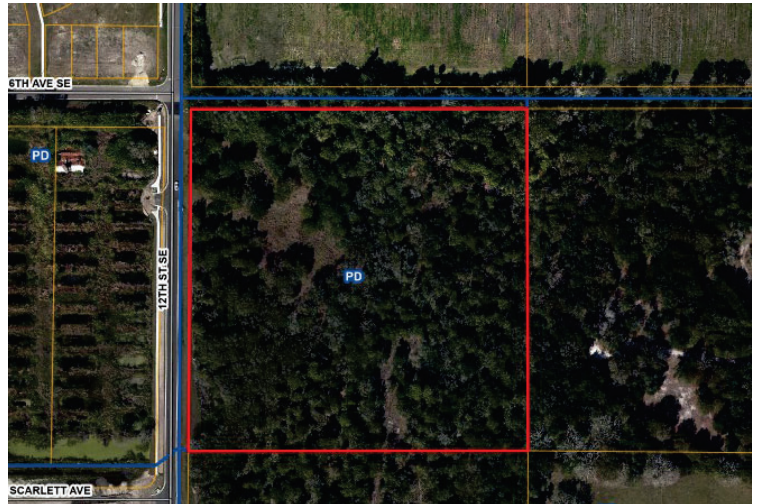




1.0 APPLICATION SUMMARY

Applicant: Eisenhower Property Group, LLC
 FLU Category: RES-4
 Service Area: Urban
 Site Acreage: 9.7
 Community Plan Area: Ruskin
 Overlay: None
 Request: Add an access connection on 12th Street SE.



Existing Approvals:

- Up to 27 single family homes (maximum of 4 DU/Ac). Subject to the Ruskin Neighborhood Character Review Guidelines.
- Lots along 12th Street SE are oriented fronting said street.
- The subject PD has vehicular access from the adjacent PD to the south and east.

Proposed Modification(s):

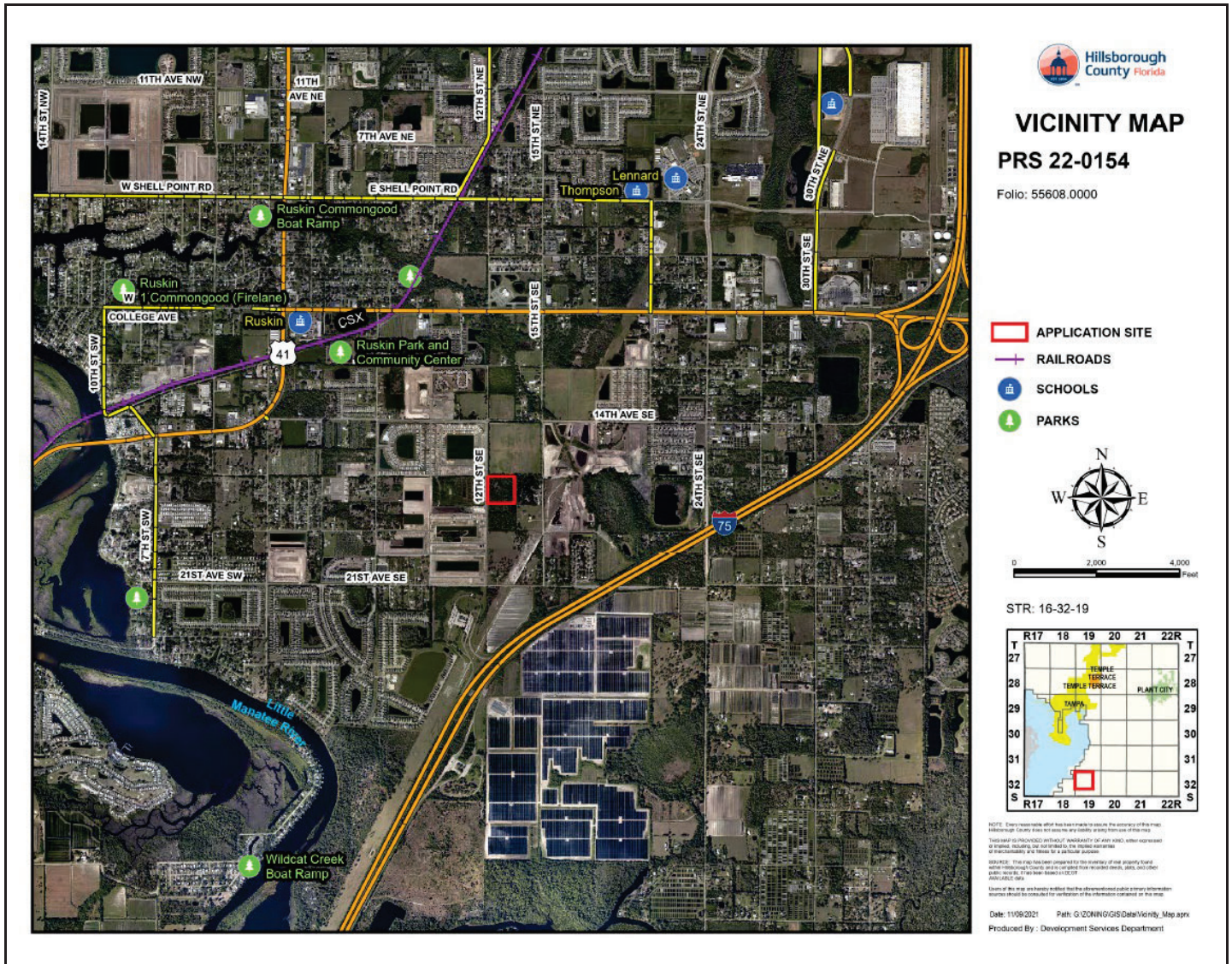
- Add an access connection to 12th Street SE.
- By adding the access on 12th Street SE, the orientation of the lots along the street will change and front yards functioning as a side yards would be located along the street.

Additional Information:

PD Variations	None
Waiver(s) to the Land Development Code	None
Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Supportable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

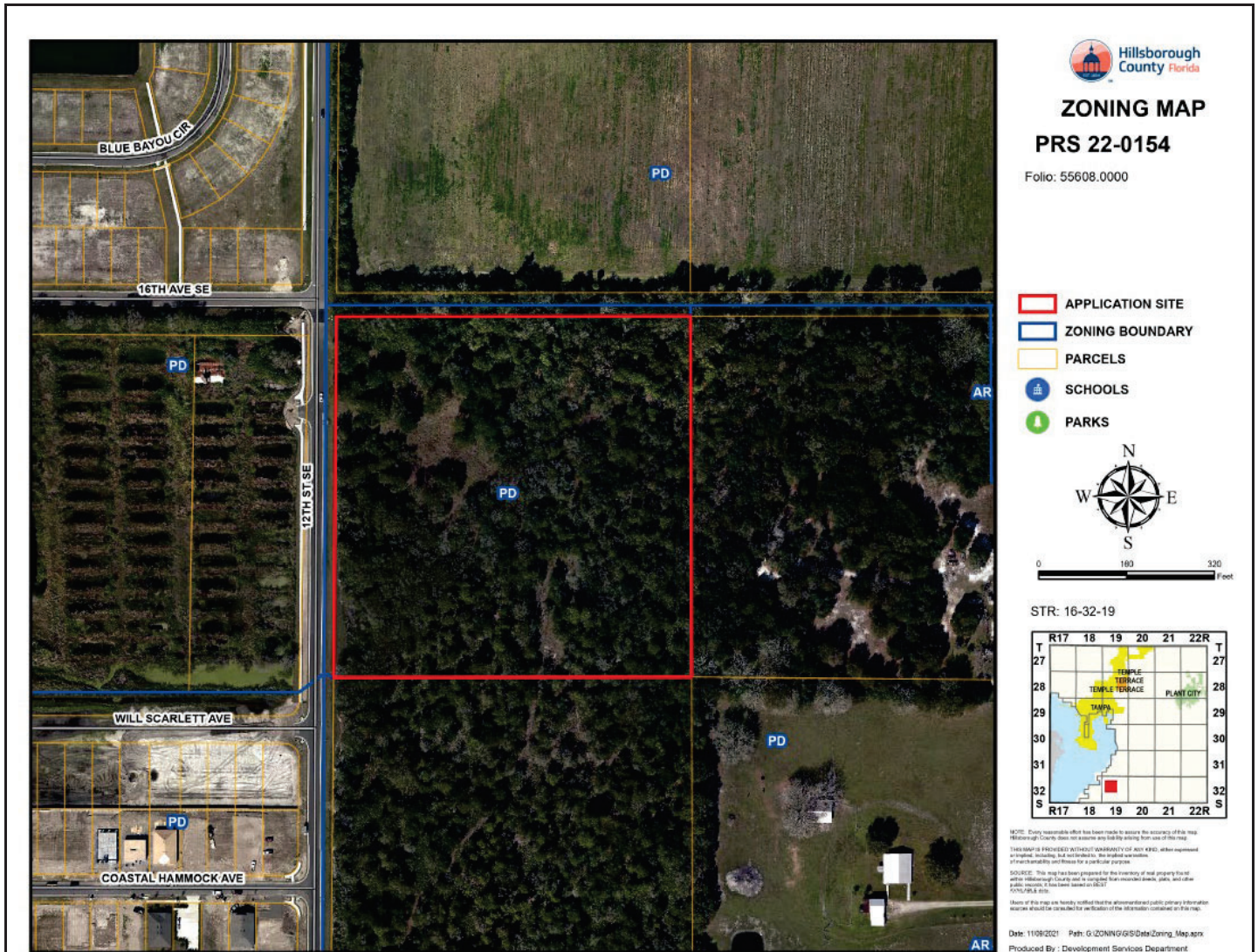


Context of Surrounding Area:

Surrounding parcels consists of Planned Development approved for residential single family uses. Lands to the north, east and south are vacant but have approvals for single family homes. Other nearby areas are being developed with residential subdivisions. College Avenue is located $\frac{3}{4}$ miles north of the site.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map

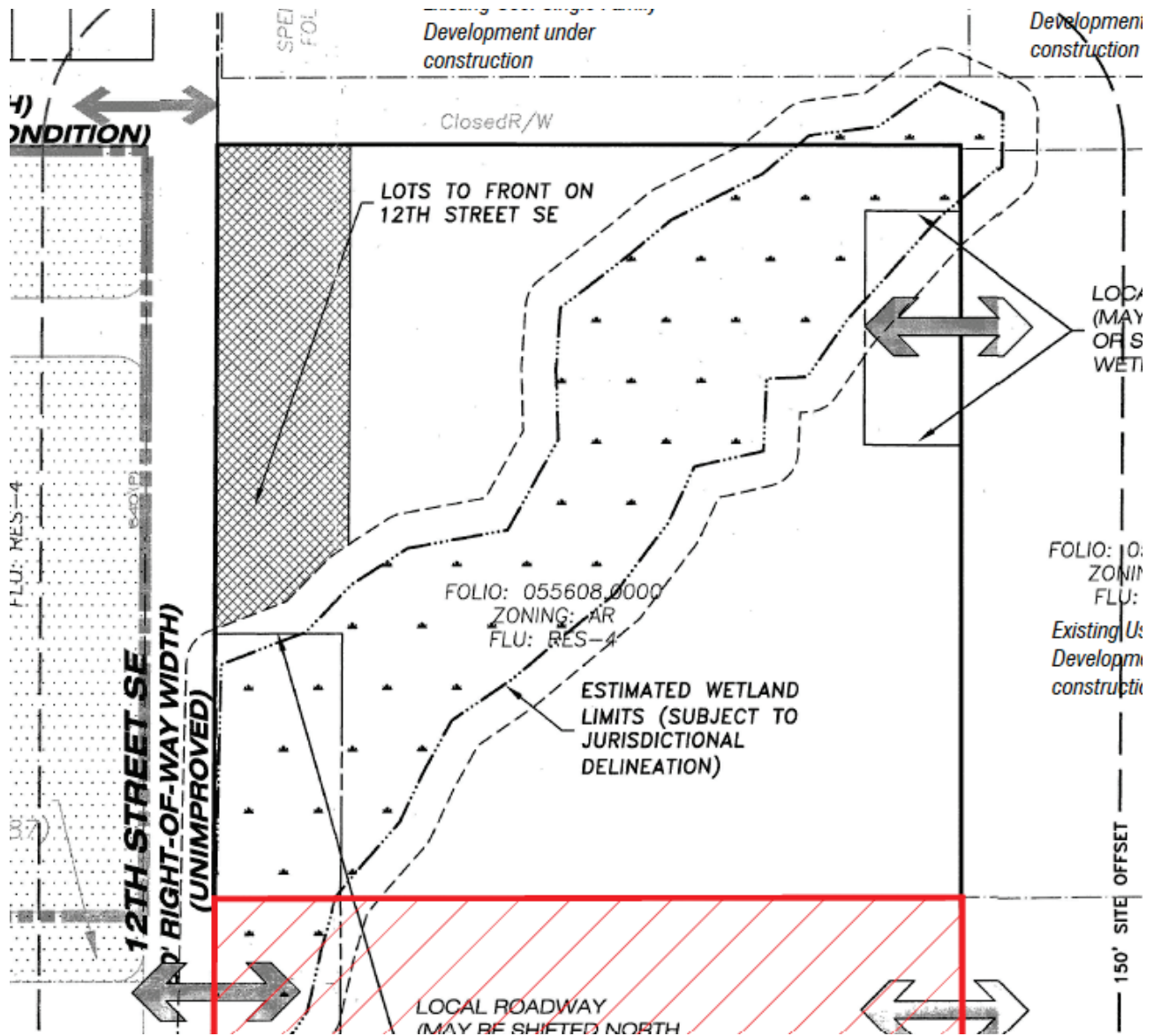


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 07-0426	4 Du/Ac	Residential SF, Detached	Vacant
South	PD 21-0315	4 Du/Ac	Residential SF, Detached	Vacant
East	PD 21-0315	4 Du/Ac	Residential SF, Detached	Vacant
West	PD 05-0088	4 Du/Ac	Residential SF, Detached	Vacant

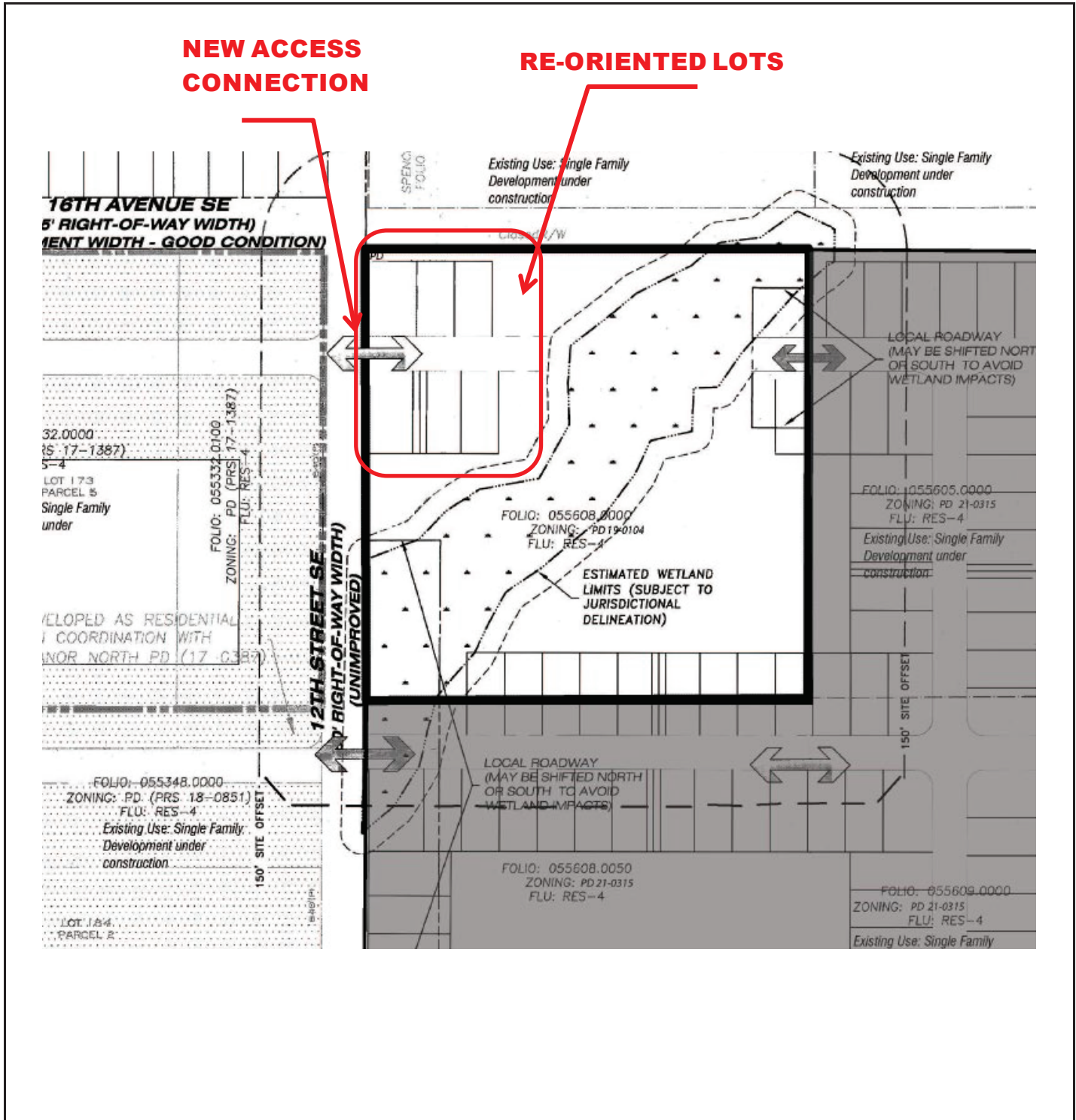
2.0 LAND USE MAP SET AND SUMMARY DATA

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



2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 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
12 th Street SE	County Local - Urban	2 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			
Proposed			
Difference (+/-)			

*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	Choose an item.	Choose an item.
South		None	Choose an item.	Choose an item.
East		Vehicular & Pedestrian	Choose an item.	Meets LDC
West	X	Choose an item.	Choose an item.	Meets LDC

Notes: N/A

Design Exception/Administrative Variance ☒ Not applicable for this request

Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.

Notes: N/A

4.0 Additional Site Information & Agency Comments Summary

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

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Hillsborough County School Board Adequate <input 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 type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Surrounding districts are zoned for residential uses. Other parcels in the vicinity consist of agricultural and residential uses. Residential neighborhoods developed in the vicinity of the subject site are approved today for residential uses with similar lot development standards as the subject PD.

PD 19-0104 was most recently modified by PRS 21-0619 to remove acreage (southern portion). The PD was reduced to almost half in size and the acreage removed is now part of PD 21-0315. The subject PD is being planned as a unified subdivision with the adjacent PD east and south of the site. PD 19-0104 will still meet the requirements found in the Land Development Code (LDC) Part 3.22.00 (Ruskin Community Character Guidelines) and no deviation from the Neighborhood Character Review Guidelines is being requested. The PD would also remain consistent with the Ruskin Community Plan of the Hillsborough Comprehensive Plan. Residential density will stay below the maximum allowed, which is 4 DU/Ac.

The project today is approved with lots fronting existing public roadways to the west, (12th Street SE). These lots would have their driveways directly accessing 12th Street SE, which is a local road. The applicant requests to add a connection (internal street) from 12th Street SE to access the proposed lots at the NW corner of the PD. This new proposed street layout would re-orient the lots, fronting internal to the project, but providing a front yard functioning as a side yard along 12th Street SE. According to the narrative, this reconfiguration is needed due to utility and stormwater pipe conflicts; this utility conflict results in infeasibility for frontage directly on 12th Street SE in this location of the street. An 18-inch water line and a 54-inch drainage pipe were constructed approximately 3 feet below grade since the time of approval of PD 19-0104. Additionally, the applicant states that the proposed minor modification eliminates certain conceptual site circulation options of the original PD. The subject site, as well as directly adjacent and contiguous parcels, have been fully aggregated together in a master plan, which has created a more orderly overall subdivision layout. Although this resulting layout slightly differs from prior concepts, it is consistent with the intent of the in-sets and build-out options. The adjacent streets and lots interconnect seamlessly with adjacent parcels, which ensures that the grid network for the Ruskin area is fully embraced by this project.

The new street connection would align to a road approved in the PD to the west (PD 05-0088). Additionally, the proposed lots located along 12th Street SE would have a similar placement to those approved in PD 05-0088, with front yards functioning as side yards along 12th Street SE. The PD will maintain lots with driveways accessing public roadways along the south PD boundaries. The site will also maintain interconnectivity to the adjacent sites, south and east. The request to add a vehicular access and re-orient lots on 12th Street SE do not affect the integrity of the PD and would maintain existing entitlements. The number of units will be limited to the maximum allowable density as approved today and available upland acreage and no additional units are being requested. The proposed configuration of the lots is compatible with nearby approved PDs and residential development pattern. Residential projects in the area have a mix of lots fronting existing public streets as well as planned future local streets. Condition #9 is being amended to allow a new street connection to 12th Street SE, located as indicated on the PD Site Plan. Based on these considerations, staff recommends approval with conditions.

5.2 Recommendation

Approvable, Subject to Conditions.

APPROVAL - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted ~~June 24, 2021~~ December 28, 2021.

1. The project shall be developed with up to 27 single-family conventional detached residential units at a maximum density of 4 DU/acre.

2. Development standards shall be as follows:


Minimum lot area:	6,000 square feet*
Minimum lot width	55 feet; 20% of lots: At least 60 feet
Maximum building height	35 feet
Minimum front yard setback	20 feet, except for front yards functioning as side yards, the minimum front yard setback shall be 10 feet except for garages shall be setback a minimum of 20 feet.
Minimum side yard setback	5 feet
Minimum rear yard setback	15 feet*
Maximum lot coverage	50 percent

*A minimum 20-foot rear setback shall be provided for lots abutting properties currently zoned AR along the eastern PD boundary. However, if at the time of preliminary plat the adjacent properties to the south east are rezoned and approved to allow a minimum lot size of 7,000 square feet or less, rear yard setbacks may be reduced to a minimum of 15 feet.

3. The project shall meet the requirements for Community Gathering Places as required by the Land Development Code (LDC), Section 6.02.18.
4. Design features such as gates and walls that isolate or segregate development from the community shall not be permitted.
5. All internal project roads shall be public roads.
6. Along the south common boundary of the PD, adjacent to PD 21-0315, residential units shall be permitted and partially located in both the subject PD and the adjacent PD (PD 21-0315) as part of a unified plan of development. The entitlements for these units shall be assigned from either the subject PD or the adjacent PD.
 - 6.1 The Preliminary Plat / Plan for the affected portion of the site shall indicate the type of residential units proposed and the PD from which the units are being counted as part of a unified plan of development with the portion of the project located within PD 21-0315.
 - 6.2 Cross access shall be allowed along the entire south common PD boundary between the subject PD and the area within PD 21-0315.
7. Notwithstanding anything shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundary.
8. The applicant shall construct 5-foot sidewalks along all roadways internal and adjacent to the development.

9. As shown on the PD site plan, ~~certain lots fronting 12th Street SE shall take one~~ access from 12th Street SE shall be permitted. All other lots will be accessed through roadway stubouts to be constructed by PD 21-0315, i.e via an access connection to the adjacent eastern parcel (folio# 55605.000) and an access connection to the adjacent southern parcel (folio# 55608.0050).
11. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
12. The construction and location of any proposed wetland impacts are not approved by this correspondence rezoning, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
13. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
14. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
15. 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.
16. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

Zoning Administrator Sign Off:


 J. Brian Grady
 Thu Dec 23 2021 15:07:10

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.

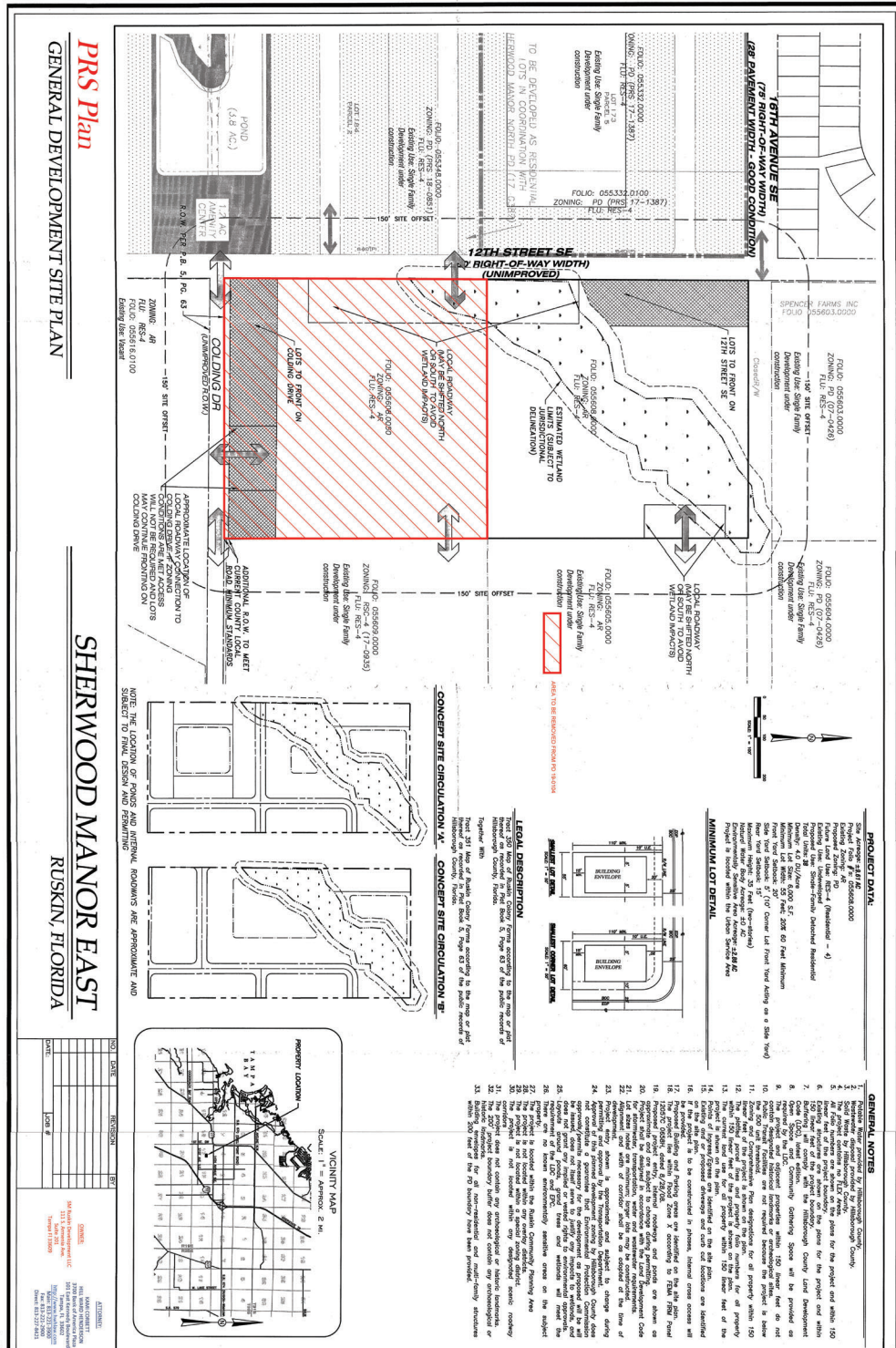
7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Subject site. 12th Street SE.



8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



PRS Plan
GENERAL DE

GENERAL DEVELOPMENT SITE PLAN

SHERWOOD MANOR EAST
RUSKIN, FLORIDA

RUSKIN, FLORIDA



APPLICATION NUMBER: PRS 22-0154

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: January 13, 2021

Case Reviewer: Israel Monsanto

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Alex Steady, Senior Planner
PLANNING AREA/SECTOR: Southshore/South

DATE: 12/28/2021
AGENCY/DEPT: Transportation
PETITION NO: PRS 22-0154

<input type="checkbox"/>	This agency has no comments.
<input checked="" type="checkbox"/>	This agency has no objection.
<input type="checkbox"/>	This agency has no objection, subject to the listed or attached conditions.
<input type="checkbox"/>	This agency objects for the reasons set forth below.

REPORT SUMMARY AND CONCLUSIONS

- The applicant is requesting a Personal Appearance (PRS) to modify Planned Development (PD) 19-0104 to reconfigure the location of the proposed single family-dwelling unit lots in the northwest corner of the subject folio.
- Transportation Review Section staff has no objection to this request.

REVISED CONDITION OF APPROVAL

Revised Condition

9. As shown on the PD site plan, ~~certain lots fronting 12th Street SE shall take one~~ access from 12th Street SE shall be permitted. All other lots will be accessed through roadway stubouts to be constructed by PD 21-0315, i.e via an access connection to the adjacent eastern parcel (folio# 55605.000) and an access connection to the adjacent southern parcel (folio# 55608.0050).

[PRS 22-0154 proposes a single access on 12th Street SE.]

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a Personal Appearance (PRS) to modify Planned Development (PD) 19-0104 to reconfigure the location of the proposed single family-dwelling unit lots in the northwest corner of the subject folio. No changes to the entitlements are being requested. Transportation Review Section staff has no objection to this request.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

12th Street SE is a 2 lane, Hillsborough County maintained local roadway. In the vicinity of the proposed project, 12th St. SE. is characterized by +/- 12-foot travel lanes with a +/- 5-foot sidewalk on the west side with no bike lanes on either side of the road.

SITE ACCESS

The proposed PRS is limited to reconfiguring previously approved single-family dwelling units in PD 19-0104 to front a new local road with access on 12th Street SE. Pedestrian and vehicular access is from 12th Street SE.

LEVEL OF SERVICE (LOS)

12th Street SE is not included in the 2020 Hillsborough County Level of Service (LOS) Report.

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
12 th Street SE	County Local - Urban	2 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 checked="" type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing			
Proposed			
Difference (+/-)			

*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	Choose an item.	Choose an item.
South		None	Choose an item.	Choose an item.
East		Vehicular & Pedestrian	Choose an item.	Meets LDC
West	X	Choose an item.	Choose an item.	Meets LDC
Notes: N/A				

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes: N/A		

4.0 Additional Site Information & Agency Comments Summary

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

**CURRENTLY
APPROVED**



Hillsborough County Florida

DEVELOPMENT SERVICES

PO Box 1110 Tampa, FL 33601-1110

May 9, 2019

Reference: RZ-PD 19-0104 RU
Eisenhower Property Group, LLC
12th St., SE & 16th Ave., SE
55608.0000, 55608.0050

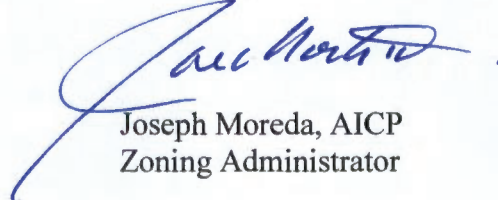
S. Elise Batsel
Phelps Dunbar, LLP
100 S. Ashley Dr., Ste. 2000
Tampa, FL 33602

Dear Applicant:

At the regularly scheduled public meeting on May 7, 2019, the Board of County Commissioners approved your request for rezoning the tract of land described in your application from AR (Agricultural Rural) to PD (Planned Development) with the attached conditions. Please keep this letter for your records.

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

Sincerely,



Joseph Moreda, AICP
Zoning Administrator

BOARD OF COUNTY COMMISSIONERS

Ken Hagan

Pat Kemp

Lesley "Les" Miller, Jr.

Sandra L. Murman

Kimberly Overman

Mariella Smith

Stacy R. White

COUNTY ADMINISTRATOR

Michael S. Merrill

COUNTY ATTORNEY

Christine M. Beck

INTERNAL AUDITOR

Peggy Caskey

CHIEF DEVELOPMENT & INFRASTRUCTURE SERVICES

ADMINISTRATOR

Lucia E. Garsys

JM/mn
Attachment

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: RZ-PD 19-0104 RU
MEETING DATE: May 7, 2019
DATE TYPED: May 7, 2019

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted February 27, 2019.

1. The project shall be developed with up to 78 single-family conventional detached residential units.
2. Development standards shall be as follows:

Minimum lot area:	6,000 square feet*
Minimum lot width:	55 feet; 20% of lots: At least 60 feet
Maximum building height:	35 feet
Minimum front yard setback:	20 feet, except for front yards functioning as side yards, the minimum front yard setback shall be 10 feet except for garages shall be setback a minimum of 20 feet.
Minimum side yard setback:	5 feet
Minimum rear yard setback:	15 feet*
Maximum lot coverage:	50 percent

*A minimum 20-foot rear setback shall be provided for lots abutting properties currently zoned AR along the eastern PD boundary. However, if at the time of preliminary plat the adjacent properties to the east are rezoned and approved to allow a minimum lot size of 7,000 square feet or less, rear yard setbacks may be reduced to a minimum of 15 feet.
3. The project shall meet the requirements for Community Gathering Places as required by the Land Development Code (LDC), Section 6.02.18.
4. Design features such as gates and walls that isolate or segregate development from the community shall not be permitted.
5. All internal project roads shall be public roads.
6. Notwithstanding anything shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundary.
7. The platted right of way along the project's southern boundary is the proposed extension of Colding Drive. The applicant shall construct the roadway extension along the property's frontage. The roadway will intersect with the planned 12th Street SE roadway extension.
8. The applicant shall construct 5 foot sidewalks along all roadways internal and adjacent to the development.
9. The applicant shall be allowed access to the development from 12th Street SE, Colding Drive, a cross access connection to the adjacent eastern parcel (folio# 55605.0000) and a cross access connection to the adjacent eastern parcel (folio# 55609.0000). The development will also be allowed to have lots with direct frontage access on Colding Drive and on 12th Street SE.

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: RZ-PD 19-0104 RU
MEETING DATE: May 7, 2019
DATE TYPED: May 7, 2019

10. Notwithstanding the north/south access drive onto Colding Drive shown on the General Site Plan, such access shall not be required if either parcels adjacent to the east (folio numbers 055605.0000 or 055609.0000) are rezoned to a Planned Development or have an approved final plat which provides for a continuation of the roadway network between 12th Street SE and 15th Street SE.
11. At the time of site development, if 12th Street SE is not constructed or committed to be constructed, construction of this roadway will be the responsibility of this development in order to continue the grid development of the area.
12. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
13. The construction and location of any proposed wetland impacts are not approved by this rezoning, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
14. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
15. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
16. 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.
17. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Alex Steady, Senior Planner
PLANNING AREA/SECTOR: Southshore/South

DATE: 12/28/2021
AGENCY/DEPT: Transportation
PETITION NO: PRS 22-0154

<input type="checkbox"/>	This agency has no comments.
<input checked="" type="checkbox"/>	This agency has no objection.
<input type="checkbox"/>	This agency has no objection, subject to the listed or attached conditions.
<input type="checkbox"/>	This agency objects for the reasons set forth below.

REPORT SUMMARY AND CONCLUSIONS

- The applicant is requesting a Personal Appearance (PRS) to modify Planned Development (PD) 19-0104 to reconfigure the location of the proposed single family-dwelling unit lots in the northwest corner of the subject folio.
- Transportation Review Section staff has no objection to this request.

REVISED CONDITION OF APPROVAL

Revised Condition

9. As shown on the PD site plan, ~~certain lots fronting 12th Street SE shall take one~~ access from 12th Street SE shall be permitted. All other lots will be accessed through roadway stubouts to be constructed by PD 21-0315, i.e via an access connection to the adjacent eastern parcel (folio# 55605.000) and an access connection to the adjacent southern parcel (folio# 55608.0050).

[PRS 22-0154 proposes a single access on 12th Street SE.]

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a Personal Appearance (PRS) to modify Planned Development (PD) 19-0104 to reconfigure the location of the proposed single family-dwelling unit lots in the northwest corner of the subject folio. No changes to the entitlements are being requested. Transportation Review Section staff has no objection to this request.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

12th Street SE is a 2 lane, Hillsborough County maintained local roadway. In the vicinity of the proposed project, 12th St. SE. is characterized by +/- 12-foot travel lanes with a +/- 5-foot sidewalk on the west side with no bike lanes on either side of the road.

SITE ACCESS

The proposed PRS is limited to reconfiguring previously approved single-family dwelling units in PD 19-0104 to front a new local road with access on 12th Street SE. Pedestrian and vehicular access is from 12th Street SE.

LEVEL OF SERVICE (LOS)

12th Street SE is not included in the 2020 Hillsborough County Level of Service (LOS) Report.

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
12 th Street SE	County Local - Urban	2 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 checked="" type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing			
Proposed			
Difference (+/-)			

*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	Choose an item.	Choose an item.
South		None	Choose an item.	Choose an item.
East		Vehicular & Pedestrian	Choose an item.	Meets LDC
West	X	Choose an item.	Choose an item.	Meets LDC
Notes: N/A				

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes: N/A		

4.0 Additional Site Information & Agency Comments Summary

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

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AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 1/13/2022	COMMENT DATE: 12/20/2021
PETITION NO.: 22-0154	PROPERTY ADDRESS:
EPC REVIEWER: Chris Stiens	Vacant parcel located in the Southeast quadrant of 12th Street SE and 16th Avenue SE, Ruskin
CONTACT INFORMATION: (813)627-2600 X1225	FOLIO : #0556080000
EMAIL: stiensc@epchc.org	STR: 16-32S-19E
REQUESTED ZONING: Minor Mod to PD	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	12/8/2021
WETLAND LINE VALIDITY	Not valid
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	EPC files, site inspection and aerial review
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none">• Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.• The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.• Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/	

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OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

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

INFORMATIONAL COMMENTS:

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

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

cs/cs

cc: kami.corbet@hwhlaw.com

WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: PRS22-0154 REVIEWED BY: Randy Rochelle DATE: 12/15/2021

FOLIO NO.: 55608.0000

WATER

- ☐ The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- ☒ A 6 inch water main exists ☒ (adjacent to the site), ☐ (approximately ___ feet from the site) and is located within the east Right-of-Way of 12th Street SE. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☒ Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include two funded CIP projects that are currently under construction, C32001 - South County Potable Water Repump Station Expansion and C32011 - Potable Water In-Line Booster Pump Station, and will need to be completed by the County prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- ☐ The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- ☒ A 8 inch wastewater gravity main exists ☒ (adjacent to the site), ☐ (approximately ___ feet from the site) and is located within the Right-of-Way of 12th Street SE. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

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

Statement of Record

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

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

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