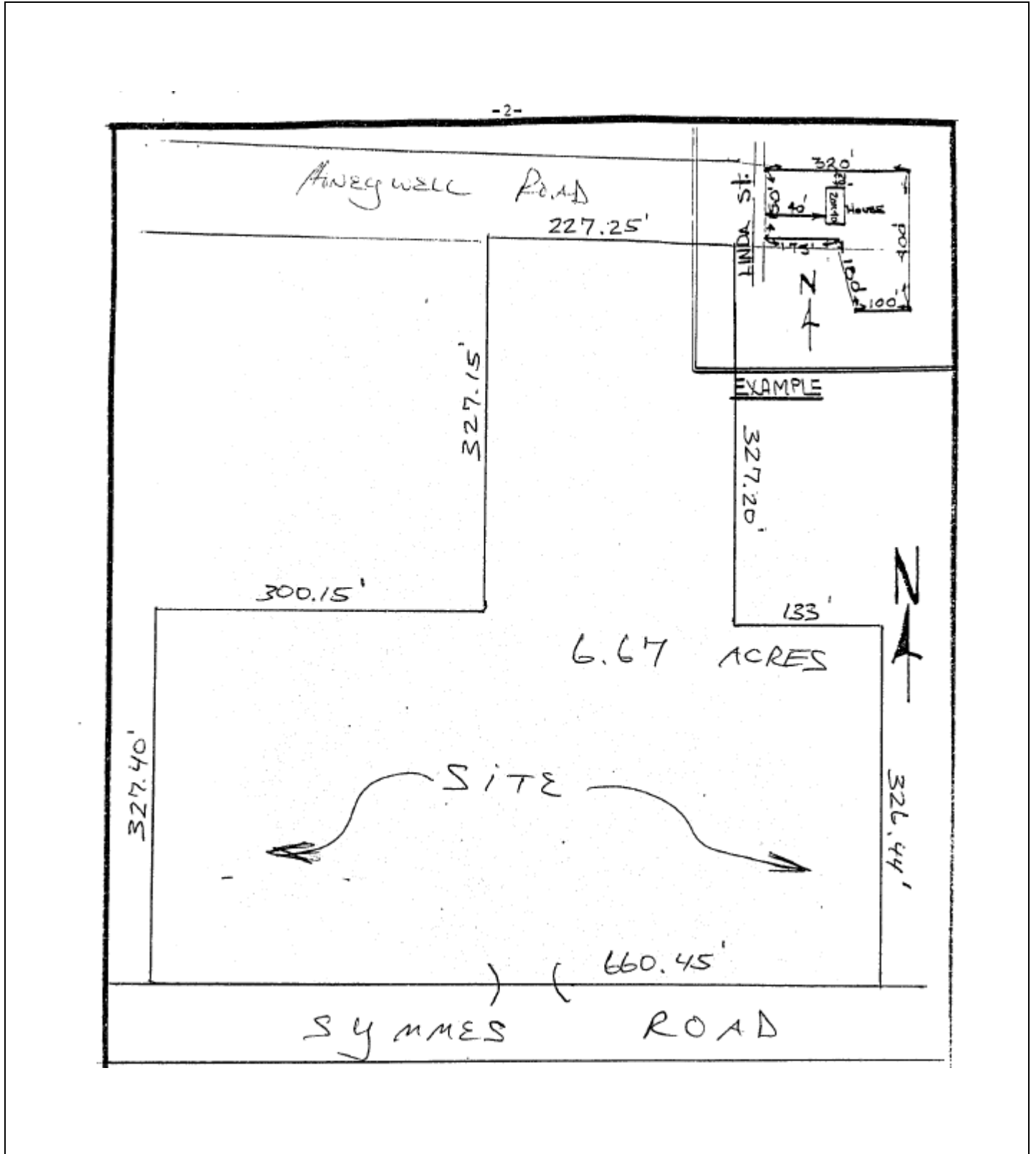


Adjacent Zonings and Uses					
Location:	Zoning:	Future Land Use:	Density/F.A.R.	Permitted Use:	Existing Use:
North	ASC-1, AS-1, PD 91-0081	Residential-6 (RES-6)	1 du/ac.	SF/MH/Agriculture	Vacant & MH Development
South	PD 17-0066, RSC-2 (Southeast)	Suburban Mixed Use-6 (SMU-6)	5,000 sq. ft. lots (PD), 0.5 ac. (RSC-2)	Single-family	Single-Family
West	RSC-6 (82-0035)	Residential-6 (RES-6)	7,000 sq. ft. lots	SF / Mobile Homes	3 SF Mobile Homes
East	PD 91-0082 & RSC-6	Residential-6 (RES-6)	7.22 du/ac. (max. 36 MH spaces— PD 91-0082)	Single-family	MH Development, and SF Mobile Home



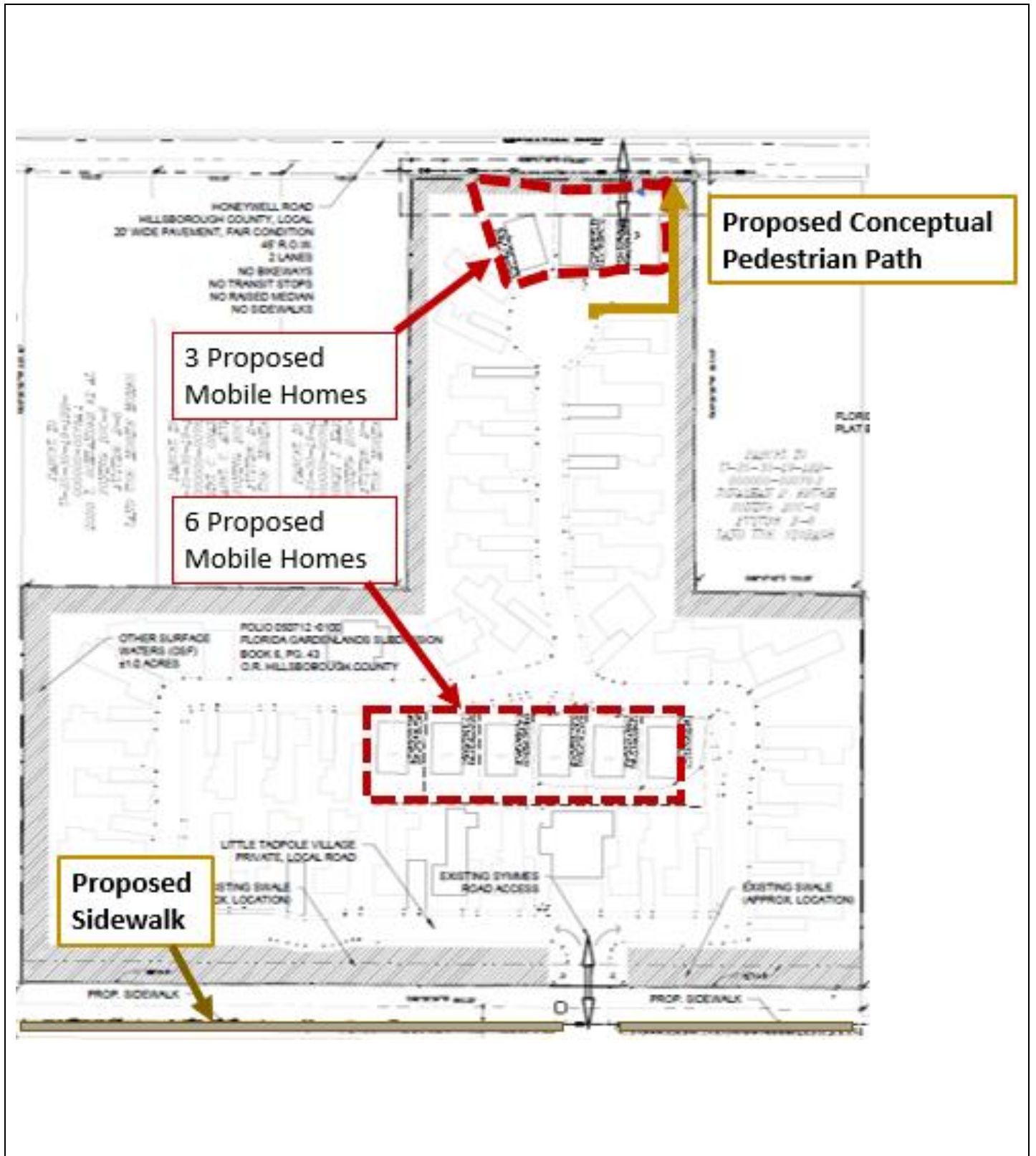
2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Existing Site Plan – PD 85-0306



## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.5 Proposed Site Plan (Sept. 28)



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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Symmes Rd.	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width (for Urban Section)	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Honeywell Rd.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width (for Urban Section)	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	200	10	18
Proposed	245	13	23
Difference (+/-)	(+) 45	(+) 3	(+) 5

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

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

Notes: No sidewalk will be provided along Honeywell Dr. frontage; however, pedestrian connection to Honeywell Dr. is being required – see Transportation staff report for additional information.

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

Notes:

**4.0 Additional Site Information & Agency Comments Summary**

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

**4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY**

INFORMATION/REVIEWING AGENCY	OBJECTIONS	CONDITIONS REQUESTED	ADDITIONAL INFORMATION/COMMENTS
<b>Environmental:</b>			
Environmental Protection Commission	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See additional informational only comments from EPC. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters along entire property boundary <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input checked="" type="checkbox"/> Potable Water Wellfield Protection Area			
<input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____			
<b>Public Facilities:</b>			
<b>Transportation</b> <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"/> Yes <input checked="" type="checkbox"/> No	

<p><b>Utilities Service Area/ Water &amp; Wastewater</b></p> <p><input checked="" type="checkbox"/> Urban   <input type="checkbox"/> City of Tampa  <input type="checkbox"/> Rural   <input type="checkbox"/> City of Temple Terrace</p>	<p><input type="checkbox"/> Yes  <input checked="" type="checkbox"/> No</p>	<p><input checked="" type="checkbox"/> Yes  <input type="checkbox"/> No</p>	<p>The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems.</p>
<p><b>Hillsborough County School Board</b></p> <p>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</p>	<p><input type="checkbox"/> Yes  <input checked="" type="checkbox"/> No</p>	<p><input type="checkbox"/> Yes  <input checked="" type="checkbox"/> No</p>	<p>Gibson Elementary, Dowdell Middle, and East Bay High School have capacity for the proposed 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.</p>
<p><b>Impact/Mobility Fees</b></p> <p>The project area is located in the Urban Service Area. A 12-inch water main is available approximately 60 feet from the site and is located within the south right-of-way of Symmes Road. The property lies within the Hillsborough County Wastewater Service Area. An 8-inch wastewater force main is available on the north right-of-way of Symmes Road.</p> <p><b>Estimated Fees:</b></p> <p>(Fee estimate is based on a 1,500 square foot, 3 bedroom, Mobile Home Unit)</p> <p>Mobility: \$2,764 * 9 units = \$ 24,876  Parks: \$1,656 * 9 units = \$ 14,904  School: \$7,027.00 * 9 units = \$ 63,243  Fire: \$299.00 * 9 units = \$ 2,691  9 Mobile Home in Park = \$105,714</p> <p><b>Project Summary/Description:</b></p> <p>9 Mobile Home units in a park</p> <p>Urban Mobility  South Fire  Central Parks</p>			
<p><b>Comprehensive Plan:</b></p>			
<p><b>Planning Commission</b></p> <p><input type="checkbox"/> Meets Locational Criteria   <input checked="" type="checkbox"/> N/A  <input type="checkbox"/> Locational Criteria Waiver Requested  <input checked="" type="checkbox"/> Minimum Density Met   <input type="checkbox"/> N/A</p>	<p><input type="checkbox"/> Inconsistent  <input checked="" type="checkbox"/> Consistent  <input type="checkbox"/> N/A</p>	<p><input type="checkbox"/> Yes  <input checked="" type="checkbox"/> No</p>	



## 5.0 IMPLEMENTATION RECOMMENDATION

### 5.1 Compatibility

The request is to modify Planned Development (PD) 85-0306, associated with one parcel totaling approximately 6.42 acres to allow for an increase from 40 dwelling units to 49 dwelling units. The site is located north of the Symmes Road and Messler Road intersection. The underlying future land use (FLU) category of the subject parcel is Residential-6 (RES-6). The subject area consists of one parcel (see Project Location Map).

- Folio 50712.0100 is currently zoned PD 85-0306, which is approved for a 40-space mobile home park.
- The parcel is currently developed with a 40-space mobile home park.

Six of the new dwelling units will be located in the center of the existing development, and three dwelling units will be located to the rear of the development with access through the development. The six mobile homes proposed to be located in the middle of the mobile home park are vacant areas and an internal parking area. The three mobile homes proposed to be located in the rear are partially paved and developed with a playground for the existing 40-unit mobile home park. The applicant proposes 9 additional mobile homes, shown on the site plan.

The surrounding area is substantially developed with mobile homes in the immediate vicinity.

- The adjacent three properties located west/northwest were zoned RSC-6 per RZ-82-0035 to allow mobile homes.
- The property to the northeast zoned RSC-6 is developed with a large aluminum structure. The proposed 3 mobile homes near this location will be required to be 25 feet between the nearest mobile home and the park boundary per Sec. 6.11.110.
- To the east is PD (91-0082) developed with a mobile home park.
- North across Honeywell Road is a mobile home park and single-family residences.

The application does not request any variations to Land Development Code Parts 6.05.00 (Parking and Loading), 6.06.00 (Landscaping/Buffering) and Sec. 6.11.110 - Mobile Home Parks and Recreational Vehicle Parks. The site will comply with and conform to all other applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code, Site Development and Technical Manuals.

If MM 21-0313 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance which was found approvable by the County Engineer for the Symmes Rd. substandard road improvements. Approval of this Administrative Variance will waive the Symmes Rd. substandard road improvements required by Section 6.04.03.L. Consistent with 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 at buildout, no transportation analysis was required to process this request. The applicant is also proposing project access on Symmes Rd. in a location approximately 126 feet from Messler Rd. to the east of the site. Section 6.04.07 of the Land Development Code (LDC) requires a minimum access spacing of 245 feet. As such, the applicant submitted a Section 6.04.02.B. Administrative Variance from the spacing requirement. If the rezoning is approved, the County Engineer will approve the Administrative Variances. Additional information regarding the transportation variances is found in the Transportation Agency Review.

### 5.2 Recommendation

The proposed project with the proposed development standards, existing scale and restrictions may be found to be **APPROVABLE**, with conditions. The request would encourage residential development that complements the surrounding character and promotes housing diversity in the Gibsonton and Southshore Areawide Systems Community Plan area. The proposed development satisfies the intent of the Goals, Objectives and Policies of the Future Land Use Element of the Unincorporated Hillsborough County Comprehensive Plan and finds the proposed Major Modification consistent with the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County.

## 6.0 PROPOSED CONDITIONS

Staff finds the request Approvable, subject to the following conditions listed below, is based on the general site plan submitted September 28, 2021.

1. ~~Development of the site shall be restricted to a maximum of 6 dwelling units per gross acre for a total of 40 mobile homes. The mobile homes park shall be limited to a maximum of 49 mobile homes and in compliance Land Development Code Section 5.03.07.~~
2. ~~The area occupied by the interim wastewater treatment plant shall be developed as a recreation area or open space once the area is no longer needed for the plant.~~
2. All mobile homes shall have a setback of not less than 25 feet in depth between the mobile homes and the park boundaries in compliance with Section 6.11.110.
3. ~~The average unit area of premises (lot size) shall be 3,200 square feet or greater as required by the MHP/RVP regulations Section 6.11.110.~~
4. ~~Prior to Final Site Plan Approval, the developer shall submit drainage plans and calculation to, and have received approval from the County Environment Protection Commission. Said Environmental Protection Commission approval shall be submitted by the developer to the County Department of Development Coordination prior to Final Site Plan approval.~~
5. ~~Stormwater detention/retention pond design requirements for the development shall be listed below.~~
  - a. ~~The side slopes shall be no greater than 4:1.~~
  - b. ~~The banks shall be completely vegetated to the design low water elevation.~~
  - c. ~~The side and bottom of each pond shall not be constructed of impervious material.~~
4. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
5. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
6. ~~The developer shall provide, prior to Final Site Plan approval, an additional 17 feet of right-of-way along the north side of Symmes, thereby providing part of the 94 feet of total right-of-way needed ultimately to accommodate a 4-lane divided roadway section.~~
6. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
7. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change

pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

- ~~7. Driveway radii shall be a minimum of 40 feet to accommodate single-unit vehicles.~~
8. Access to the site shall be offset by a minimum of 125 feet from Messler Road, measured from the center line of the project drive to the centerline of Messler Road. If MM 21-0313 is approved, the County Engineer will a Section 6.04.02.B Administrative Variance (dated October 1, 2021 from Section 6.04.07 access spacing requirements, which has been found approvable by the County Engineer (on October 4, 2021). Approval of this Administrative Variance will permit the reduction of the minimum access spacing between the project driveway and the next closest driveway to the east to +/-126 feet.
9. Prior to or concurrent with the initial increment of development for the 9 additional units are the subject of MM 21-0313. The developer shall provide construct, prior to the issuance of Certificates of Occupancy, sidewalk internal to the project and external to the project in the right-of-way area of the major roadway(s) bordering the project (i.e., a minimum 5-foot wide sidewalk along the project's Symmes Road frontage, as well as a minimum 5-foot wide sidewalk connection between such sidewalk and the internal sidewalk network. Notwithstanding the above, a boardwalk may be utilized outside of the public right-of-way, provided such facilities are not within the clear zone.
- ~~10. The exact location of said sidewalks shall be determined by the County Department of Development Services Coordination during Final Site Plan approval.~~
- ~~11. The developer shall be required to utilize public water and shall pay all costs to connect for service delivery. The developer shall be required to obtain the express, written approval of the Hillsborough County Fire Department and of the Hillsborough County Department of Water and Wastewater Utilities for the extension of the water system and for its adequacy as source of potable water and of fire flows of water. Subject to said approvals, the developer may extend a 3-inch diameter water main from the area of Bull Frog Creek Trailer Park or extend the larger system referred to by the Witness Adams in the Transcript of the Zoning Master Hearing of September 12, 1985, at Page 100. The developer shall submit to the County Department of Development Coordination, prior to the issuance of Certificates of Occupancy, evident of commitment from the County Department of Water and Wastewater Utilities to provide public water services, which commitment shall reflect the approval required above. Additionally, the developer shall submit to the County Department of Development Coordination, prior to the issuance of Certificates of Occupancy, evidence of agreement to pay necessary cost to enable the County to provide public water service delivery.~~
10. 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.
11. If MM 21-0313 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated October 1, 2021) which was found approvable by the County Engineer (on October 4, 2021) for the Symmes Rd. substandard road improvements. Approval of this Administrative Variance will waive the Symmes Road substandard road improvements required by Section 6.04.03.L.
12. Pursuant to direction received during Agenda Item I.1. "Commissioner's Recommended Board Motion: Provide direction to the Development Services Department regarding sidewalk requirements for small scale, individual home construction, where the sidewalk would not be practicably located near any existing pedestrian network." at the July 20, 2021 Hillsborough County Board of County Commissioner's Land Use Meeting, it was determined by the Administrator that no sidewalk shall be required to be constructed along the project's Honeywell Rd. frontage nor shall a Section 11.04 Variance be required.

13. Prior to or concurrent with the initial increment of development for the 9 additional units are the subject of MM 21-0313, the developer shall construct a minimum 5-foot wide sidewalk connection between the internal sidewalk network and the pavement of Honeywell Rd. as generally shown on the PD site plan.
14. Prior to PD Site Plan Certification, the applicant shall revise the PD site plan to:
  - a. Shift the pedestrian access arrow to Honeywell Rd. to the location shown in the drawing provided below; and,
  - b. Add to the site plan and within the legend a dashed line, labeled as "Pedestrian Connection (Conceptual Alignment) in the location shown in the drawing provided below. The intent of this connection is to fulfill the required pedestrian connection between the internal sidewalk network and Honeywell Rd. pavement without conflicting with existing or otherwise crossing the proposed driveways serving new the mobile home units which are the subject of this modification.
- ~~11. The development shall comply with Chapter 10D-6, 10D-26, and 17-22 of the Florida Administrative Code. All public water supply and water distribution systems must be installed in full compliance with Chapters 17-22 and 10D-4, both of the Florida Administrative Code, and receive the required water system clearance letter from the Health Department prior to the issuances of Certificates of Occupancy for the project.~~
- ~~12. Within the area indicated as the approximate location of the interim wastewater treatment plant, the treatment plant itself shall be located a minimum of 200 feet from any residential dwelling off site. The pond area containing treated effluent may be located nearer than 200 feet from off site residential dwellings, but same shall be located a minimum of 30 feet from any property line.~~
- ~~13. The developer shall design, construct, operate, and maintain the recreation area as a private park.~~
- ~~14~~15. The developer shall provide street lighting internal to the project. Any illumination which may emanate from lights on site shall not concurrently illuminate any area and/or structure off site.
- ~~15~~16. The developer or designate thereof shall be responsible for maintenance of the buffer.
- ~~16~~17. The developer shall screen, prior to the issuance of Certificates of Occupancy, all trash receptables, dumpsters, et cetera from view from public places and neighboring properties through the use of features, such as berms, fences, false facades, and dense landscaping.
- ~~17~~18. The developer shall comply with all requirements of the Section 6.11.110 MHP/RVP Zoning District.
- ~~18~~19. Prior to Commercial Site Plan approval, the develop shall submit to the County Environmental Protection Commission, a copy of the Southwest Florida Water Management District stormwater discharge permit or exemption for the project.
20. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).


21. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
22. Water distribution system improvements will need to be completed prior to connection to the County's water system. No building permits that would create demand for water service shall be issued until either the completion by the County of funded Capital Improvement Program projects C32001 - South County Potable Water Repump Station Expansion and C32011 - Potable Water In-Line Booster Pump Station, and the projects are put into operation or until June 1, 2022, whichever occurs first.
23. The subject property should be served by Hillsborough County Water and Wastewater Service. 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.
24. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
25. ~~19. Up to sixty days subsequent to the rezoning approval by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Department of Development Coordination a revised Site Plan for certification which shall reflect all the conditions outlined above. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which conforms the notes and graphics of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of a revised plan will be required.~~



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

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

**7.0 ADDITIONAL INFORMATION**

<p><b>Zoning Administrator Sign Off:</b></p>	 <p>J. Brian Grady Fri Oct 8 2021 15:01:52</p>
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## **B. HEARING SUMMARY**

This case was heard by the Hillsborough County Land Use Hearing Officer on October 18, 2021. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

### **Applicant**

Mr. Matt Newton of Shumaker, Loop, & Kendrick law firm spoke on behalf of the applicant. Mr. Newton stated the request is for an infill bonus density for an existing mobile home park. He displayed a map graphic and pointed out the subject property's location. He stated the Future Land Use Map designation of the subject property is R-6 with a maximum density of six dwelling units per acre without the density bonus. He noted there are existing Mobile Home Overlay zonings to the west and northeast.

Mr. Newton provided a history of the subject property's land use approvals and development. He pointed out areas on the subject property that are currently being underused. He noted the current housing crisis and the county's infill density bonus, which is intended to incentivize infill residential development. He stated the applicant proposes to locate six dwelling units within an area that was previously used for water treatment, and three dwelling units north of that area. He indicated a location on the subject property where a pedestrian connection will be provided. He stated a new sidewalk will be included along the right-of-way of Symmes Road.

### **Development Services Department**

Mr. Tim Lamkin, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted into the record, as revised.

### **Planning Commission**

Ms. Jillian Massey, Hillsborough County City-County Planning Commission, presented a summary of the findings and analysis as detailed in the Planning Commission report previously submitted into the record. She stated the applicant has requested to apply the residential density bonus for infill development prescribed by Future Land Use Policy 23.5. She noted Planning Commission staff determined the subject property is eligible to receive the density bonus to the next highest Future Land Use category of Residential-9.

### **Proponents**

The hearing officer asked whether there was anyone at the hearing in person or online to speak in support of the application. There were none.

### **Opponents**

The hearing officer asked whether there was anyone at the hearing in person or online to speak in opposition to the application. There were none.

### **Development Services Department**

Mr. Grady stated Development Services Department had nothing further.

### **Applicant Rebuttal**

Mr. Newton stated the applicant had nothing further.

The hearing officer closed the hearing on RZ PD 21-0313.

### **C. EVIDENCE SUBMITTED**

Mr. Grady submitted into the record at the hearing a copy of the revised Development Services Department staff report.

Mr. Newton submitted into the record at the hearing a copy of his slide presentation.

### **D. FINDINGS OF FACT**

1. The Subject Property consists of approximately 6.78 acres at 8750 Symmes Road, which is north of the Symmes Road and Messler Road intersection in Gibsonton.
2. The Subject Property is currently zoned Planned Development 85-0306 and is developed as a 40-unit mobile home park.
3. The Subject Property is designated Residential-6 on the comprehensive plan Future Land Use Map.
4. The Subject Property is in the Urban Service Area and is within the boundaries of the Gibsonton Community Plan and the Southshore Areawide Systems Plan.
5. The applicant has requested to modify PD 85-0306 to allow for an increase from 40 dwelling units to 49 dwelling units.
6. The applicant is requesting to apply the residential density bonus for infill development prescribed by comprehensive plan Future Land Use Policy 23.5. Planning Commission staff determined the Subject Property is eligible to receive the Policy 23.5 density bonus to the next higher Future Land Use category of Residential-9, which would allow for up to 57 dwelling units.
7. The applicant has requested an administrative variance for substandard road improvements on Symmes Road. The administrative variance has been found approvable.
8. The applicant has requested an administrative variance from access spacing requirement. The administrative variance has been found approvable.

9. The proposed major modification is compatible with surrounding land uses and consistent with the comprehensive plan and Gibsonton Community Plan.

#### **E. FINDINGS OF COMPLIANCE OR NON-COMPLIANCE WITH COMPREHENSIVE PLAN**

The major modification request is in compliance with, and does further the intent of the Goals, Objectives, and Policies of the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County.

#### **F. CONCLUSIONS OF LAW**


A development order is consistent with the comprehensive plan if “the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government.” § 163.3194(3)(a), Fla. Stat. (2021). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant’s testimony and evidence, there is substantial competent evidence demonstrating the requested major modification is consistent with the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County, and does comply with the applicable requirements of the Hillsborough County Land Development Code.

#### **G. SUMMARY**

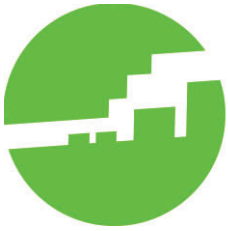
The applicant has requested to modify PD 85-0306 to allow for an increase from 40 dwelling units to 49 dwelling units. The applicant is requesting to apply the residential density bonus for infill development prescribed by comprehensive plan Future Land Use Policy 23.5. Planning Commission staff determined the Subject Property is eligible to receive the Policy 23.5 density bonus to the next higher Future Land Use category of Residential-9, which would allow for up to 57 dwelling units. The proposed major modification is compatible with surrounding uses and is consistent with the comprehensive plan.

#### **H. RECOMMENDATION**

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of the major modification request subject to the conditions listed in the revised Development Services Department staff report based on the applicant’s general site plan submitted September 28, 2021.

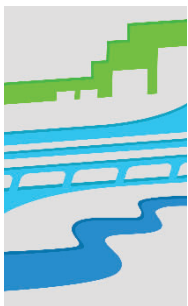
  
Pamela Jo Hatley PhD, JD  
Land Use Hearing Officer

November 3, 2021  
Date:



**Hillsborough County  
City-County  
Planning Commission**

<b>Unincorporated Hillsborough County Rezoning</b>	
<b>Hearing Date:</b> October 18, 2021  <b>Report Prepared:</b> October 7, 2021	<b>Petition: MM 21-0313</b>  <b>8750 SYMMES RD</b>  <i>North of the Symmes Road and Messler Road intersection</i>
<b>Summary Data:</b>	
<b>Comprehensive Plan Finding:</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use:</b>	<b>Residential-6 (6 du/ga; 0.25 FAR)</b>
<b>Service Area:</b>	<b>Urban</b>
<b>Community Plan:</b>	<b>Gibson, SouthShore Areawide Systems Plan</b>
<b>Modification Request:</b>	Modify an existing Planned Development (PD 85-0306) to increase the density within an existing Mobile Home Park from 40 to 49 dwelling units. The applicant requests to utilize the Policy 23.5 (FLUE) density bonus provision to increase density on the subject property.
<b>Parcel Size (Approx.):</b>	6.42 +/- acres
<b>Street Functional Classification:</b>	Symmes Road – <b>Collector</b> Messler Road – <b>Collector</b> Honeywell Road – <b>Local</b>
<b>Locational Criteria:</b>	N/A
<b>Evacuation Zone:</b>	D





## Context

- The subject site is located on approximately 6.42 acres north of the Symmes Road and Messler Road intersection. The site is located within the limits of the Gibsonton Community Plan and the Southshore Areawide Systems Plan. The site is located within the Urban Service Area (USA).
- The site is designated Residential-6 (RES-6) on the Future Land Use Map. RES-6 allows residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Non-residential uses are required to meet established locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- The Residential-6 (RES-6) Future Land Use category is located north, east and west of the subject property. The Suburban Mixed Use-6 (SMU-6) Future Land Use category is located to the south.
- The subject property is currently a mobile home park zoned as Planned Development (PD 85-0306). Single-family, mobile home park and vacant lots are located to the north, east and west. Single-family and vacant lots are located to the south across Symmes Road. Planned Development (PD) and Residential Single-Family Conventional-6 (RSC-6) zoning surround the site. Further north is Agricultural Single-Family-1 (AS-1), PD and Agricultural Single-Family Conventional-1 (ASC-1). PD, RSC-6 and Residential Show Business (RSB) zoning districts are located to the west and east. PD and ASC-1 zoning are located to the south across Symmes Road.
- The applicant requests a Major Modification to an existing Planned Development (PD 85-0306) to increase the density within an existing Mobile Home Park from 40 to 49 dwelling unit. The applicant requests to utilize the Policy 23.5 (FLUE) density bonus provision to increase density on the subject property.

### **Compliance with Comprehensive Plan:**

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

### **Future Land Use Element**

#### ***Urban Service Area (USA)***

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

***Policy 1.2: Minimum Density*** All new residential or mixed-use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.

*Within the USA and in categories allowing 4 units per acre or greater, new development or redevelopment shall occur at a density of at least 75% of the allowable density of the land use category, unless the development meets the criteria of Policy 1.3.*

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

**Objective 6:** *The concept plan is the overall, conceptual basis for the long range, Comprehensive Plan, and all plan amendments must be consistent with, and further the intent of the concept plan, which advocates focused clusters of growth connected by corridors that efficiently move goods and people between each of the activity centers.*

### **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.*

### **Provision of Public Facilities-Transportation**

**Objective 12:** *All new development and redevelopment shall be serviced with transportation systems that meet or exceed the adopted levels of service established by Hillsborough County.*

### **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 16.1:** *Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:*

- a) locational criteria for the placement of non-residential uses as identified in this Plan,*
- b) limiting commercial development in residential land use categories to neighborhood scale;*
- c) requiring buffer areas and screening devices between unlike land uses;*

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

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

**Objective 20:** *The County shall encourage new development and redevelopment of residential housing for special target groups of people. The provisions specified within the Housing Element of the Comprehensive Plan shall be applied with respect to the following policies.*

**Policy 20.2:** *Density bonuses will be utilized as an incentive to encourage the development of more affordable housing. These density bonuses are outlined in the Housing Element.*

**Policy 20.3:** *Manufactured housing shall be recognized as a viable means to provide affordable housing.*

**Policy 23.5:** *Higher density residential development is encouraged along major corridors as an alternative to continued office or commercial development when developed in accordance with applicable development regulations; the following bonus is provided as an incentive for residential development as an alternative to commercial development.*

### **Residential Density Bonus for Infill Development**

*To provide an incentive for residential development as an alternative to strip commercial or office development, the county may consider a density bonus for properties meeting certain provisions outlined below. The increase in residential density may be considered without a Plan Amendment, by the Board of County Commissioners, after receiving a recommendation from the staff of the Planning Commission.*

*Density cannot be increased higher than the land use category with the next higher density limits. (i.e. Res-4 can be increased to Res-6 and no higher). Categories which permit up to 35 du/ga may increase to 50 du/ga using this bonus.*

*To qualify for the density bonus:*

- *Property must be:*
  - *Within the Urban Service Area*
  - *Located along a collector or arterial street or a roadway designated as a transit emphasis corridor in the Transportation Element.*
  - *In an area where, one of the following is present:*
    - *strip non-residential development presently exists; or*
    - *there is a trend toward strip non-residential development; or*
    - *existing zoning lots, although vacant, constitute a potential for the establishment or expansion of strip commercial development; or*

- an increase in density would result in a development pattern that is compatible to existing zoning or development patterns in the immediately surrounding area.
- The site of the requested bonus must be within a 660 foot distance perpendicular from the arterial or collector road.
- The density bonus must be applied for through a rezoning application.
- It must be demonstrated that the use of the bonus will promote residential infill on vacant or redeveloping sites within existing, developed, urbanized areas which are residential in character or to provide a residential development alternative to strip commercialization;

## **Conservation and Aquifer Recharge Element**

### **Wetlands and Floodplain Resources**

**Objective 4:** The County shall continue to apply a comprehensive planning-based approach to the protection of wetland ecosystems assuring no net loss of ecological values provided by the functions performed by wetlands and other surface waters authorized for projects in Hillsborough County, consistent with the Uniform Mitigation Assessment Method. The County shall work with the Environmental Protection Commission, the Southwest Florida Water Management District, the Florida Department of Environmental Protection, and the Tampa Bay Estuary Program to achieve a measurable annual increase in ecological values provided by the functions performed by wetlands and other surface waters. It shall be the County's intent to maintain optimum wetland functions as well as acreage.

**Policy 4.1:** The County shall, through the land use planning and development review processes, and in cooperation with the Environmental Protection Commission, continue to conserve and protect wetlands from detrimental physical and hydrological alteration.

**Policy 4.3:** The County shall, through the land planning and development review processes, and in cooperation with the Environmental Protection Commission, continue to prohibit unmitigated encroachment into wetlands.

**Policy 4.12:** Priority shall be given to avoiding the disturbance of wetlands in the County and to encourage their use only for purposes which are compatible with their natural functions and environmental benefits.

**Policy 4.13:** Development which impacts wetlands may be deemed appropriate only as a last resort; where:

1. reasonable use of the property is otherwise unavailable and/or onsite preservation of a functioning wetland system is deemed unsustainable;
2. the adverse impact is offset by the benefit of the development to the public such that it is reasonable, in the public interest and an acceptable mitigation plan is proposed.

This determination shall be made by Hillsborough County and/or the Environmental Protection Commission of Hillsborough County.

**Policy 4.14:** The development review process, part of a comprehensive program for the protection of wetlands, shall make every effort to maintain natural undisturbed wetlands by way of a sequential review process that first evaluates all means of avoiding wetland impacts in regard to a particular project; if necessary, secondly, evaluates and requires measures to minimize wetland impacts; and if necessary, thirdly, evaluates and requires the mitigation of wetland impacts.

## Livable Communities Element: Gibsonton Community Plan

### 1. NEIGHBORHOODS

#### Goal 2: *Gibsonton will improve and enhance its neighborhoods by:*

- *Revitalizing older residential areas;*
- *Revitalizing outdated mobile home parks; and*
- *Incorporating new single-family and rental units offering a range of housing choices.*

*Strategies:*

#### **Code Enforcement Strategy**

- *Citizen-Based Organization to establish desired results for a Code Enforcement Plan, taking into account such factors as low income workers who cannot afford rent increases, roadside littering/dumping, outdated mobile home park revitalization and other local factors.*
- *Citizen-Based Organization to collaborate with County to carry out the Gibsonton-specific code enforcement approach, including working with County and franchise contractors to provide monthly pickup of furniture, appliances, etc.*

#### **Workforce Housing and Revitalization Strategy**

- *Work with the County, churches and other housing organizations to inventory substandard housing.*
- *Examine workforce income levels and set targets (e.g. % of annual income) for housing costs and the number of units required. Liaise with County Housing and Community Code Enforcement.*
- *Team with partners to develop both required and incentive-based actions to achieve workforce housing targets. Maximize the use of County's State Housing Initiatives Program (SHIP), Community Housing Development Organization (CHDO), and First Time Home Buyers programs.*
- *Assist low income property owners with code related repairs via community grants, etc.*

#### **Walkability Strategy**

- *Ensure incorporation of sidewalks in new housing projects, with connections to adjacent greenways by collaborating with County staff, developers and homebuilders.*
- *Provide sidewalks along Symmes Road and along all roadways fronting new developments.*
- *Provide sidewalks before other site construction begins, not at the end of new development projects.*

### 2. INFRASTRUCTURE

- *Extending sewer and water lines in selected areas; and*
- *Managing stormwater;*
- *Creating safer intersections.*

## Livable Communities Element: SouthShore Areawide Systems Plan



3. *Maintain housing opportunities for all income groups. a. Explore and implement development incentives throughout SouthShore that will increase the housing opportunities for all income groups, consistent with and furthering the goals, objectives and policies within the Comprehensive Plan Housing Element.*

**Staff Analysis of Goals, Objectives, and Policies:**

The subject site is located on approximately 6.42 acres north of the Symmes Road and Messler Road intersection. The site is located within the limits of the Gibsonton Community Plan and the Southshore Areawide Systems Plan. The applicant requests a Major Modification to an existing Planned Development (PD 85-0306) to increase the density within an existing Mobile Home Park from 40 to 49 dwelling unit. The applicant requests to utilize the Policy 23.5 (FLUE) density bonus provision to increase density on the subject property.

The subject property is currently allowed to be considered for up to 40 dwelling units on the subject property. To provide the additional 9 mobile home units on this park, the applicant is requesting the residential density bonus for infill development prescribed by Policy 23.5 of the Hillsborough County Comprehensive Plan's Future Land Use Element. The applicant asserts that parcel qualifies for the following reasons:

- The property is within Hillsborough County's Urban Service Area;
- The property is located along Symmes Road, which is classified as a collector;
- The introduction of the nine additional dwelling units is compatible with the area's growing single-family development pattern;
- The site of the requested bonus is within 660 foot distance from Symmes Road; and,
- The bonus will result in residential infill within an existing, developed, urbanized area that is residential in character.

The application requests 9 additional mobile homes in addition to the previously approved 40 mobile homes on the subject property. Planning Commission staff has reviewed the application and determined the site is eligible to receive the density bonus to the next highest Future Land Use category as outlined in Policy 23.5. The next highest category is Residential-9 (RES-9) which would allow for up to 57 dwelling units on the property. The site is located within the Hillsborough County Urban Service Area where the majority of growth is required to be directed per FLUE Objective 1 and Objective 1.4. The property is also located along and within 660 ft. and is perpendicular to Symmes Road, which is consistent with policy direction. FLUE Policy 23.5 also encourages higher density development along arterial and collector roadways. The additional 9 units will contribute to the residential development pattern in the area and provide infill residential development in the area. The lots within the general vicinity are predominately residential. Therefore, the proposed residential use is consistent with the overall character of the area.

The proposed modification would facilitate residential development comparable to the development pattern in the surrounding area. Mobile home parks are located to the west, east and north of the site, while vacant and single family lots surround the property as well. The proposed mobile homes would complement the suburban and neighborhood commercial development pattern within the general vicinity. The proposed density is compatible with the surrounding area, promotes infill within the Urban Service Area and is

consistent with FLUE Objective 1, Policy 1.4, Objective 16 and Policies 16.2, 16.3, 16.8 and 16.10.

FLUE Policy 16.7 in the Unincorporated Hillsborough County Comprehensive Plan requires residential neighborhoods to include an efficient system of internal circulation and street stub-outs to connect adjacent neighborhoods together. The applicant is providing access to Symmes Road which facilitates connectivity in the area, which is developed with predominately single-family lots. Hillsborough County Transportation staff are not requiring vehicular connectivity to Honeywell Road as it would not provide substantial vehicular connectivity to the community or any significant non-residential uses. Vehicular access is not required per the LDC which only necessitates a single connection to serve the proposed development. Furthermore, the existing mobile home community is not subdivided, and the new homes are not anticipated to be constructed on subdivided lots. In addition, access to Honeywell Road would redirect traffic back to Symmes Road, which is the proposed primary access. The request satisfies the intent of Policies 16.3 and 16.7 with regard to roadway connectivity.

The proposed development is consistent with Goal 2 of the Gibsonton Community Plan which seeks to improve and enhance Gibsonton neighborhoods by incorporating new single-family and rental units offering a range of housing choices. The additional mobile home units facilitate residential development which is allowed under the RES-6 Future Land Use category. The additional proposed housing units will help facilitate housing diversity within the Urban Service Area. The proposed development is also consistent with Goal 4 of the SouthShore Areawide Systems Plan which promotes maintaining housing choices for all income levels. Objective 20 encourages redevelopment of residential housing for special target groups. Policy 20.2 states that “density bonuses will be utilized as an incentive to encourage the development of more affordable housing”. Policy 20.3 recognizes manufacture housing to provide a viable means of affordable housing. The proposed development will redevelop and add nine mobile homes, through utilizing the density bonus in policy 23.5, to provide additional units of affordable housing.

The walkability strategy in the Gibsonton Community Plan requires the incorporation of sidewalks in new housing projects. It also requires sidewalks to be provided along Symmes Road. The applicant will provide sidewalks on Symmes Road. However, the applicant will not be providing sidewalks to the north on Honeywell Road. Only an internal pedestrian sidewalk connection to Honeywell Road is proposed. Planning Commission staff rely on County technical experts to evaluate proposed rezoning applications in regard to transportation connectivity. The County Engineer and Director of the Development Services Department determined that a sidewalk for this Mobile Home Park expansion was not required on Honeywell Road. This is based on direction from the Board of County Commissioner’s July 20, 2021, Land Use Meeting in which direction was provided for sidewalk requirements for small scale, individual home construction, where new sidewalk would not be located near an existing pedestrian network. Based upon technical expert statements and the development providing internal sidewalk access to Honeywell Road and external sidewalks on Symmes Road, the proposed development is consistent with the Gibsonton Community Plan.

There are wetlands present on the property. The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed rezoning. In the site plan’s current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as

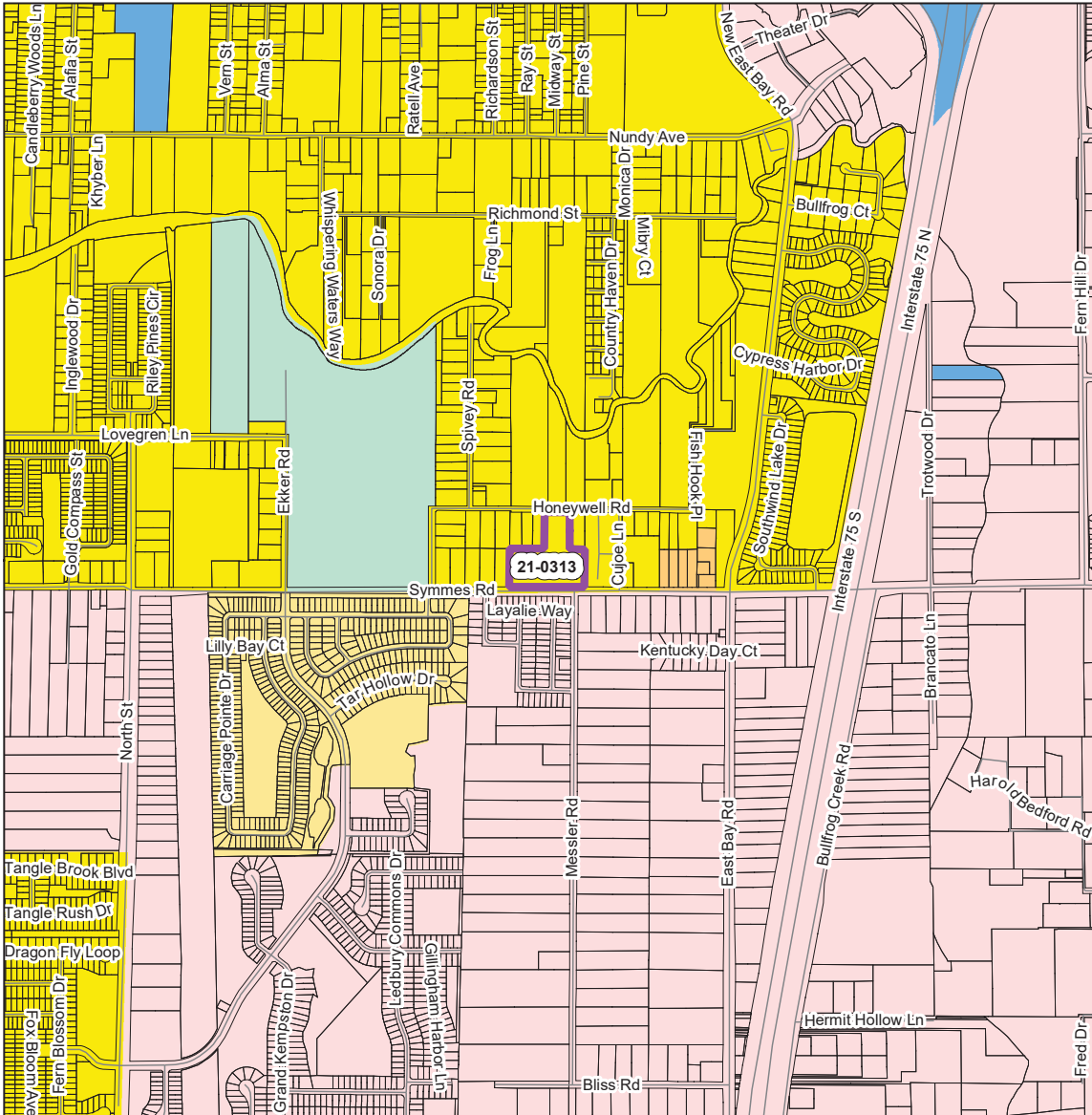
submitted is conceptually justified to move forward through the zoning review process as long as certain conditions are met. Planning Commission staff finds this request consistent given that there is a separate approval process for wetland impacts with the Environmental Protection Commission.

Overall, Planning Commission staff finds that the proposed modification is compatible with the surrounding area. The request would encourage residential development that complements the surrounding character and promotes housing diversity in the Gibsonton and Southshore Areawide Systems Community Plan area. The application also demonstrates compliance with interconnectivity policies and promotes infill development within the area. The proposed development satisfies the intent of the Goals, Objectives and Policies of the Future Land Use Element of the *Unincorporated Hillsborough County Comprehensive Plan*.

#### **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*, subject to conditions proposed by the Development Services Department.

# HILLSBOROUGH COUNTY FUTURE LAND USE RZ MM 21-0313

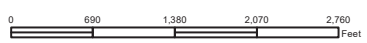


- Rezoning**
- <all other values>
  - STATUS**
  - APPROVED
  - CONTINUED
  - DENIED
  - WITHDRAWN
  - PENDING
  - Tampa Service Area
  - Urban Service Area
  - Shoreline
  - County Boundary
  - Jurisdiction Boundary
  - Roads
  - Parcels
  - AGRICULTURAL/MINING-1/20 (.25 FAR)
  - PEC PLANNED ENVIRONMENTAL 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/QUASI-PUBLIC
  - NATURAL PRESERVATION
  - WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
  - CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser.

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ACCURACY: It is intended that the accuracy of the base map comply with U.S. national map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City/County Planning Commission. This map is for illustrative purposes only. For the most current data and information, see the appropriate source.



Map Printed from Rezoning System: 3/5/2021  
 Author: Beverly F. Daniels  
 File: G:\Rezoning\System\MapProjects\H\CG\Reg\_hcRezoning - Copy.mxd





**GENERAL  
SITE PLAN  
FOR  
CERTIFICATION**







**DEVELOPMENT SERVICES**

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

**HILLSBOROUGH COUNTY  
DEVELOPMENT SERVICES DEPARTMENT**

**GENERAL SITE PLAN REVIEW/CERTIFICATION**

**BOARD OF COUNTY  
COMMISSIONERS**

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

**DEPUTY COUNTY ADMINISTRATOR**

Gregory S. Horwedel

Project Name: MM 21-0313

Zoning File: None Modification: MM 21-0313

Atlas Page: None Submitted: 11/17/21

To Planner for Review: 11/17/21 Date Due: 11/23/21

Contact Person: David Singer/ Matt Newton Phone: dsinger@shumaker.com/mnewton@shumaker.com

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

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

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

Reviewed by: Timothy Lampkin Date: 11/29/2021

Date Agent/Owner notified of Disapproval: \_\_\_\_\_



# **AGENCY COMMENTS**

# AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 10/8/2021

Revised: 10/18/21

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: GB/Central

PETITION NO: MM 21-0313

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

## CONDITIONS OF APPROVAL

### Revised Conditions

~~6. The developer shall provide, prior to Final Site Plan approval, and additional 17 feet of right-of-way along the north side of Symmes Road, thereby providing part of the 94 feet of total right-of-way needed ultimately to accommodate a 4-lane divided roadway section.~~

*[Transportation Review Section staff proposes deletion of this condition. Symmes Rd. is shown on the Hillsborough County Corridor Preservation Plan as a future 2-lane enhanced roadway, as such, no additional right-of-way preservation is necessary.]*

~~7. Driveway radii shall be a minimum of 40 feet to accommodate single-unit vehicles.~~

*[Transportation Review Section staff proposes deletion of this condition to conform with current practice. Any new or modified access driveway will be required to conform with all applicable Land Development Code and Transportation Technical Manual standards.]*

8. ~~Access to the site shall be offset a minimum of 125 feet from Messler Road, measured from the center line of the project drive to the center line of Messler Road.~~ If MM 21-0313 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated October 1, 2021 from the Section 6.04.07 access spacing requirements, which was found approvable by the County Engineer (on October 4, 2021). Approval of this Administrative Variance will permit the reduction of the minimum access spacing between the project driveway and the next closest driveway to the east to +/- 126 feet.

*[Transportation Review Section staff proposes modification of this condition to conform with current practice, and reflect that an Administrative Variance will be granted by the County Engineer which allows the existing driveway to remain in its present location while having taken into account intensification of trips and changes to the roadway over time despite the non-conforming access.]*

9. Prior to or concurrent with the initial increment of development for the 9 additional units are the subject of MM 21-0313, the developer shall provide construct, prior to the issuance of Certificates of Occupancy, sidewalks internal to the project and external to the project in the right-of-way area of the major roadways(s) bordering the project (i.e., a minimum 5-foot wide sidewalk along the project's Symmes Road frontage, as well as a minimum 5-foot wide sidewalk connection between such sidewalk and the internal sidewalk network). Notwithstanding the above, a boardwalk may be utilized outside of the public right-of-way, provided such facilities are not within the clear zone. ~~The exact location of said sidewalks shall be determined by the County Department of Development Coordination during Final Site Plan approval.~~

*[Transportation Review Section staff proposes modification of this condition to comport with current practice and clarify the intent of the condition. Staff is unsure why such sidewalk referenced in the existing condition was not required to be constructed with the project; however, the applicant is required by the LDC and existing zoning conditions to construct such sidewalks with the next increment of development, and has committed to do so. The waiver of the sidewalk on Honeywell Rd. is addressed in a new condition proposed by staff hereinbelow.]*

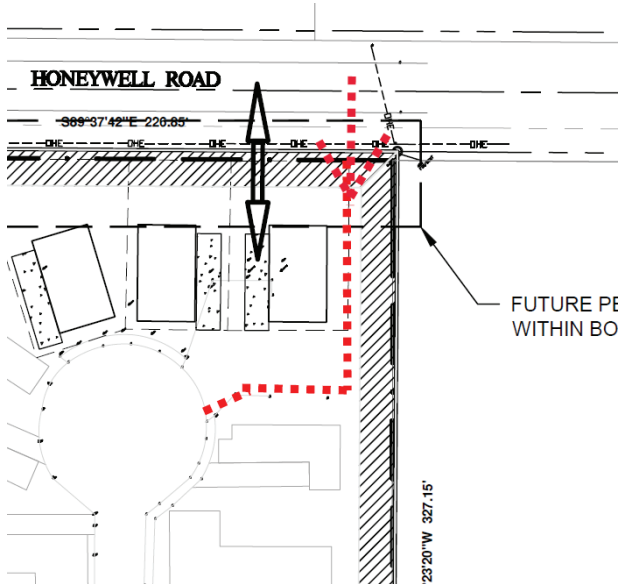
#### New Conditions

- 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.
- If MM 21-0313 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated October 1, 2021) which was found approvable by the County Engineer (on October 4, 2021) for the Symmes Rd. substandard road improvements. Approval of this Administrative Variance will waive the Symmes Rd. substandard road improvements required by Section 6.04.03.L.
- Pursuant to direction received during Agenda Item I.1. "Commissioner's Recommended Board Motion: Provide direction to the Development Services Department regarding sidewalk requirements for small scale, individual home construction, where the sidewalk would not be practicably located near any existing pedestrian network." at the July 20, 2021 Hillsborough County Board of County Commissioner's Land Use Meeting, it was determined by the Administrator that no sidewalk shall be required to be constructed along the project's Honeywell Rd. frontage nor shall a Section 11.04 Variance be required.
- Prior to or concurrent with the initial increment of development for the 9 additional units are the subject of MM 21-0313, the developer shall construct a minimum 5-foot wide sidewalk connection between the internal sidewalk network and the pavement of Honeywell Rd. as generally shown on the PD site plan. Notwithstanding the above, a boardwalk may be utilized outside of the public right-of-way, provided such facilities are not within the clear zone.

#### Other Conditions

- Prior to PD Site Plan Certification, the applicant shall revise the PD site plan to:
  - Shift the pedestrian access arrow to Honeywell Rd. to the location shown in the drawing provided below; and,
  - Add to the site plan and within the legend a dashed line, labeled as "Pedestrian Connection (Conceptual Alignment) in the location shown in the drawing provided below. The intent of this connection is to fulfill the required pedestrian connection between the internal sidewalk network and Honeywell Rd. pavement without conflicting with existing or otherwise crossing the proposed driveways serving new the mobile home units which are the subject of this modification.





**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting a Major Modification (MM) to a +/- 6.77 ac. parcel zoned Planned Development (PD) #85-0306. The existing PD has approvals for a 40-unit mobile home park. The proposed PD is seeking to increase the maximum number of mobile homes to 49 units.

Consistent with 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 at buildout, 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, 10<sup>th</sup> Edition.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD 85-0306, 40 Unit Mobile Home Park (ITE LUC 240)	200	10	18

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
MM 21-0313, 49 Unit Mobile Home Park (ITE LUC 240)	245	13	23

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>(+) 45</b>	<b>(+) 3</b>	<b>(+) 5</b>

### **TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

Symmes Rd. is a 2-lane, undivided, publicly maintained, substandard, collector roadway characterized by +/- 24 feet of pavement in average condition. The roadway lies within a variable width right-of-way (between +/- 80 feet and +/- 92 feet in width) along the project's frontage. There are no bicycle facilities along Symmes Rd. in the vicinity of the proposed project. There are +/- 5 and 6-foot wide sidewalks along both the north and south sides of Symmes Rd. in the vicinity of the proposed project.

Symmes Rd., along the project's frontage, is shown on the Hillsborough County Corridor Preservation Plan as a future 2-lane enhanced roadway. The minimum right-of-way necessary is calculated by taking the typical section for a 2-lane urban, undivided roadway (TS-4 within the Hillsborough County Transportation Technical Manual), which requires a minimum of 64 feet of right-of-way, and adding an additional 12 feet of right-of-way for enhancements (for a total of 76 feet of right-of-way required). Given there is between 80 and 96 feet of right-of-way along the project's Symmes Rd. frontage, no right-of-way preservation is required.

The applicant requested a Section 6.04.02.B. Administrative Variance from the Section 6.04.03.L requirement to improve Symmes Rd. to current County standards. That request is further described in Administrative Variance #2, below.

Honeywell Rd. is a 2-lane, undivided, publicly maintained, substandard, local roadway characterized by +/- 20 feet of pavement in average condition. The roadway lies within a +/- 48-foot wide right-of-way along the project's frontage. There are no bicycle facilities or sidewalks along Honeywell Rd. in the vicinity of the proposed project.

### **SITE ACCESS AND VEHICULAR CONNECTIVITY**

The site currently takes its sole vehicular and pedestrian access from Symmes Rd. The primary access connection does not meet minimum access spacing requirements. As such, the applicant requested a Section 6.04.02.B Administrative Variance from the Section 6.04.7 requirement as is the further described in the Administrative Variance #1 section hereinbelow. The proposed pedestrian connection to Honeywell Dr. is discussed in the Sidewalks section, hereinbelow. No additional vehicular access is proposed. No vehicular connection to Honeywell Dr. was required based on several facts:

- 1) Such vehicular access is not required per Section 6.04.03.I. of the LDC which only necessitates a single connection to serve the proposed project; and,
- 2) Such vehicular access is not required per 6.02.01.A. "Access", within Part 6.02.00 "Subdivision Standards and Guidelines", given the fact that the existing mobile home community is not subdivided, and the new homes are not anticipated to be constructed on subdivided lots.

Staff also noted that such vehicular connectivity would not result in connection to a facility which provides any substantial vehicular connectivity to other portions of the community or to any significant non-residential uses. Access to Honeywell would ultimately send vehicular traffic back to Symmes Rd., onto which the project has its primary access.

### **SIDEWALK WAIVER AND PEDESTRIAN CONNECTIVITY**

The applicant is proposing to build a minimum 5-foot wide sidewalk along the project's Symmes Rd. frontage, as required by Section 6.03.02. of the LDC. There is presently no vehicular or pedestrian access to Honeywell Dr. nor a sidewalk along the project's Honeywell Dr. frontage.

Notwithstanding Section 6.03.02. of the LDC, a sidewalk along the project’s Honeywell Dr. frontage will not be required. During the Board of County Commissioner’s July 20, 2021 Land Use Meeting the BOCC passed a motion related to Agenda Item I.1. “Commissioner’s Recommended Board Motion: Provide direction to the Development Services Department regarding sidewalk requirements for small scale, individual home construction, where the sidewalk would not be practicably located near any existing pedestrian network.” Based on that direction, the County Engineer and Director of the Development Services Department determined that neither a sidewalk for this Mobile Home Park expansion nor a Section 11.04 variance would be required.

Staff believes that, based on regulations within the LDC and Goals, Objectives and Policies within the Comprehensive Plan, pedestrian connectivity to Honeywell Rd. is required. As such, staff has proposed a condition requiring the developer to construct a minimum 5-foot wide sidewalk connection between the internal sidewalk network and the Honeywell Rd. pavement

**ADMINISTRATIVE VARIANCE #1 – ACCESS SPACING (SYMMES RD.)**

The applicant is proposing project access on Symmes Rd. (a Class 6 roadway) in a location approximately 126 feet from Messler Rd. to the east of the site. Section 6.04.07 of the Land Development Code (LDC) requires a minimum access spacing of 245 feet. As such, the applicant submitted a Section 6.04.02.B. Administrative Variance from the spacing requirement on October 1, 2020. For reasons stated in the variance request, the County Engineer found the request approvable on October 4, 2021. If the rezoning is approved, the County Engineer will approve the Administrative Variance.

**ADMINISTRATIVE VARIANCE #2 – SUBSTANDARD ROAD (SYMMES RD.)**

Symmes Rd. is a substandard collector roadway. The applicant’s Engineer of Record (EOR) submitted a Section 6.04.02.B Administrative Variance request (dated October 1, 2021) from the Section 6.04.03.L requirement whereby an applicant is required to improve a substandard roadway, between its project access and nearest standard roadway, to current County standards. Based on factors presented in the Administrative Variance request, the County Engineer found the request approvable (on October 4, 2021). If this rezoning is approved the County Engineer will approve the above referenced Administrative Variance Request. If approved, no substandard road improvements on Symmes Rd. will be required.

**ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

Level of Service (LOS) information is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Symmes Rd.	US 41	US 301	D	C

Source: Hillsborough County 2020 Level of Service Report.

**\*\*\*Note: The Transportation Comment Sheet (“3.0 Transportation Summary” Form) and Section 6.04.02.B. Administrative Variances referenced hereinabove were attached to the 10/8/2021 Transportation Staff Report and are incorporated herein by reference.\*\*\***

**COMMISSION**

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 Harry Cohen  
 Ken Hagan  
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 Stacy White



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 Andy Schipfer, P.E. WETLANDS DIVISION  
 Sterlin Woodard, P.E. AIR DIVISION

**AGENCY COMMENT SHEET**

REZONING	
<b>HEARING DATE:</b> 5/17/2021  <b>PETITION NO.:</b> 21-0313  <b>EPC REVIEWER:</b> Chantelle Lee  <b>CONTACT INFORMATION:</b> (813) 627-2600 X 1358  <b>EMAIL:</b> <a href="mailto:leec@epchc.org">leec@epchc.org</a>	<b>COMMENT DATE:</b> 3/10/2021  <b>PROPERTY ADDRESS:</b> 8750 Symmes Rd, Gibsonton, FL 33534  <b>FOLIO #:</b> 050712-0100  <b>STR:</b> 25-30S-19E
<b>REQUESTED ZONING:</b> PD	
FINDINGS	
<b>WETLANDS PRESENT</b>	YES
<b>SITE INSPECTION DATE</b>	N/A
<b>WETLAND LINE VALIDITY</b>	None
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	Other Surface Waters (OSW) along entire property boundary
<p><b>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</b></p> <ul style="list-style-type: none"> <li>• Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.</li> <li>• The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.</li> <li>• Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland</li> </ul>	

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must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

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

**INFORMATIONAL COMMENTS:**

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

- The subject property contains wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- Chapter 1-11, prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

Cl/mst





**Adequate Facilities Analysis: Rezoning**

<b>Date:</b> April 28, 2021	<b>Acreage:</b> 6.78 (+/- acres)
<b>Jurisdiction:</b> Hillsborough County	<b>Proposed Zoning:</b> Planned Development
<b>Case Number:</b> RZ 21-0313	<b>Future Land Use:</b> Residential-6
<b>HCPS #:</b> RZ-365	<b>Maximum Residential Units:</b> 9
<b>Address:</b> 8750 Symmes Rd., Gibsonton	<b>Residential Type:</b> Mobile Home
<b>Parcel Folio Number(s):</b> 50712.0100	

School Data	Gibsonton Elementary	Dowdell Middle	East Bay High
FISH Capacity	804	1060	2492
2020-21 Enrollment	482	563	1929
Current Utilization	60%	53%	77%
Concurrency Reservations	60	395	563
Students Generated	2	1	1
Proposed Utilization	68%	90%	100%

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

**NOTE:** Gibsonton Elementary, Dowdell Middle, and East Bay High School have capacity for the proposed 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](mailto: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.

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**TO:** Zoning Review, Development Services

**DATE:** 08/05/2021

**REVIEWER:** Ron Barnes, Impact & Mobility Fee Coordinator

**APPLICANT:** Bullfrog MHC LLC

**PETITION NO:** 21-0313

**LOCATION:** 8750 Symmes Rd

**FOLIO NO:** 50712.0100

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**Estimated Fees:**

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

Mobility: \$2,764 \* 9 units = \$ 24,876

Parks: \$1,656 \* 9 units = \$ 14,904

School: \$7,027.00 \* 9 units = \$ 63,243

Fire: \$299.00 \* 9 units = \$ 2,691

9 Mobile Home in Park = \$105,714

**Project Summary/Description:**

9 Mobile Home units in a park

Urban Mobility

South Fire

Central Parks

**AGENCY REVIEW COMMENT SHEET**

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**TO: ZONING TECHNICIAN, Planning Growth Management**

**DATE: 25 February 2021**

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

**APPLICANT: Shumaker Loop**

**PETITION NO: MM 21-0313**

**LOCATION: 8750 Symmes Rd, Gibsonton, FL 33534**

**FOLIO NO: 50712.0100**

**SEC: 25 TWN: 30 RNG: 19**

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- This agency has no comments.
  
- This agency has no objection.
  
- This agency has no objection, subject to listed or attached conditions.
  
- This agency objects, based on the listed or attached conditions.

COMMENTS: \_\_\_\_\_.

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

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PETITION NO.: MM21-0313      REVIEWED BY: John McCary      DATE: 9/10/2021

FOLIO NO.: 50712.0100

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**WATER**

- The property lies within the \_\_\_\_\_ Water Service Area. The applicant should contact the provider to determine the availability of water service.
  
- A 12 inch water main exists  (adjacent to the site),  (approximately 60 feet from the site) and is located within the south Right-of-Way of Symmes Road. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
  
- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include two funded CIP projects that are currently under construction, C32001 - South County Potable Water Repump Station Expansion and C32011 - Potable Water In-Line Booster Pump Station, and will need to be completed by the County prior to issuance of any building permits prior to June 1, 2022 that will create additional demand on the system.

**WASTEWATER**

- The property lies within the \_\_\_\_\_ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
  
- A 8 inch wastewater force main exists  (adjacent to the site),  (approximately    feet from the site) and is located within the north Right-of-Way of Symmes Road. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
  
- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include \_\_\_\_\_ and will need to be completed by the \_\_\_\_\_ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems

## Statement of Record

The South County service area (generally south of the Alafia River) has seen significant customer growth over the recent past. As new customers are added to the system there is an increased demand for potable water that is causing delivery issues during certain periods of the year. The greatest demand for water occurs during the spring dry season, generally the months of March through May. During the dry season of 2021 the Water Resources Department was challenged to deliver water to the southern portions of the service area to meet customer expectations for pressure and flow. While Levels of Service per the Comprehensive Plan were met, customers complained of very low pressure during early morning hours. Efforts to increase flow and pressure to the south resulted in unacceptably high pressures in the north portions of the service area. The Florida Plumbing Code limits household pressure to 80 psi to prevent damage to plumbing and possible injury due to system failure. The Department had to balance the operational challenges of customer demand in the south with over pressurization in the north, and as a result, water pressure and flow in the South County service area remained unsatisfactory during the dry period of 2021.

As a result of demand challenges, the Department initiated several projects to improve pressure and flow to the south area. Two projects currently under construction CIP C32001 - South County Potable Water Repump Station Expansion and CIP C32011 - Potable Water In-Line Booster Pump will increase the delivery pressure to customers.

These projects are scheduled to be completed and operational prior to the 2022 dry season, and must demonstrate improved water delivery through the highest demand periods before additional connections to the system can be recommended during such dry season.





# **VERBATIM TRANSCRIPT**

HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

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IN RE: )
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ZONE HEARING MASTER )
HEARINGS )
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ZONING HEARING MASTER HEARING  
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY and SUSAN FINCH  
Land Use Hearing Master

DATE: Monday, October 18, 2021

TIME: Commencing at 6:00 p.m.  
Concluding at 10:33 p.m.

PLACE: Cisco Webex

Reported By:

Christina M. Walsh, RPR  
Executive Reporting Service  
Ulmerton Business Center  
13555 Automobile Blvd., Suite 130  
Clearwater, FL 33762  
(800) 337-7740

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HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS  
  
ZONING HEARING MASTER HEARINGS  
October 18, 2021  
ZONING HEARING MASTER: PAMELA JO HATLEY

D2:  
Application Number: MM 21-0313  
Applicant: Bullfrog MHC, LLC  
Location: North side of Symmes Rd. &  
Messler Rd.  
Folio Number: 050712.0100  
Acreage: 6.78 acres, more or less  
Comprehensive Plan: R-6  
Service Area: Urban  
Existing Zoning: PD (85-0306)  
Request: Major Modification to a Planned  
Development

1 MR. GRADY: The next item is agenda item  
2 D-2, Major Mod Application 21-0313. The applicant  
3 is Bullfrog MHC, LLC. The request is for Major  
4 Modification to existing Planned Development.

5 Tim Lampkin will provide staff  
6 recommendation after presentation by the applicant.

7 MR. NEWTON: Good evening, Madam Zoning  
8 Hearing Master. My name is Matt Newton of the law  
9 firm Shumaker, Loop & Kendrick. 101 East Kennedy  
10 Boulevard, Suite 2800 here in Tampa, Florida, here  
11 on behalf of the applicant.

12 What we have tonight is a straightforward  
13 infill bonus density request for an existing mobile  
14 home park. We're generally located here in  
15 Gibsonton. This is 75. This is Symmes Road. This  
16 is Bay Road, going north and south, located north  
17 of Symmes Road.

18 The existing Future Land Use designation is  
19 R-6 with a maximum density of six dwelling units  
20 per acre without the density bonus. Here's our  
21 zoning. We're zoned PD.

22 When you look at this, you can see the  
23 existing zoning pattern. There's a lot of Mobile  
24 Home Overlays approved in the '80s and '90s. To  
25 the west, you have RSC-6 Mobile Home Overlay.

1 Northeast, RSC-6 Mobile Home Overlay as well, and  
2 1991 PD, which is -- consists of existing mobile  
3 home units. And then to the west, of course, 1988  
4 RSC-6 with a Mobile Home Overlay.

5 A little bit of history here. This mobile  
6 home park was last entitled in 1985 for four  
7 dwelling units, which was the maximum of six  
8 dwelling units per acre at the time.

9 Since then, many things of happened. This  
10 area here that I'm pointing to was an obsolete  
11 water treatment plant, which is now just vacant.  
12 To the north here, this is -- this is an existing,  
13 like, a recreational facility and then a lot of  
14 vacant land as well. Currently being underused.

15 Of course, since '85, there's been a lot of  
16 innovations in urban planning. The Hillsborough  
17 County adopted the infill density bonus to  
18 incentivize infill dwelling residential development  
19 under certain conditions.

20 And, of course, at the moment we're facing a  
21 historic housing crisis. So what we're seeing in  
22 the private sector is a lot of folks taking a look  
23 at their real estate inventory and seeing how they  
24 can apply this density bonus to maximize housing  
25 stock.



1           So here is what the proposal of this six  
2 dwelling units within the obsolete water treatment  
3 area. Three to the north. A few quirks and  
4 features here.

5           Of course, since 1985, there's been a push  
6 for connectivity, especially pedestrian  
7 connectivity. So talking with staff, we're going  
8 to add a pedestrian connection here. This is a  
9 bounding box.

10           We're going to -- between -- before  
11 certification move this arrow because it is a  
12 little confusing. It shows an arrow going right  
13 through somebody's driveway. But subject to the  
14 engineering, this will be anywhere within the  
15 bounding box. We're going to provide a conceptual  
16 idea. One is included in the staff report.

17           Of course, adding the -- a new sidewalk here  
18 along the right-of-way of Symmes Road to be  
19 consistent with our push towards pedestrian  
20 connectivity in general.

21           I'm here to answer any questions, but for  
22 the most part, this is a straightforward request.

23           HEARING MASTER HATLEY: Okay. Thank you  
24 very much.

25           Development Services.

1 MR. LAMPKIN: Tim Lampkin here, Development  
2 Services. I'm just going to pull up my  
3 presentation. I think that you can see it now, if  
4 you could confirm.

5 HEARING MASTER HATLEY: Yes.

6 MR. LAMPKIN: Okay. Thank you very much.  
7 All right. It's not moving forward. Hold on,  
8 please. Sorry. So the request is to modify a  
9 Planned Development. It's to allow an increase  
10 from 40 to 49 mobile home units.

11 The subject site is located north of Symmes  
12 Road and Messler Road intersection. It is located  
13 in the Urban Service Area, and it's also located in  
14 the Gibsonton Community Plan area.

15 The surrounding uses include a mix of uses.  
16 There's RSC-6. There's -- the arrow on the screen  
17 should be pointing to the subject site that is  
18 actually pointing to the mobile home park that  
19 abuts the eastern property boundary and south  
20 across Symmes Road are single-family homes.

21 To the west are mobile -- additional mobile  
22 homes and to the northwest are mobile homes on  
23 single-family tracts.

24 As an overview, as the applicant stated,  
25 initially this was rezoned -- or this became a PD

1 in 1985 and 1992, it was rezoned amended to  
2 increase the density from 30 to 40 with conditions.  
3 A number of those conditions are bringing -- coming  
4 forward with the application and essentially, the  
5 increase is from 40 to 49 mobile homes.

6 Here's the site plan that you've already  
7 seen, and as the applicant stated, staff showed  
8 probably a more likely proposed conceptual  
9 pedestrian path to the north, and you can see the  
10 delineation. The three new mobile homes on the  
11 northern section and the six in the center. Also  
12 pointing out the proposed sidewalk to the south of  
13 the property.

14 Staff also wants to note, you should have  
15 received an amendment of Conditions 3 and 18, are  
16 existing conditions that were just updated to  
17 reflect the new code referenced. Condition 9 was  
18 updated to allow a partial boardwalk sidewalk if  
19 needed at site development. And that is in the  
20 upper right-hand corner of the slide.

21 Staff does find that the proposed  
22 development meets the intent of the policies,  
23 goals, and objectives of the Comp Plan. The  
24 project meets the standards -- the development  
25 standards and is found to be compatible with nearby

1 development patterns. And the proposed project  
2 with the existing scale restrictions and conditions  
3 may be found approvable.

4 Therefore, staff finds the request  
5 approvable. And that concludes staff's  
6 presentation, unless you have any questions.

7 HEARING MASTER HATLEY: I don't have any  
8 questions for you. Thank you.

9 MR. LAMPKIN: Thank you.

10 HEARING MASTER HATLEY: All right. Planning  
11 Commission.

12 MS. MASSEY: Hi. This is Jillian Massey,  
13 Planning Commission staff.

14 The property is located in the Residential-6  
15 Future Land Use designation. It's located in the  
16 Urban Service Area and within the limits of the  
17 Gibsonton and Southshore Areawide Systems community  
18 plans.

19 The applicant's requesting to utilize Future  
20 Land Use Element Policy 23.5 density bonus  
21 provision to increase density on the subject  
22 property.

23 The subject property is currently allowed to  
24 be considered for up to four dwelling units on the  
25 subject property. To provide the additional line

1 mobile home units on this part, the applicant is  
2 requesting the residential density bonus for infill  
3 development prescribed by Policy 23.5 of the  
4 Hillsborough County Comprehensive Plan Future Land  
5 Use Element.

6 The applicant asserts that parcel qualifies  
7 for the following reasons: The property is located  
8 in the Urban Service Area. The property is located  
9 along Symmes Road, which is classified as a  
10 collector.

11 The introduction of nine additional dwelling  
12 units is compatible with the area as growing  
13 single-family development pattern. The site of the  
14 requested bonus is within 660-foot distance from  
15 Symmes Road, and the bonus will result in  
16 residential infill within an existing developed  
17 urbanized area that is residential in character.

18 The application requests nine additional  
19 mobile homes in addition to the previously approved  
20 40 homes on the subject site. Planning Commission  
21 staff has reviewed the application and determined  
22 that the site is eligible to receive the density  
23 bonus to the next highest Future Land Use category  
24 as outlined in Policy 23.5.

25 The next highest category is Residential-9,



1           which would allow for up to 57 dwelling units on  
2           the property. The site's located within the Urban  
3           Service Area where the majority of growth is  
4           required to be directed per Future Land Use  
5           Objective 1 and 1.4.

6           The property is also located along and  
7           within 660 feet and is perpendicular to Symmes  
8           Road, which is consistent with policy direction.  
9           Future Land Use Element Policy 23.5 also encourages  
10          higher density development along arterial and  
11          collector roadways.

12          The additional nine units will contribute to  
13          the residential development pattern in the area and  
14          provide infill residential development in the area.  
15          The lots within the general vicinity are  
16          predominantly residential. Therefore, the proposed  
17          residential use is consistent with the overall  
18          character of the area.

19          The proposed modification would facilitate  
20          residential development comparable to the  
21          development pattern in the surrounding area.  
22          Mobile home parks are located to the west, east,  
23          and north of the site while vacant and  
24          single-family lots surround the property as well.

25          The proposed mobile homes would complement

1 the suburban and neighborhood commercial  
2 development pattern within the general vicinity.  
3 Future Land Use Element Policy 16.7 in  
4 unincorporated Hillsborough County Comprehensive  
5 Plan requires residential neighborhoods to include  
6 an efficient system of internal circulation and  
7 street setups to connect to adjacent neighborhoods  
8 together.

9 The applicant is providing access to Symmes  
10 Road which facilitates connectivity in the area,  
11 which is developed predominantly single-family  
12 lots.

13 Hillsborough County Transportation Staff are  
14 not requiring vehicular connectivity to Honeywell  
15 Road as it would not provide substantial vehicular  
16 connectivity to the community or any significant  
17 amount of residential uses.

18 Vehicular access is not required per the  
19 LDC, Land Development Code, which only necessitates  
20 the single connection to serve the proposed  
21 development. Furthermore, the existing mobile home  
22 community is not subdivided, and the new homes are  
23 not anticipated to be constructed on subdivided  
24 lots.

25 In addition, access to Honeywell Road would

1           redirect traffic back to Symmes Road, which is the  
2           proposed primary access. The request satisfies the  
3           intent of policy 16.3 and 16.7 with regard to  
4           roadway connectivity.

5           Overall, Planning Commission staff finds  
6           that the proposed modification is compatible with  
7           the surrounding area. The request would encourage  
8           residential development that complements the  
9           surrounding character and proposed -- it promotes  
10          housing diversity in the Gibsonton and Southshore  
11          Areawide Systems Community Plan Area.

12          The application also demonstrates compliance  
13          with interconnectivity policy and promotes infill  
14          development within the area. The proposed  
15          development satisfies the intent of the goals,  
16          objectives, and policies of the Future Land Use  
17          Element of the unincorporated Hillsborough County  
18          Comprehensive Plan.

19          And based on those considerations, Planning  
20          Commission staff finds the proposal consistent with  
21          the Future of Hillsborough Comprehensive Plan for  
22          unincorporated Hillsborough County subject to  
23          conditions proposed by the Department of  
24          Development Services. Thank you.

25                   HEARING MASTER HATLEY: Thank you.

1 All right. Is there anyone here or online  
2 who wishes to speak as a proponent in support of  
3 this item? Don't see anyone.

4 Is there anyone here or online who wishes to  
5 speak in opposition to this item? All right.  
6 Don't see anyone.

7 Development Services, do you have anything  
8 further?

9 MR. GRADY: Nothing further.

10 HEARING MASTER HATLEY: Thank you.

11 Applicant, did you have anything? You have  
12 five minutes.

13 MR. NEWTON: No rebuttal. Thank you for  
14 your time.

15 HEARING MASTER HATLEY: Thank you.

16 All right. That closes the hearing on Major  
17 Modification 21-0313.

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1 being continued to the October 18, 2021, Zoning  
2 Hearing Master Hearing.

3 Item A-4, Major Mod Application 21-0310.  
4 This application is being withdrawn from the Zoning  
5 Hearing Master process.

6 Item A-5, Major Mod Application 21-0313.  
7 This application is being continued by the  
8 applicant to the October 18, 2021, Zoning Hearing  
9 Master Hearing.

10 Item A-6, Major Mod Application 21-0316.  
11 This application is out of order to be heard and is  
12 being continued to the October 18, 2021, Zoning  
13 Hearing Master Hearing.

14 Item A-7, Rezoning-PD 21-0626. This  
15 application is out of order to be heard and is  
16 being continued to the October 18, 2021, Zoning  
17 Hearing Master Hearing.

18 Item A-8, Rezoning-PD 21-0647. This  
19 application is out of order to be heard and is  
20 being continued to the October 18, 2021, Zoning  
21 Hearing Master Hearing.

22 Item A-9, Rezoning-PD 21-0650. This  
23 application is out of order to be heard and is  
24 being continued to the October 18, 2021, Zoning  
25 Hearing Master Hearing.



HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

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ZONING HEARING MASTER (ZHM) )
HEARING )
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ZONING HEARING MASTER HEARING  
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH  
Zoning Hearing Master

DATE: Monday, August 16, 2021

TIME: Commencing at 6:00 p.m.  
Concluding 8/17/21 at 12:04 a.m.

PLACE: Hybrid Meeting/Cisco Webex  
R.W. Saunders Sr. Public Library  
Ada T. Payne Community Room  
1505 Nebraska Avenue  
Tampa, Florida

Andrew Mayes  
Executive Reporting Service  
Ulmerton Business Center, Suite 130  
Clearwater, FL 33762

1 agenda. I will now go through the published  
2 withdrawals and continuances beginning on page 4  
3 of the agenda. First item is item A.1., rezoning  
4 standard 20-0868. This application has been  
5 withdrawn from the Zoning Hearing Master process.

6 Item A.2., major mod application 21-0169.  
7 This application is out of order to be heard and  
8 is being continued to the September 13, 2021,  
9 Zoning Hearing Master hearing.

10 Item A.3., rezoning PD 21-0220. This  
11 application is being continued by the applicant to  
12 the September 13, 2021, Zoning Hearing Master  
13 hearing.

14 Item A.4., rezoning PD 21-0221. This  
15 application is being continued by the applicant to  
16 the September 13, 2021, Zoning Hearing Master  
17 hearing.

18 Item A.5., major mod application 21-0310.  
19 This application is out of order to be heard and  
20 is being continued to the September 13, 2021,  
21 Zoning Hearing Master hearing.

22 Item A.6., major mod application 21-0313.  
23 This application is being continued by the  
24 applicant to the September 13, 2021, Zoning  
25 Hearing Master hearing.



1           Item A-9, Major Mod Application 21-0227.

2           This application is continued by the applicant to  
3           the August 16, 2021, Zoning Hearing Master Hearing.

4           Item A-10, Major Mod Application 21-0310.

5           This application is out of order to be heard and is  
6           being continued to the August 16, 2021, Zoning  
7           Hearing Master Hearing.

8           Item A-11, Major Mod Application 20-0313

9           (sic). This application has been continued by the  
10          applicant to the August 16, 2021, Zoning Hearing  
11          Master Hearing.

12          Item A-12, Major Mod Application 21-316.

13          This application is out of order to be heard and is  
14          being continued to the August 16, 2021, Zoning  
15          Hearing Master Hearing.

16          Item A-13, we handled this part of the  
17          changes to the agenda.

18          Item A-14, Rezoning-PD 21-0557. This  
19          application is being continued by the applicant to  
20          the August 16, 2021, Zoning Hearing Master Hearing.

21          Item A-15, Rezoning-PD 21-0558. This  
22          application is continued by the applicant to the  
23          August 16, 2021, Zoning Hearing Master Hearing.

24          Item A-16, Rezoning-PD 21-0560. This  
25          application is being continued by staff to the

HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

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ZONE HEARING MASTER )
HEARINGS )
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ZONING HEARING MASTER HEARING  
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY  
Land Use Hearing Master

DATE: Monday, May 17, 2021

TIME: Commencing at 6:00 p.m.  
Concluding at 10:31 p.m.

PLACE: Cisco Webex

Reported By:

Christina M. Walsh, RPR  
Executive Reporting Service  
Ulmerton Business Center  
13555 Automobile Blvd., Suite 100  
Clearwater, FL 33762  
(800) 337-7740

1           Item A-12, Rezoning-PD 21-0221. This  
2 application is out of order to be heard and is  
3 being continued to the June 14, 2021, Zoning  
4 Hearing Master Hearing.

5           Item A-13, Rezoning-PD 21-0222. This  
6 application is being continued by staff to the  
7 June 14, 2021, Zoning Hearing Master Hearing.

8           Item A-14, Major Mod Application 21-0227.  
9 This application is being continued by the  
10 applicant to the June 14, 2021, Zoning Hearing  
11 Master Hearing.

12           Item A-15, PD -- RZ-PD 21-0297. This  
13 application is continued by staff to the June 14th,  
14 2021, Zoning Hearing Master Hearing.

15           Item A-16, Major Mod Application 21-0310.  
16 This application is out of order to be heard and is  
17 being continued to the June 14, 2021, Zoning  
18 Hearing Master Hearing.

19           Item A-17, Major Mod Application 21-0313.  
20 This application is being continued by the  
21 applicant to the July 26, 2021, Zoning Hearing  
22 Master Hearing.

23           Item A-18, Major Mod Application 21-0316.  
24 This application is out of order to be heard and is  
25 being continued to the June 14, 2021, Zoning





**EXHIBITS SUBMITTED  
DURING THE ZHM HEARING**

DATE/TIME: 10/18/21 6pm

HEARING MASTER: Pamela Jo Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION # RZ 21-0110</p>	<p>PLEASE PRINT NAME <u>Todd Ferguson</u> MAILING ADDRESS <u>200 N 4th Ave S #451</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>813-544-1260</u></p>
<p>APPLICATION # RZ 21-0962</p>	<p>PLEASE PRINT NAME <u>M. D. Horner, AICP</u> MAILING ADDRESS <u>14502 N. Dixie Hwy Mary Ann</u> CITY <u>T</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>962-3395</u></p>
<p>APPLICATION # RZ VS 20-1266</p>	<p>PLEASE PRINT NAME <u>Truett Gardner</u> MAILING ADDRESS <u>400 N Ashley Dr #1100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE _____</p>
<p>APPLICATION # RZ VS 20-1266</p>	<p>PLEASE PRINT NAME <u>Jeff Lazenby</u> MAILING ADDRESS <u>632 E Main St #301</u> CITY <u>Lakeland</u> STATE <u>FL</u> ZIP <u>33801</u> PHONE _____</p>
<p>APPLICATION # RZ 20-1266</p>	<p>PLEASE PRINT NAME <u>Dennis Fackler</u> MAILING ADDRESS <u>11808 Balm-Riverview Rd</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33569</u> PHONE <u>813-599-1526</u></p>
<p>APPLICATION # RZ 20-1266</p>	<p>PLEASE PRINT NAME <u>Zoe Fackler</u> MAILING ADDRESS <u>11808 Balm Riverview Rd</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33569</u> PHONE <u>813-679-1993</u> I HAVE photo's that I couldn't send</p>

Did not submit

DATE/TIME: 10/18/21 6pm HEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>21-0985</u>	PLEASE PRINT NAME <u>Carlos Fuente</u> MAILING ADDRESS <u>23738 Peace Pipe Court</u> CITY <u>Lute</u> STATE <u>FL</u> ZIP <u>33559</u> PHONE <u>813-598-4224</u>
APPLICATION # <u>RZ</u> <u>21-1085</u>	PLEASE PRINT NAME <u>Anh Nguyen</u> MAILING ADDRESS <u>310 N. Glen Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>813-226-7366</u>
APPLICATION # <u>RZ</u> <u>21-1099</u>	PLEASE PRINT NAME <u>Ruth Londono</u> MAILING ADDRESS <u>1502 W. Busch Blv. Ste P</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813 919 7802</u>
APPLICATION # <u>RZ</u> <u>21-1099</u>	PLEASE PRINT NAME <u>Robert Briesacher</u> MAILING ADDRESS <u>7701 ANN BALLARD RD</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33621</u> PHONE <u>813-885-3667</u>
APPLICATION # <u>RZ</u> <u>21-1099</u>	PLEASE PRINT NAME <u>MARCIO VIEIRA</u> MAILING ADDRESS <u>7703 ANN BALLARD RD</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33629</u> PHONE <u>813-967-7180</u>
APPLICATION # <u>RZ</u> <u>21-1220</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>4000 Oak Ave S. #451</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>727-241-1260</u>

DATE/TIME: 10/8/21 6pm HEARING MASTER: Pamela Jozhatley

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

<p>APPLICATION # RZ VS 21-1220</p>	<p>PLEASE PRINT NAME <u>Jacob Goldstein</u></p> <p>MAILING ADDRESS <u>5817 N. Cameron Ave</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33614</u> PHONE _____</p>
<p>APPLICATION # RZ 21-0113</p>	<p>PLEASE PRINT NAME <u>Todd Pressman</u></p> <p>MAILING ADDRESS <u>200 2nd Ave S. #451</u></p> <p>CITY <u>J. fele</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>813-760-1760</u></p>
<p>APPLICATION # MM 21-0313</p>	<p>PLEASE PRINT NAME <u>MATT NEWTON</u></p> <p>MAILING ADDRESS <u>101 E. KENNEDY BLVD #2800</u></p> <p>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33612</u> PHONE <u>813.727.4626</u></p>
<p>APPLICATION # MM VS 21-0865</p>	<p>PLEASE PRINT NAME <u>Truett Gardner</u></p> <p>MAILING ADDRESS <u>400 N. Ashley Dr #1100</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE _____</p>
<p>APPLICATION # MM VS 21-0865</p>	<p>PLEASE PRINT NAME <u>Matthew Femal</u></p> <p>MAILING ADDRESS <u>655 N. Franklin St #150</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE _____</p>
<p>APPLICATION # MM VS 21-0865</p>	<p>PLEASE PRINT NAME <u>Abby Park</u></p> <p>MAILING ADDRESS <u>655 N. Franklin St #150</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE _____</p>



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

APPLICATION # <u>MM</u> <u>21-0865</u>	PLEASE PRINT NAME <u>Derek M Seckinger</u> MAILING ADDRESS <u>12325 Terracina Chase Ct</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33620</u> PHONE <u>(813) 244-6112</u>
APPLICATION # <u>MM</u> <u>21-0877</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>
APPLICATION # <u>MM</u> <u>21-0877</u>	PLEASE PRINT NAME <u>STEVE HENRY</u> MAILING ADDRESS <u>5023 W. LAUREL ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-690-0530</u>
APPLICATION # <u>MM</u> <u>21-0877</u>	PLEASE PRINT NAME <u>JOE CIMINO</u> MAILING ADDRESS <u>4260 W. LINDBAUGH AVE.</u> CITY <del>Tampa</del> <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>813-610-1343</u>
APPLICATION # <u>VS</u> <u>MM</u> <u>21-0877</u>	PLEASE PRINT NAME <u>Joel Tew</u> MAILING ADDRESS <u>35595 US Hwy 19 N. #921</u> CITY <u>Palm Harbor</u> STATE <u>FL</u> ZIP <u>34684</u> PHONE _____
APPLICATION # <u>MM</u> <u>21-0877</u>	PLEASE PRINT NAME <u>Travis</u> <u>TRAVIS THAYER</u> MAILING ADDRESS <u>21733 OTTS WAY</u> CITY <u>LAND O LAKES</u> STATE <u>FL</u> ZIP <u>34639</u> PHONE <u>813-917-9432</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

PAGE 5 OF 7

DATE/TIME: 10/18/21 6pm HEARING MASTER: Pamela Jo Hatley

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

APPLICATION # <u>MM</u> <u>21-0877</u>	PLEASE PRINT NAME <u>CHERYL AYRES</u> MAILING ADDRESS <u>18717 GERACI Rd</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33548</u> PHONE <u>813 928 8848</u>
APPLICATION # <u>MM VS</u> <u>21-0877</u>	PLEASE PRINT NAME <u>Mary Ann Szejda</u> MAILING ADDRESS <u>18711 Geraci Rd</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33548</u> PHONE _____
APPLICATION # <u>MM VS</u> <u>21-0877</u>	PLEASE PRINT NAME <u>Chuck Carnevale</u> MAILING ADDRESS <u>18109 Geraci Rd</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33548</u> PHONE _____
APPLICATION # <u>MM</u> <u>21-0877</u>	PLEASE PRINT NAME <u>JENNIFER RANKIN</u> MAILING ADDRESS <u>19014 CEDAR Ln</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33548</u> PHONE <u>813-240 5492</u>
APPLICATION # <u>MM-</u> <u>21-0877</u>	PLEASE PRINT NAME <u>Barbara Brock</u> MAILING ADDRESS <u>1418 May St.</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33548</u> PHONE <u>(813) 785-4663</u>
APPLICATION # <u>MM</u> <u>21-0877</u>	PLEASE PRINT NAME <u>Bryan Flynn</u> MAILING ADDRESS <u>2608 Wilson Circle</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33548</u> PHONE <u>772-633-5300</u>



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

APPLICATION #  MM 21-0877	PLEASE PRINT NAME <u>Bonnie Varon</u> MAILING ADDRESS <u>3302 Del Prado Ct</u> CITY <u>TRA</u> STATE <u>FL</u> ZIP <u>33614</u> PHONE <u>813-484-8954</u>
APPLICATION #  MM 21-0877	PLEASE PRINT NAME <u>Edward Atzenhofer Atzenhoefer</u> MAILING ADDRESS <u>2308 W Bristol An</u> CITY <u>Tempe</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>813-787-9118</u>
APPLICATION #  MM 21-0877	PLEASE PRINT NAME <u>Robert Alexander</u> MAILING ADDRESS <u>2629 Wilson Circle</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33548</u> PHONE <u>813-368-7500</u>
APPLICATION #  MM 21-0877	PLEASE PRINT NAME <u>Ann Marie Coats</u> MAILING ADDRESS <u>2618 Wilson Circle</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33548</u> PHONE <u>813-690-2339</u>
APPLICATION #  MM 21-0877	PLEASE PRINT NAME <u>MICHAEL HUSKEY</u> MAILING ADDRESS <u>18211 GRIFFITH RD</u> CITY <u>LUTZ</u> STATE <u>FL</u> ZIP <u>33548</u> PHONE <u>813-431-5979</u>
APPLICATION #  MM 21-0877	PLEASE PRINT NAME <u>Matthew Miller</u> MAILING ADDRESS <u>4260 W/ Linkage Ave</u> CITY <u>Tempe</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>813-265-3130</u>

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # MM 21-0877	PLEASE PRINT NAME <u>DAVID Faulkner Faulkner</u> MAILING ADDRESS <u>2734 Conservatory Center Dr</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-641-8168</u>
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APPLICATION # RZ 21-0961	PLEASE PRINT NAME <u>Michael Horner</u> MAILING ADDRESS <u>14502 N. Dale Mabrey Hwy</u> CITY <u>T</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>962-2395</u>
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APPLICATION # RZ 21-0961	PLEASE PRINT NAME <u>Michael yates</u> MAILING ADDRESS <u>PALM TRAFFIC 400 N TAMPA ST, 15th Floor</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 359 8311</u>
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APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
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APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
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APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
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OCTOBER 18, 2021 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, October 18, 2021, at 6:00 p.m., held virtually.

📄 Pamela Jo Hatley, ZHM, called the meeting to order and led in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

📄 Brian Grady, Development Services, reviewed changes/withdrawals/continuances.

B.2.RZ 21-0110

📄 Brian Grady, Development Services, calls RZ 21-0110.

📄 Todd Pressman applicant rep, presents testimony.

📄 Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant/continued to December 13, 2021.

D.6. RZ 21-0962

📄 Brian Grady, Development Services, calls RZ 21-0962.

📄 Michael Horner applicant rep, presents testimony.

📄 Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant/continued to December 13, 2021.

📄 A.16.RZ Lark Ventures, LLC /KISS Properties, LLC / Royce Kroenke -  
Withdrew.

📄 Brian Grady, Development Services, continues review of changes/withdrawals/continuances.

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

📄 Assistant County Attorney Mary Dorman overview of oral argument/ZHM process.

📄 Pamela Jo Hatley, ZHM, Oath

📄 D.4. MM 21-0877 - will be heard by the BOCC on November 9, 2021, Recommendation due on November 1, 2021.



B. REMANDS


B.1.RZ 20-1266


- ☐ Brian Grady, Development Services, calls RZ 20-1266.
- ☐ Susan Finch, ZHM, introduction.
- ☐ Truett Gardner applicant rep, presents testimony.
- ☐ Jeff Lazenby, applicant rep, presents testimony.
- ☐ Susan Finch, ZHM, questions to applicant rep.
- ☐ Truett Gardner, applicant rep, answers ZHM questions.
- ☐ Brian Grady, Development Services, staff report.
- ☐ Jillian Massey, Planning Commission, staff report.
- ☐ Susan Finch, ZHM, calls for proponents/opponents.
- ☐ Dennis Fackler, opponent, presents testimony.
- ☐ Zoe Fackler, opponent, presents testimony. Made a note on the sign-in sheet about exhibits but did not submit any documents.
- ☐ Susan Finch, ZHM, questions to Development Services Staff, Transportation.
- ☐ James Ratliff, Development Services Staff, Transportation, answers ZHM question.
- ☐ Susan Finch, ZHM, calls for applicant rep.
- ☐ Truett Gardner, applicant rep, provides rebuttal.
- ☐ Susan Finch, ZHM, calls for Development Services/closes RZ 20-1266.

C. REZONING STANDARD (RZ-STD):


C.1. RZ 21-0985


- ☐ Brian Grady, Development Services, calls RZ 21-0985.
- ☐ Carlos Fuentes, applicant rep, presents testimony.
- ☐ Chris Grandlienard, Development Services, staff report.


 Jillian Massey, Planning Commission, staff report.


 Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep closes RZ 21-0985.


C.2. RZ 21-1085

 Brian Grady, Development Services, calls RZ 21-1085.


 Anh Nguyen applicant rep, presents testimony.


 Isis Brown, Development Services, staff report.


 Jillian Massey, Planning Commission, staff report.


 Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 21-1985.


C.3. RZ 21-1099

 Brian Grady, Development Services, calls RZ 21-1099.

 Ruth Londono, applicant rep, presents testimony.


 Isis Brown, Development Services, staff report.


 Jillian Massey, Planning Commission, staff report.


 Pamela Jo Hatley, ZHM, calls for proponents/opponents.

 Robert Briesacher, opponent, presents testimony.


 Marcio Vieira opponent, presents testimony.


 Pamela Jo Hatley, ZHM, calls for Development Services.

 Brian Grady, Development Services, presents rebuttal.

 Pamela Jo Hatley, ZHM, questions to Development Services.

 Brian Grady, Development Services, answers ZHM questions.

 Pamela Jo Hatley, ZHM, calls for applicant rep.

 Ruth Londono, applicant rep, presents rebuttal.

 Pamela Jo Hatley, ZHM, questions to applicant rep.

☐ Ruth Londono, applicant rep, answers ZHM questions and continues rebuttal.

☐ Pamela Jo Hatley, ZHM, closes RZ 21-1099.

C.4. RZ 21-1220

☐ Brian Grady, Development Services, calls RZ 21-1220.

☐ Todd Pressman, applicant rep, presents testimony and submits exhibits.

☐ Pamela Jo Hatley, ZHM, questions to applicant rep.

☐ Todd Pressman, applicant rep, answers ZHM questions.

☐ Brian Grady, Development Services, responds to ZHM.

☐ Chris Grandlienard, Development Services, staff report.

☐ Jillian Massey, Planning Commission, staff report.

☐ Pamela Jo Hatley, ZHM, questions to Planning Commission.

☐ Jillian Massey, Planning Commission, answers ZHM questions.

☐ Pamela Jo Hatley, ZHM, calls for proponents.

☐ Jacob Goldstein, proponent, presents testimony.

☐ Todd Pressman, applicant rep, called point of order.

☐ Pamela Jo Hatley, ZHM, calls for opponent/Development Services/applicant rep.

☐ Todd Pressman, applicant rep, presents rebuttal.

☐ Pamela Jo Hatley, ZHM, closes RZ 21-1220.

☐ Pamela Jo Hatley, ZHM, breaks.

☐ Pamela Jo Hatley, ZHM, resumes hearing.

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

D.1. RZ 21-0113

☐ Brian Grady, Development Services, calls RZ 21-0113.

☐ Todd Pressman, applicant rep, presents testimony and submits exhibits.



Steve Beachy, Development Services, staff report.

Jillian Massey, Planning Commission, staff report.

Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 21-0113.

D.2. MM 21-0313

Brian Grady, Development Services, calls MM 21-0313.

Matt Newton, applicant rep, presents testimony and submits exhibits.

Tim Lampkin, Development Services, staff report.

Jillian Massey, Planning Commission, staff report.

Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes MM 21-0313.

D.3. MM 21-0865

Brian Grady, Development Services, calls MM 21-0865.

Pamela Jo Hatley, ZHM, Oath.

Truett Gardner, applicant rep, presents testimony.

Matthew Femal, applicant rep, presents testimony.

Abby Park, applicant rep, presents testimony.

Truett Gardner, applicant rep, continues testimony.

Tim Lampkin, Development Services, staff report.

Jillian Massey, Planning Commission, staff report.

Pamela Jo Hatley, ZHM, calls for proponents.

Derrick Seckinger, proponent, presents testimony.

Pamela Jo Hatley, ZHM, calls for opponents/Development Services.

Pamela Jo Hatley, ZHM, questions to applicant rep.

Matthew Femal, applicant answers ZHM questions.

Truett Gardner, applicant rep, provided rebuttal.

Pamela Jo Hatley, ZHM, closes MM 21-0865.

D.4. MM 21-0877

Brian Grady, Development Services, calls MM 21-0877.

Kami Corbett, applicant rep, presents testimony.

Pamela Jo Hatley, ZHM, Oath

Kami Corbett, applicant rep, continues testimony.

Steve Henry, applicant rep, presents testimony.

Joe Simono, applicant rep, presents testimony.

Pamela Jo Hatley, ZHM, questions to applicant rep.

Joe Cimino, applicant rep, answers ZHM questions and continues testimony.

Michelle Heinrich, Development Services, staff report.

Jillian Massey, Planning Commission, staff report.

Pamela Jo Hatley, ZHM, calls for proponents.

Brian Grady, Development Services, will be heard by the BOCC on November 9, 2021, Recommendation due on November 1, 2021.

Joel Tew, proponent, presents testimony.

Travis Thayer, proponent, presents testimony.

Cheryl Ayres, proponent, presents testimony.

Mary Ann Szeja, proponent, presents testimony.

Chuck Carnevale, proponent, presents testimony.

Jennifer Rankin, proponent, presents testimony.

Pamela Jo Hatley, ZHM, calls for opponents.

Barbara Brock, opponent, presents testimony and submits exhibits.

MONDAY, OCTOBER 18, 2021

- ☐ Bryan Flynn, opponent, presents testimony and submits exhibits.
- ☐ Bonnie Varon, opponent, presents testimony.
- ☐ Edward Atzenhoefer, opponent, presents testimony.
- ☐ Robert Alexander, opponent, presents testimony.
- ☐ Ann Marie Coats, opponent, presents testimony and submits exhibits.
- ☐ Michael Huskey opponent, presents testimony.
- ☐ Pamela Jo Hatley, ZHM, calls for Development Services.
- ☐ Pamela Jo Hatley, ZHM, questions to Development Services.
- ☐ Richard Perez, Development Services, Transportation, answers ZHM questions.
- ☐ Pamela Jo Hatley, ZHM, questions to Development Services.
- ☐ Brian Grady, Development Services, answers ZHM questions.
- ☐ Pamela Jo Hatley, ZHM, calls for applicant rep.
- ☐ Kami Corbett, applicant rep, provides rebuttal.
- ☐ Matthew Miller, applicant rep, provides rebuttal.
- ☐ David Faulkner, applicant rep, provides rebuttal.
- ☐ Joe Cimino, applicant rep, provides rebuttal.
- ☐ Kami Corbett, applicant rep, provides rebuttal.
- ☐ Pamela Jo Hatley, ZHM, closes MM 21-0877.

D.5. RZ 21-0961

- ☐ Brian Grady, Development Services, calls RZ 21-0961.
- ☐ Michael Horner, applicant rep, presents testimony and submits exhibits.
- ☐ Pamela Jo Hatley, ZHM, questions to applicant rep.
- ☐ Michael Horner, applicant rep answers ZHM questions.

MONDAY, OCTOBER 18, 2021

📄 Cameron Clark, Assistant County Attorney, answers ZHM questions and questions to applicant rep.

📄 Michael Horner, applicant rep, answers Assistant County Attorney.

📄 Brian Grady, Development Services, responds to Assistant County Attorney and ZHM.

📄 Cameron Clark, Assistant County Attorney, responds to ZHM.

📄 Michael Yates, applicant rep, presents testimony.

📄 Michelle Heinrich, Development Services, staff report.

📄 Jillian Massey, Planning Commission, staff report.

📄 Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services.

📄 Pamela Jo Hatley, ZHM, called applicant rep.

📄 Michael Horner, applicant rep, answers ZHM questions.

📄 Pamela Jo Hatley, ZHM, closes RZ 21-0961.

ADJOURNMENT

📄 Pamela Jo Hatley, ZHM, adjourns the meeting at 10:33 p.m.



# PD Modification Application MM 21-0313

Zoning Hearing Master Date: 10/18/21

BOCC Land Use Meeting Date:  
12/14/21



Hillsborough  
County Florida

Development Services Department

## 1.0 APPLICATION SUMMARY

Applicant: Shumaker, Loop & Kendrick LLP  
(Matt Newton / David Singer)

FLU Category: Residential-6 (RES-6)

Service Area: Urban

Site Acreage: 6.42 acres

Community Plan Area: Gibsonton

Overlay: None

Request Major Modification to PD 85-0306



### Existing Approvals:

PD 85-0306 (Resolution No. 92-0862):  
Property was rezoned to expand mobile home park from 30 to 40 units, with conditions.

### Proposed Modifications:

The request is to modify Planned Development (PD) 85-0306, associated with one parcel totaling approximately 6.42 acres to allow for an increase from 40 dwelling units to 49 dwelling units.

The site is located north of the Symmes Road and Messler Road intersection. The underlying future land use (FLU) category of the subject parcel is Residential-6 (RES-6).

### Additional Information:

PD Variations	None requested.
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Waivers	None requested.
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Planning Commission Recommendation	Planning Commission staff finds the proposal consistent with the Hillsborough Comprehensive Plan for Unincorporated Hillsborough County.
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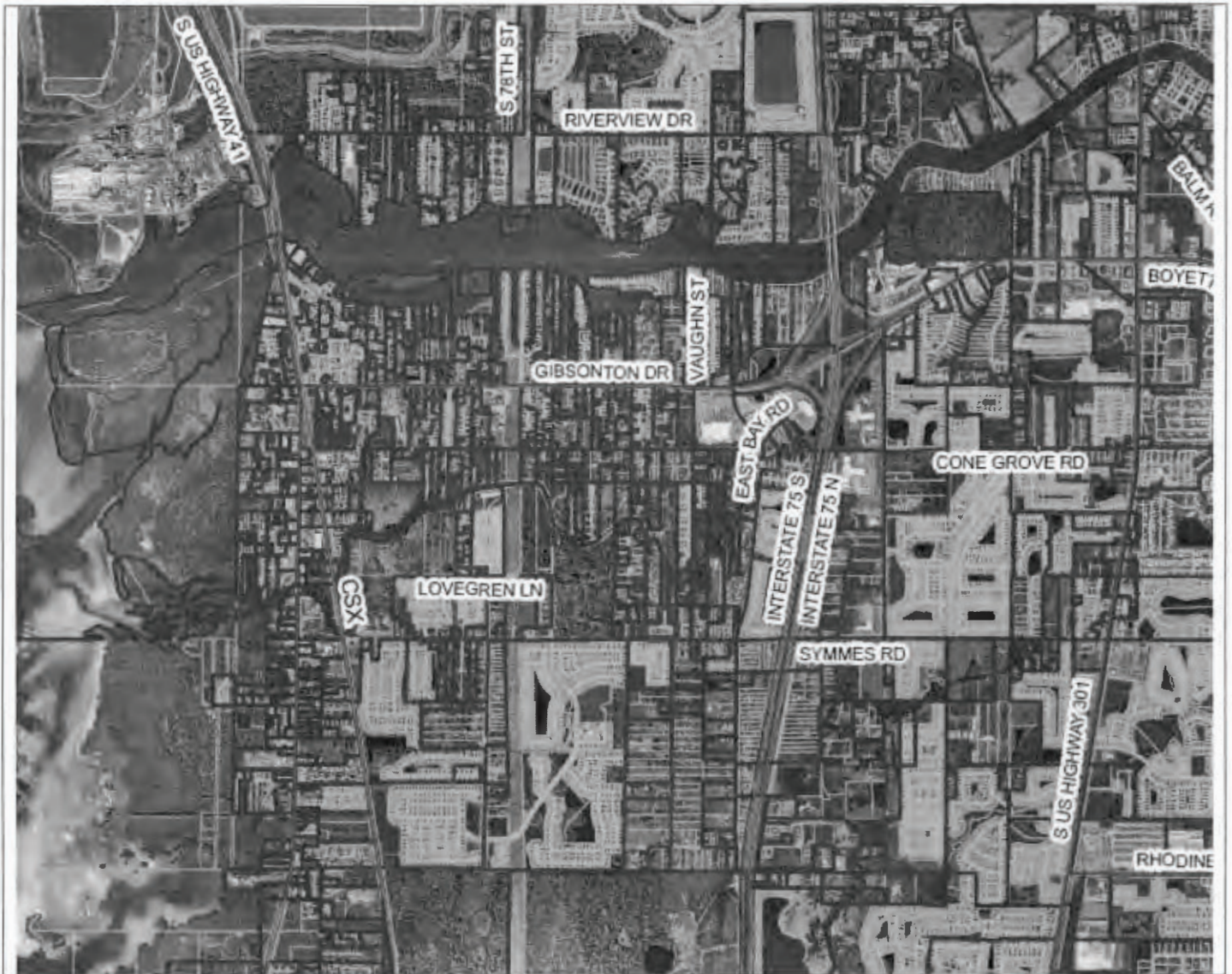
Development Services Department Recommendation	Approvable, with conditions.
------------------------------------------------	------------------------------

Application No. <sup>MM</sup> 21-0313  
Name: Brian Grady  
Entered at Public Hearing: ZHM  
Exhibit # 1 Date: 10/18/21



## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map



#### Context of Surrounding Area:

The surrounding area is substantially developed with mobile homes in the immediate vicinity.

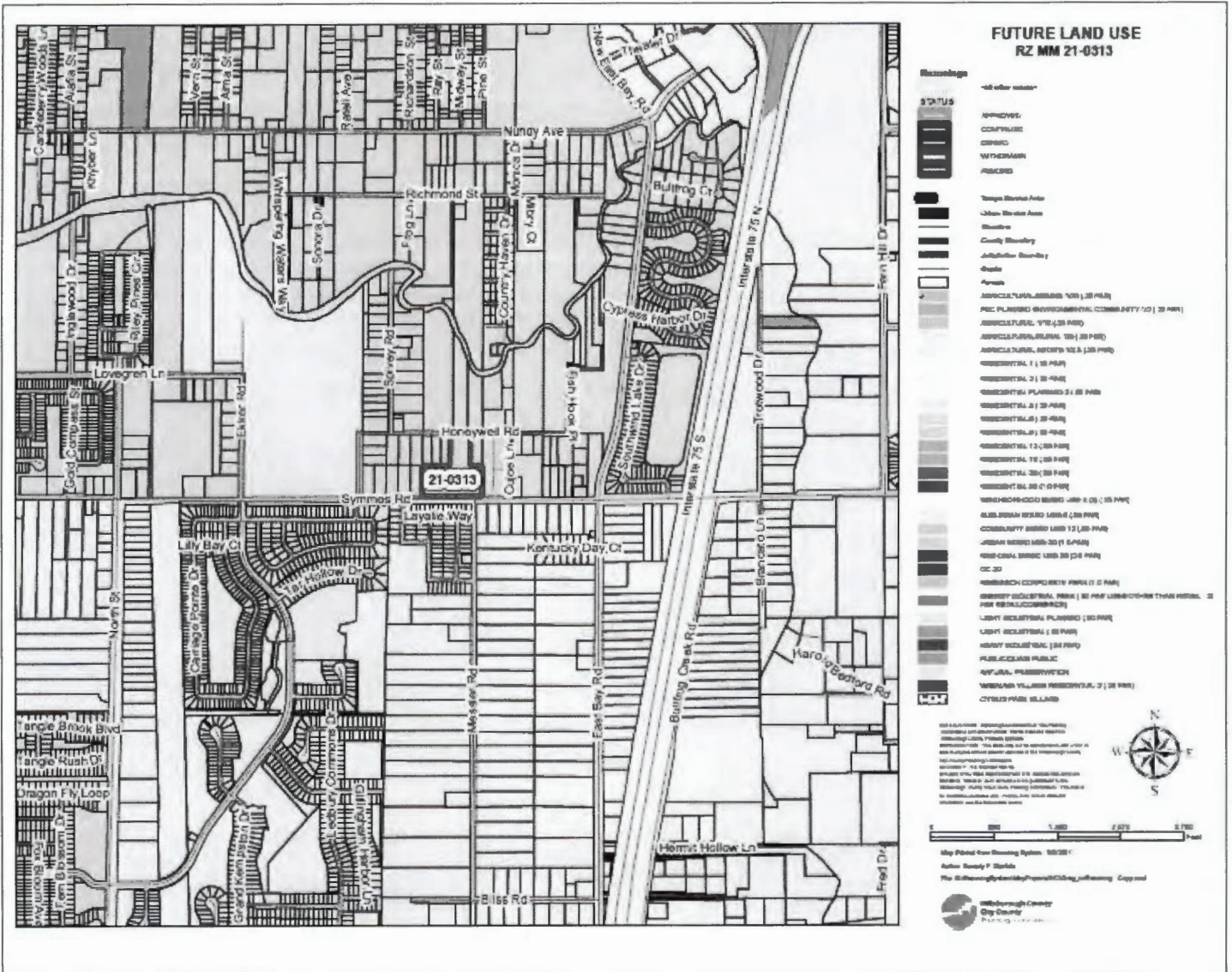
- The adjacent three properties located west/northwest were zoned RSC-6 per RZ-82-0035 to allow mobile homes.
- The property to the northeast zoned RSC-6 is developed with a large aluminum structure.
- To the east is PD (91-0082) developed with a mobile home park.
- North across Honeywell Road is a mobile home park and single-family residences.
- To the south across Symmes Road are single-family homes.

The site is located within the limits of the Gibsonton Community Plan and the Southshore Areawide Systems Plan. The site is located within the Urban Service Area (USA).



2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Future Land Use Category Description:

The site is designated Residential-6 (RES-6) on the Future Land Use Map. The Residential-6 (RES-6) Future Land Use category is located north, east and west of the subject property. The Suburban Mixed Use-6 (SMU-6) Future Land Use category is located to the south, across Symmes Road. RES-6 allows residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. The application requests 9 additional mobile homes in addition to the previously approved 40 mobile homes on the subject property. The applicant requests to utilize the Policy 23.5 (FLUE) density bonus provision. Planning Commission staff has determined the site is eligible to receive the density bonus to the next highest Future Land Use category (Residential-9) as outlined in Policy 23.5. The next highest category is Residential-9 (RES-9) which would allow for up to 57 dwelling units on the property.

Maximum Density:  
 Residential-6, 6 dwelling units per acre; Residential-9, 9 dwelling units per acre.



**2.0 LAND USE MAP SET AND SUMMARY DATA**

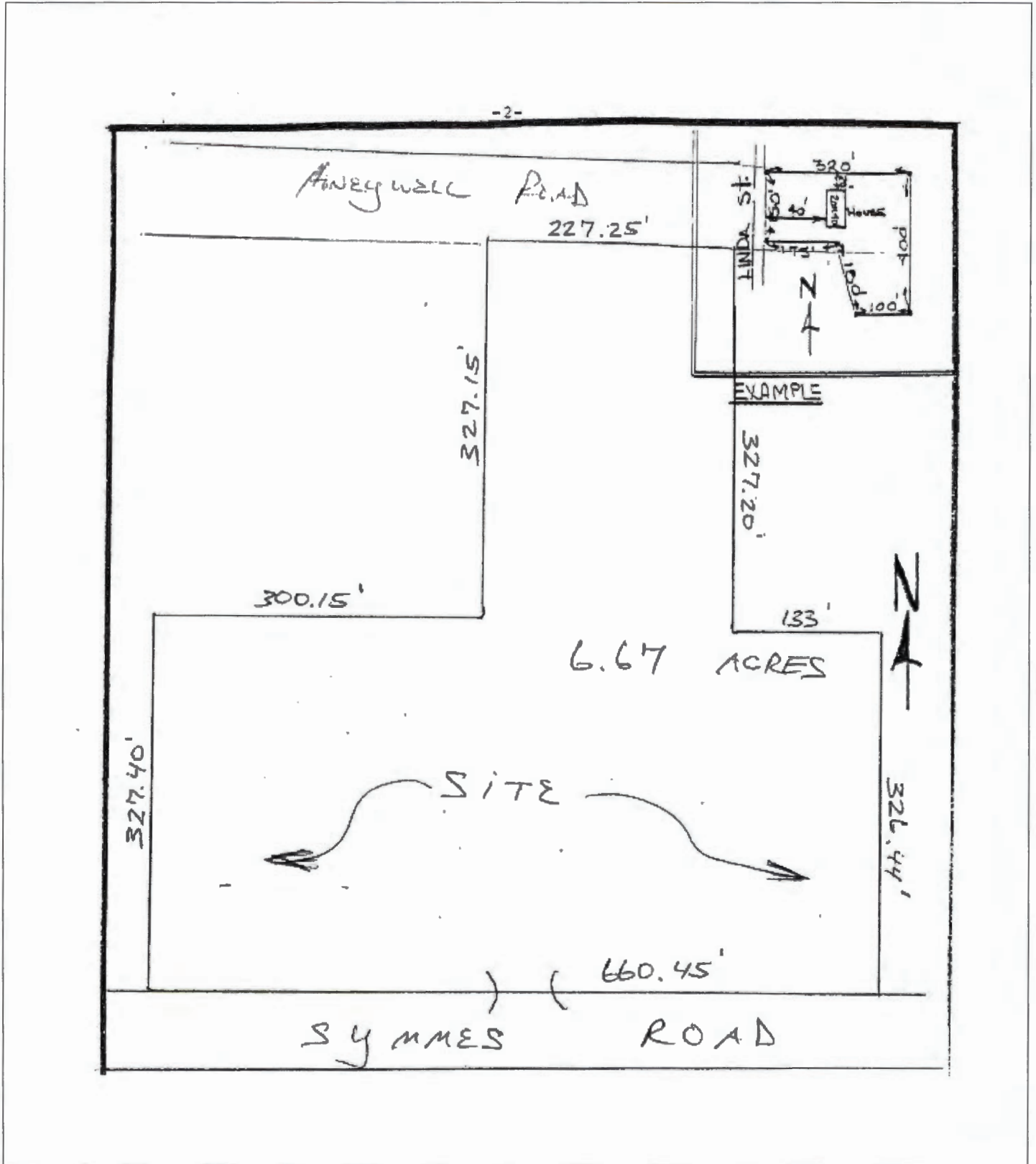
**2.3 Immediate Area Map**



Adjacent Zonings and Uses					
Location:	Zoning:	Future Land Use:	Density/F.A.R.	Permitted Use:	Existing Use:
North	ASC-1, AS-1, PD 91-0081	Residential-6 (RES-6)	1 du/ac.	SF/MH/Agriculture	Vacant & MH Development
South	PD 17-0066, RSC-2 (Southeast)	Suburban Mixed Use-6 (SMU-6)	5,000 sq. ft. lots (PD), 0.5 ac. (RSC-2)	Single-family	Single-Family
West	RSC-6 (82-0035)	Residential-6 (RES-6)	7,000 sq. ft. lots	SF / Mobile Homes	3 SF Mobile Homes
East	PD 91-0082 & RSC-6	Residential-6 (RES-6)	7.22 du/ac. (max. 36 MH spaces— PD 91-0082)	Single-family	MH Development, and SF Mobile Home

2.0 LAND USE MAP SET AND SUMMARY DATA

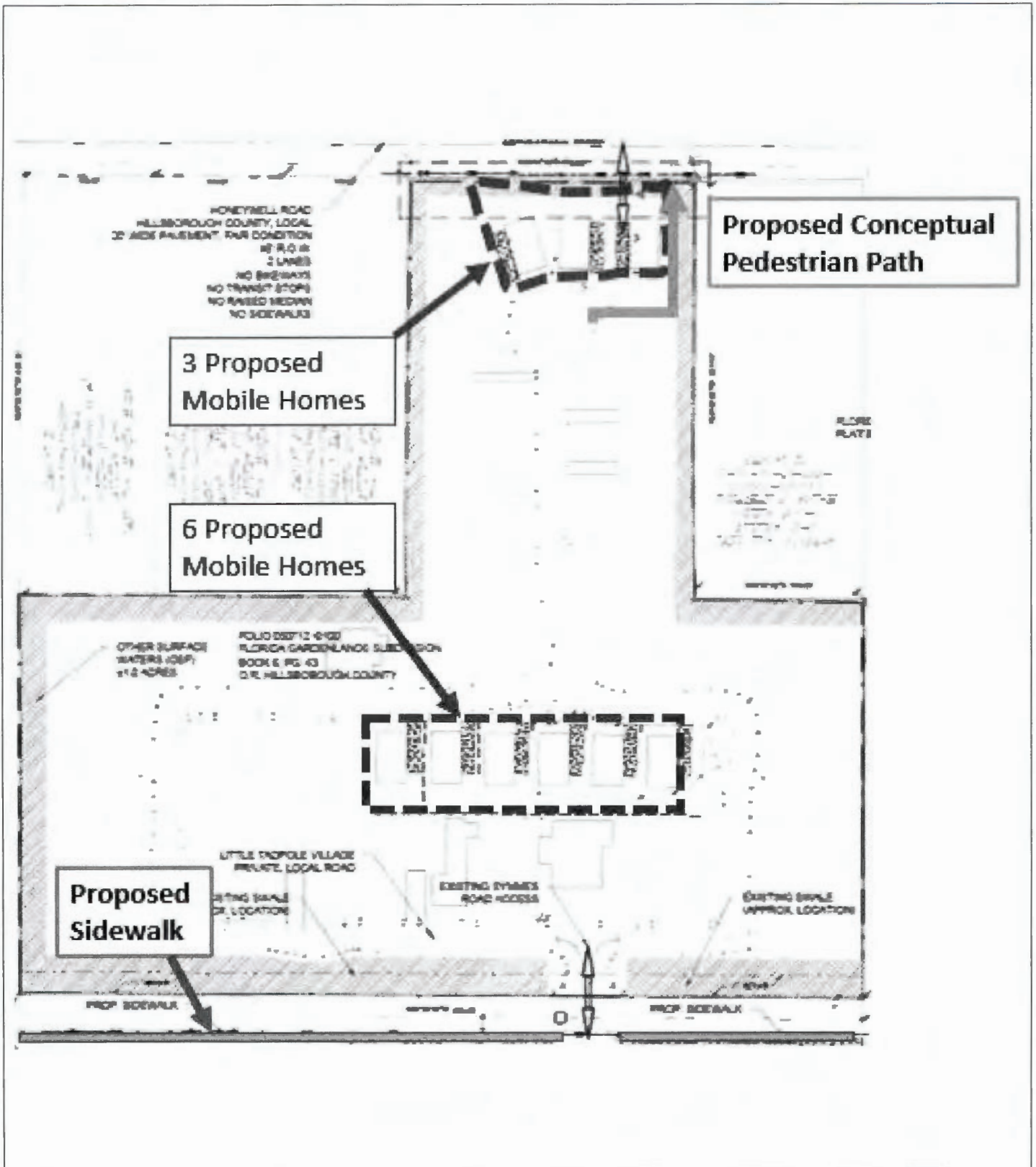
2.4 Existing Site Plan – PD 85-0306





## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.5 Proposed Site Plan (Sept. 28)



APPLICATION NUMBER: PD 21-0313

ZHM HEARING DATE: October 18, 2021

BOCC LUM MEETING DATE: December 14, 2021

Case Reviewer: Tim Lampkin

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

**Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
Symmes Rd.	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width (for Urban Section)	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Honeywell Rd.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width (for Urban Section)	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

**Project Trip Generation**  Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	200	10	18
Proposed	245	13	23
Difference (+/-)	(+) 45	(+) 3	(+) 5

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

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

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

Notes: No sidewalk will be provided along Honeywell Dr. frontage; however, pedestrian connection to Honeywell Dr. is being required – see Transportation staff report for additional information.

**Design Exception/Administrative Variance**  Not applicable for this request

Road Name/Nature of Request	Type	Finding
Symmes Rd./ Access Spacing	Administrative Variance Requested	Approvable
Symmes Rd./ Substandard Rd.	Administrative Variance Requested	Approvable



APPLICATION NUMBER: PD 21-0313

ZHM HEARING DATE: October 18, 2021

BOCC LUM MEETING DATE: December 14, 2021

Case Reviewer: Tim Lampkin

Notes:

4.0 Additional Site Information & Agency Comments Summary

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY	OBJECTIONS	CONDITIONS REQUESTED	ADDITIONAL INFORMATION/COMMENTS
<b>Environmental:</b>			
Environmental Protection Commission	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See additional informational only comments from EPC. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters along entire property boundary <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input checked="" type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____			
<b>Public Facilities:</b>			
<b>Transportation</b> <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"/> Yes <input checked="" type="checkbox"/> No	



<p><b>Utilities Service Area/ Water &amp; Wastewater</b></p> <p><input checked="" type="checkbox"/> Urban   <input type="checkbox"/> City of Tampa  <input type="checkbox"/> Rural   <input type="checkbox"/> City of Temple Terrace</p>	<p><input type="checkbox"/> Yes  <input checked="" type="checkbox"/> No</p>	<p><input checked="" type="checkbox"/> Yes  <input type="checkbox"/> No</p>	<p>The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems.</p>
<p><b>Hillsborough County School Board</b></p> <p>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</p>	<p><input type="checkbox"/> Yes  <input checked="" type="checkbox"/> No</p>	<p><input type="checkbox"/> Yes  <input checked="" type="checkbox"/> No</p>	<p>Gibson Elementary, Dowdell Middle, and East Bay High School have capacity for the proposed 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.</p>

**Impact/Mobility Fees**

The project area is located in the Urban Service Area. A 12-inch water main is available approximately 60 feet from the site and is located within the south right-of-way of Symmes Road. The property lies within the Hillsborough County Wastewater Service Area. An 8-inch wastewater force main is available on the north right-of-way of Symmes Road.

**Estimated Fees:**

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

- Mobility: \$2,764 \* 9 units = \$ 24,876
- Parks: \$1,656 \* 9 units = \$ 14,904
- School: \$7,027.00 \* 9 units = \$ 63,243
- Fire: \$299.00 \* 9 units = \$ 2,691
- 9 Mobile Home in Park = \$105,714

**Project Summary/Description:**

9 Mobile Home units in a park

- Urban Mobility
- South Fire
- Central Parks

**Comprehensive Plan:**

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

### 5.1 Compatibility

The request is to modify Planned Development (PD) 85-0306, associated with one parcel totaling approximately 6.42 acres to allow for an increase from 40 dwelling units to 49 dwelling units. The site is located north of the Symmes Road and Messler Road intersection. The underlying future land use (FLU) category of the subject parcel is Residential-6 (RES-6). The subject area consists of one parcel (see Project Location Map).

- Folio 50712.0100 is currently zoned PD 85-0306, which is approved for a 40-space mobile home park.
- The parcel is currently developed with a 40-space mobile home park.

Six of the new dwelling units will be located in the center of the existing development, and three dwelling units will be located to the rear of the development with access through the development. The six mobile homes proposed to be located in the middle of the mobile home park are vacant areas and an internal parking area. The three mobile homes proposed to be located in the rear are partially paved and developed with a playground for the existing 40-unit mobile home park. The applicant proposes 9 additional mobile homes, shown on the site plan.

The surrounding area is substantially developed with mobile homes in the immediate vicinity.

- The adjacent three properties located west/northwest were zoned RSC-6 per RZ-82-0035 to allow mobile homes.
- The property to the northeast zoned RSC-6 is developed with a large aluminum structure. The proposed 3 mobile homes near this location will be required to be 25 feet between the nearest mobile home and the park boundary per Sec. 6.11.110.
- To the east is PD (91-0082) developed with a mobile home park.
- North across Honeywell Road is a mobile home park and single-family residences.

The application does not request any variations to Land Development Code Parts 6.05.00 (Parking and Loading), 6.06.00 (Landscaping/Buffering) and Sec. 6.11.110 - Mobile Home Parks and Recreational Vehicle Parks. The site will comply with and conform to all other applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code, Site Development and Technical Manuals.

If MM 21-0313 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance which was found approvable by the County Engineer for the Symmes Rd. substandard road improvements. Approval of this Administrative Variance will waive the Symmes Rd. substandard road improvements required by Section 6.04.03.L. Consistent with 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 at buildout, no transportation analysis was required to process this request. The applicant is also proposing project access on Symmes Rd. in a location approximately 126 feet from Messler Rd. to the east of the site. Section 6.04.07 of the Land Development Code (LDC) requires a minimum access spacing of 245 feet. As such, the applicant submitted a Section 6.04.02.B. Administrative Variance from the spacing requirement. If the rezoning is approved, the County Engineer will approve the Administrative Variances. Additional information regarding the transportation variances is found in the Transportation Agency Review.

### 5.2 Recommendation

The proposed project with the proposed development standards, existing scale and restrictions may be found to be **APPROVABLE**, with conditions. The request would encourage residential development that complements the surrounding character and promotes housing diversity in the Gibsonton and Southshore Areawide Systems Community Plan area. The proposed development satisfies the intent of the Goals, Objectives and Policies of the Future Land Use Element of the Unincorporated Hillsborough County Comprehensive Plan and finds the proposed Major Modification consistent with the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County.



## 6.0 PROPOSED CONDITIONS

Staff finds the request Approvable, subject to the following conditions listed below, is based on the general site plan submitted September 28, 2021.

1. ~~Development of the site shall be restricted to a maximum of 6 dwelling units per gross acre for a total of 40 mobile homes. The mobile homes park shall be limited to a maximum of 49 mobile homes and in compliance Land Development Code Section 5.03.07.~~
2. ~~The area occupied by the interim wastewater treatment plant shall be developed as a recreation area or open space once the area is no longer needed for the plant.~~
2. All mobile homes shall have a setback of not less than 25 feet in depth between the mobile homes and the park boundaries in compliance with Section 6.11.110.
3. ~~The average unit area of premises (lot size) shall be 3,200 square feet or greater as required by the MHP/RVP regulations Section 6.11.110.~~
4. ~~Prior to Final Site Plan Approval, the developer shall submit drainage plans and calculation to, and have received approval from the County Environment Protection Commission. Said Environmental Protection Commission approval shall be submitted by the developer to the County Department of Development Coordination prior to Final Site Plan approval.~~
5. ~~Stormwater detention/retention pond design requirements for the development shall be listed below:~~
  - a. ~~The side slopes shall be no greater than 4:1.~~
  - b. ~~The banks shall be completely vegetated to the design low water elevation.~~
  - c. ~~The side and bottom of each pond shall not be constructed of impervious material.~~
4. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
5. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
6. ~~The developer shall provide, prior to Final Site Plan approval, an additional 17 feet of right-of-way along the north side of Symmes, thereby providing part of the 94 feet of total right-of-way needed ultimately to accommodate a 4-lane divided roadway section.~~
6. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
7. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change



pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

7. ~~Driveway radii shall be a minimum of 40 feet to accommodate single-unit vehicles.~~
8. Access to the site shall be offset by a minimum of 125 feet from Messler Road, measured from the center line of the project drive to the centerline of Messler Road. If MM 21-0313 is approved, the County Engineer will a Section 6.04.02.B Administrative Variance (dated October 1, 2021 from Section 6.04.07 access spacing requirements, which has been found approvable by the County Engineer (on October 4, 2021). Approval of this Administrative Variance will permit the reduction of the minimum access spacing between the project driveway and the next closest driveway to the east to +/-126 feet.
9. Prior to or concurrent with the initial increment of development for the 9 additional units are the subject of MM 21-0313. ~~The developer shall provide construct, prior to the issuance of Certificates of Occupancy, sidewalk internal to the project and external to the project in the right-of-way area of the major roadway(s) bordering the project (i.e., a minimum 5-foot wide sidewalk along the project's Symmes Road frontage, as well as a minimum 5-foot wide sidewalk connection between such sidewalk and the internal sidewalk network. Notwithstanding the above, a boardwalk may be utilized outside of the public right-of-way, provided such facilities are not within the clear zone.~~
10. The exact location of said sidewalks shall be determined by the County Department of Development Services Coordination during Final Site Plan approval.
11. The developer shall be required to utilize public water and shall pay all costs to connect for service delivery. The developer shall be required to obtain the express, written approval of the Hillsborough County Fire Department and of the Hillsborough County Department of Water and Wastewater Utilities for the extension of the water system and for its adequacy as source of potable water and of fire flows of water. Subject to said approvals, the developer may extend a 3-inch diameter water main from the area of Bull Frog Creek Trailer Park or extend the larger system referred to by the Witness Adams in the Transcript of the Zoning Master Hearing of September 12, 1985, at Page 100. The developer shall submit to the County Department of Development Coordination, prior to the issuance of Certificates of Occupancy, evident of commitment from the County Department of Water and Wastewater Utilities to provide public water services, which commitment shall reflect the approval required above. Additionally, the developer shall submit to the County Department of Development Coordination, prior to the issuance of Certificates of Occupancy, evidence of agreement to pay necessary cost to enable the County to provide public water service delivery.
10. 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.
11. If MM 21-0313 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated October 1, 2021) which was found approvable by the County Engineer (on October 4, 2021) for the Symmes Rd. substandard road improvements. Approval of this Administrative Variance will waive the Symmes Road substandard road improvements required by Section 6.04.03.L.
12. Pursuant to direction received during Agenda Item I.1. "Commissioner's Recommended Board Motion: Provide direction to the Development Services Department regarding sidewalk requirements for small scale, individual home construction, where the sidewalk would not be practicably located near any existing pedestrian network." at the July 20, 2021 Hillsborough County Board of County Commissioner's Land Use Meeting, it was determined by the Administrator that no sidewalk shall be required to be constructed along the project's Honeywell Rd. frontage nor shall a Section 11.04 Variance be required.



13. Prior to or concurrent with the initial increment of development for the 9 additional units are the subject of MM 21-0313, the developer shall construct a minimum 5-foot wide sidewalk connection between the internal sidewalk network and the pavement of Honeywell Rd. as generally shown on the PD site plan.
14. Prior to PD Site Plan Certification, the applicant shall revise the PD site plan to:
  - a. Shift the pedestrian access arrow to Honeywell Rd. to the location shown in the drawing provided below; and,
  - b. Add to the site plan and within the legend a dashed line, labeled as "Pedestrian Connection (Conceptual Alignment) in the location shown in the drawing provided below. The intent of this connection is to fulfill the required pedestrian connection between the internal sidewalk network and Honeywell Rd. pavement without conflicting with existing or otherwise crossing the proposed driveways serving new the mobile home units which are the subject of this modification.
- ~~11. The development shall comply with Chapter 10D-6, 10D-26, and 17-22 of the Florida Administrative Code. All public water supply and water distribution systems must be installed in full compliance with Chapters 17-22 and 10D-4, both of the Florida Administrative Code, and receive the required water system clearance letter from the Health Department prior to the issuances of Certificates of Occupancy for the project.~~
- ~~12. Within the area indicated as the approximate location of the interim wastewater treatment plant, the treatment plant itself shall be located a minimum of 200 feet from any residential dwelling off site. The pond area containing treated effluent may be located nearer than 200 feet from off site residential dwellings, but same shall be located a minimum of 30 feet from any property line.~~
- ~~13. The developer shall design, construct, operate, and maintain the recreation area as a private park.~~
1415. The developer shall provide street lighting internal to the project. Any illumination which may emanate from lights on site shall not concurrently illuminate any area and/or structure off site.
1516. The developer or designate thereof shall be responsible for maintenance of the buffer.
1617. The developer shall screen, prior to the issuance of Certificates of Occupancy, all trash receptables, dumpsters, et cetera from view from public places and neighboring properties through the use of features, such as berms, fences, false facades, and dense landscaping.
1718. The developer shall comply with all requirements of the Section 6.11.110 MHP/RVP Zoning District.
1819. Prior to Commercial Site Plan approval, the develop shall submit to the County Environmental Protection Commission, a copy of the Southwest Florida Water Management District stormwater discharge permit or exemption for the project.
20. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).



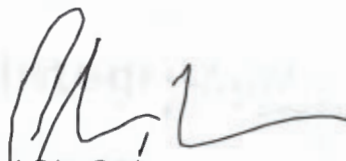
21. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
22. Water distribution system improvements will need to be completed prior to connection to the County's water system. No building permits that would create demand for water service shall be issued until either the completion by the County of funded Capital Improvement Program projects C32001 - South County Potable Water Repump Station Expansion and C32011 - Potable Water In-Line Booster Pump Station, and the projects are put into operation or until June 1, 2022, whichever occurs first.
23. The subject property should be served by Hillsborough County Water and Wastewater Service. 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.
24. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
25. ~~19. Up to sixty days subsequent to the rezoning approval by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Department of Development Coordination a revised Site Plan for certification which shall reflect all the conditions outlined above. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which conforms the notes and graphics of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of a revised plan will be required.~~

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

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

**7.0 ADDITIONAL INFORMATION**

**Zoning Administrator Sign Off:**



J. Brian Grady  
Fri Oct 8 2021 15:01:52

**APPLICATION NUMBER: PD 21-0313**

ZHM HEARING DATE: October 18, 2021

BOCC LUM MEETING DATE: December 14, 2021

Case Reviewer: Tim Lampkin

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## **8.0 FULL TRANSPORTATION REPORT**

## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 10/8/2021

REVIEWER: James Ratliff, AICP, PTP

Revised: 10/18/21

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: GB/Central

PETITION NO: MM 21-0313

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

### CONDITIONS OF APPROVAL

#### Revised Conditions

~~6. The developer shall provide, prior to Final Site Plan approval, and additional 17 feet of right-of-way along the north side of Symmes Road, thereby providing part of the 94 feet of total right-of-way needed ultimately to accommodate a 4-lane divided roadway section.~~

*[Transportation Review Section staff proposes deletion of this condition. Symmes Rd. is shown on the Hillsborough County Corridor Preservation Plan as a future 2-lane enhanced roadway, as such, no additional right-of-way preservation is necessary.]*

~~7. Driveway radii shall be a minimum of 40 feet to accommodate single unit vehicles.~~

*[Transportation Review Section staff proposes deletion of this condition to conform with current practice. Any new or modified access driveway will be required to conform with all applicable Land Development Code and Transportation Technical Manual standards.]*

8. ~~Access to the site shall be offset a minimum of 125 feet from Messler Road, measured from the center line of the project drive to the center line of Messler Road.~~ If MM 21-0313 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated October 1, 2021 from the Section 6.04.07 access spacing requirements, which was found approvable by the County Engineer (on October 4, 2021). Approval of this Administrative Variance will permit the reduction of the minimum access spacing between the project driveway and the next closest driveway to the east to +/- 126 feet.

*[Transportation Review Section staff proposes modification of this condition to conform with current practice, and reflect that an Administrative Variance will be granted by the County Engineer which allows the existing driveway to remain in its present location while having taken into account intensification of trips and changes to the roadway over time despite the non-conforming access.]*



9. Prior to or concurrent with the initial increment of development for the 9 additional units are the subject of MM 21-0313, t~~The developer shall provide construct, prior to the issuance of Certificates of Occupancy, sidewalks internal to the project and external to the project in the right-of-way area of the major roadways(s) bordering the project (i.e., a minimum 5-foot wide sidewalk along the project's Symmes Road frontage, as well as a minimum 5-foot wide sidewalk connection between such sidewalk and the internal sidewalk network).~~ Notwithstanding the above, a boardwalk may be utilized outside of the public right-of-way, provided such facilities are not within the clear zone. ~~The exact location of said sidewalks shall be determined by the County Department of Development Coordination during Final Site Plan approval.~~

*[Transportation Review Section staff proposes modification of this condition to comport with current practice and clarify the intent of the condition. Staff is unsure why such sidewalk referenced in the existing condition was not required to be constructed with the project; however, the applicant is required by the LDC and existing zoning conditions to construct such sidewalks with the next increment of development, and has committed to do so. The waiver of the sidewalk on Honeywell Rd. is addressed in a new condition proposed by staff hereinbelow.]*

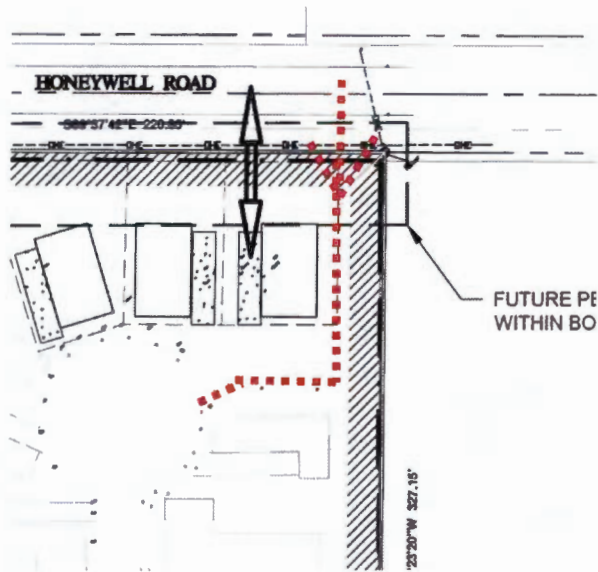
#### New Conditions

- 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.
- If MM 21-0313 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated October 1, 2021) which was found approvable by the County Engineer (on October 4, 2021) for the Symmes Rd. substandard road improvements. Approval of this Administrative Variance will waive the Symmes Rd. substandard road improvements required by Section 6.04.03.L.
- Pursuant to direction received during Agenda Item I.1. "Commissioner's Recommended Board Motion: Provide direction to the Development Services Department regarding sidewalk requirements for small scale, individual home construction, where the sidewalk would not be practicably located near any existing pedestrian network." at the July 20, 2021 Hillsborough County Board of County Commissioner's Land Use Meeting, it was determined by the Administrator that no sidewalk shall be required to be constructed along the project's Honeywell Rd. frontage nor shall a Section 11.04 Variance be required.
- Prior to or concurrent with the initial increment of development for the 9 additional units are the subject of MM 21-0313, the developer shall construct a minimum 5-foot wide sidewalk connection between the internal sidewalk network and the pavement of Honeywell Rd. as generally shown on the PD site plan. Notwithstanding the above, a boardwalk may be utilized outside of the public right-of-way, provided such facilities are not within the clear zone.

#### Other Conditions

- Prior to PD Site Plan Certification, the applicant shall revise the PD site plan to:
  - Shift the pedestrian access arrow to Honeywell Rd. to the location shown in the drawing provided below; and,
  - Add to the site plan and within the legend a dashed line, labeled as "Pedestrian Connection (Conceptual Alignment) in the location shown in the drawing provided below. The intent of this connection is to fulfill the required pedestrian connection between the internal sidewalk network and Honeywell Rd. pavement without conflicting with existing or otherwise crossing the proposed driveways serving new the mobile home units which are the subject of this modification.





**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting a Major Modification (MM) to a +/- 6.77 ac. parcel zoned Planned Development (PD) #85-0306. The existing PD has approvals for a 40-unit mobile home park. The proposed PD is seeking to increase the maximum number of mobile homes to 49 units.

Consistent with 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 at buildout, 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, 10<sup>th</sup> Edition.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD 85-0306, 40 Unit Mobile Home Park (ITE LUC 240)	200	10	18

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
MM 21-0313, 49 Unit Mobile Home Park (ITE LUC 240)	245	13	23

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>(+) 45</b>	<b>(+) 3</b>	<b>(+) 5</b>

### **TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

Symmes Rd. is a 2-lane, undivided, publicly maintained, substandard, collector roadway characterized by +/- 24 feet of pavement in average condition. The roadway lies within a variable width right-of-way (between +/- 80 feet and +/- 92 feet in width) along the project's frontage. There are no bicycle facilities along Symmes Rd. in the vicinity of the proposed project. There are +/- 5 and 6-foot wide sidewalks along both the north and south sides of Symmes Rd. in the vicinity of the proposed project.

Symmes Rd., along the project's frontage, is shown on the Hillsborough County Corridor Preservation Plan as a future 2-lane enhanced roadway. The minimum right-of-way necessary is calculated by taking the typical section for a 2-lane urban, undivided roadway (TS-4 within the Hillsborough County Transportation Technical Manual), which requires a minimum of 64 feet of right-of-way, and adding an additional 12 feet of right-of-way for enhancements (for a total of 76 feet of right-of-way required). Given there is between 80 and 96 feet of right-of-way along the project's Symmes Rd. frontage, no right-of-way preservation is required.

The applicant requested a Section 6.04.02.B. Administrative Variance from the Section 6.04.03.L requirement to improve Symmes Rd. to current County standards. That request is further described in Administrative Variance #2, below.

Honeywell Rd. is a 2-lane, undivided, publicly maintained, substandard, local roadway characterized by +/- 20 feet of pavement in average condition. The roadway lies within a +/- 48-foot wide right-of-way along the project's frontage. There are no bicycle facilities or sidewalks along Honeywell Rd. in the vicinity of the proposed project.

### **SITE ACCESS AND VEHICULAR CONNECTIVITY**

The site currently takes its sole vehicular and pedestrian access from Symmes Rd. The primary access connection does not meet minimum access spacing requirements. As such, the applicant requested a Section 6.04.02.B Administrative Variance from the Section 6.04.7 requirement as is further described in the Administrative Variance #1 section hereinbelow. The proposed pedestrian connection to Honeywell Dr. is discussed in the Sidewalks section, hereinbelow. No additional vehicular access is proposed. No vehicular connection to Honeywell Dr. was required based on several facts:

- 1) Such vehicular access is not required per Section 6.04.03.I. of the LDC which only necessitates a single connection to serve the proposed project; and,
- 2) Such vehicular access is not required per 6.02.01.A. "Access", within Part 6.02.00 "Subdivision Standards and Guidelines", given the fact that the existing mobile home community is not subdivided, and the new homes are not anticipated to be constructed on subdivided lots.

Staff also noted that such vehicular connectivity would not result in connection to a facility which provides any substantial vehicular connectivity to other portions of the community or to any significant non-residential uses. Access to Honeywell would ultimately send vehicular traffic back to Symmes Rd., onto which the project has its primary access.

### **SIDEWALK WAIVER AND PEDESTRIAN CONNECTIVITY**

The applicant is proposing to build a minimum 5-foot wide sidewalk along the project's Symmes Rd. frontage, as required by Section 6.03.02. of the LDC. There is presently no vehicular or pedestrian access to Honeywell Dr. nor a sidewalk along the project's Honeywell Dr. frontage.

Notwithstanding Section 6.03.02. of the LDC, a sidewalk along the project’s Honeywell Dr. frontage will not be required. During the Board of County Commissioner’s July 20, 2021 Land Use Meeting the BOCC passed a motion related to Agenda Item I.1. “Commissioner’s Recommended Board Motion: Provide direction to the Development Services Department regarding sidewalk requirements for small scale, individual home construction, where the sidewalk would not be practicably located near any existing pedestrian network.” Based on that direction, the County Engineer and Director of the Development Services Department determined that neither a sidewalk for this Mobile Home Park expansion nor a Section 11.04 variance would be required.

Staff believes that, based on regulations within the LDC and Goals, Objectives and Policies within the Comprehensive Plan, pedestrian connectivity to Honeywell Rd. is required. As such, staff has proposed a condition requiring the developer to construct a minimum 5-foot wide sidewalk connection between the internal sidewalk network and the Honeywell Rd. pavement

**ADMINISTRATIVE VARIANCE #1 – ACCESS SPACING (SYMMES RD.)**

The applicant is proposing project access on Symmes Rd. (a Class 6 roadway) in a location approximately 126 feet from Messler Rd. to the east of the site. Section 6.04.07 of the Land Development Code (LDC) requires a minimum access spacing of 245 feet. As such, the applicant submitted a Section 6.04.02.B. Administrative Variance from the spacing requirement on October 1, 2020. For reasons stated in the variance request, the County Engineer found the request approvable on October 4, 2021. If the rezoning is approved, the County Engineer will approve the Administrative Variance.

**ADMINISTRATIVE VARIANCE #2 – SUBSTANDARD ROAD (SYMMES RD.)**

Symmes Rd. is a substandard collector roadway. The applicant’s Engineer of Record (EOR) submitted a Section 6.04.02.B Administrative Variance request (dated October 1, 2021) from the Section 6.04.03.L requirement whereby an applicant is required to improve a substandard roadway, between its project access and nearest standard roadway, to current County standards. Based on factors presented in the Administrative Variance request, the County Engineer found the request approvable (on October 4, 2021). If this rezoning is approved the County Engineer will approve the above referenced Administrative Variance Request. If approved, no substandard road improvements on Symmes Rd. will be required.

**ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

Level of Service (LOS) information is reported below.

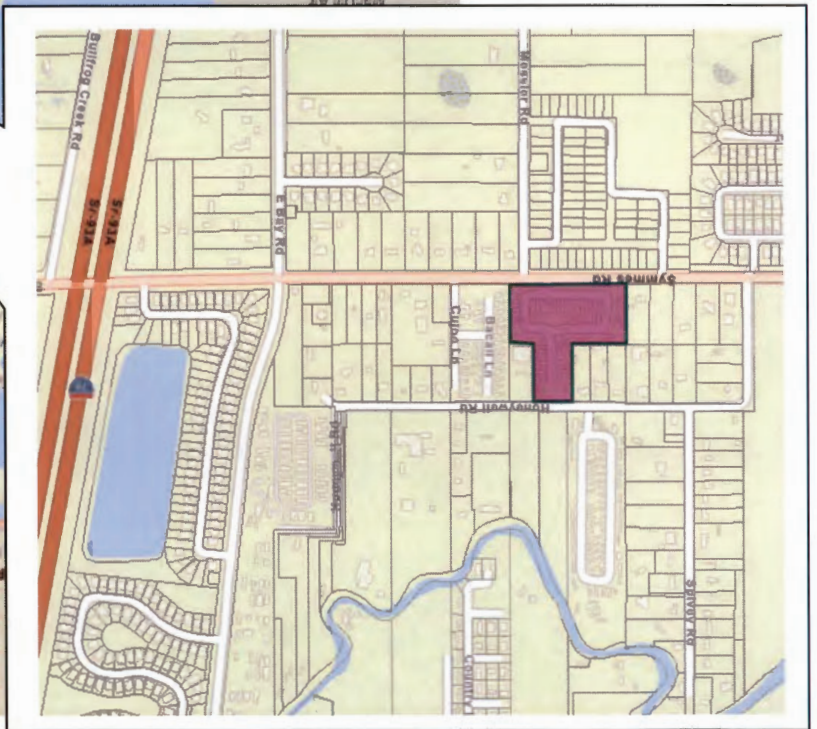
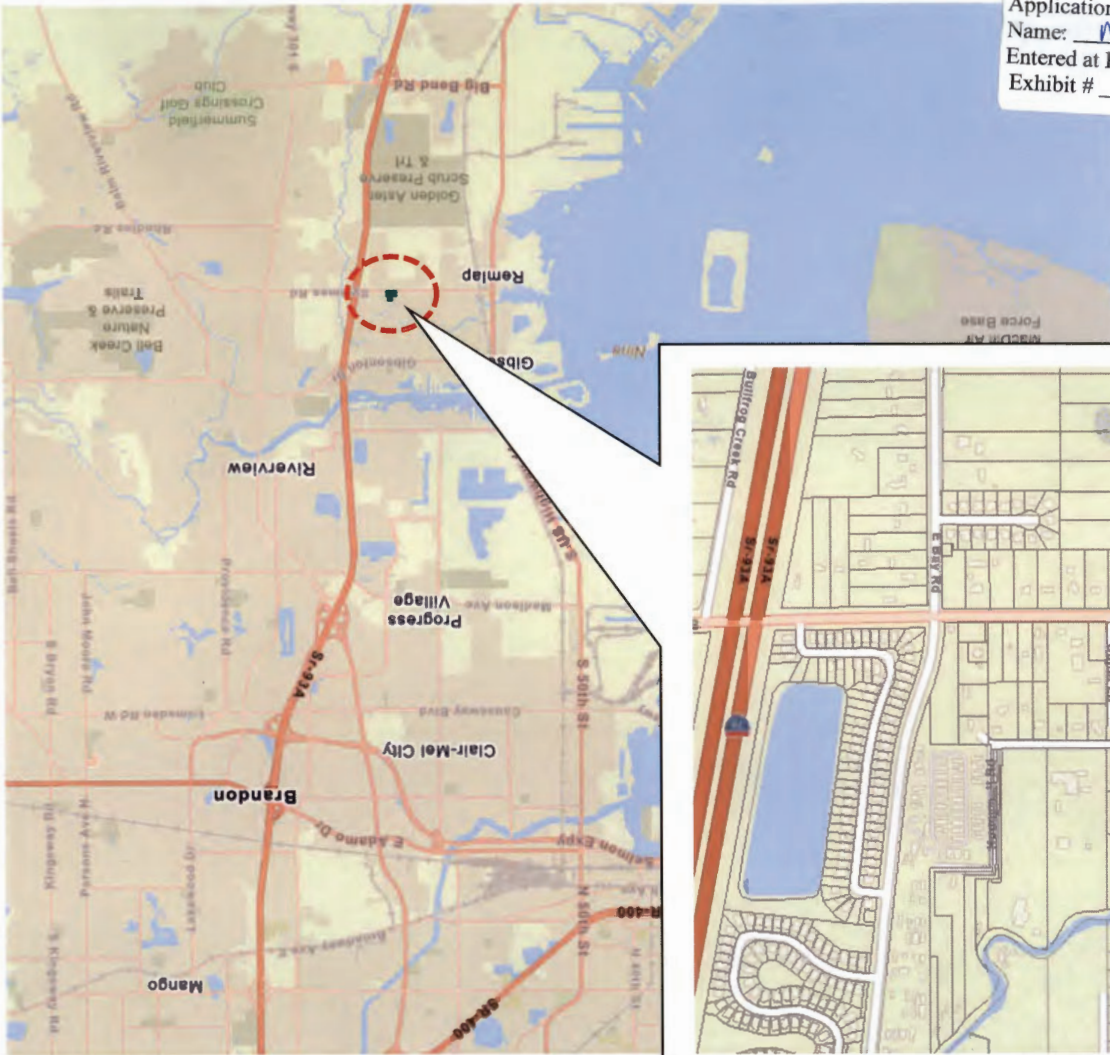
Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Symmes Rd.	US 41	US 301	D	C

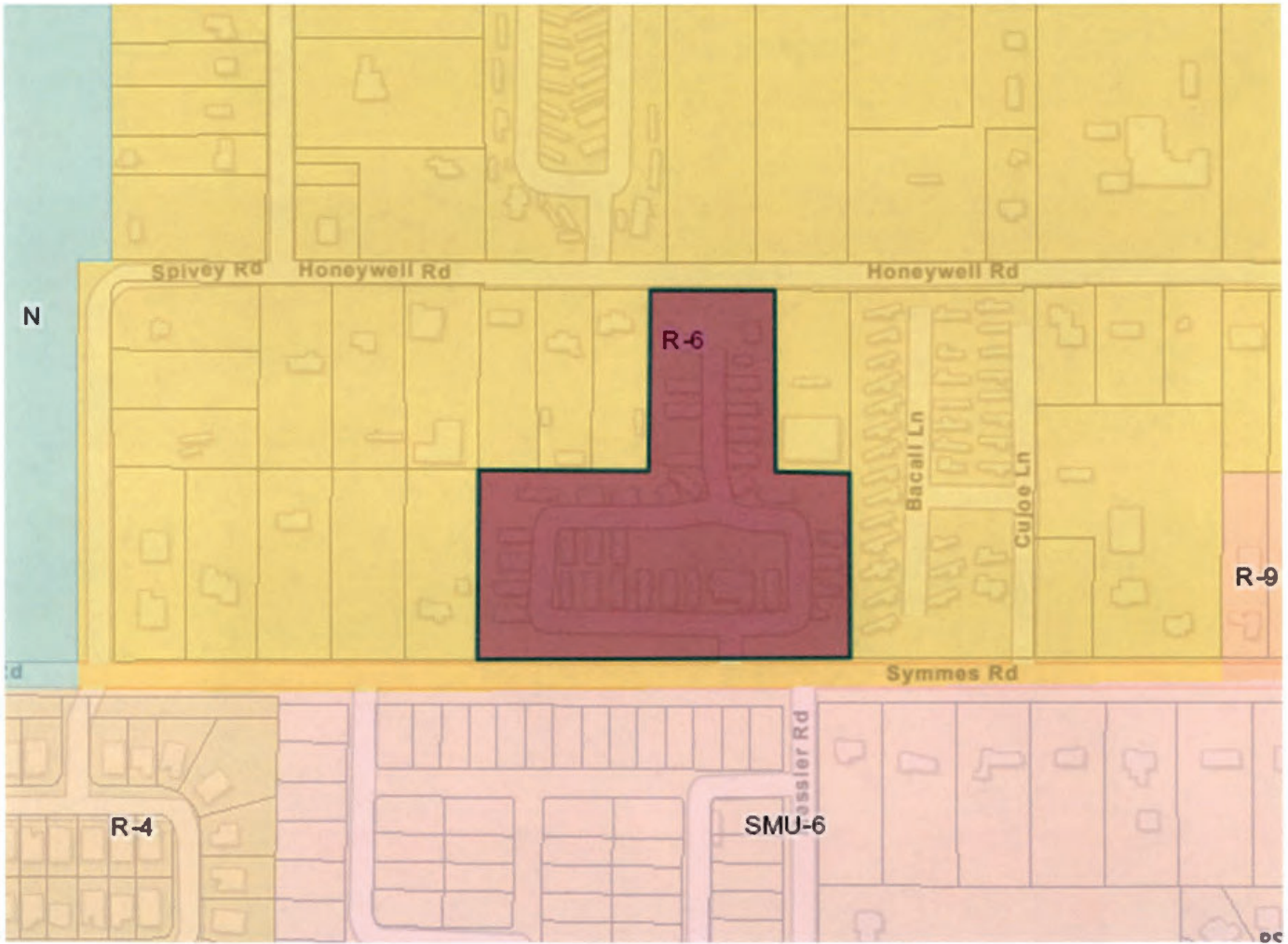
Source: Hillsborough County 2020 Level of Service Report.

**\*\*\*Note: The Transportation Comment Sheet (“3.0 Transportation Summary” Form) and Section 6.04.02.B. Administrative Variances referenced hereinabove were attached to the 10/8/2021 Transportation Staff Report and are incorporated herein by reference.\*\*\***

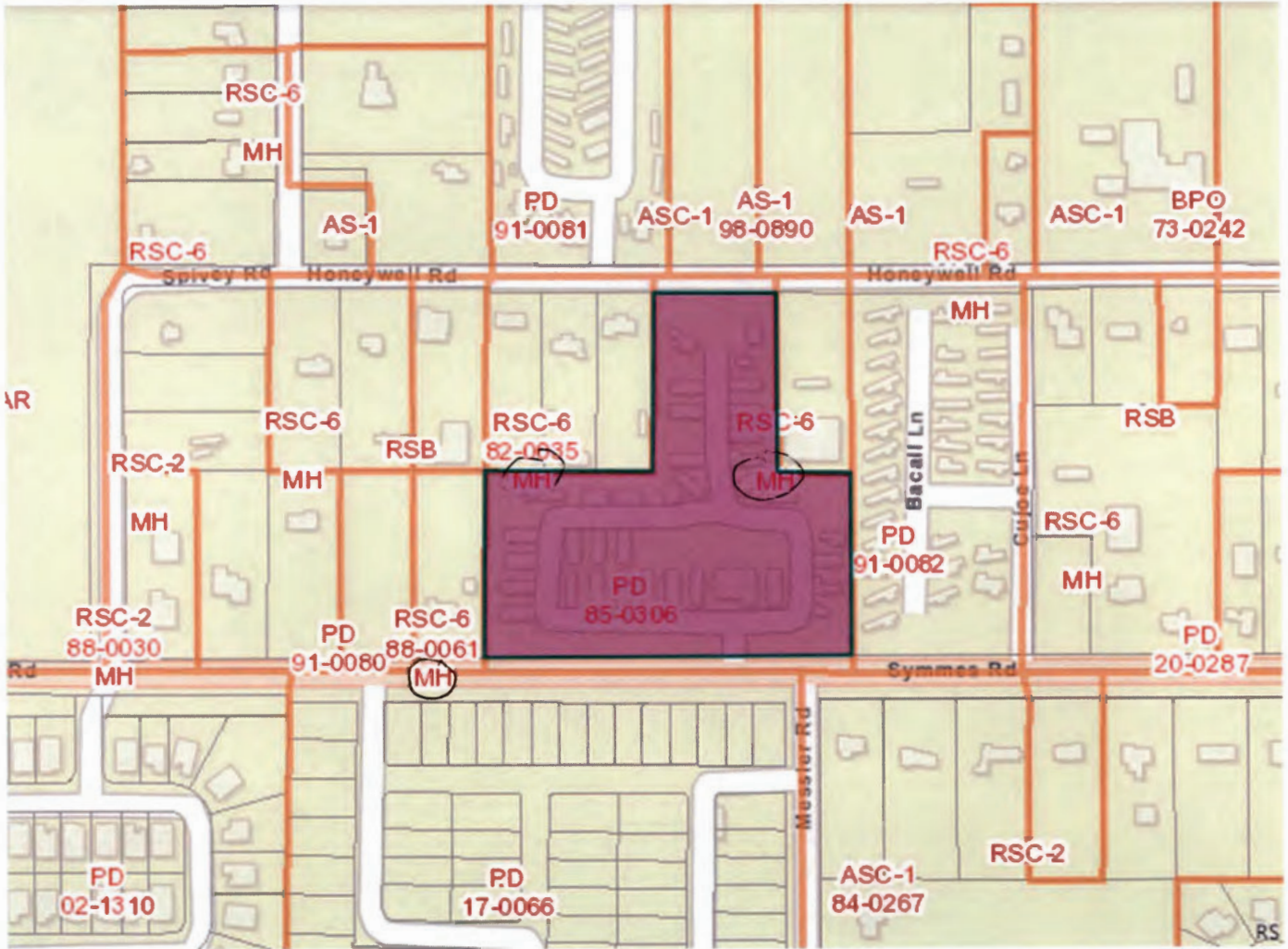


Application No. MM 21-0313  
Name: Matt Newton  
Entered at Public Hearing: 10/2  
Exhibit # 2 Date: 10/8/10



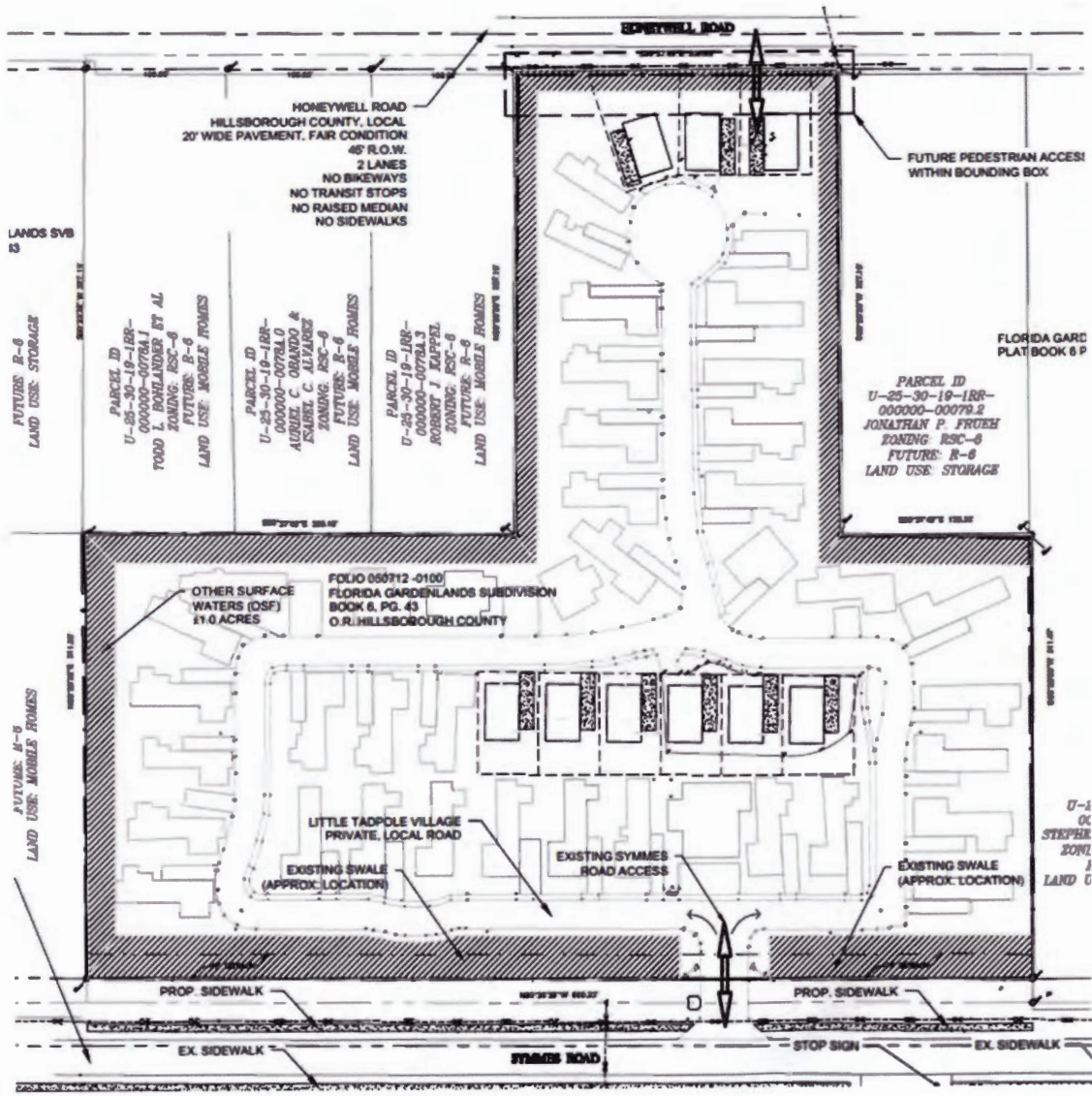
















**PARTY OF  
RECORD**



**NONE**