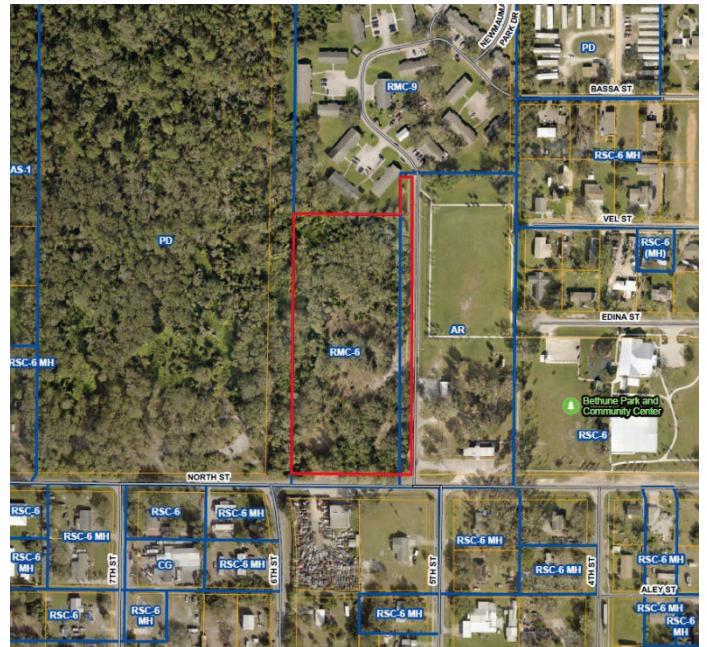




Rezoning Application: PD 24-0679
Zoning Hearing Master Date: September 16, 2024
BOCC CPA Public Hearing Date: December 10, 2024

1.0 APPLICATION SUMMARY

Applicant: Florida Home Partnership Inc.
FLU Category: R-6
Service Area: Urban
Site Acreage: 5.66 acres
Community Plan Area: Wimauma
Overlay: Wimauma Downtown Subdistrict B – Downtown Center



Introduction Summary:

This is a request to rezone a parcel to Planned Development (PD) to facilitate development of a residential single-family detached development at a density of 4.42 dwelling units per acre or (25) twenty-five lots. The overlay standards of the “Wimauma Downtown Subdistrict B – Downtown Center” are not applicable in this case.

Zoning:	Existing	Proposed	
District(s)	RMC-6	AR	PD 24-0679
Typical General Use(s)	Multi-Family Residential	Single-Family Conventional / Agriculture	Single-Family Residential
Acreage	~5.06 acres	~0.6 acres	5.66 acres
Density/Intensity	6 DU per acre	1 DU per 5 acres	4.42 DU per acre
Mathematical Maximum*	30 dwelling units	0 dwelling units	25 dwelling units

*number represents a pre-development approximation

Development Standards:	Existing	Proposed	
District(s)	RMC-6	AR	PD 24-0679
Lot Size / Lot Width	21,780 sf / 70'	217,800 sf / 150'	4,200 sf / 40'
Setbacks/Buffering and Screening	Front: 25' Side: 10' Rear: 20'	Front: 50' Side: 25' Rear: 50'	Front: 20' Side: 5' Rear: 15'
Height	50'	50'	35'

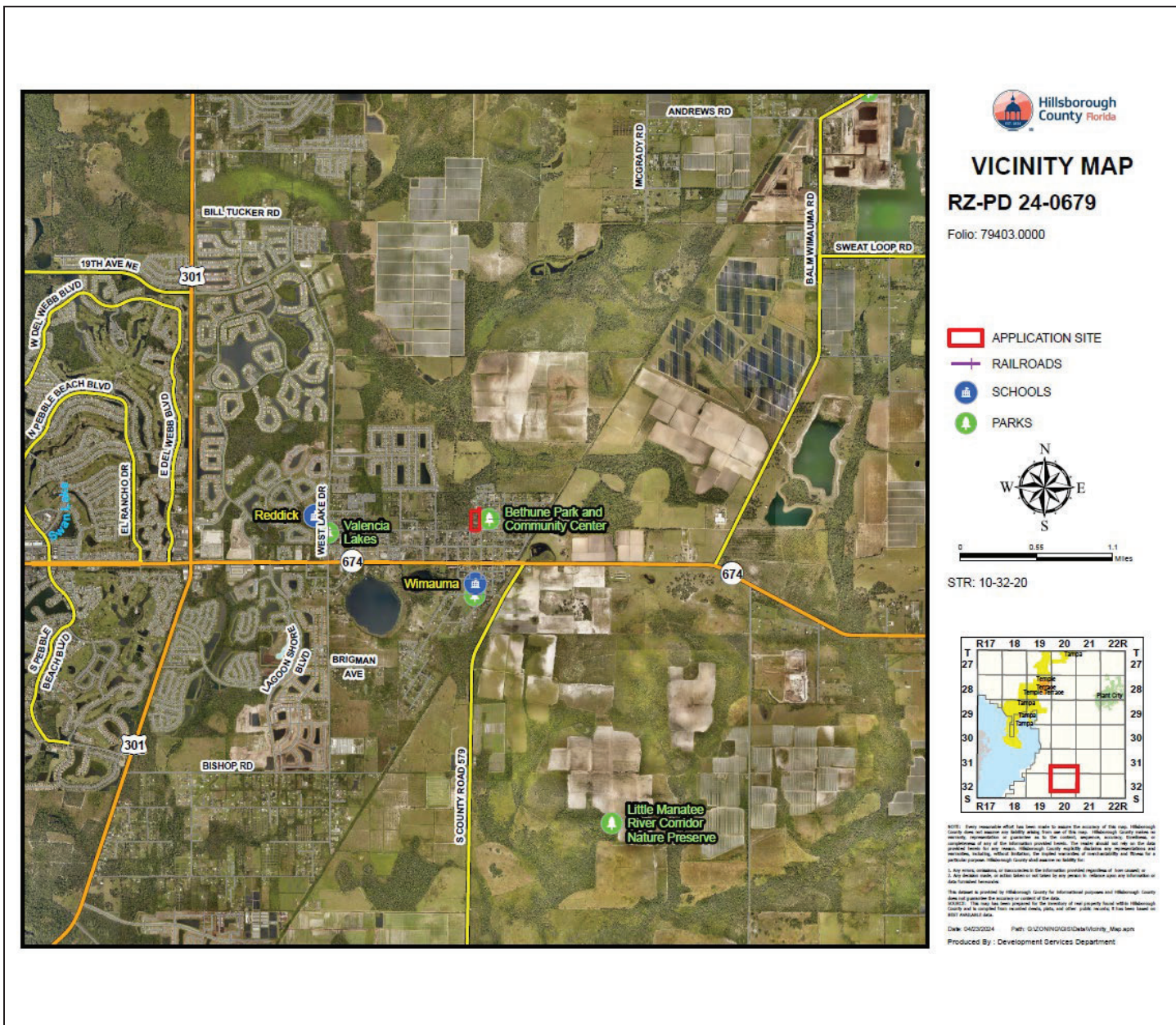
Additional Information:

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

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable, subject to proposed conditions
--	---

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

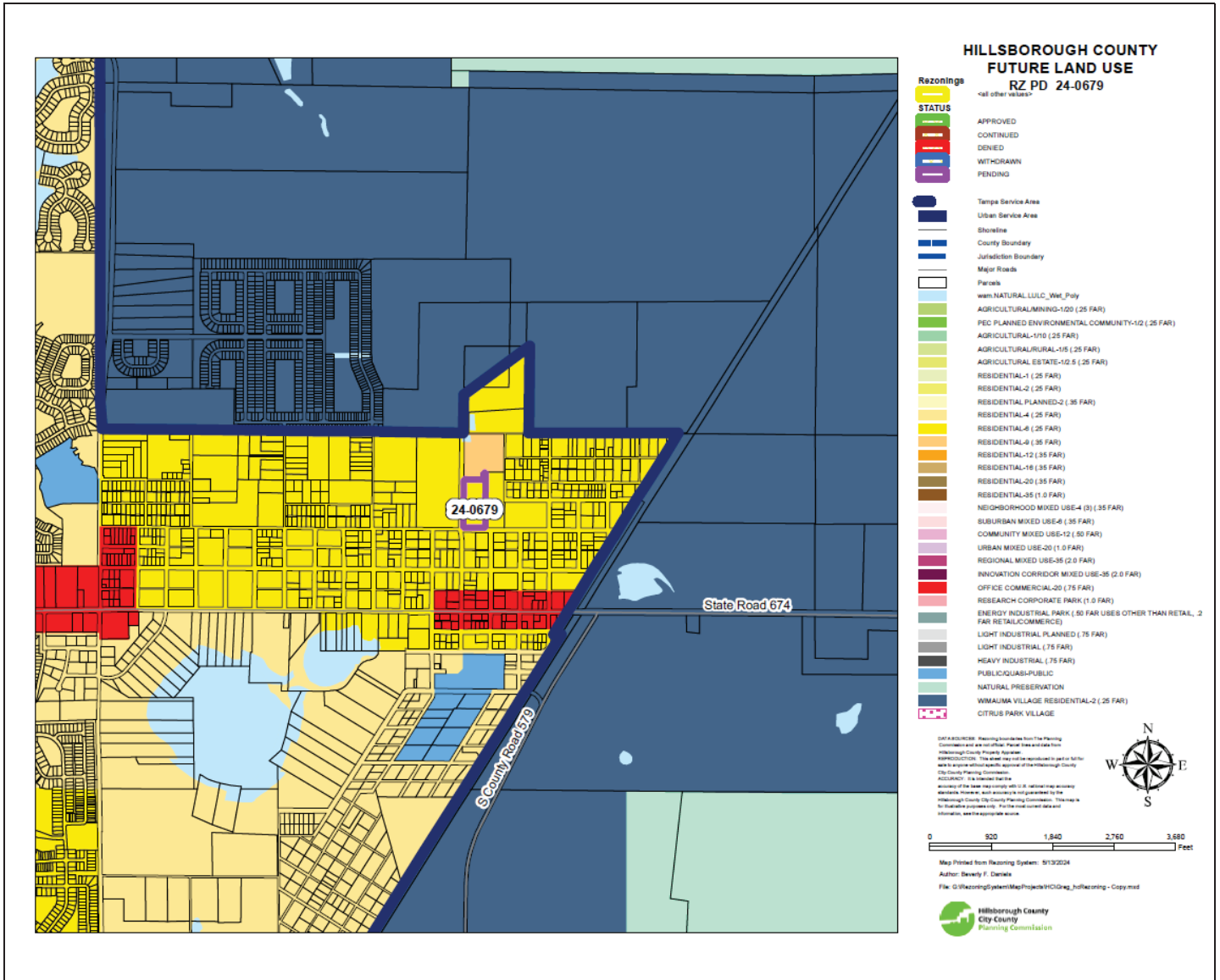


Context of Surrounding Area:

The subject site is generally located at the 5700 block of North Street and consists of one folio: #79403.0000. The property is within the Urban Service Area and within the Wimauma Community Planned Areas. The surrounding area primarily consists of single-family residential; however, the property is located adjacent to a multi-family development to the north and a legal non-conforming commercial use to the south. Additionally, public park, Bethune Park, is located directly across Bassa Street to the east.

2.0 LAND USE MAP SET AND SUMMARY DATA

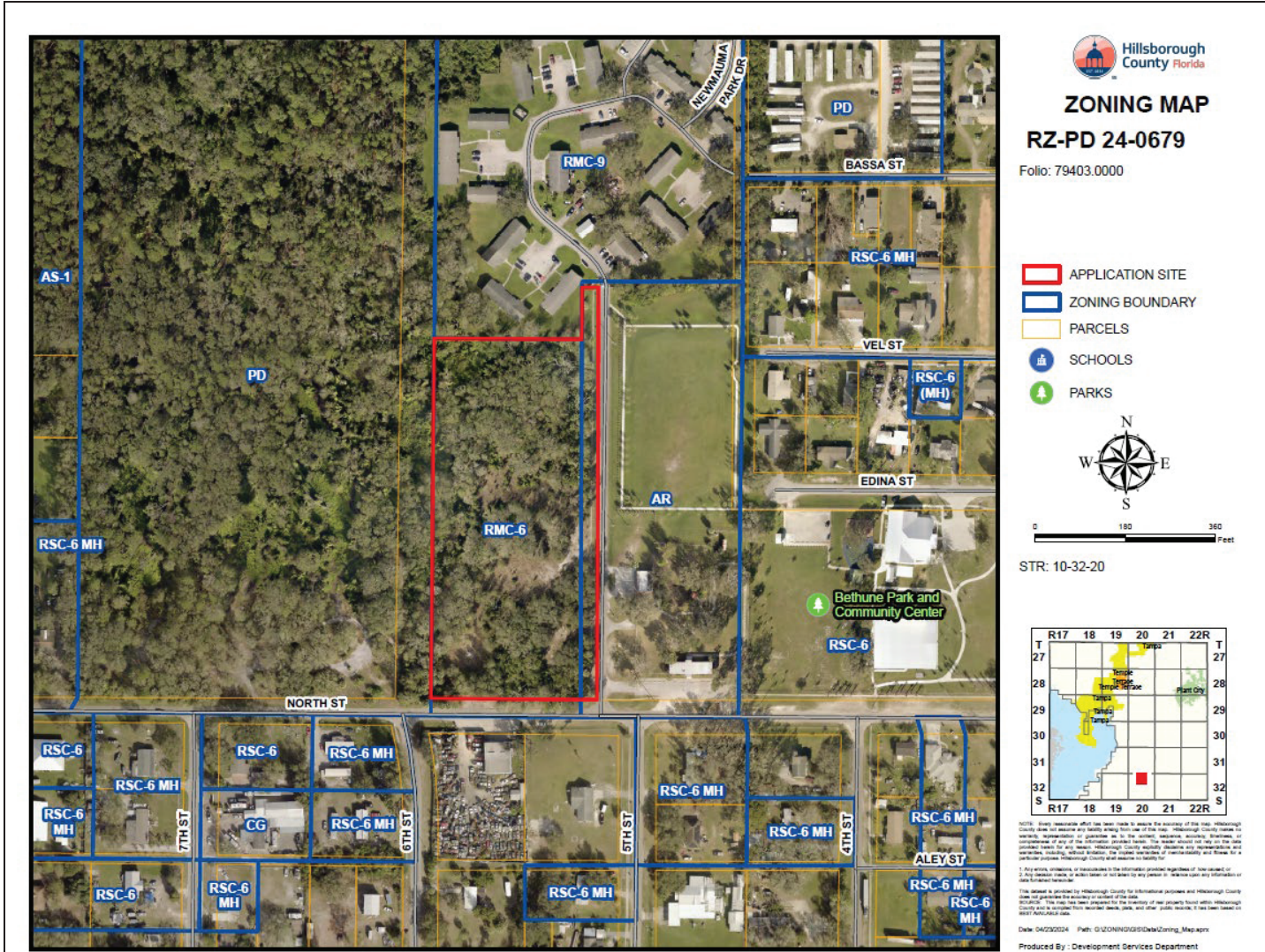
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential- 6 (R-6)
Maximum Density/F.A.R.:	6.0 dwelling units per gross acre
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed use development. Non-residential uses shall meet established locational criteria for specific land use.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



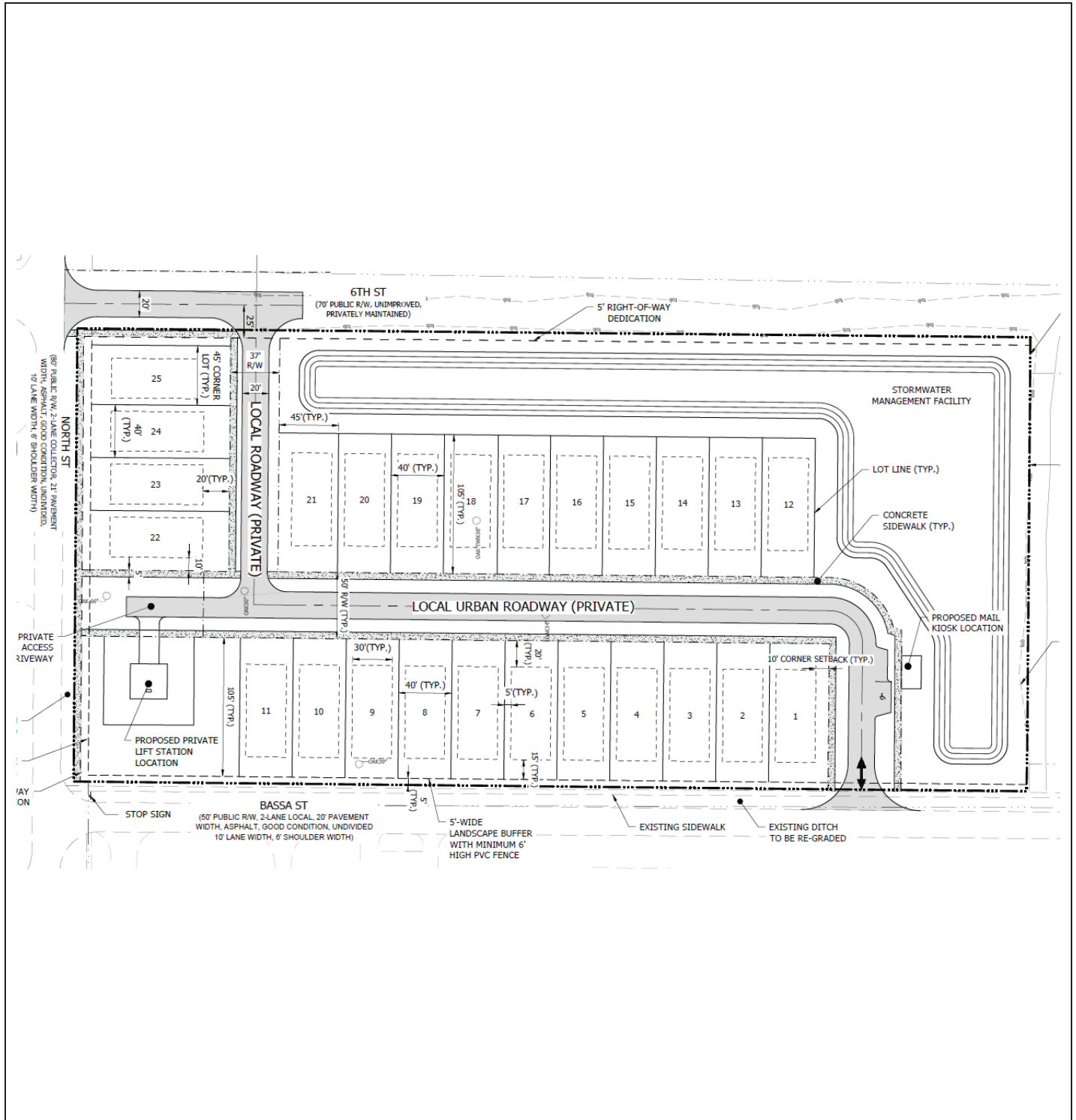
Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RMC-9	9 u/a	Multi-Family Residential	Multi-family apartments
South	RSC-6	6.2 u/a	Single-Family Residential	Legal non-conforming wrecker service, accessory open storage of disabled vehicles and parts, minor motor vehicle repair. North Street ROW
East	AR	0.20 u/a	Single-Family Residential, Agriculture	Public Park, Community Center, Bassa Street ROW

West	PD 19-0093	(Clustered) 3.5 dwelling units per net acre or 2 dwelling units per gross acre (Non-Clustered) 1 dwelling unit per 5 gross acres	Single-Family Residential	Conservation Area, 6 th Street ROW
------	------------	---	---------------------------	---

2.0 LAND USE MAP SET AND SUMMARY DATA

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



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
North St.	County Collector - 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
Bassa St.	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
6 th St. (Unimproved Right-of-Way)	County Unimproved	0 Lanes (Future 2 Lanes) <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other – New Road Extension
	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	186	11	15
Proposed	282	21	27
Difference (+/-)	(+) 96	(+) 10	(+) 12

*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		None	None	Meets LDC
South		None	None	Meets LDC
East	X	Vehicular & Pedestrian	None	Meets LDC
West	X	Vehicular & Pedestrian	None	Meets LDC

Notes:

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
Bassa St./ Substandard Road	Administrative Variance Requested	Approvable
5 th St./ Substandard Road	Administrative Variance Requested	Approvable
North St./ Substandard Road	Administrative Variance Requested	Approvable
New Internal Road Segment/ Typical Section	Design Exception Requested	Approvable
6 th St. Extension/ Typical Section	Design Exception Requested	Approvable

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Conditions #
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Condition #
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input checked="" type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input checked="" type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Staff Report
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees Single Family Detached (Fee estimate is based on a 2,000 s.f.) Mobility: \$9,183 * 25 = \$229,575 (*see note below) Parks: \$2,145 * 25 = \$53,625 School: \$8,227 * 25 = \$205,675 Fire: \$335 * 25 = \$8,375 Total per House: \$19,890 * 25 = \$497,250 (*see note below)				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments

ZHM HEARING DATE: September 16, 2024

BOCC CPA PUBLIC HEARING DATE: December 10, 2024

Case Reviewer: Jared Follin

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

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

This is a request to rezone a 5.66-acre tract from RMC-6 to a Planned Development to facilitate a single-family residential development at a density of 4.42 dwelling unit per acre or twenty-five (25) lots.

The subject site is located at the northwest corner of North Street and Bassa Street. The surrounding area is residential in nature with majority properties zoned RSC-6 or RSC-6 MH developed with single-family residential. Adjacent to the site to north is an RMC-9 zoned property developed with multi-family apartments. A public park, Bethine Park, is located to the east across Bassa Street. This park includes open fields, playground equipment, a senior center and a community center. To the south across North Street is an existing legal non-conforming commercial use in an RSC-9 zoning district (NCU 99-0723). The current use is a wrecker service, with accessory open storage of disabled vehicles and minor vehicle repair. The legal non-conforming status was first confirmed in 1999 under case (NCU 99-0723). Adjacent to the west is property zoned a Planned Development to allow a clustered single-family residential development; however, the portion adjacent to the property is considered County ELAPP land, and thus, development would not be able to occur in this area.

The lot development standards for the proposed Planned Development are like the RSC-10 zoning district with 4,200 square foot lots and similar building setback standards. The development includes through lots (two frontages) along both Bassa Street and North Street that front the proposed interior road. The applicant is proposing a fence along the two existing roadways to provide a buffer along the street and establish a rear yard. The maximum height of the development is proposed to be 35 feet.

Development Services does not foresee any compatibility concerns with the proposed development. The surrounding area is residential and is primarily comprised of single-family homes. The development will also benefit from the nearby park and its amenities.

5.2 Recommendation

Based on the above considerations, staff finds the proposed Planned Development district, subject to the conditions, approvable.

6.0 PROPOSED CONDITIONS

Requirements prior to Certification:

1. Add label to south boundary line stating "5'-WIDE LANDSCAPE BUFFER WITH MINIMUM 6' HIGH PVC FENCE"

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted May 22nd, 2024.

1. The project shall be limited to twenty-five (25) single-family detached dwelling units.
2. Development Standards of the project shall be as followed:
 - Maximum Density – 4.42 Dwelling units per gross acre
 - Minimum Lot Size – 4,200 square feet
 - Minimum front yard setback – 20 feet
 - Minimum side yard setback – 5 feet
 - Minimum rear yard setback – 15 feet
 - Maximum building height – 35 feet
3. The subject property shall adhere to the buffer and screening standards depicted on the general site plan.
4. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal. This statement should be identified as a condition of the rezoning.
5. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
6. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
7. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
8. The subject application is adjacent to the Balm Scrub Addition Preserve. Per LDC 4.01.11, compatibility of the development with the preserve will be ensured with a compatibility plan that addresses issues related to the development such as, but not necessarily limited to, access, prescribed fire, and landscaping. The compatibility plan shall be proposed by the developer, reviewed and approved by the Conservation and Environmental Lands Management Department, and shall be required as a condition of granting a Natural Resources Permit.

9. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.
10. Notwithstanding anything herein or shown on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
11. The project shall be served by (and limited to) one (1) vehicular access connection to 6th St. and one (1) vehicular access connection to Bassa St. Individual lots shall not take access to (or have vehicular gates) to Bassa St. or North St. Pedestrian access connections to individual lots may be provided; however, such connections shall not permit vehicular access.
12. The developer shall construct an extension of 6th St. (north of North St.) in accordance with the Design Exception referenced in condition 22, below. That roadway extension, together with all internal project roadways, shall be privately owned and maintained by an HOA or similar entity.
13. Prior to the issuance Certificates of Occupancy (temporary or otherwise), the HOA or similar entity shall enter into a right-of-way maintenance agreement or any other agreement necessary to memorialize the private maintenance of those portions of the 6th St. Extension occurring within publicly owned right-of-way. The developer shall be required to install any signage required by Hillsborough County delineating end of County roadway maintenance.
14. All internal roadways shall be constructed to the Typical Section - 3 (TS-3) Typical Section standard as found within the Transportation Technical Manual (TTM), except for a segment of east-west roadway lying within a 37-foot-wide right-of-way (as shown on the PD site plan), which shall be governed by the Design Exception referenced in condition 21, below.
15. Construction access shall be limited to those project access connections shown on the PD site which are approved for non-emergency vehicular access. The developer shall include a note in each site/construction plan submittal which indicates same.
16. The developer shall dedicate and convey to Hillsborough County sufficient right-of-way along the project's southern boundary as necessary to accommodate the proposed 5-foot-wide sidewalk along the project's North St. frontage. Notwithstanding the above, the minimum amount of right-of-way to be dedicated and conveyed shall be 5 feet.
17. Notwithstanding anything shown on the PD site plan to the contrary, the developer shall construct sidewalks in accordance with LDC Sec. 6.02.08 and other applicable rules and regulations, unless otherwise approved by a Design Exception reference herein these conditions.
18. If RZ 24-0679 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated September 5, 2024) which was found approvable by the County Engineer (on September 6, 2024) for the Bassa St. substandard road improvements required pursuant to Sec. 6.04.03.L. of the

LDC. Once approved, no substandard road improvements along Bassa St. shall be required to support the proposed project.

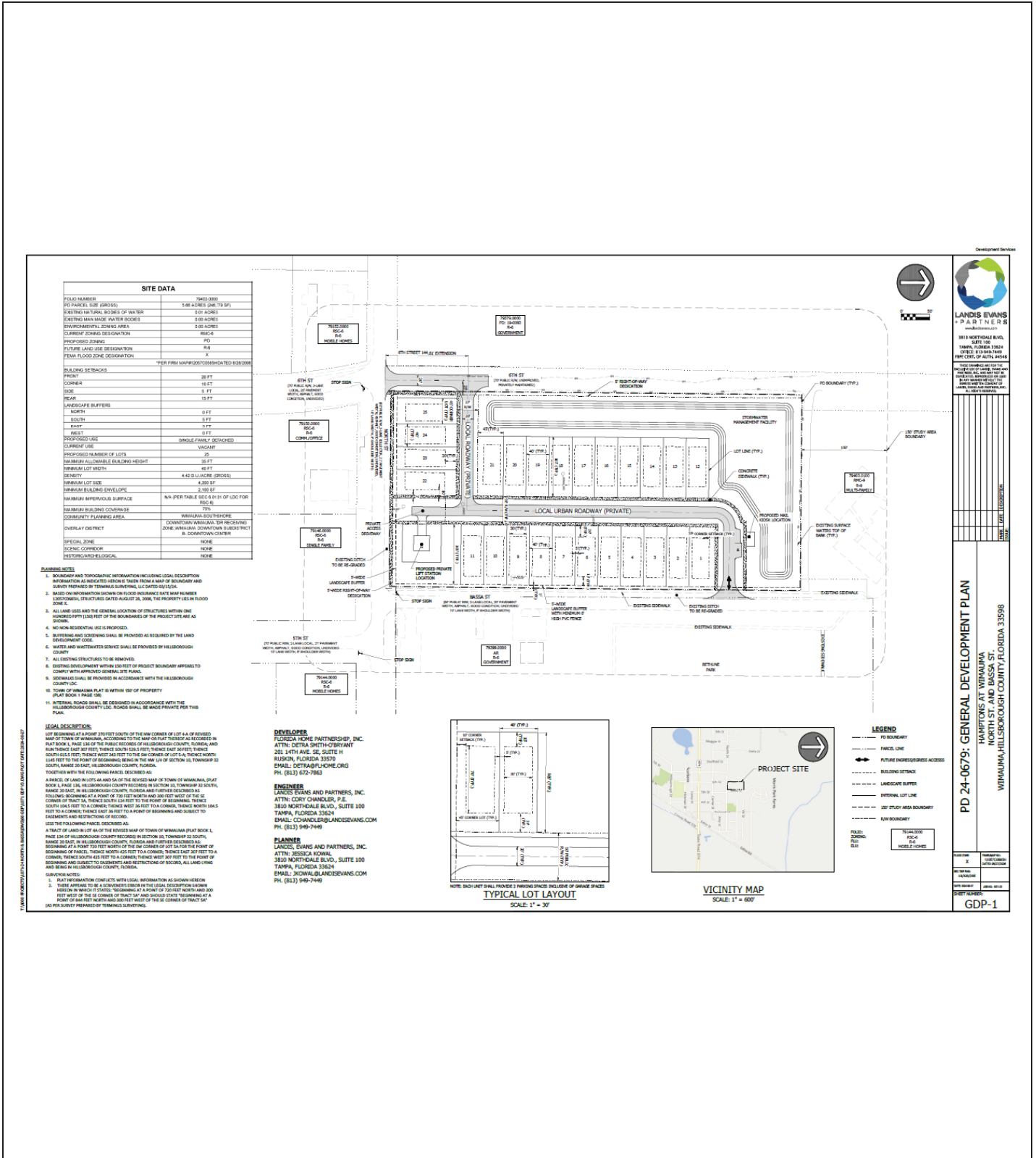
- 19. If RZ 24-0679 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated September 5, 2024) which was found approvable by the County Engineer (on September 6, 2024) for the 5th St. substandard road improvements required pursuant to Sec. 6.04.03.L. of the LDC. Once approved, no substandard road improvements along 5th St. shall be required to support the proposed project.
- 20. If RZ 24-0679 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated September 5, 2024) which was found approvable by the County Engineer (on September 6, 2024) for the North St. substandard road improvements required pursuant to Sec. 6.04.03.L. of the LDC. Once approved, no substandard road improvements along North St. shall be required to support the proposed project.
- 21. If RZ 24-0679 is approved, the County Engineer will approve a Design Exception (dated September 5, 2024) which was found approvable by the County Engineer (on September 6, 2024) for a +/- 207-foot-long section of new roadway within the project (as shown on the PD site plan). Specifically, within this section the developer shall construct the roadway, with 10-foot-wide travel lanes and a 5-foot-wide sidewalk along the south side of the roadway, within a 37-foot-wide right-of-way, consistent with the Design Exception.
- 22. If RZ 24-0679 is approved, the County Engineer will approve a Design Exception (dated September 5, 2024) which was found approvable by the County Engineer (on September 6, 2024) for a new roadway segment (the 6th St. Extension) external to the project (as shown on the PD site plan). Specifically, within this section the developer shall construct a Typical Section - 3 (TS-3) compliant roadway consistent with the Design Exception, which permits sidewalks to not be installed along the western side of the roadway.

Zoning Administrator Sign Off:	
---------------------------------------	--

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS (See following pages)

8.0 PROPOSED SITE PLAN (FULL)



SITE DATA	
PLAT NUMBER	79403 0000
TRACT AREA (GROSS)	1.66 ACRES (208,751 SF)
EXISTING NATURAL BODIES OF WATER	0.01 ACRES
EXISTING MAN MADE WATER BODIES	0.00 ACRES
ENVIRONMENTAL SENSITIVE AREA	0.00 ACRES
CURRENT ZONING DESIGNATION	R-2C
PROPOSED ZONING	T-2
FUTURE LAND USE DESIGNATION	R-2
FEMA FLOOD ZONE DESIGNATION	X
OTHER FEMA MAPS/DTDS/DESIGNATED ZONING	
BUILDING SETBACKS	
FRONT	25 FT
CORNER	10 FT
SIDE	5 FT
REAR	10 FT
LANDSCAPE BUFFERS	
NORTH	0 FT
SOUTH	0 FT
EAST	0 FT
WEST	0 FT
PROPOSED USE	SINGLE-FAMILY DETACHED
CURRENT USE	VACANT
PROPOSED NUMBER OF LOTS	12
MAXIMUM ALLOWABLE BUILDING HEIGHT	35 FT
TYPICAL LOT WIDTH	40 FT
DENSITY	4.42 D/LAUNCH (GROSS)
MINIMUM LOT SIZE	4,200 SF
MINIMUM BUILDING COVERAGE	2,100 SF
MINIMUM IMPERVIOUS SURFACE	N/A PER TABLE SEC 6 D.1 OF LOC FOR R-2C
MINIMUM BUILDING COVERAGE	7%
COMMUNITY PLANNING AREA	WINDY WOODS
OVERLAY DISTRICT	DOWNTOWN WINDY WOODS (RECEIVING ZONE, WINDY WOODS (FORMERLY DISTRICT 5, DOWNTOWN CENTER
SPECIAL ZONE	NONE
SCENIC CORridor	NONE
RESTORATION/ECOLOGICAL	NONE

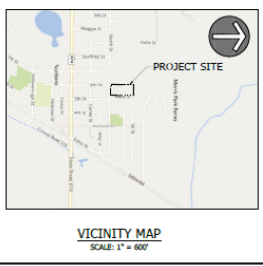
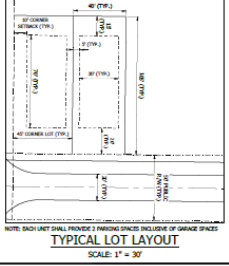
- PLANNING NOTES**
- BOUNDARY AND TOPOGRAPHIC INFORMATION INCLUDING LEGAL DESCRIPTION INFORMATION AS INCORPORATED HEREIN IS DERIVED FROM A MAP OF BOUNDARY AND SURVEY PREPARED BY TERRACON SURVEYING, LLC DATED 05/20/20.
 - BASE-DATA INFORMATION SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 13070001M, STRUCTURED DATED AUGUST 28, 2006, THE PROPERTY LIES IN FLOOD ZONE X.
 - ALL LAND USES AND THE GENERAL LOCATION OF STRUCTURES WITHIN ONE HUNDRED FIFTY FEET OF THE BOUNDARIES OF THE PROJECT SITE ARE AS SHOWN.
 - NO NON-RESIDENTIAL USE IS PROPOSED.
 - BUFFERING AND SCREENING SHALL BE PROVIDED AS REQUIRED BY THE LAND DEVELOPMENT CODE.
 - WATER AND WASTEWATER SERVICE SHALL BE PROVIDED BY HILLSBOROUGH COUNTY.
 - ALL EXISTING STRUCTURES TO BE REMOVED.
 - EXISTING DEVELOPMENT WITHIN 100 FEET OF SUBJECT BOUNDARY APPEARS TO COMPLY WITH APPROVED GENERAL SITE PLANS.
 - SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH THE HILLSBOROUGH COUNTY LOC.
 - TOWN OF WINDY WOODS IS WITHIN 150' OF PROPERTY (PLAT BOOK 7 PAGE 126)
 - INTERNAL ROADS SHALL BE DESIGNED IN ACCORDANCE WITH THE HILLSBOROUGH COUNTY LOC. ROAD SHALL BE MADE PRIVATE PER THIS PLAN.

LEGAL DESCRIPTION:
 LOT BEGINNING AT A POINT 270 FEET SOUTH OF THE NEW CORNER OF LOT 4.4 OF REVISED MAP OF TOWN OF WINDY WOODS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 126 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND RUN THENCE EAST 30 FEET; THENCE SOUTH 10.5 FEET; THENCE EAST 36 FEET; THENCE SOUTH 10.5 FEET; THENCE WEST 140 FEET TO THE CORNER OF LOT 5.4; THENCE NORTH 116 FEET TO THE POINT OF BEGINNING, BEING THE SW 1/4 OF SECTION 10, TOWNSHIP 23 SOUTH, RANGE 25 EAST, HILLSBOROUGH COUNTY, FLORIDA.
 TOGETHER WITH THE FOLLOWING PARCELS, DESCRIBED AS:
 A TRACT OF LAND AND LOT 10.4 AS SHOWN ON THE REVISED MAP OF TOWN OF WINDY WOODS, PLAT BOOK 7, PAGE 126, HILLSBOROUGH COUNTY RECORDS IN SECTION 10, TOWNSHIP 23 SOUTH, RANGE 25 EAST, IN HILLSBOROUGH COUNTY, FLORIDA AND FURTHER DESCRIBED AS:
 FOLLOWING: BEGINNING AT A POINT OF 720 FEET NORTH AND 300 FEET WEST OF THE SE CORNER OF TRACT 1A, THENCE SOUTH 100 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 100 FEET TO A CORNER, THENCE WEST 30 FEET TO A CORNER, THENCE NORTH 100 FEET TO A CORNER, THENCE EAST 30 FEET TO A POINT OF BEGINNING AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
 LESS THE FOLLOWING PARCELS, DESCRIBED AS:
 A TRACT OF LAND AND LOT 10.4 OF THE REVISED MAP OF TOWN OF WINDY WOODS, PLAT BOOK 7, PAGE 126, HILLSBOROUGH COUNTY RECORDS IN SECTION 10, TOWNSHIP 23 SOUTH, RANGE 25 EAST, IN HILLSBOROUGH COUNTY, FLORIDA AND FURTHER DESCRIBED AS:
 BEGINNING AT A POINT 720 FEET NORTH OF THE SE CORNER OF LOT 10.4 TO THE POINT OF BEGINNING OF PARCELS, THENCE SOUTH 100 FEET TO A CORNER, THENCE EAST 30 FEET TO A CORNER, THENCE SOUTH 435 FEET TO A CORNER, THENCE WEST 300 FEET TO THE POINT OF BEGINNING AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, ALL LAND YING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.
 SURVEY NOTES:
 1. PLAT INFORMATION CONFLICTS WITH LEGAL INFORMATION AS SHOWN HEREON.
 2. THERE APPEARS TO BE A DISCREPANCY BETWEEN THE LEGAL DESCRIPTION SHOWN HEREON IN WHICH IT STATES "BEGINNING AT A POINT OF 720 FEET NORTH AND 300 FEET WEST OF THE CORNER OF TRACT 1A" AND HOUSE DATE BEGINNING AT A POINT OF 846 FEET NORTH AND 300 FEET WEST OF THE SE CORNER OF TRACT 1A" (AS PER SURVEY PREPARED BY TERRACON SURVEYING).

DEVELOPER
 LANDIS EVANS PARTNERSHIP, INC.
 ATTN: OCTAVIA SMITH-CROWTHER
 201 14TH AVE. SE, SUITE H
 RUSSELL, FLORIDA 33570
 EMAIL: OCTAVIA@LANDIS-EVANS.COM
 PH: (813) 672-7963

ENGINEER
 LANDIS EVANS AND PARTNERS, INC.
 ATTN: CORY CHANDLER, P.E.
 3810 NORTHALE BLVD., SUITE 100
 TAMPA, FLORIDA 33624
 EMAIL: CHANDLER@LANDIS-EVANS.COM
 PH: (813) 949-7449

PLANNER
 LANDIS EVANS AND PARTNERS, INC.
 ATTN: JESSICA KOWAL
 3810 NORTHALE BLVD., SUITE 100
 TAMPA, FLORIDA 33624
 EMAIL: KOWAL@LANDIS-EVANS.COM
 PH: (813) 949-7449



Development Services

LANDIS EVANS PARTNERS
 1810 NORTHALE BLVD., SUITE 100
 TAMPA, FLORIDA 33624
 LICENSED PROFESSIONAL ENGINEER
 LICENSE NO. 12457
 LICENSED PROFESSIONAL PLANNER
 LICENSE NO. 12457
 LICENSED PROFESSIONAL SURVEYOR
 LICENSE NO. 12457

PD 24-0679: GENERAL DEVELOPMENT PLAN
 HAMPIONS AT WINDY WOODS
 NORTH ST. AND BASSA ST.
 WINDY WOODS, HILLSBOROUGH COUNTY, FLORIDA 33598

DATE: 09/16/24
 SHEET NUMBER: GDP-1

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 9/10/2024

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: WM/ South

PETITION NO: RZ 24-0679

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

CONDITIONS OF APPROVAL

1. Notwithstanding anything herein or shown on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
2. The project shall be served by (and limited to) one (1) vehicular access connection to 6th St. and one (1) vehicular access connection to Bassa St. Individual lots shall not take access to (or have vehicular gates) to Bassa St. or North St. Pedestrian access connections to individual lots may be provided; however, such connections shall not permit vehicular access.
3. The developer shall construct an extension of 6th St. (north of North St.) in accordance with the Design Exception referenced in **condition 13**, below. That roadway extension, together with all internal project roadways, shall be privately owned and maintained by an HOA or similar entity.
4. Prior to the issuance Certificates of Occupancy (temporary or otherwise), the HOA or similar entity shall enter into a right-of-way maintenance agreement or any other agreement necessary to memorialize the private maintenance of those portions of the 6th St. Extension occurring within publicly owned right-of-way. The developer shall be required to install any signage required by Hillsborough County delineating end of County roadway maintenance.
5. All internal roadways shall be constructed to the Typical Section - 3 (TS-3) Typical Section standard as found within the Transportation Technical Manual (TTM), except for a segment of east-west roadway lying within a 37-foot-wide right-of-way (as shown on the PD site plan), which shall be governed by the Design Exception referenced in **condition 12**, below.
6. Construction access shall be limited to those project access connections shown on the PD site which are approved for non-emergency vehicular access. The developer shall include a note in each site/construction plan submittal which indicates same.
7. The developer shall dedicate and convey to Hillsborough County sufficient right-of-way along the project's southern boundary as necessary to accommodate the proposed 5-foot-wide sidewalk along the project's North St. frontage. Notwithstanding the above, the minimum amount of right-of-way to be dedicated and conveyed shall be 5 feet.

8. Notwithstanding anything shown on the PD site plan to the contrary, the developer shall construct sidewalks in accordance with LDC Sec. 6.02.08 and other applicable rules and regulations, unless otherwise approved by a Design Exception reference herein these conditions.
9. If RZ 24-0679 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated September 5, 2024) which was found approvable by the County Engineer (on September 6, 2024) for the Bassa St. substandard road improvements required pursuant to Sec. 6.04.03.L. of the LDC. Once approved, no substandard road improvements along Bassa St. shall be required to support the proposed project.
10. If RZ 24-0679 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated September 5, 2024) which was found approvable by the County Engineer (on September 6, 2024) for the 5th St. substandard road improvements required pursuant to Sec. 6.04.03.L. of the LDC. Once approved, no substandard road improvements along 5th St. shall be required to support the proposed project.
11. If RZ 24-0679 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated September 5, 2024) which was found approvable by the County Engineer (on September 6, 2024) for the North St. substandard road improvements required pursuant to Sec. 6.04.03.L. of the LDC. Once approved, no substandard road improvements along North St. shall be required to support the proposed project.
12. If RZ 24-0679 is approved, the County Engineer will approve a Design Exception (dated September 5, 2024) which was found approvable by the County Engineer (on September 6, 2024) for a +/- 207-foot-long section of new roadway within the project (as shown on the PD site plan). Specifically, within this section the developer shall construct the roadway, with 10-foot-wide travel lanes and a 5-foot-wide sidewalk along the south side of the roadway, within a 37-foot-wide right-of-way, consistent with the Design Exception.
13. If RZ 24-0679 is approved, the County Engineer will approve a Design Exception (dated September 5, 2024) which was found approvable by the County Engineer (on September 6, 2024) for a new roadway segment (the 6th St. Extension) external to the project (as shown on the PD site plan). Specifically, within this section the developer shall construct a Typical Section - 3 (TS-3) compliant roadway consistent with the Design Exception, which permits sidewalks to not be installed along the western side of the roadway.

PROJECT SUMMARY AND TRIP GENERATION

The applicant is requesting to rezone a +/- 5.66 ac. parcel, from Agricultural Rural (AR) and Residential Multi-Family Conventional – 6 (RMC-6) to Planned Development (PD). The applicant is requesting approval of 25 single-family detached dwelling units. The proposed project is located within the Wimauma Downtown Overlay District (WDOD) Subdistrict B. The applicant has advised that they are constructing all single-family detached dwelling units, and opting out of the WDOD requirements consistent with LDC Sec. 3.23.02.B.1. As such, from Transportation Review Section's perspective, this project was reviewed as if it were located in unincorporated Hillsborough County but outside of the WDOD.

In accordance with the Development Review Procedures Manual (DRPM), the developer submitted a letter indicating that the project falls below the threshold by which a trip generation and site access analysis was required. Staff has prepared a comparison of the number of trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR and RMC-6, 31 Single-Family Attached Dwelling Units (ITE LUC 215)	186	11	15

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 25 Single-Family Detached Dwelling Units (ITE Code 210)	282	21	27

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Net Peak Hour Trips	
		AM	PM
Difference	(+) 96	(+) 10	(+) 12

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

North St. is a 2-lane, undivided, substandard, collector roadway characterized by +/- 10-foot-wide travel lanes in average condition. The roadway lies within a +/- 80-foot-wide right-of-way in the vicinity of the project. There are +/- 5-foot-wide sidewalks along portions of the north side of the roadway in the vicinity of the proposed project. There are no bicycle facilities on the roadway in the vicinity of the proposed project.

Bassa St. is a 2-lane, undivided, substandard, local roadway. The roadway is characterized by +/- 20-feet of pavement in average condition, lying within a +/- 50-foot-wide right-of-way. There are no pavement markings. There is a +/- 4-foot-wide sidewalk along the west side of the roadway.

Unimproved right-of-way (for 6th St.) lies along the western boundary of the project. There is +/- 70-feet of right-of-way along the western project boundary. Staff notes that the applicant has proposed a Design Exception (see below for additional information) for the proposed 6th St. extension, to eliminate a sidewalk from the western side of the proposed extension. Staff notes that the land west of this extension and further to the north are County owned lands purchased through ELAPP (the Environmental Lands Acquisition and Protection Program). As such, staff notes that no development will occur on those areas.

SITE ACCESS AND CONNECTIVITY

The applicant is proposed access to Bassa St. and North St. (via a +/- 150-foot-long extension of 6th St. north of North St.) Although the extension of 6th St. will lie in a publicly owned right-of-way, the developer is proposing to privately maintain that short segment of the extension (together with internal project roadways), since they would not otherwise qualify to be maintained by the County in accordance with Policy 4.1.4 of the Mobility Element of the Hillsborough County Comprehensive Plan.

REQUESTED ADMINISTRATIVE VARIANCE #1 – BASSA ST.

As Bassa St. is a substandard local roadway, the applicant’s Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance request (dated September 5, 2024) from the Section 6.04.03.L. requirement whereby an applicant is required to improve a substandard roadway, between its project access and the nearest roadway meeting an applicable standard, to current County standards.

Based on factors presented in the Administrative Variance request, the County Engineer found the request approvable (on September 6, 2024).

If PD 24-0679 is approved by the Hillsborough County BOCC, the County Engineer will approve the above referenced Administrative Variance.

REQUESTED ADMINISTRATIVE VARIANCE #2 – 5TH ST.

As 5th St. is a substandard local roadway, the applicant’s Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance request (dated September 5, 2024) from the Section 6.04.03.L. requirement whereby an applicant is required to improve a substandard roadway, between its project access and the nearest roadway meeting an applicable standard, to current County standards. Based on factors presented in the Administrative Variance request, the County Engineer found the request approvable (on September 6, 2024).

If PD 24-0679 is approved by the Hillsborough County BOCC, the County Engineer will approve the above referenced Administrative Variance.

REQUESTED ADMINISTRATIVE VARIANCE #3 –NORTH ST.

As North St. is a substandard collector roadway, the applicant’s Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance request (dated September 5, 2024) from the Section 6.04.03.L. requirement whereby an applicant is required to improve a substandard roadway, between its project access and the nearest roadway meeting an applicable standard, to current County standards. Based on factors presented in the Administrative Variance request, the County Engineer found the request approvable (on September 6, 2024).

If PD 24-0679 is approved by the Hillsborough County BOCC, the County Engineer will approve the above referenced Administrative Variance.

REQUESTED DESIGN EXCEPTION #1 – NEW INTERNAL ROAD SEGMENT

The applicant’s Engineer of Record (EOR) submitted a Design Exception request (dated September 5, 2024) for a +/- 207-foot-long segment of new roadway within the project (as shown on the PD site plan), and which is proposed to lie within a 37-foot-wide right-of-way. The Design Exception (DE) proposed to deviate from the Transportation Technical Manual (TTM) requirements for Typical Section – 3 (TS-3) roadways (for 2-lane Urban Local Roadways). Based on factors presented in the Design Exception request, the County Engineer found the request approvable (on September 6, 2024). The specific deviations requested include:

1. The developer shall be permitted to construct the roadway within a 37-foot-wide right-of-way, rather than the 50-foot wide required per TS-3;
2. The developer shall be permitted to construct 4-foot-wide sod/grass strips along both sides of the roadway in lieu of the 8-foot-wide grass/sod strips required per TS-3; and,
3. The developer shall be permitted to construct a sidewalk along only the south side of the roadway, rather than sidewalk along both sides as required per TS-3.

If PD 24-0679 is approved by the Hillsborough County BOCC, the County Engineer will approve the above referenced Design Exception.

REQUESTED DESIGN EXCEPTION #2 – 6TH ST. EXTENSION

The applicant’s Engineer of Record (EOR) submitted a Design Exception request (dated September 5, 2024) for a +/- 150-foot-long extension of 6th St. (as shown on the PD site plan), and which is proposed to lie within an existing 70-foot-wide County owned right-of-way. The Design Exception (DE) proposed to deviate from the Transportation Technical Manual (TTM) requirements for Typical Section – 3 (TS-3) roadways (for 2-lane Urban Local Roadways). Based on factors presented in the Design Exception request, the County Engineer found the request approvable (on September 6, 2024). Specifically, the EOR requested to not construct the required sidewalk along the west side of the roadway (i.e. the side adjacent to ELAPP lands). All other elements of the TS-3 section will remain unchanged.

Staff notes that given that this segment of roadway does not yet exist, the Design Exception process has been determined to be the appropriate process for seeking relief from the requirement to construct the sidewalk (rather than a Section 11.04 variance from the Sections 6.02.08 and/or 6.03.02. LDC requirements).

If PD 24-0679 is approved by the Hillsborough County BOCC, the County Engineer will approve the above referenced Design Exception.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Information for North St. and Bassa St. were not included in the 2020 Hillsborough County LOS report. As such, LOS information for the facilities cannot be provided.

Ratliff, James

From: Williams, Michael
Sent: Friday, September 6, 2024 3:54 PM
To: Victor Huggins
Cc: Tirado, Sheida; Jessica Kowal; Follin, Jared; Ratliff, James; De Leon, Eleonor; PW-CEIntake
Subject: FW: RZ PD 24-0679 - Administrative Variances and Design Exception Reviews
Attachments: 24-0679 AVAd 09-05-24_1.pdf; 24-0679 AVAd 09-05-24_2.pdf; 24-0679 AVAd 09-05-24_3.pdf; 24-0679 DEAd 09-05-24_3.pdf; 24-0679 DEAd 09-05-24_4.pdf

Victor,

I have found the attached four Section 6.04.02.B. Administrative Variances (AV) and one Design Exception (DE) for PD 24-0679 APPROVABLE.

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

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

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

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

Mike

Michael J. Williams, P.E.

Director, Development Review

County Engineer

Development Services Department

P: (813) 307-1851

M: (813) 614-2190

E: Williamsm@HCFL.gov

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

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

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Thursday, September 5, 2024 8:20 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: De Leon, Eleonor <DeLeonE@hcfl.gov>
Subject: RZ PD 24-0679 - Administrative Variances and Design Exception Reviews

Hello Mike,

Thea attached AVs and DEs are approvable to me, please include the following people in your response email:

vhuggins@landisevans.com
jkowal@landisevans.com
follinj@hcfl.gov
ratliffja@hcfl.gov

Best Regards,

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

P: (813) 276-8364
E: tirados@hcfl.gov
W: HCFLGov.net

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

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

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



**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at deleone@HCFL.gov or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	<input checked="" type="checkbox"/> Section 6.04.02.B. Administrative Variance <input type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	<input type="checkbox"/> New Request <input checked="" type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. North Street - Substandard Roads <input type="checkbox"/> 4. <input type="checkbox"/> 2. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
<p>Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>	
Project Name/ Phase	Hamptons at Wimauma
<p>Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>	
Folio Number(s)	79403.0000
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers	
<p>Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").</p>	
Name of Person Submitting Request	Jessica Kowal
<p>Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.</p>	
Current Property Zoning Designation	RMC-6
<p>Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.</p>	
Pending Zoning Application Number	RZ-PD 24-0679
<p>Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
<p>Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>	



September 5, 2024

Mr. Michael J. Williams, P.E.
Hillsborough County Engineer
601 E. Kennedy Boulevard
Tampa, Florida 33602

**Re: Hamptons at Wimauma
 Administrative Variance Request – North St
 Folio No. 79403.0000
 Zoning Case No. RZ-PD 24-0679**

Dear Mr. Williams;

The purpose of this letter is to request an Administrative Variance to the Hillsborough County Transportation Technical Manual Typical Section 7 (TS-7, residential variant; Figure 1) per section 6.04.02.B of the Hillsborough County Land Development Code (LDC) to meet LDC Section 6.04.03.L existing facilities. This is requested for North Street in association with the subject line rezoning application.

The applicant proposes a twenty-five (25) unit affordable housing community on a 5.66 AC parcel located at the northwest corner of North Street and Bassa Street. North St is classified as a collector road and Bassa St as a local road. Access is proposed on Bassa St with a second access that will connect to a proposed extension of 6th St on the west side of the property.

The ITE TripGen Web-Based App (using the ITE *Trip Generation Manual*, 11th Edition as Data Source) generates the following estimates of trip generation for the proposed development (ITE Code 210 – Single-Family Detached Housing):

- Average Daily Trips: 282
- AM Peak Hour Total Trips: 21
 - AM Peak Hour Inbound Trips: 5
 - AM Peak Hour Outbound Trips: 16
- PM Peak Hour Total Trips: 27

- PM Peak Hour Inbound Trips: 17
- PM Peak Hour Outbound Trips: 10

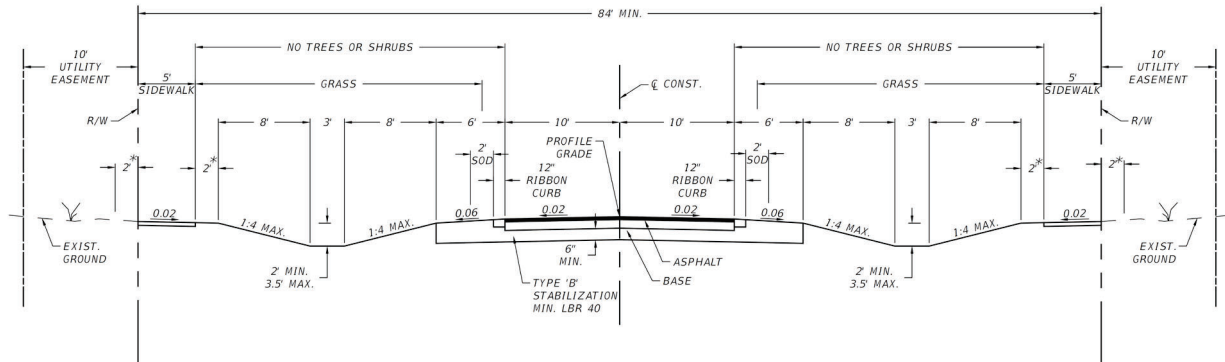


Figure 1 – Hillsborough County TTM TS-7

Below are variance criteria for the request to not upgrade North St to the TS-7, residential variant.

Section 6.04.02.B lists the following criteria to be evaluated in consideration of a variance request:

- A. There is an unreasonable burden on the applicant
- B. The variance would not be detrimental to the public health, safety, and welfare
- C. Without the variance, reasonable access cannot be provided

A. There is an unreasonable burden on the applicant

North St currently has 80 feet of right of way with no existing curbs, shoulders, or sidewalks. Complying with LDC Section 6.04.03.L would require installation of curb, shoulder, and sidewalk along North St. There is not sufficient right of way to conform to the TS-7, therefore we consider it infeasible to install ribbon curb and shoulders, particularly since it does not exist along the rest of North St and does not affect the functionality of the roadway.

The project proposes to install a 5-foot sidewalk along the front of the property on the north side of North St, which will allow for direct access from the site and connection to the 5th St and 6th St sidewalks as well as the Bassa St Sidewalk, which provides access to the park and community center. To maintain the existing alignment of North St, this 5-foot-wide sidewalk area will be dedicated to Hillsborough County.

B. The variance would not be detrimental to the public health, safety, and welfare

A review of the last three years of crashes in Signal4Analytics (not included due to sensitive information, available upon request), showed four crashes occurring along North St. However,

September 5, 2024
Hamptons at Wimauma
Administrative Variance – North St

Page 3 of 4

upon review of the crash reports, they were all incorrectly geolocated, with three occurring on US 1 and the last occurring within the New Mauma Apartment Complex. There are therefore no crashes that would be prevented by the addition of ribbon curb as is required per TS-7 and none involving pedestrians.

Further, the appropriate typical section is TS-7, residential variant. The abutting roadways show sufficient pavement widths per this typical section and the clear zone is ~21 feet on the south side of North St., exceeding the 6-foot minimum requirement by the Florida Greenbook. The north side of North St currently has vegetation that is ~6 feet from the edge of pavement, which still meets the clear zone requirements, but it is anticipated that this vegetation will be removed during construction, providing more clear zone distance.

C. Without the variance, reasonable access cannot be provided

Without this variance, it is unlikely that the applicant will be able to afford the improvements required to permit access to North St through the 6th St Extension or Bassa St. There is also no compliant roadway adjacent to the site that can be accessed directly. Therefore, no reasonable access can be provided without this variance.

September 5, 2024
Hamptons at Wimauma
Administrative Variance – North St

We respectfully request approval of an LDC Section 6.04.02.B Administrative Variance to LDC Section 6.04.03.L for the above referenced project. Please feel free to call me if you have any questions regarding this application.

Attachments list:

1. Site Plan
2. Crash Report Results not included due to sensitive information, available upon request

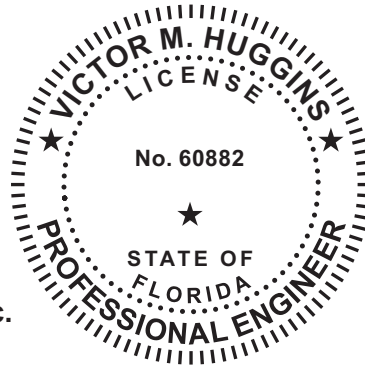
Sincerely,

Victor Huggins



Digitally signed by Victor Huggins
DN: cn=Victor Huggins,
o=Qualifiers:0181030000187E24A1728009850B,
o=LANDIS EVANS AND PARTNERS INC., C=US
Reason: I have reviewed this document.
Date: 2024.08.05 11:28:09-0400'

09/05/2024



Victor M Huggins State of Florida, Professional Engineer, License No. 60882 This item has been digitally signed and sealed by Victor M Huggins on the date indicated adjacent to the seal; Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Landis Evans + Partners, Inc.

Victor Huggins, P.E.
VP of Land Development Production
PE #60882

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

- _____ Disapproved
- _____ Approved with Conditions
- _____ Approved

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

Notice: Consistent with Section 6.04.02.B.8 of the LDC, the results of this variance application may be appealed, as further described in Section 10.05.01 of the LDC, to the Land Use Hearing Officer within 30 calendar days of the date of the above action.

Ratliff, James

From: Williams, Michael
Sent: Friday, September 6, 2024 3:54 PM
To: Victor Huggins
Cc: Tirado, Sheida; Jessica Kowal; Follin, Jared; Ratliff, James; De Leon, Eleonor; PW-CEIntake
Subject: FW: RZ PD 24-0679 - Administrative Variances and Design Exception Reviews
Attachments: 24-0679 AVAd 09-05-24_1.pdf; 24-0679 AVAd 09-05-24_2.pdf; 24-0679 AVAd 09-05-24_3.pdf; 24-0679 DEAd 09-05-24_3.pdf; 24-0679 DEAd 09-05-24_4.pdf

Victor,

I have found the attached four Section 6.04.02.B. Administrative Variances (AV) and one Design Exception (DE) for PD 24-0679 APPROVABLE.

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

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

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

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

Mike

Michael J. Williams, P.E.

Director, Development Review

County Engineer

Development Services Department

P: (813) 307-1851

M: (813) 614-2190

E: Williamsm@HCFL.gov

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

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

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Thursday, September 5, 2024 8:20 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: De Leon, Eleonor <DeLeonE@hcfl.gov>
Subject: RZ PD 24-0679 - Administrative Variances and Design Exception Reviews

Hello Mike,

Thea attached AVs and DEs are approvable to me, please include the following people in your response email:

vhuggins@landisevans.com
jkowal@landisevans.com
follinj@hcfl.gov
ratliffja@hcfl.gov

Best Regards,

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

P: (813) 276-8364
E: tirados@hcfl.gov
W: HCFLGov.net

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

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

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



**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at deleone@HCFL.gov or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	<input checked="" type="checkbox"/> Section 6.04.02.B. Administrative Variance <input type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)		
Submittal Type (check one)	<input type="checkbox"/> New Request	<input checked="" type="checkbox"/> Revised Request	<input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input type="checkbox"/> 1.	<input type="checkbox"/> 2.	<input checked="" type="checkbox"/> 3. 5th Street - Substandard Roads <input type="checkbox"/> 4. <input type="checkbox"/> 5. <input type="checkbox"/> 6.
<p>Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>			
Project Name/ Phase	Hamptons at Wimauma		
<p>Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>			
Folio Number(s)	79403.0000		
	<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers		
<p>Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").</p>			
Name of Person Submitting Request	Jessica Kowal		
<p>Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.</p>			
Current Property Zoning Designation	RMC-6		
<p>Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.</p>			
Pending Zoning Application Number	RZ-PD 24-0679		
<p>Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>			
Related Project Identification Number (Site/Subdivision Application Number)	N/A		
<p>Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>			



September 5, 2024

Mr. Michael J. Williams, P.E.
Hillsborough County Engineer
601 E. Kennedy Boulevard
20th Floor
Tampa, Florida 33602

**Re: Hamptons at Wimauma
Administrative Variance Request – 5th Street
Folio 79403.0000
Zoning Case No. PRS 24-0679**

Dear Mr. Williams;

The purpose of this letter is to request an Administrative Variance to the Hillsborough County Transportation Technical Manual Typical Section 7 (TS-7, residential variant; Figure 1) per section 6.04.02.B of the Hillsborough County Land Development Code (LDC) to meet LDC Section 6.04.03.L existing facilities. This is requested for 5th St in association with the subject line rezoning application.

The applicant proposes a twenty-five (25) unit affordable housing community on a 5.66 AC parcel located at the northwest corner of North Street and Bassa Street. North St is classified as a collector road and Bassa St as a local road. Access is proposed on Bassa St with a second access that will connect to a proposed extension of 6th St on the west side of the property.

The ITE TripGen Web-Based App (using the ITE *Trip Generation Manual*, 11th Edition as Data Source) generates the following estimates of trip generation for the proposed development (ITE Code 210 – Single-Family Detached Housing):

- Average Daily Trips: 282
- AM Peak Hour Total Trips: 21
 - AM Peak Hour Inbound Trips: 5
 - AM Peak Hour Outbound Trips: 16
- PM Peak Hour Total Trips: 27
 - PM Peak Hour Inbound Trips: 17
 - PM Peak Hour Outbound Trips: 10

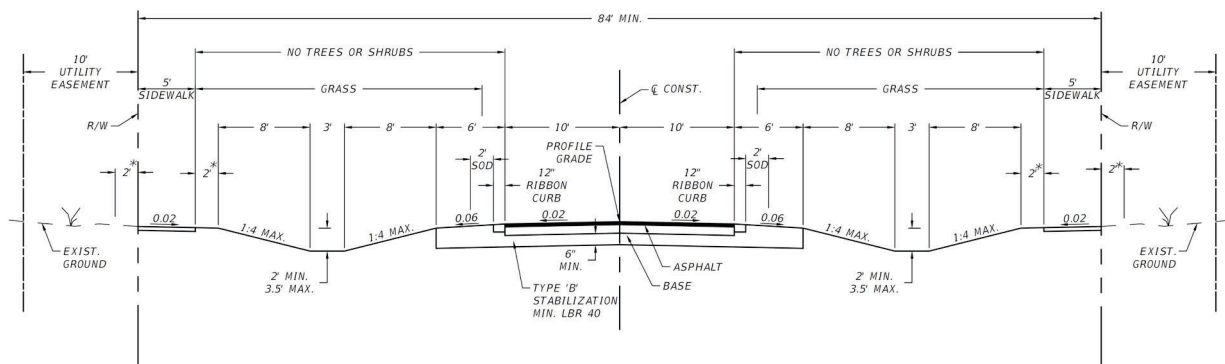


Figure 1 – Hillsborough County TTM TS-7

Below are variance criteria for the request to not upgrade Bassa St to the TS-7, residential variant.

Section 6.04.02.B lists the following criteria to be evaluated in consideration of a variance request:

- A. There is an unreasonable burden on the applicant
- B. The variance would not be detrimental to the public health, safety, and welfare
- C. Without the variance, reasonable access cannot be provided

A. There is an unreasonable burden on the applicant

Complying with LDC Section 6.04.03.L would require an additional 14 feet of right of way (5th St currently has 70 feet of right of way) and installation of curb, shoulders, and sidewalk along 5th St. The existing 4-foot sidewalk along the west side of 5th St is functional and provides adequate connections currently. Since there is not sufficient right of way to conform to the TS-7, we consider it infeasible to install ribbon curb and shoulders, particularly since they do not exist within any of the roadways in this network and do not affect the functionality of the roadway. The curb construction for approximately 1,160 feet of curb and sidewalk (580 feet on each side of the roadway) would also be expensive.

We believe that this presents an unreasonable burden to the applicant to be required to implement the TS-7, residential variant.

B. The variance would not be detrimental to the public health, safety, and welfare

A review of the last three years of crashes in Signal4Analytics (not included due to the sensitive information, available upon request), showed four crashes occurring along 5th Street. However, upon review of the crash reports, they were all incorrectly geolocated, with three occurring on US 1 and the last occurring within the New Mauma Apartment Complex. There are therefore no

September 5, 2024
Hamptons at Wimauma
Administrative Variance – 5th St

Page 3 of 4

crashes that would be prevented by the addition of ribbon curb as is required per TS-7 and none involving pedestrians.

Further, the appropriate typical section is TS-7, residential variant. The abutting roadways show sufficient pavement widths per this typical section and the clear zone is nominally 19 feet on the west side and 21 feet on the east side of 5th St, based on field review, exceeding the 6-foot minimum requirement by the Florida Greenbook. Sidewalk is also present on at least one side of the roadway.

C. Without the variance, reasonable access cannot be provided

Without this variance, it unlikely that the applicant will be able to afford the improvements required to permit access to North St through the 6th St Extension or Bassa St. There is also no compliant roadway adjacent to the site that can be accessed directly. Therefore, no reasonable access can be provided without this variance.

September 5, 2024
Hamptons at Wimauma
Administrative Variance – 5th St

We respectfully request approval of an LDC Section 6.04.02.B Administrative Variance to LDC Section 6.04.03.L for the above referenced project. Please feel free to call me if you have any questions regarding this application.

Attachments list:

1. Site Plan
2. Crash Report Results not included due to sensitive information, available upon request

Sincerely,

Victor Huggins

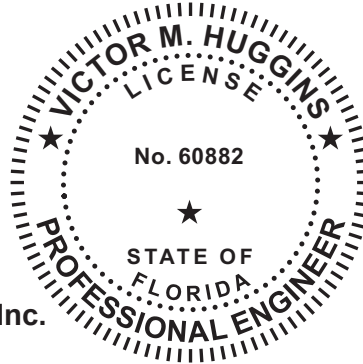


Digitally signed by Victor Huggins
DN: cn=Victor Huggins,
o=Quinn-Ree-40147820009187E24A17200080208,
c=FLORIDA ENGINEERS AND ARCHITECTS INC., ou=CEA
Reason: I have reviewed this document
Date: 2024.09.05 11:25:20-0400

09/05/2024

Landis Evans + Partners, Inc.

Victor Huggins, P.E.
VP of Land Development Production
PE #60882



Victor M Huggins State of Florida, Professional Engineer, License No. 60882 This item has been digitally signed and sealed by Victor M Huggins on the date indicated adjacent to the seal; Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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

- _____ Disapproved
- _____ Approved with Conditions
- _____ Approved

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

Notice: Consistent with Section 6.04.02.B.8 of the LDC, the results of this variance application may be appealed, as further described in Section 10.05.01 of the LDC, to the Land Use Hearing Officer within 30 calendar days of the date of the above action.

Ratliff, James

From: Williams, Michael
Sent: Friday, September 6, 2024 3:54 PM
To: Victor Huggins
Cc: Tirado, Sheida; Jessica Kowal; Follin, Jared; Ratliff, James; De Leon, Eleonor; PW-CEIntake
Subject: FW: RZ PD 24-0679 - Administrative Variances and Design Exception Reviews
Attachments: 24-0679 AVAd 09-05-24_1.pdf; 24-0679 AVAd 09-05-24_2.pdf; 24-0679 AVAd 09-05-24_3.pdf; 24-0679 DEAd 09-05-24_3.pdf; 24-0679 DEAd 09-05-24_4.pdf

Victor,

I have found the attached four Section 6.04.02.B. Administrative Variances (AV) and one Design Exception (DE) for PD 24-0679 APPROVABLE.

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

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

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

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

Mike

Michael J. Williams, P.E.

Director, Development Review

County Engineer

Development Services Department

P: (813) 307-1851

M: (813) 614-2190

E: Williamsm@HCFL.gov

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

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

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Thursday, September 5, 2024 8:20 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: De Leon, Eleonor <DeLeonE@hcfl.gov>
Subject: RZ PD 24-0679 - Administrative Variances and Design Exception Reviews

Hello Mike,

Thea attached AVs and DEs are approvable to me, please include the following people in your response email:

vhuggins@landisevans.com
jkowal@landisevans.com
follinj@hcfl.gov
ratliffja@hcfl.gov

Best Regards,

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

P: (813) 276-8364
E: tirados@hcfl.gov
W: HCFLGov.net

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

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

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



September 5, 2024

Mr. Michael J. Williams, P.E.
Hillsborough County Engineer
601 E. Kennedy Boulevard
20th Floor
Tampa, Florida 33602

**Re: Hamptons at Wimauma
 Administrative Variance Request – Bassa St
 Folio No. 79403.0000
 Zoning Case No. RZ-PD 24-0679**

Dear Mr. Williams;

The purpose of this letter is to request an Administrative Variance to the Hillsborough County Transportation Technical Manual Typical Section 7 (TS-7, residential variant; Figure 1) per section 6.04.02.B of the Hillsborough County Land Development Code (LDC) to meet LDC Section 6.04.03.L existing facilities. This is requested for Bassa Street in association with the subject line rezoning application.

The applicant proposes a twenty-five (25) unit affordable housing community on a 5.66 AC parcel located at the northwest corner of North Street and Bassa Street. North St is classified as a collector road and Bassa St as a local road. Access is proposed on Bassa St with a second access that will connect to a proposed extension of 6th St on the west side of the property.

The ITE TripGen Web-Based App (using the ITE *Trip Generation Manual*, 11th Edition as Data Source) generates the following estimates of trip generation for the proposed development (ITE Code 210 – Single-Family Detached Housing):

- Average Daily Trips: 282
- AM Peak Hour Total Trips: 21
 - AM Peak Hour Inbound Trips: 5
 - AM Peak Hour Outbound Trips: 16

- PM Peak Hour Total Trips: 27
 - PM Peak Hour Inbound Trips: 17
 - PM Peak Hour Outbound Trips: 10

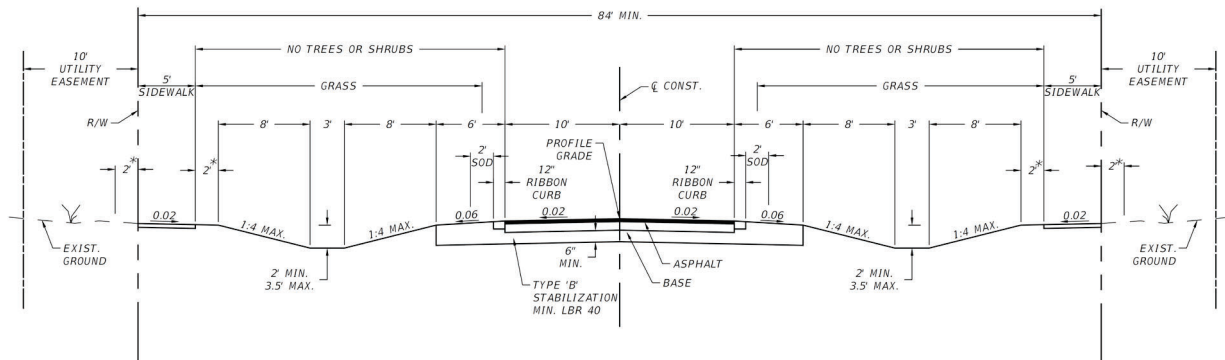


Figure 1 – Hillsborough County TTM TS-7

Below are variance criteria for the request to not upgrade Bassa St to the TS-7, residential variant.

Section 6.04.02.B lists the following criteria to be evaluated in consideration of a variance request:

- A. There is an unreasonable burden on the applicant
- B. The variance would not be detrimental to the public health, safety, and welfare
- C. Without the variance, reasonable access cannot be provided

A. There is an unreasonable burden on the applicant

Complying with LDC Section 6.04.03.L would require an additional 34 feet of right of way (Bassa St currently has 50 feet of right of way) and installation of curb, shoulders, and sidewalks along Bassa St. The existing 4-foot sidewalk along the west side of Bassa St is functional and provides adequate connections currently. Since there is not sufficient right of way to conform to the TS-7, we consider it infeasible to install ribbon curb and shoulders, particularly since they do not exist within any of the roadways in this network and do not affect the functionality of the roadway.

We believe that this presents an unreasonable burden to the applicant to be required to implement the TS-7, residential variant.

B. The variance would not be detrimental to the public health, safety, and welfare

A review of the last three years of crashes in Signal4Analytics (not included due to the sensitive information, available upon request), showed one crash occurring along Bassa St. However, upon review of the crash reports, it was incorrectly geolocated, occurring within the New Mauma

September 5, 2024
Hamptons at Wimauma
Administrative Variance – Bassa St

Page 3 of 4

Apartment Complex. There are therefore no crashes that would be prevented by the addition of ribbon curb as is required per TS-7 and none involving pedestrians.

Further, the appropriate typical section is TS-7, residential variant. The abutting roadways show sufficient pavement widths per this typical section and the clear zone is nominally 31 feet on the east side and 15 feet on the west side, based on field review, exceeding the 6-foot minimum requirement by the Florida Greenbook. Sidewalk is also present on at least one side of the roadway.

C. Without the variance, reasonable access cannot be provided

Without this variance, it unlikely that the applicant will be able to afford the improvements required to permit access to North St through the 6th St Extension or Bassa St. There is also no compliant roadway adjacent to the site that can be accessed directly. Therefore, no reasonable access can be provided without this variance.

September 5, 2024
Hamptons at Wimauma
Administrative Variance – Bassa St

We respectfully request approval of an LDC Section 6.04.02.B Administrative Variance to LDC Section 6.04.03.L for the above referenced project. Please feel free to call me if you have any questions regarding this application.

Attachments list:

1. Site Plan
2. Crash Report Results not included due to sensitive information, available upon request

Sincerely,

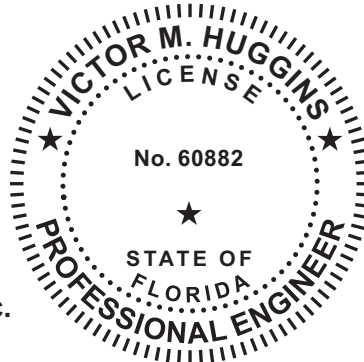


 Victor Huggins

 Digitally signed by Victor Huggins
 DN: cn=Victor Huggins,
 o=Landis Evans + Partners, Inc., c=US
 Reason: I have reviewed this document
 Date: 2024.09.05 11:27:14-0400

09/05/2024

Landis Evans + Partners, Inc.
 Victor Huggins, P.E.
 VP of Land Development Production
 PE #60882



Victor M Huggins State of Florida, Professional Engineer, License No. 60882 This item has been digitally signed and sealed by Victor M Huggins on the date indicated adjacent to the seal; Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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

- _____ Disapproved
- _____ Approved with Conditions
- _____ Approved

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

Notice: Consistent with Section 6.04.02.B.8 of the LDC, the results of this variance application may be appealed, as further described in Section 10.05.01 of the LDC, to the Land Use Hearing Officer within 30 calendar days of the date of the above action.

Ratliff, James

From: Williams, Michael
Sent: Friday, September 6, 2024 3:54 PM
To: Victor Huggins
Cc: Tirado, Sheida; Jessica Kowal; Follin, Jared; Ratliff, James; De Leon, Eleonor; PW-CEIntake
Subject: FW: RZ PD 24-0679 - Administrative Variances and Design Exception Reviews
Attachments: 24-0679 AVAd 09-05-24_1.pdf; 24-0679 AVAd 09-05-24_2.pdf; 24-0679 AVAd 09-05-24_3.pdf; 24-0679 DEAd 09-05-24_3.pdf; 24-0679 DEAd 09-05-24_4.pdf

Victor,

I have found the attached four Section 6.04.02.B. Administrative Variances (AV) and one Design Exception (DE) for PD 24-0679 APPROVABLE.

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

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

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

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

Mike

Michael J. Williams, P.E.

Director, Development Review

County Engineer

Development Services Department

P: (813) 307-1851

M: (813) 614-2190

E: Williamsm@HCFL.gov

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

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

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Thursday, September 5, 2024 8:20 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: De Leon, Eleonor <DeLeonE@hcfl.gov>
Subject: RZ PD 24-0679 - Administrative Variances and Design Exception Reviews

Hello Mike,

Thea attached AVs and DEs are approvable to me, please include the following people in your response email:

vhuggins@landisevans.com
jkowal@landisevans.com
follinj@hcfl.gov
ratliffja@hcfl.gov

Best Regards,

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

P: (813) 276-8364
E: tirados@hcfl.gov
W: HCFLGov.net

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

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

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



**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at deleone@HCFL.gov or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	<input type="checkbox"/> Section 6.04.02.B. Administrative Variance <input checked="" type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)		
Submittal Type (check one)	<input type="checkbox"/> New Request	<input checked="" type="checkbox"/> Revised Request	<input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input type="checkbox"/> 1.	<input type="checkbox"/> 2.	<input checked="" type="checkbox"/> 5. Internal Roadway
<p>Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>			
Project Name/ Phase	Hamptons at Wimauma		
<p>Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>			
Folio Number(s)	79403.0000		
	<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers		
<p>Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").</p>			
Name of Person Submitting Request	Jessica Kowal		
<p>Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.</p>			
Current Property Zoning Designation	RMC-6		
<p>Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.</p>			
Pending Zoning Application Number	RZ-PD 24-0679		
<p>Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>			
Related Project Identification Number (Site/Subdivision Application Number)	N/A		
<p>Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>			



September 5, 2024

Mr. Michael J. Williams, P.E.
Hillsborough County Engineer
601 E. Kennedy Boulevard
20th Floor
Tampa, Florida 33602

**Re: Hamptons at Wimauma
 Design Exception – Internal Roadway
 Folio No. 79403.0000
 Zoning Case No. RZ-PD 24-0679**

Dear Mr. Williams;

The purpose of this letter is to request a Design Exception to the Hillsborough County Transportation Technical Manual (TTM), Typical Section (TS) 3 (see Figure 1), as a part of LDC Section 6.04.03.L (existing facilities) for a portion of our development's internal roadway in association with the subject line development. This is being submitted as a part of a Planned Development Rezoning application.

The applicant proposes a twenty-five (25) unit affordable housing community on a 5.66 AC parcel located at the northwest corner of North Street and Bassa Street. North St is classified as a collector road and Bassa St as a local road. Access is proposed on Bassa St with a second access that will connect to a proposed extension of 6th St on the west side of the property.

The ITE TripGen Web-Based App (using the ITE *Trip Generation Manual*, 11th Edition as Data Source) generates the following estimates of trip generation for the proposed development (ITE Code 210 – Single-Family Detached Housing):

- Average Daily Trips: 282
- AM Peak Hour Total Trips: 21

- AM Peak Hour Inbound Trips: 5
- AM Peak Hour Outbound Trips: 16
- PM Peak Hour Total Trips: 27
 - PM Peak Hour Inbound Trips: 17
 - PM Peak Hour Outbound Trips: 10

This Design Exception is to modify TS-3 for the installation of 207 linear feet of a segment of roadway internal to our development. Figure 2 displays the proposed TS-3 modification, and the following section outlines the exceptions requested.

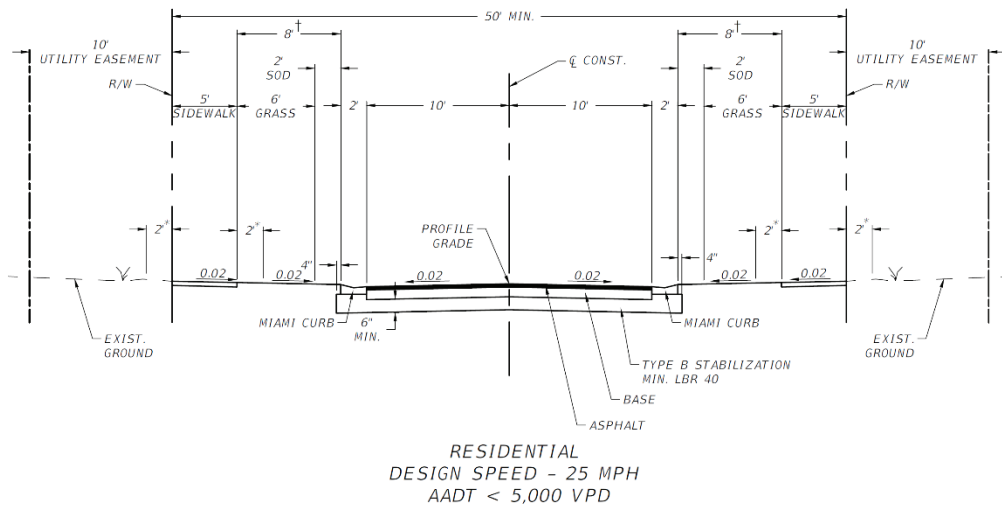


Figure 1 – Hillsborough County TTM TS-3

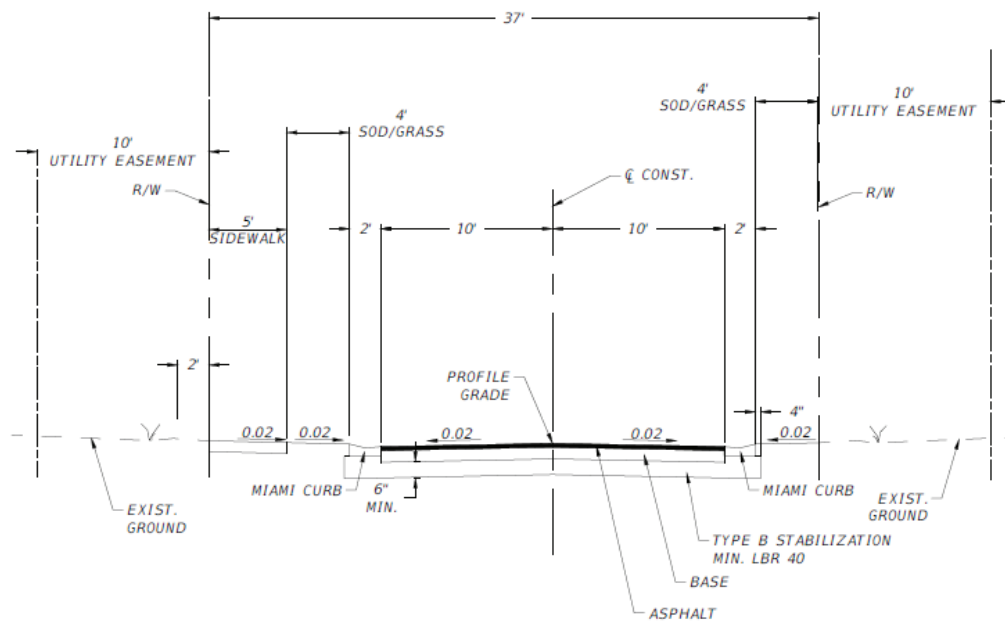


Figure 2 – Proposed Modification to Hillsborough County TTM TS-3

The following exceptions are requested for the proposed development roadway:

1. Reduce the required right of way width to 37 feet of right of way for 207 linear feet of our internal roadway TS-3 requires 50 feet of right of way.
2. Install a 5-foot sidewalk along the southern side of the proposed 37-foot right of way for 207 linear feet – TS-3 requires 5 feet of sidewalk on both sides of the road.

The justification for this Design Exception is as follows:

1. Without the requested reduction in right of way for these 207 linear feet, the development will not be able to meet the minimum density requirements as required by being located within the Urban Service Area. The 207-foot linear section we are requesting a reduction in right of way for serves 4 units, which is more indicative of an alley way rather than a roadway. However, the development's connection to North St through the Scarboro St/6th St Extension, prevents this roadway from functioning as an alley way that only serves the 4 noted lots. The modified typical section and reduced right of way width will still adequately accommodate vehicular traffic and include pedestrian connectivity to the transportation network while providing proper separation for pedestrians from vehicles. Our internal roadways will be privately owned and maintained by the subsequently established homeowner's association (HOA).
2. There is not enough right of way proposed (per previous justification) to install sidewalks on both sides of the road. However, the proposed 5-foot sidewalk along the south side of this internal roadway connects to all adjacent sidewalks on Scarboro St/6th St Extension, North St, and the other internal sidewalks that subsequently connect to Bassa St. All lots within our proposed development will have pedestrian access and will provide pedestrian connections to complete the pedestrian network in the adjacent area.
3. As noted above, the proposed subdivision is an affordable housing community. In compliance with LDC Section 6.02.08.C sidewalks are to be constructed on each side of internal subdivision streets except as noted in Sec. 6.02.08.C.3 for affordable housing developments, "where sidewalks are required on only one side of the internal subdivision streets."

September 5, 2024
Hamptons at Wimauma
Design Exception – Internal Roadway

We respectfully request approval of this Design Exception. Please feel free to call me if you have any questions regarding this application.

Attachments list:

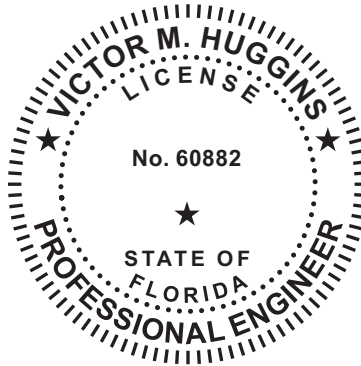
- 1. Site Plan

Sincerely,


Victor Huggins
Digitally signed by Victor Huggins
DN: cn=Victor Huggins,
o=Qualifier=AD1410D00000187E24A1728000B920B,
ou=LANDIS EVANS AND PARTNERS INC., c=US
Reason: I have reviewed this document
Date: 2024.09.05 11:29:46-04'00'

09/05/2024

Landis Evans + Partners, Inc.
Victor Huggins, P.E. | PE #60882
VP of Land Development Production



Victor M Huggins State of Florida, Professional Engineer, License No. 60882 This item has been digitally signed and sealed by Victor M Huggins on the date indicated adjacent to the seal; Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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

- _____ Disapproved
- _____ Approved with Conditions
- _____ Approved

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

Ratliff, James

From: Tirado, Sheida
Sent: Tuesday, September 10, 2024 11:41 AM
To: Victor Huggins; Williams, Michael
Cc: Jessica Kowal; Follin, Jared; Ratliff, James; De Leon, Eleonor; PW-CEIntake
Subject: RE: RZ PD 24-0679 - Administrative Variances and Design Exception Reviews
Attachments: 24-0679 AVAd 09-05-24_1.pdf; 24-0679 AVAd 09-05-24_2.pdf; 24-0679 AVAd 09-05-24_3.pdf; 24-0679 DEAd 09-05-24_3.pdf; 24-0679 DEAd 09-10-24_4.pdf

Hello Victor,

Resending Mr. Williams Approvable email to correct a clerical error with one of the files.

Best Regards,

Sheida L. Tirado, PE

Transportation Review Manager

Development Services Department

E: TiradoS@HCFL.gov

P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602

HCFL.gov

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

Hillsborough County Florida

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

From: Williams, Michael <WilliamsM@hcfl.gov>
Sent: Friday, September 6, 2024 3:54 PM
To: Victor Huggins <vhuggins@landisevans.com>
Cc: Tirado, Sheida <TiradoS@hcfl.gov>; Jessica Kowal <jkowal@landisevans.com>; Follin, Jared <FollinJ@hcfl.gov>; Ratliff, James <RatliffJa@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>; PW-CEIntake <PW-CEIntake@hcfl.gov>
Subject: FW: RZ PD 24-0679 - Administrative Variances and Design Exception Reviews

Victor,

I have found the attached four Section 6.04.02.B. Administrative Variances (AV) and one Design Exception (DE) for PD 24-0679 APPROVABLE.

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

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I

will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

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

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

Mike

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

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HCFL.gov
W: HCFLGov.net

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

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

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

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Thursday, September 5, 2024 8:20 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: De Leon, Eleonor <DeLeonE@hcfl.gov>
Subject: RZ PD 24-0679 - Administrative Variances and Design Exception Reviews

Hello Mike,

Thea attached AVs and DEs are approvable to me, please include the following people in your response email:

vhuggins@landisevans.com
jkowal@landisevans.com
follinj@hcfl.gov
ratliffja@hcfl.gov

Best Regards,

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

P: (813) 276-8364

E: tirados@hcf.gov

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

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



**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at deleone@HCFL.gov or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	<input type="checkbox"/> Section 6.04.02.B. Administrative Variance <input checked="" type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)		
Submittal Type (check one)	<input type="checkbox"/> New Request	<input checked="" type="checkbox"/> Revised Request	<input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input type="checkbox"/> 1.	<input checked="" type="checkbox"/> 4. 6th Street Extension - Substandard Road	<input type="checkbox"/> 5.
	<input type="checkbox"/> 2.		<input type="checkbox"/> 6.
<p>Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>			
Project Name/ Phase	Hamptons at Wimauma		
<p>Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>			
Folio Number(s)	79403.0000		
	<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers		
<p>Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").</p>			
Name of Person Submitting Request	Jessica Kowal		
<p>Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.</p>			
Current Property Zoning Designation	RMC-6		
<p>Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.</p>			
Pending Zoning Application Number	RZ-PD 24-0679		
<p>Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>			
Related Project Identification Number (Site/Subdivision Application Number)	N/A		
<p>Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>			



September 5, 2024

Mr. Michael J. Williams, P.E.
Hillsborough County Engineer
601 E. Kennedy Boulevard
20th Floor
Tampa, Florida 33602

Re: Hamptons at Wimauma
Design Exception – Scarboro St/6th St Extension
Folio No. 79403.0000
Zoning Case No. RZ-PD 24-0679

Dear Mr. Williams;

The purpose of this letter is to request a Design Exception to the Hillsborough County Transportation Technical Manual (TTM), Typical Section (TS) 3 (see Figure 1), as a part of LDC Section 6.04.03.L (existing facilities) for the unimproved portion of 6th St, north of North St, in association with the subject development. This is being submitted as a part of a Planned Development Rezoning application.

The applicant proposes a twenty-five (25) unit affordable housing community on a 5.66 AC parcel located at the northwest corner of North St and Bassa St. North St is classified as a collector road and Bassa St as a local road. Access is proposed on Bassa St with a second access that will connect to a proposed extension of 6th St on the west side of the property.

The ITE TripGen Web-Based App (using the ITE *Trip Generation Manual*, 11th Edition as Data Source) generates the following estimates of trip generation for the proposed development (ITE Code 210 – Single-Family Detached Housing):

- Average Daily Trips: 282
- AM Peak Hour Total Trips: 21
 - AM Peak Hour Inbound Trips: 5
 - AM Peak Hour Outbound Trips: 16

- PM Peak Hour Total Trips: 27
 - PM Peak Hour Inbound Trips: 17
 - PM Peak Hour Outbound Trips: 10

This Design Exception is to modify TS-3 for the improvement of the 6th Street Extension, identified as the continuation of a local roadway. Figure 2 displays the proposed TS-3 modification, and the following section outlines the exceptions requested.

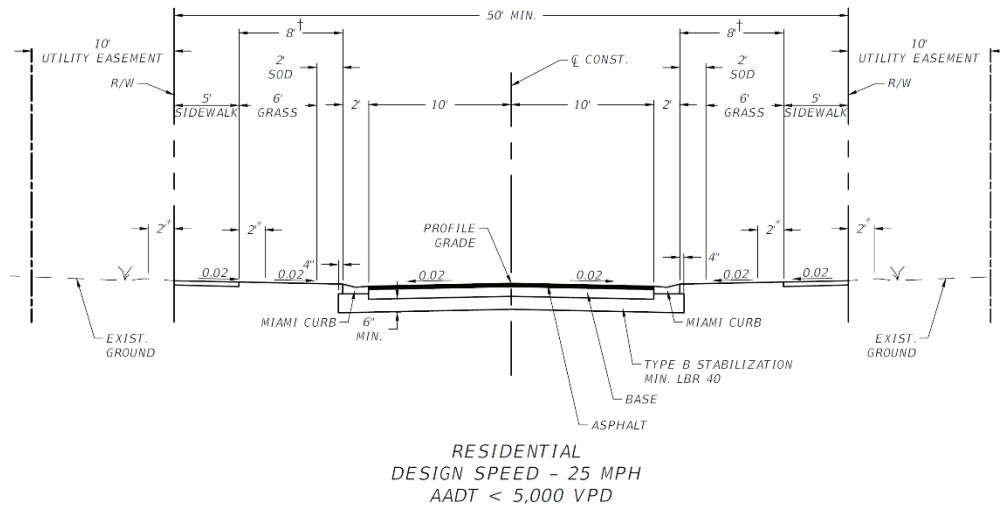


Figure 1 – Hillsborough County TTM TS-3

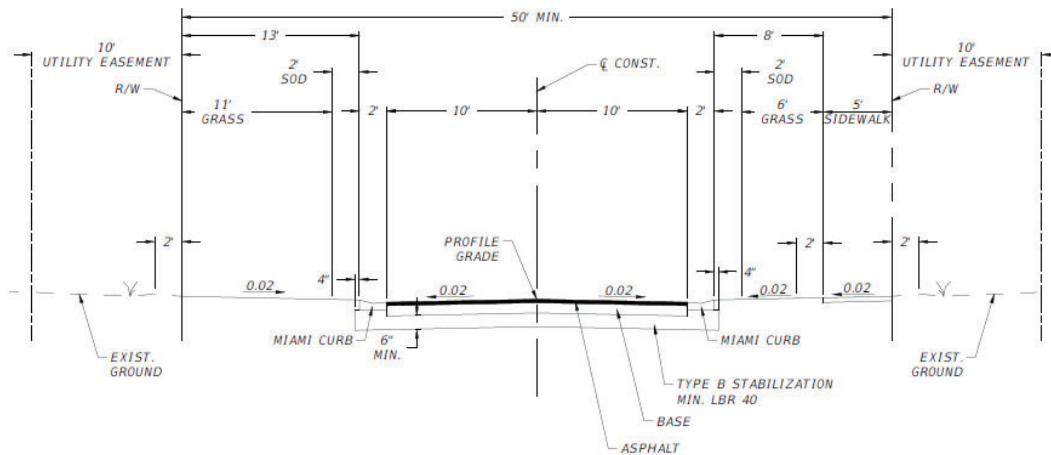


Figure 2 – Proposed Modification to Hillsborough County TTM TS-3

The following exceptions are requested for the proposed development roadway:

1. Provide 5-foot sidewalk on east side along property frontage with no western sidewalk – TS-3 indicates 5-foot sidewalks required on both sides of the road.

The justification for this Design Exception is as follows:

1. This segment of 6th St is currently unimproved with 70 feet of right of way and abuts conservation lands (ELAPP) to the west. As this ELAPP land will not be developed, the required sidewalk on the west would not serve as a pedestrian connection to public lands nor would it serve existing or proposed developments. Additionally, since this segment of 6th Street does not qualify for public maintenance according to Mobility Policy 4.1.4, this segment will be required to be maintained by the homeowner's association. To maintain the existing alignment of Scarboro St/6th St south of North St, this 5-foot-wide sidewalk area will be dedicated to Hillsborough County.

The existing sidewalks along Bassa St, 5th St, and 6th St together with this development's proposed sidewalks along North St (north) and this extension of 6th St (east), the pedestrian network is made complete for the surrounding area. See Figure 3 below. We consider this proposal meets the intent of the Code by providing for safe pedestrian circulation.



Figure 3 – Existing & Proposed Pedestrian Network Surrounding the Subject Site

September 5, 2024
Hamptons at Wimauma
Design Exception – Scarboro St/6th St Extension

We respectfully request approval of this Design Exception. Please feel free to call me if you have any questions regarding this application.

Attachments list:

1. Site Plan
2. Crash Report Results not included due to sensitive information, available upon request

Sincerely,



Digitally signed by Victor Huggins
DN: cn=Victor Huggins,
o=Qualifer-A0114102000018FE344172020081020B,
ou=LANDIS EVANS AND PARTNERS INC., c=US
Reason: I have reviewed this document
Date: 2024.09.10 09:18:00-0400

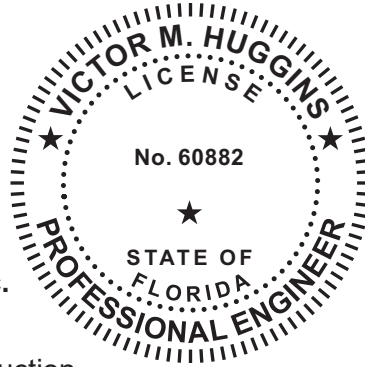
09/10/2024

Landis Evans + Partners, Inc.

Victor Huggins, P.E.

VP of Land Development Production

PE #60882



Victor M Huggins State of Florida, Professional Engineer, License No. 60882 This item has been digitally signed and sealed by Victor M Huggins on the date indicated adjacent to the seal; Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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

- _____ Disapproved
- _____ Approved with Conditions
- _____ Approved

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

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
North St.	County Collector - 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
Bassa St.	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
6 th St. (Unimproved Right-of-Way)	County Unimproved	0 Lanes (Future 2 Lanes) <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other – New Road Extension
	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	186	11	15
Proposed	282	21	27
Difference (+/-)	(+) 96	(+) 10	(+) 12

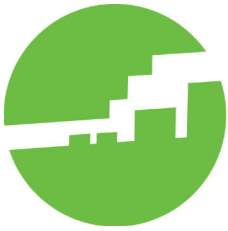
*Trips reported are based on net new external trips unless otherwise noted.

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

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Bassa St./ Substandard Road	Administrative Variance Requested	Approvable
5 th St./ Substandard Road	Administrative Variance Requested	Approvable
North St./ Substandard Road	Administrative Variance Requested	Approvable
New Internal Road Segment/ Typical Section	Design Exception Requested	Approvable
6 th St. Extension/ Typical Section	Design Exception Requested	Approvable
Notes:		

Transportation Comment Sheet

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



**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: September 16, 2024 Report Prepared: September 5, 2024	Case Number: PD 24-0679 Folio(s): 79403.0000 General Location: North of State Road 674, west of Edina Street, east of West Lake Drive, south of Balm Road
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-6 (6 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan(s)	Wimauma Village
Rezoning Request	RMC-6 to Planned Development (PD) to allow for 25 dwelling units
Parcel Size	+/- 5.66 acres
Street Functional Classification	State Road 674 - State Principal Arterial Edina Street- Local West Lake Drive- County Collector Balm Road- County Arterial
Commercial Locational Criteria	Not applicable
Evacuation Area	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-6	RMC-6	Vacant
North	Residential-9	RMC-9	Multi-Family
South	Residential-6	RSC-6	Heavy Commercial/Single Family
East	Residential-6	AR	Public/Quasi-Public
West	Residential-6	PD	Public/Quasi-Public

Staff Analysis of Goals, Objectives and Policies:

The 5.66-acre site is located north of State Road 674, west of Edina Street, east of West Lake Drive, and south of Balm Road. It is located in the Residential-6 Future Land Use Category, which allows for the consideration of residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Non-residential uses shall meet established locational criteria for specific land use. The site is in the Urban Service Area and within the limits of the Wimauma Village Community Plan.

The intent of the Residential-6 Future Land Use Category is to designate areas that are suitable for low density residential development. In addition, suburban scale neighborhood commercial, office and mixed-use projects serving the area may be permitted subject to the Goals, Objectives and Policies of the Land Use Element and applicable development regulations. The applicant is requesting to rezone the property from Residential, Multi-Family Conventional-6 (RMC-6) to Planned Development (PD) to allow development of 25 single-family detached lots.

To ensure that it is consistent with Objective 8 and Policy 8.3 of the FLUE, with an allowable density of 6 dwelling units per gross acre and +/- 5.66 acres, up to 33 dwelling units may be considered at this location. Per FLUE Policy 1.2, a minimum of 24 dwelling units may be considered at this location.

The subject site is in the Urban Service Area where, according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean 'the same as.' Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The proposal meets the intent of the Neighborhood Protection policies outlined

in Future Land Use (FLUE) Objective 16 that require new development to be compatible with the surrounding neighborhood (FLUE Policies 16.1, 16.2, 16.3, and 16.10). Goal 12 and Objective 12-1 of the Community Design Component (CDC) of the FLUE require new developments to recognize the existing community and be designed to relate to and be compatible with the predominant character of the surrounding area. In this case, the surrounding land use pattern is multi-family, single family, public/quasi-public, and a portion of the site to the south is designated heavy commercial. The applicant has proposed to add buffering and screening along with corner setback on the subject site. The Planned Development will complement the surrounding area.

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

The proposed Planned Development meets the intent of the Wimauma Village Community Plan specifically the Downtown Center district of the Community Plan. The Plan encourages higher density residential development. Residential uses are encouraged including single-family attached and detached homes according to the Livable Communities Element.

Recommendation

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

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

FUTURE LAND USE ELEMENT

Urban Service Area

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.

Land Use Categories

Objective 8: *The Future Land Use Map will include Land Use Categories which outline the maximum level of intensity or density and range of permitted land uses allowed and planned for an area. A table of the land use categories and description of each category can be found in Appendix A.*

Policy 8.3: *Calculating Density: Densities are applied on a gross residential acreage basis which means that each development proposal is considered as a "project". Only those lands specifically within a project's boundaries may be used for calculating any density credits. Acreage dedicated to commercial, office and industrial land uses that fall within a project's boundaries are excluded.*

Relationship to Land Development Regulations

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

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

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

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: locational criteria for the placement of non-residential uses as identified in this Plan, limiting commercial development in residential land use categories to neighborhood scale; 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 16.10: 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.

Community Design Component (CDC)

4.3 COMMERCIAL CHARACTER

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

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

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

7.0 SITE DESIGN

7.1 DEVELOPMENT PATTERN

LIVABLE COMMUNITIES ELEMENT: WIMAUMA VILLAGE COMMUNITY PLAN

Downtown Center Context:

- Residential uses are encouraged including single-family attached and detached homes
- The Downtown Center encourages a range of uses, which should be compact and contain both attached and detached buildings. The residential character hosts a mix of housing types including single family attached and detached homes and multi-family units. Homes located in the Downtown Center zone are normally set back from the front property line to allow a front yard with a porch or stoop; lots often have private rear yards. The Downtown Center encourages higher density residential with some retail services and office uses meeting locational criteria. This functions as a transition between Downtown Residential and suburban residential neighborhoods, and Main Street uses.
- Gated subdivisions will not be permitted in order to foster an economically integrated community

