



PD Modification Application: 22-0086

Zoning Hearing Master Date: January 18, 2022

BOCC Land Use Meeting Date: March 8, 2022

1.0 APPLICATION SUMMARY

Applicant: 8510 Gibsonton LLC

FLU Category: Residential - 4

Service Area: Urban

Site Acreage: 6.25 Acres +/-

Community Plan Area: Gibsonton

Overlay: None



Introduction Summary:

The applicant is requesting a major modification to a Planned Development (83-0353) to change the permitted uses to allow for a 21-lot townhome subdivision to be developed on a vacant mobile home park site.

Existing Approval(s):

PD (RZ) 83-0353 was approved as a rezoning in 1994 to allow for 23 mobile home lots along Gibsonton Drive.

Proposed Modification(s):

The applicant requests modification to change the use from a mobile home park to a 21-lot townhome subdivision.

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:

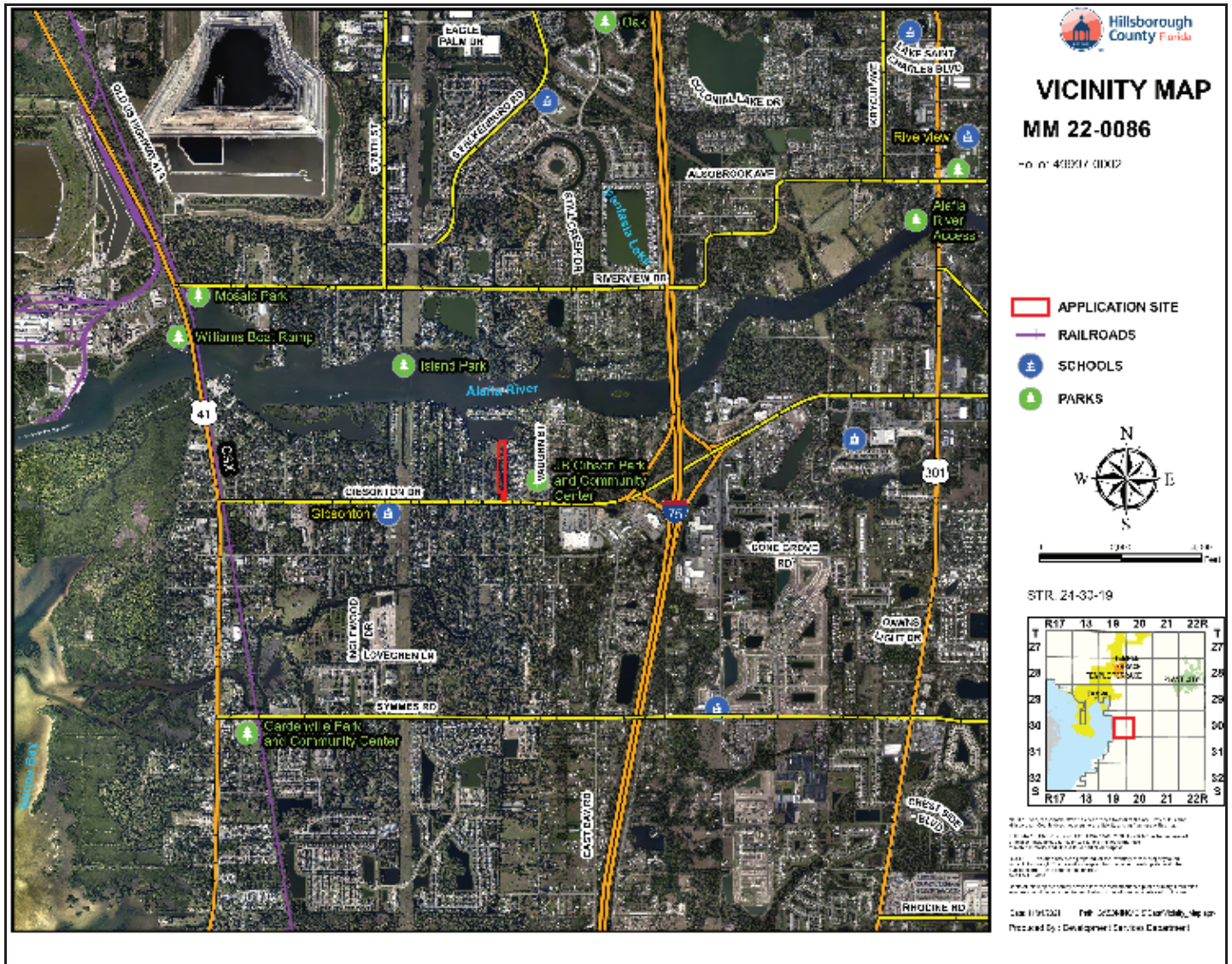
Consistent

Development Services Recommendation:

Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



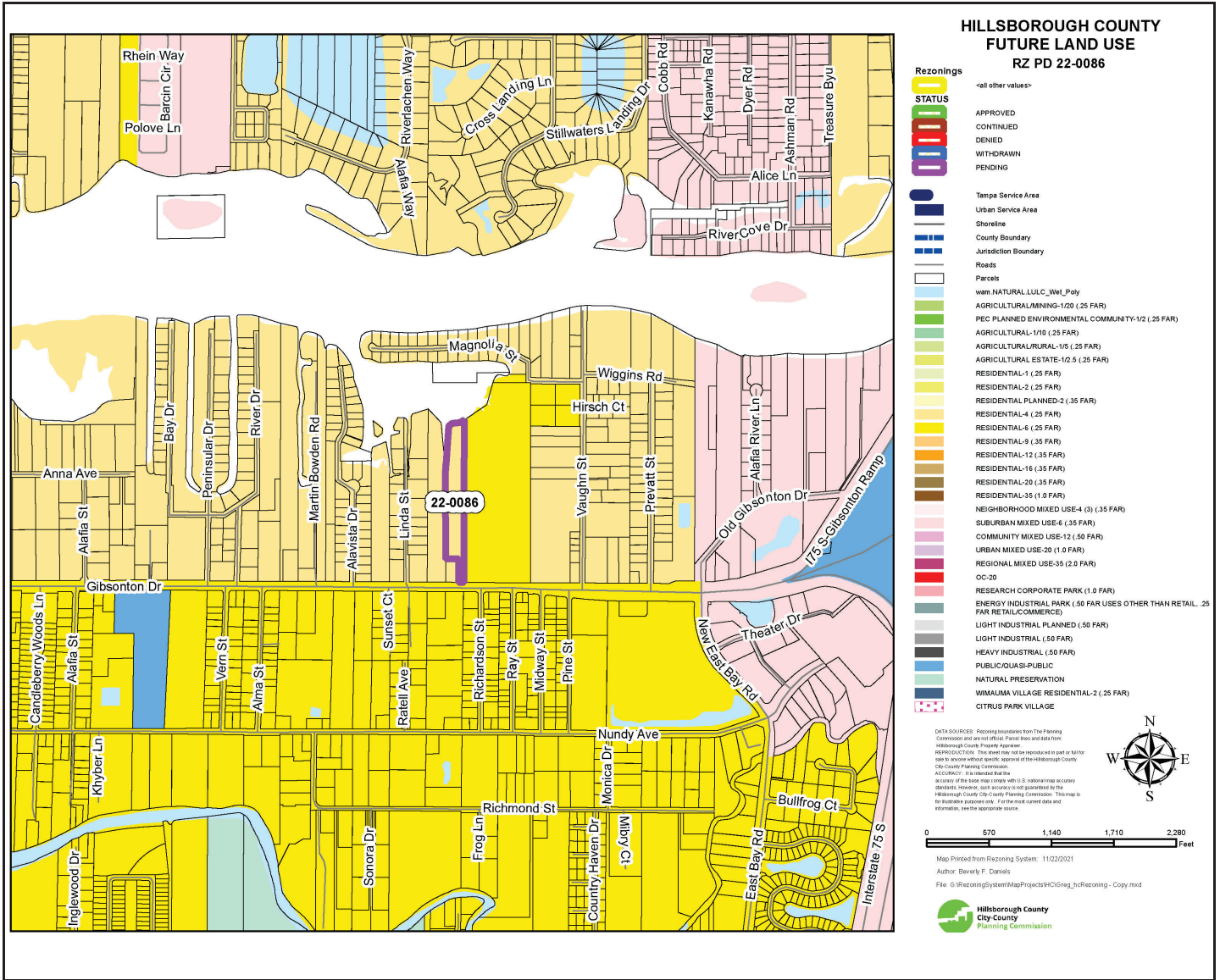
Context of Surrounding Area:

The proposed site is located between the south bank of the Alafia River and Gibsonton Road in an established residential area made up of mobile homes and single family residence developments.

The property to the east covers 25.8 acres and is zoned PD to allow for a mobile home/RV park with 181 allowable lots. The 5.44 acre property to the west is zoned RSC 6 and is used a single-family residence. Across the 85-foot Gibsonton Drive right-of-way, the properties, zoned RSB and AS-1, are developed for single family use.

2.0 LAND USE MAP SET AND SUMMARY DATA

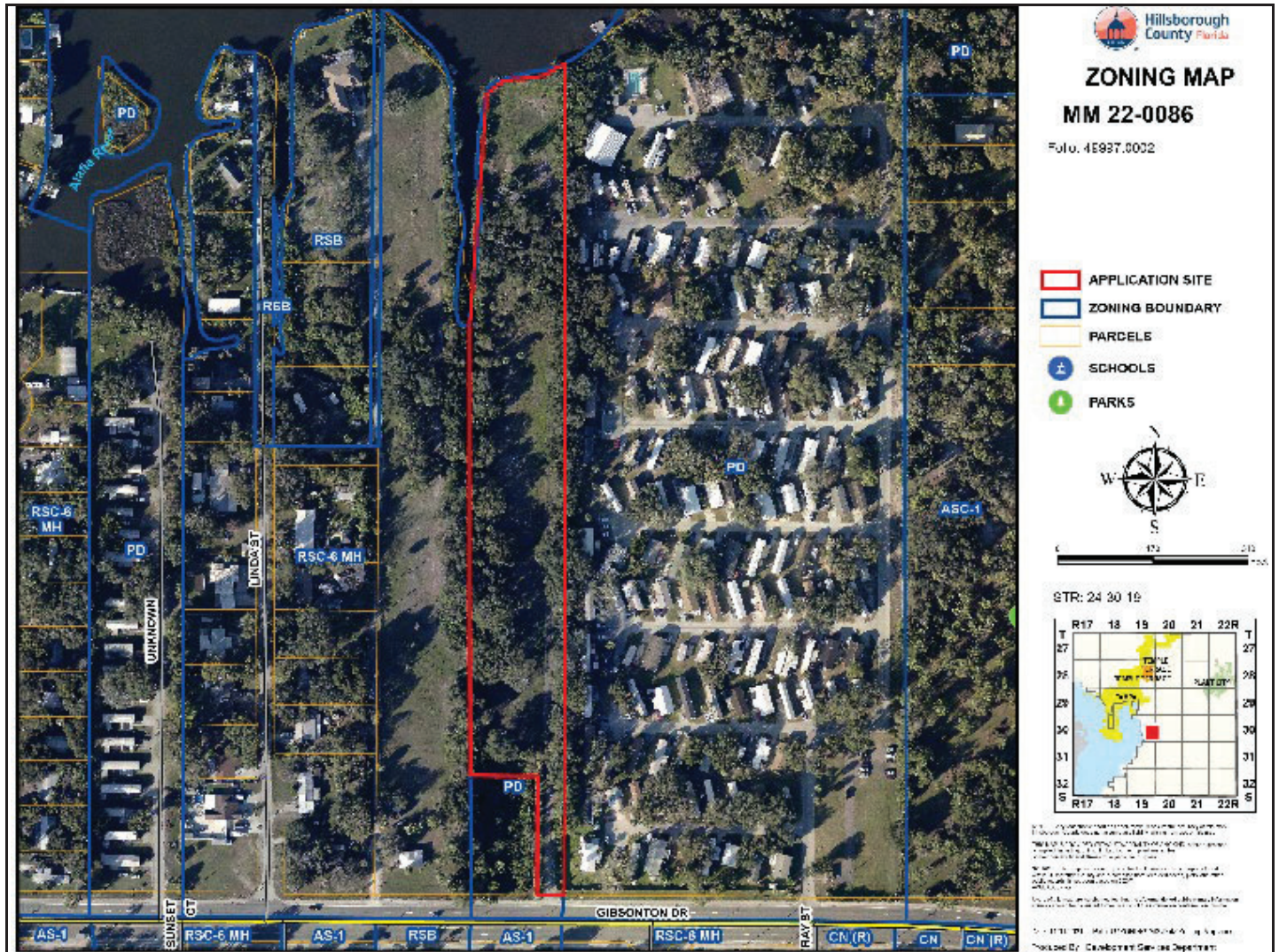
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential - 4
Maximum Density/F.A.R.:	4.0 dwelling units per gross acre (du/ga)/0.25 FAR
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

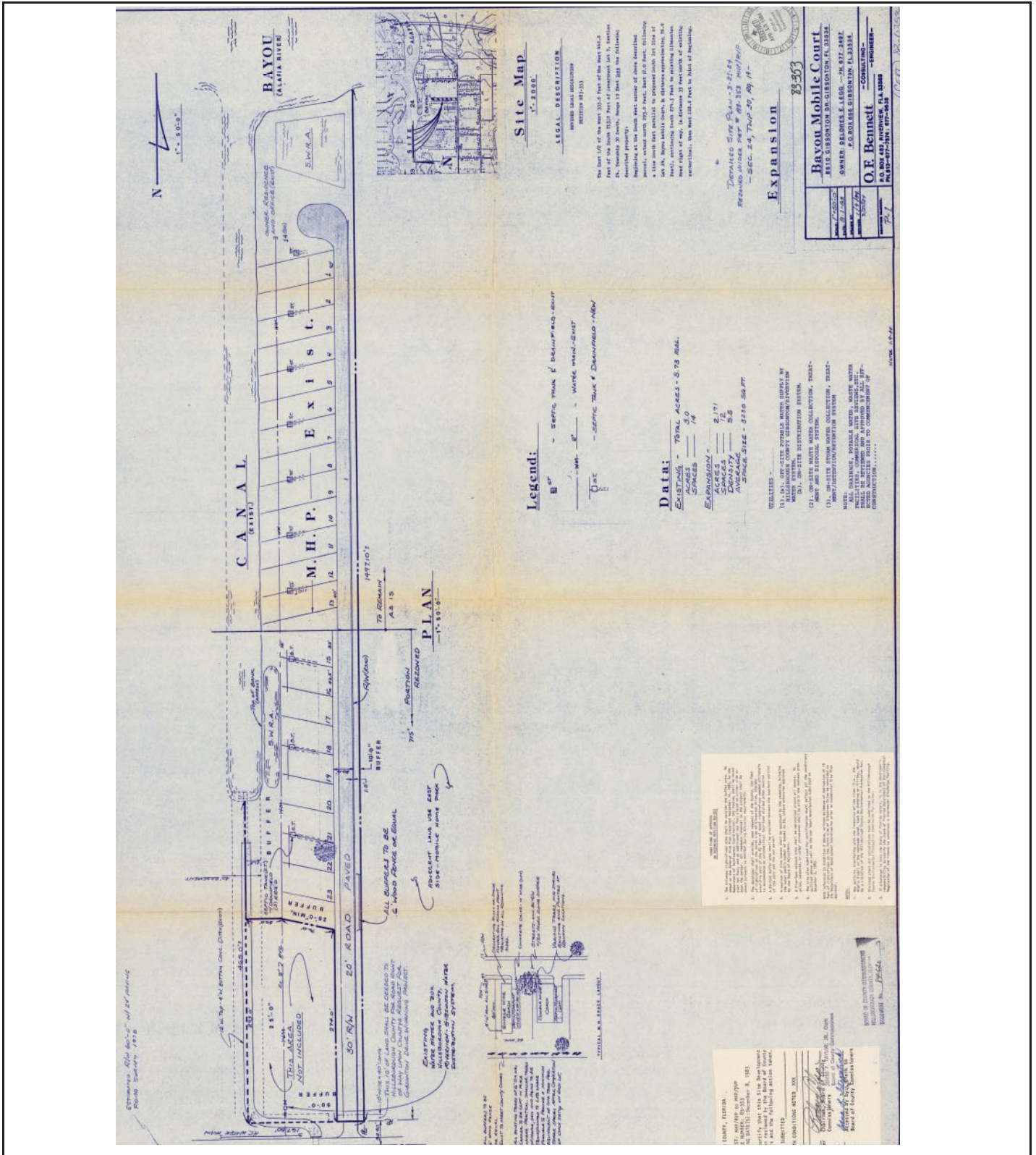


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	Unzoned	NA	NA	Alafia River
South	AS-1	1 du/ga	Agricultural and Single Family	Single-Family
East	PD	7.01 du/ga	Mobile Homes and Recreation Vehicle Park	Mobile Home/RV Park
West	RSC-6	6 du/ga	Single-family	Single-Family

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 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
Gibson Dr.	County Arterial - Urban	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <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	115	6	11
Proposed	154	10	12
Difference (+/-)	+39	+4	+1

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

Notes: Shared access is provided for to County-owned property to the west (folio# 49997.0050) and emergency access stub-out provided on the western boundary.

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
Gibson Dr./Substandard Roadway	Administrative Variance 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 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 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	
Check if Applicable: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input checked="" 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 checked="" type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input checked="" type="checkbox"/> Other: Alafia River Corridor Policy Area 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include two funded CIP projects that are currently under construction, C32001 - South County Potable Water Repump Station Expansion and C32011 - Potable Water In-Line Booster Pump Station, and will need to be completed by the County prior to issuance of any building permits prior to June 1, 2022, that will create additional demand on the

				system.
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input 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				
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 checked="" type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Based on the adjacent zonings and uses identified in the report, staff finds the proposed modification to PD 83-0353 compatible with the existing zoning districts and development pattern in the area.

5.2 Recommendation

Based on the above considerations, staff recommends approval of the request, subject to conditions.

6.0 PROPOSED CONDITIONS

Approval– Approval, subject to the conditions listed below, is based on the general site plan submitted December 28, 2021.

- ~~1. The driveway right-of-way area shall be outside the buffer area. As shown on the General Site Plan (received September 14, 1983, by the department of Development Coordination), the roadway shall be moved over ten feet, and an additional ten feet placed on either side or down the center. All roadways internal to the project shall be paved pursuant to MHP/RVP Zoning District requirements.~~
- ~~2. The developer shall provide, upon request of the County, ten feet of right-of-way on the north side of Gibsonton Drive, thereby providing part of the 85 feet of total right-of-way needed ultimately to accommodate an unsymmetrical four-lane divided urban section.~~
- ~~3. A 25-foot buffer area shall be provided between the southern portion of the park and the out parcel.~~
- ~~4. A maximum of nine spaces shall be approved by the rezoning, bringing the total park’s number of spaces to 23, unless otherwise approved by the Board of Adjustment.~~
- ~~5. A five-foot setback area shall be maintained around all spaces. No units, carports, or other structures shall be within the setback area.~~
- ~~6. The site plan submitted for certification shall reflect all the conditions outlined above as well as the new legal description submitted on December 5, 1983.~~

~~With reference to Condition 2 above, written evidence of dedication of 10 feet of right-of-way on the north side of Gibsonton Drive be provided to the Department of Development Coordination prior to Commercial Site Plan Approval.~~

Notes:

- ~~1. Any activity interfering with the integrity of the river (i.e., the Alafia River) or the man-made canal, such as dredging or filling, would be a violation of the Hillsborough County Environmental Protection Act.~~
- ~~2. Drainage plans and calculations must be submitted to the Hillsborough County Environmental Protection Commission for review.~~
- ~~3. If discharge is into the State of Florida waters, it is the developer’s responsibility to notify the State of Florida Department of Environmental Regulation of the intent to construct a stormwater discharge facility.~~
- 1. Development of the project shall proceed in strict accordance with the terms and conditions contained on the General Site Plan and in the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
- 2. The project shall be permitted, as depicted on the submitted site plan, to allow:
 - 2.1 A maximum of 21 single family attached townhomes;
 - 2.2 Recreational areas to include open space, tot lot, gazebo, dog walk area, trails and similar uses; and
 - 2.3 A leasing/sales office shall be permitted up to 1,350 square feet.
- 3. Proposed density shall be limited to the maximum permitted under RES 4 FLU with no Plan Flex permitted and CHHA area designated on entire site per August updated maps.
- 4. Area, height, bulk, and placement shall meet the requirements of the RMC 6 district standards. including maximum height of two stories and 35 feet.
- 5. A ten-foot minimum setback between structures shall be required.

6. An additional setback from the PD boundaries of two feet for every one foot of building height over 20 feet shall be required.
7. Buffering and screening requirements shall be as follows:
 - 7.1 A 30-foot buffer area shall be provided between the southern portion of the property and the outparcel (folio 4997.0050).
 - 7.2 A minimum 6-foot vehicular use area buffer is required between the driveway and the eastern property line.
 - 7.3 A 15-foot scenic corridor buffer shall be installed along the right-of-way line of Gibsonton Drive.
 - 7.4 A 6-foot high, 100% opaque PVC fence shall be installed along the upland property boundaries in accordance with EPC requirements.
8. No encroachments shall be permitted into approved EPC wetland jurisdictional areas noted on the site plan with 30' wetland setbacks to be provided.
9. All proposed parking shall be in attached garages and driveways meeting minimum LDC requirements with 18' minimum clearance to sidewalk.
10. Proposed stormwater pond locations are generally shown on site plan and may be altered based upon final engineering design and permitting at Site Review.
11. If MM 22-0086 is approved, the County Engineer will approve a Section 6.04.02. Administrative Variance (dated January 4, 2022) which was found approvable by the County Engineer (on January 5, 2022). Approval of this Administrative Variance will waive the Gibsonton Drive substandard road improvements required by Section 6.04.03.L. of the LDC.
12. The developer shall provide for, with the initial increment of development, a shared access facility to serve the adjacent property folio number 49997.0050 to the west as depicted in the site plan consistent with the LDC. The developer shall record in the Official Records of Hillsborough County a construction easement and any other easement necessary to permit the developer of adjacent properties (within which the access is being shared) to construct and utilize the required the Shared Access Facility upon (re)development of the adjacent properties without further consultation. The design and location of all connections shall be subject to the review and approval of Hillsborough County.
13. A proposed emergency cross access / stub out shall be provided to the western property where generally indicated on the site plan due to driveway exceeding 1,000 feet in length.
14. The developer shall provide a minimum 15-foot, paved driveway loop to allow emergency and utility service vehicles to turn around.
15. The project driveway may be permitted to be gated subject to County Transportation Technical Manual standards.
16. Notwithstanding anything shown on the site plan, the developer shall provide ADA compliant sidewalk connections between the access point, each dwelling unit, parking area, accessory structures, and amenities.
17. A minimum driveway width of 20' shall be provided on all proposed access driveways with 5' sidewalk provided on one side of roadway.
18. Prior to site plan certification, the applicant shall:
 - 18.1 Revise the site plan to show the existing driveway access points serving folio numbers 50420.0000 and 50421.0000 (on the south side of Gibsonton Drive) consistent with the DRPM minimum site plan requirements.
 - 18.2 Revise PD site plan label "15' WIDE STABILIZED DRIVE FOR EMERGENCY AND UTILITY VEHICLE ACCESS."

19. 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.
20. Water distribution system improvements will need to be completed prior to connection to the County's water system. No building permits that would create demand for water service shall be issued until either the completion by the County of funded Capital Improvement Program projects C32001 - South County Potable Water Repump Station Expansion and C32011 - Potable Water In-Line Booster Pump Station, and the projects are put into operation or until June 1, 2022, whichever occurs first.
21. 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.
22. 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.
23. 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).
24. 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.
25. This site contains trees that may qualify as Grand Oaks as defined by the Land Development Code (LDC). All trees confirmed as a Grand Oak must be accurately located and labeled as such on the submitted preliminary plan through the Site Development/Subdivision Review process. Adjustments to the layout of the approved PD plan may be necessary to preserve Grand Oaks.
26. The requested Planned Development (PD) identifies potential development within 100 feet of the Alafia River. No disturbance to native trees measuring 5" DBH and larger within this area is to occur unless justified in accordance to the provisions of Section 4.01.06.A.6 of the Land Development Code.
27. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals.
28. 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.
29. 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.
30. If the notes and/or graphics 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.

31. Within ninety days of approval of MM 22-0086 by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Planning and Growth Management Department a revised General Development Plan for certification reflecting all the conditions outlined above.

Zoning Administrator Sign Off:



J. Brian Grady
Thu Jan 20 2022 09:52:54

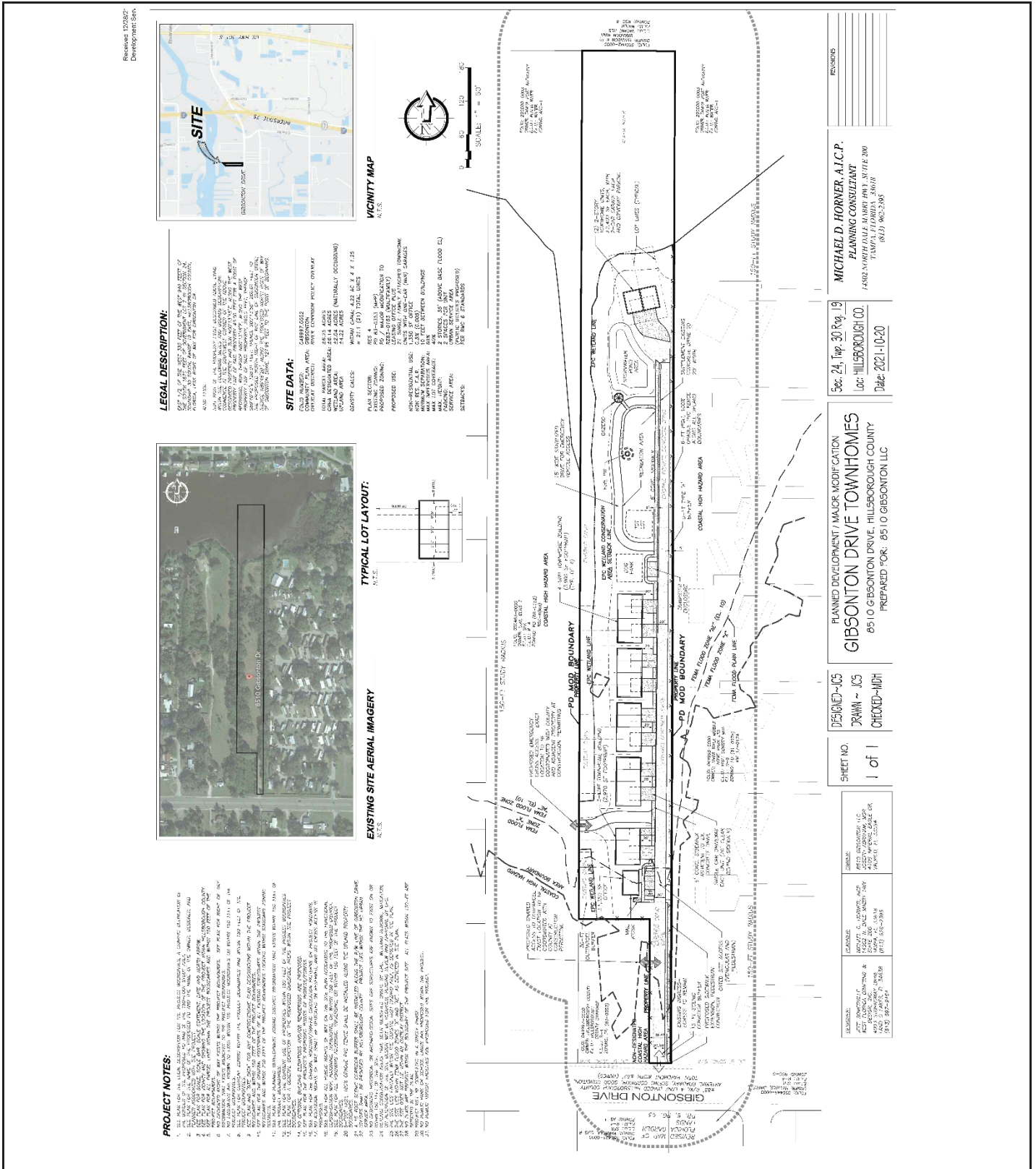
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Richard Perez, AICP
PLANNING AREA: Gibsonton/South

DATE: 1/5/2022
AGENCY/DEPT: Transportation
PETITION NO: MM 22-0086

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

CONDITIONS OF ZONING APPROVAL

New Conditions:

- If MM 22-0086 is approved, the County Engineer will approve a Section 6.04.02. Administrative Variance (dated January 4, 2022) which was found approvable by the County Engineer (on January 5, 2022). Approval of this Administrative Variance will waive the Gibsonton Dr. substandard road improvements required by Section 6.04.03.L. of the LDC.
- The developer shall provide for, with the initial increment of development, a shared access facility to serve the adjacent property folio#49997.0050 to the west as depicted in the site plan consistent with the LDC. The developer shall record in the Official Records of Hillsborough County a construction easement and any other easement necessary to permit the developer of adjacent properties (within which the access is being shared) to construct and utilize the required the Shared Access Facility upon (re)development of the adjacent properties without further consultation. The design and location of all connections shall be subject to the review and approval of Hillsborough County.
- A proposed emergency cross access/stub out shall be provided to the western property where generally indicated on the site plan due to driveway exceeding 1,000' in length.
- The developer shall provide a minimum 15-foot, paved driveway loop to allow emergency and utility service vehicles to turn around.
- Project driveway may be permitted to be gated subject to County Transportation Technical Manual standards.
- Notwithstanding anything shown on the site plan, the developer shall provide ADA compliant sidewalk connections between the access point, each dwelling unit, parking areas, accessory structures and amenities.
- Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.

OTHER CONDITIONS:

- Prior to site plan certification, the applicant shall:
 - revise site plan to show the existing driveway access points serving folio# 50420.0000 and 50421.0000 (on the south side of Gibsonton Dr.) consistent with the DRPM minimum site plan requirements.
 - Revise PD site plan label “15’ WIDE STABILIZED DRIVE FOR EMERGENCY VEHICLE ACCESS” to state “15’ WIDE PAVED ONEWAY DRIVE FOR EMERGENCY AND UTILITY VEHICLE ACCESS”

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to modify PD 83-0353 to allow 21 townhome units on +/- 4.89 acres designated Residential 4 (R-4) future land use category. The existing PD entitlements allow for 23 mobile homes on the same +/- 4.89 parcel (folio#49997.0002) and includes the adjacent county-owned parcel (folio#49997.0050) utilized for stormwater management for a total PD area of 6.25 acres. The applicant is proposing to replace all existing PD conditions.

Trip Generation Analysis

As the project generates fewer than 50 peak hour trips, a letter providing the trip generation calculations was submitted with the zoning application. Staff has prepared a comparison of the 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 Trip Generation Manual, 10th Edition.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 23 Mobile Home Units (ITE LUC 240)	115	6	11

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 21 Multi-family (Low Rise/Townhome) (ITE LUC 220)	154	10	12

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	+39	+4	+1

The proposed rezoning would generally result in an increase of trips potentially generated by development of the subject site by 39 average daily trips, 4 trips in the a.m. peak hour, and 1 trip in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site is limited to +/- 40 feet of frontage on Gibsonton Drive.

Gibsonton Dr. is a substandard 4-lane, undivided collector road, characterized by +/-62 feet of pavement in average condition with curb and gutter. There is a +/- 15-foot continuous two-way left turn through this segment of the roadway. The existing right-of-way on Gibsonton Dr. in the vicinity of the project is +/-86 feet. There are sidewalks on both sides and no bikelanes within the vicinity of the project.

Pursuant to the Hillsborough County Transportation Technical Manual, an urban collector roadway shall meet the typical section TS-6 standard. TS-6 standard includes 11-foot-wide lanes, 22-foot median with curb and gutter, 7-foot buffered bike lanes, F-type curbs and 5-foot wide sidewalks on both sides within a minimum of 64 feet of right-of-way.

The applicant is requesting a 6.04.02 B. administrative variance to waive the required substandard roadway improvements as described in greater detail herein.

This segment of Gibsonton Dr. is not designated in the Hillsborough County Corridor Preservation Plan for ROW preservation.

SITE ACCESS

The PD site plan proposes to utilize the existing full access connection on Gibsonton Drive. While the existing driveway does not meet the 245-foot minimum separation between adjacent access points required per LDC, Sec. 6.04.03. J. and 6.04.07, there are no alternative locations to provide access along the limited frontage the property has on Gibsonton Dr. Additionally, the existing project driveway is aligned with an existing driveway connection located on the south side of Gibsonton Dr. and is roughly equidistant between existing adjacent driveways on the north side of the roadway.

The proposed site plan provides a shared access facility to allow future access to the County-owned property, utilized for drainage, to the north (folio#49997.0050) that is also part of the original PD. The shared access facility will be designed and constructed to stubout and include an easement that will ensure that the adjacent property may build an access connection to and utilize the shared access as their primary means of ingress and egress; therefore, eliminating the need to take primary access directly from Gibsonton Dr. along their frontage in order to be consistent with LDC, Part 6.04.00 access management standards.

The project driveway may be permitted to be gated subject to County Transportation Technical Manual standards.

The developer shall construct ADA compliant sidewalk connections between the access point, all units, parking areas, accessory structures and amenities.

Emergency access and circulation is provided for consistent with LDC, Sec. 6.02.01. H. and Transportation Technical Manual (TTM) Sec. 2.10. Instead of a cul-de-sac at the northern terminus of the projects internal driveway the applicant has opted to provide a 15-foot one-way loop with stabilized surface for emergency vehicles to turn around; however, other large service vehicles (i.e. trash collection trucks) will also have to utilize the loop to exit the project. Due to the regular visits from utility and services vehicles the loop will be required to be paved per proposed condition of approval to be addressed at time of site plan certification. Additionally, at the time of site plan review the developer will need to demonstrate that sufficient turning radius is provided for emergency and utility vehicles to safely maneuver consistent with County standards.

REQUESTED ADMINISTRATIVE VARIANCE: GIBSONTON DR.

The applicant submitted a Section 6.04.02.B. Administrative Variance Request (dated January 4, 2022) from the Section 6.04.03. L. LDC requirement, governing improvements to substandard roadways. Based upon the substandard condition of Gibsonton Dr. the LDC requires that improvements to meet the current standards of the Hillsborough County Transportation Technical Manual (TTM) TS-6 Typical Section (for 4-lane, collector roadways). The applicant is requesting to be exempted from improving Gibsonton Dr. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on January 54, 2022. If this rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request.

LEVEL OF SERVICE (LOS)

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
GIBSONTON DR.	US HWY 41	I-75	D	C

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

From: Williams, Michael [WilliamsM@HillsboroughCounty.ORG]
Sent: Wednesday, January 5, 2022 10:21 AM
To: Steven Henry [shenry@lincks.com]
CC: Michael Horner [mdhorner.aicp@gmail.com]; Tirado, Sheida [TiradoS@hillsboroughcounty.org]; Perez, Richard [PerezRL@hillsboroughcounty.org]; Ball, Fred (Sam) [BallF@hillsboroughcounty.org]; PW-CEIntake [PW-CEIntake@hillsboroughcounty.org]
Subject: FW: MM 22 0086 Des Except.
Attachments: Joseph Gibsonton 8510 MM Des Exception.pdf

Importance: High

Steve,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 22-0086 APPROVABLE. It should be noted that the document is labeled as a design exception but is actually an administrative variance.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Ingrid Padron (padroni@hillsboroughcounty.org or 813-307-1709) 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@hillsboroughcounty.org

Mike

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

P: (813) 307-1851
M: (813) 614-2190
E: WilliamsM@HillsboroughCounty.org

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: Perez, Richard <PerezRL@hillsboroughcounty.org>
Sent: Wednesday, January 5, 2022 9:07 AM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Subject: FW: MM 22 0086 Des Except.
Importance: High

Good morning, Mike.

The applicant submitted the attached DE yesterday and the deadline for request for continuance is tomorrow. Is there any possibility that this will be reviewed and a finding made before EOB tomorrow? If not, I will need to advise the applicant.

R

From: Ball, Fred (Sam) <BallF@hillsboroughcounty.org>
Sent: Wednesday, January 5, 2022 8:17 AM
To: Perez, Richard <PerezRL@hillsboroughcounty.org>
Subject: FW: MM 22 0086 Des Except.

Good morning, Richard,

I hope your new year is off to the right start.

I just need to verify whether or not the transportation review could be expedited if this DE is approved. Tomorrow is the deadline for the applicant to request a continuance. Please let me know.

Sam

Sam Ball
Senior Planner
Community Development Section
Development Services Department

P: (813) 307-1876

E: BallF@hillsboroughcounty.org

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: Zoning Intake-DSD <ZoningIntake-DSD@hillsboroughcounty.org>

Sent: Tuesday, January 4, 2022 2:30 PM

To: Timoteo, Rosalina <TimoteoR@HillsboroughCounty.ORG>; Rome, Ashley <RomeA@hillsboroughcounty.org>; Tirado, Sheida <TiradoS@hillsboroughcounty.org>; Padron, Ingrid <PadronI@hillsboroughcounty.org>; Ball, Fred (Sam) <BallF@hillsboroughcounty.org>

Subject: FW: MM 22 0086 Des Except.

Clare Odell

Planning & Zoning Technician

Development Services Department (DSD)

P: (813) 276-8680 | **VoIP:** 39680

M: (813) 272-5600

E: odellcl@hillsboroughcounty.org

W: HillsboroughCounty.Org

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

From: Michael Horner <mdhorner.aicp@gmail.com>

Sent: Tuesday, January 4, 2022 2:23 PM

To: Zoning Intake-DSD <ZoningIntake-DSD@hillsboroughcounty.org>; Williams, Michael <WilliamsM@HillsboroughCounty.ORG>; Tirado, Sheida <TiradoS@hillsboroughcounty.org>; Ball, Fred (Sam) <BallF@hillsboroughcounty.org>; Perez, Richard <PerezRL@hillsboroughcounty.org>; vajjoseph@aol.com

Subject: MM 22 0086 Des Except.

External email: Use caution when clicking on links and attachments from outside sources.

Attached please find final Des Exception for this case as requested by Transp staff. This replaces the prior Draft DE filed last week for this case going to hearing Jan 18th.

Please call or email Steve Henry or myself w/ any questions.

Thank you,
M>

Michael D. Horner, AICP
14502 North Dale Mabry Highway
Suite 200
Tampa, FL 33618

Phone: (813) 962-2395
Fax: (813) 488-4196



January 4, 2021

Mr. Mike Williams
Hillsborough County Government
601 East Kennedy Blvd., 22nd Floor
Tampa, FL 33602

Re: Townhomes PD
Folio Number 049997.0002
PD 22-0086
Lincks Project No. 22009

The purpose of this letter is to request a Section 6.04.02.B Administrative Variance to Section 6.04.03L Existing Facilities of the Hillsborough County Land Development Code, which requires projects taking access to a substandard road to improve the roadway to current County standards between the project driveway and the nearest standard road.

The subject property is proposed to be rezoned to Planned Development to allow up to 25 Townhomes.

The access for the property is proposed to be via one (1) full access to Gibsonton Drive.

The subject property is within the Urban Service Area and as shown on the Hillsborough County Roadways Functional Classification Map, Gibsonton Drive is an arterial roadway.

The request is to waive the requirement to improve Gibsonton Drive to current County roadway standards, which are found within the Hillsborough County Transportation Technical Manual.

The variance to the TS-6 standards are as follows:

- 1) Right of Way – TS-6 has 110 feet of right of way. The right of way along Gibsonton Drive adjacent to the property is approximately 85 feet.
- 2) Bike Lanes – TS-6 has 7 foot buffered bike lanes. The existing roadway does not have bike lanes.
- 3) Median – TS-6 has 22' median with Type F Curb & Gutter. This existing road has a two-way left turn lane.

(a) there is an unreasonable burden on the applicant,

The subject property has limited frontage along Gibsonton Drive. There is not sufficient right of way to add the 7 foot buffered bike lanes or provide the 22 foot median. Therefore, it would be unreasonable to require the developer to widen the roadway to provide the bike lanes and median.

(b) the variance would not be detrimental to the public health, safety and welfare,

There are sidewalks on both sides of Gibsonton Drive. As shown in Table 1, the proposed project would add a minimal amount of traffic to Gibsonton Drive. In addition, according to the Hillsborough County 2020 Level of Service Report, the subject segment of Gibsonton Drive currently operates at an acceptable Level of Service. Therefore, the Administrative Variance would not be detrimental to the public health, safety and welfare.

(c) without the variance, reasonable access cannot be provided. In the evaluation of the variance request, the issuing authority shall give valid consideration to the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas.

The only access for the property is via Gibsonton Drive.

Mr. Mike Williams
January 4, 2022
Page 3

Please do not hesitate to contact us if you have any questions or require any additional information.

Best Regards,


Steven J Henry
President
Lincks & Associates, Inc.
P.E. #51555



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

- Disapproved
- Approved
- Approved with Conditions

If there are any further questions or you need clarification, please contact Sheida L. Tirado, PE.

Date _____

Sincerely,

Michael J. Williams
Hillsborough County Engineer

TABLE 1
 ESTIMATED PROJECT TRAFFIC (1)

<u>Land Use</u>	<u>ITE</u> <u>LUC</u>	<u>Size</u>	<u>Daily</u> <u>Trip Ends</u>	<u>AM Peak Hour</u> <u>Trip Ends</u>		<u>PM Peak Hour</u> <u>Trip Ends</u>			
				<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Townhomes	215	25 DU's	140	2	5	7	6	5	11

(1) Source - ITE Trip Generation Manual, 11th Edition.

APPENDIX



PROPOSED PD PLAN



HILLSBOROUGH COUNTY ROADWAYS
FUNCTIONAL CLASSIFICATION MAP



LINCKS & ASSOCIATES, INC.

HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services



Legend

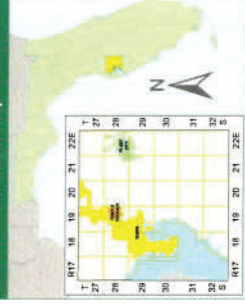
- Functional Classifications**
- Authority Classification**
- State, Principal Arterial
 - State, Arterial
 - Hillsborough, Arterial
 - Hillsborough, Collector
 - Urban Service Area Boundary
 - City Limits

The Hillsborough County Roadway Functional Map will be used to all matters in the Hillsborough County Land Development Code (LDC) that relate to functional classification of roads. Some, but not all, examples of Road numbers are as follows:

PART 3.02.00 INTERSTATE-PLANNED DEVELOPMENT DISTRICTS
 PART 3.03.00 PLANNED DEVELOPMENT DISTRICTS
 PART 3.04.00 SUBDIVISION STANDARDS AND GUIDELINES
 PART 3.05.00 SPECIAL CONDITIONAL USES
 PART 3.06.00 DEFINITIONS
 OTHER PARTS OF THE LDC NOT LISTED ABOVE

In addition to subject matters in the LDC, Functional Classification of roads will be used in the following: Hillsborough County Traffic Control Program and the Neighborhood Traffic Calming Program.

Locator Map

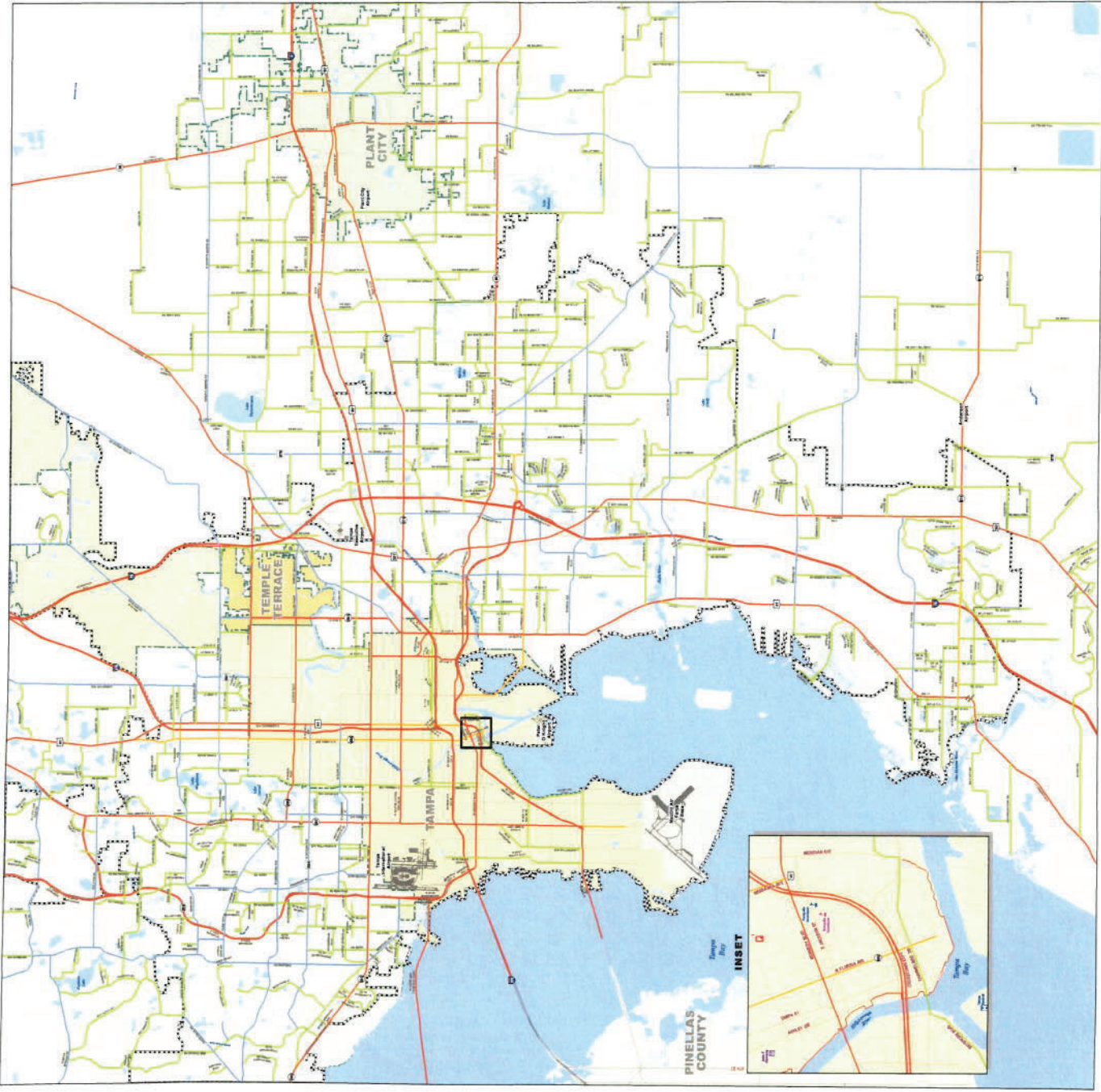


NOTE: Every responsible effort has been made to assure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

SOURCE: This map has been prepared for the inventory of real property located within Hillsborough County and is compiled from parcel maps, plans, and other public records. This has been based on BEST AVAILABLE FILE.

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

601 E. Kennedy Blvd.
 Tampa, FL 33602
 (813) 272-5810
printroom@hillsboroughcounty.org



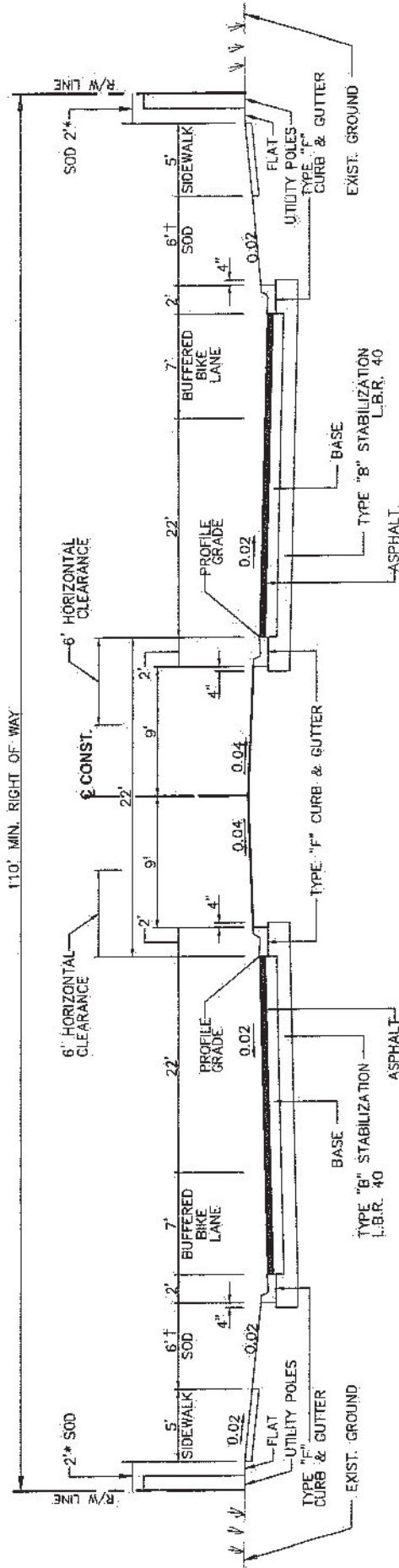
T 27 S T 28 S T 29 S T 30 S T 31 S T 32 S

R 17 E R 18 E R 19 E R 20 E R 21 E R 22 E

TS-6



LINCKS & ASSOCIATES, INC.



TYPICAL SECTION
N.T.S.

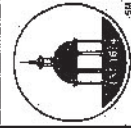
10,000 TO LESS THAN 20,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 45 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK, INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
4. SEE SIDEWALK PROTECTION OPTIONS, DRAWING NO. TD-16, SHEET 7 OF 7 FOR USE WHEN TREES ARE PLANTED IN THE PARKWAY AREA (BETWEEN THE BACK OF CURB AND SIDEWALK).
5. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)

REVISION DATE:
10/17

**TRANSPORTATION
TECHNICAL
MANUAL**



**Hillsborough
County Florida**

**URBAN COLLECTORS
(4 LANE DIVIDED)
TYPICAL SECTION**

DRAWING NO. **TS-6**
SHEET NO. 1 OF 1

ITE - TRIP GENERATION MANUAL, 11TH EDITION



LINCKS & ASSOCIATES, INC.

PERIOD SETTING

Analysis Name :	New Analysis	
Project Name :	Gibsonton Townhomes	No :
Date:	1/2/2022	City:
State/Province:		Zip/Postal Code:
Country:		Client Name:
Analyst's Name:		Edition: Trip Generation Manual, 11th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
215 - Single-Family Attached Housing (General Urban/Suburban)	Dwelling Units	25	Weekday	Best Fit (LIN) T = 7.62 (X)+-50.48	70 50%	70 50%	140

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
215 - Single-Family Attached Housing	0 %	70	0 %	70

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
215 - Single-Family Attached Housing	140	0	0	140

ITE DEVIATION DETAILS

Weekday

Landuse No deviations from ITE.

Methods No deviations from ITE.

External Trips 215 - Single-Family Attached Housing (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	70
Total Exiting	70
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	70
Total Exiting Non-Pass-by Trips	70

PERIOD SETTING

Analysis Name : New Analysis
Project Name : Gibsonton Townhomes **No :**
Date: 1/2/2022 **City:**
State/Province: **Zip/Postal Code:**
Country: **Client Name:**
Analyst's Name: **Edition:** Trip Generation Manual, 11th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
215 - Single-Family Attached Housing (General Urban/Suburban)	Dwelling Units	25	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LIN) $T = 0.52 (X) + 5.7$	2 29%	5 71%	7

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
215 - Single-Family Attached Housing	0 %	2	0 %	5

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
215 - Single-Family Attached Housing	7	0	0	7

ITE DEVIATION DETAILS

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.

Landuse: No deviations from ITE.

Methods: No deviations from ITE.

External Trips: 215 - Single-Family Attached Housing (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	2
Total Exiting	5
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	2
Total Exiting Non-Pass-by Trips	5

PERIOD SETTING

Analysis Name : New Analysis
Project Name : Gibsonton Townhomes **No :**
Date: 1/2/2022 **City:**
State/Province: **Zip/Postal Code:**
Country: **Client Name:**
Analyst's Name: **Edition:** Trip Generation Manual, 11th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
215 - Single-Family Attached Housing (General Urban/Suburban)	Dwelling Units	25	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LIN) $T = 0.6 (X) + 3.93$	6 55%	5 45%	11

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
215 - Single-Family Attached Housing	0 %	6	0 %	5

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
215 - Single-Family Attached Housing	11	0	0	11

ITE DEVIATION DETAILS

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

Landuse No deviations from ITE.

Methods No deviations from ITE.

External Trips 215 - Single-Family Attached Housing (General Urban/Suburban)
 ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	6
Total Exiting	5
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	6
Total Exiting Non-Pass-by Trips	5

2020 LEVEL OF SERVICE REPORT



2020 LEVEL OF SERVICE REPORT



Hillsborough
County Florida

Updated October 2021

HILLSBOROUGH COUNTY 2020 LOS REPORT

On Street	From	To	Lane No	Lane Type	Length	Speed Limit	LOS Std	AAADT*	Peak Hour Pk Dir Vol	Daily MSV	Daily v/c Ratio	Daily LOS	MSV	Pk Hr Pk Dir v/c Ratio	Pk Hr Pk Dir LOS	Jurisdiction	Local Func Class
DURANT RD	LITTLE RD	LEWIS RD	2	U	1.30	45	D	5,306	270	16,815	0.32	C	836	0.32	C	CR	C
DURANT RD	LEWIS RD	TURKEY CREEK RD	2	U	1.79	45	C	3,312	169	13,680	0.24	C	836	0.24	C	CR	C
E BAY RD	SYMMES RD	GIBSONTON DR	2	U	1.05	45	D	10,911	556	16,815	0.65	C	836	0.67	C	CR	C
EAGLE PALM DR	78TH ST	FALKENBURG RD	2	U	0.70	45	D	3,416	174	16,815	0.20	C	836	0.21	C	CR	C
EHRlich RD	GUNN HWY	LYNN TURNER RD	4	D	1.92	45	D	29,649	1511	37,810	0.78	C	1900	0.80	C	CR	A
FALKENBURG RD	LYNN TURNER RD	DALE MARRY HWY	4	D	2.28	45	D	30,200	1368	37,810	0.80	C	1900	0.72	C	CR	A
FALKENBURG RD	78TH ST	EAGLE PALM DR	2	U	1.54	45	D	2,300	120	16,815	0.14	C	836	0.14	C	CR	C
FALKENBURG RD	EAGLE PALM DR	PROGRESS BLVD	4	D	1.16	45	D	17,900	1028	37,810	0.47	C	1900	0.54	C	CR	A
FALKENBURG RD	PROGRESS BLVD	US HWY 301	4	D	1.50	45	D	16,500	862	37,810	0.44	C	1900	0.45	C	CR	A
FALKENBURG RD	FALKENBURG RD	LUMSDEN RD	4	D	1.07	45	D	15,800	744	37,810	0.42	C	1900	0.39	C	CR	A
FALKENBURG RD	FALKENBURG RD	LEE ROY SELMON EXPY ON RAMP	4	D	0.44	45	D	31,600	1653	37,810	0.84	C	1900	0.87	C	CR	A
FALKENBURG RD	LEE ROY SELMON EXPY ON RAMP	ADAMO DR	4	D	1.03	45	D	21,800	1122	37,810	0.58	C	1900	0.59	C	CR	A
FALKENBURG RD	ADAMO DR	M.L. KING	4	D	2.59	45	D	23,090	1177	37,810	0.61	C	1900	0.62	C	CR	C
FALKENBURG RD	FALKENBURG RD	BRYAN RD	4	D	0.26	45	D	8,991	458	37,810	0.24	C	1900	0.24	C	CR	C
FALKENBURG RD	FALKENBURG RD	HILLSBOROUGH AVE	2	U	0.72	45	D	8,991	458	16,815	0.53	C	836	0.55	C	CR	C
FISH HAWK BLVD	BELL SHOALS RD	LITHIA PINECREST	2	U	4.60	45	D	20,500	1057	16,815	1.22	F	836	1.26	F	CR	A
FLETCHER AVE	DALE MARRY HWY	ARMENIA AVE	4	D	1.27	45	E	36,601	1865	37,811	0.97	D	1901	0.98	D	CR	A
FLETCHER AVE	FLETCHER AVE	FLORIDA AVE	4	D	1.53	45	E	35,082	1788	37,811	0.93	C	1901	0.94	C	CR	A
FLETCHER AVE	FLETCHER AVE	NEBRASKA AVE	4	D	1.53	45	E	32,800	1718	37,811	0.87	C	1901	0.84	C	CR	A
FLETCHER AVE	FLETCHER AVE	BRUCE B DOWNS BLVD	4	D	0.99	35	E	40,842	2081	32,110	1.27	F	1615	1.29	F	CR	A
FLETCHER AVE	46TH ST	46TH ST	4	D	0.98	45	E	41,400	1714	37,811	1.09	F	1901	0.90	C	CR	A
FLETCHER AVE	56TH ST	MORRIS BRIDGE RD	4	D	2.08	50	D	33,300	1538	37,810	0.88	C	1900	0.81	C	CR	A
FORBES RD	TRAPNELL RD	M.L. KING BLVD	2	U	2.45	45	C	5,364	273	13,680	0.39	C	675	0.40	C	CR	C
FORBES RD	M.L. KING BLVD	US HWY 92	2	U	1.27	45	C	7,400	412	13,680	0.54	C	675	0.61	C	CR	C
FORBES RD	US HWY 92	THONOTOSASSA RD	2	U	1.29	35	C	17,100	831	13,680	1.25	F	675	1.23	F	CR	C
FORBES RD	THONOTOSASSA RD	THONOTOSASSA-SM ALLEN	2	U	0.51	45	C	5,200	257	13,680	0.38	C	675	0.38	C	CR	C
FRONT ST	MAIN ST	KNIGHTS GRIFFIN	2	U	1.37	40	C	2,062	105	17,300	0.12	B	860	0.12	B	CR	C
GEORGE RD	SEFFNER VALRICO RD	VALRICO RD	2	U	1.12	35	D	7,100	472	23,400	0.30	B	1160	0.41	B	CR	C
GERACI RD	MEMORIAL HWY	HILLSBOROUGH AVE	2	U	1.02	35	D	5,300	319	14,060	0.38	C	713	0.45	C	CR	C
GIBSONTON DR	DALE MARRY HWY	CRYSTAL LAKE RD	2	U	1.44	45	C	400	27	13,680	0.03	C	675	0.04	C	CR	C
GIBSONTON DR	US HWY 41	I-75 N RAMP	4	D	2.34	45	D	13,367	681	37,810	0.35	D	1900	0.36	C	CR	A
GIBSONTON DR	I-75 N RAMP	US HWY 301	4	D	1.16	45	D	36,500	1660	37,810	0.97	D	1900	0.87	C	CR	A
GOLF AND SEA BLVD	LEISEY RD	MILLER MAC RD	2	U	0.81	30	D	5,000	1660	14,060	0.36	C	713	2.33	F	CR	C
GORTO LAKE RD	BLOOMINGDALE AVE	PROVIDENCE RDG	4	D	0.69	35	D	18,000	759	30,780	0.58	D	1549	0.49	D	CR	C
GORTO LAKE RD	PROVIDENCE RDG	PROVIDENCE LAKES EXT	2	U	0.78	35	D	16,400	817	14,060	1.17	F	713	1.15	F	CR	C
GORTO LAKE RD	PROVIDENCE LAKES EXT	LUMSDEN RD	4	D	0.73	45	D	20,300	1227	37,810	0.54	C	1900	0.65	C	CR	C
GORTO LAKE RD	LUMSDEN RD	BRANDON TOWN CENTER	4	D	0.50	45	D	11,300	490	37,810	0.30	C	1900	0.26	C	CR	C
GORTO LAKE RD	BRANDON TOWN CENTER	SR 60	4	D	0.56	35	D	11,300	490	37,810	0.30	C	1900	0.26	C	CR	C
GRAND REGENCY BLVD	SR 60	WOODBERRY RD	4	D	0.97	30	D	7,400	408	30,780	0.24	C	1549	0.26	C	CR	C
GULF CITY RD	US HWY 41	COCKROACH BAY RD	2	U	4.23	40	C	663	34	13,680	0.05	C	675	0.05	C	CR	C
GUNN HWY	PASCO COUNTY LINE	VAN DYKE RD	2	U	4.90	40	D	14,200	767	15,390	0.92	D	760	1.01	F	CR	A
GUNN HWY	VAN DYKE RD	S MOBLEY RD	2	U	3.23	45	D	19,000	1037	16,815	1.13	F	836	1.24	F	CR	A
GUNN HWY	S MOBLEY RD	EHRlich RD	4	D	0.95	45	D	34,400	1678	37,810	0.91	C	1900	0.88	C	CR	A
GUNN HWY	EHRlich RD	CITRUS PARK DR	2	U	0.86	40	D	10,800	540	16,815	0.64	C	836	0.65	C	CR	A
GUNN HWY	CITRUS PARK DR	VETERANS EXPWY	4	D	1.61	45	E	28,400	1323	37,811	0.75	C	1901	0.70	C	CR	A
GUNN HWY	VETERANS EXPWY	ANDERSON/LYNN TURNER	4	D	1.82	45	E	27,800	1329	37,811	0.74	C	1901	0.70	C	CR	A
GUNN HWY	ANDERSON/LYNN TURNER	CASEY RD	4	D	1.08	45	E	27,300	1314	37,811	0.72	C	1901	0.69	C	CR	A
GUNN HWY	CASEY RD	DALE MARRY OVERPASS	4	D	1.08	45	E	37,500	1734	37,811	0.99	D	1901	0.91	D	CR	A
HABANA AVE	HENRY AVE	SLUGH AVE	2	U	0.74	30	D	8,200	563	14,060	0.58	D	713	0.79	D	CR	C
HABANA AVE	SLUGH AVE	WATERS AVE	2	U	1.02	30	D	6,500	331	14,060	0.46	C	713	0.46	C	CR	C
HANLEY RD	HILLSBOROUGH AVE	WILSKY BLVD	4	D	2.55	40	E	25,900	1248	37,811	0.68	C	1901	0.66	C	CR	C
HANNA AVE	HANNA AVE	HARNEY RD	2	U	0.79	35	D	3,200	179	14,060	0.23	C	713	0.25	C	CR	C
HANNA AVE	VANDERVOORT RD	SUNSET LANE	2	U	2.25	45	C	3,500	263	13,680	0.26	C	675	0.39	C	CR	C
HARNEY RD	SLUGH AVE	TEMPLE TERRACE HWY	2	U	1.98	45	D	3,800	194	16,815	0.23	C	836	0.23	C	CR	A
HARNEY RD	SLUGH AVE	TEMPLE TERRACE HWY	2	U	2.20	35	D	19,400	907	14,060	1.38	F	713	1.27	F	CR	A
HARNEY RD	TEMPLE TERRACE HWY	US HWY 301	4	D	0.33	45	D	19,400	907	37,810	0.51	C	1900	0.48	C	CR	A
HARNEY RD	US HWY 301	US HWY 301	2	U	2.88	45	D	8,852	451	16,815	0.53	C	836	0.54	C	CR	A
HENDERSON RD	WATERS AVE	LINEBAUGH AVE	2	D	1.03	40	D	12,893	657	17,656	0.73	C	836	0.75	C	CR	A
HENDERSON RD	LINEBAUGH AVE	GUNN HWY	2	U	1.60	45	D	11,500	586	16,815	0.68	C	836	0.70	C	CR	C

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
Gibson Dr.	County Arterial - Urban	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <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	115	6	11
Proposed	154	10	12
Difference (+/-)	+39	+4	+1

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

Notes: Shared access is provided for to County-owned property to the west (folio# 49997.0050) and emergency access stub-out provided on the western boundary.

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Gibson Dr./Substandard Roadway	Administrative Variance Requested	Approvable
	Choose an item.	Choose an item.

Notes:

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

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

Application number:	MM 22-0086
Hearing date:	January 18, 2022
Applicant:	8510 Gibsonton, LLC
Request:	Major Modification to a Planned Development to change the permitted uses and allow a 21-lot townhome subdivision to be developed on a vacant mobile home park site.
Location:	8510 Gibsonton Drive, Gibsonton
Parcel size:	6.25 acres +/-
Existing zoning:	PD 83-0353
Future land use designation:	Res-4 (4 du/ga; 0.25 FAR)
Service area:	Urban
Community planning area:	Gibsonton and Southshore Community Plans

A. APPLICATION REVIEW

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

1.0 APPLICATION SUMMARY

Applicant: 8510 Gibsonton LLC

FLU Category: Residential - 4

Service Area: Urban

Site Acreage: 6.25 Acres +/-

Community Plan Area: Gibsonton

Overlay: None



Introduction Summary:

The applicant is requesting a major modification to a Planned Development (83-0353) to change the permitted uses to allow for a 21-lot townhome subdivision to be developed on a vacant mobile home park site.

Existing Approval(s):

PD (RZ) 83-0353 was approved as a rezoning in 1994 to allow for 23 mobile home lots along Gibsonton Drive.

Proposed Modification(s):

The applicant requests modification to change the use from a mobile home park to a 21-lot townhome subdivision.

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:

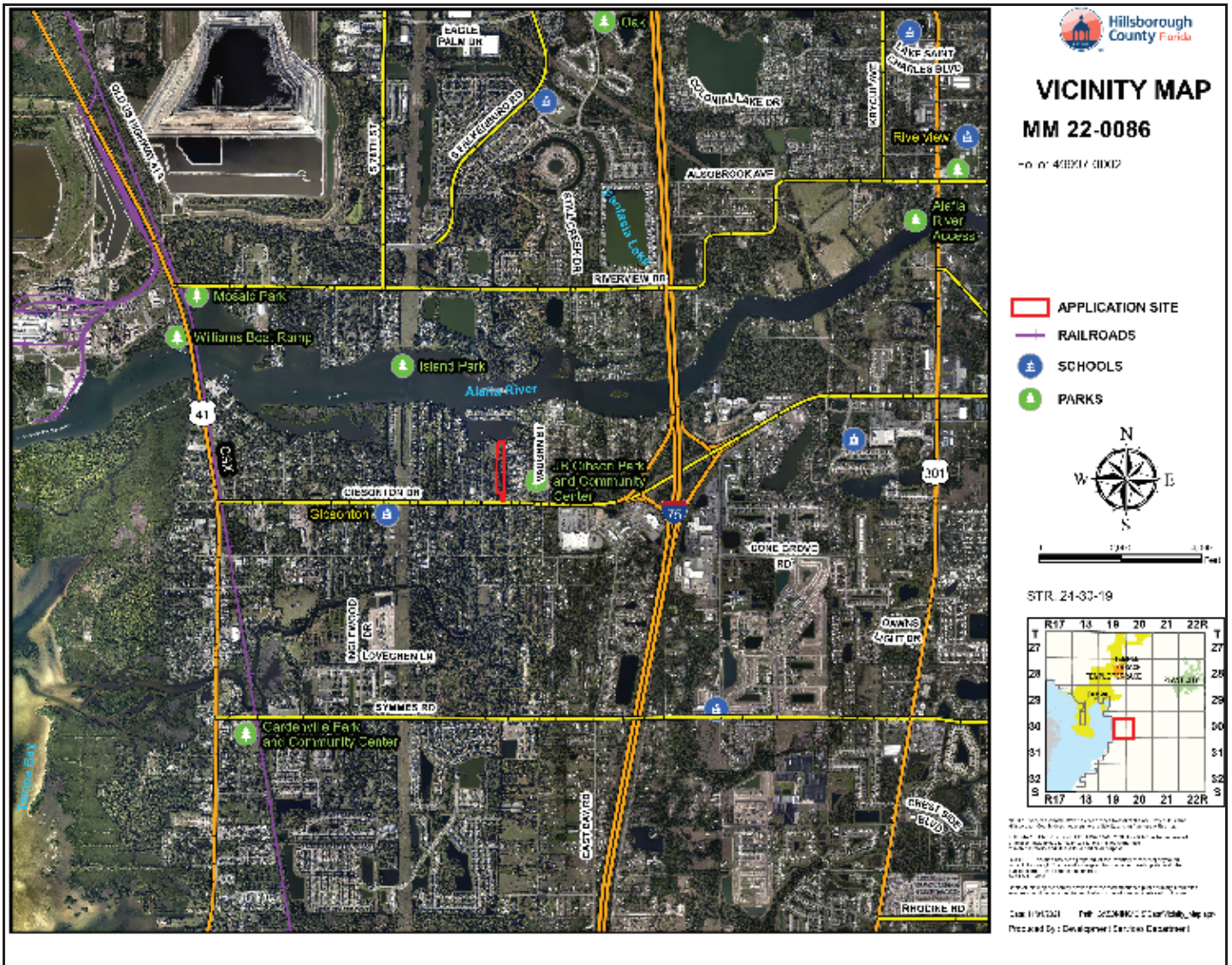
Consistent

Development Services Recommendation:

Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



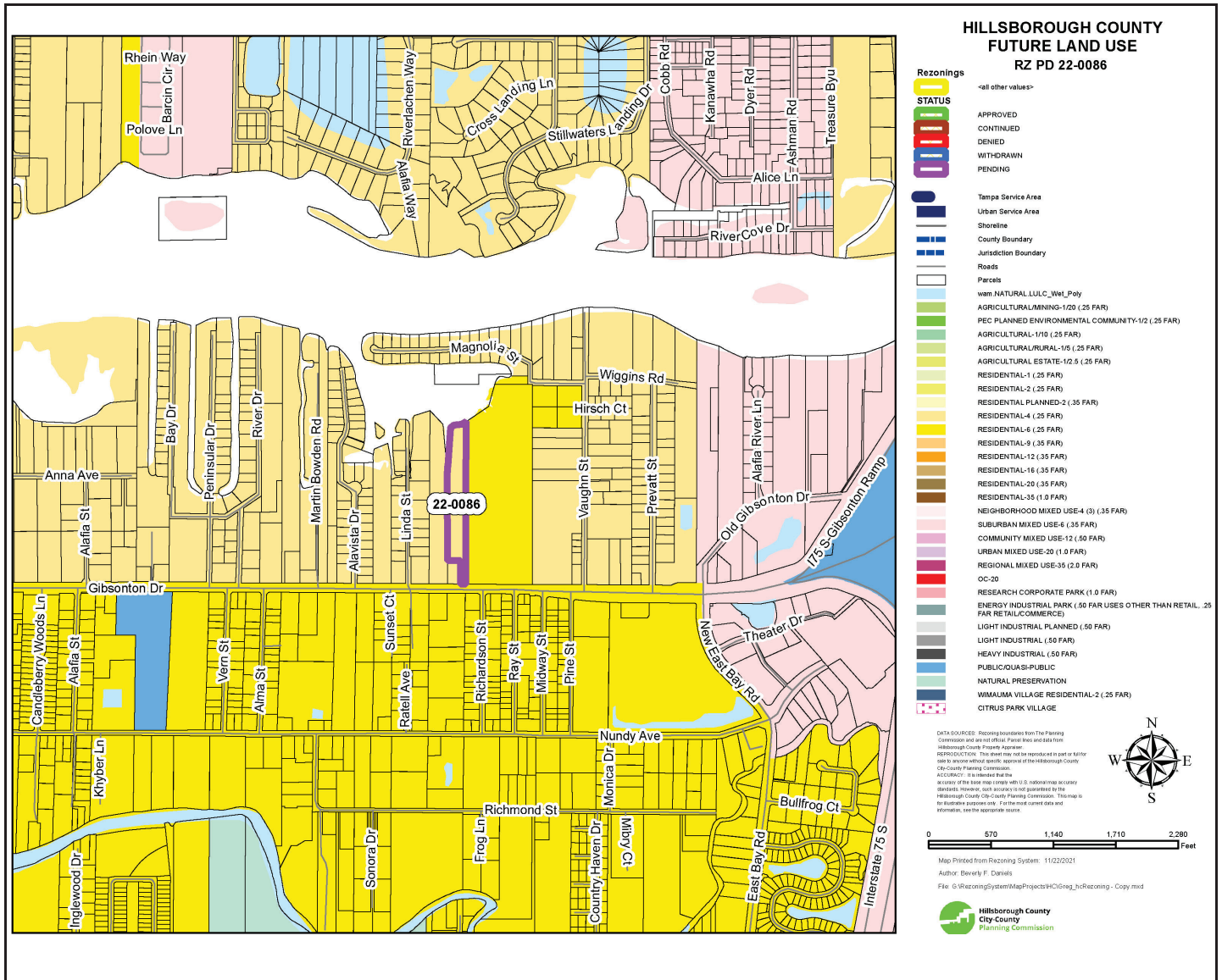
Context of Surrounding Area:

The proposed site is located between the south bank of the Alafia River and Gibsonton Road in an established residential area made up of mobile homes and single family residence developments.

The property to the east covers 25.8 acres and is zoned PD to allow for a mobile home/RV park with 181 allowable lots. The 5.44 acre property to the west is zoned RSC 6 and is used a single-family residence. Across the 85-foot Gibsonton Drive right-of-way, the properties, zoned RSB and AS-1, are developed for single family use.

2.0 LAND USE MAP SET AND SUMMARY DATA

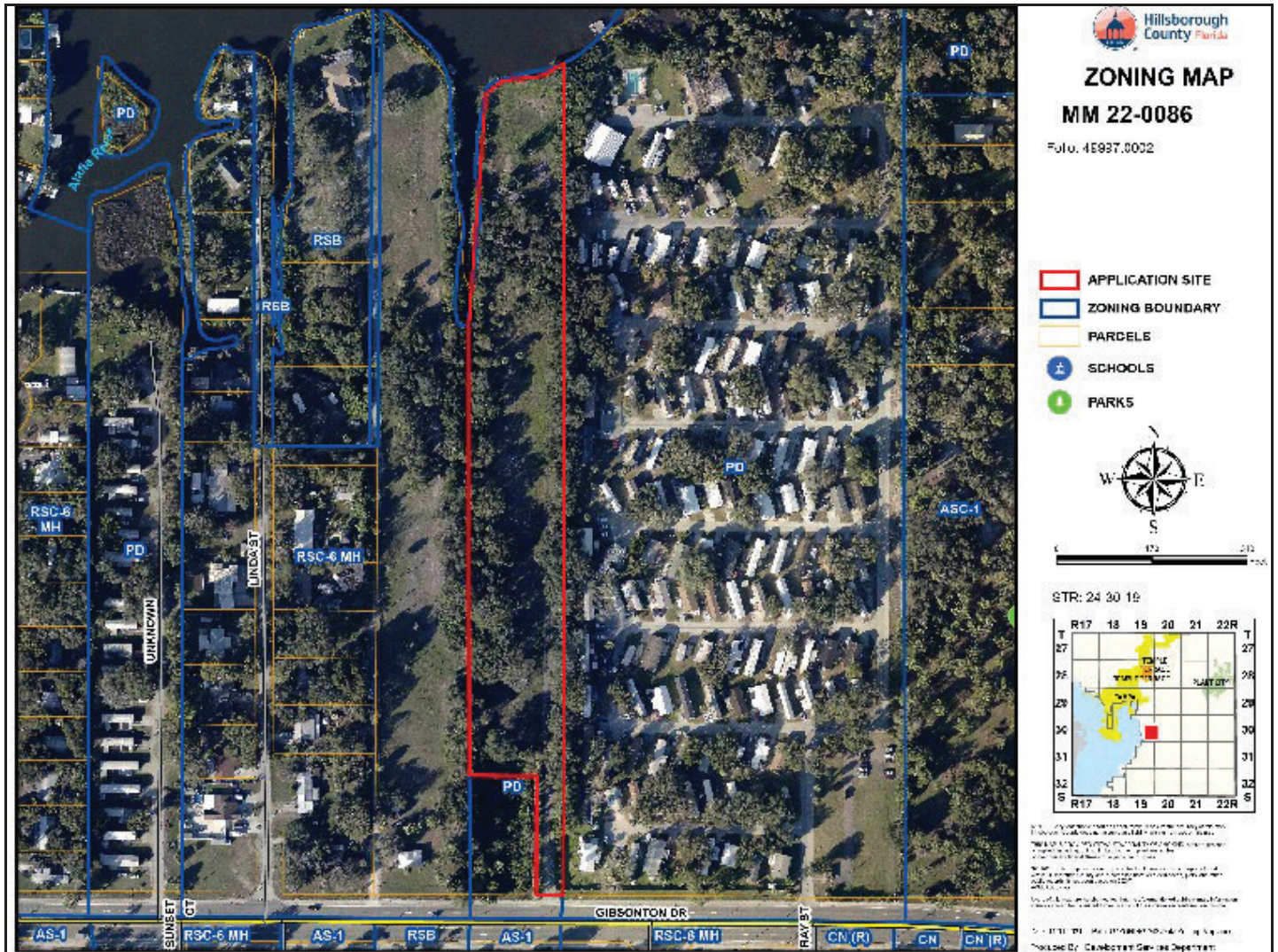
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential - 4
Maximum Density/F.A.R.:	4.0 dwelling units per gross acre (du/ga)/0.25 FAR
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

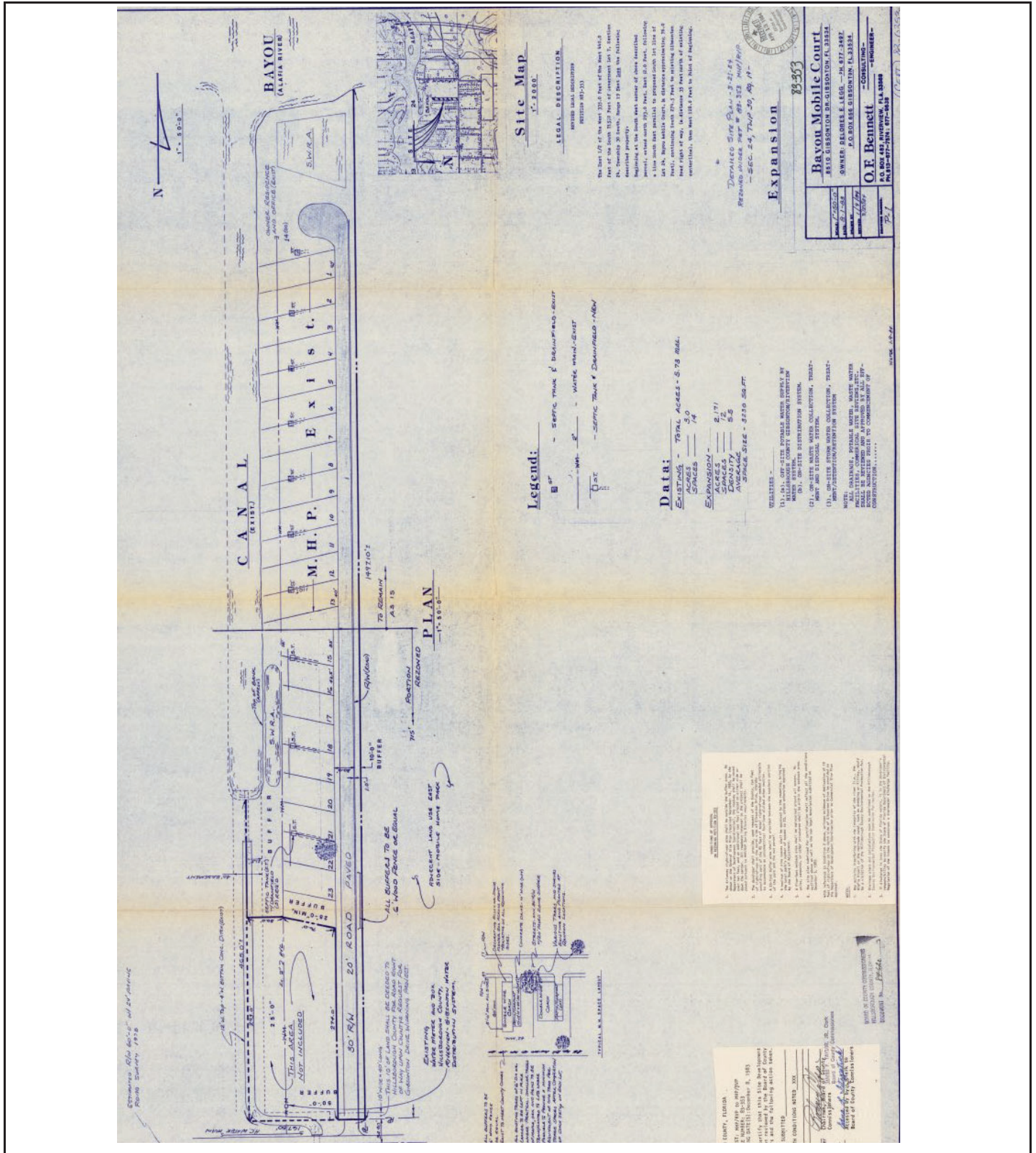


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	Unzoned	NA	NA	Alafia River
South	AS-1	1 du/ga	Agricultural and Single Family	Single-Family
East	PD	7.01 du/ga	Mobile Homes and Recreation Vehicle Park	Mobile Home/RV Park
West	RSC-6	6 du/ga	Single-family	Single-Family

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 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
Gibson Dr.	County Arterial - Urban	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <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	115	6	11
Proposed	154	10	12
Difference (+/-)	+39	+4	+1

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

Notes: Shared access is provided for to County-owned property to the west (folio# 49997.0050) and emergency access stub-out provided on the western boundary.

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Gibson Dr./Substandard Roadway	Administrative Variance 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 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 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	
Check if Applicable: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input checked="" 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 checked="" type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input checked="" type="checkbox"/> Other: Alafia River Corridor Policy Area 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include two funded CIP projects that are currently under construction, C32001 - South County Potable Water Repump Station Expansion and C32011 - Potable Water In-Line Booster Pump Station, and will need to be completed by the County prior to issuance of any building permits prior to June 1, 2022, that will create additional demand on the

				system.
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input 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				
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 checked="" type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Based on the adjacent zonings and uses identified in the report, staff finds the proposed modification to PD 83-0353 compatible with the existing zoning districts and development pattern in the area.

5.2 Recommendation

Based on the above considerations, staff recommends approval of the request, subject to conditions.

6.0 PROPOSED CONDITIONS

Approval– Approval, subject to the conditions listed below, is based on the general site plan submitted December 28, 2021.

- ~~1. The driveway right-of-way area shall be outside the buffer area. As shown on the General Site Plan (received September 14, 1983, by the department of Development Coordination), the roadway shall be moved over ten feet, and an additional ten feet placed on either side or down the center. All roadways internal to the project shall be paved pursuant to MHP/RVP Zoning District requirements.~~
- ~~2. The developer shall provide, upon request of the County, ten feet of right-of-way on the north side of Gibsonton Drive, thereby providing part of the 85 feet of total right-of-way needed ultimately to accommodate an unsymmetrical four-lane divided urban section.~~
- ~~3. A 25-foot buffer area shall be provided between the southern portion of the park and the out parcel.~~
- ~~4. A maximum of nine spaces shall be approved by the rezoning, bringing the total park's number of spaces to 23, unless otherwise approved by the Board of Adjustment.~~
- ~~5. A five-foot setback area shall be maintained around all spaces. No units, carports, or other structures shall be within the setback area.~~
- ~~6. The site plan submitted for certification shall reflect all the conditions outlined above as well as the new legal description submitted on December 5, 1983.~~

~~With reference to Condition 2 above, written evidence of dedication of 10 feet of right-of-way on the north side of Gibsonton Drive be provided to the Department of Development Coordination prior to Commercial Site Plan Approval.~~

Notes:

- ~~1. Any activity interfering with the integrity of the river (i.e., the Alafia River) or the man-made canal, such as dredging or filling, would be a violation of the Hillsborough County Environmental Protection Act.~~
- ~~2. Drainage plans and calculations must be submitted to the Hillsborough County Environmental Protection Commission for review.~~
- ~~3. If discharge is into the State of Florida waters, it is the developer's responsibility to notify the State of Florida Department of Environmental Regulation of the intent to construct a stormwater discharge facility.~~
1. Development of the project shall proceed in strict accordance with the terms and conditions contained on the General Site Plan and in the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
2. The project shall be permitted, as depicted on the submitted site plan, to allow:
 - 2.1 A maximum of 21 single family attached townhomes;
 - 2.2 Recreational areas to include open space, tot lot, gazebo, dog walk area, trails and similar uses; and
 - 2.3 A leasing/sales office shall be permitted up to 1,350 square feet.
3. Proposed density shall be limited to the maximum permitted under RES 4 FLU with no Plan Flex permitted and CHHA area designated on entire site per August updated maps.
4. Area, height, bulk, and placement shall meet the requirements of the RMC 6 district standards. including maximum height of two stories and 35 feet.
5. A ten-foot minimum setback between structures shall be required.

6. An additional setback from the PD boundaries of two feet for every one foot of building height over 20 feet shall be required.
7. Buffering and screening requirements shall be as follows:
 - 7.1 A 30-foot buffer area shall be provided between the southern portion of the property and the outparcel (folio 4997.0050).
 - 7.2 A minimum 6-foot vehicular use area buffer is required between the driveway and the eastern property line.
 - 7.3 A 15-foot scenic corridor buffer shall be installed along the right-of-way line of Gibsonton Drive.
 - 7.4 A 6-foot high, 100% opaque PVC fence shall be installed along the upland property boundaries in accordance with EPC requirements.
8. No encroachments shall be permitted into approved EPC wetland jurisdictional areas noted on the site plan with 30' wetland setbacks to be provided.
9. All proposed parking shall be in attached garages and driveways meeting minimum LDC requirements with 18' minimum clearance to sidewalk.
10. Proposed stormwater pond locations are generally shown on site plan and may be altered based upon final engineering design and permitting at Site Review.
11. If MM 22-0086 is approved, the County Engineer will approve a Section 6.04.02. Administrative Variance (dated January 4, 2022) which was found approvable by the County Engineer (on January 5, 2022). Approval of this Administrative Variance will waive the Gibsonton Drive substandard road improvements required by Section 6.04.03.L. of the LDC.
12. The developer shall provide for, with the initial increment of development, a shared access facility to serve the adjacent property folio number 49997.0050 to the west as depicted in the site plan consistent with the LDC. The developer shall record in the Official Records of Hillsborough County a construction easement and any other easement necessary to permit the developer of adjacent properties (within which the access is being shared) to construct and utilize the required the Shared Access Facility upon (re)development of the adjacent properties without further consultation. The design and location of all connections shall be subject to the review and approval of Hillsborough County.
13. A proposed emergency cross access / stub out shall be provided to the western property where generally indicated on the site plan due to driveway exceeding 1,000 feet in length.
14. The developer shall provide a minimum 15-foot, paved driveway loop to allow emergency and utility service vehicles to turn around.
15. The project driveway may be permitted to be gated subject to County Transportation Technical Manual standards.
16. Notwithstanding anything shown on the site plan, the developer shall provide ADA compliant sidewalk connections between the access point, each dwelling unit, parking area, accessory structures, and amenities.
17. A minimum driveway width of 20' shall be provided on all proposed access driveways with 5' sidewalk provided on one side of roadway.
18. Prior to site plan certification, the applicant shall:
 - 18.1 Revise the site plan to show the existing driveway access points serving folio numbers 50420.0000 and 50421.0000 (on the south side of Gibsonton Drive) consistent with the DRPM minimum site plan requirements.
 - 18.2 Revise PD site plan label "15' WIDE STABILIZED DRIVE FOR EMERGENCY AND UTILITY VEHICLE ACCESS."

19. 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.
20. Water distribution system improvements will need to be completed prior to connection to the County's water system. No building permits that would create demand for water service shall be issued until either the completion by the County of funded Capital Improvement Program projects C32001 - South County Potable Water Repump Station Expansion and C32011 - Potable Water In-Line Booster Pump Station, and the projects are put into operation or until June 1, 2022, whichever occurs first.
21. 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.
22. 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.
23. 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).
24. 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.
25. This site contains trees that may qualify as Grand Oaks as defined by the Land Development Code (LDC). All trees confirmed as a Grand Oak must be accurately located and labeled as such on the submitted preliminary plan through the Site Development/Subdivision Review process. Adjustments to the layout of the approved PD plan may be necessary to preserve Grand Oaks.
26. The requested Planned Development (PD) identifies potential development within 100 feet of the Alafia River. No disturbance to native trees measuring 5" DBH and larger within this area is to occur unless justified in accordance to the provisions of Section 4.01.06.A.6 of the Land Development Code.
27. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals.
28. 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.
29. 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.
30. If the notes and/or graphics 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.

31. Within ninety days of approval of MM 22-0086 by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Planning and Growth Management Department a revised General Development Plan for certification reflecting all the conditions outlined above.

Zoning Administrator Sign Off:	 J. Brian Grady Thu Jan 20 2022 09:52:54
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.	

B. HEARING SUMMARY

This case was heard by the Hillsborough County Land Use Hearing Officer on January 18, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition. Mr. Grady noted a revision to a condition regarding water availability and limiting development permits until such time as a couple of CMP projects are developed. He stated the version in the staff report is an old condition that references “or prior to June 1st” of a certain year. He stated the Board of County Commissioners removed the date requirement so the condition will be amended to remove reference to the June 1st date. He stated the condition would be amended accordingly.

Applicant

Mr. Michael Horner spoke on behalf of the applicant. He asked Mr. Grady which condition would be amended. Mr. Grady stated he would determine which number it was and answer after Mr. Horner finished his presentation.

Mr. Horner stated the petition has unanimous recommendations for approval and no objections from staff or reviewing agencies, including EPC and transportation. He stated the subject property is 6.25 acres north of Gibsonton Drive, west of the I-75 corridor, and south of the Alafia River. He stated the subject property is currently zoned PD and was approved in 1983 as the Bayou Mobile Home Park with 23 mobile home units. He stated the park has now been cleared and vacated so the units no longer exist, but the access driveway and certain improvements are still in place.

Mr. Horner stated the property is designated Res-4 and is in the Urban Service Area so the proposed development will connect to public water and sewer. He stated there is Res-6 directly to the east with a fairly high-density mobile home park. He stated there are several mobile home parks in the area north of Gibsonton Drive. He stated Res-6 exists on the entire south side of Gibsonton Drive.

Mr. Horner stated the subject property has 4.21 acres of upland area and about 2.04 acres of wetland area to certify. He stated the EPC survey was completed six months ago and the wetland area comprises about 32 percent so the applicant did not get 100 percent density transfer and must comply with the wetland density provisions, which allows a maximum of 21 units on the 6.25-acre site. He stated the applicant applied originally for a plan flex with townhome clusters up to 25 units. He stated it was determined that flex would be approved subject to the Coastal High-Hazard Area map. He stated unfortunately the map was amended prior to formal submittal of the rezoning request and now the Coastal High-Hazard Area covers about 95 percent of the subject property. He stated the applicant has removed the plan flex options and reduced the unit count to 21.

Mr. Horner stated the applicant has no setback encroachments and will meet the 30-foot wetland conservation area setback throughout. He stated the units will be two bedroom-two bath, three bedroom-two bath, two-story, attached or detached garages.

Mr. Horner displayed the original site plan from 1983 for the 23 mobile home lots. He stated the proposed site plan locates the clustered buildings between the access driveway and the wetland system to the west. He stated the applicant was very careful to meet all setback requirements and allow for a loop access drive meeting the transportation guidelines and for emergency vehicles. He stated the office clubhouse is 1,350 square feet. He noted the conditions state that two stories are permitted and 35-foot height but did not include the office and clubhouse structure. He stated the applicant wants to make sure the two-story condition allows for the clubhouse as well. He stated the applicant does not intend to increase the square footage but might tighten up the footprint and might have 35 feet in height. He stated it would provide a place for residents to have coffee, beverages, vending machines, and an office for leasing and management.

Mr. Horner stated the proposed project meets the transportation reviews and guidelines and there were substantial revisions for that. He stated the applicant revised the site plan to incorporate a cross access and stub-out that allowed for a thousand-foot distance to be shortened to no greater than a thousand feet. He stated this is a fire marshal request and an access management requirement. He stated the site plan is now consistent with those requirements. He stated the applicant also agreed to meet all transportation standard guidelines for the minimum width pavement of the internal roadway.

Mr. Horner stated the applicant wishes to gate the community. He pointed out the cross access severs one of the building clusters to the south and stated it is difficult to have a gated access and provide a turn-around area. He stated the applicant will submit an option for buildings to be shifted about 50 feet so that the clubhouse remains where it is and gated access can be provided with a turn-around. He stated it is not a major change and there is no increase of density or location of setbacks. He stated the option just allows for gaiting.

Mr. Horner stated the stormwater ponds are subject to final engineering. He stated the water table is high so the ponds will be fairly shallow. He stated the plan will be subject to change until the drainage calculations are performed. He stated the applicant believes the site will have sufficient stormwater runoff for the impervious surface.

Mr. Horner stated Condition 4 shows 35 feet and two stories are permitted, but he did not know whether language needs to be added to that condition to include the leasing office clubhouse to make sure the vision applies to all structures, not just the townhomes.

Mr. Horner stated the applicant requested no variations or waivers but did request an administrative variance. He stated Steve Henry of Lincks and Associates filed the request to Michael Williams and it was deemed approvable only because of the deficiency on bike lanes. He stated there are no bike lanes there. He stated Gibsonton Drive is in good condition and it meets all other requirements so Mr. Williams recommended approval. He stated he would file the administrative variance and Mr. Williams' email.

Mr. Horner stated the applicant had no opposition or objections and will meet all conditions. He stated the applicant challenges no issues on the site.

Mr. Grady stated the water condition that will be amended is Condition 20 in reference to “or until June 1st 2020, whichever comes first.” He stated the referenced language will be removed from that condition. He stated the conditions do not make clarifications regarding height but stated “The maximum building height is two stories and 35 feet.” He stated that would include all structures within the PD. Mr. Horner stated the applicant is fine with that.

Development Services Department

Mr. Sam Ball, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted into the record. He noted the school board comments are not included with the staff report so a revised report with school board comments will be filed. He stated the transportation report that is in the record in Optix will also be added to the staff report.

Planning Commission

Ms. Jillian Massey, Hillsborough County City-County Planning Commission, presented a summary of the findings and analysis as detailed in the Planning Commission report previously submitted into the record.

Proponents

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

Opponents

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

Development Services Department

Mr. Grady stated Development Services Department had nothing further.

Applicant Rebuttal

Mr. Horner noted the outparcel at the south end of the site is a retention pond. He stated it is not clear why the county Transportation Department required a cross access and 30-foot buffer to that parcel but the applicant did not request a reduction and has provided both on the site plan.

The hearing officer closed the hearing on major modification 22-0086.

C. EVIDENCE SUBMITTED

Mr. Horner submitted into the record at the hearing a copy of the applicant’s administrative variance request and the County Engineer’s communication finding the requested administrative variance approvable, a copy of the Hillsborough County Level of Service Report, the applicant’s site plan, and communication related to the prior 1984 zoning approval.

D. FINDINGS OF FACT

1. The Subject Property consists of approximately 6.25 acres located at 8510 Gibsonton Drive, Gibsonton.
2. The Subject Property is zoned PD 83-0353, which allows development as a mobile home park, and is designated Res-4 on the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County* Future Land Use Map. The Subject Property is currently vacant.
3. The Subject Property is in the Urban Services Area and within the boundaries of the Gibsonton and Southshore Community Plans.
4. The Subject Property is located between the south bank of the Alafia River and Gibsonton Road in an established residential area consisting of mobile homes and single-family residential developments. Adjacent property to the east of the Subject Property is zoned PD and developed as a mobile home/RV park. Adjacent property to the west is zoned RSC-6 and is developed with a single-family residence. South of Gibsonton Drive are properties zoned RSB and AS-1 developed with single-family uses. North of the Subject Property is the Alafia River.
5. The applicant is requesting a major modification to the approved PD 83-0353 zoning district, which allowed 23 mobile homes, to instead allow development of the Subject Property with 21 single-family attached townhomes and a clubhouse/leasing office.
6. The applicant requested an Administrative Variance from LDC section 6.04.03 requirements governing substandard roadway improvements, which the County Engineer found approvable.
7. County staff found the proposed major modification compatible with the existing zoning districts and development pattern in the surrounding area. Staff recommends approval, subject to conditions stated in the staff report based on the applicant's general site plan submitted December 28, 2021.
8. Planning Commission staff found the proposed major modification would facilitate growth within the Urban Service Area, supports the vision of the Gibsonton and Southshore Community Plans, and would allow residential development that is compatible with the existing development pattern in the surrounding area. Planning Commission staff concluded the request is consistent with the county's comprehensive plan.

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

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

F. CONCLUSIONS OF LAW

A development order is consistent with the comprehensive plan if “the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government.” § 163.3194(3)(a), Fla. Stat. (2020). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant’s testimony and evidence, there is substantial competent evidence demonstrating the requested major modification is consistent with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, and does comply with the applicable requirements of the Hillsborough County Land Development Code.

G. SUMMARY

The applicant is requesting a major modification to the approved PD 83-0353 zoning district, which allowed 23 mobile homes, to allow development of the Subject Property with 21 single-family attached townhomes and a clubhouse/leasing office building.

H. RECOMMENDATION

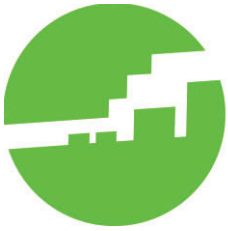
Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of the major modification request subject to the conditions stated in the Hillsborough County Development Services staff report as amended, based on the applicant’s general site development plan received December 28, 2021.

Pamela Jo Hatley

Pamela Jo Hatley PhD, JD
Land Use Hearing Officer

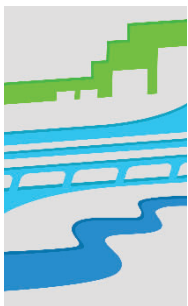
2-8-2022

Date:



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: January 18, 2022	Petition: MM 22-0086
Report Prepared: January 6, 2022	8510 Gibsonton Drive <i>North of Gibsonton Drive, west of Interstate 75</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Residential-4 (4 du/ga;0.25 FAR)
Service Area:	Urban
Community Plan:	Gibsonton & Southshore Community Plans
Rezoning Request:	Major Modification to change Planned Development (83-0353) from 23 mobile homes to 21 single family attached townhomes
Parcel Size (Approx.):	6.25 +/- acres (272,250 square feet)
Street Functional Classification:	Gibsonton Road– County Arterial Interstate 75 – State Principal Arterial
Locational Criteria:	N/A
Evacuation Area:	This site is located within the A & B Evacuation Zones.



Context

- The subject property is located on approximately 6.25 acres on the north side of Gibsonton Drive, and west of Interstate 75. The subject property is within the Urban Service Area (USA) and within the limits of the Gibsonton & Southshore Community Plans.
- The parcel has a Future Land Use designation of Residential-4 (RES-4), with typical uses such as residential, suburban scale neighborhood commercial, office uses and multi-purpose projects. Non-residential uses are required to meet established locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- The subject property is surrounded by Residential-4 (RES-4) to the north and west and Residential-6 (RES-6) to the south and east. Further east down Gibsonton Drive is Suburban Mixed-Use-6 (SMU-6).
- The subject site is classified as vacant residential land with Planned Development (PD) zoning. There is PD zoning to the east with single family mobile homes. Additional single family and mobiles homes are located to the east with a Residential, Single-Family Conventional (RSC-6) zoning designation. Single family residential uses are also to the north and south of the site with RSC-6 and Agricultural, Single-Family (AS-1) zoning districts.
- The property is also located in the Coastal High Hazard Area and there are 4.21 acres of wetlands.
- The applicant requests a Major Modification to change Planned Development (PD) 83-0353 from 23 mobile homes to 21 single family attached townhomes.

Compliance with Comprehensive Plan:

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

Future Land Use Element

Urban Service Area

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.

Relationship to Land Development Regulations

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

Environmental Considerations

Objective 13: New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Conservation and Aquifer Recharge Element and the Coastal Management Element of the Comprehensive Plan.

Policy 13.3: Environmentally Sensitive Land Credit

Density and FAR calculations for properties that include wetlands will comply with the following calculations and requirements for determining density/intensity credits.

- Wetlands are considered to be the following:
 - Conservation and preservation areas as defined in the Conservation and Aquifer Recharge Element
 - Man-made water bodies as defined (including borrow pits).
- If wetlands are less than 25% of the acreage of the site, density and intensity is calculated based on:
 - Entire project acreage multiplied by Maximum intensity/density for the Future Land Use Category
- If wetlands are 25% or greater of the acreage of the site, density and intensity is calculated based on:
 - Upland acreage of the site multiplied by 1.25 = Acreage available to calculate density/intensity based on
 - That acreage is then multiplied by the Maximum Intensity/Density of the Future Land Use Category

Neighborhood/Community Development

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

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

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

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

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

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

Policy 16.7: Residential neighborhoods shall be designed to include an efficient system of internal circulation and street stub-outs to connect adjacent neighborhoods together.

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

Community Design Component (CDC)

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.

Livable Communities Element

Gibsonton Community Plan

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

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

Southshore Community Plan

4. Maintain housing opportunities for all income groups.

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

Staff Analysis of Goals Objectives and Policies:

The subject property is located on approximately 6.25 acres on the north side of Gibsonton Drive, and west of Interstate 75. The subject property is within the Urban Service Area (USA) and within the limits of the Gibsonton & Southshore Community Plans. The applicant requests a Major Modification to change PD 83-0353 from 23 mobile homes to 21 single family attached townhomes.

The subject property is designated Residential-4 (RES-4) on the Future Land Use Map. The intent of the RES-4 Future Land Use category is to designate areas that are suitable for low density residential development. In addition, suburban scale neighborhood commercial, office, multi-purpose and mixed-use projects serving the area may be permitted subject to the Goals, Objectives, and Policies of the Future Land Use Element and applicable development regulations and conforming to established locational criteria for specific land use. The proposed use is consistent with the Residential-4 Future Land use classification.

The subject property is in the Urban Service Area, where 80% or more of new growth is to be directed per the Comprehensive Plan. The proposal meets the intent of Objective 1 and Policies 1.2 of the Future Land Use Element of the Comprehensive Plan (FLUE) by providing growth within the Urban Service Area. The proposed Planned Development meets the minimum density required for properties within the Urban Service Area by providing 21 single family residential units on 6.25 acre site, which is consistent with the density expected in the RES-4 category. If using the upland acreage according to the proposed site plan, the maximum allowable density calculation goes as follows: 4.22 (uplands) $\times 1.25 \times 4 = 21$ units permitted. This calculation is also based on the 4.21 acres of wetlands on site in accordance with Policy 13.3.

The applicant requests 21 attached single family townhomes. They are proposing clustered density providing 3 or 4 units, and one duplex (2 units) on the waterfront portion subject to flood zone base elevation requirements. The proposed attached dwellings ranges from 990-2,400 square feet. The subject property is surrounded by predominately single-family lots and mobile home parks. The application is consistent with Objective 16, and Policies 16.2 and 16.3 of the Future Land Use Element (FLUE).

The applicant is using the existing ingress-egress to the site with a 15-foot scenic corridor buffer, providing for a connectivity in the area, meeting the intent of FLUE Policy 16.7.

The request is consistent with Goal 2 of the Gibsonton Community Plan as the proposal is revitalizing an older residential area, replacing a previous mobile home park, and incorporating new single-family and rental units offering a range of housing choices. In addition, the proposal is consistent Goal 4 of the Southshore Community Plan as it is providing housing opportunities for a range of income groups with units ranging in size. The request is consistent with the vision of the Gibsonton & Southshore Community Plans.

Overall, staff finds that the proposed use and density would facilitate growth within the Urban Service Area and supports the vision of the Gibsonton & Southshore Community Plans. The Major Modification would allow for residential development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element of the *Future of Unincorporated Hillsborough County Comprehensive Plan for Unincorporated Hillsborough County*. The request is compatible with the existing development pattern found within the surrounding area.

Recommendation

Based upon the above considerations, Planning Commission staff finds the proposed Planned Development **CONSISTENT** with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, subject to conditions proposed by the Department of Development Services.

HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 22-0086

Rezonings

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

Tampa Service Area

Urban Service Area

Shoreline

County Boundary

Jurisdiction Boundary

Reads

Parcels

WATER NATURAL LULC, Wet Poly

AGRICULTURAL/MINING-1/20 (.25 FAR)

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)

AGRICULTURAL-1/10 (.25 FAR)

AGRICULTURAL/RURAL-1/5 (.25 FAR)

AGRICULTURAL/ESTATE-1/2.5 (.25 FAR)

RESIDENTIAL-1 (.25 FAR)

RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR)

RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-12 (.35 FAR)

RESIDENTIAL-16 (.35 FAR)

RESIDENTIAL-20 (.35 FAR)

RESIDENTIAL-35 (1.0 FAR)

NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)

SUBURBAN MIXED USE-6 (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR)

URBAN MIXED USE-20 (1.0 FAR)

REGIONAL MIXED USE-35 (2.0 FAR)

OC-20

RESEARCH CORPORATE PARK (1.0 FAR)

ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)

LIGHT INDUSTRIAL PLANNED (.50 FAR)

LIGHT INDUSTRIAL (.50 FAR)

HEAVY INDUSTRIAL (.50 FAR)

PUBLIC/QUASIPUBLIC

NATURAL PRESERVATION

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)

CITRUS PARK VILLAGE

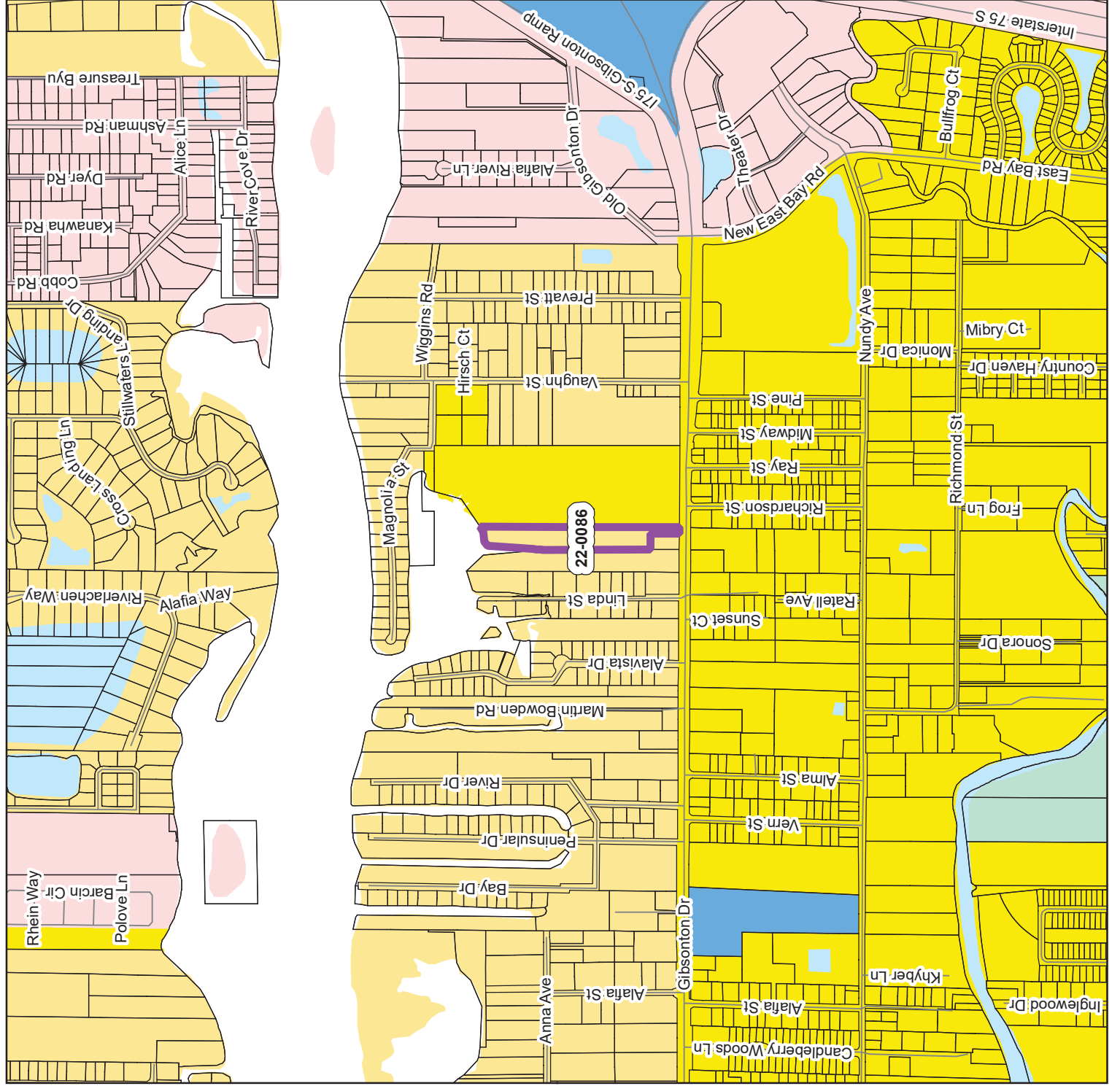
DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The information on this map is for informational purposes only. For the most current data and information, visit the appropriate agency.

Hillsborough County Planning Commission

Map Printed from Rezoning System: 11/22/2021

Author: Beverly F. Daniels

File: G:\Rezoning\System\MapProjects\HC\GReg_Hu\Rezoning - Copy.mxd





**GENERAL
SITE PLAN
FOR
CERTIFICATION**



DEVELOPMENT SERVICES

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

**HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT**

GENERAL SITE PLAN REVIEW/CERTIFICATION

**BOARD OF COUNTY
COMMISSIONERS**

Harry Cohen
Ken Hagan
Pat Kemp

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

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

INTERNAL AUDITOR

Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Gibsonton Dr. Townhomes

Zoning File: None Modification: MM (22-0086)

Atlas Page: None Submitted: 02/22/22

To Planner for Review: 02/22/22 Date Due: ASAP

Contact Person: Michael D. Horner Phone: 962-2395/ mdhorner.aicp@gmail.com

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

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

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

Reviewed by: Sam Ball Date: 02-22-2022

Date Agent/Owner notified of Disapproval: _____



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Richard Perez, AICP
PLANNING AREA: Gibsonton/South

DATE: 1/5/2022
AGENCY/DEPT: Transportation
PETITION NO: MM 22-0086

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

CONDITIONS OF ZONING APPROVAL

New Conditions:

- If MM 22-0086 is approved, the County Engineer will approve a Section 6.04.02. Administrative Variance (dated January 4, 2022) which was found approvable by the County Engineer (on January 5, 2022). Approval of this Administrative Variance will waive the Gibsonton Dr. substandard road improvements required by Section 6.04.03.L. of the LDC.
- The developer shall provide for, with the initial increment of development, a shared access facility to serve the adjacent property folio#49997.0050 to the west as depicted in the site plan consistent with the LDC. The developer shall record in the Official Records of Hillsborough County a construction easement and any other easement necessary to permit the developer of adjacent properties (within which the access is being shared) to construct and utilize the required the Shared Access Facility upon (re)development of the adjacent properties without further consultation. The design and location of all connections shall be subject to the review and approval of Hillsborough County.
- A proposed emergency cross access/stub out shall be provided to the western property where generally indicated on the site plan due to driveway exceeding 1,000' in length.
- The developer shall provide a minimum 15-foot, paved driveway loop to allow emergency and utility service vehicles to turn around.
- Project driveway may be permitted to be gated subject to County Transportation Technical Manual standards.
- Notwithstanding anything shown on the site plan, the developer shall provide ADA compliant sidewalk connections between the access point, each dwelling unit, parking areas, accessory structures and amenities.
- Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.

OTHER CONDITIONS:

- Prior to site plan certification, the applicant shall:
 - revise site plan to show the existing driveway access points serving folio# 50420.0000 and 50421.0000 (on the south side of Gibsonton Dr.) consistent with the DRPM minimum site plan requirements.
 - Revise PD site plan label “15’ WIDE STABILIZED DRIVE FOR EMERGENCY VEHICLE ACCESS” to state “15’ WIDE PAVED ONEWAY DRIVE FOR EMERGENCY AND UTILITY VEHICLE ACCESS”

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to modify PD 83-0353 to allow 21 townhome units on +/- 4.89 acres designated Residential 4 (R-4) future land use category. The existing PD entitlements allow for 23 mobile homes on the same +/- 4.89 parcel (folio#49997.0002) and includes the adjacent county-owned parcel (folio#49997.0050) utilized for stormwater management for a total PD area of 6.25 acres. The applicant is proposing to replace all existing PD conditions.

Trip Generation Analysis

As the project generates fewer than 50 peak hour trips, a letter providing the trip generation calculations was submitted with the zoning application. Staff has prepared a comparison of the 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 Trip Generation Manual, 10th Edition.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 23 Mobile Home Units (ITE LUC 240)	115	6	11

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 21 Multi-family (Low Rise/Townhome) (ITE LUC 220)	154	10	12

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	+39	+4	+1

The proposed rezoning would generally result in an increase of trips potentially generated by development of the subject site by 39 average daily trips, 4 trips in the a.m. peak hour, and 1 trip in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site is limited to +/- 40 feet of frontage on Gibsonton Drive.

Gibsonton Dr. is a substandard 4-lane, undivided collector road, characterized by +/-62 feet of pavement in average condition with curb and gutter. There is a +/- 15-foot continuous two-way left turn through this segment of the roadway. The existing right-of-way on Gibsonton Dr. in the vicinity of the project is +/-86 feet. There are sidewalks on both sides and no bikelanes within the vicinity of the project.

Pursuant to the Hillsborough County Transportation Technical Manual, an urban collector roadway shall meet the typical section TS-6 standard. TS-6 standard includes 11-foot-wide lanes, 22-foot median with curb and gutter, 7-foot buffered bike lanes, F-type curbs and 5-foot wide sidewalks on both sides within a minimum of 64 feet of right-of-way.

The applicant is requesting a 6.04.02 B. administrative variance to waive the required substandard roadway improvements as described in greater detail herein.

This segment of Gibsonton Dr. is not designated in the Hillsborough County Corridor Preservation Plan for ROW preservation.

SITE ACCESS

The PD site plan proposes to utilize the existing full access connection on Gibsonton Drive. While the existing driveway does not meet the 245-foot minimum separation between adjacent access points required per LDC, Sec. 6.04.03. J. and 6.04.07, there are no alternative locations to provide access along the limited frontage the property has on Gibsonton Dr. Additionally, the existing project driveway is aligned with an existing driveway connection located on the south side of Gibsonton Dr. and is roughly equidistant between existing adjacent driveways on the north side of the roadway.

The proposed site plan provides a shared access facility to allow future access to the County-owned property, utilized for drainage, to the north (folio#49997.0050) that is also part of the original PD. The shared access facility will be designed and constructed to stubout and include an easement that will ensure that the adjacent property may build an access connection to and utilize the shared access as their primary means of ingress and egress; therefore, eliminating the need to take primary access directly from Gibsonton Dr. along their frontage in order to be consistent with LDC, Part 6.04.00 access management standards.

The project driveway may be permitted to be gated subject to County Transportation Technical Manual standards.

The developer shall construct ADA compliant sidewalk connections between the access point, all units, parking areas, accessory structures and amenities.

Emergency access and circulation is provided for consistent with LDC, Sec. 6.02.01. H. and Transportation Technical Manual (TTM) Sec. 2.10. Instead of a cul-de-sac at the northern terminus of the projects internal driveway the applicant has opted to provide a 15-foot one-way loop with stabilized surface for emergency vehicles to turn around; however, other large service vehicles (i.e. trash collection trucks) will also have to utilize the loop to exit the project. Due to the regular visits from utility and services vehicles the loop will be required to be paved per proposed condition of approval to be addressed at time of site plan certification. Additionally, at the time of site plan review the developer will need to demonstrate that sufficient turning radius is provided for emergency and utility vehicles to safely maneuver consistent with County standards.

REQUESTED ADMINISTRATIVE VARIANCE: GIBSONTON DR.

The applicant submitted a Section 6.04.02.B. Administrative Variance Request (dated January 4, 2022) from the Section 6.04.03. L. LDC requirement, governing improvements to substandard roadways. Based upon the substandard condition of Gibsonton Dr. the LDC requires that improvements to meet the current standards of the Hillsborough County Transportation Technical Manual (TTM) TS-6 Typical Section (for 4-lane, collector roadways). The applicant is requesting to be exempted from improving Gibsonton Dr. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on January 54, 2022. If this rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request.

LEVEL OF SERVICE (LOS)

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
GIBSONTON DR.	US HWY 41	I-75	D	C

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

From: Williams, Michael [WilliamsM@HillsboroughCounty.ORG]
Sent: Wednesday, January 5, 2022 10:21 AM
To: Steven Henry [shenry@lincks.com]
CC: Michael Horner [mdhorner.aicp@gmail.com]; Tirado, Sheida [TiradoS@hillsboroughcounty.org]; Perez, Richard [PerezRL@hillsboroughcounty.org]; Ball, Fred (Sam) [BallF@hillsboroughcounty.org]; PW-CEIntake [PW-CEIntake@hillsboroughcounty.org]
Subject: FW: MM 22 0086 Des Except.
Attachments: Joseph Gibsonton 8510 MM Des Exception.pdf

Importance: High

Steve,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 22-0086 APPROVABLE. It should be noted that the document is labeled as a design exception but is actually an administrative variance.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Ingrid Padron (padroni@hillsboroughcounty.org or 813-307-1709) 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@hillsboroughcounty.org

Mike

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

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

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From: Perez, Richard <PerezRL@hillsboroughcounty.org>
Sent: Wednesday, January 5, 2022 9:07 AM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Subject: FW: MM 22 0086 Des Except.
Importance: High

Good morning, Mike.

The applicant submitted the attached DE yesterday and the deadline for request for continuance is tomorrow. Is there any possibility that this will be reviewed and a finding made before EOB tomorrow? If not, I will need to advise the applicant.

R

From: Ball, Fred (Sam) <BallF@hillsboroughcounty.org>
Sent: Wednesday, January 5, 2022 8:17 AM
To: Perez, Richard <PerezRL@hillsboroughcounty.org>
Subject: FW: MM 22 0086 Des Except.

Good morning, Richard,

I hope your new year is off to the right start.

I just need to verify whether or not the transportation review could be expedited if this DE is approved. Tomorrow is the deadline for the applicant to request a continuance. Please let me know.

Sam

Sam Ball
Senior Planner
Community Development Section
Development Services Department

P: (813) 307-1876

E: BallF@hillsboroughcounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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From: Zoning Intake-DSD <ZoningIntake-DSD@hillsboroughcounty.org>

Sent: Tuesday, January 4, 2022 2:30 PM

To: Timoteo, Rosalina <TimoteoR@HillsboroughCounty.ORG>; Rome, Ashley <RomeA@hillsboroughcounty.org>; Tirado, Sheida <TiradoS@hillsboroughcounty.org>; Padron, Ingrid <PadronI@hillsboroughcounty.org>; Ball, Fred (Sam) <BallF@hillsboroughcounty.org>

Subject: FW: MM 22 0086 Des Except.

Clare Odell**Planning & Zoning Technician**

Development Services Department (DSD)

P: (813) 276-8680 | **VoIP:** 39680

M: (813) 272-5600

E: odellcl@hillsboroughcounty.org

W: HillsboroughCounty.Org

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: Michael Horner <mdhorner.aicp@gmail.com>

Sent: Tuesday, January 4, 2022 2:23 PM

To: Zoning Intake-DSD <ZoningIntake-DSD@hillsboroughcounty.org>; Williams, Michael <WilliamsM@HillsboroughCounty.ORG>; Tirado, Sheida <TiradoS@hillsboroughcounty.org>; Ball, Fred (Sam) <BallF@hillsboroughcounty.org>; Perez, Richard <PerezRL@hillsboroughcounty.org>; vajjoseph@aol.com

Subject: MM 22 0086 Des Except.

External email: Use caution when clicking on links and attachments from outside sources.

Attached please find final Des Exception for this case as requested by Transp staff. This replaces the prior Draft DE filed last week for this case going to hearing Jan 18th.

Please call or email Steve Henry or myself w/ any questions.

Thank you,
M>

Michael D. Horner, AICP
14502 North Dale Mabry Highway
Suite 200
Tampa, FL 33618

Phone: (813) 962-2395
Fax: (813) 488-4196



January 4, 2021

Mr. Mike Williams
Hillsborough County Government
601 East Kennedy Blvd., 22nd Floor
Tampa, FL 33602

Re: Townhomes PD
Folio Number 049997.0002
PD 22-0086
Lincks Project No. 22009

The purpose of this letter is to request a Section 6.04.02.B Administrative Variance to Section 6.04.03L Existing Facilities of the Hillsborough County Land Development Code, which requires projects taking access to a substandard road to improve the roadway to current County standards between the project driveway and the nearest standard road.

The subject property is proposed to be rezoned to Planned Development to allow up to 25 Townhomes.

The access for the property is proposed to be via one (1) full access to Gibsonton Drive.

The subject property is within the Urban Service Area and as shown on the Hillsborough County Roadways Functional Classification Map, Gibsonton Drive is an arterial roadway.

The request is to waive the requirement to improve Gibsonton Drive to current County roadway standards, which are found within the Hillsborough County Transportation Technical Manual.

The variance to the TS-6 standards are as follows:

- 1) Right of Way – TS-6 has 110 feet of right of way. The right of way along Gibsonton Drive adjacent to the property is approximately 85 feet.
- 2) Bike Lanes – TS-6 has 7 foot buffered bike lanes. The existing roadway does not have bike lanes.
- 3) Median – TS-6 has 22' median with Type F Curb & Gutter. This existing road has a two-way left turn lane.

(a) there is an unreasonable burden on the applicant,

The subject property has limited frontage along Gibsonton Drive. There is not sufficient right of way to add the 7 foot buffered bike lanes or provide the 22 foot median. Therefore, it would be unreasonable to require the developer to widen the roadway to provide the bike lanes and median.

(b) the variance would not be detrimental to the public health, safety and welfare,

There are sidewalks on both sides of Gibsonton Drive. As shown in Table 1, the proposed project would add a minimal amount of traffic to Gibsonton Drive. In addition, according to the Hillsborough County 2020 Level of Service Report, the subject segment of Gibsonton Drive currently operates at an acceptable Level of Service. Therefore, the Administrative Variance would not be detrimental to the public health, safety and welfare.

(c) without the variance, reasonable access cannot be provided. In the evaluation of the variance request, the issuing authority shall give valid consideration to the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas.

The only access for the property is via Gibsonton Drive.

Mr. Mike Williams
January 4, 2022
Page 3

Please do not hesitate to contact us if you have any questions or require any additional information.

Best Regards,


Steven J Henry
President
Lincks & Associates, Inc.
P.E. #51555



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

- Disapproved
- Approved
- Approved with Conditions

If there are any further questions or you need clarification, please contact Sheida L. Tirado, PE.

Date _____

Sincerely,

Michael J. Williams
Hillsborough County Engineer

TABLE 1
 ESTIMATED PROJECT TRAFFIC (1)

<u>Land Use</u>	<u>ITE</u>		<u>Size</u>	<u>Daily</u> <u>Trip Ends</u>	<u>AM Peak Hour</u> <u>Trip Ends</u>		<u>PM Peak Hour</u> <u>Trip Ends</u>			
	<u>LUC</u>	<u>215</u>			<u>In</u>	<u>Out</u>	<u>In</u>	<u>Out</u>	<u>Total</u>	
Townhomes			25 DU's	140	2	5	7	6	5	11

(1) Source - ITE Trip Generation Manual, 11th Edition.

APPENDIX



PROPOSED PD PLAN



LINCKS & ASSOCIATES, INC.

HILLSBOROUGH COUNTY ROADWAYS
FUNCTIONAL CLASSIFICATION MAP



LINCKS & ASSOCIATES, INC.

HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services



Legend

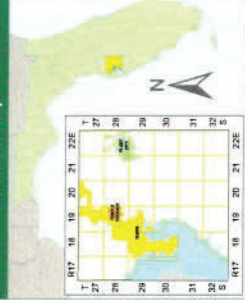
- Functional Classifications**
- Authority Classification**
- State, Principal Arterial
 - State, Arterial
 - Hillsborough, Arterial
 - Hillsborough, Collector
 - Urban Service Area Boundary
 - City Limits

The Hillsborough County Roadway Functional Map will be used to all matters in the Hillsborough County Land Development Code (LDC) that relate to functional classification of roads. Some, but not all, examples of Road numbers are as follows:

PART 3.02.00 INTERSTATE-PLANNED DEVELOPMENT DISTRICTS
 PART 3.03.00 PLANNED DEVELOPMENT DISTRICTS
 PART 3.04.00 SUBDIVISION STANDARDS AND GUIDELINES
 PART 3.05.00 SPECIAL CONDITIONAL USES
 PART 3.06.00 DEFINITIONS
 OTHER PARTS OF THE LDC NOT LISTED ABOVE

In addition to subject matters in the LDC, Functional Classification of roads will be used in the following: Hillsborough County Traffic Control Program and the Neighborhood Traffic Calming Program.

Locator Map

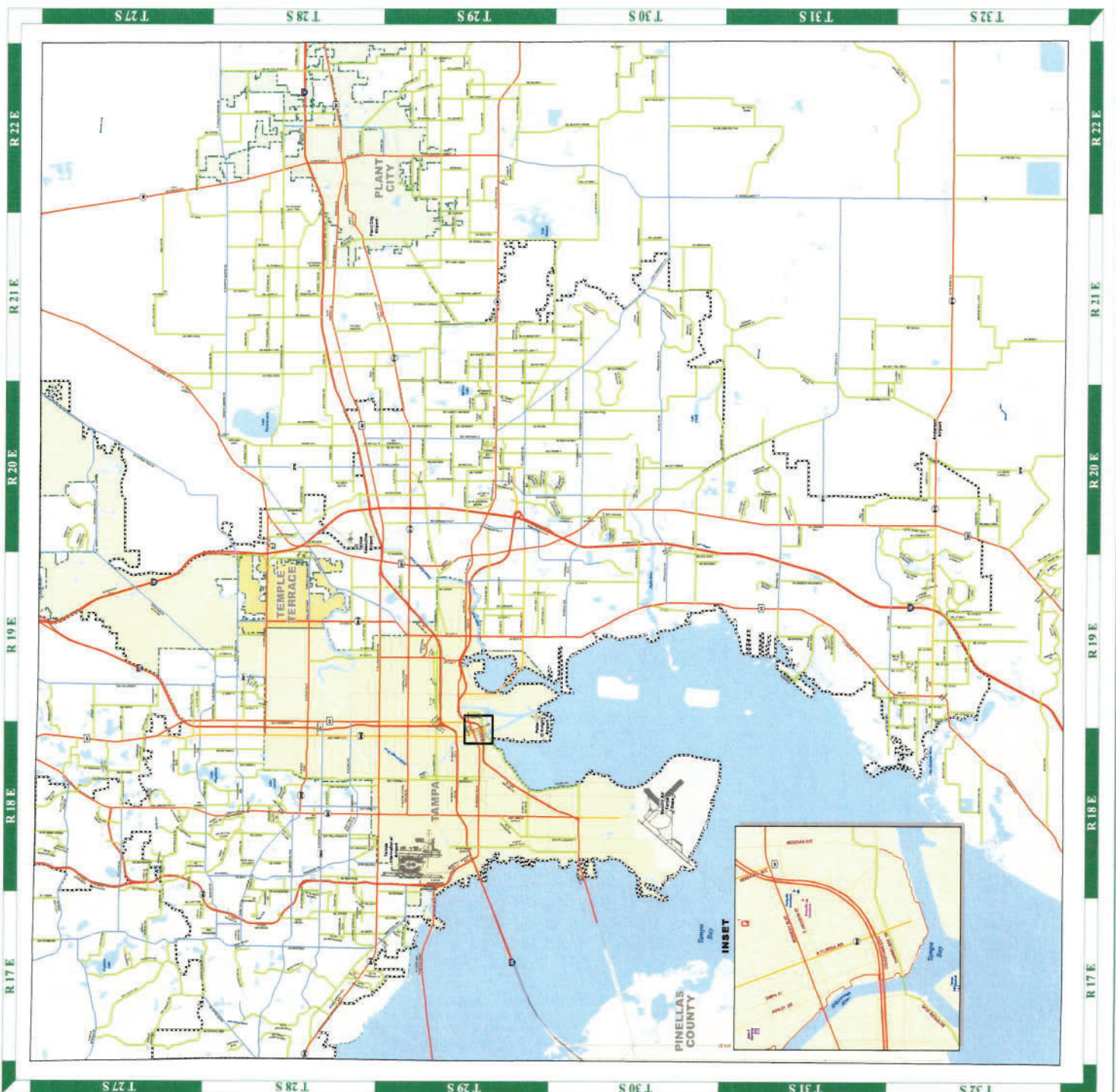


NOTE: Every responsible effort has been made to assure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

SOURCE: This map has been prepared for the inventory of real property located within Hillsborough County and is compiled from parcel maps, plans, and other public records. This has been based on BEST AVAILABLE FILE.

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

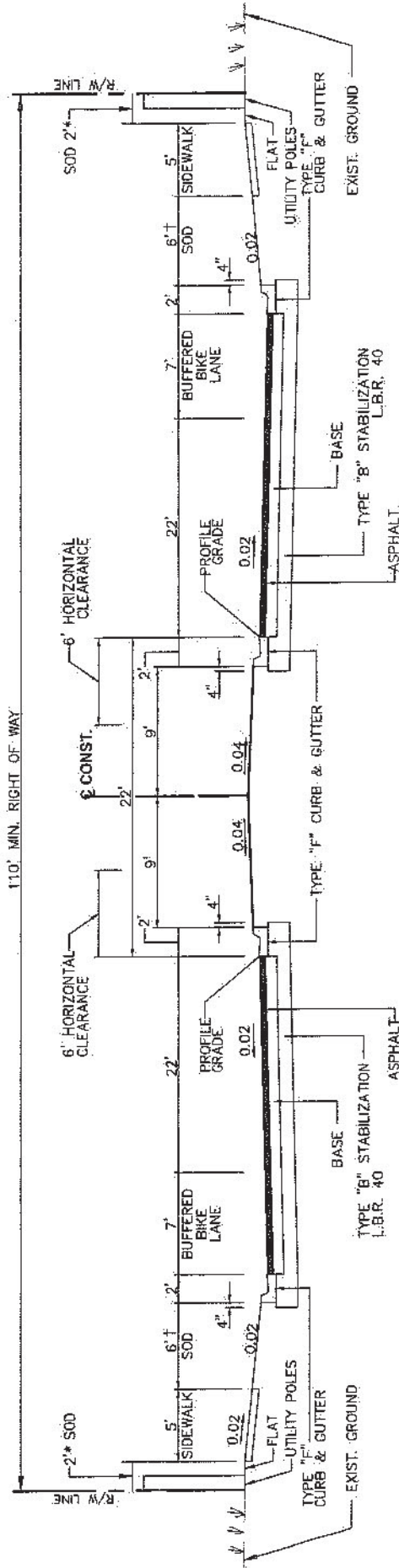
601 E. Kennedy Blvd.
 Tampa, FL 33602
 (813) 272-5810
printroom@hillsboroughcounty.org



TS-6



LINCKS & ASSOCIATES, INC.



TYPICAL SECTION
N.T.S.

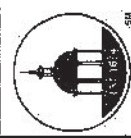
10,000 TO LESS THAN 20,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 45 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK, INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
4. SEE SIDEWALK PROTECTION OPTIONS, DRAWING NO. TD-16, SHEET 7 OF 7 FOR USE WHEN TREES ARE PLANTED IN THE PARKWAY AREA (BETWEEN THE BACK OF CURB AND SIDEWALK).
5. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)

REVISION DATE:
10/17

**TRANSPORTATION
TECHNICAL
MANUAL**



**Hillsborough
County Florida**

**URBAN COLLECTORS
(4 LANE DIVIDED)
TYPICAL SECTION**

DRAWING NO. **TS-6**
SHEET NO. 1 OF 1

ITE - TRIP GENERATION MANUAL, 11TH EDITION



LINCKS & ASSOCIATES, INC.

PERIOD SETTING

Analysis Name :	New Analysis	
Project Name :	Gibsonton Townhomes	No :
Date:	1/2/2022	City:
State/Province:		Zip/Postal Code:
Country:		Client Name:
Analyst's Name:		Edition: Trip Generation Manual, 11th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
215 - Single-Family Attached Housing (General Urban/Suburban)	Dwelling Units	25	Weekday	Best Fit (LIN) T = 7.62 (X)+-50.48	70 50%	70 50%	140

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
215 - Single-Family Attached Housing	0 %	70	0 %	70

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
215 - Single-Family Attached Housing	140	0	0	140

ITE DEVIATION DETAILS

Weekday

Landuse No deviations from ITE.

Methods No deviations from ITE.

External Trips 215 - Single-Family Attached Housing (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	70
Total Exiting	70
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	70
Total Exiting Non-Pass-by Trips	70

PERIOD SETTING

Analysis Name : New Analysis
Project Name : Gibsonton Townhomes **No :**
Date: 1/2/2022 **City:**
State/Province: **Zip/Postal Code:**
Country: **Client Name:**
Analyst's Name: **Edition:** Trip Generation Manual, 11th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
215 - Single-Family Attached Housing (General Urban/Suburban)	Dwelling Units	25	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LIN) $T = 0.52 (X) + 5.7$	2 29%	5 71%	7

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
215 - Single-Family Attached Housing	0 %	2	0 %	5

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
215 - Single-Family Attached Housing	7	0	0	7

ITE DEVIATION DETAILS

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.

Landuse: No deviations from ITE.

Methods: No deviations from ITE.

External Trips: 215 - Single-Family Attached Housing (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	2
Total Exiting	5
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	2
Total Exiting Non-Pass-by Trips	5

PERIOD SETTING

Analysis Name : New Analysis
Project Name : Gibsonton Townhomes **No :**
Date: 1/2/2022 **City:**
State/Province: **Zip/Postal Code:**
Country: **Client Name:**
Analyst's Name: **Edition:** Trip Generation Manual, 11th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
215 - Single-Family Attached Housing (General Urban/Suburban)	Dwelling Units	25	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LIN) T = 0.6 (X)+-3.93	6 55%	5 45%	11

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
215 - Single-Family Attached Housing	0 %	6	0 %	5

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
215 - Single-Family Attached Housing	11	0	0	11

ITE DEVIATION DETAILS

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

Landuse No deviations from ITE.

Methods No deviations from ITE.

External Trips 215 - Single-Family Attached Housing (General Urban/Suburban)
 ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	6
Total Exiting	5
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	6
Total Exiting Non-Pass-by Trips	5

2020 LEVEL OF SERVICE REPORT



2020 LEVEL OF SERVICE REPORT



Hillsborough
County Florida

Updated October 2021

HILLSBOROUGH COUNTY 2020 LOS REPORT

On Street	From	To	Lane No	Lane Type	Length	Speed Limit	LOS Std	AAADT*	Peak Hour Pk Dir Vol	Daily MSV	Daily v/c Ratio	Daily LOS	MSV	Pk Hr Pk Dir v/c Ratio	Pk Hr Pk Dir LOS	Jurisdiction	Local Func Class
DURANT RD	LITTLE RD	LEWIS RD	2	U	1.30	45	D	5,306	270	16,815	0.32	C	836	0.32	C	CR	C
DURANT RD	LEWIS RD	TURKEY CREEK RD	2	U	1.79	45	C	3,312	169	13,680	0.24	C	836	0.24	C	CR	C
E BAY RD	SYMMES RD	GIBSONTON DR	2	U	1.05	45	D	10,911	556	16,815	0.65	C	836	0.67	C	CR	C
EAGLE PALM DR	78TH ST	FALKENBURG RD	2	U	0.70	45	D	3,416	174	16,815	0.20	C	836	0.21	C	CR	C
EHRlich RD	GUNN HWY	LYNN TURNER RD	4	D	1.92	45	D	29,649	1511	37,810	0.78	C	1900	0.80	C	CR	A
FALKENBURG RD	LYNN TURNER RD	DALE MARRY HWY	4	D	2.28	45	D	30,200	1368	37,810	0.80	C	1900	0.72	C	CR	A
FALKENBURG RD	78TH ST	EAGLE PALM DR	2	U	1.54	45	D	2,300	120	16,815	0.14	C	836	0.14	C	CR	C
FALKENBURG RD	EAGLE PALM DR	PROGRESS BLVD	4	D	1.16	45	D	17,900	1028	37,810	0.47	C	1900	0.54	C	CR	A
FALKENBURG RD	PROGRESS BLVD	US HWY 301	4	D	1.50	45	D	16,500	862	37,810	0.44	C	1900	0.45	C	CR	A
FALKENBURG RD	FALKENBURG RD	LUMSDEN RD	4	D	1.07	45	D	15,800	744	37,810	0.42	C	1900	0.39	C	CR	A
FALKENBURG RD	FALKENBURG RD	LEE ROY SELMON EXPY ON RAMP	4	D	0.44	45	D	31,600	1653	37,810	0.84	C	1900	0.87	C	CR	A
FALKENBURG RD	LEE ROY SELMON EXPY ON RAMP	ADAMO DR	4	D	1.03	45	D	21,800	1122	37,810	0.58	C	1900	0.59	C	CR	A
FALKENBURG RD	ADAMO DR	M.L. KING	4	D	2.59	45	D	23,090	1177	37,810	0.61	C	1900	0.62	C	CR	C
FALKENBURG RD	FALKENBURG RD	BRYAN RD	4	D	0.26	45	D	8,991	458	37,810	0.24	C	1900	0.24	C	CR	C
FALKENBURG RD	FALKENBURG RD	HILLSBOROUGH AVE	2	U	0.72	45	D	8,991	458	16,815	0.53	C	836	0.55	C	CR	C
FISH HAWK BLVD	BELL SHOALS RD	LITHIA PINECREST	2	U	4.60	45	D	20,500	1057	16,815	1.22	F	836	1.26	F	CR	A
FLETCHER AVE	DALE MARRY HWY	ARMENIA AVE	4	D	1.27	45	E	36,601	1865	37,811	0.97	D	1901	0.98	D	CR	A
FLETCHER AVE	FLETCHER AVE	FLORIDA AVE	4	D	1.53	45	E	35,082	1788	37,811	0.93	C	1901	0.94	C	CR	A
FLETCHER AVE	FLETCHER AVE	NEBRASKA AVE	4	D	1.53	45	E	32,800	1718	37,811	0.87	C	1901	0.84	C	CR	A
FLETCHER AVE	FLETCHER AVE	BRUCE B DOWNS BLVD	4	D	0.99	35	E	40,842	2081	32,110	1.27	F	1615	1.29	F	CR	A
FLETCHER AVE	46TH ST	46TH ST	4	D	0.98	45	E	41,400	1714	37,811	1.09	F	1901	0.90	C	CR	A
FLETCHER AVE	56TH ST	MORRIS BRIDGE RD	4	D	2.08	50	D	33,300	1538	37,810	0.88	C	1900	0.81	C	CR	A
FORBES RD	TRAPNELL RD	M.L. KING BLVD	2	U	2.45	45	C	5,364	273	13,680	0.39	C	675	0.40	C	CR	C
FORBES RD	M.L. KING BLVD	US HWY 92	2	U	1.27	45	C	7,400	412	13,680	0.54	C	675	0.61	C	CR	C
FORBES RD	US HWY 92	THONOTOSASSA RD	2	U	1.29	35	C	17,100	831	13,680	1.25	F	675	1.23	F	CR	C
FORBES RD	THONOTOSASSA RD	THONOTOSASSA-SM ALLEN	2	U	0.51	45	C	5,200	257	13,680	0.38	C	675	0.38	C	CR	C
FRONT ST	MAIN ST	KNIGHTS GRIFFIN	2	U	1.37	40	C	2,062	105	17,300	0.12	B	860	0.12	B	CR	C
GEORGE RD	SEFFNER VALRICO RD	VALRICO RD	2	U	1.12	35	D	7,100	472	23,400	0.30	B	1160	0.41	B	CR	C
GERACI RD	MEMORIAL HWY	HILLSBOROUGH AVE	2	U	1.02	35	D	5,300	319	14,060	0.38	C	713	0.45	C	CR	C
GIBSONTON DR	DALE MARRY HWY	CRYSTAL LAKE RD	2	U	1.44	45	C	400	27	13,680	0.03	C	675	0.04	C	CR	C
GIBSONTON DR	US HWY 41	I-75 N RAMP	4	D	2.34	45	D	13,367	681	37,810	0.35	D	1900	0.36	C	CR	A
GIBSONTON DR	I-75 N RAMP	US HWY 301	4	D	1.16	45	D	36,500	1660	37,810	0.97	D	1900	0.87	D	CR	A
GOLF AND SEA BLVD	LEISEY RD	MILLER MAC RD	2	U	0.81	30	D	5,000	1660	14,060	0.36	C	713	2.33	F	CR	C
GORTO LAKE RD	BLOOMINGDALE AVE	PROVIDENCE RDG	4	D	0.69	35	D	18,000	759	30,780	0.58	D	1549	0.49	D	CR	C
GORTO LAKE RD	PROVIDENCE RDG	PROVIDENCE LAKES EXT	2	U	0.78	35	D	16,400	817	14,060	1.17	F	713	1.15	F	CR	C
GORTO LAKE RD	PROVIDENCE LAKES EXT	LUMSDEN RD	4	D	0.73	45	D	20,300	1227	37,810	0.54	C	1900	0.65	C	CR	C
GORTO LAKE RD	LUMSDEN RD	BRANDON TOWN CENTER	4	D	0.50	45	D	11,300	490	37,810	0.30	C	1900	0.26	C	CR	C
GORTO LAKE RD	BRANDON TOWN CENTER	SR 60	4	D	0.56	35	D	11,300	490	37,810	0.30	C	1900	0.26	C	CR	C
GRAND REGENCY BLVD	SR 60	WOODBERRY RD	4	D	0.97	30	D	7,400	408	30,780	0.24	C	1549	0.26	C	CR	C
GULF CITY RD	US HWY 41	COCKROACH BAY RD	2	U	4.23	40	C	663	34	13,680	0.05	C	675	0.05	C	CR	C
GUNN HWY	PASCO COUNTY LINE	VAN DYKE RD	2	U	4.90	40	D	14,200	767	15,390	0.92	D	760	1.01	F	CR	A
GUNN HWY	VAN DYKE RD	S MOBLEY RD	2	U	3.23	45	D	19,000	1037	16,815	1.13	F	836	1.24	F	CR	A
GUNN HWY	S MOBLEY RD	EHRlich RD	4	D	0.95	45	D	34,400	1678	37,810	0.91	C	1900	0.88	C	CR	A
GUNN HWY	EHRlich RD	CITRUS PARK DR	2	U	0.86	40	D	10,800	540	16,815	0.64	C	836	0.65	C	CR	A
GUNN HWY	CITRUS PARK DR	VETERANS EXPWY	4	D	1.61	45	E	28,400	1323	37,811	0.75	C	1901	0.70	C	CR	A
GUNN HWY	VETERANS EXPWY	ANDERSON/LYNN TURNER	4	D	1.61	45	E	27,800	1329	37,811	0.74	C	1901	0.70	C	CR	A
GUNN HWY	ANDERSON/LYNN TURNER	CASEY RD	4	D	1.82	45	E	27,300	1314	37,811	0.72	C	1901	0.69	C	CR	A
GUNN HWY	CASEY RD	DALE MARRY OVERPASS	4	D	1.08	45	E	37,500	1734	37,811	0.99	D	1901	0.91	D	CR	A
HABANA AVE	HENRY AVE	SLUGH AVE	2	U	0.74	30	D	8,200	563	14,060	0.58	D	713	0.79	D	CR	C
HABANA AVE	SLUGH AVE	WATERS AVE	2	U	1.02	30	D	6,500	331	14,060	0.46	C	713	0.46	C	CR	C
HANLEY RD	HILLSBOROUGH AVE	WILSKY BLVD	4	D	2.55	40	E	25,900	1248	37,811	0.68	C	1901	0.66	C	CR	C
HANNA AVE	HANNA AVE	HARNEY RD	2	U	0.79	35	D	3,200	179	14,060	0.23	C	713	0.25	C	CR	C
HANNA AVE	VANDERVOORT RD	SUNSET LANE	2	U	2.25	45	C	3,500	263	13,680	0.26	C	675	0.39	C	CR	C
HARNEY RD	SLUGH AVE	TEMPLE TERRACE HWY	2	U	1.98	45	D	3,800	194	16,815	0.23	C	836	0.23	C	CR	A
HARNEY RD	SLUGH AVE	TEMPLE TERRACE HWY	2	U	2.20	35	D	19,400	907	14,060	1.38	F	713	1.27	F	CR	A
HARNEY RD	TEMPLE TERRACE HWY	US HWY 301	4	D	0.33	45	D	19,400	907	37,810	0.51	C	1900	0.48	C	CR	A
HARNEY RD	US HWY 301	US HWY 301	2	U	2.88	45	D	8,852	451	16,815	0.53	C	836	0.54	C	CR	A
HENDERSON RD	WATERS AVE	LINEBAUGH AVE	2	D	1.03	40	D	12,893	657	17,656	0.73	C	836	0.75	C	CR	A
HENDERSON RD	LINEBAUGH AVE	GUNN HWY	2	U	1.60	45	D	11,500	586	16,815	0.68	C	836	0.70	C	CR	C

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
Gibson Dr.	County Arterial - Urban	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <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	115	6	11
Proposed	154	10	12
Difference (+/-)	+39	+4	+1

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

Notes: Shared access is provided for to County-owned property to the west (folio# 49997.0050) and emergency access stub-out provided on the western boundary.

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Gibson Dr./Substandard Roadway	Administrative Variance Requested	Approvable
	Choose an item.	Choose an item.

Notes:

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

COMMISSION

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 Pat Kemp VICE-CHAIR
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 Sterlin Woodard, P.E. WETLANDS DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: January 18, 2022</p> <p>PETITION NO.: 22-0086</p> <p>EPC REVIEWER: Jackie Perry Cahanin</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1241</p> <p>EMAIL: cahaninj@epchc.org</p>	<p>COMMENT DATE: November 15, 2021</p> <p>PROPERTY ADDRESS: 8510 Gibsonton Dr, Gibsonton, FL</p> <p>FOLIO #: 049997-0002</p> <p>STR: 06-28S-19E</p>
<p>REQUESTED ZONING: Major Mod. To PD</p>	
FINDINGS	
<p>WETLANDS PRESENT</p>	<p>YES</p>
<p>SITE INSPECTION DATE</p>	<p>N/A</p>
<p>WETLAND LINE VALIDITY</p>	<p>YES</p>
<p>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</p>	<p>SWFWMD Permitted Plans valid until 2/13/2025</p>
<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/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be 	

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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.

- 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.

Jpc/mst

cc: Michael Horner - mdhorner.aicp@gmail.com

Adequate Facilities Analysis: Rezoning

Date: 1/7/2022

Acreage: 4.9 (+/- acres)

Jurisdiction: Hillsborough County

Proposed Zoning: Planned Development

Case Number: RZ 22-0086

Future Land Use: Residential-4

HCPS #: RZ-420

Maximum Residential Units: 21 Units

Address: 8510 Gibsonton Drive, Gibsonton, 33534

Residential Type: Single-Family Attached

Parcel Folio Number(s): 049997.0002

School Data	Gibsonton Elementary	Dowdell Middle	East Bay High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	804	1060	2480
2020-21 Enrollment K-12 enrollment on 2021-22 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	474	556	1910
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	59%	52%	77%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 1/7/2022	95	444	563
Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	3	2	2
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	71%	95%	100%

Notes: Gibsonton Elementary and Dowdell Middle currently have adequate capacity for the proposed project. Although East Bay High School is projected to reach capacity given current reservations and the project's estimated student generation, state law requires the school district to consider whether additional capacity exists in an adjacent concurrency service area (i.e., school attendance boundary). At this time, additional capacity exists in an adjacent service area at the high school level.

This is an analysis for adequate facilities only and is NOT a determination of school concurrency. A school concurrency review will be issued PRIOR TO preliminary plat or site plan approval.



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



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

TO: Zoning Review, Development Services

DATE: 01/24/2022

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: 8510 Gibsonton LLC

PETITION NO: 22-0086

LOCATION: 8510 Gibsonton Dr

FOLIO NO: 49997.0002

Estimated Fees:

(Fee estimate is based on a 1,500 square foot, 3 bedroom, Townhouse Unit 1-2 Stories)

Mobility: \$5,995 * 21 units = \$125,895.00

Parks: \$1,957 * 21 units = \$ 23,484.00

School: \$7,027 * 21 units = \$147,567.00

Fire: \$249 * 21 units = \$ 5,229.00

Total Townhouse = \$302,175.00

Project Summary/Description:

Urban Mobility, Central Parks, South Fire - 21 Townhouse Units

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

PETITION NO.: MM22-0086 REVIEWED BY: Randy Rochelle DATE: 12/2/2021

FOLIO NO.: 499997.0002

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.

- A 20 inch water main exists (adjacent to the site), (approximately 75 feet from the site) and is located within the south Right-of-Way of Gibsonton Drive. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include two funded CIP projects that are currently under construction, C32001 - South County Potable Water Repump Station Expansion and C32011 - Potable Water In-Line Booster Pump Station, and will need to be completed by the County prior to issuance of any building permits prior to June 1, 2022, that will create additional demand on the system.

WASTEWATER

- The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.

- A 4 inch wastewater force main exists (adjacent to the site), (approximately feet from the site) and is located within the north Right-of-Way of Gibsonton Drive. 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

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 24 November 2021

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

APPLICANT: Michael Horner

PETITION NO: MM 22-0086

LOCATION: 8510 Gibsonton Dr, Gibsonton, FL 33534

FOLIO NO: 49997.0002

SEC: 24 TWN: 30 RNG: 19

- This agency has no comments.

- This agency has no objection.

- This agency has no objection, subject to listed or attached conditions.

- This agency objects, based on the listed or attached conditions.

COMMENTS: _____.



VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

-----X
)
IN RE:)
)
ZONE HEARING MASTER)
HEARINGS)
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-----X

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
Land Use Hearing Master

DATE: Monday, January 18, 2022

TIME: Commencing at 6:00 p.m.
Concluding at 10:27 p.m.

PLACE: Robert W. Saunders, Sr. Public
Library
Ada T. Payne Community Room
1505 N. Nebraska Avenue
Tampa, Florida 33602

Reported via Cisco Webex Videoconference by:

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

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARINGS
January 18, 2022
ZONING HEARING MASTER: PAMELA JO HATLEY

D9:
Application Number: MM 22-0086
Applicant: 8510 Gibsonton, LLC
Location: 8510 Gibsonton Dr.
Folio Number: 049997.0002
Acreage: 4.89 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: PD, 83-0353
Request: Major Modification to a Planned
Development

1 MR. GRADY: The next item is agenda item
2 D-9, Major Mod Application 22-0086. The request is
3 for a Major Modification to a Planned Development.

4 Sam Ball with County Staff will provide
5 staff recommendation after presentation by the
6 applicant. I would note for the record that we do
7 need to make a revision to -- there's a condition
8 regarding water availability and limiting
9 development permits until such time as a couple of
10 CMP projects are -- are developed.

11 The version in the report is an old
12 condition that references "or prior to June 1st" of
13 a certain year. The Board of County Commissioners
14 removed that date requirement. So the condition
15 has got to be amended to remove reference to the
16 June 1st date. So we'll amend those conditions
17 accordingly. Thank you.

18 HEARING MASTER HATLEY: Okay. So there will
19 be a staff -- or an amended staff report?

20 MR. GRADY: That revised one of the
21 conditions, yes. Removing the reference to the
22 June 1 date.

23 HEARING MASTER HATLEY: Thank you,
24 Mr. Grady.

25 All right. Applicant.

1 MR. HORNER: Good evening, Madam Hearing
2 Master. Michael Horner, 14502 North Dale Mabry
3 Highway, Tampa, 33618, representing developer 8510
4 Gibsonton, LLC.

5 Brian, for my notes, what conditions would
6 that be?

7 MR. GRADY: Let me look it up and I'll --
8 finish your presentation. When you're finished,
9 I'll tell you the condition.

10 MR. HORNER: Not a problem. Thank you.

11 MR. GRADY: Proceed with your presentation,
12 I'll get that to you.

13 MR. HORNER: All right. Thank you.

14 Madam Hearing Master, this petition comes to
15 you with unanimous recommendations for approval.
16 We have no objections from any staff. No
17 objections from any reviewing agency, including EPC
18 and transportation.

19 This is a 6.25-acre site. It is north of
20 Gibsonton Drive. It's west of the I-75 corridor
21 and is south of the Alafia River. This is
22 currently zoned PD, Madam Hearing Master, back in
23 1983.

24 In fact, I believe this was the first case I
25 represented as a consultant when I left

1 Hillsborough County in 1983. I found a few letters
2 in the record that I thought were most interesting.
3 So I'll be retiring in a couple of months. So I
4 started on this parcel and be ending on this
5 property.

6 This was approved in 1983 as the Bayou
7 Mobile Home Park. It was approved for 23 mobile
8 home units. That park has now been cleared and
9 vacated. Those units no longer exist, although the
10 access driveway and certain improvements are still
11 in place.

12 This is RES-4. It is in the Urban Service
13 Area. We have to connect to public water and
14 public sewer. There is RES-6 directly to the east.
15 You can see in the aerial.

16 Fairly high-density mobile home park as
17 there are several mobile home parks north of
18 Gibsonton Drive in this area. And, of course,
19 RES-6 exists on the entire south side of Gibsonton
20 Drive.

21 We have a 4.21-acre of upland area. About
22 2.04 acres of wetland area to certify. EPC survey
23 just completed six months ago. Therefore, that
24 wetland area comprises of about 32 percent. We
25 don't get 100 percent density transfer.

1 Therefore, we have to comply with the
2 wetland density provisions, and that allows for a
3 maximum of 21 units on this 6.25-acre site.

4 We did apply originally for a plan flex. We
5 applied for townhome clusters up to 25 units. It
6 was later determined that that flex would be
7 approved subject to the Coastal High-Hazard Area
8 Map.

9 Unfortunately for us, that map has been
10 amended. It was amended just prior to our formal
11 submittal in mid-September, early October, and now
12 that Coastal High-Hazard Area, Madam Hearing
13 Master, occupies about 95 percent of this site.

14 We have, therefore, removed all of those
15 plan flex options. We have reduced our density.
16 We have reduced our unit count to 21. We also
17 mention that we have no setbacks into our
18 encroachments, I should say, into any established
19 EPC areas. And we'll meet the 30-foot wetland
20 setback throughout.

21 These will be two bedroom, two bath; three
22 bedroom, two bath units, two-story, attached or
23 detached garages. These are two stories clustered
24 we've tried to maintain.

25 This is the original site plan back in 1983

1 by O.E. Bennett for the 23 mobile home lots.
2 That's part of your backup. This is our proposed
3 site plan, Madam Hearing Master. You can see we've
4 attempted to locate these clustered buildings. We
5 are essentially compressed between the access
6 driveway and wetland system to the west.

7 So we had to be very careful meeting all
8 setback requirements as well as allowing for loop
9 drive of these transportation guidelines and for
10 fire emergency service.

11 The office clubhouse at the front of this
12 building -- excuse me, this parcel is right here.
13 That is 1350 square feet. I noticed in the
14 conditions that two stories are permitted and
15 35 feet, but it did not include that structure. I
16 just want to make sure that that two-story allows
17 for that clubhouse as well.

18 We don't increase the square footage, but we
19 may very well tighten up that footprint and just
20 have 35 feet. That would be for a place for the
21 residents to have coffee, beverages, vending
22 machines, and of course, the office -- leasing
23 management office.

24 We have met all the transportation reviews
25 and guidelines. There were substantial revisions

1 for that. Required us to go back and revise our
2 plan so that we had to incorporate a cross access
3 as well as meeting a stub-out that allowed for a
4 thousand-foot distance to be shortened to at
5 least -- strike that. No greater than a thousand
6 feet.

7 It's a fire marshal request. So it's also
8 an access management requirement. So this plan now
9 is consistent with that. We also agreed to meeting
10 all transportation standard guidelines for the
11 minimum width pavement of the internal roadway.

12 We do have an option. And I discussed with
13 Mr. Grady just briefly. We're trying to gate this
14 community. We want it to be a privately held
15 community for security purposes.

16 This is a cross access, Madam Hearing
17 Master, that connected straight through. That is
18 the plan before you. However, you can see that
19 this severs one of the building clusters to the
20 south.

21 It's very difficult to have a gate and
22 secure access when you are eliminating this gate.
23 You have to have this gate further up north. Then,
24 of course, a turnaround for the people that don't
25 want to enter the community, and they need to turn

1 on area.

2 So we just did a quick option that I'll
3 submit into the record, and we'll reduce this as
4 well on the certified plan that reflects this being
5 rotated. Buildings being shifted approximately
6 50 feet, and then the clubhouse remains where it
7 is. Gating access can be provided, and then this
8 permits the turnaround as well.

9 So no major change. No increase of density.
10 No location setbacks. Just allowing for gating as
11 an option. The stormwater ponds, Madam Hearing
12 Master, as you know are subject to final
13 engineering.

14 We do have a high water table out here. So
15 these ponds are going to be fairly shallow. So
16 that plan is going to be subject to change until we
17 do the actual drainage calcs. We believe that
18 we'll have sufficient stormwater runoff for the
19 impervious surface.

20 Condition 4 -- Brian, you let me know, but
21 it shows 35 feet two stories are permitted. I
22 don't know if we need to add including leasing
23 office clubhouse just to make sure that vision
24 applies to all structures, not just to townhomes.

25 We have no variations, Madam Hearing Master.

1 We have no waivers. We did file for an
2 administrative variance. Mr. Steve Henry of Lincks
3 & Associates filed this to Mr. Michael Williams.
4 It was deemed approvable only because of the
5 deficiency on bike lanes. There are no bike lanes
6 out here.

7 Gibson Drive is in good condition. It
8 meets all other requirements, and therefore,
9 Mr. Williams has recommended approval of this. I'm
10 not going to belabor this point. I don't have
11 Mr. Henry's testimony, but I'll file the entire
12 design exception, excuse me, administrative
13 variance along with Mr. Williams' e-mail to us.

14 I don't believe we have any opposition. I
15 don't believe we have any objections. We meet all
16 the other conditions. We challenge no other issues
17 on this site. We appreciate staff working with us,
18 and that concludes my presentation. Happy to
19 answer any questions.

20 HEARING MASTER HATLEY: All right. Thank
21 you, Mr. Horner.

22 MR. GRADY: For the record, the water
23 condition that would be amended is Condition 20.
24 And, again, in reference to "or until June 1st,
25 2022, whichever comes first" will be removed from

1 that condition.

2 And I don't think it's necessary. I think
3 the condition since it basic doesn't make any
4 clarifications regarding height. It just says, The
5 maximum building height is two stories and 35 feet
6 down, including all structures within the PD.

7 MR. HORNER: All right. Thanks, Brian.

8 We're fine with that, Madam Hearing Master.

9 Thank you. That concludes our presentation.

10 HEARING MASTER HATLEY: All right. Thank
11 you.

12 Planning Commission -- I'm sorry.
13 Development Services.

14 MR. BALL: Good evening. Can you see the
15 PowerPoint presentation?

16 HEARING MASTER HATLEY: Yes.

17 MR. BALL: Fantastic. Okay. Good evening.
18 Sam Ball with Development Services.

19 Just for the record, I'd like to note that
20 the school board comments are not included in this
21 report. A revised report with school comments will
22 be filed. Also, the transportation report that is
23 part of the record in Optix will be added to the
24 report as well.

25 The -- this request is for a Major

1 Modification to a Planned Development 83-0353 to
2 change the permitted uses and to allow for a 21-lot
3 townhome subdivision to be developed on a vacant
4 mobile home park site.

5 The property is located in the Urban Service
6 Area and is in the Gibsonton Community Plan area.
7 The existing Planned Development allows for 23
8 mobile homes. This site is within the
9 Residential-4 Future Land Use Classification, which
10 allows up to four dwellings per gross acre and .25
11 floor area ratio for nonresidential uses.

12 Typical uses for Residential-4 include
13 residential, suburban scale neighborhood,
14 commercial, office uses, multipurpose projects, and
15 any nonresidential uses have to meet locational
16 criteria for specific land uses.

17 The uses within the surrounding area are
18 residential. The property to the east is a Planned
19 Development to allow for 181 mobile homes. The
20 adjoining parcel on the southwest corner is part of
21 the original PD and is owned by the County.

22 The property to the south of Gibsonton Drive
23 is zoned AS-1 and is developed for single-family.
24 The property to the west is zoned RSC-6 and is
25 developed as single-family residential.

1 The property abuts the Alafia River to the
2 north. The homes within the area are a mix of
3 mobile homes and conventional adult houses. As
4 proposed, the project will be built out by
5 replacing the 23 mobile home lots with 23 townhome
6 lots under the RMC-6 height, bulk, and placement
7 standards.

8 As we've discussed earlier, the townhomes
9 and the -- the main leasing office will be limited
10 two stories and 35 feet. The buildings will be
11 spaced 10 feet apart. The project will also
12 include the 1,350-square-foot sales and leasing
13 office, recreation area with a tot lot, a dog walk,
14 trails and a gazebo.

15 A 30-foot buffer from the outparcel will be
16 required as well as a 15-foot scenic corridor
17 buffer along Gibsonton Drive and then a 6-foot
18 vehicle use area buffer to the east.

19 If the Major Mod is approved, the county
20 engineer will approve a Section 6.04.02,
21 administrative variance, to waive the Gibsonton
22 Drive substandard road improvements required by
23 Section 6.04.03.L of the LDC.

24 Based on the above considerations, staff
25 finds the proposed Major Modification compatible

1 with existing uses, zoning districts, and
2 development pattern in the area. Staff recommends
3 approval of the request subject to the conditions.

4 That concludes my report. I'm available for
5 any questions.

6 HEARING MASTER HATLEY: All right. Thank
7 you.

8 Planning Commission.

9 MS. MASSEY: Hi. This is Jillian Massey
10 with Planning Commission staff.

11 As mentioned earlier, the subject property is
12 located in the Urban Service Area and within the
13 limits of the Gibsonton Community Plan. This
14 subject property is surrounded -- sorry. Also, the
15 property is located in the Residential-4 Future
16 Land Use Category.

17 The site surrounded by predominantly
18 single-family lots and mobile home parks, the
19 application is consistent with Objective 15,
20 Policy 16.2 and 16.3 relating to neighborhood
21 compatibility and protection.

22 The request is consistent with goal 2 of the
23 Gibsonton Community Plan as the proposal is
24 revitalizing an older residential area, replacing a
25 previous mobile home park and incorporating new

1 single-family and rental units offering a range of
2 housing choices.

3 Overall, staff finds that the proposed use
4 and density would facilitate growth within the
5 Urban Service Area, support the vision of the
6 community plan.

7 The Major Mod would allow for residential
8 development that's consistent with the goals,
9 objectives, and policies of the Future Land Use
10 Element -- of the Future of unincorporated
11 Hillsborough County Comprehensive Plan for
12 unincorporated Hillsborough County.

13 The request is compatible with the existing
14 development pattern found within the surrounding
15 area. And, therefore, Planning Commission staff is
16 finding the proposal consistent with the
17 Comprehensive Plan subject to the conditions
18 proposed by the Department of Development Services,
19 and that concludes my presentation.

20 HEARING MASTER HATLEY: Okay. Thank you.

21 All right. Is there anyone here or online
22 who wishes to speak in support of this application?
23 Don't see anyone.

24 Is there anyone here or online who wishes to
25 speak in opposition to this application? All

1 right. No one.

2 Development Services, anything additional?

3 MR. GRADY: Nothing further.

4 HEARING MASTER HATLEY: All right.

5 Applicant.

6 MR. HORNER: Thank you. I would just note
7 the outparcel at the south end of the site is a
8 retention pond. We're not sure why Hillsborough
9 County transportation required a cross access and a
10 30-foot buffer to that, but we didn't file any
11 reduction to that. And we provided both of those
12 on our plan. Thank you.

13 HEARING MASTER HATLEY: All right. Thank
14 you.

15 This will close the hearing then on Major
16 Mod 22-0086.

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**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

HEARING TYPE: ZHM, PHM, VRH, LUHO

DATE: January 18, 2022

HEARING MASTER: Pamela Jo Hatley

PAGE: 1 OF 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 21-0110	Brian Grady	1. Revised Staff Report	Yes - Copy
RZ 21-0110	Todd Pressman	2. Applicant Presentation Packet	No
RZ 21-0110	Scott Fitzpatrick	3. Opponent Letter	No
RZ 21-0701	Thomas Curley	1. Applicant Presentation Packet	No
RZ 21-0744	William Molloy	1. Applicant Presentation Packet	No
RZ 21-0748	Brian Grady	1. Revised Staff Report	Yes - Copy
RZ 21-0748	Elise Batsel	2. Applicant Presentation Packet	Yes - Copy
MM 21-1226	Brian Grady	1. Revised Staff Report	Yes - Copy
MM 21-1226	Kami Corbett	2. Applicant Presentation Packet	No
RZ 21-1336	Nicole Beugebauer	1. Applicant Presentation Packet	Yes - Copy
MM 22-0086	Michael Horner	1. Applicant Presentation Packet	No
RZ 22-0105	Brian Grady	1. Revised Staff Report	Yes - Copy
RZ 22-0105	Ryan McCaffrey	2. Applicant Rep Map	No
RZ 22-0115	Todd Pressman	1. Applicant Presentation Packet	No

DATE/TIME: 1/18/22 6pm HEARING MASTER: Pamela Jo Hubley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # MM 22-0087	PLEASE PRINT NAME M.D. HORNER, AICP
	MAILING ADDRESS 14502 N. AVE SHERRY HUX
	CITY T STATE FL ZIP 33618 PHONE 765-2375
APPLICATION # MM 22-0090	PLEASE PRINT NAME M.D. HORNER, AICP
	MAILING ADDRESS 14502 N. AVE SHERRY HUX
	CITY T STATE FL ZIP 33618 PHONE 765-2375
APPLICATION # R 221-0110	PLEASE PRINT NAME Todd Pressman
	MAILING ADDRESS 200 2nd Ave. S. #451707
	CITY St. Petersburg STATE FL ZIP 33709 PHONE 804-1700
APPLICATION # RZ PD 21 0110	PLEASE PRINT NAME Scott Fitzpatrick
	MAILING ADDRESS 811-B Cypress Village Blvd
	CITY Ruskin STATE FL ZIP 33573 PHONE 813-684-5425
APPLICATION # R 222-0025 V.S.	PLEASE PRINT NAME Lisa Wilson
	MAILING ADDRESS PO Box 15133
	CITY Brooksville STATE FL ZIP 34604 PHONE 352-585-0226
APPLICATION # R 222-0115	PLEASE PRINT NAME Todd Pressman
	MAILING ADDRESS 200 2nd Ave. S. #451707
	CITY St. Petersburg STATE FL ZIP 33709 PHONE 804-1700

DATE/TIME: 1/14/22 6pm HEARING MASTER: Pamela Jo Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION # RZ STD 220201</p>	<p>PLEASE PRINT NAME <u>John LaRocca</u></p> <p>MAILING ADDRESS <u>101 E. Kennedy Blvd. #2420</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 222 8923</u></p>
<p>APPLICATION # RZ 22-0201 VS</p>	<p>PLEASE PRINT NAME <u>Andrea Diaz</u></p> <p>MAILING ADDRESS <u>15403 Otto Rd</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE _____</p>
<p>APPLICATION # RZ 22-0201</p>	<p>PLEASE PRINT NAME <u>James Lavallee</u></p> <p>MAILING ADDRESS <u>15401 Carrolton Lane</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33629</u> PHONE <u>813-842-4940</u></p>
<p>APPLICATION # RZ 22-0201</p>	<p>PLEASE PRINT NAME <u>Antje Rivera</u></p> <p>MAILING ADDRESS <u>15507 Casey Rd</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>813 961-2179</u></p>
<p>APPLICATION # RZ-22-0201</p>	<p>PLEASE PRINT NAME <u>ALEX PERNAS</u></p> <p>MAILING ADDRESS <u>15316 OTTO RD.</u></p> <p>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>813-843-3166</u></p>
<p>APPLICATION # RZ-22-0201</p>	<p>PLEASE PRINT NAME <u>Brandy A. Meyer</u></p> <p>MAILING ADDRESS <u>15608 Bear Creek Dr</u></p> <p>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>813-842-4812</u></p>

DATE/TIME: 1/18/22 6pm

HEARING MASTER: Pamela Jo Hatley

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APPLICATION # RZ22-0201	PLEASE PRINT NAME <u>Oswaldo Enrique</u> MAILING ADDRESS <u>15408 Otto Rd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>(813) 431-9611</u>
APPLICATION # RZ21-0701	PLEASE PRINT NAME <u>Shivam Kapse</u> MAILING ADDRESS <u>10329 Cross Creek Blvd, Suite-P</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33647</u> PHONE <u>813-405-5999</u>
APPLICATION # RZ21-0701	PLEASE PRINT NAME <u>Thommas Qualey</u> MAILING ADDRESS <u>10601 Walker Rd</u> CITY <u>Thonotosassa</u> STATE <u>FL</u> ZIP <u>33522</u> PHONE <u>813-748-5319</u>
APPLICATION # RZ21-0701	PLEASE PRINT NAME <u>MARVIN W. GARRETT</u> MAILING ADDRESS <u>9308 Golden Rod Pk.</u> CITY <u>THONOTOSASSA</u> STATE <u>FL</u> ZIP <u>33592</u> PHONE <u>(813) 244-2907</u>
APPLICATION # RZ21-0701	PLEASE PRINT NAME <u>Michael Jones</u> MAILING ADDRESS <u>9323 B Golden Rod Rd</u> CITY <u>Thonotosassa</u> STATE <u>FL</u> ZIP <u>33542</u> PHONE <u>813-203-1836</u>
APPLICATION # RZ21-0744	PLEASE PRINT NAME <u>Sean Cashen</u> MAILING ADDRESS <u>13825icot Blvd Ste 605</u> CITY <u>Clearwater</u> STATE <u>FL</u> ZIP <u>33760</u> PHONE <u>727-524-1818</u>

DATE/TIME: 1/18/22 6pm

HEARING MASTER: Pamela Jo Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION # RZ 21-0744</p>	<p>PLEASE PRINT NAME <u>William Sullivan, Potomacland Company</u> MAILING ADDRESS <u>26336 SR 19</u> CITY <u>Howey in the Hills FL</u> STATE <u>FL</u> ZIP <u>34737</u> PHONE <u>907-296-6322</u></p>
<p>APPLICATION # RZ 21-0744</p>	<p>PLEASE PRINT NAME <u>William J. Molloy</u> MAILING ADDRESS <u>325 S. Blvd.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>32604</u> PHONE <u>8-254-7152</u></p>
<p>APPLICATION # RZ-21-0744</p>	<p>PLEASE PRINT NAME <u>HUNTER WESSINGER</u> MAILING ADDRESS <u>4306 MONEYBELL RIDGE CT</u> CITY <u>VALRICO</u> STATE <u>FL</u> ZIP <u>33511</u> PHONE <u>913-624-9011</u></p>
<p>APPLICATION # RZ-21-0744</p>	<p>PLEASE PRINT NAME <u>Boyce Austin Manley</u> MAILING ADDRESS <u>3023 Beaver Pond Trail</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>813-724-9129</u></p>
<p>APPLICATION # RZ-PD21-0744</p>	<p>PLEASE PRINT NAME <u>Kevin Kondela</u> MAILING ADDRESS <u>4802 Bloomingdale Ave</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>813-767-4336</u></p>
<p>APPLICATION # RZ 21-0744</p>	<p>PLEASE PRINT NAME <u>LINDA SKIDMORE</u> MAILING ADDRESS <u>2708 STEARNS RD</u> CITY <u>VALRICO</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>813-205-6263</u></p>

DATE/TIME: 1/14/22 6pmHEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 21-0745</u> <u>vs.</u>	PLEASE PRINT NAME <u>Clayton Brickelmeier</u> MAILING ADDRESS <u>601 N. Ashley Dr. Ste 700</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-229-7700</u>
APPLICATION # <u>RZ 21-0745</u>	PLEASE PRINT NAME <u>GREG VANBABBAN</u> MAILING ADDRESS <u>GREG@VANBABBAN</u> CITY <u>LUTZ</u> STATE <u>FL</u> ZIP <u>33544</u> PHONE <u>813-781-0843</u>
APPLICATION # <u>RZ 21-0748</u> <u>vs</u>	PLEASE PRINT NAME <u>Elise Butsel</u> MAILING ADDRESS <u>401 E. Jackson St. Ste 2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-223-4800</u>
APPLICATION # <u>RZ 21-1042</u>	PLEASE PRINT NAME <u>John LaRocca</u> MAILING ADDRESS <u>101 E. Kennedy Blvd. #2420</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 222 8923</u>
APPLICATION # <u>M.M 21-1226</u>	PLEASE PRINT NAME <u>Kami Cerbasi</u> MAILING ADDRESS <u>101 E Kennedy Blvd, #3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>227-8421</u>
APPLICATION # <u>RZ 21-1336</u>	PLEASE PRINT NAME <u>Nicole Neugebauer</u> MAILING ADDRESS <u>401 E Jackson Street</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-722-5016</u>

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

PAGE 6 OF 6












DATE/TIME: 4/18/22, 6pm

HEARING MASTER: Pamela Jo Hartley

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APPLICATION # <u>MA 22-0086</u>	PLEASE PRINT NAME <u>M.D. Hoyer, AICP</u> MAILING ADDRESS <u>14505 N. DRE PARRY</u> CITY <u>T</u> STATE <u>FL</u> ZIP <u>32608</u> PHONE <u>762-2575</u>
APPLICATION # <u>RZ 22-0105</u>	PLEASE PRINT NAME <u>RYAN McAFFREY, HICP</u> MAILING ADDRESS <u>3409 W. LEMAN STREET</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>813-250-3535</u>
APPLICATION # <u>RZ 22-0096</u>	PLEASE PRINT NAME <u>Clayton Brickley</u> MAILING ADDRESS <u>601 N. Ashley Dr. Ste 700</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-229-7700</u>
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____

TUESDAY, JANUARY 18, 2022




-  Brian Grady, Development Services, calls RZ 21-0110.
-  Pamela Jo Hatley, ZHM, calls applicant.
-  Todd Pressman, applicant rep, presents testimony/submits exhibits.
-  Michelle Heinrich, Development Services, staff report.
-  Jillian Massey, Planning Commission, staff report.
-  Pamela Jo Hatley, ZHM, calls for proponents/opponents.
-  Scott Fitzpatrick, opponent, presents testimony/submits exhibit.
-  Todd Pressman, applicant rep, presents rebuttal.
-  Pamela Jo Hatley, ZHM, questions to applicant rep.
-  Todd Pressman, applicant rep answers ZHM questions and continues rebuttal.
-  Pamela Jo Hatley, ZHM, closes RZ 21-0110.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 22-0025

-  Brian Grady, Development Services, calls RZ 22-0025.
-  Lisa Wilson, applicant rep, presents testimony.
-  Pamela Jo Hatley, ZHM, questions to applicant rep.
-  Lisa Wilson, applicant rep, answers ZHM questions/continues testimony.
-  Sam Ball, Development Services, staff report.
-  Jillian Massey, Planning Commission, staff report.
-  Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant/closes RZ 20-0025.

C.2. RZ 22-0115

-  Brian Grady, Development Services, calls RZ 22-0115.
-  Todd Pressman, applicant rep, presents testimony/submits exhibits.
-  Isis Brown, Development Services, staff report.

JANUARY 18, 2022 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Tuesday, January 18, 2022, at 6:00 p.m., held virtually.

 Pamela Jo Hatley, ZHM, calls the meeting to order.

A. WITHDRAWALS AND CONTINUANCES

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


D.5. RZ 21-0864


 Application W/D.


A.17 RZ 21-1337

 Brian Grady, Development Services, continues to February 14, 2022, hearing.

D.10. MM 22-0087


 Brian Grady, Development Services, calls MM 22-0087


 Michael Horner, applicant rep, presents testimony.

 Pamela Jo Hatley, ZHM calls proponents/opponents/continues MM 22-0087 to the March 14, 2022, 6:00 p.m., hearing.


 Brian Grady, Development Services, continues withdrawals/continuances.

A.25. MM 22-0090


 Pamela Jo Hatley, ZHM, hears request to continue MM 22-0090.


 Michael Horner, applicant rep, requests continuance.

 Brian Grady, Development Services, announces ZHM April hearing date.

 Pamela Jo Hatley, ZHM, calls proponents/opponents/continues MM 22-0090 to the April 18, 2022, hearing at 6:00 p.m.

 Pamela Jo Hatley, ZHM, overview of ZHM process.

 Senior Assistant County Attorney Cameron Clark, overview of oral argument/ZHM process.

 Pamela Jo Hatley, ZHM, Oath.

B. REMANDS


B.1. RZ 21-0110

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


 Todd Pressman, applicant rep, presents testimony/submits exhibits.


 Michelle Heinrich, Development Services, staff report.


 Jillian Massey, Planning Commission, staff report.

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

 Scott Fitzpatrick, opponent, presents testimony/submits exhibit.

 Todd Pressman, applicant rep, presents rebuttal.

 Pamela Jo Hatley, ZHM, questions to applicant rep.


 Todd Pressman, applicant rep answers ZHM questions and continues rebuttal.


 Pamela Jo Hatley, ZHM, closes RZ 21-0110.

C. REZONING STANDARD (RZ-STD):


C.1. RZ 22-0025

 Brian Grady, Development Services, calls RZ 22-0025.


 Lisa Wilson, applicant rep, presents testimony.

 Pamela Jo Hatley, ZHM, questions to applicant rep.








 Lisa Wilson, applicant rep, answers ZHM questions/continues testimony.

 Sam Ball, Development Services, staff report.















 Jillian Massey, Planning Commission, staff report.


 Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 20-0025.

C.2. RZ 22-0115

-  Brian Grady, Development Services, calls RZ 22-0115.
-  Todd Pressman, applicant rep, presents testimony/submits exhibits.
-  Isis Brown, Development Services, staff report.
-  Jillian Massey, Planning Commission, staff report.
-  Pamela Jo Hatley, ZHM, calls proponents/opponents/Development Services/applicant rep.
-  Brian Grady, Development Services, offers correction to the record.
-  Pamela Jo Hatley, ZHM, calls applicant rebuttal/closes RZ 22-0115.

C.3. RZ 22-0201


-  Brian Grady, Development Services, calls RZ 22-0201.
-  John LaRocca, applicant rep, presents testimony.
-  Chris Grandlienard, Development Services, staff report.
-  Jillian Massey, Planning Commission, staff report.
-  Pamela Jo Hatley, ZHM, calls for proponents/opponents.
-  Andrea Diaz, opponent, presents testimony.
-  James Lavallee, opponent, presents testimony.
-  Antje Rivera, opponent, presents testimony.
-  Alex Pernas, opponent, presents testimony.
-  Brandy Meyer, opponent, presents testimony.
-  Osvaldo Enrique, opponent, presents testimony.
-  Brian Grady, Development Services, enters correction to the record.
-  Pamela Jo Hatley, ZHM, calls for applicant rebuttal and summation.
-  John LaRocca, applicant rep, presents rebuttal.

 Pamela Jo Hatley, ZHM, closes application RZ 22-0201.

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


D.1. RZ 21-0701

 Brian Grady, Development Services, calls RZ 21-0701.

 Shivam Kapse, applicant rep, presents testimony.

 Kevie Defranc, Development Services, staff report.

 Jillian Massey, Planning Commission, staff report.

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

 Thomas Curley, opponent, presents testimony/submits exhibits.

 Pamela Jo Hatley, ZHM, questions opponent.


 Thomas Curley, opponent, answers ZHM question and continues testimony.

 Marvin Garrett, opponent, presents testimony.

 Michael Jones, opponent, presents testimony.

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


 James Ratliff, Transportation Review Section, Development Services, presents testimony.


 Shivam Kapse, applicant rep, presents rebuttal.

 Pamela Jo Hatley, ZHM, closes application RZ 21-0701.

D.2. RZ 21-0744

 Brian Grady, Development Services, calls RZ 21-0744.













 Sean Cashen, applicant rep, presents testimony.

 William Sullivan, applicant rep, presents testimony.










 William Molloy, applicant rep, presents testimony/submits exhibits.

 Timothy Lampkin, Development Services, staff report.






TUESDAY, JANUARY 18, 2022

-  Jillian Massey, Planning Commission, staff report.
-  Pamela Jo Hatley, ZHM, calls for proponents/opponents.
-  Hunter Wessinger, opponent, presents testimony.
-  Bryce Manley, opponent, presents testimony.
-  Kevin Koudela, opponent, presents testimony.
-  Linda Skidmore, opponent, presents testimony.
-  Pamela Jo Hatley, ZHM, calls for applicant rebuttal.
-  William Molloy, applicant rep, presents rebuttal.
-  Pamela Jo Hatley, ZHM, questions to applicant rep.
-  William Molloy, applicant rep, answers ZHM and continues testimony.
-  William Sullivan, applicant rep, presents rebuttal.
-  Pamela Jo Hatley, ZHM, closes RZ 21-0744.






D.3. RZ 21-0745

-  Brian Grady, Development Services, calls RZ 21-0745.
-  Clayton Bricklemeyer, applicant rep, presents testimony.
-  Timothy Lampkin, Development Services, staff report.
-  Jillian Massey, Planning Commission, staff report.
-  Pamela Jo Hatley, ZHM, calls for proponents/opponents.
-  Greg VanBebber, opponent, presents testimony.
-  Pamela Jo Hatley, ZHM, calls opponents/Development Services/applicant rep.
-  Clayton Bricklemeyer, applicant rep, presents rebuttal.
-  Pamela Jo Hatley, ZHM, closes RZ 21-0745.






D.4. RZ 21-0748

-  Brian Grady, Development Services, calls RZ 21-0748.
-  Elise Batsel, applicant rep, presents testimony/submits exhibits.
-  Michelle Heinrich, Development Services, staff report.
-  Jillian Massey, Planning Commission, staff report.
-  Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 21-0748.





D.6. RZ 21-1042

-  Brian Grady, Development Services, calls RZ 21-1042.
-  John LaRocca, applicant rep, presents testimony.
-  Kevie Defranc, Development Services, staff report.
-  Jillian Massey, Planning Commission, staff report.
-  Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant/closes RZ 21-1042.


D.7. MM 21-1226


-  Brian Grady, Development Services, calls MM 21-1226.
-  Kami Corbett, applicant rep, presents testimony/submits exhibits.
-  Kevie Defranc, Development Services, staff report.
-  Jillian Massey, Planning Commission, staff report.
-  Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes MM 21-1226.

D.8. RZ 21-1336

-  Brian Grady, Development Services, calls RZ 21-1336.
-  Nicole Neugebauer, applicant rep, presents testimony/submits exhibits.
-  Kevie Defranc, Development Services, staff report.
-  Jillian Massey, Planning Commission, staff report.


TUESDAY, JANUARY 18, 2022

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

 Nicole Neugebauer, applicant rep, enters correction for the record.


 Pamela Jo Hatley, ZHM closes RZ 21-1336.

D.9. MM 22-0086

 Brian Grady, Development Services, calls MM 22-0086 and enters correction for the record.


 Michael Horner, applicant rep, presents testimony/submits exhibits.

 Brian Grady, Development Services, addresses applicant rep questions.

 Sam Ball, Development Services, staff report.

 Jillian Massey, Planning Commission, staff report.

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

 Michael Horner, applicant rep, presents additional testimony.

 Pamela Jo Hatley, ZHM, closes MM 22-0086.


D.11. RZ 22-0096

 Brian Grady, Development Services, calls RZ 22-0096.

 Clayton Brickelmeyer, applicant rep, presents testimony.

 Kevie Defranc, Development Services, staff report.

 Jillian Massey, Planning Commission, staff report.

 Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 22-0096.


D.12. RZ 22-0105


 Brian Grady, Development Services, calls RZ 22-0105.

 Ryan McCaffrey, applicant rep, presents testimony and submits exhibit.

 Tania Chapela, Development Services, staff report.

TUESDAY, JANUARY 18, 2022

 Jillian Massey, Planning Commission, staff report.

 Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 22-0105.

ADJOURNMENT

 Pamela Jo Hatley, ZHM, adjourns the meeting.



Application No. MM 22-0086
Name: Michael Horner
Entered at Public Hearing: ZHM
Exhibit # 1 Date: 1/18/22

Michael Horner <mdhorner.aicp@gmail.com>

(ADM. VARIANCE)

FW: MM 22 0086 Des Except.

1 message

Williams, Michael <WilliamsM@hillsboroughcounty.org>

Wed, Jan 5, 2022 at 10:20 AM

To: Steven Henry <shenry@lincks.com>

Cc: Michael Horner <mdhorner.aicp@gmail.com>, "Tirado, Sheida" <TiradoS@hillsboroughcounty.org>, "Perez, Richard" <PerezRL@hillsboroughcounty.org>, "Ball, Fred (Sam)" <BallF@hillsboroughcounty.org>, PW-CEIntake <PW-CEIntake@hillsboroughcounty.org>

Steve,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 22-0086 APPROVABLE. It should be noted that the document is labeled as a design exception but is actually an administrative variance.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Ingrid Padron (padroni@hillsboroughcounty.org or 813-307-1709) 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@hillsboroughcounty.org

Mike

Michael J. Williams, P.E.

Director, Development Review

County Engineer

Development Services Department

P: (813) 307-1851

M: (813) 614-2190

E: Williamsm@HillsboroughCounty.org



January 4, 2021

Mr. Mike Williams
Hillsborough County Government
601 East Kennedy Blvd., 22nd Floor
Tampa, FL 33602

Re: Townhomes PD
Folio Number 049997.0002
PD 22-0086
Lincks Project No. 22009

The purpose of this letter is to request a Section 6.04.02.B Administrative Variance to Section 6.04.03L Existing Facilities of the Hillsborough County Land Development Code, which requires projects taking access to a substandard road to improve the roadway to current County standards between the project driveway and the nearest standard road.

21 The subject property is proposed to be rezoned to Planned Development to allow up to 25 Townhomes.

The access for the property is proposed to be via one (1) full access to Gibsonton Drive.

The subject property is within the Urban Service Area and as shown on the Hillsborough County Roadways Functional Classification Map, Gibsonton Drive is an arterial roadway.

The request is to waive the requirement to improve Gibsonton Drive to current County roadway standards, which are found within the Hillsborough County Transportation Technical Manual.

The variance to the TS-6 standards are as follows:

- 1) Right of Way – TS-6 has 110 feet of right of way. The right of way along Gibsonton Drive adjacent to the property is approximately 85 feet.
- 2) Bike Lanes – TS-6 has 7 foot buffered bike lanes. The existing roadway does not have bike lanes.
- 3) Median – TS-6 has 22' median with Type F Curb & Gutter. This existing road has a two-way left turn lane.

(a) there is an unreasonable burden on the applicant,

The subject property has limited frontage along Gibsonton Drive. There is not sufficient right of way to add the 7 foot buffered bike lanes or provide the 22 foot median. Therefore, it would be unreasonable to require the developer to widen the roadway to provide the bike lanes and median.

(b) the variance would not be detrimental to the public health, safety and welfare,

There are sidewalks on both sides of Gibsonton Drive. As shown in Table 1, the proposed project would add a minimal amount of traffic to Gibsonton Drive. In addition, according to the Hillsborough County 2020 Level of Service Report, the subject segment of Gibsonton Drive currently operates at an acceptable Level of Service. Therefore, the Administrative Variance would not be detrimental to the public health, safety and welfare.

(c) without the variance, reasonable access cannot be provided. In the evaluation of the variance request, the issuing authority shall give valid consideration to the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas.

The only access for the property is via Gibsonton Drive.

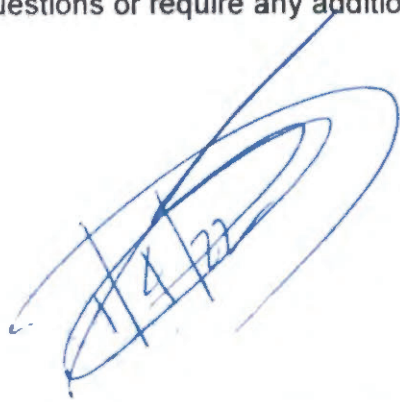
Mr. Mike Williams
January 4, 2022
Page 3

Please do not hesitate to contact us if you have any questions or require any additional information.

Best Regards,



Steven J Henry
President
Lincks & Associates, Inc.
P.E. #51555



1/4/22

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

Disapproved
 Approved
 Approved with Conditions

If there are any further questions or you need clarification, please contact Sheida L. Tirado, PE.

Date _____

Sincerely,

Michael J. Williams
Hillsborough County Engineer

TABLE 1
 ESTIMATED PROJECT TRAFFIC (1)

<u>Land Use</u>	<u>ITE</u> <u>LUC</u>	<u>Size</u>	<u>Daily</u> <u>Trip Ends</u>	<u>AM Peak Hour</u> <u>Trip Ends</u>		<u>PM Peak Hour</u> <u>Trip Ends</u>			
				<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Townhomes	215	25 DU's	140	2	5	7	6	5	11

(1) Source - ITE Trip Generation Manual, 11th Edition.

APPENDIX



PROPOSED PD PLAN.



LINCKS & ASSOCIATES, INC.

HILLSBOROUGH COUNTY ROADWAYS
FUNCTIONAL CLASSIFICATION MAP



LINCKS & ASSOCIATES, INC.

HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

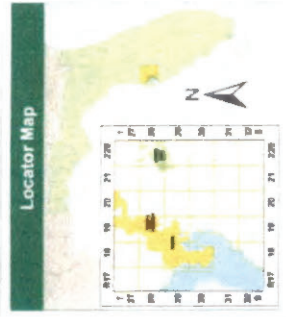
Infrastructure & Development Services



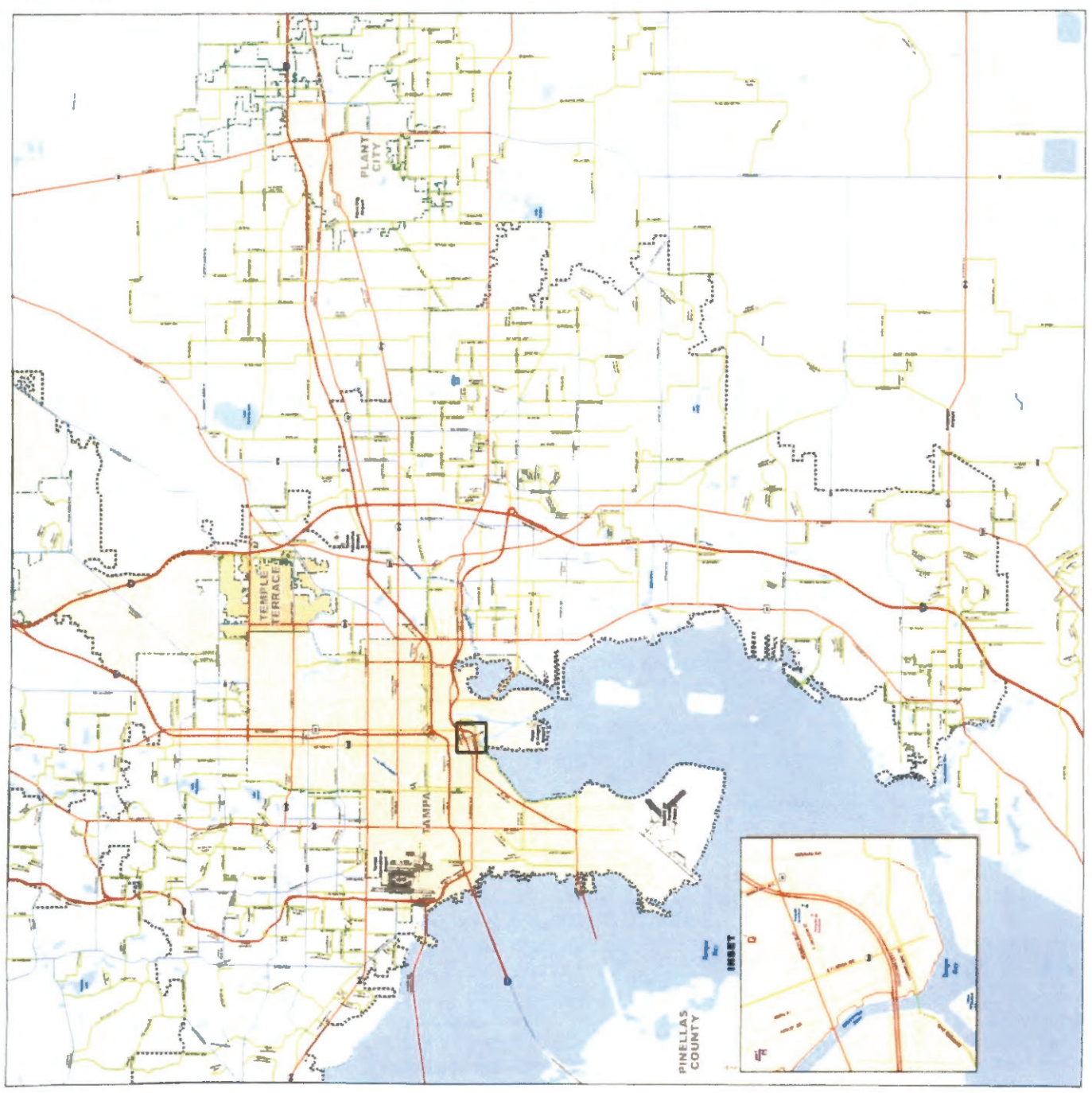
- ### Legend
- Functional Classifications Authority, Classification
- State, Principal Arterial
 - State, Arterial
 - Hillsborough, Arterial
 - Hillsborough, Collector
 - Urban Service Area Boundary
 - City Limits

The Hillsborough County Roadway Functional Map will be used to all...
PART 2.02 INTERSTATE PLANNED DEVELOPMENT DISTRICTS
PART 3.00 CITRUS PARK VILLAGE DEVELOPMENT STANDARDS
PART 4.00 SUBDIVISION STANDARDS AND GUIDE LINES
PART 5.00 FENCES AND WALLS
PART 6.00 TRAFFIC CONTROL AND SIGNAGE
PART 7.00 UTILITIES AND TELEPHONE LINES
PART 8.00 UTILITIES AND TELEPHONE LINES
OTHER PARTS OF THE LDC NOT LISTED ABOVE

In addition to subject matters in the LDC, Functional Classification of roads...
Plan an important role in administering the Residential Traffic Control Program and the Neighborhood Traffic Calming Program.



801 E. Kennedy Blvd.
Tampa, FL 33602
(813) 275-8810
Planning@hillsboroughcounty.org

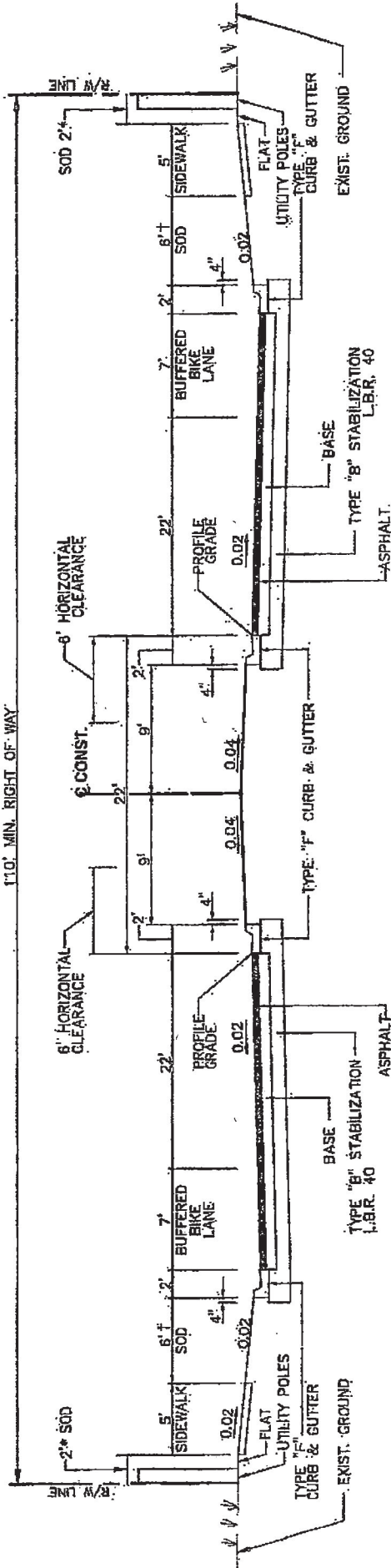


TS-6



LINCKS & ASSOCIATES, INC.

110' MIN. RIGHT OF WAY



TYPICAL SECTION

N.T.S.

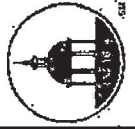
10,000 TO LESS THAN 20,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 45 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS; DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK; INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
4. SEE SIDEWALK PROTECTION OPTIONS, DRAWING NO. TD-16, SHEET 7 OF 7 FOR USE WHEN TREES ARE PLANTED IN THE PARKWAY AREA (BETWEEN THE BACK OF CURB AND SIDEWALK).
5. SOD SHALL BE PLACED IN TWO ROWS STAGGERED, (BOTH TEMPORARY AND PERMANENT)

REVISION DATE:
10/17

**TRANSPORTATION
TECHNICAL
MANUAL**



**Hillsborough
County Florida**

**URBAN COLLECTORS
(4 LANE DIVIDED)
TYPICAL SECTION**

DRAWING NO. TS-6

SHEET NO. 1 OF 1

ITE - TRIP GENERATION MANUAL, 11TH EDITION



LINCKS & ASSOCIATES, INC.

PERIOD SETTING

Analysis Name : New Analysis
Project Name : Gibsonton Townhomes **No :**
Date: 1/2/2022 **City:**
State/Province: **Zip/Postal Code:**
Country: **Client Name:**
Analyst's Name: **Edition:** Trip-Generation Manual, 11th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
215 - Single-Family Attached Housing (General Urban/Suburban)	Dwelling Units	25	Weekday	Best Fit (LIN) T = 7.62 (X)+50.48	70 50%	70 50%	140

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
215 - Single-Family Attached Housing	0 %	70	0 %	70

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
215 - Single-Family Attached Housing	140	0	0	140

ITE DEVIATION DETAILS

Weekday
Landuse No deviations from ITE.
Methods No deviations from ITE.
External Trips 215 - Single-Family Attached Housing (General Urban/Suburban)
 ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	70
Total Exiting	70
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	70
Total Exiting Non-Pass-by Trips	70

PERIOD SETTING

Analysis Name : New Analysis
Project Name : Gibsonton Townhomes **No.:**
Date: 1/2/2022 **City:**
State/Province: **Zip/Postal Code:**
Country: **Client Name:**
Analyst's Name: **Edition:** Trip Generation Manual, 11th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
215 - Single-Family Attached Housing (General Urban/Suburban)	Dwelling Units	25	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LIN) $T = 0.52 (X) + 5.7$	2 29%	5 71%	7

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
215 - Single-Family Attached Housing	0%	2	0%	5

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
215 - Single-Family Attached Housing	7	0	0	7

ITE DEVIATION DETAILS

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.

Land Use: No deviations from ITE.

Methods: No deviations from ITE.

External Trips 215 - Single-Family Attached Housing (General Urban/Suburban)
 ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	2
Total Exiting	5
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	2
Total Exiting Non-Pass-by Trips	5

PERIOD SETTING

Analysis Name : New Analysis
Project Name : Gibsonton Townhomes **No :**
Date: 1/2/2022 **City:**
State/Province: **Zip/Postal Code:**
Country: **Client Name:**
Analyst's Name: **Edition:** Trip Generation Manual, 11th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
215 - Single-Family Attached Housing (General Urban/Suburban)	Dwelling Units	25	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LIN) $T = 0.6(X) + 3.93$	6 55%	5 45%	11

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
215 - Single-Family Attached Housing	0%	6	0%	5

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
215 - Single-Family Attached Housing	11	0	0	11

ITE DEVIATION DETAILS

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

Landuse No deviations from ITE.
Methods No deviations from ITE.
External Trips 215 - Single-Family Attached Housing (General Urban/Suburban)
 ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	6
Total Exiting	5
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	6
Total Exiting Non-Pass-by Trips	5

2020 LEVEL OF SERVICE REPORT



2020 LEVEL OF SERVICE REPORT



Hillsborough
County Florida

Updated October 2021

HILLSBOROUGH COUNTY 2020 LOS REPORT

On Street	From	To	Lane No	Lane Type	Length	Speed Limit	LOS Std	AADT*	Peak Hour Pk Dir Vol	Daily v/c Ratio	Daily LOS	PK Hr PK Dir MSV	PK Hr PK Dir v/c Ratio	PK Hr PK Dir LOS	Jurisdiction	Local Func Class
DURANT RD	LITTLE RD	LEWIS RD	2	U	1.30	45	D	5,306	270	0.32	C	836	0.32	C	CR	C
F BAY RD	TURKEY CREEK RD	GIBSONTON DR	2	U	1.79	45	C	3,312	169	0.24	C	675	0.25	C	CR	C
FAGLE PALM DR	SYMMES RD	GIBSONTON DR	2	U	1.05	45	D	10,911	556	0.65	C	836	0.67	C	CR	C
FIRLICH RD	78TH ST	FALKENBURG RD	2	U	0.70	45	D	3,416	174	0.20	C	1900	0.21	C	CR	C
FIRLICH RD	GUNN HWY	FALKENBURG RD	4	D	1.92	45	D	29,649	1511	0.78	C	1900	0.80	C	CR	A
FIRLICH RD	LYNN TURNER RD	DALE MARRY HWY	2	U	2.28	45	D	30,200	1368	0.80	C	1900	0.72	C	CR	A
FALKENBURG RD	78TH ST	FAGLE PALM DR	2	U	1.54	45	D	2,300	120	0.14	C	836	0.14	C	CR	A
FALKENBURG RD	FAGLE PALM DR	PROGRESS BLVD	4	D	1.16	45	D	17,900	1028	0.47	C	1900	0.54	C	CR	A
FALKENBURG RD	PROGRESS BLVD	US HWY 301	4	D	1.50	45	D	16,500	862	0.44	C	1900	0.45	C	CR	A
FALKENBURG RD	US HWY 301	LUMSDEN RD	4	D	1.07	45	D	15,800	744	0.42	C	1900	0.39	C	CR	A
FALKENBURG RD	LUMSDEN RD	LEE RYD SELMON EXPY ON RAMP	4	D	0.44	45	D	31,600	1653	0.84	C	1900	0.87	C	CR	A
FALKENBURG RD	LEE RYD SELMON EXPY ON RAMP	ADAMO DR	4	D	1.03	45	D	21,800	1122	0.58	C	1900	0.58	C	CR	A
FALKENBURG RD	ADAMO DR	M L KING	4	D	2.59	45	D	23,090	1177	0.61	C	1900	0.62	C	CR	A
FALKENBURG RD	M L KING	BRYAN RD	4	D	0.26	45	D	8,991	458	0.24	C	1900	0.24	C	CR	C
FALKENBURG RD	BRYAN RD	HILLSBOROUGH AVE	2	U	0.72	45	D	8,991	458	0.53	C	836	0.55	C	CR	C
FISH HAWK BLVD	BELL SHOALS RD	LUTHIA PINECREST	2	U	1.60	45	D	20,500	1057	1.22	F	836	1.26	F	CR	A
FLETCHER AVE	DALE MARRY HWY	ARMENIA AVE	4	D	1.27	45	F	36,601	1865	0.97	D	1901	0.98	D	CR	A
FLETCHER AVE	ARMENIA AVE	FLORIDA AVE	4	D	1.59	45	E	35,082	1788	0.93	C	1901	0.94	C	CR	A
FLETCHER AVE	NEBASKA AVE	BRUCE B DOWNS BLVD	4	D	1.53	45	F	32,800	1718	0.87	C	1901	0.64	C	CR	A
FLETCHER AVE	BRUCE B DOWNS BLVD	46TH ST	4	D	0.99	35	F	40,842	2081	1.27	F	1615	1.29	F	CR	A
FLETCHER AVE	46TH ST	56TH ST	4	D	0.98	45	F	41,400	1714	1.09	F	1901	0.90	F	CR	A
FORBES RD	MORRIS BRIDGE RD	M L KING BLVD	2	U	2.08	50	D	33,300	1538	0.88	C	1900	0.81	C	CR	A
FORBES RD	M L KING BLVD	M L KING BLVD	2	U	2.45	45	C	5,364	273	0.39	C	675	0.40	C	CR	A
FORBES RD	M L KING BLVD	US HWY 92	2	U	1.27	45	C	7,400	412	0.54	C	675	0.61	C	CR	C
FORBES RD	US HWY 92	THOMOTOSASSA RD	2	U	1.29	35	C	17,100	831	1.25	F	675	1.23	F	CR	C
FORBES RD	THOMOTOSASSA RD	THOMOTOSASSA SAM ALLEN	2	U	0.51	45	C	5,200	257	0.38	C	675	0.38	C	CR	C
FORT KING RD	MAIN ST	KNIGHTS GRIFFIN	2	U	1.37	40	C	2,062	105	0.12	B	860	0.12	B	CR	C
FRONT ST	SEFFNER VALRICO RD	VALRICO RD	2	U	1.32	35	D	7,100	472	0.30	B	1160	0.41	B	CR	C
GEORGE RD	MEMORIAL HWY	HILLSBOROUGH AVE	2	U	1.32	35	D	5,300	319	0.38	C	713	0.45	C	CR	C
GEFRACI RD	DALE MARRY HWY	CRYSTAL LAKE RD	2	U	1.44	45	C	400	27	0.03	C	675	0.04	C	CR	C
GIBSONTON DR	US HWY 41	I-75 N RAMP	4	D	2.34	45	D	13,367	681	0.35	C	1900	0.36	C	CR	A
GIBSONTON DR	I-75 N RAMP	US HWY 301	4	D	1.16	45	D	36,500	1660	0.97	D	1900	0.87	D	CR	A
GOLF AND SEA BLVD	LEISEY RD	MILLER MAC RD	2	U	0.81	30	D	5,000	1660	0.36	C	713	0.33	C	CR	A
GORNTO LAKE RD	BLOOMINGDALE AVE	PROVIDENCE RDG	4	D	0.69	35	D	18,000	759	0.58	D	1549	0.49	D	CR	C
GORNTO LAKE RD	PROVIDENCE RDG	PROVIDENCE LAKES EXT	2	U	0.78	35	D	16,400	817	1.17	F	1900	1.15	F	CR	C
GORNTO LAKE RD	PROVIDENCE LAKES EXT	LUMSDEN RD	4	D	0.73	45	D	20,300	1227	0.54	C	1900	0.65	C	CR	C
GORNTO LAKE RD	LUMSDEN RD	BRANDON TOWN CENTER SR 60	4	D	0.50	45	D	11,300	490	0.30	C	1900	0.26	C	CR	C
GORNTO LAKE RD	BRANDON TOWN CENTER SR 60	WOODHERRY RD	4	D	0.97	30	D	7,400	408	0.24	C	1549	0.26	C	CR	C
GULF CITY RD	COCKROACH BAY RD	US HWY 41	2	U	4.23	40	C	663	34	0.05	C	675	0.05	C	CR	C
GUNN HWY	PASCO COUNTY LINE	VAN DYKE RD	2	U	4.90	40	D	14,200	767	0.92	D	760	1.01	F	CR	A
GUNN HWY	VAN DYKE RD	S MOBLEY RD	2	U	3.23	45	D	19,000	1037	1.13	F	836	1.24	F	CR	A
GUNN HWY	S MOBLEY RD	FIRLICH RD	4	U	0.95	45	D	34,400	1678	0.91	C	1900	0.88	C	CR	A
GUNN HWY	FIRLICH RD	CITRUS PARK DR	2	U	0.86	40	D	10,800	540	0.64	C	836	0.65	C	CR	A
GUNN HWY	CITRUS PARK DR	VETERANS EXPWY	4	D	0.17	45	F	28,400	1323	0.75	C	1901	0.70	C	CR	A
GUNN HWY	VETERANS EXPWY	ANDERSON/LYNN TURNER	4	D	1.61	45	F	27,800	1329	0.74	C	1901	0.69	C	CR	A
GUNN HWY	ANDERSON/LYNN TURNER	CASEY RD	4	D	1.82	45	F	37,500	1714	0.99	D	1901	0.91	D	CR	A
GUNN HWY	CASEY RD	DALE MARRY OVERPASS	2	U	1.08	45	F	8,200	563	0.58	D	713	0.79	D	CR	A
HABANA AVE	HENRY AVE	SUGH AVE	2	U	0.74	30	D	6,500	331	0.46	C	1901	0.46	C	CR	C
HANLEY RD	SUGH AVE	WATERS AVE	2	U	1.07	30	D	25,900	1248	0.68	C	713	0.66	C	CR	C
HANLEY RD	WILSBOROUGH AVE	WILSBOROUGH AVE	4	D	2.55	40	E	37,810	1901	0.66	C	1901	0.66	C	CR	C
HARINA AVE	43RD ST	HARNEY RD	2	U	2.25	35	D	3,500	263	0.26	C	675	0.25	C	CR	C
HARINA RD	HARNEY RD	SUNSET LAKE	2	U	1.98	45	C	3,800	194	0.23	C	836	0.23	C	CR	A
HARNEY RD	HARNEY RD	SUGH AVE	2	U	2.20	35	D	19,400	907	1.38	F	1900	1.27	F	CR	A
HARNEY RD	SUGH AVE	TEMPLE TERRACE HWY	2	U	2.88	45	D	8,852	451	0.53	C	836	0.54	C	CR	A
HARNEY RD	TEMPLE TERRACE HWY	US HWY 301	2	U	0.33	45	D	15,400	907	0.51	C	1900	0.48	C	CR	A
HARNEY RD	US HWY 301	US HWY 301	2	U	2.88	45	D	8,852	451	0.53	C	836	0.54	C	CR	A
HENDERSON RD	WATERS AVE	LINEBAUGH AVE	2	D	1.03	40	D	12,893	657	0.73	C	878	0.70	C	CR	C
HENDERSON RD	LINEBAUGH AVE	GUNN HWY	2	U	1.60	45	D	11,500	586	0.68	C	836	0.75	C	CR	C

MICHAEL D. HORNER & ASSOCIATES

Planning Consultants

- LAND PLANNING
- ZONING REPRESENTATION
- TRANSPORTATION STUDIES

1115 MAY STREET
LUTZ, FLORIDA 33549
949-5843

May 2nd, 1984

Mr. Mark Bentley
Community Planner I
Department of Development Coordination
P.O. Box 1110
Tampa, FL 33601

Re: Revised Site Plan
Bayou Mobile Court/83-353

Dear Mr. Bentley:

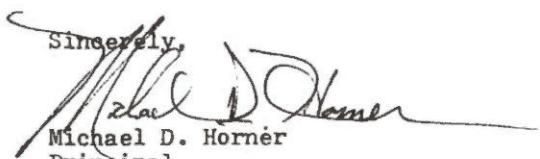
Referencing your letter of April 24, 1984 to Mr. Darrel Adams of O.F. Bennett/Consulting Engineer, please be informed that the linear frontage extending along Gibsonton Drive adjacent to this project was amended from 167.5' to 40' to enable Hillsborough County to use this area for the Gibsonton Road Widening Project.

This amendment essentially deletes all road frontage from consideration on this petition (see amended legal) with the exception of a forty foot strip. As indicated at all of our public hearings, we agree to dedicate the additional right of way for the extent of this forty feet, however my client is not able to dedicate additional right of way since this frontage was formally deleted from the petition and corresponding legal description.

Should you have any questions on this issue, it may be helpful to contact Mr. Ron King of the County Drainage Department as he was party to all discussions regarding these site plan changes. I would be most willing to meet with you to discuss this item further.

We look forward to your amended site plan approval letter.

Sincerely,


Michael D. Horner
Principal

cc Darrel Adams
Dolores Legg
Enclosure: Letter of 11/29/83 to Gary Engelhardt

MICHAEL D. HORNER & ASSOCIATES

Planning Consultants

212 10th STREET EAST/Suite #1
BRADENTON, FLORIDA 33508
(813) 746-6702

December 7th, 1983

83-353

Mr. Gary Engelhardt
Zoning Administrator
Hillsborough County
800 Twiggs Street
Tampa, FL 33602

Re: Petition H83-353
Dec. 8th, Hrng.
Revised Legal Description

Dear Mr. Engelhardt:

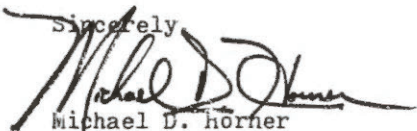
It has been brought to my attention that the previously submitted legal description (revised) incorporates a portion of Lot 24 which the Department of Environmental Regulation, in conjunction with the Hillsborough County Drainage Department, has decided is not necessary to accommodate the proposed County retention area.

Discussions with Mr. Ron King, Mr. Chuck Hammett, and the consulting engineer for the Department of Environmental Regulation have resulted in an agreement to limit the northern boundary of the proposed County retention area to the lot line separating Lot 24 and Lot 25. It is my understanding that the County is proposing to construct a 15 foot fenced maintenance berm adjacent to this lot which will serve as a functional buffer area from the retention pond itself.

Therefore, I respectfully submit this revised legal description to allow my client the possibility of maintaining Lot 24 as a developable lot provided all other requirements can be met.

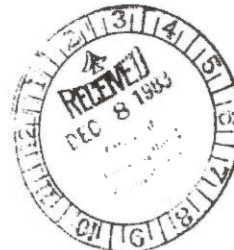
Should you have any questions, please contact my office.

Sincerely,



Michael D. Horner
Principal

cc Dolores Legg
Darrel Adams
Ron King
file



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**PARTY OF
RECORD**

NONE