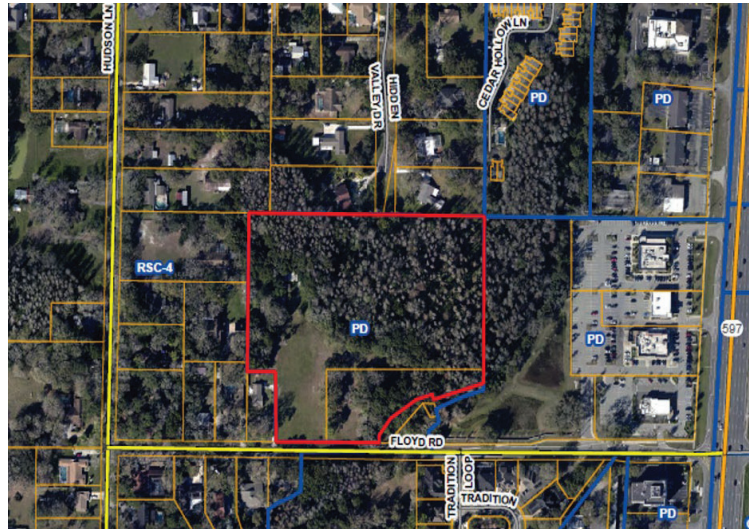


**1.0 APPLICATION SUMMARY**

**Applicant:** Hung T. Mai  
**FLU Category:** R-4  
**Service Area:** Urban  
**Site Acreage:** 9.58  
**Community Plan Area:** Greater Carrollwood Northdale  
**Overlay:** None  
**Request:** To allow development of 3 single family lots/detached units



**Existing Approvals:**

- Up to 19 single-family residential units (9 duplexes and 1 detached unit).

**Proposed Modification(s):**

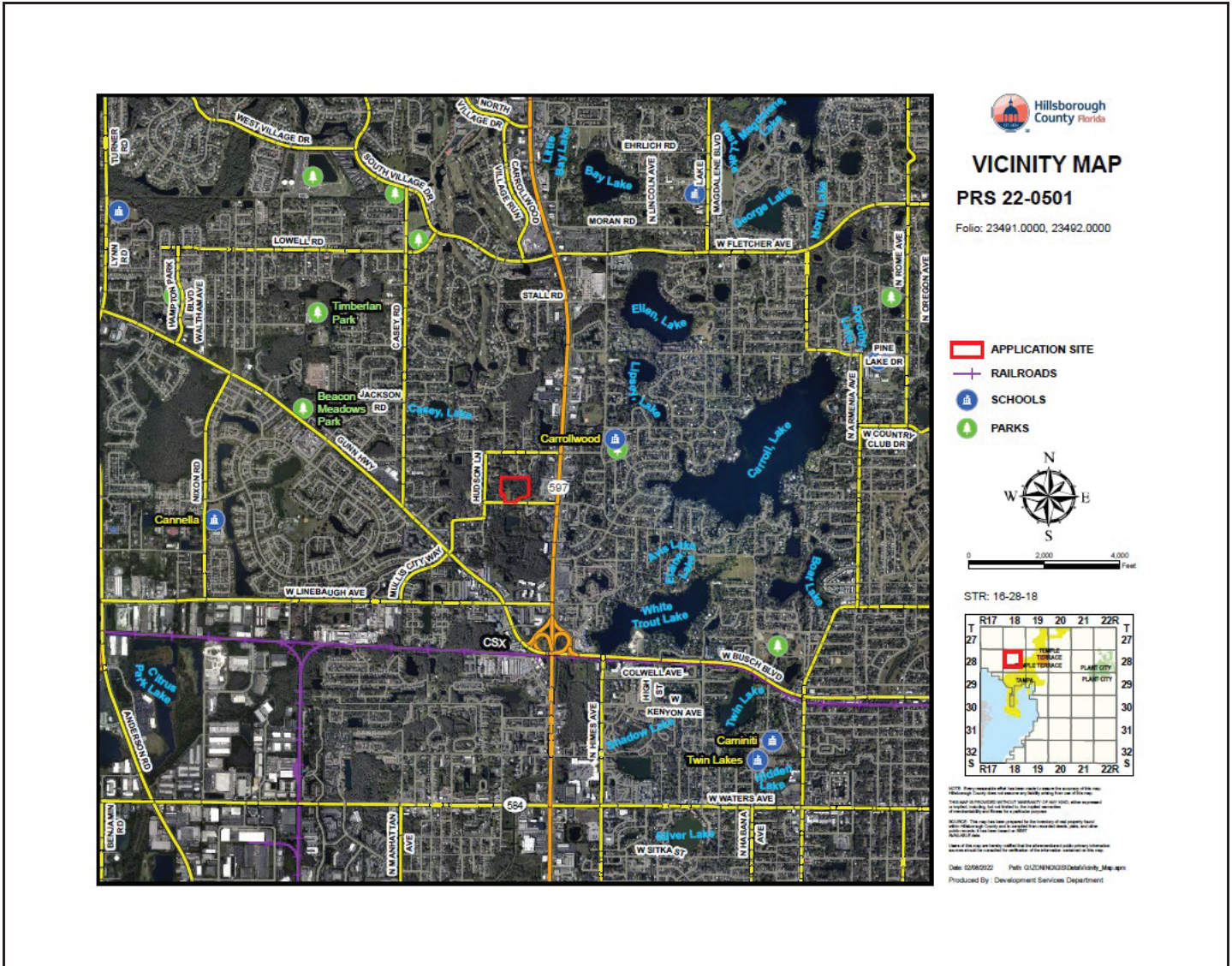
- Replace existing approvals to allow up to 3 detached single family lots.

**Additional Information:**

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

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map

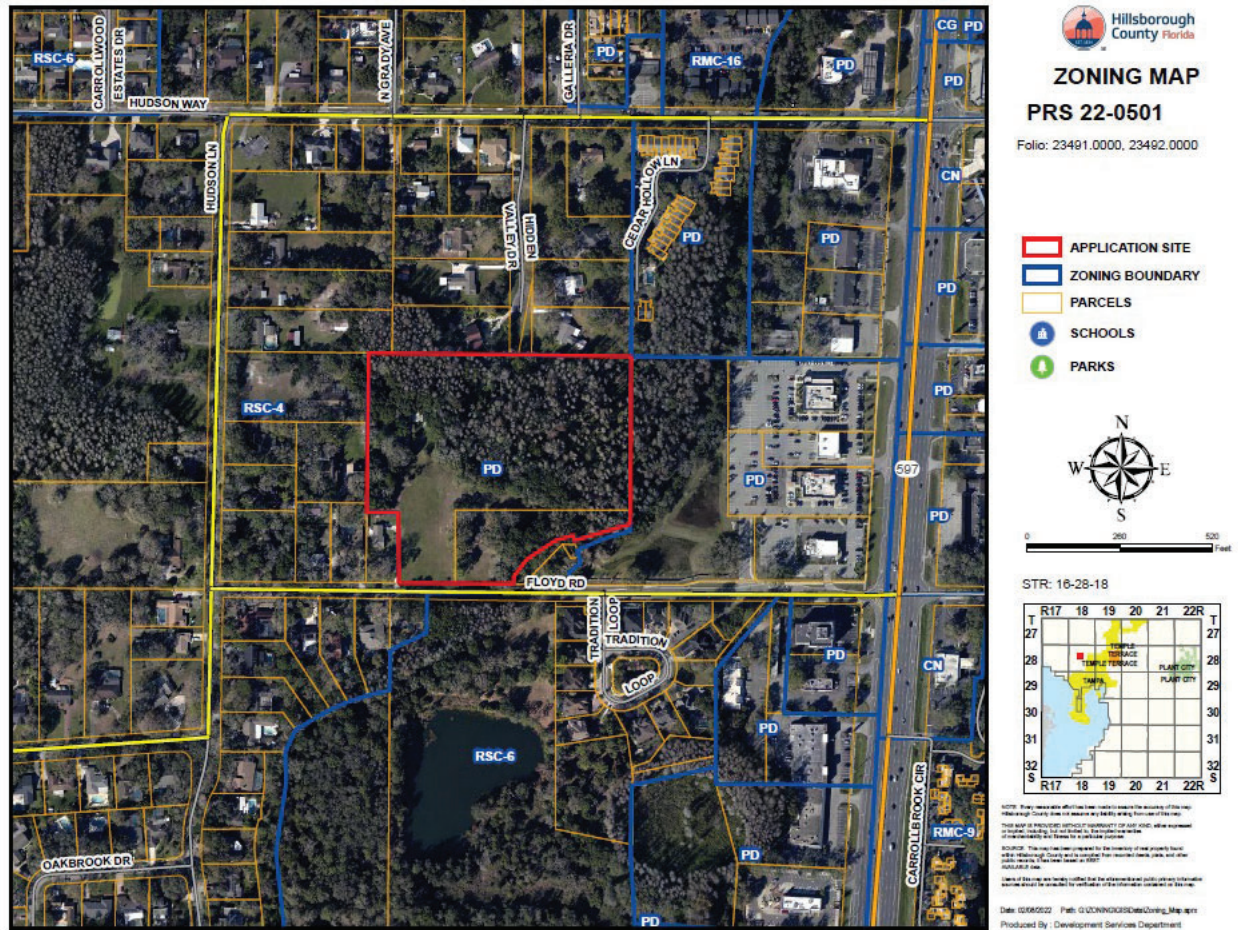


#### Context of Surrounding Area:

Surrounding areas consist today of a mix of uses including single family homes, Multi family, with retail centers and office uses along N Dale Mabry. Residential areas exist north, west and south of the site.

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.2 Immediate Area Map

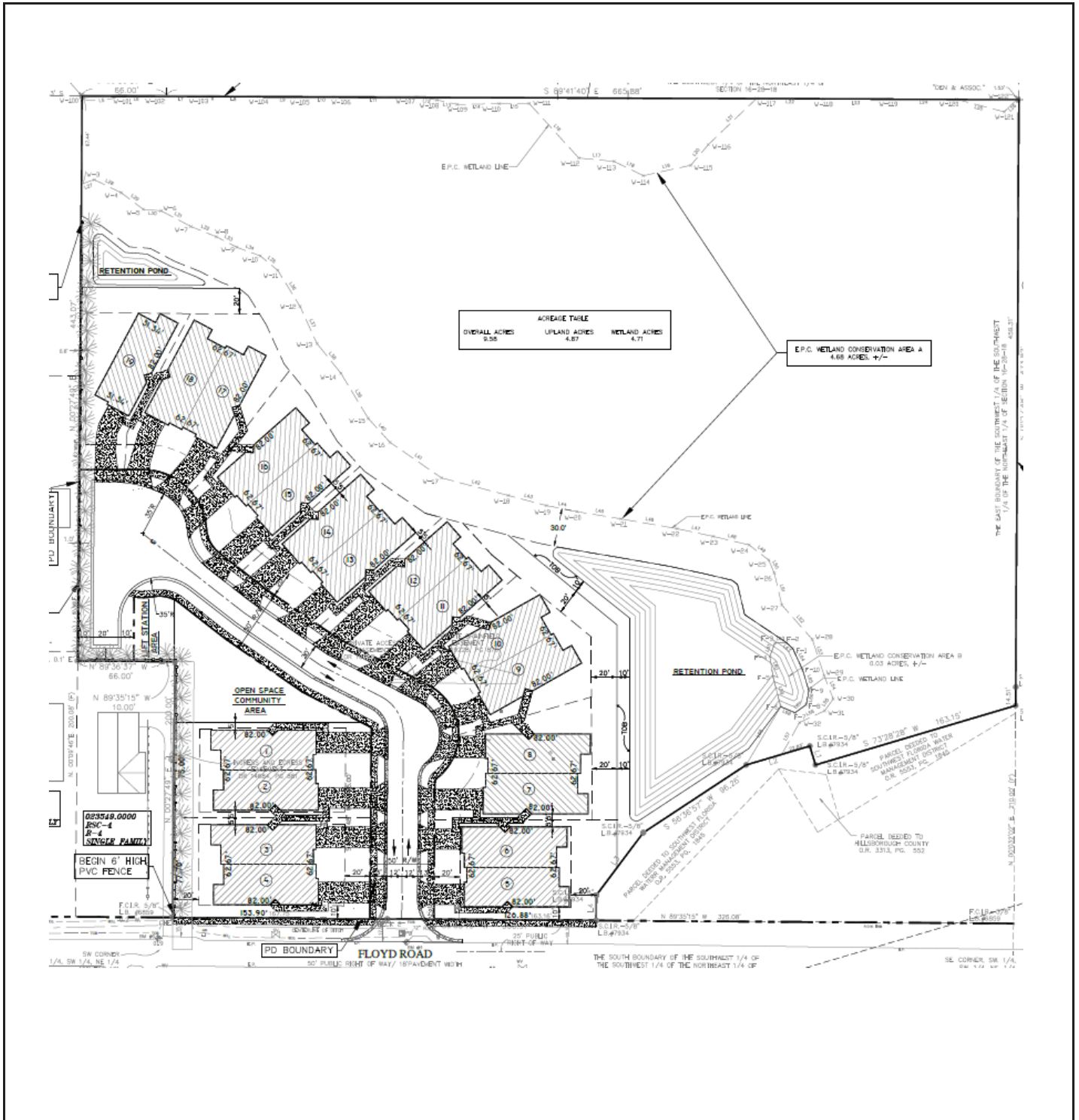


### Adjacent Zonings and Uses

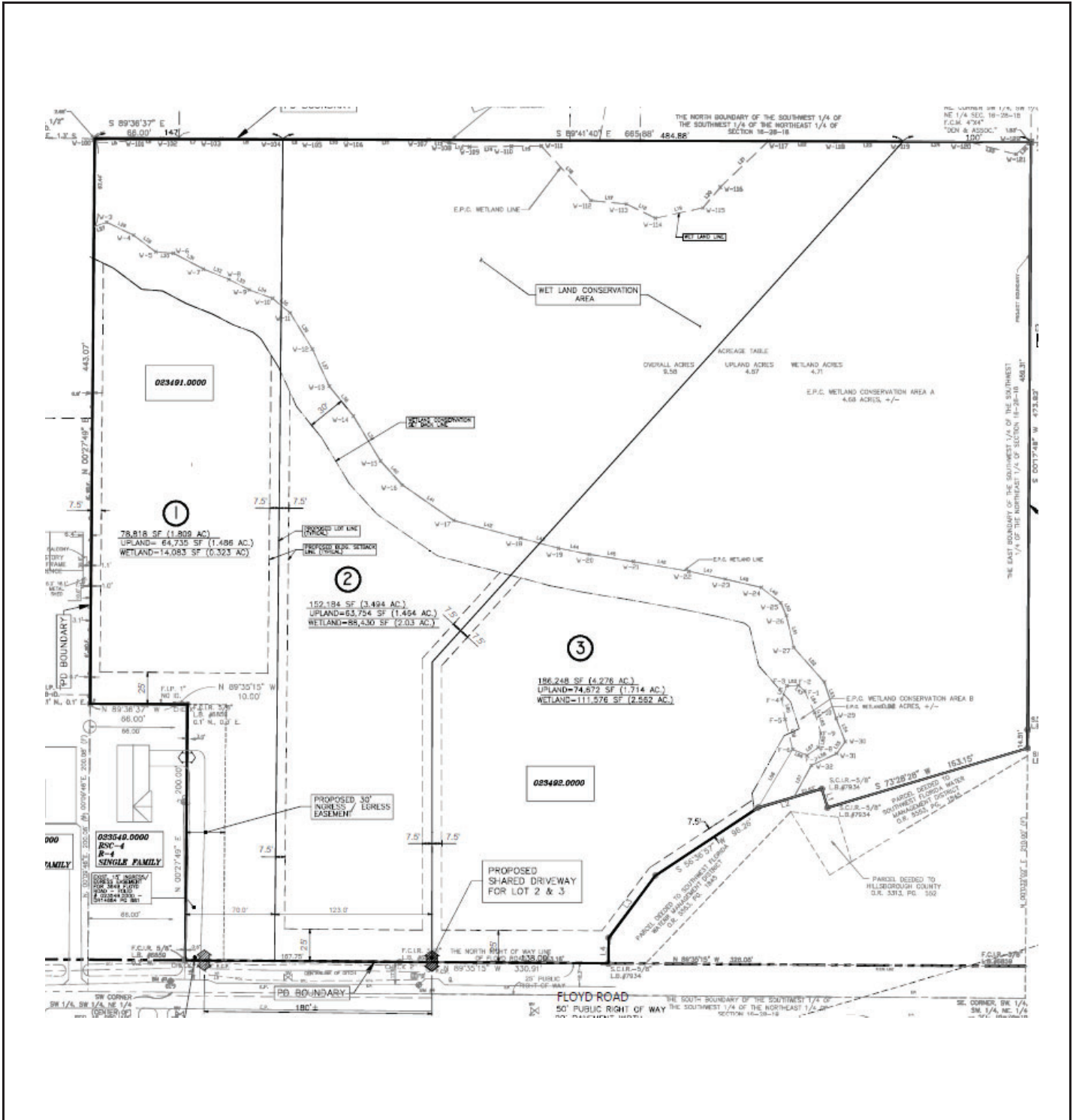
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-4	4 Du/AC	Detached single-family residential	Single family homes
South	RSC-6	6 Du/AC	Detached single-family residential	Single family homes
East	PD 04-1470	0.25	Commercial Uses	Retail/Wetlands
West	RSC-4	4 Du/AC	Detached single-family residential	Single family homes

## 2.0 LAND USE MAP SET AND SUMMARY DATA

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



2.3 Proposed Site Plan – General Site Plan – (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



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

**Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
Floyd Rd.	County Collector - Rural	2 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	179	14	19
Proposed	28	2	3
Difference (+/-)	-151	-12	-16

\*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		None	None	Meets LDC

Notes:

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

Road Name/Nature of Request	Type	Finding
Floyd Rd./Access Separation Spacing	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.

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

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Wetlands/Other Surface Waters</li> <li><input type="checkbox"/> Use of Environmentally Sensitive Land Credit</li> <li><input type="checkbox"/> Wellhead Protection Area</li> <li><input type="checkbox"/> Surface Water Resource Protection Area</li> <li><input type="checkbox"/> Potable Water Wellfield Protection Area</li> <li><input type="checkbox"/> Significant Wildlife Habitat</li> <li><input type="checkbox"/> Coastal High Hazard Area</li> <li><input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor</li> <li><input type="checkbox"/> Adjacent to ELAPP property</li> <li><input type="checkbox"/> Other _____</li> </ul>				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b> <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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Hillsborough County School Board</b> Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Impact/Mobility Fees</b>				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input 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

The surroundings consist mostly today of single-family residential north, west and south. Commercial and office uses are located to the east, along N Dale Mabry Hwy. Residential uses in the area are predominately detached units.

The applicant proposes to modify the PD to allow up to 3 single family lots to allow detached homes. An existing access easement along the west will remain to serve as access from Floyd Rd. to the adjacent property to the west (pre the recorded easement) and to one of the proposed lots (Lot 1). A second driveway connection will serve the two remaining lots, as a shared access facility. The lots will be developed with RSC-4 setback standards. However, the proposed minimum lot width for Lot 1 will be 55 feet along its frontage. The area of the proposed lots (over 1 acre of upland) would be more than the RSC-4 lot size established by the LDC (10,000 sq. ft.). The subject site has extensive wetlands, however, no impacts to wetlands are proposed, and setbacks will be maintained as required by the LDC. Buffering and screening along PD boundaries will be eliminated since the proposed project consisting of 3 single family lots is not required to provide these. Additionally, the requirement to provide community gathering space will be removed since the proposed project will not be required to provide this space due to the low residential scale.

The proposed changes do not alter the integrity of the existing PD. The PD currently allows residential units, including detached. Development of the project with 3 detached residential homes would be less dense than the currently approved density.

Transportation staff reviewed the request and does not object. Conditions are proposed governing the provision of the shared access facility for the proposed lots. Additionally, the applicant submitted an Administrative Variance to reduce the spacing of the driveway on a collector road and has been found approvable.

In conclusion, the proposed three lots with two access points along Floyd Rd. is compatible with the scale of the nearby development pattern. Single family lots with detached units zoned RSC-4 and RSC-6 are much prevalent in the area compared to duplexes or attached units. The proposed development standards will be consistent with the standards found in nearby lots. The project will be subject to subdivision regulations, and will connect to water and sewer per the Land Development Code requirements.

### 5.2 Recommendation

Based on the above considerations, staff recommends approval, with conditions.



**APPROVAL**- Approval of the request, subject to the conditions listed below, is based on the general site plan submitted ~~December 22, 2020~~ March 14, 2022.

1. The project shall be developed with a maximum of ~~19~~ 3 single-family ~~detached residential units (9 duplexes and 1 detached unit).~~ Existing single-family residential uses shall be permitted until the site is developed with the ~~duplex~~ 3-lot project.

2. Development standards shall be per the RSC-4 (Residential Single-family Conventional) with the exception that Lot 1 shall be permitted 55 feet in width. as follows:

~~Minimum lot area: 9,700 square feet~~

~~Minimum lot width 75 feet~~

~~Maximum building height 35 feet (2-stories)~~

~~Minimum front yard 20 feet~~

~~Minimum side yard setback 5 feet~~

~~Minimum rear yard setback 20 feet~~

~~Maximum lot coverage 60 percent~~

~~3. Location of retention ponds, open space and internal driveway shall generally conform to the General Development Site Plan.~~

~~4. Buffer and screening shall consist of the following:~~

~~4.1 A 10-foot wide buffer area, as shown on the General Site Plan, shall be provided along west PD boundary. The buffer area shall consist of a 6-foot high, PVC fence and landscaped with 12-foot high red cedar trees, 15 feet on centers, staggered, as depicted on the General Site Plan. The buffer shall be platted as a separate tract and maintained by an HOA or similar entity. Existing vegetation, excluding invasive species, may be used in lieu of the screening, subject to Natural Resources approval.~~

~~4.2 The 10-foot buffer shall be placed on the east side of the 15-foot access easement along the southwest PD line.~~

~~4.3 Where wetlands are present in the buffer area, screening shall not be required.~~

~~5. Community gathering space shall be in accordance with Land Development Code (LDC) Section 6.02.18.~~

~~63.~~ The site shall be allowed ~~one~~ two access connection on Floyd Road.

~~4.~~ If PRS 22-0501 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated March 28, 2022), which was found approvable on March 29, 2022. Approval of this Administrative Variance will permit reduction of the minimum access spacing between the proposed new driveway and the existing on-site access easement/driveway to +/-180 feet; and between the existing on-site access easement/driveway and five (5) existing offsite driveways to its west to the following respective distances: +/-30 ft, +/-60ft, +/-90ft, +/-130ft, +/-165ft.

~~75.~~ The developer shall construct a minimum 5-foot wide sidewalk on its project frontage on Floyd Road.

~~86.~~ 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.

97. 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.

108. 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).

119. 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.

1210. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

1311. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

~~14. Within 90 days of rezoning approval 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.~~

1412. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which conforms to the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.

**Zoning Administrator Sign Off:**



J. Brian Grady  
Tue Mar 29 2022 09:34:56

**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.

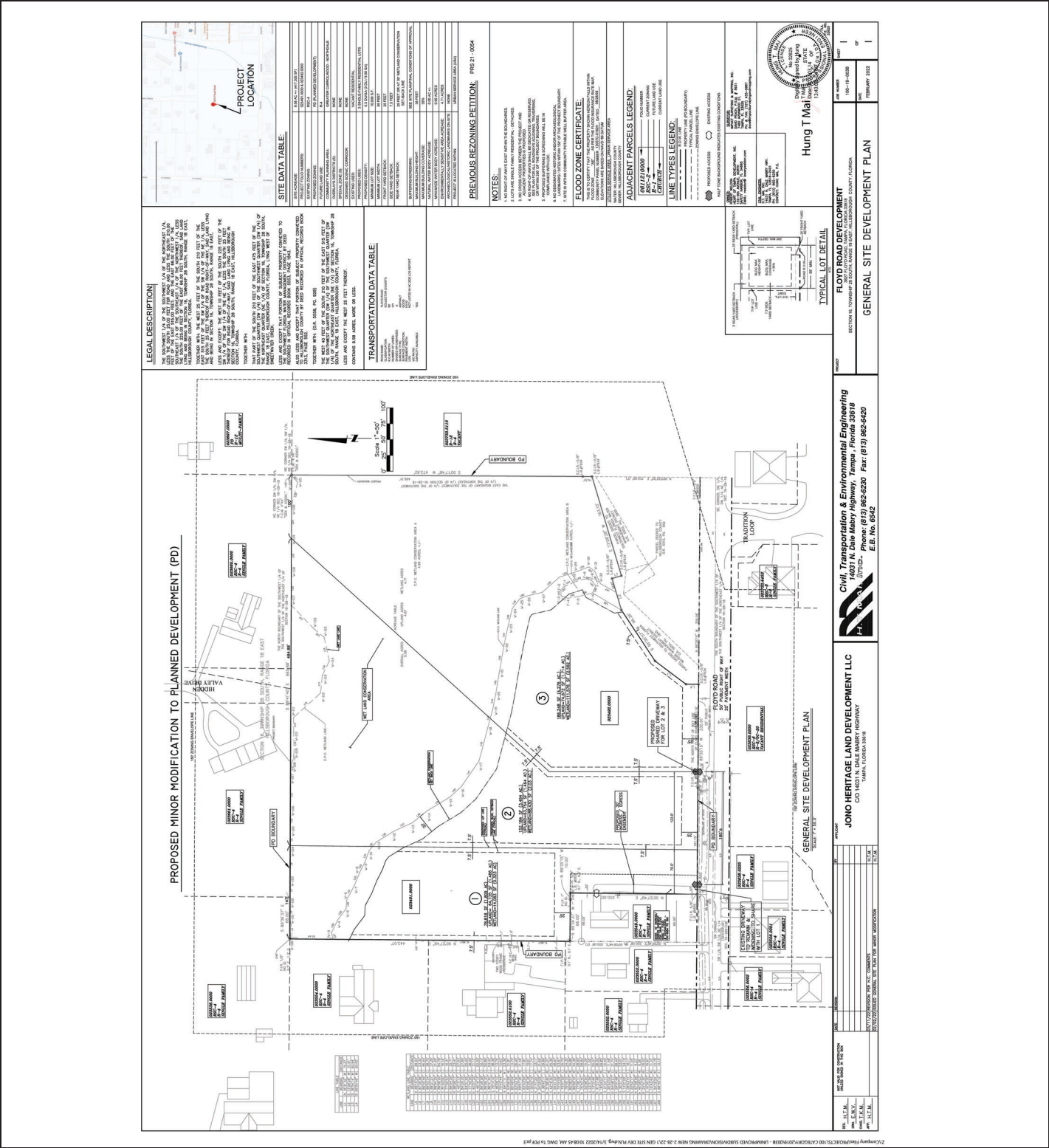
## 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS





8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



**APPLICATION NUMBER: PRS 22-0501**

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: April 12, 2022

Case Reviewer: Israel Monsanto

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**9.0 FULL TRANSPORTATION REPORT (see following pages)**

## AGENCY REVIEW COMMENT SHEET

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TO: Zoning Technician, Development Services Department

DATE: 3/29/2022

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: GCN/NW

PETITION NO: PRS 22-0501

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

### CONDITIONS OF APPROVAL

#### *NEW CONDITIONS*

- If PRS 22-0501 is approved, the County Engineer will approve the Section 6.04.02.B Administrative Variance (dated March 28, 2022), which was found approvable on March 29, 2022. Approval of this Administrative Variance will permit reduction of the minimum access spacing between the proposed new driveway and the existing on-site access easement/driveway to +/-180 feet; and between the existing on-site access easement/driveway and five (5) existing offsite driveways to its west to the following respective distances: +/-30 ft, +/-60ft, +/-90ft, +/-130ft, +/-165ft.
- The site shall be allowed two access connections on Floyd Road.

#### *REVISED CONDITIONS*

~~6. The site shall be allowed one access connection on Floyd Road.~~

*[The modification will allow the existing driveway/access easement to remain to serve the adjacent off-site residential lot and serve proposed Lot 1. The second access proposed access connection will serve Lots 2 & 3.]*

### PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a Personal Appearance to modify PD 20-0270, as amended by PRS 21-0054, which currently allows 18 single family attached units and 1 single family detached unit. The proposed modification will reduce the single-family units a total of 3 single family detached units and reconfigure the project access connections. The subject property is located +/-950 feet west of North Dale Mabry Hwy. and is designated R-4 future land use.

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a letter indicating that the proposed development does not trigger the threshold whereby a transportation analysis is required to process this rezoning. Utilizing data from the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition, staff has prepared a comparison of the trips generated by development under the existing approvals and proposed modifications, utilizing a generalized worst-case scenario.

Existing Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 19 Single Family Detached Dwelling Units (ITE LUC 210)	179	14	19

Proposed Modification:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 3 Single Family Detached Dwelling Units (ITE LUC 210)	28	2	3

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak	Hour Trips
		AM	PM
<b>Difference</b>	<b>-151</b>	<b>-12</b>	<b>-16</b>

The proposed modification is anticipated to decrease the number of trips potentially generated by development on the proposed site by 151 average daily trips, 12 a.m. peak hour trips, and 16 p.m. peak hour trips.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

Floyd Road is a two-lane substandard collector road characterized by +/- 19 feet of pavement lying +/- 45 feet of right of way. There is approximately 500 feet of sidewalk on Floyd Road east of the proposed site. There are no bicycle facilities along Floyd Road.

By policy of the County Engineer projects generating 10 or fewer total peak hour trips are considered de minimis provided the roadways meet minimum life safety standards (i.e. 15 feet of pavement in a 20-foot clear area). No roadway improvements will be required.

**SITE ACCESS AND CONNECTIVITY**

The site currently has access to Floyd Rd. via two residential driveways, one of which is a recorded easement to allow access to the adjacent residential lot to the west (Folio No. 023549.0000).

The applicant is proposing to expand the existing 15-foot ingress/egress easement (OR 14684, Page 881) to construct a shared access driveway with the new proposed Lot 1 and construct a second shared access driveway to serve proposed Lots 2 & 3. The project’s proposed driveways are approximately +/-180 feet apart and do not meet the Class 5 County collector road which requires a 245 ft. minimum separation between driveways. Additionally, there are 5 existing nonconforming driveways west of the subject site that are within 245 ft. separation requirement. As such the applicant has request a Sec. 6.04.02. B. administrative variance to LDC, Sec. 6.0.4.07, discussed in greater detail below.

The developer is required to construct a sidewalk along the project frontage per LDC, Sec. 6.02.08

**REQUESTED ADMINISTRATIVE VARIANCE – ACCESS CONNECTION SPACING**

The applicant’s Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated March 28, 2022) from the Section 6.04.07. LDC requirement, governing spacing for the proposed Floyd Rd. access. Per the LDC, Floyd Rd. is a Class 5 roadway, which requires minimum



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
Floyd Rd.	County Collector - Rural	2 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	179	14	19
Proposed	28	2	3
Difference (+/-)	-151	-12	-16

\*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		None	None	Meets LDC
Notes:				

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

connection spacing of 245 feet. The applicant is proposing the driveway in a location which is +/- 180 feet from an existing on-site driveway/access easement, and the existing on-site driveway/access easement is within the 245 ft spacing of 5 existing (off-site/nonconforming) driveways; which are spaced as follows: +/-30 ft, +/-60ft, +/-90ft, +/-130ft, +/-165ft.

Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on March 29, 2022. If this rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request.

**ROADWAY LEVEL OF SERVICE**

Floyd Rd. is not listed in the County's Roadway Level of Service Report.

## Perez, Richard

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**From:** Williams, Michael  
**Sent:** Tuesday, March 29, 2022 10:29 AM  
**To:** Hung Mai  
**Cc:** Tirado, Sheida; PW-CEIntake; Perez, Richard; Monsanto, Israel; Tu Mai; Grady, Brian  
**Subject:** FW: RE PRS 22-0501  
**Attachments:** 22-0501 Rev AVReq 03-29-22.pdf

Hung,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 22-0501 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Ingrid Padron ([padroni@hillsboroughcounty.org](mailto: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](mailto:PW-CEIntake@hillsboroughcounty.org)

Mike

**Michael J. Williams, P.E.**

**Director, Development Review  
County Engineer**

Development Services Department

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**P:** (813) 307-1851

**M:** (813) 614-2190

**E:** [Williamsm@HillsboroughCounty.org](mailto:Williamsm@HillsboroughCounty.org)

**W:** HCFLGov.net

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**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.

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**From:** Perez, Richard <PerezRL@hillsboroughcounty.org>  
**Sent:** Tuesday, March 29, 2022 10:24 AM  
**To:** Williams, Michael <WilliamsM@HillsboroughCounty.ORG>  
**Subject:** FW: RE PRS 22-0501

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**From:** Rome, Ashley <[RomeA@hillsboroughcounty.org](mailto:RomeA@hillsboroughcounty.org)>  
**Sent:** Tuesday, March 29, 2022 10:15 AM  
**To:** Andrea Papandrew <[papandrewa@plancom.org](mailto:papandrewa@plancom.org)>; Blinck, Jim <[BlinckJ@HillsboroughCounty.ORG](mailto:BlinckJ@HillsboroughCounty.ORG)>; Brown, Gregory <[BrownGr@hillsboroughcounty.org](mailto:BrownGr@hillsboroughcounty.org)>; Cabrera, Richard <[CabreraR@HillsboroughCounty.ORG](mailto:CabreraR@HillsboroughCounty.ORG)>; Dalfino, Jarryd <[DalfinoJ@hillsboroughcounty.org](mailto:DalfinoJ@hillsboroughcounty.org)>; Santos, Daniel <[daniel.santos@dot.state.fl.us](mailto:daniel.santos@dot.state.fl.us)>; David Skrelunas <[David.Skrelunas@dot.state.fl.us](mailto:David.Skrelunas@dot.state.fl.us)>; DeWayne Brown <[brownd2@gohart.org](mailto:brownd2@gohart.org)>; Dickerson, Ross <[DickersonR@HillsboroughCounty.ORG](mailto:DickersonR@HillsboroughCounty.ORG)>; Ellen Morrison <[ellen.morrison@swfwmd.state.fl.us](mailto:ellen.morrison@swfwmd.state.fl.us)>; Franklin, Deborah <[FranklinDS@hillsboroughcounty.org](mailto:FranklinDS@hillsboroughcounty.org)>; Holman, Emily - PUD <[HolmanE@HillsboroughCounty.ORG](mailto:HolmanE@HillsboroughCounty.ORG)>; Hummel, Christina <[HummelC@hillsboroughcounty.org](mailto:HummelC@hillsboroughcounty.org)>; James Hamilton <[jkhamilton@tecoenergy.com](mailto:jkhamilton@tecoenergy.com)>; Justin Willits <[WillitsJ@gohart.org](mailto:WillitsJ@gohart.org)>; Kaiser, Bernard <[KAISERB@HillsboroughCounty.ORG](mailto:KAISERB@HillsboroughCounty.ORG)>; Karla Llanos <[llanosk@plancom.org](mailto:llanosk@plancom.org)>; Katz, Jonah <[KatzJ@hillsboroughcounty.org](mailto:KatzJ@hillsboroughcounty.org)>; Kyle Brown <[kyle.brown@myfwc.com](mailto:kyle.brown@myfwc.com)>; [landuse-zoningreviews@tampabaywater.org](mailto:landuse-zoningreviews@tampabaywater.org); Mineer, Lindsey <[Lindsey.Mineer@dot.state.fl.us](mailto:Lindsey.Mineer@dot.state.fl.us)>; Lindstrom, Eric <[LindstromE@hillsboroughcounty.org](mailto:LindstromE@hillsboroughcounty.org)>; Mackenzie, Jason <[MackenzieJ@hillsboroughcounty.org](mailto:MackenzieJ@hillsboroughcounty.org)>; Matthew Pleasant <[matthew.pleasant@hcps.net](mailto:matthew.pleasant@hcps.net)>; Melanie Ganas <[mxganas@tecoenergy.com](mailto:mxganas@tecoenergy.com)>; Melissa Lienhard <[lienhardm@plancom.org](mailto:lienhardm@plancom.org)>; Olivia Ryall <[oryall@teamhcso.com](mailto:oryall@teamhcso.com)>; Perez, Richard <[PerezRL@hillsboroughcounty.org](mailto:PerezRL@hillsboroughcounty.org)>; Petrovic, Jaksa <[PetrovicJ@HillsboroughCounty.ORG](mailto:PetrovicJ@HillsboroughCounty.ORG)>; Pezone, Kathleen <[PezoneK@hillsboroughcounty.org](mailto:PezoneK@hillsboroughcounty.org)>; Ratliff, James <[RatliffJa@hillsboroughcounty.org](mailto:RatliffJa@hillsboroughcounty.org)>; Hessinger, Rebecca <[HessingerR@hillsboroughcounty.org](mailto:HessingerR@hillsboroughcounty.org)>; Renee Kamen <[renee.kamen@hcps.net](mailto:renee.kamen@hcps.net)>; Rochelle, Randy <[RochelleR@HillsboroughCounty.ORG](mailto:RochelleR@HillsboroughCounty.ORG)>; Rodriguez, Dan <[RodriguezD@gohart.org](mailto:RodriguezD@gohart.org)>; RP-Development <[RP-Development@hillsboroughcounty.org](mailto:RP-Development@hillsboroughcounty.org)>; Salisbury, Troy <[SalisburyT@hillsboroughcounty.org](mailto:SalisburyT@hillsboroughcounty.org)>; Sanchez, Silvia <[sanchezs@epchc.org](mailto:sanchezs@epchc.org)>; Shelton, Carla <[SheltonC@HillsboroughCounty.ORG](mailto:SheltonC@HillsboroughCounty.ORG)>; Steady, Alex <[SteadyA@hillsboroughcounty.org](mailto:SteadyA@hillsboroughcounty.org)>; Tapley, Kimberly <[tapleyk@epchc.org](mailto:tapleyk@epchc.org)>; Thompson, Mike <[Thompson@epchc.org](mailto:Thompson@epchc.org)>; Tony Mantegna <[tmantegna@tampaairport.com](mailto:tmantegna@tampaairport.com)>; Turbiville, John (Forest) <[TurbivilleJ@HillsboroughCounty.ORG](mailto:TurbivilleJ@HillsboroughCounty.ORG)>; Woodard, Sterlin <[Woodard@epchc.org](mailto:Woodard@epchc.org)>; Yeneka Mills <[millsy@plancom.org](mailto:millsy@plancom.org)>  
**Cc:** Monsanto, Israel <[Monsantoi@hillsboroughcounty.org](mailto:Monsantoi@hillsboroughcounty.org)>; Vazquez, Bianca <[VazquezB@hillsboroughcounty.org](mailto:VazquezB@hillsboroughcounty.org)>  
**Subject:** RE PRS 22-0501

Good Day All,

Please be advised, we have received and uploaded to Optix **revised documents/plans** for the above mentioned application. Please review and comment.

For further information regarding the change/update please contact the assigned planner.

Planner assigned:

Planner: Israel Monsanto

Contact: [monsantoi@hillsboroughcounty.org](mailto:monsantoi@hillsboroughcounty.org)

Have a good one,

**Ashley Rome**  
**Planning & Zoning Technician**  
Development Services Dept.

---

P: (813) 272-5595

E: [romea@hillsboroughcounty.org](mailto:romea@hillsboroughcounty.org)

W: [HCFLGov.net](http://HCFLGov.net)

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**Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

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# H.T. MAI, INC.

Civil-Environmental-Transportation-Water Resource Engineering & Real Estate Development Consulting

14031 N. DALE MABRY HIGHWAY, TAMPA, FL 33618 \* PHONE: (813) 962-6230 \* FAX: (813) 962-6420

E-MAIL: [htmai@aol.com](mailto:htmai@aol.com)

CERTIFICATE OF AUTHORIZATION NO. 6542

March 28, 2022

Mr. Michael J. Williams, P.E.  
c/o Ms. Sheida L. Tirado, P.E. C  
County Engineer Development Review Director  
Hillsborough County Development Services  
601 E. Kennedy Blvd., 20th Floor  
Tampa, FL 33602  
ATTN.: Michael J. Williams, P.E. – Hillsborough County Engineer

**RE: REQUEST FOR ADMINISTRATIVE VARIANCE**  
**Application No: PRS 22-0501**  
**Folio No.: 023491.0000 & 023492.0000**

Dear Mr. Williams:

This variance request is being sought in conjunction with the submission of a Minor Modification to Planned Development application (PRS 22-0501). The applicant is proposing three (3) single family residential lots with minimum RSC-4 standards. The parcels are 9.58+/- acres located on the north side of Floyd Road and 950 ft. west of N. Dale Mabry Highway.

We are requesting an administrative variance to Land Development Code (LDC) Section 6.04.07 – Table: Minimum Spacing. Floyd Road is classified as a Class 5 County collector road and requires a 245 ft. minimum separation between driveways. The subject property currently comprises of two Folio numbers 023491.0000 & 023492.0000 that have two existing driveways with a separation of approximately 180'+/- feet. The applicant is proposing the existing western access easement, shared with Folio No. 023549.0000, will be expanded to 30' width for the future use of Lot 1 and a proposed shared driveway for the future use of Lot 2 and 3. Thus, the applicant is requesting this administrative variance for consideration.

The variance request criteria outlined in Section 6.04.02.B.3 of the County LDC are as follows:

**(a) There is unreasonable burden on the applicant.**

- The subject property is adjacent to the Sweetwater Creek which is sloping floodplain (**EXHIBIT A**). The project's eastern access is adjacent to Sweetwater Creek's floodway and encroaches into the front of the property along Floyd Road (**EXHIBIT C**). There is about 224 feet between the two proposed access points while trying to avoid the floodway area and a shared access will be proposed for Lots 2 and 3 in order to minimize access connection along the collector road. Achieving the minimum required spacing of 245 feet will become a burden to the applicant due to the grading difficulties and possible environmental impacts.
- The existing access easement that serves Folio No. 023549.0000 will be widened in order to serve the existing property and Lot 1 of this development. This new western access does not meet the 245 feet minimum spacing, but will remain at the same location where the existing access is and will be surrounded by other residential driveways which a typical pattern of the area (**EXHIBIT C**). The applicant has no control over the parcels to the left of the western access and will be a burden not being able to develop due to the existing properties not meeting current standards.
- A portion of the subject parcel was deeded to the Southwest Florida Water Management District (SWFWMD) recorded in OR 5553, Page 1845. In addition, a portion of the subject parcel was deeded to Hillsborough County recorded in OR 3313, Page 552. Proposing a driveway further east on the subject site to provide additional spacing is impossible due to the deeding and filling the floodway is prohibited not to mention unjustifiable with FEMA (**EXHIBIT B**). Thus, this creates an unreasonable burden on the applicant.

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

- Initially PD 20-0270 was approved for 20 single family residential units (10 duplexes). Then PRS 21-0054 was approved for 19 single family residential units (9 duplexes and 1 detached unit). Now, the applicant is seeking only three single family lots. This

would only generate 3 Peak PM trips - a decrease of 16 Peak PM trips.

- With the existing traffic and the proposed project traffic, there would be no disruption to the traffic pattern nor create any safety concerns. In addition, there is no ability to make a left turn onto Dale Mabry Highway. It is right turn only.

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

- The variance would allow the reasonable access to the property. There are no alternatives for access other than Floyd Road.
- Adhering to the strict LDC regulations would be unjust to the applicant and thus, a reasonable access cannot be provided for the proposed lots given the physical constraints of the subject property. There is simply not enough frontage to provide adequate minimum separation between driveways due to the floodway and the already existing driveways on Floyd Road.

We respectfully request your review and approval of the variance request. Photos are attached for your review and approval. If you should have any questions, or if we can be of further assistance, please feel free to call us at (813) 962-6230.

Best regards,

H. T. MAI, INC.

Hung T. Mai, P.E.

Hung T Mai

Digitally signed by Hung T Mai  
Date: 2022.03.28 18:18:02 -04'00'



EOR Florida P.E. No. 32625

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

\_\_\_\_\_ Approved with Conditions

\_\_\_\_\_ Approved

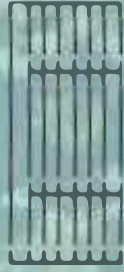
\_\_\_\_\_ Disapproved

\_\_\_\_\_  
Michael J. Williams, P.E.  
Hillsborough County Engineer on \_\_\_\_\_

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

# EXHIBIT A: SWEETWATER FLOODPLAIN

414735  
37.27 ft



414730  
36.51 ft

Floyd Rd

Traditio

414725  
36.0





**EXHIBIT B -  
SWEETWATER CREEK FLOODWAY**

**PROJECT SITE**

**PROJECT BOUNDARY**

**Tradition Loop**

**Floyd Rd**

**107'**

**224'**

**330.91'**







**CURRENTLY  
APPROVED**

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Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted December 22, 2020.

1. The project shall be developed with a maximum of 19 single-family residential units (9 duplexes and 1 detached unit). Existing single-family residential uses shall be permitted until the site is developed with the duplex project.
2. Development standards shall be as follows:

Minimum lot area:	9,700 square feet
Minimum lot width:	75 feet
Maximum building height:	35 feet (2-stories)
Minimum front yard:	20 feet
Minimum side yard setback:	5 feet
Minimum rear yard setback:	20 feet
Maximum lot coverage:	60 percent
3. Location of retention ponds, open space and internal driveway shall generally conform to the General Development Site Plan.
4. Buffer and screening shall consist of the following:
  - 4.1 A 10-foot wide buffer area, as shown on the General Site Plan, shall be provided along west PD boundary. The buffer area shall consist of a 6-foot high, PVC fence and landscaped with 12-foot high red cedar trees, 15 feet on centers, staggered, as depicted on the General Site Plan. The buffer shall be platted as a separate tract and maintained by an HOA or similar entity. Existing vegetation, excluding invasive species, may be used in lieu of the screening, subject to Natural Resources approval.
  - 4.2 The 10-foot buffer shall be placed on the east side of the 15-foot access easement along the southwest PD line.
  - 4.3 Where wetlands are present in the buffer area, screening shall not be required.
5. Community gathering space shall be in accordance with Land Development Code (LDC) Section 6.02.18.
6. The site shall be allowed one access connection on Floyd Road.
7. The developer shall construct a minimum 5-foot wide sidewalk on its project frontage on Floyd Road.
8. 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.
9. 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.

10. 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).
11. 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.
12. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
13. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
14. Within 90 days of rezoning approval by the Hillsborough County Board of County Commissioners, the developer shall submit to the Hillsborough County Development Services Department a revised General Development Plan for certification reflecting all the conditions outlined above.



# **AGENCY COMMENTS**

## AGENCY REVIEW COMMENT SHEET

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TO: Zoning Technician, Development Services Department

DATE: 3/29/2022

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: GCN/NW

PETITION NO: PRS 22-0501

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

### **CONDITIONS OF APPROVAL**

#### *NEW CONDITIONS*

- If PRS 22-0501 is approved, the County Engineer will approve the Section 6.04.02.B Administrative Variance (dated March 28, 2022), which was found approvable on March 29, 2022. Approval of this Administrative Variance will permit reduction of the minimum access spacing between the proposed new driveway and the existing on-site access easement/driveway to +/-180 feet; and between the existing on-site access easement/driveway and five (5) existing offsite driveways to its west to the following respective distances: +/-30 ft, +/-60ft, +/-90ft, +/-130ft, +/-165ft.
- The site shall be allowed two access connections on Floyd Road.

#### *REVISED CONDITIONS*

~~6. The site shall be allowed one access connection on Floyd Road.~~

*[The modification will allow the existing driveway/access easement to remain to serve the adjacent off-site residential lot and serve proposed Lot 1. The second access proposed access connection will serve Lots 2 & 3.]*

### **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting a Personal Appearance to modify PD 20-0270, as amended by PRS 21-0054, which currently allows 18 single family attached units and 1 single family detached unit. The proposed modification will reduce the single-family units a total of 3 single family detached units and reconfigure the project access connections. The subject property is located +/-950 feet west of North Dale Mabry Hwy. and is designated R-4 future land use.

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a letter indicating that the proposed development does not trigger the threshold whereby a transportation analysis is required to process this rezoning. Utilizing data from the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition, staff has prepared a comparison of the trips generated by development under the existing approvals and proposed modifications, utilizing a generalized worst-case scenario.



Existing Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 19 Single Family Detached Dwelling Units (ITE LUC 210)	179	14	19

Proposed Modification:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 3 Single Family Detached Dwelling Units (ITE LUC 210)	28	2	3

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak	Hour Trips
		AM	PM
<b>Difference</b>	<b>-151</b>	<b>-12</b>	<b>-16</b>

The proposed modification is anticipated to decrease the number of trips potentially generated by development on the proposed site by 151 average daily trips, 12 a.m. peak hour trips, and 16 p.m. peak hour trips.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

Floyd Road is a two-lane substandard collector road characterized by +/- 19 feet of pavement lying +/- 45 feet of right of way. There is approximately 500 feet of sidewalk on Floyd Road east of the proposed site. There are no bicycle facilities along Floyd Road.

By policy of the County Engineer projects generating 10 or fewer total peak hour trips are considered de minimis provided the roadways meet minimum life safety standards (i.e. 15 feet of pavement in a 20-foot clear area). No roadway improvements will be required.

**SITE ACCESS AND CONNECTIVITY**

The site currently has access to Floyd Rd. via two residential driveways, one of which is a recorded easement to allow access to the adjacent residential lot to the west (Folio No. 023549.0000).

The applicant is proposing to expand the existing 15-foot ingress/egress easement (OR 14684, Page 881) to construct a shared access driveway with the new proposed Lot 1 and construct a second shared access driveway to serve proposed Lots 2 & 3. The project’s proposed driveways are approximately +/-180 feet apart and do not meet the Class 5 County collector road which requires a 245 ft. minimum separation between driveways. Additionally, there are 5 existing nonconforming driveways west of the subject site that are within 245 ft. separation requirement. As such the applicant has request a Sec. 6.04.02. B. administrative variance to LDC, Sec. 6.0.4.07, discussed in greater detail below.

The developer is required to construct a sidewalk along the project frontage per LDC, Sec. 6.02.08

**REQUESTED ADMINISTRATIVE VARIANCE – ACCESS CONNECTION SPACING**

The applicant’s Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated March 28, 2022) from the Section 6.04.07. LDC requirement, governing spacing for the proposed Floyd Rd. access. Per the LDC, Floyd Rd. is a Class 5 roadway, which requires minimum

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
Floyd Rd.	County Collector - Rural	2 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	179	14	19
Proposed	28	2	3
Difference (+/-)	-151	-12	-16

\*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		None	None	Meets LDC
Notes:				

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

connection spacing of 245 feet. The applicant is proposing the driveway in a location which is +/- 180 feet from an existing on-site driveway/access easement, and the existing on-site driveway/access easement is within the 245 ft spacing of 5 existing (off-site/nonconforming) driveways; which are spaced as follows: +/-30 ft, +/-60ft, +/-90ft, +/-130ft, +/-165ft.

Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on March 29, 2022. If this rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request.

**ROADWAY LEVEL OF SERVICE**

Floyd Rd. is not listed in the County's Roadway Level of Service Report.

## Perez, Richard

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**From:** Williams, Michael  
**Sent:** Tuesday, March 29, 2022 10:29 AM  
**To:** Hung Mai  
**Cc:** Tirado, Sheida; PW-CEIntake; Perez, Richard; Monsanto, Israel; Tu Mai; Grady, Brian  
**Subject:** FW: RE PRS 22-0501  
**Attachments:** 22-0501 Rev AVReq 03-29-22.pdf

Hung,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 22-0501 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Ingrid Padron ([padroni@hillsboroughcounty.org](mailto: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](mailto: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](mailto:Williamsm@HillsboroughCounty.org)

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**From:** Perez, Richard <PerezRL@hillsboroughcounty.org>  
**Sent:** Tuesday, March 29, 2022 10:24 AM  
**To:** Williams, Michael <WilliamsM@HillsboroughCounty.ORG>  
**Subject:** FW: RE PRS 22-0501

---

**From:** Rome, Ashley <[RomeA@hillsboroughcounty.org](mailto:RomeA@hillsboroughcounty.org)>  
**Sent:** Tuesday, March 29, 2022 10:15 AM  
**To:** Andrea Papandrew <[papandrewa@plancom.org](mailto:papandrewa@plancom.org)>; Blinck, Jim <[BlinckJ@HillsboroughCounty.ORG](mailto:BlinckJ@HillsboroughCounty.ORG)>; Brown, Gregory <[BrownGr@hillsboroughcounty.org](mailto:BrownGr@hillsboroughcounty.org)>; Cabrera, Richard <[CabreraR@HillsboroughCounty.ORG](mailto:CabreraR@HillsboroughCounty.ORG)>; Dalfino, Jarryd <[DalfinoJ@hillsboroughcounty.org](mailto:DalfinoJ@hillsboroughcounty.org)>; Santos, Daniel <[daniel.santos@dot.state.fl.us](mailto:daniel.santos@dot.state.fl.us)>; David Skrelunas <[David.Skrelunas@dot.state.fl.us](mailto:David.Skrelunas@dot.state.fl.us)>; DeWayne Brown <[brownd2@gohart.org](mailto:brownd2@gohart.org)>; Dickerson, Ross <[DickersonR@HillsboroughCounty.ORG](mailto:DickersonR@HillsboroughCounty.ORG)>; Ellen Morrison <[ellen.morrison@swfwmd.state.fl.us](mailto:ellen.morrison@swfwmd.state.fl.us)>; Franklin, Deborah <[FranklinDS@hillsboroughcounty.org](mailto:FranklinDS@hillsboroughcounty.org)>; Holman, Emily - PUD <[HolmanE@HillsboroughCounty.ORG](mailto:HolmanE@HillsboroughCounty.ORG)>; Hummel, Christina <[HummelC@hillsboroughcounty.org](mailto:HummelC@hillsboroughcounty.org)>; James Hamilton <[jkhamilton@tecoenergy.com](mailto:jkhamilton@tecoenergy.com)>; Justin Willits <[WillitsJ@gohart.org](mailto:WillitsJ@gohart.org)>; Kaiser, Bernard <[KAISERB@HillsboroughCounty.ORG](mailto:KAISERB@HillsboroughCounty.ORG)>; Karla Llanos <[llanosk@plancom.org](mailto:llanosk@plancom.org)>; Katz, Jonah <[KatzJ@hillsboroughcounty.org](mailto:KatzJ@hillsboroughcounty.org)>; Kyle Brown <[kyle.brown@myfwc.com](mailto:kyle.brown@myfwc.com)>; [landuse-zoningreviews@tampabaywater.org](mailto:landuse-zoningreviews@tampabaywater.org); Mineer, Lindsey <[Lindsey.Mineer@dot.state.fl.us](mailto:Lindsey.Mineer@dot.state.fl.us)>; Lindstrom, Eric <[LindstromE@hillsboroughcounty.org](mailto:LindstromE@hillsboroughcounty.org)>; Mackenzie, Jason <[MackenzieJ@hillsboroughcounty.org](mailto:MackenzieJ@hillsboroughcounty.org)>; Matthew Pleasant <[matthew.pleasant@hcps.net](mailto:matthew.pleasant@hcps.net)>; Melanie Ganas <[mxganas@tecoenergy.com](mailto:mxganas@tecoenergy.com)>; Melissa Lienhard <[lienhardm@plancom.org](mailto:lienhardm@plancom.org)>; Olivia Ryall <[oryall@teamhcso.com](mailto:oryall@teamhcso.com)>; Perez, Richard <[PerezRL@hillsboroughcounty.org](mailto:PerezRL@hillsboroughcounty.org)>; Petrovic, Jakska <[PetrovicJ@HillsboroughCounty.ORG](mailto:PetrovicJ@HillsboroughCounty.ORG)>; Pezone, Kathleen <[PezoneK@hillsboroughcounty.org](mailto:PezoneK@hillsboroughcounty.org)>; Ratliff, James <[RatliffJa@hillsboroughcounty.org](mailto:RatliffJa@hillsboroughcounty.org)>; Hessinger, Rebecca <[HessingerR@hillsboroughcounty.org](mailto:HessingerR@hillsboroughcounty.org)>; Renee Kamen <[renee.kamen@hcps.net](mailto:renee.kamen@hcps.net)>; Rochelle, Randy <[RochelleR@HillsboroughCounty.ORG](mailto:RochelleR@HillsboroughCounty.ORG)>; Rodriguez, Dan <[RodriguezD@gohart.org](mailto:RodriguezD@gohart.org)>; RP-Development <[RP-Development@hillsboroughcounty.org](mailto:RP-Development@hillsboroughcounty.org)>; Salisbury, Troy <[SalisburyT@hillsboroughcounty.org](mailto:SalisburyT@hillsboroughcounty.org)>; Sanchez, Silvia <[sanchezs@epchc.org](mailto:sanchezs@epchc.org)>; Shelton, Carla <[SheltonC@HillsboroughCounty.ORG](mailto:SheltonC@HillsboroughCounty.ORG)>; Steady, Alex <[SteadyA@hillsboroughcounty.org](mailto:SteadyA@hillsboroughcounty.org)>; Tapley, Kimberly <[tapleyk@epchc.org](mailto:tapleyk@epchc.org)>; Thompson, Mike <[Thompson@epchc.org](mailto:Thompson@epchc.org)>; Tony Mantegna <[tmantegna@tampaairport.com](mailto:tmantegna@tampaairport.com)>; Turbiville, John (Forest) <[TurbivilleJ@HillsboroughCounty.ORG](mailto:TurbivilleJ@HillsboroughCounty.ORG)>; Woodard, Sterlin <[Woodard@epchc.org](mailto:Woodard@epchc.org)>; Yeneka Mills <[millsy@plancom.org](mailto:millsy@plancom.org)>  
**Cc:** Monsanto, Israel <[Monsantoi@hillsboroughcounty.org](mailto:Monsantoi@hillsboroughcounty.org)>; Vazquez, Bianca <[VazquezB@hillsboroughcounty.org](mailto:VazquezB@hillsboroughcounty.org)>  
**Subject:** RE PRS 22-0501

Good Day All,

Please be advised, we have received and uploaded to Optix **revised documents/plans** for the above mentioned application. Please review and comment.

For further information regarding the change/update please contact the assigned planner.

Planner assigned:

Planner: Israel Monsanto

Contact: [monsantoi@hillsboroughcounty.org](mailto:monsantoi@hillsboroughcounty.org)

Have a good one,

**Ashley Rome**  
**Planning & Zoning Technician**  
Development Services Dept.

---

P: (813) 272-5595

E: [romea@hillsboroughcounty.org](mailto:romea@hillsboroughcounty.org)

W: [HCFLGov.net](http://HCFLGov.net)

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**Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

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## H.T. MAI, INC.

Civil-Environmental-Transportation-Water Resource Engineering & Real Estate Development Consulting

14031 N. DALE MABRY HIGHWAY, TAMPA, FL 33618 \* PHONE: (813) 962-6230 \* FAX: (813) 962-6420

E-MAIL: [htmai@aol.com](mailto:htmai@aol.com)

CERTIFICATE OF AUTHORIZATION NO. 6542

March 28, 2022

Mr. Michael J. Williams, P.E.  
c/o Ms. Sheida L. Tirado, P.E. C  
County Engineer Development Review Director  
Hillsborough County Development Services  
601 E. Kennedy Blvd., 20th Floor  
Tampa, FL 33602  
ATTN.: Michael J. Williams, P.E. – Hillsborough County Engineer

<b>RE:</b>	<b>REQUEST FOR ADMINISTRATIVE VARIANCE</b>
<b>Application No:</b>	<b>PRS 22-0501</b>
<b>Folio No.:</b>	<b>023491.0000 &amp; 023492.0000</b>

Dear Mr. Williams:

This variance request is being sought in conjunction with the submission of a Minor Modification to Planned Development application (PRS 22-0501). The applicant is proposing three (3) single family residential lots with minimum RSC-4 standards. The parcels are 9.58+/- acres located on the north side of Floyd Road and 950 ft. west of N. Dale Mabry Highway.

We are requesting an administrative variance to Land Development Code (LDC) Section 6.04.07 – Table: Minimum Spacing. Floyd Road is classified as a Class 5 County collector road and requires a 245 ft. minimum separation between driveways. The subject property currently comprises of two Folio numbers 023491.0000 & 023492.0000 that have two existing driveways with a separation of approximately 180'+/- feet. The applicant is proposing the existing western access easement, shared with Folio No. 023549.0000, will be expanded to 30' width for the future use of Lot 1 and a proposed shared driveway for the future use of Lot 2 and 3. Thus, the applicant is requesting this administrative variance for consideration.

The variance request criteria outlined in Section 6.04.02.B.3 of the County LDC are as follows:

**(a) There is unreasonable burden on the applicant.**

- The subject property is adjacent to the Sweetwater Creek which is sloping floodplain (**EXHIBIT A**). The project's eastern access is adjacent to Sweetwater Creek's floodway and encroaches into the front of the property along Floyd Road (**EXHIBIT C**). There is about 224 feet between the two proposed access points while trying to avoid the floodway area and a shared access will be proposed for Lots 2 and 3 in order to minimize access connection along the collector road. Achieving the minimum required spacing of 245 feet will become a burden to the applicant due to the grading difficulties and possible environmental impacts.
- The existing access easement that serves Folio No. 023549.0000 will be widened in order to serve the existing property and Lot 1 of this development. This new western access does not meet the 245 feet minimum spacing, but will remain at the same location where the existing access is and will be surrounded by other residential driveways which a typical pattern of the area (**EXHIBIT C**). The applicant has no control over the parcels to the left of the western access and will be a burden not being able to develop due to the existing properties not meeting current standards.
- A portion of the subject parcel was deeded to the Southwest Florida Water Management District (SWFWMD) recorded in OR 5553, Page 1845. In addition, a portion of the subject parcel was deeded to Hillsborough County recorded in OR 3313, Page 552. Proposing a driveway further east on the subject site to provide additional spacing is impossible due to the deeding and filling the floodway is prohibited not to mention unjustifiable with FEMA (**EXHIBIT B**). Thus, this creates an unreasonable burden on the applicant.

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

- Initially PD 20-0270 was approved for 20 single family residential units (10 duplexes). Then PRS 21-0054 was approved for 19 single family residential units (9 duplexes and 1 detached unit). Now, the applicant is seeking only three single family lots. This

would only generate 3 Peak PM trips - a decrease of 16 Peak PM trips.

- With the existing traffic and the proposed project traffic, there would be no disruption to the traffic pattern nor create any safety concerns. In addition, there is no ability to make a left turn onto Dale Mabry Highway. It is right turn only.

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

- The variance would allow the reasonable access to the property. There are no alternatives for access other than Floyd Road.
- Adhering to the strict LDC regulations would be unjust to the applicant and thus, a reasonable access cannot be provided for the proposed lots given the physical constraints of the subject property. There is simply not enough frontage to provide adequate minimum separation between driveways due to the floodway and the already existing driveways on Floyd Road.

We respectfully request your review and approval of the variance request. Photos are attached for your review and approval. If you should have any questions, or if we can be of further assistance, please feel free to call us at (813) 962-6230.

Best regards,

H. T. MAI, INC.

Hung T. Mai, P.E.

Digitally signed by Hung  
T Mai  
Date: 2022.03.28  
18:18:02 -04'00'

**Hung T Mai**



EOR Florida P.E. No. 32625

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

\_\_\_\_\_ Approved with Conditions

\_\_\_\_\_ Approved

\_\_\_\_\_ Disapproved

\_\_\_\_\_  
Michael J. Williams, P.E.  
Hillsborough County Engineer on \_\_\_\_\_

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



# EXHIBIT A: SWEETWATER FLOODPLAIN

414735  
37.27 ft

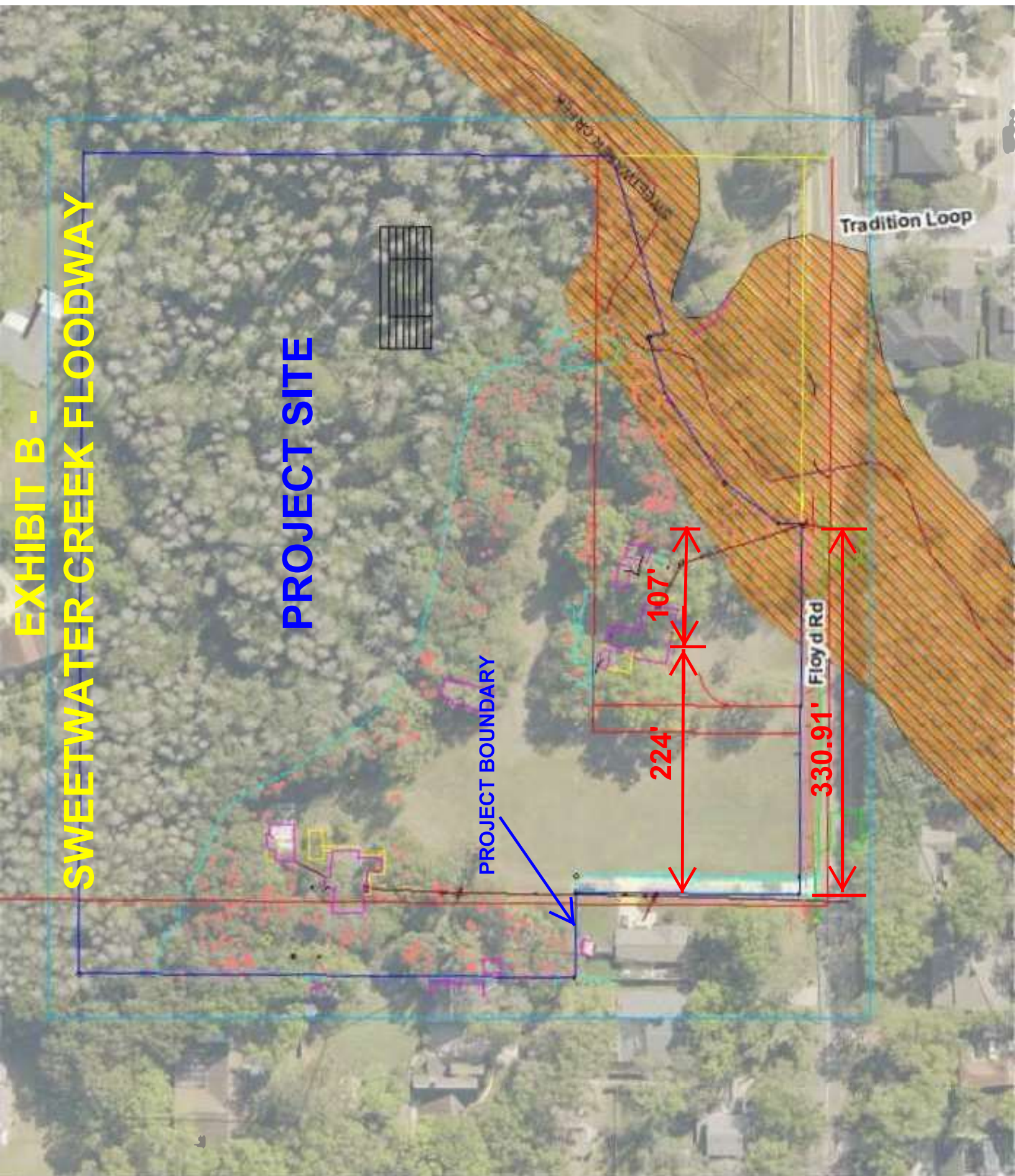


414730  
36.51 ft

Floyd Rd

Traditio

414725  
36.0 ft



**SWEETWATER CREEK FLOODWAY**

**PROJECT SITE**

**PROJECT BOUNDARY**

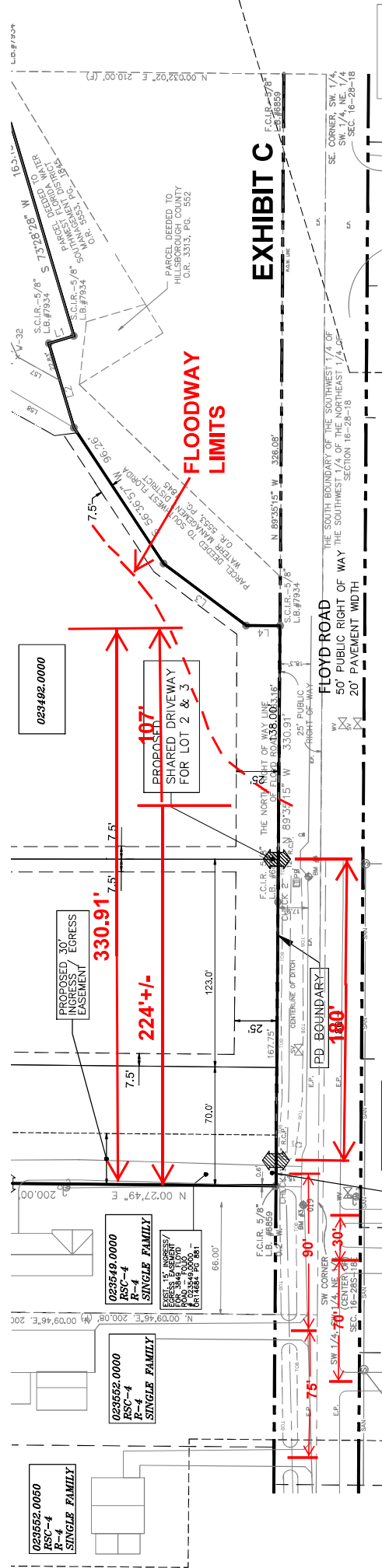
Tradition Loop

Floyd Rd

107'

224'

330.91'





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 Steffanie L. Wickham WASTE DIVISION  
 Sterlin Woodard, P.E. WETLANDS DIVISION

**AGENCY COMMENT SHEET**

REZONING	
<b>HEARING DATE:</b> 4/12/2022  <b>PETITION NO.:</b> 22-0501  <b>EPC REVIEWER:</b> Chris Stiens  <b>CONTACT INFORMATION:</b> (813)627-2600 X1225  <b>EMAIL:</b> <a href="mailto:stiensc@epchc.org">stiensc@epchc.org</a>	<b>COMMENT DATE:</b> March 11, 2022  <b>PROPERTY ADDRESS:</b> 3827, 3833 Floyd Rd, Tampa  <b>FOLIO #:</b> 0234910000 & 0234920000  <b>STR:</b> 16-28S-18E
<b>REQUESTED ZONING:</b> PRS to PD	
FINDINGS	
<b>WETLANDS PRESENT</b>	YES
<b>SITE INSPECTION DATE</b>	12/19/2018
<b>WETLAND LINE VALIDITY</b>	Valid through 3/25/24
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	-Wetlands on north and east portion of project. -Wetland B exempt determination completed 11/22/2019.
<p><b>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan’s current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</b></p> <ul style="list-style-type: none"> <li>Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.</li> <li>The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.</li> <li>Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The</li> </ul>	

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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).

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

**INFORMATIONAL COMMENTS:**

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

- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

cs/cs

ec: [htmai@aol.com](mailto:htmai@aol.com)

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

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PETITION NO.: PRS22-0501    REVIEWED BY: Randy Rochelle    DATE: 3/2/2022

FOLIO NO.: 23491.0000 & 23492.0000

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**WATER**

- The property lies within the \_\_\_\_\_ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 6 inch water main exists  (adjacent to the site),  (approximately 45 feet from the site) and is located within the south Right-of-Way of Floyd Road. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include \_\_\_\_\_ and will need to be completed by the \_\_\_ 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 Floyd Road. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include \_\_\_\_\_ and will need to be completed by the \_\_\_\_\_ prior to issuance of any building permits that will create additional demand on the system.

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