Rezoning Application:
MM 22-1392

Zoning Hearing Master Date:
04/17/2023

BOCC Land Use Meeting Date: 06/13/2023

Hillsborough County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Florida Home Partnership, Inc.

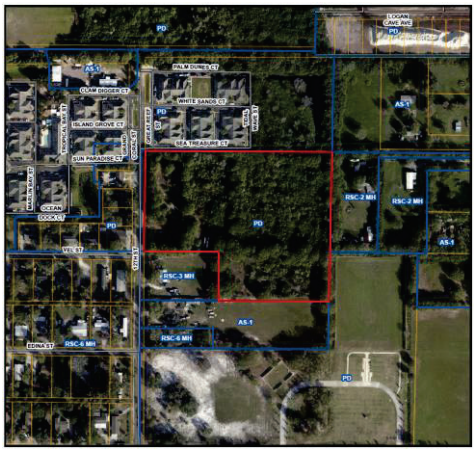
FLU Category: RES-6

Service Area: Urban

Site Acreage: 6.81 acres

Community Plan Area: Wimauma and South Shore Areawide Systems

Overlay: Wimauma Downtown



Existing Approvals:
PD 06-0103 was approved for RMC-6 standards to develop of up to 40 multi-family dwelling unit. **PRS 07-0733** modified the development to allow up to 30 single-family homes. In accordance with the Land Development Code, a change from multi-family to single-family may be approved administratively. However, the change in circulation/access proposed met the threshold for a Minor Modification (PRS 07-0733). **MM 21-1108** An application was submitted on 7/26/21 and approved for a major modification to substitute detached single-family homes for duplexes and increasing the density from 30 dwellings (4.4 dwellings per acre) to 38 dwellings (5.58 dwellings per acre).

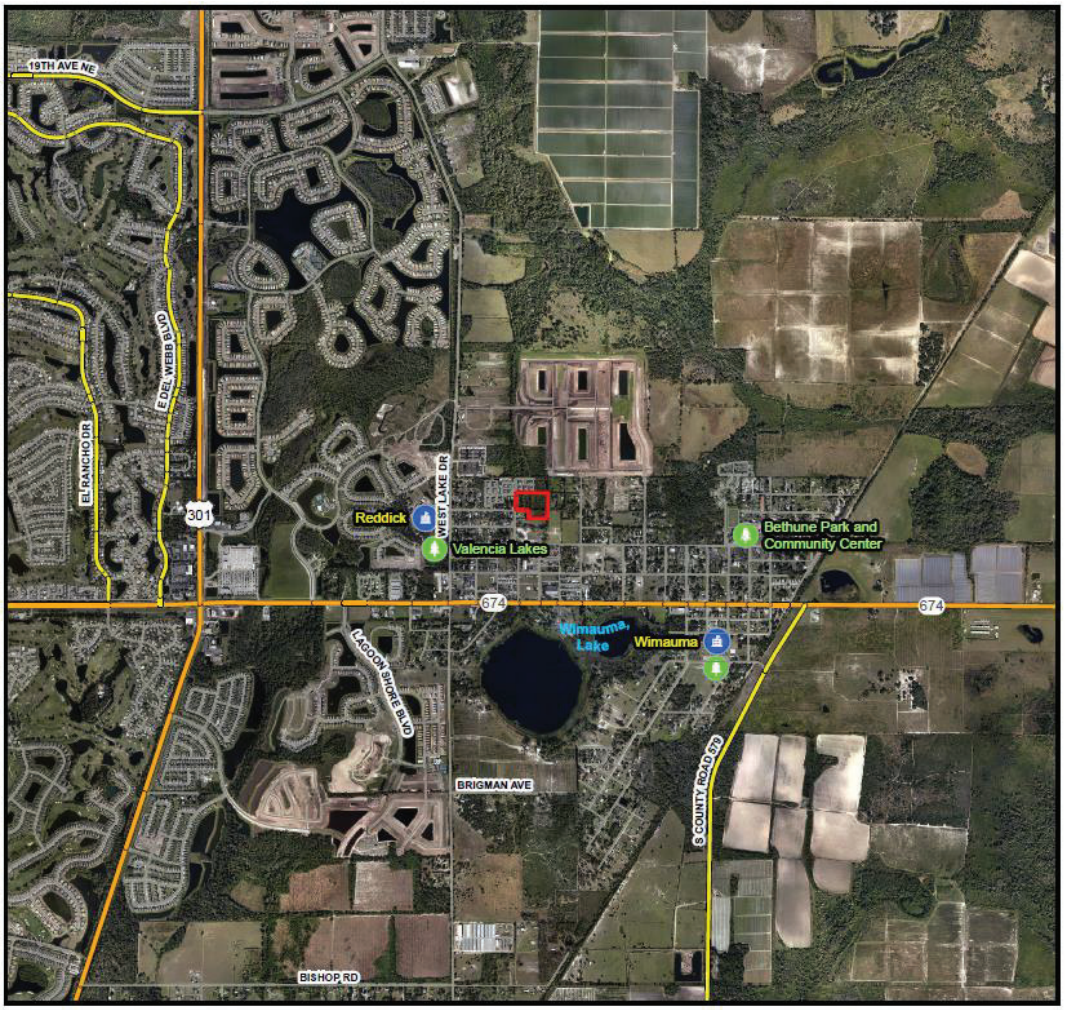
Proposed Modifications:
The applicant is seeking a major modification to the existing Planned Development (PD) 06-0103, as modified by MM 21-1108. This modification to the PD includes one 7.2-acre parcel. The proposed development substitutes 38 single-family duplexes for 38 single-family dwellings consisting of a combination of duplex, three-unit (triplex) and four-unit (quadplex) buildings. The applicant proposes a change in the form, but not the unit count already approved.

Additional Information:	
PD Variation(s):	~~LDC Part 3.23.06 Wimauma Downtown Overlay Standards~~
Waiver(s) to the Land Development Code:	~~None requested.~~ LDC Part 3.23.06 Wimauma Downtown Overlay Standards

Planning Commission Recommendation:	**Development Services Recommendation:**
Consistent	Approvable, subject to conditions.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



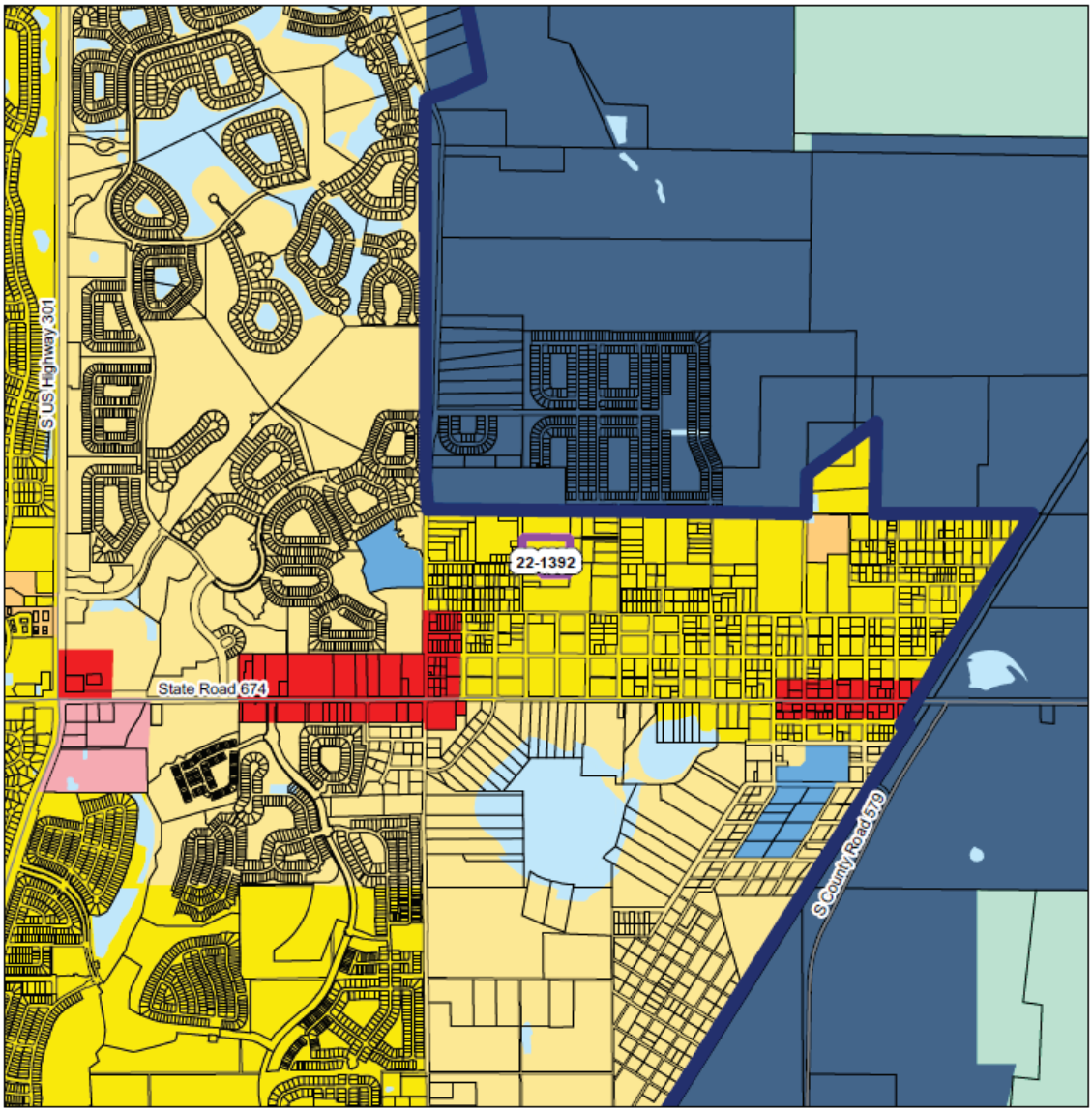
Context of Surrounding Area:

The subject site is located on the northwest corner of the North Street and 12th Street intersection and approximately 2,000 feet northeast of the intersection of West Lake Drive and State Road 674. The immediate area surrounding the subject property is predominantly residential, including multi-family, mobile homes and detached single-family residential.

- To the east is property zoned RSC-2 MH and developed with mobile homes and vacant property to the southwest.
- Directly north of the subject site is zoned PD 99-1171, developed with 108 multi-family dwelling units at a density of 8.4 dwelling units per acre.
- South is RSC-3 MH (94-0189) and PD 92-0367 developed with mobile homes and single-family dwellings.
- West across 12th Street is property zoned PD 90-0089 and developed with single-family residential at up to 3.5 dwelling units per acre.

2.0 LAND USE MAP SET AND SUMMARY DATA

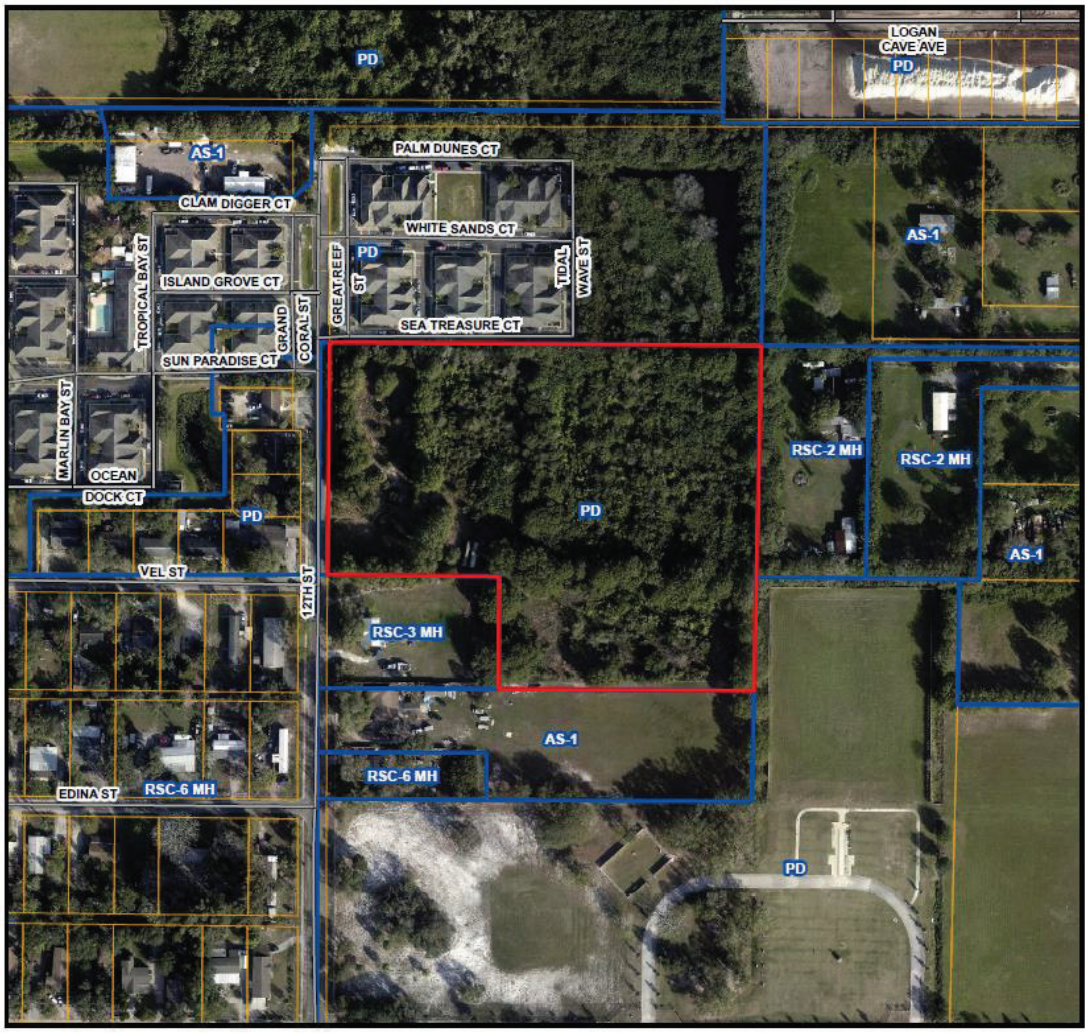
2.2 Future Land Use Map



Subject Site Future Land Use Category:	RES-6 (Residential-6)
Maximum Density/F.A.R.:	6 dwelling units per acre
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Nonresidential uses shall meet established locational criteria for specific land use. No minimum lot size is required to support the concept of clustering and preservation of open spaces left in a natural state.

2.0 LAND USE MAP SET AND SUMMARY DATA

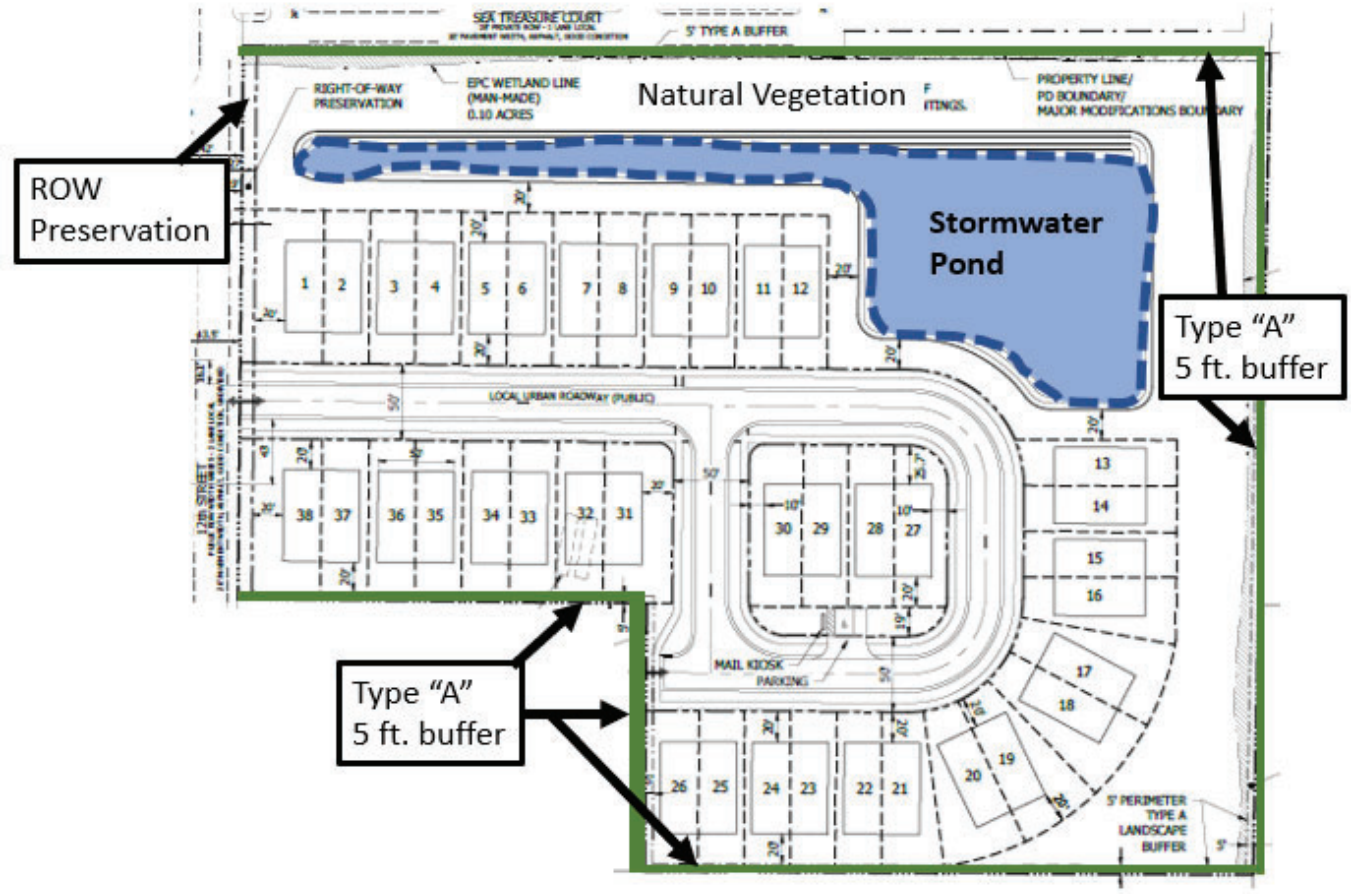
2.3 Immediate Area Map



Adjacent Zonings and Uses				
Location:	**Zoning:**	**Maximum Density/F.A.R. Permitted by Zoning District:**	**Allowable Use:**	**Existing Use:**
North	PD 99-1171	108 multi-family units / 8.4 dwelling per acre	Multi-family	Multi-family/wetlands
South	RSC-3 MH; AS-1	Minimum 1 acre	Single-family home/MH	Residential/Undeveloped
East	RSC-2MH; ZC 92-0367	Minimum 21,780 SF	Single-family home/MH	Residential
West	PD 90-0089	Max. 3.5 dwelling/acre	Single-family home	12th St. ROW / Residential

2.0 LAND USE MAP SET AND SUMMARY DATA

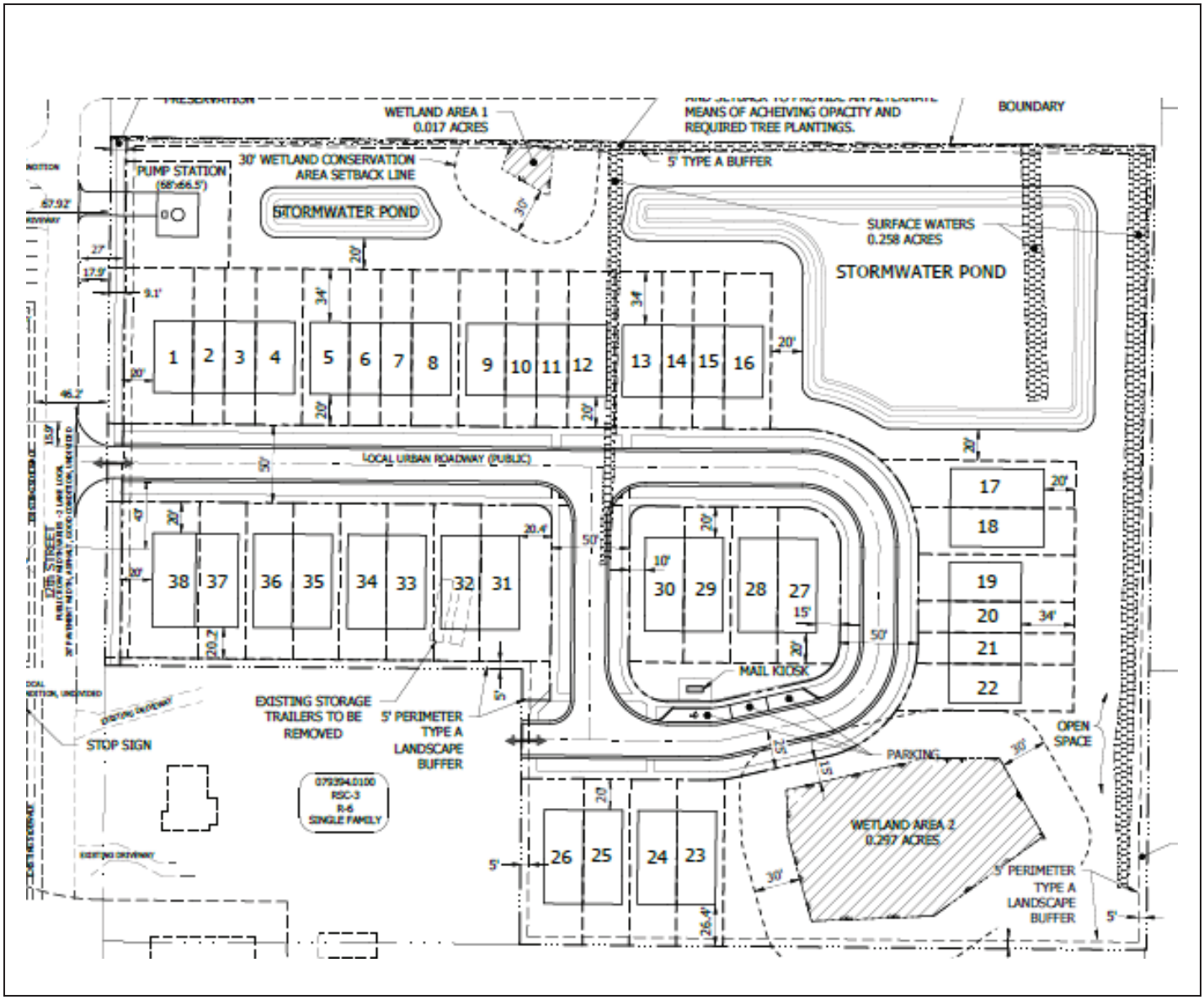
2.4 Existing Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)



MM 21-1108 was approved for 38 villa/duplex units on 30' x 100' lots, with a minimum lot area: 3,000 sf, minimum lot width: 30', 20' front yard except for corner lots, 20' rear yards, 5' side yard, and a maximum height of 35'. The development also provided a 5 ft. buffer / Type "A" landscaping adjacent to the property east and southern property boundaries. While not required, the applicant provided a 5 ft. buffer / Type "A" landscaping on the north side of the PD boundary.

2.0 LAND USE MAP SET AND SUMMARY DATA

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



The applicant is proposing 38 units comprising duplexes, triplexes and quadplexes. The following dimensional standards are proposed by the applicant:

- 2,000 square feet to 4,500 sf maximum lot area
- Front yard: 20-foot setback

The applicant proposes to provide a 5 ft. buffer / Type "A" landscaping adjacent to the property east and southern property boundaries. While not required, the applicant also proposes to provide a 5 ft. buffer / Type "A" landscaping on the north side of the PD boundary.

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**
12th St.	County Local - Urban	2 Lanes ☒Substandard Road ☐Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐Not applicable for this request			
	Average Annual Daily Trips	**A.M. Peak Hour Trips**	**P.M. Peak Hour Trips**
Existing	256	15	19
Proposed	256	15	19
Difference (+/-)	+0	+0	+0

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

Connectivity and Cross Access ☐Not applicable for this request				
Project Boundary	**Primary Access**	**Additional Connectivity/Access**	**Cross Access**	**Finding**
North		None	None	Meets LDC
South		None	Vehicular & Pedestrian	Meets LDC
East		None	None	Meets LDC
West	X	None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ☐Not applicable for this request		
Road Name/Nature of Request	**Type**	**Finding**
12th Street/Substandard Road Improvements	Administrative Variance Requested	Approvable
12th Street/ Access Spacing	Administrative Variance Requested	Previously Approved
Notes:		

4.0 Additional Site Information & Agency Comments Summary			
Transportation	**Objections**	**Conditions Requested**	**Additional Information/Comments**
☒ Design Exception/Adm. Variance Requested ☐ Off-Site Improvements Provided	☐ Yes ☐N/A ☒ No	☒ Yes ☐ No	See Staff Report.

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	**Comments Received**	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Environmental Protection Commission	☒ Yes ☐ No	☒ Yes ☒ No	☒ Yes ☐ No	See EPC Agency Comment Sheet Resubmittal Comments.
Natural Resources	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Check if Applicable: ☒ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area	☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat ☐ Coastal High Hazard Area ☐ Urban/Suburban/Rural Scenic Corridor (Lowell Rd.) ☐ Adjacent to ELAPP property ☐ Other _____			
Public Facilities:	**Comments Received**	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Transportation ☒ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	See Transportation "Agency Review Comment Sheet".
Service Area/ Water & Wastewater ☒Urban ☐ City of Tampa ☐Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	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.

Impact/Mobility Fees:

(Fee estimate is based on per unit basis as detailed)

	1,500 sf duplex	1,500 sf towhhome	1,000 sf triplex	800 sf quadplex
Mobility:	$9,183	$6,661	$8,178	$8,178
Parks:	$1,957	$1,957	$1,555	$1,368
School:	$7,027	$7,027	$3,891	$1,645
Fire:	$249	$249	$249	$249
Total per unit* =	$18,416	$15,894	$13,873	$11,440

*per unit so duplex would have fees x2, triplex x3, etc.

Urban Mobility, South Park/Fire - mix of townhome/duplex/triplex/quadplex

Affordable Housing. Relief may be available from Affordable Housing Department for all but School Impact Fees

Hillsborough County School Board Adequate ☒ K-5 ☐6-8 ☐9-12 ☐N/A Inadequate ☐ K-5 ☒6-8 ☒9-12 ☐N/A	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	See Hillsborough County Facilities Analysis, dated 11/3/2022.

Hillsborough County School Board:

Reddick Elementary School has adequate capacity for the residential impact of the proposed development. Shields Middle and Sumner High School do not have adequate capacity for the proposed residential development. In these cases, the school district is required by state law to consider whether additional capacity exists in adjacent concurrency service areas (i.e., school attendance boundaries). Currently additional capacity does not exist in adjacent service areas at the middle and high school level. This development is eligible for a proportionate share binding mitigation. Please contact the School District staff for further information.

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.

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☒N/A ☐ Locational Criteria Waiver Requested ☒ Minimum Density Met ☐ N/A	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	See Hillsborough County City-County Planning Commission review report for in-depth comments.

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject property is located on approximately 6.81 acres (folio 79390.0000), located in Wimauma, on the northwest corner of the North Street and 12th Street intersection and approximately 2,000 feet northeast of the intersection of West Lake Drive and State Road 674. The immediate area surrounding the subject property is predominantly residential with multi-family located immediately north, single-family located west and mobile homes located south and east of the subject site. The properties located to the south, east, and west of the subject property allow a building height up to 35 feet and the PD 99-1171, located to the immediate north allows a multi-family residential development with a building height up to 35 feet. Further southwest of the site is a church located at the intersection of West Lake Drive and State Road 674.

The applicant proposes maintaining the 38 dwellings (5.58 dwellings per acre). At 5.58 dwelling units per acre, the requested density is under the maximum allowable density of the RES-6 Future Land Use designation. MM 21-1108 was submitted approximately five months prior to the adoption of the new Wimauma Downtown Overlay District; therefore, it was subject to the previous regulations that did not include additional design guidelines for the downtown area. The property is located within the Wimauma Community Plan, Downtown Center (Area B) and is located within the Urban Service Area.

The applicant proposes to convert the development from duplexes and villas to duplexes, triplexes and quadplexes. The Downtown Center encourages a range of uses, which should be compact and contain both attached and detached buildings. The residential character hosts a mix of housing types including single family attached and detached homes and multi-family units. Homes located in the Downtown Center zone are normally set back from the front property line to allow a front yard with a porch.

The requested change is primarily to allow a conversion of some of the lot types from villa/duplex to tri- and quad-plex units. The proposed modification is required to comply with the newly adopted Section 3.23.00 Wimauma Downtown Overlay District. The additional design elements of the Wimauma Community Plan provide exhibits of the various types of lots and buildings within the Downtown area. The applicant contends that, "*Conversion of some of the two-unit villa units to three-unit and four-unit triplex and quad-plex buildings was recommended as a substantial savings in construction cost. By limiting the number of costly exterior walls that would be required, construction costs could be reduced while still providing housing to the same number of families as the approved plan".*

The proposed units are most similar to the "Rowhouse Building Lot" type. Rowhouses are noted as containing at least three attached dwelling units on separately deeded lots. Table 5-2 of LDC 3.23.06 lists the following lot and primary structure requirements for row houses.

Table 5-2 (Excerpt)

LOT AND PRIMARY STRUCTURE REQUIREMENTS BY LOT TYPE							
LOT TYPE	LOT SIZE (min/max SF)	LOT WIDTH (min/max)	LOT COVERAGE BY BLDG (max)	YARDS			HEIGHT (min/max in stories; max in feet)
				FRONT Min/Max	REAR Minimum	SIDE Minimum	
Rowhouse Lot	1,800/3,840	16'/32'	80%	0'/15'	15'	0'	2/3 stories.; 35'

The applicant does not request any variations to Land Development Code Parts 6.06.00 (Landscaping/Buffering). The applicant is proposing to have a 5 ft buffer with Type "A" screening along the entire perimeter except along the roadway. Due to the wetlands on the site, the applicant proposes a condition to allow the use of existing vegetation in lieu of required screening pursuant to Land Development Code Section 6.06.06.C.12, which permits an applicant to submit an alternative screening plan at the time of site and development review. The alternative plan shall afford screening, in terms of height, opacity and separation, equivalent to or exceeding that provided by the above requirements. The applicant proposes this alternative landscaping of natural vegetation within wetland designated areas to provide an alternate means of achieving opacity and required tree plantings and maintaining compatibility and maintaining the wetland integrity.

The applicant requests the following ~~variations~~ waivers for the proposed development of LDC Part 3.23.06 Wimauma Downtown Overlay Standards as summarized below.

> **~~Variation~~ Waiver 1:**
> Section 3.23.06.B, Table 5-2, Min. lot size of 1,800 sf and maximum lot size of 3,840 sf.
> **The applicant requests a ~~variation~~ waiver to allow for a larger lot size on the corner lots (up to 4,500 sf).** The applicant's justification is that *the proposed units are anticipated to consist of 20' wide internal units and 25' wide end units with side yards ranging from 0' for internal units to 20' for corner lots. Lot depths are planned to be 100' minimum. This results in lot size ranging from 2000 to 4500 square feet, with end units on corner lots exceeding the maximum lot size.*
>
> **~~Variation~~ Waiver 2:**
> Section 3.23.06.B, Table 5-2, Frontage 90%, 100% max.
> **The applicant requests a ~~variation~~ waiver to allow for reduced building frontage** to allow wider side yards on corner units as well as to provide a minimum of 10 -ft. building separation. The applicant's justification is that the *"frontage is proposed to range from 100% of internal units to 55% for Lot 30, a corner lot with a 23'-4" side yard. A 90% minimum frontage would not be feasible for the lot sizes anticipated by the LDC, as it would require building separations closer than allowed by fire code (a 5' side yard on a 25' wide end unit would have a frontage of 83%).*
>
> **~~Variation~~ Waiver 3 and ~~Variation~~ Waiver 4:**
> Section 3.23.06.B, Table 5-2, Front yard 0' min, 15' max
> Section 3.23.06.C, Rowhouse lots shall provide attached rear loading parking garages accessed via an alley or publicly accessible street.
> **The applicant requests to have a 20' front yard setback to allow the front-loaded garage and a ~~variation~~ waiver to not locate the garage in the rear.** The applicant's justification is that the *"the unique geometry of this property precludes the provision of rear alleys to allow for rear parking. The applicant is requesting permission to provide front loaded garages so that the low to very low-income residents in this neighborhood can enjoy access to protected vehicle parking. A longer setback is required to park a vehicle in a driveway without encroaching on the sidewalk and obstructing pedestrian traffic.*

Justification was included in the applicant's submittal for the above **~~variation~~ waivers**. Staff has reviewed the justification statements submitted by the applicant and finds the waivers supportable ~~they all meet the criteria for approval per LDC Section 5.03.06.C.6. The Rezoning Hearing Master's recommendation for this application is required to include a finding on whether the requested variations meet the criteria for approval~~. Additional information regarding the rationale may be found in the applicant's narrative.

There are wetlands present on the subject property. The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed site plan and has issued agency comments dated March 8, 2023. The EPC has determined that the site plan's current configuration does not require a resubmittal. 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.

The subject site will comply with and conform to all other applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives, and Policies of the Unincorporated Hillsborough County Comprehensive Plan.

Transportation Overview

Administrative Variance for Access Spacing:

An Administrative Variance for access spacing was approved with the previous major modification (21-1108) and remains in effect with the current proposal due to the number of units and access location staying the same as previously approved.

Administrative Variance for Substandard Road (12th Street):

Since the approval of the most recent modification to the rezoning (21-1108), new LDC requirements for substandard roadway in the Wimauma Community Plan have been adopted. The applicant has submitted an Administrative Variance for Substandard Roadway according to the new LDC regulations and was found approvable by the County Engineer. If PD 22-1392 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated March 7, 2023) which was found approvable by the County Engineer (on March 10, 2023) for the 12th St. substandard road improvements. Approval of this Administrative Variance will waive 12th St. substandard road improvements required by section 3.23.09.B. of the Land Development Code.

5.2 Recommendation

Based on the above, staff finds the request approvable.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted March 28, 2023.

1. The site shall be developed as depicted on the site plan, and subject to the conditions below.

2. The location and numeric breakdown of product types (duplexes, triplexes, townhouses) shall be determined at time of Preliminary Plat review but shall not exceed 38 units and shall comply with the development standards herein.

3. The project shall be permitted a maximum of 38 residential units (townhomes, triplexes, and duplexes) subject to the following standards, unless stated otherwise herein.

   - Minimum Lot Area: ~~3,000~~ 2,000 square feet
   - Maximum Lot Area: 4,500 square feet
   - Maximum Height: 35 feet
   - Minimum Lot Width: ~~30~~ 20 feet
   - Minimum Side Yard: 5 feet
   - Minimum Rear Yard: 20 feet
   - Minimum Front Yard: 20 feet

~~3. Lots 27 and 30 with three sides facing the street, shall be subject to the following development standards:~~

   ~~• North and South Minimum Side Setback: 20 feet setback~~
   ~~• East Side of Lot 27/West Side of Lot 30: 10 feet setback~~
   ~~• Lots 27 through 30 shall consider the northern yard as the front yard.~~
   ~~• Lots 27 through 30 shall consider the southern yard as the rear yard.~~

4. The subject property shall be subject to the buffering and screening requirements of Section 6.06.06 and 4.01.07 of the Hillsborough County Land Development Code, unless specified herein. The following buffers shall be required:

   - A 5-foot buffer with Type "A" screening along the north, east, and south perimeter.
     - Existing vegetation may be retained in lieu of construction of the 6-foot-high screening where said vegetation is at least 6 feet in height, 5 feet in width, and provides an overall opacity of seventy-five percent, as necessary to not disturb the existing wetlands.

5. The project shall be permitted one (1) vehicular access connection to 12th St. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

6. In addition to any end-of-way treatment/signage required by the Manual of Uniform Traffic (MUTCD), the developer shall place signage which identifies roadway stub-outs as a "Future Roadway Connection".

7. If PD 21-1108 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance from the Section 6.04.07 access spacing requirements (dated December 8, 2021) which was

found approvable by the County Engineer (on December 22, 2021). Approval of this Administrative Variance will permit the reduction of minimum access spacing between the project driveway and next closest driveway to the North to +/- 16 feet and +/- 34 feet to the driveway to the east.

8. ~~If PD 21-1108 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated December 8, 2021) which was found approvable by the County Engineer (on December 22, 2021) for the 12th St. substandard road improvements. Approval of this Administrative Variance will waive 12th St. substandard road improvements required by section 6.04.03.L. of the Land Development Code~~. If PD 22-1392 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated March 7, 2023) which was found approvable by the County Engineer (on March 10, 2023) for the 12th St. substandard road improvements. Approval of this Administrative Variance will waive 12th St. substandard road improvements required by section 3.23.09.B. of the Land Development Code.

9. The Developer shall construct sidewalks within the right-of-way along all roadways adjacent to the property boundaries and along both sides of all internal roadways. The sidewalks shall be a minimum width of five (5) feet.

10. This site is located within the Hillsborough County Urban Service Area, therefore the subject property should be served by Hillsborough County Water and Wastewater Service. This comment sheet does not guarantee water or wastewater service or a point of connection. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements. 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 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.

11. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under ~~sperate~~ 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.

12. 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 the 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).

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

14. The stormwater management system shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.

15. The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):

15.1 Ground Signs shall be limited to Monument Signs.

15.2 Billboards, pennants and banners shall be prohibited.

16. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.

~~17. The stormwater management system shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.~~

18. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.

19. 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.

20. 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.

~~21. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Planning and Growth Management Department a revised General Development Plan for certification which conforms 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.~~

21. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.

22. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C

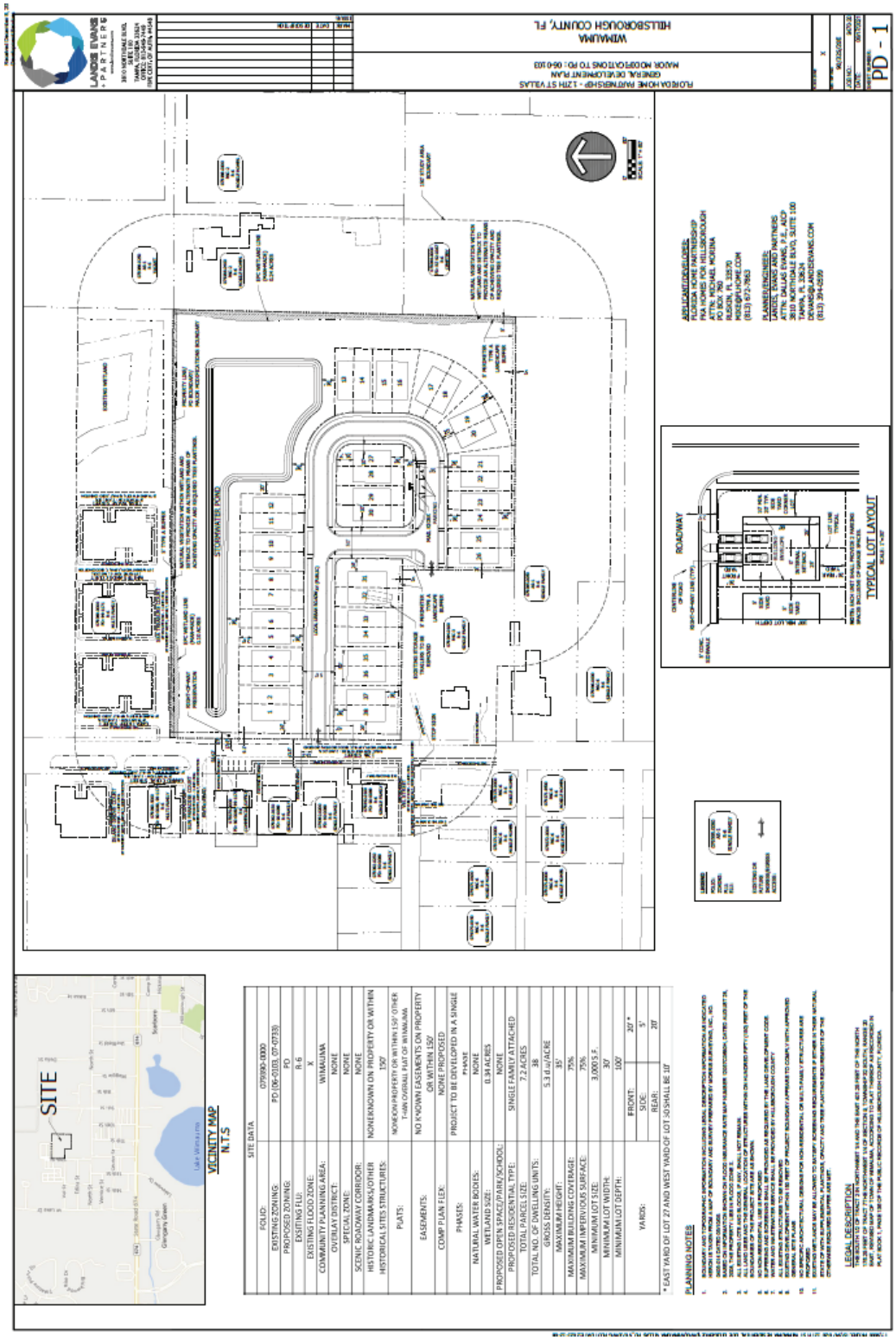
Zoning Administrator Sign Off:	J. Brian Grady Mon Apr 10 2023 12:41:54

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

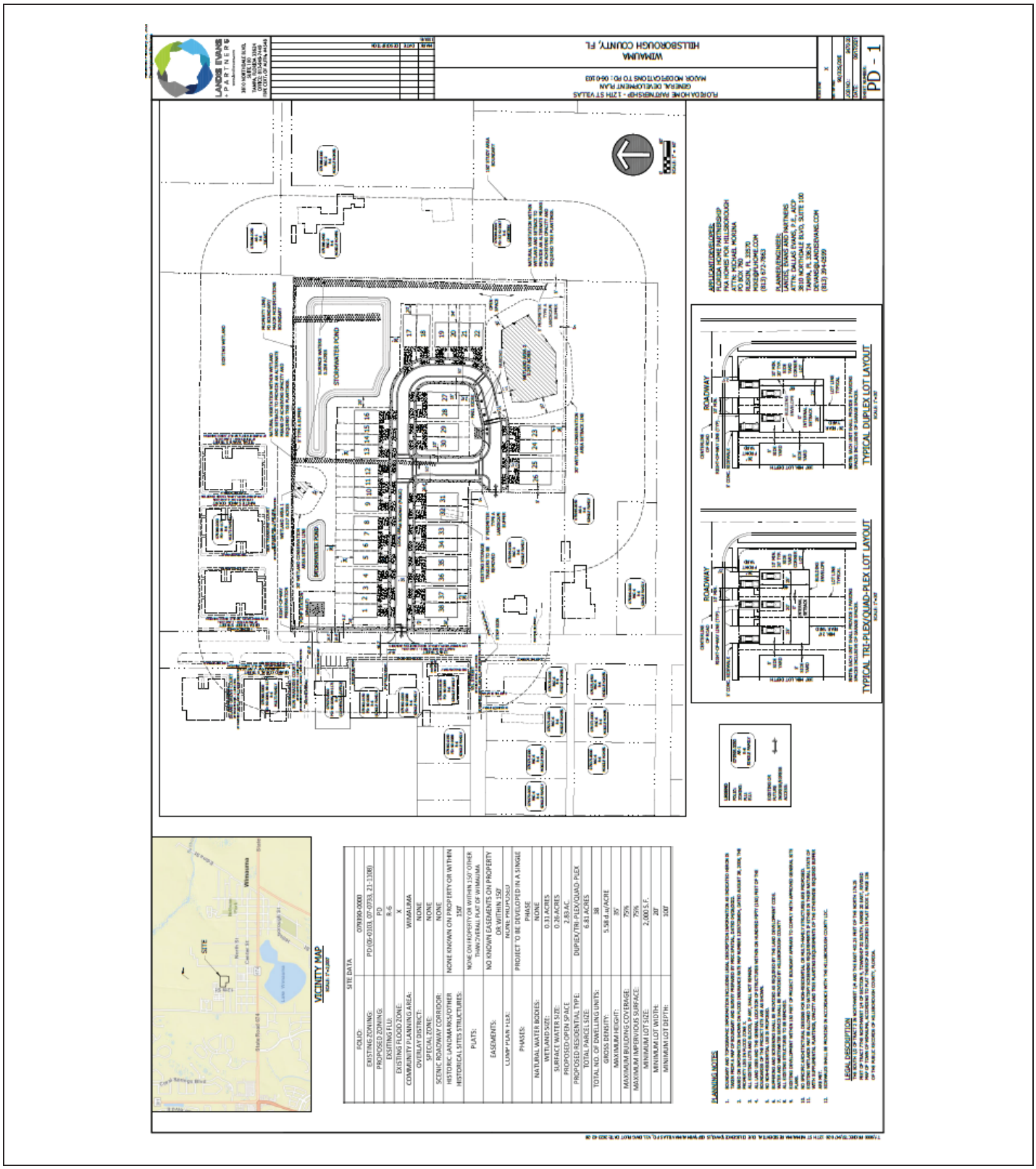
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are 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 EXISTING SITE PLAN (FULL)



8.0 PROPOSED SITE PLAN (FULL)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

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

DATE: 04/10/2023
AGENCY/DEPT: Transportation
PETITION NO: PD MM 22-1392

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

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would not result in result in an increase of trips potentially generated by development of the subject site.
- If PD 22-1392 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated March 7, 2023) which was found approvable by the County Engineer (on March 10, 2023) for the 12th St. substandard road improvements. Approval of this Administrative Variance will waive 12th St. substandard road improvements required by section 3.23.09.B. of the Land Development Code.
- An Administrative Variance for access spacing was approved with the previous major modification (21-1108) and remains effective with the current proposal due to the number of units and access location staying the same as previously approved.
- Transportation Review Section staff has no objection to the proposed request, subject to the conditions of approval provided herein below.

CONDITIONS OF APPROVAL

In addition to the previously approved zoning conditions, which shall carry forward, staff is requesting the following revised and new condition:

Revised Conditions

- ~~PD 21-1108 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated December 8, 2021) which was found approvable by the County Engineer (on December 22, 2021) for the 12th St. substandard road improvements. Approval of this Administrative Variance will waive 12th St. substandard road improvements required by section 6.04.03.L. of the Land Development Code~~

[Transportation Review Section staff recommends eliminating this condition as the new modification includes a new approvable substandard roadway Administrative Variance that follows newly adopted requirements and reflects the new proposal].

New Conditions:

- If PD 22-1392 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated March 7, 2023) which was found approvable by the County Engineer (on March 10, 2023) for the 12th St. substandard road improvements. Approval of this Administrative Variance will waive 12th St. substandard road improvements required by section 3.23.09.B. of the Land Development Code.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a major modification to previously approved PD 06-0103 (most recently modified by 21-1108) to allow for duplex, triplex, and townhome product types. The total number of proposed dwelling units remains the same as previously approved, 38 residential dwelling units. The proposed PD includes one parcel totaling +/- 7.19 acres. The site is located on the north west side of the intersection of Vel Street and 12th St. The Future Land Use designation of the site is R-6.

Trip Generation Analysis

Staff has prepared a comparison of the trips potentially generated under the previously approved zoning and the proposed planned development including the additional residential units, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 38 Multi Family Dwelling Units (ITE code 220)	**256**	**15**	**19**

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 38 Multi Family Dwelling Units (ITE code 220)	**256**	**15**	**19**

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	**+0**	**+0**	**+0**

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

12th St. is a 2-lane, substandard, Hillsborough County maintained, local roadway, characterized by +/-10-foot travel lanes. The existing right-of-way on 12th St. ranges between +/-60 feet and +/- 70 feet. There are no marked bicycle facilities on 12th St. There is an existing 5-foot sidewalk on the west side of 12th St. in the vicinity of proposed project.

SITE ACCESS

Access to the project will be via a single access connection to 12th St. Cross-access is proposed to the south for connection to future development.

New LDC Wimauma Community Plan requirements in have been adopted since the previous approval (21-1108) that require additional connectivity. Senior Staff has concluded that since this project is not proposing to change the previously approved number of dwelling units, the proposal is complying with the Land Development Code to the greatest extent practicable.

REQUESTED VARIANCES

An Administrative Variance for access spacing was approved with the previous major modification (21-1108) and remains in effect with the current proposal due to the number of units and access location staying the same as previously approved.

Since the approval of the most recent modification to the rezoning (21-1108), new LDC requirements for substandard roadway in the Wimauma Community Plan have been adopted. The applicant has submitted an Administrative Variance for Substandard Roadway according to the new LDC regulations and was found approvable by the County Engineer.

If PD 22-1392 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated March 7, 2023) which was found approvable by the County Engineer (on March 10, 2023) for the 12th St. substandard road improvements. Approval of this Administrative Variance will waive 12th St. substandard road improvements required by section 3.23.09.B. of the Land Development Code.

ROADWAY LEVEL OF SERVICE (LOS)

12th St. is not included in the 2020 Level of Service (LOS) Report.

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**
12th St.	County Local - Urban	2 Lanes ☒Substandard Road ☐Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐Not applicable for this request			
	Average Annual Daily Trips	**A.M. Peak Hour Trips**	**P.M. Peak Hour Trips**
Existing	256	15	19
Proposed	256	15	19
Difference (+/-)	+0	+0	+0

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

Connectivity and Cross Access ☐Not applicable for this request				
Project Boundary	**Primary Access**	**Additional Connectivity/Access**	**Cross Access**	**Finding**
North		None	None	Meets LDC
South		None	Vehicular & Pedestrian	Meets LDC
East		None	None	Meets LDC
West	X	None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ☐Not applicable for this request		
Road Name/Nature of Request	**Type**	**Finding**
12th Street/Substandard Road Improvements	Administrative Variance Requested	Approvable
12th Street/ Access Spacing	Administrative Variance Requested	Previously Approved
Notes:		

4.0 Additional Site Information & Agency Comments Summary			
Transportation	**Objections**	**Conditions Requested**	**Additional Information/Comments**
☒ Design Exception/Adm. Variance Requested ☐ Off-Site Improvements Provided	☐ Yes ☐N/A ☒ No	☒ Yes ☐ No	See Staff Report.

From: Williams, Michael
Sent: Friday, March 10, 2023 5:56 PM
To: Dallas Evans
Cc: Steady, Alex; Lampkin, Timothy; Tirado, Sheida; PW-CEIntake
Subject: FW: MM 22-1392 - Administrative Variance Review
Attachments: 22-1392 AVReq 03-07-23.pdf

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Dallas,
I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 22-1392 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with transportation staff 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: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: Friday, March 10, 2023 5:03 PM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Cc: Steady, Alex <SteadyA@hillsboroughcounty.org>
Subject: MM 22-1392 - Administrative Variance Review
Importance: High

Hello Mike,

The attached Administrative Variance is approvable to me, please include the following people in your email:

devans@landisevans.com
lampkint@hillsboroughcounty.org
steadya@hillsboroughcounty.org

Best Regards,

Sheida L. Tirado, PE *(she/her/hers)*
Transportation Review Manager
Development Services Department

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

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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LANDIS EVANS + PARTNERS
formerly Sprinkle Consulting

March 7, 2023

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

Re: Magnolia Garden Square (FKA 12th St Wimauma Residential, FKA Wimauma Villas)
MM 22-1392
Administrative Variance Request
Folio 79390.0000

The purpose of this letter is to request an Administrative Variance (AV) per LDC Section 6.04.02B, to meet requirements of LDC Section 3.23.09B, substandard roadways for the above referenced project. This project consists of a residential development with 38 villa units.

Case Description/Background:
This project was recently approved as MM 21-1108 for 38 duplex units. AV's were approved at that time for driveway spacing and substandard roadways. The approved layout from MM 21-1108 is shown below:

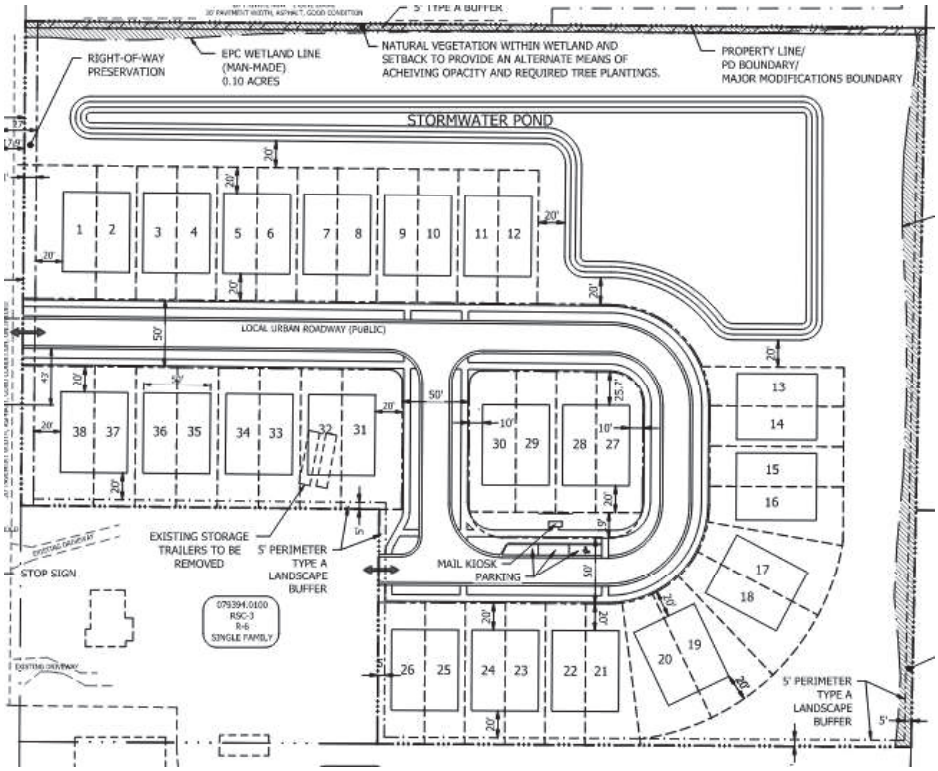

Figure 3 - Geometry from approved MM 21-1108

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Magnolia Garden Square FKA Wimauma Villas
Administrative Variance Request

This development will be part of a US Department of Agriculture (USDA) program which has funded mutual self-help housing since the early 1960's. Through this program, low-income families from all walks of life are provided opportunities for home ownership that would not otherwise be available. This program consists of neighbors helping neighbors to build their homes together. Florida Home Partnership provides guidance and tools to allow families to develop built equity in their homes.

This project has also received a subsidy through the Hillsborough County Affordable Housing Services HOME/CHDO program and is a designated Affordable Housing project with Hillsborough County.

The applicant for this project, Florida Home Partnership (formerly Homes for Hillsborough), is struggling to maintain affordability of the proposed project given increasing construction and materials costs. Subsequent to the approval of MM 21-1108, the applicant's architect has determined that these increasing costs can be partially offset by costs savings associated with reducing the number of exterior walls required to be constructed. Accordingly, the applicant now proposes to modify the proposed site plan approved under MM 21-1108 to allow for triplex and quad-plex product types which will be used to provide housing for low- and extremely low-income individuals in the Wimauma community as shown in the layout below:

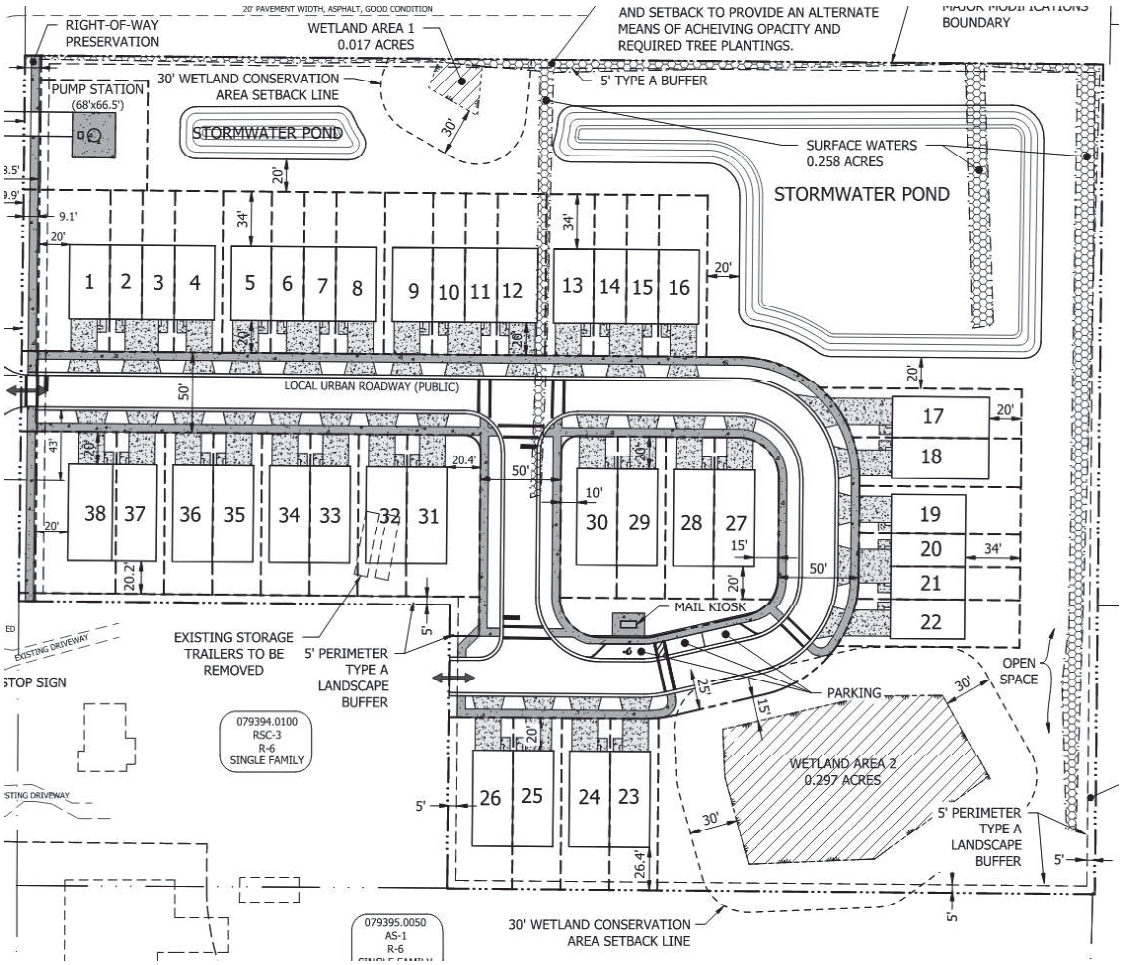

Figure 4 - Currnetly proposed site plan

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Magnolia Garden Square FKA Wimauma Villas
Administrative Variance Request

A detailed Essential Elements analysis accompanies this submittal.

The applicant requests and administrative variance from minimum lane width, presence of curb, clear zone, and sidewalk requirements for Segment B of the Essential Elements analysis which extends from West Lake Drive to 12th Street.

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

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

Each of these criteria is evaluated separately below.

A. There is an unreasonable burden on the applicant
Vel Street (Segment B) exhibits a constrained right-of-way of 30 feet and does not abut the subject property. Reconstruction of this roadway to meet TS-3 would by necessity require acquisition of right-of-way from adjoining property owners of which the applicant has no control over. The applicant is not entitled to the use of eminent domain to obtain right-of-way from the various property owners along this corridor and is unable to provide the right-of-way necessary to meet these criteria.

B. The variance would not be detrimental to the public health, safety, and welfare
The variance would not be detrimental to the public health, safety, and welfare. A review of three years of crash data revealed only two crashes along this roadway segment. Only one of these crashes was an off-road crash, and this was property damage only. Allowing Vel Street to remain in its existing condition would not reduce the safety of the roadway beyond its existing condition.

Appropriate typical section has been determined to be TS-3, residential variant, with a required pavement width of 20'. Field measurement of Segment A has determined that the average pavement width within this area is 18.5 ft. While the County typical section requires a 20' pavement width, the Florida Greenbook allows pavement widths to be reduced to 9' for low traffic local urban roadways in residential areas where right of way is severely limited. The applicant notes that due to the constrained right-of-way (30'), throughout this segment, widening of the roadway is impractical.

C. Without the variance, reasonable access cannot be provided
Vel Street (Segment B) has 30 feet of right-of-way. There are no improvements which can be undertaken within this amount of right-of-way. Without this variance from the requirement to improve Vel Street, reasonable access cannot be provided.

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Magnolia Garden Square FKA Wimauma Villas
Administrative Variance Request

We respectfully request approval of an LDC Section 6.04.02B administrative variance to LDC Section 3.23.9B substandard roadways for the above referenced project. Please feel free to call me if you have any questions regarding this application

Attachments list:

1. Essential Elements Analysis
2. MM 22-1392 Proposed PD Plan

Sincerely,

JUSTIN DALLAS EVANS
LICENSE
No. 72691
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Digitally signed by Justin D Evans
DN: CN=Justin D Evans, dnQualifier=A01410C00000183579D95090007725D, O=Florida, C=US
Date: 2023.03.07 14:46:01-05'00'

Landis Evans + Partners, Inc.

Dallas Evans, P. E.
Principal Engineer
PE #72691

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

_____ Disapproved

_____ Approved with Conditions

_____ Approved

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

T:\9000 Projects\9470-20 12th St Wimauma Residential Due Diligence\Design\Traffic\2023-03-07 AV Update\22-1392 AV Request 030723.docx

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LANDIS EVANS
+ PARTNERS
formerly Sprinkle Consulting

March 7, 2023

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

Re: Magnolia Garden Square (FKA 12th St Wimauma Residential, FKA Wimauma Villas)
MM 22-1392
Essential Elements Analysis
Folio 79390.0000

The purpose of this letter is to address the requirements of an Essential Elements Analysis for the above referenced project.

Improvement Network Identification

The nearest County roadway complying with Essential Elements to the project site is West Lake Drive. For this analysis, we have considered the frontage of the property along 12th St as Segment "A", and Vel Street from 12th St to West Lake Drive to be Segment "B".

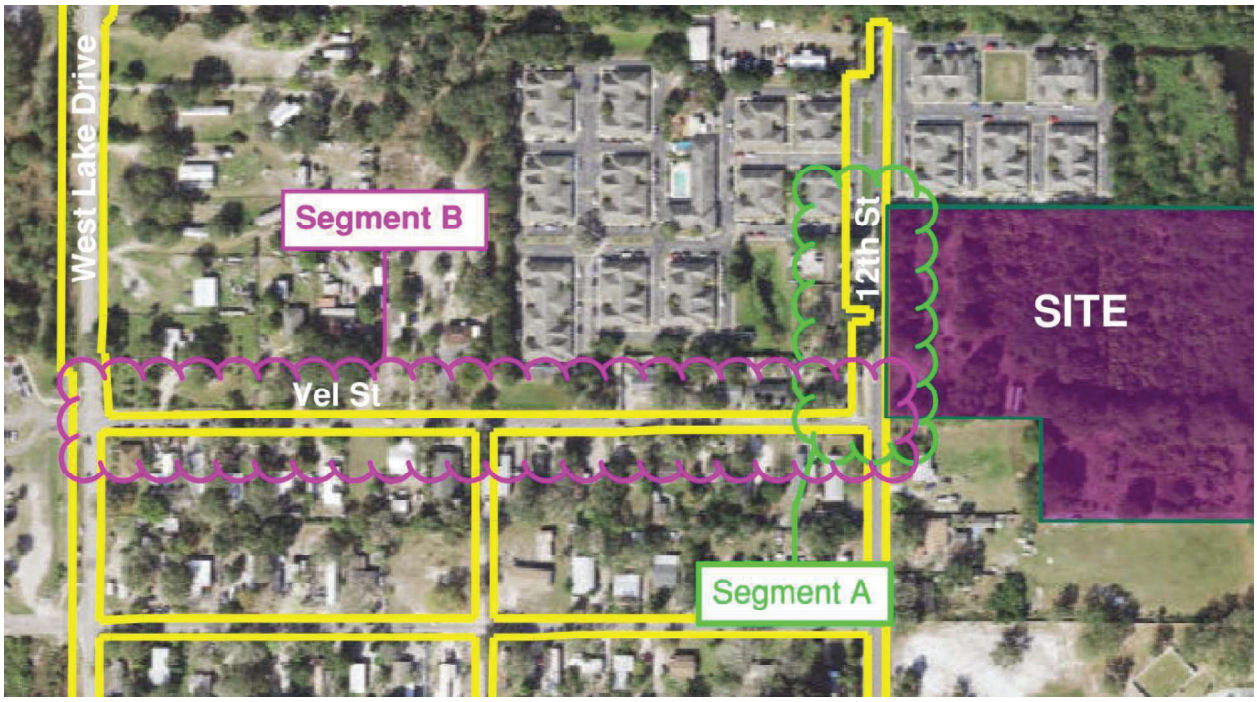

Figure 1 - Improvement Network

Landis Evans + Partners 18115 US Hwy 41 North, Ste. 600, Lutz, FL 33549
phone: 813.949.7449 fax: 813.909.9840 www.landisevans.com

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Essential Elements Analysis for Segment A (12th St)

a. *Lane Widths*. Appropriate typical section has been determined to be TS-3, residential variant, with a required pavement width of 20'. Field measurement of Segment A has determined that the average pavement width within this area is 20.1 ft.

b. *Presence of Curb*. Curb is not currently present along Segment A. It is the express intent of the Wimauma Downtown Overlay that new streets shall be permitted to utilize only urban roadway sections, and that existing roadways should transition to urban typical sections to the greatest extent possible.

   Addition of curbing to a roadway directly impacts the drainage of that segment of roadway by restricting the locations in which water can flow off of the pavement. On an uncurbed/rural roadway, the cross-sectional slope (crown) of the roadway pushes water to the sides of the road, and water is unencumbered from flowing across the gutter and off of the road. When curbing is installed, the locations in which water can drain from the roadway are limited to the locations where inlets of flumes are installed. In order to safely install curbing on a roadway, it must be ensured that the longitudinal grade of the road is sufficient to direct water down the gutter of the curb to those inlet locations. The FDOT Drainage Manual requires a minimum longitudinal gutter grade of 0.3 percent in order to ensure positive drainage to inlet locations. This slope is necessary both to ensure positive drainage to inlet locations and also to prevent debris accumulation within the roadway.

   12th St from Vel St to the northern boundary of the subject property slopes at a 0.75-1% slope from south to north. We propose to install Miami curbing along both sides of this segment and to collect this runoff in inlets or swales. This runoff is anticipated to be discharged via piping or ditches to the existing outfall, the east/west drainage ditch along the project's northern property line.

c. *Stabilized shoulders*. N/A. Appropriate typical section has been determined to be TS-3. Curbing is proposed across Segment A.

d. *Roadway safety*. According to Florida Greenbook Table 4-1, for local roadways with a design AADT less than or equal to 400 vehicles per day, a clear zone of 6 feet or more in width must be provided if it can be done so with minimum social/environmental impacts. However, where constraints of cost, terrain, right of way, or potential social/environmental impacts make the provision of a 6 feet clear zone impractical, clear zones less than 6 feet in width may be used, including designs with 0 feet clear zone. The clear zone throughout Segment A is nominally 10' on either side of the roadway, exceeding these requirements.

   The Greenbook also requires a slope as flat as possible, desirably 6:1 or flatter. The shoulder slopes along Segment A are uniformly less than 6:1 within the clear zone.

   The applicant notes that non-compliant but presumably grandfathered 90 degree parking is located within the right-of-way on the west side of the roadway in this section, but that parking is not generally be considered to be a clear zone violation.

e. *Presence of bicycle facilities*. N/A. 12th St. is functionally classified as a local roadway. With the addition of project traffic, the roadway is anticipated to remain under the 5,000

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AADT threshold upon which local roadways are considered collector roadways. As such, the appropriate typical section for 12th St. is determined to a TS-3, local urban roadway (residential subtype). TS-3 roadways do not require bicycle facilities. Therefore, this essential element is not applicable.

f. *Ability to accommodate sidewalks*. Compliant. The project is required to install sidewalks in accordance with various LDC sections including Sections 6.02.08 and 6.03.02, which requires a sidewalk along the project's 12th St. frontage. In order to facilitate installation of the sidewalk in a manner consistent with the TTM/LDC (i.e. with a minimum separation of 8-feet between the closely edge of sidewalk and closest edge of curb consistent with TS-3), and in accordance with Sec. 6.03.02.D., the applicant has proffered the dedication and conveyance of 9.1 feet of right-of-way along the project's frontage. The applicant notes that there is an existing sidewalk along the west side of 12th St. (constituting the remainder of Segment A).

<u>Essential Elements Analysis for Segment B (Vel St)</u>

a. *Lane Widths*. Appropriate typical section has been determined to be TS-3, residential variant, with a required pavement width of 20'. Field measurement of Segment A has determined that the average pavement width within this area is 18.5 ft. While the County typical section requires a 20' pavement width, the Florida Greenbook allows pavement widths to be reduced to 9' for low traffic local urban roadways in residential areas where right of way is severely limited. The applicant notes that due to the constrained right-of-way (30'), throughout this segment, widening of the roadway is impractical.

b. *Presence of Curb*. Curb is not currently present along Segment B. Vel Street (Segment B) slopes from east to west at an overall slope of approximately 0.37%. While this is above the minimum required longitudinal slope, the direction of the slope is towards West Lake Drive, away from the project site. Channelizing the roadway drainage to inlet/flume locations will result in concentrated flow at those locations. Inlets or flumes will need to drain to stormwater piping or roadside ditches to collect these concentrated flows. Without these provisions, these concentrated flows will be directed onto individual homeowner's properties at the inlet/flume locations.

   Installation of a storm drain system to collect runoff from curb inlets will require a receiving stormwater pond. This pond will need to be located generally downhill from the portion of roadway being drained. For Segment B, the stormwater facility would need to be located generally near the intersection of West Lake Drive and Vel Street. The developer does not own property in this area and is unable to compel adjacent property owners to provide property for drainage through eminent domain. As such, installation of curb inlets and stormwater piping is infeasible.

   We have also reviewed the potential to install roadside ditches alongside Vel Street. Ditches could theoretically be used in conjunction with flumes to collect roadway runoff. However, the right of way of Vel St is constrained (insert measurements here). The Hillsborough County Stormwater Technical Manual specifies the following minimum dimensional criteria for roadside ditches: 4' bottom width, 1:4 side slopes (max), and 2' minimum depth. Combined, this requires a minimum of 20' of width on each side of the roadway for ditches, which cannot be accomplished within the existing 30' right of way of Vel Street. The adjacent rights of way of Vel Street are not owned by the developer and

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cannot be acquired without the use of eminent domain, which isn't available to the developer as a private party. Installation of ditches would also require removal of the existing roadside sidewalk along Vel St. It is our opinion that the public is better served by retaining the existing roadside sidewalk than by its removal to install substandard ditches.

c. *Stabilized shoulders*. For those portions of the roadway where curb cannot be provided due to a lack of stormwater facility, we evaluated whether there any safety issues due to lack of a stabilized shoulders as a part of the examination of essential element d., below.

d. *Roadway safety*. According to Florida Greenbook Table 4-1, for local roadways with a design AADT less than or equal to 400 vehicles per day, a clear zone of 6 feet or more in width must be provided if it can be done so with minimum social/environmental impacts. However, where constraints of cost, terrain, right of way, or potential social/environmental impacts make the provision of a 6 feet clear zone impractical, clear zones less than 6 feet in width may be used, including designs with 0 feet clear zone.

   Vel St is characterized by a constrained right-of-way, which measures as 30' in the Hillsborough County Right of Way Inventory. Homeowners have constructed fencing at the limits of the maintained right-of-way. The right-of-way is clear of obstructions except for several utility poles which have been placed near the rear of the maintained right-of-way adjacent to the fencelines. The applicant contends that the clear zone is as wide as is practical given the right-of-way constraints referenced in the Florida Greenbook.

   The clear zone area currently complies with the slope requirements of the Florida Greenbook and will not be made steeper in the proposed conditions.

   In the last three years, there have been two crashes along Segment B, only one of which was off-road. This was a property-damage-only crash.

e. *Presence of bicycle facilities*. N/A. Vel St. is functionally classified as a local roadway. With the addition of project traffic, the roadway is anticipated to remain under the 5,000 AADT threshold upon which local roadways are considered collector roadways. As such, the appropriate typical section for Vel St is determined to TS-3, local urban roadway (residential subtype). TS-3 roadways do not require bicycle facilities. Therefore, this essential element is not applicable.

f. *Ability to accommodate sidewalks*. The applicant notes that there is an existing sidewalk along the north side of Vel St (Segment B).

   Although the south side of Vel St. along the required improvement network does not have sidewalks, the applicant is not proposing any improvements within these facilities which would otherwise eliminate an existing sidewalk or change the ability of the existing available right-of-way (which is not under the applicant's control) to potentially accommodate of a new sidewalk. It should also be noted that development/ redevelopment of other parcels within the corridor would have to comply with LDC standards, including the provisions requiring placement of a sidewalk within an easement acceptable to the County (or dedication and conveyance of the underlying fee) consistent with Sec. 6.03.02.D. in such instances where new sidewalk must be installed and right-of-way is insufficient.

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Required Improvements Analysis – 12 St.

12th St. is a substandard roadway which does not comply with one essential element per Sec.3.23.09.B. of the LDC: presence of curbing. The applicant proposes to install Miami curb across Segment A as part of this project, after which this segment will comply with the essential elements per Section 3.23.09.B of the LDC.

Pursuant to Sec. 3.23.09.C.4., "Where sufficient right-of-way exists to allow a developer to improve the substandard public or private roadway network, the developer shall comply with all Essential Elements listed within Section 3.24.06.B, above.

12 St. across the property's frontage, constituting Segment A, has a varying right-of-way width of 30, 60, and 70 feet (it should be noted that the 30' segment is a limited area approximately 20' long in front of Folio 79392.0150 along which right of way exists along the eastern half of the roadway but not the western half – see Figure 2). It should also be noted that 12th St is not centered within the right-of-way. The eastern right-of-way line (which is also the subject property's property line) along the eastern side of Segment A is presently located 17.9 ft east of the centerline of 12th St. The developer proposes to provide 9.1 ft of right-of-way across the property's frontage, which will result in 27 feet of right-of-way from the centerline to the eastern right-of-way line. This will result in a total of 39.1, 69.1, or 79.1 feet of right-of-way along the project's frontage across this segment, as the right-of-way line varies across the western side. Due to challenges on the west side of the roadway within the section (i.e. older existing development which has non-compliant but presumably grandfathered 90 degree parking within the right-of-way, the applicant is unable to bring this section of the road up to standards.

Figure 2 - Varying right-of-way of Segment A

Required Improvements Analysis – Vel St.

Vel St. from 12th St to West Lake Drive, constituting Segment B, has 30 feet of right-of-way per the Hillsborough County Right of Way Inventory. The applicant believes that there are no improvements which can be undertaken within this amount right-of-way.

Sec. 3.23.09.C.5 of the LDC states in part "Where insufficient right-of-way exists or there are additional constraints (e.g. lack of stormwater facilities to accommodate required drainage), Section 6.04.02.B. Administrative Variances (AV) or TTM Design Exceptions (DE) may be considered provided:

- The Administrative Variance and Design Exception are processed concurrently with a Planned Development zoning application or Planned Development zoning modification; and,

Received March 7, 2023
Development Services

March 7, 2023
Magnolia Garden Square FKA Wimauma Villas
Essential Elements Analysis

- Where insufficient right-of-way exists along a project's public or private roadway frontages, the developer shall provide sufficient right-of-way along such frontage(s) where necessary…."

The applicant notes, with respect to C.5.a., an AV is being submitted concurrent with MM 22-1392. The applicant notes that along project frontages, the applicant proffered the dedication and conveyance of additional right-of-way in accordance with C.5.b.

As such, the County Engineer is authorized to consider a Section 6.04.02.B. Administrative Variances or TTM Design Exceptions may be considered provided. The AV request is included on the next page.

Sincerely,

JUSTIN DALLAS EVANS
LICENSE
No. 72691
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

Digitally signed by Justin D Evans
DN: CN=Justin D Evans, dnQualifier=A01410C00000183579D95090007725D, O=Florida, C=US
Date: 2023.03.07 14:46:16-05'00'

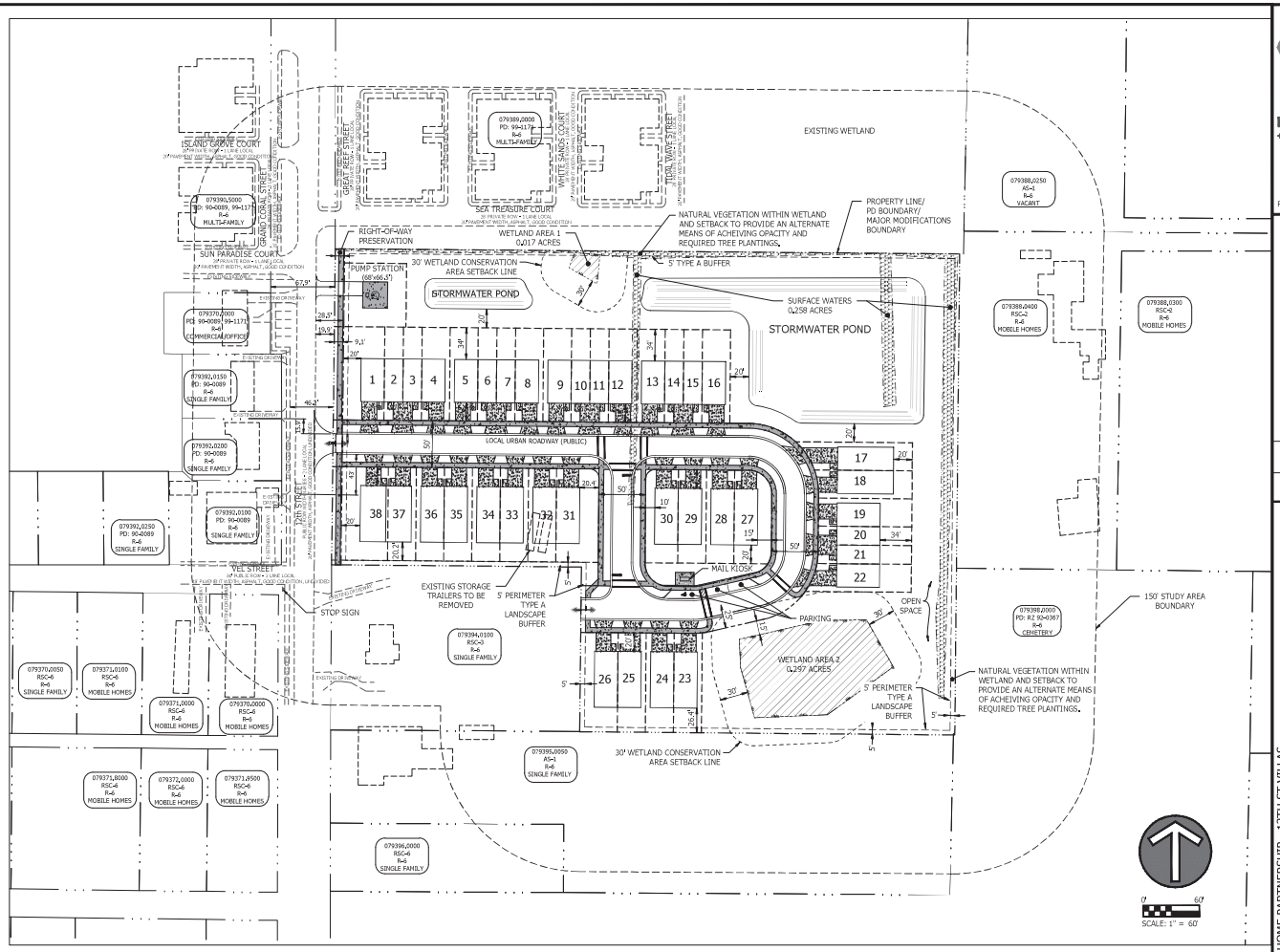
Landis Evans + Partners, Inc.

Dallas Evans, P. E.
Principal Engineer
PE #72691

VICINITY MAP

SCALE: 1"=2,000'

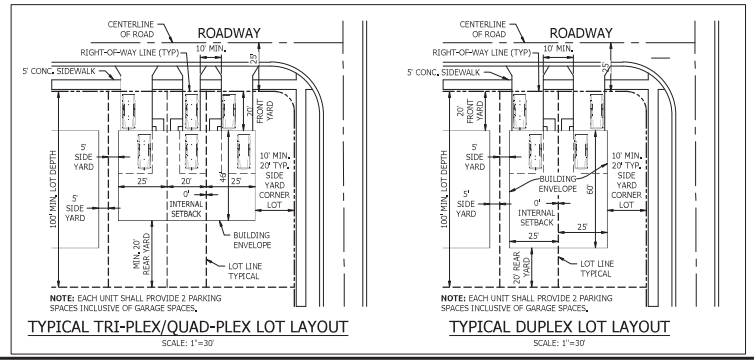
SITE DATA	
FOLIO:	079390-0000
EXISTING ZONING:	PD (06-0103, 07-0733, 21-1108)
PROPOSED ZONING:	PD
EXSITING FLU:	R-6
EXISTING FLOOD ZONE:	X
COMMUNITY PLANNING AREA:	WIMAUMA
OVERLAY DISTRICT:	NONE
SPECIAL ZONE:	NONE
SCENIC ROADWAY CORRIDOR:	NONE
HISTORIC LANDMARKS/OTHER HISTORICAL SITES STRUCTURES:	NONE KNOWN ON PROPERTY OR WITHIN 150'
PLATS:	NONE ON PROPERTY OR WITHIN 150' OTHER THAN OVERALL PLAT OF WIMAUMA
EASEMENTS:	NO KNOWN EASEMENTS ON PROPERTY OR WITHIN 150'
COMP PLAN FLEX:	NONE PROPOSED
PHASES:	PROJECT TO BE DEVELOPED IN A SINGLE PHASE
NATURAL WATER BODIES:	NONE
WETLAND SIZE:	0.31 ACRES
SURFACE WATER SIZE:	0.26 ACRES
PROPOSED OPEN SPACE	2.83 AC.
PROPOSED RESIDENTIAL TYPE:	DUPLEX/TRI-PLEX/QUAD-FLEX
TOTAL PARCEL SIZE:	6.81 ACRES
TOTAL NO. OF DWELLING UNITS:	38
GROSS DENSITY:	5.58 d.u/ACRE
MAXIMUM HEIGHT:	35'
MAXIMUM BUILDING COVERAGE:	75%
MAXIMUM IMPERVIOUS SURFACE:	75%
MINIMUM LOT SIZE:	2,000 S.F.
MINIMUM LOT WIDTH:	20'
MINIMUM LOT DEPTH:	100'



LEGEND

FOLIO: 079395.0050
ZONING: AS-1
FLU: R-6
ELU: SINGLE FAMILY

EXISTING OR FUTURE INGRESS/EGRESS ACCESS:



TYPICAL TRI-PLEX/QUAD-PLEX LOT LAYOUT

SCALE: 1"=30'

TYPICAL DUPLEX LOT LAYOUT

SCALE: 1"=30'

PLANNING NOTES

1. BOUNDARY AND TOPOGRAPHIC INFORMATION INCLUDING LEGAL DESCRIPTION INFORMATION AS INDICATED HERON IS TAKEN FROM A MAP OF BOUNDARY AND SURVEY PREPARED BY MRIC SPATIAL, DATED 04/26/2022.
2. BASED ON INFORMATION SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12057C0680H, DATED AUGUST 28, 2008, THE PROPERTY LIES IN FLOOD ZONE X.
3. ALL EXISTING LOTS AND BLOCKS, IF ANY, SHALL NOT REMAIN.
4. ALL LAND USES AND THE GENERAL LOCATION OF STRUCTURES WITHIN ON HUNDRED FIFTY (150) FEET OF THE BOUNDARIES OF THE PROJECT SITE ARE AS SHOWN.
5. NO NON-RESIDENTIAL USE IS PROPOSED.
6. BUFFERING AND SCREENING SHALL BE PROVIDED AS REQUIRED BY THE LAND DEVELOPMENT CODE.
7. WATER AND WASTEWATER SERVICE SHALL BE PROVIDED BY HILLSBOROUGH COUNTY
8. ALL EXISTING STRUCTURES TO BE REMOVED.
9. EXISTING DEVELOPMENT WITHIN 150 FEET OF PROJECT BOUNDARY APPEARS TO COMPLY WITH APPROVED GENERAL SITE PLANS.
10. NO SPECIFIC ARCHITECTURAL DESIGNS FOR NON-RESIDENTIAL OR MULTI-FAMILY STRUCTURES ARE PROPOSED.
11. EXISTING WETLANDS MAY BE ALLOWED TO SATISFY SCREENING REQUIREMENTS IF EITHER IN THEIR NATURAL STATE OF WITH SUPPLEMENTAL PLANTINGS, OPACITY AND TREE PLANTING REQUIREMENTS OF THE OTHERWISE REQUIRED BUFFER ARE MET.
12. SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH THE HILLSBOROUGH COUNTY LDC.

LEGAL DESCRIPTION

THE SOUTH 1/2 OF TRACT 2 IN NORTHWEST 1/4 AND THE EAST 401.25 FEET OF THE NORTH 176.25 FEET OF TRACT 7THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 32 SOUTH, RANGE 20 EAST, REVISED MAP OF TOWN OF WIMAUMA, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 136 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

LANDIS EVANS + PARTNERS
www.landisevans.com
3810 NORTHDALE BLVD.
SUITE 100
TAMPA, FLORIDA 33624
OFFICE: 813-949-7449
FBPE CERT. OF AUTH. #4548

MARK	DATE	DESCRIPTION
ISSUE:		

FLORIDA HOME PARTNERSHIP - 12TH ST VILLAS
GENERAL DEVELOPMENT PLAN
MAJOR MODIFICATIONS TO PD: 06-0103

WIMAUMA
HILLSBOROUGH COUNTY, FL

APPLICANT/DEVELOPER:
FLORIDA HOME PARTNERSHIP
FKA HOMES FOR HILLSBOROUGH
ATTN: MICHAEL MORINA
PO BOX 760
RUSKIN, FL 33570
MIKE@FLHOME.COM
(813) 672-7863

PLANNER/ENGINEER:
LANDIS, EVANS AND PARTNERS
ATTN: DALLAS EVANS, P.E., AICP
3810 NORTHDALE BLVD, SUITE 100
TAMPA, FL 33624
DEVANS@LANDISEVANS.COM
(813) 394-0599

FLOOD ZONE: X
SEC TWP RNG: 90/32S/20
JOB NO.: 8470
DATE: 01/22
SHEET NUMBER: PD 1.1

Received March 7, 2023
Development Services

19000 PROJECTS\94-70-20 12TH ST WIMAUMA RESIDENTIAL DUE DILIGENCE\DWG\15 GSP\WIMAUMA VILLAS PD_V11.DWG PLOT DATE:2023-02-28

22-1392

COUNTY OF HILLSBOROUGH

RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER:	MM 22-1392
DATE OF HEARING:	April 17, 2023
APPLICANT:	Florida Home Partnership, Inc.
PETITION REQUEST:	The Major Modification request is to modify PD 06-0103 to replace the approved 38 duplexes with 38 duplex, tri-plex or quad-plex units
LOCATION:	400 feet east of the intersection of Vel Street and 12th Street
SIZE OF PROPERTY:	6.81 acres, m.o.l.
EXISTING ZONING DISTRICT:	PD 06-0103
FUTURE LAND USE CATEGORY:	RES-6
SERVICE AREA:	Urban
COMMUNITY PLAN:	Wimauma Downtown

DEVELOPMENT REVIEW STAFF REPORT

*__Note__: Formatting issues prevented the entire Development Services Department staff report from being copied into the Hearing Master's Recommendation. Therefore, please refer to the Development Services Department web site for the complete staff report.

1.0 APPLICATION SUMMARY

Applicant: Florida Home Partnership, Inc.

FLU Category: RES-6

Service Area: Urban

Site Acreage: 6.81 acres

Community Plan Area: Wimauma and South Shore Areawide Systems

Overlay: Wimauma Downtown

Existing Approvals:
PD 06-0103 was approved for RMC-6 standards to develop of up to 40 multi-family dwelling unit. **PRS 07-0733** modified the development to allow up to 30 single-family homes. In accordance with the Land Development Code, a change from multi-family to single-family may be approved administratively. However, the change in circulation/access proposed met the threshold for a Minor Modification (PRS 07-0733). **MM 21-1108** An application was submitted on 7/26/21 and approved for a major modification to substitute detached single-family homes for duplexes and increasing the density from 30 dwellings (4.4 dwellings per acre) to 38 dwellings (5.58 dwellings per acre).
Proposed Modifications:
The applicant is seeking a major modification to the existing Planned Development (PD) 06-0103, as modified by MM 21-1108. This modification to the PD includes one 7.2-acre parcel. The proposed development substitutes 38 single- family duplexes for 38 single-family dwellings consisting of a combination of duplex, three-unit (triplex) and four-unit (quadplex) buildings. The applicant proposes a change in the form, but not the unit count already approved.

Additional Information:

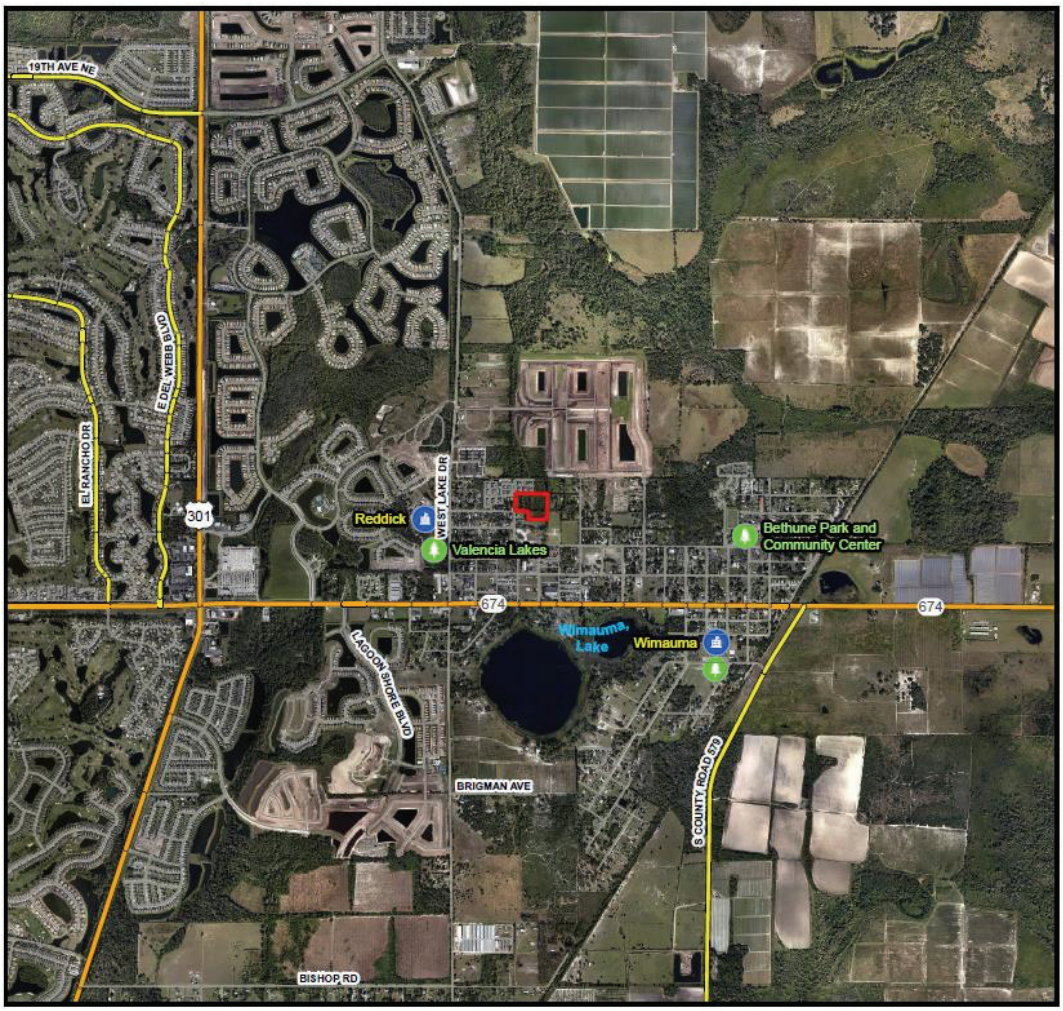
PD Variation(s): None requested.

Waiver(s) to the Land Development Code: LDC Part 3.23.06 Wimauma Downtown Overlay Standards

Planning Commission Recommendation: Consistent

Development Services Recommendation: Approvable, subject to conditions.

2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map

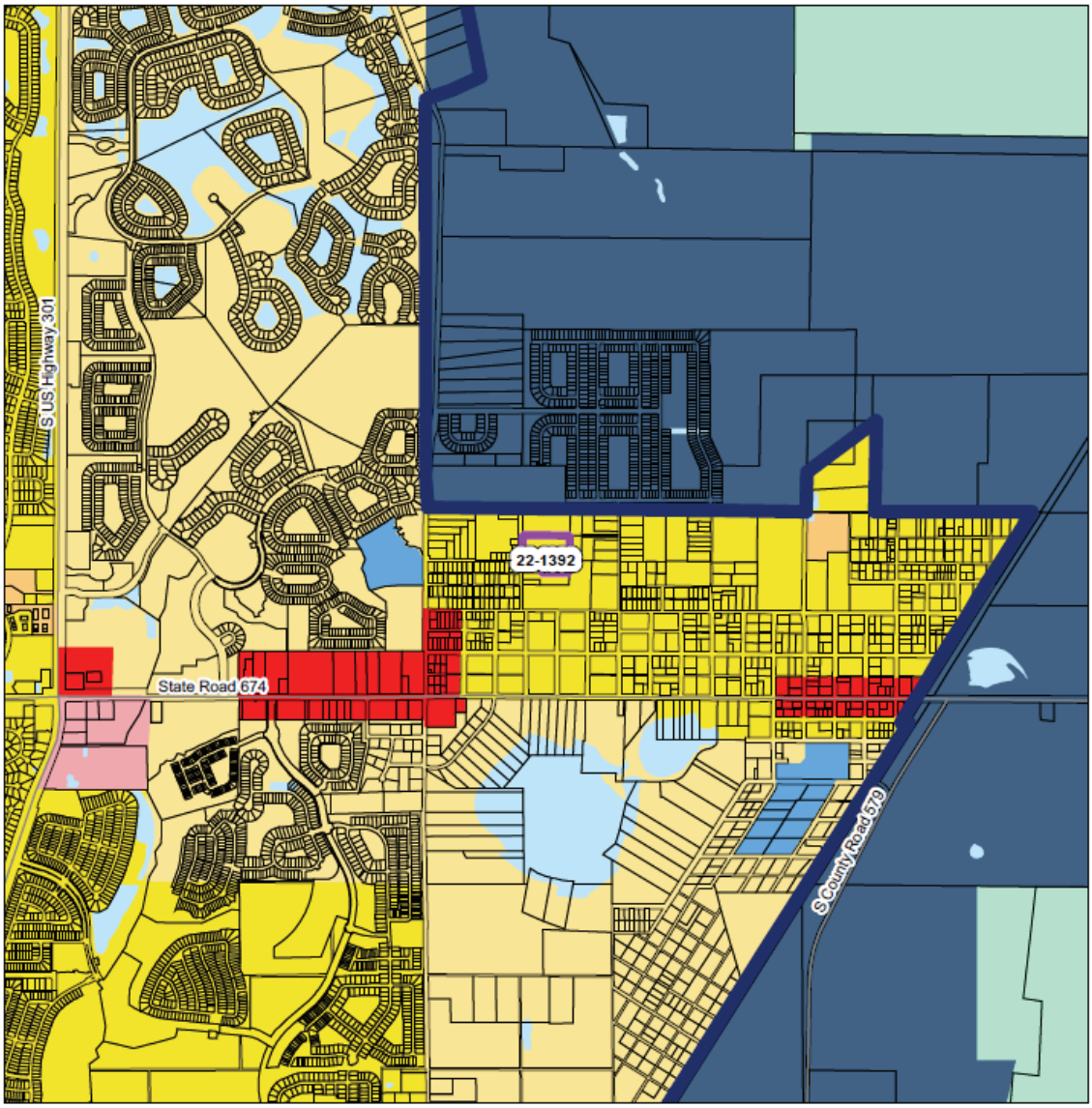


Context of Surrounding Area:

The subject site is located on the northwest corner of the North Street and 12th Street intersection and approximately 2,000 feet northeast of the intersection of West Lake Drive and State Road 674. The immediate area surrounding the subject property is predominantly residential, including multi-family, mobile homes and detached single-family residential.

- To the east is property zoned RSC-2 MH and developed with mobile homes and vacant property to the southwest.
- Directly north of the subject site is zoned PD 99-1171, developed with 108 multi-family dwelling units at a density of 8.4 dwelling units per acre.
- South is RSC-3 MH (94-0189) and PD 92-0367 developed with mobile homes and single-family dwellings.
- West across 12th Street is property zoned PD 90-0089 and developed with single-family residential at up to 3.5 dwelling units per acre.

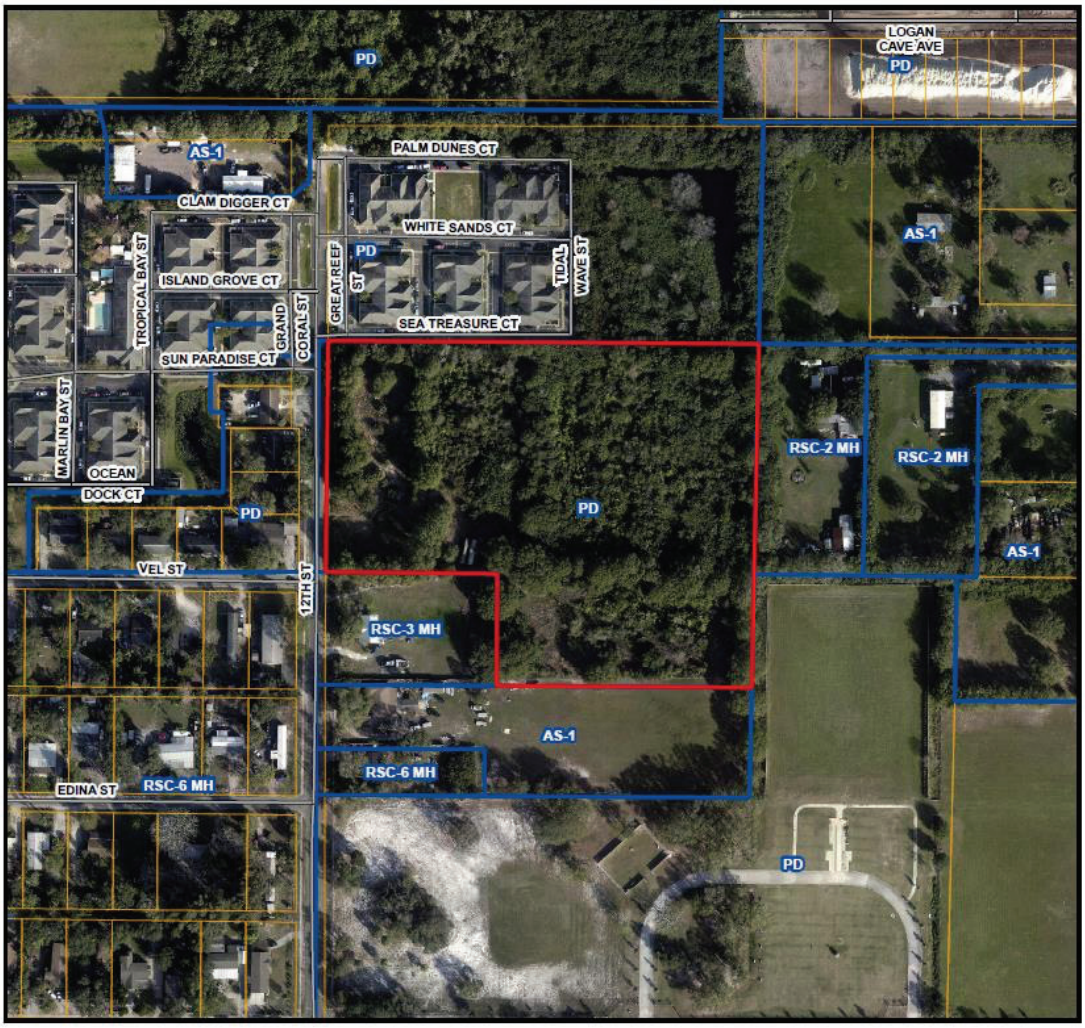
2.0 LAND USE MAP SET AND SUMMARY DATA 2.2 Future Land Use Map



Subject Site Future Land Use Category: RES-6 (Residential-6) Maximum Density/F.A.R.: 6 dwelling units per acre

Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, multi- purpose projects and mixed-use development. Nonresidential uses shall meet established locational criteria for specific land use. No minimum lot size is required to support the concept of clustering and preservation of open spaces left in a natural state.

2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map



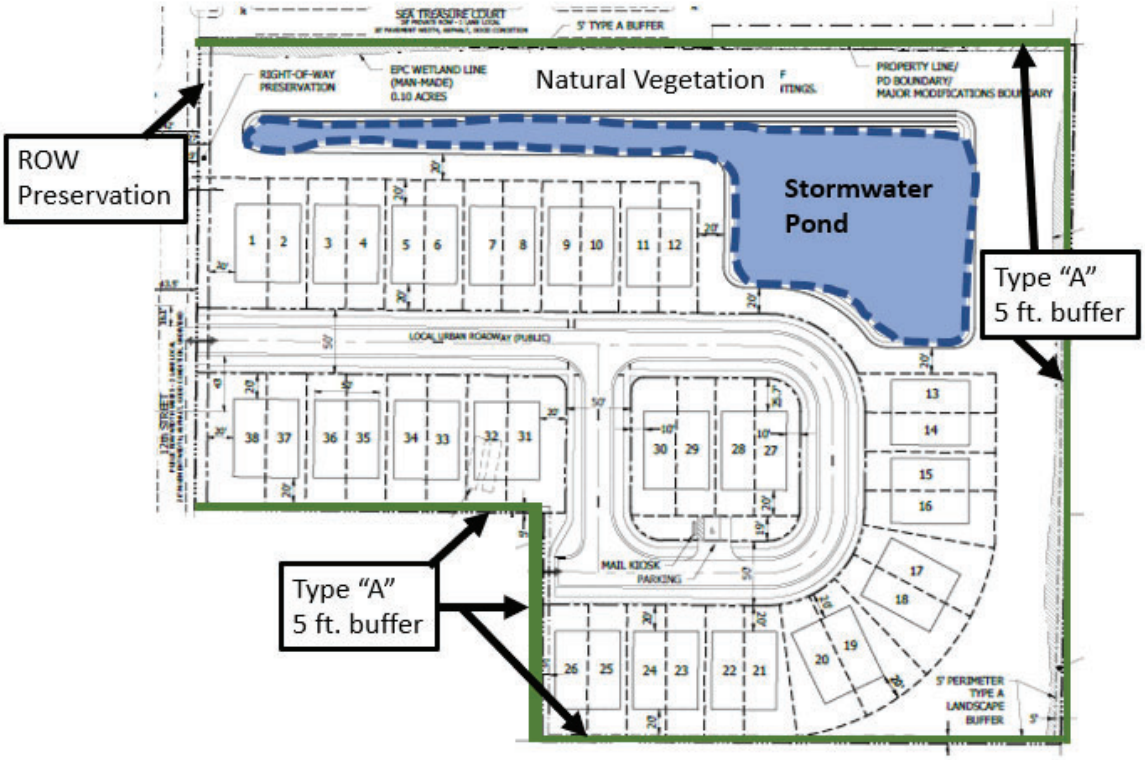
Adjacent Zonings and Uses				
Location:	**Zoning:**	**Maximum Density/F.A.R. Permitted by Zoning District:**	**Allowable Use:**	**Existing Use:**
North	PD 99-1171	108 multi-family units / 8.4 dwelling per acre	Multi-family	Multi-family/wetlands

2.0 LAND USE MAP SET AND SUMMARY DATA

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

MM 21-1108 was approved for 38 villa/duplex units on 30’ x 100’ lots, with a minimum lot area: 3,000 sf, minimum lot width: 30’, 20’ front yard except for corner lots, 20’ rear yards, 5’ side yard, and a maximum height of 35’. The

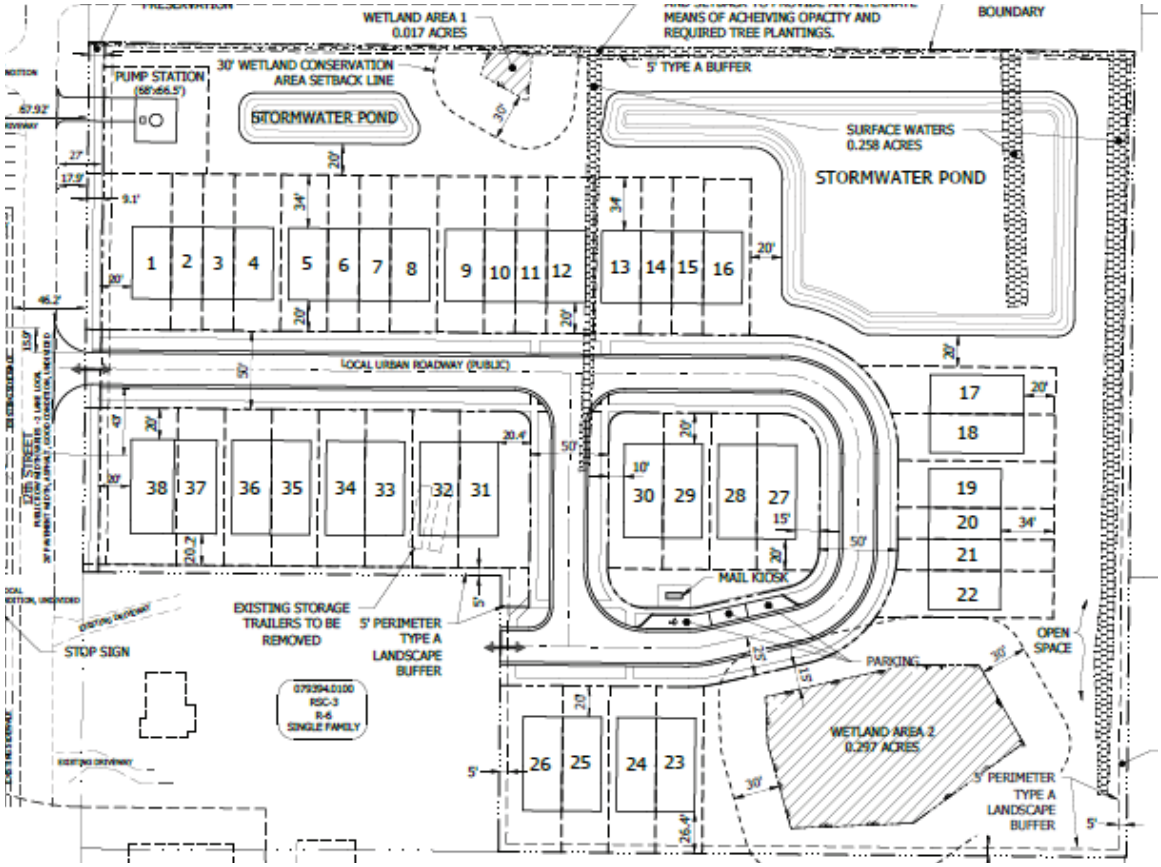
development also provided a 5 ft. buffer / Type “A” landscaping adjacent to the property east and southern property boundaries. While not required, the applicant provided a 5 ft. buffer / Type “A” landscaping on the north side of the PD boundary.



2.0 LAND USE MAP SET AND SUMMARY DATA
2.5 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)

The applicant is proposing 38 units comprising duplexes, triplexes and quadplexes. The following dimensional standards are proposed by the applicant:

- 2,000 square feet to 4,500 sf maximum lot area
- Front yard: 20-foot setback
  The applicant proposes to provide a 5 ft. buffer / Type “A” landscaping adjacent to the property east and southern property boundaries. While not required, the applicant also proposes to provide a 5 ft. buffer / Type “A” landscaping on the north side of the PD boundary.



3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)			
Adjoining Roadways (check if applicable)			
12th St.	County Local - Urban	2 Lanes ☒Substandard Road ☐Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐Not applicable for this request **Average Annual Daily Trips**

Connectivity and Cross Access ☐Not applicable for this request **Project Boundary Primary**

Design Exception/Administrative Variance ☐Not applicable for this request

Transportation

☒ Design Exception/Adm. Variance Requested ☐ Off-Site Improvements Provided

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY				
INFORMATION/REVIEWING AGENCY				
Environmental:	**Comments Received**	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Environmental Protection Commission	☒ Yes ☐ No	☒ Yes ☒No	☒ Yes ☐No	See EPC Agency Comment Sheet Resubmittal Comments.

Check if Applicable:
☒ Wetlands/Other Surface Waters

☐ Use of Environmentally Sensitive Land Credit

☐ Wellhead Protection Area
☐ Surface Water Resource Protection Area

☐ Potable Water Wellfield Protection Area
☐ Significant Wildlife Habitat
☐ Coastal High Hazard Area
☐ Urban/Suburban/Rural Scenic Corridor (Lowell Rd.) ☐ Adjacent to ELAPP property

☐ Other _____

Public Facilities:	**Comments Received**	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Transportation ☒ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒No	☒ Yes ☐ No	See Transportation "Agency Review Comment Sheet".
Service Area/ Water & Wastewater	☒ Yes ☐ No	☐ Yes ☒No	☐ Yes ☒No	The subject rezoning includes parcels that are within the Urban Service Area and would require

☒Urban ☐ City of Tampa ☐Rural ☐ City of Temple Terrace				connection to the County's potable water and wastewater systems.
Impact/Mobility Fees: (Fee estimate is based on per unit basis as detailed) 1,500 sf 1,500 sf 1,000 sf duplex townhome triplex Mobility: $9,183 $6,661 $8,178 Parks: $1,957 $1,957 $1,555 School: $7,027 $7,027 $3,891 Fire: $249 $249 $249 Total per unit* = $18,416 $15,894 $13,873 *per unit so duplex would have fees x2, triplex x3, etc. 800 sf quadplex $8,178 $1,368 $1,645 $249 $11,440				

Urban Mobility, South Park/Fire - mix of townhome/duplex/triplex/quadplex Affordable Housing. Relief may be available from Affordable Housing Department for all but School Impact Fees				
Hillsborough County School Board Adequate ☒ K-5 ☐6-8 ☐9-12 ☐N/A Inadequate ☐ K-5 ☒6-8 ☒9-12 ☐N/A	☒ Yes ☐No	☐ Yes ☒No	☐ Yes ☒No	See Hillsborough County Facilities Analysis, dated 11/3/2022.
Hillsborough County School Board: Reddick Elementary School has adequate capacity for the residential impact of the proposed development. Shields Middle and Sumner High School do not have adequate capacity for the proposed residential development. In these cases, the school district is required by state law to consider whether additional capacity exists in adjacent concurrency service areas (i.e., school attendance boundaries). Currently additional capacity does not exist in adjacent service areas at the middle and high school level. This development is eligible for a proportionate share binding mitigation. Please contact the School District staff for further information.				

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.				
Comprehensive Plan:	**Comments Received**	**Findings**	**Conditions Requested**	**Additional Information/Comments**
Planning Commission ☐ Meets Locational Criteria ☒N/A ☐ Locational Criteria Waiver Requested ☒ Minimum Density Met ☐ N/A	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒No	See Hillsborough County City-County Planning Commission review report for in-depth comments.

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject property is located on approximately 6.81 acres (folio 79390.0000), located in Wimauma, on the northwest corner of the North Street and 12th Street intersection and approximately 2,000 feet northeast of the intersection of West Lake Drive and State Road 674. The immediate area surrounding the subject property is predominantly residential with multi-family located immediately north, single-family located west and mobile homes located south and east of the subject site. The properties located to the south, east, and west of the subject property allow a building height up to 35 feet and the PD 99-1171, located to the immediate north allows a multi-family residential development with a building height up to 35 feet. Further southwest of the site is a church located at the intersection of West Lake Drive and State Road 674.

The applicant proposes maintaining the 38 dwellings (5.58 dwellings per acre). At 5.58 dwelling units per acre, the requested density is under the maximum allowable density of the RES-6 Future Land Use designation. MM 21-1108 was submitted approximately five months prior to the adoption of the new Wimauma Downtown Overlay District; therefore, it was subject to the previous regulations that did not include additional design guidelines for the downtown area. The property is located within the Wimauma Community Plan, Downtown Center (Area B) and is located within the Urban Service Area.

The applicant proposes to convert the development from duplexes and villas to duplexes, triplexes and quadplexes. The Downtown Center encourages a range

of uses, which should be compact and contain both attached and detached buildings. The residential character hosts a mix of housing types including single family attached and detached homes and multi-family units. Homes located in the Downtown Center zone are normally set back from the front property line to allow a front yard with a porch.

The requested change is primarily to allow a conversion of some of the lot types from villa/duplex to tri- and quad-plex units. The proposed modification is required to comply with the newly adopted Section 3.23.00 Wimauma Downtown Overlay District. The additional design elements of the Wimauma Community Plan provide exhibits of the various types of lots and buildings within the Downtown area. The applicant contends that, "*Conversion of some of the two-unit villa units to three-unit and four-unit triplex and quad-plex buildings was recommended as a substantial savings in construction cost. By limiting the number of costly exterior walls that would be required, construction costs could be reduced while still providing housing to the same number of families as the approved plan".*

The proposed units are most similar to the "Rowhouse Building Lot" type. Rowhouses are noted as containing at least three attached dwelling units on separately deeded lots. Table 5-2 of LDC 3.23.06 lists the following lot and primary structure requirements for row houses.

Table 5-2 (Excerpt)

FRONT REAR SIDE Min/Max Minimum

Rowhouse Lot 1,800/3,840 16'/32' 80% 0'/15' 15' 0' 2/3 stories.; 35'

LOT AND PRIMARY STRUCTURE REQUIREMENTS BY LOT TYPE					
LOT TYPE	LOT SIZE (min/max SF)	LOT WIDTH (min/max)	LOT COVERAGE BY BLDG (max)	YARDS	HEIGHT (min/max in stories; max in feet)

The applicant does not request any variations to Land Development Code Parts 6.06.00 (Landscaping/Buffering). The applicant is proposing to have a 5 ft buffer with Type "A" screening along the entire perimeter except along the roadway. Due to the wetlands on the site, the applicant proposes a condition to allow the use of existing vegetation in lieu of required screening pursuant to Land Development Code Section 6.06.06.C.12, which permits an applicant to submit an alternative screening plan at the time of site and development review. The alternative plan shall afford screening, in terms of height, opacity and separation, equivalent to or exceeding that provided by the above requirements. The

applicant proposes this alternative landscaping of natural vegetation within wetland designated areas to provide an alternate means of achieving opacity and required tree plantings and maintaining compatibility and maintaining the wetland integrity.

The applicant requests the following variations waivers for the proposed development of LDC Part 3.23.06 Wimauma Downtown Overlay Standards as summarized below.

Variation Waiver 1:

Section 3.23.06.B, Table 5-2, Min. lot size of 1,800 sf and maximum lot size of 3,840 sf.
The applicant requests a variation waiver to allow for a larger lot size on the corner lots (up to 4,500 sf). The applicant's justification is that *the proposed units are anticipated to consist of 20' wide internal units and 25' wide end units with side yards ranging from 0' for internal units to 20' for corner lots. Lot depths are planned to be 100' minimum. This results in lot size ranging from 2000 to 4500 square feet, with end units on corner lots exceeding the maximum lot size.*

Variation Waiver 2:

Section 3.23.06.B, Table 5-2, Frontage 90%, 100% max.
The applicant requests a variation waiver to allow for reduced building frontage to allow wider side yards on corner units as well as to provide a minimum of 10 -ft. building separation. The applicant's justification is that the *"frontage is proposed to range from 100% of internal units to 55% for Lot 30, a corner lot with a 23'-4" side yard. A 90% minimum frontage would not be feasible for the lot sizes anticipated by the LDC, as it would require building separations closer than allowed by fire code (a 5' side yard on a 25' wide end unit would have a frontage of 83%).*

Variation Waiver 3 and Variation Waiver 4:

Section 3.23.06.B, Table 5-2, Front yard 0' min, 15' max
Section 3.23.06.C, Rowhouse lots shall provide attached rear loading parking garages accessed via an alley or publicly accessible street.
The applicant requests to have a 20' front yard setback to allow the front-loaded garage and a variation waiver to not locate the garage in the rear. The applicant's justification is that the *"the unique geometry of this property precludes the provision of rear alleys to allow for rear parking. The applicant is requesting permission to provide front loaded garages so that the low to very low-income residents in this neighborhood can enjoy access to protected vehicle parking. A longer setback is required to park a vehicle in a driveway without encroaching on the sidewalk and obstructing pedestrian traffic.*

Justification was included in the applicant's submittal for the above **variation waivers**. Staff has reviewed the justification statements submitted by the applicant and finds the waivers supportable they all meet the criteria for approval per LDC Section 5.03.06.C.6. The Rezoning Hearing Master's recommendation for this application is required to include a finding on whether the requested variations meet the criteria for approval. Additional information regarding the rationale may be found in the applicant's narrative.

There are wetlands present on the subject property. The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed site plan and has issued agency comments dated March 8, 2023. The EPC has determined that the site plan's current configuration does not require a resubmittal. 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.

The subject site will comply with and conform to all other applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives, and Policies of the Unincorporated Hillsborough County Comprehensive Plan.

Transportation Overview
Administrative Variance for Access Spacing:
An Administrative Variance for access spacing was approved with the previous major modification (21- 1108) and remains in effect with the current proposal due to the number of units and access location staying the same as previously approved.

Administrative Variance for Substandard Road (12th Street):

Since the approval of the most recent modification to the rezoning (21-1108), new LDC requirements for substandard roadway in the Wimauma Community Plan have been adopted. The applicant has submitted an Administrative Variance for Substandard Roadway according to the new LDC regulations and was found approvable by the County Engineer. If PD 22-1392 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated March 7, 2023) which was found approvable by the County Engineer (on March 10, 2023) for the 12th St. substandard road improvements. Approval of this Administrative Variance will waive 12th St. substandard road improvements required by section 3.23.09.B. of the Land Development Code.

5.2 Recommendation

Based on the above, staff finds the request approvable.

Zoning conditions were presented to the Zoning Hearing Master at the hearing and are hereby incorporated into the Zoning Hearing Master's recommendation.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on April 17, 2023. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Mr. Dallas Evans 3810 Northdale Blvd. testified on behalf of the applicant, Florida Home Partnership and stated that he is a Professional Engineer and Certified Planner. Mr. Evans testified that the subject property is located at the northeast corner of Fall Street and Bell Street in Wimauma and is currently vacant. He added that the adjacent land uses consist of a small commercial office to the west, single-family residential and mobile homes to the southwest and a cemetery to the southeast. There is also a wetland area to the north of the site which receives stormwater runoff from the east side. Mr. Evans described the surrounding zoning districts and Future Land Use categories and stated that the property was originally zoned for 40 multi-family dwelling units. The plan was revised in 2007 to permit 30 single-family detached homes. A modification in 2021 then permitted 38 villa lots. The current modification requests to allow tri-plex and townhome units including tri-plex and quad-plex units in addition to the approved duplexes. Mr. Evans stated that the modification will provide affordable housing to serve very low income individuals. He discussed the requested administrative variances regarding access spacing and the substandard roadway and stated that the County Engineer found them to be approvable. Mr. Evans also detailed the requested variances to the Wimauma Downtown regulations pertaining to lot frontage and front loaded garages.

Hearing Master Finch asked Mr. Evans to clarify the terms townhome and quads as the terms were used interchangeably in his presentation and staff report and the proposed zoning conditions do not mention a quad unit but rather a townhome. Mr. Evans replied that the quad-plex should fall under the townhome which doesn't distinguish how many units in a row one would have. The quad-plex is more restrictive as it limits the units to four units. Hearing Master Finch asked Mr. Evans to confirm that there will be no more than 38 units. Mr. Evans replied that was correct.

Mr. Tim Lampkin of the Development Services Department, testified regarding the County staff report and stated that the proposed modification to PD 06-0103 proposes to substitute 38 single-family duplexes with 38 dwelling units consisting of duplex, tri-plex and quad-plex units. The Wimauma regulations call the units a row house lot which includes all three types of dwelling units. Mr. Lampkin described the location of the property and stated that the surrounding area is predominately residential. He detailed the proposed buffering and screening and

discussed the proposed variances to the Wimauma Community Plan Downtown regulations. Specifically, the applicant is requesting waivers to the required minimum lot size and lot frontage standards as well as the required front yard and garage standards. Mr. Lampkin concluded his presentation by stating that the applicant requested an administrative variance for access spacing and the substandard roadway which the County Engineer found to be approvable.

Hearing Master Finch asked Mr. Lampkin about the housing type question posed to the applicant's representative pertaining to quad-plex or townhome. Mr. Lampkin replied that he would suggest that the terms are replaced with row-house lot as stated in the Wimauma Downtown District if the applicant is agreeable to it.

Hearing Master Finch stated that the applicant's site plan states that the housing types are duplexes, triplex and quadplex and does not use the term townhouse at all.

Ms. Melissa Lienhard of the Planning Commission testified regarding the Planning Commission staff report. Ms. Lienhard stated that the property is designated Residential-6 by the Future Land Use Map and is located within the Urban Service Area and the Wimauma Community Plan and SouthShore Areawide Systems Plan. She described the request and stated that it meets Objective 1 and Policy 1.2 regarding compatibility with the surrounding area and the proposed 38 units complies with the minimum density standards. She stated that the Comprehensive Plan contemplates allowing a procedure to vary from the standards of the Community Plan and therefore the Planning Commission has no objection to the variances requested from the Wimauma Community Plan. Ms. Lienhard testified that the modification is consistent with the overall Wimauma Village Community Plan and the proposed triplex and quadplexes align with the typical housing vision for the area. She concluded her presentation by stating that the project is consistent with the Comprehensive Plan.

Hearing Master Finch asked audience members if there were any proponents of the application. None replied.

Hearing Master Finch asked audience members if there were any opponents of the application. None replied.

Hearing Master Finch asked Ms. Heinrich of the Development Services Department to assist with the housing terminology question. Ms. Heinrich replied that the applicant's requests are waivers and not variations. She stated that the Downtown Wimauma Overlay uses the term rowhouse which is a single-family product of three or more units therefore tri-plex and quad-plex would count under that but duplex would be on its own. Staff noted that the site plan shows all four unit townhomes so if the applicant could come back up to state which term he prefers so the conditions could be modified.

Mr. Evans testified during the rebuttal period that he would prefer to stick with tri-plex and quad-plex because it has been used for a longer period of time and that the site plan review would be clearer.

Hearing Master Finch asked Mr. Evans to confirm that the conditions would read duplex, tri-plex and quad-plex. Mr. Evans replied yes.

Hearing Master Finch then concluded the hearing.

EVIDENCE SUBMITTED

No documents were submitted into the record.

PREFACE

All matters that precede the Summary of Hearing section of this Decision are hereby incorporated into and shall constitute a part of the ensuing Findings of Fact and Conclusions of Law.

FINDINGS OF FACT

1. The subject site is 6.81 acres and is zoned Planned Development (06-0103). The property is designated RES-6 by the Comprehensive Plan and located in the Urban Service Area and the Wimauma Community Planning Area.

2. The Planned Development (PD) is currently approved for 38 duplex dwelling units.

3. The Major Modification requests to allow 38 duplex, triplex and or quadplex dwelling units.

4. Waivers are requested to certain requirements of the Wimauma Downtown Overlay standards which pertain to the maximum lot size, reduced building frontage, maximum front yard setback and the requirement to not locate the garage in the rear of the parcel.

   The waivers are justified by the housing types that are proposed and the ability to provide affordable housing to low income residents.

5. The Planning Commission found the request meets Objective 1 and Policy 1.2 regarding compatibility with the surrounding area and the proposed 38 units complies with the minimum density standards. Staff stated that the Comprehensive Plan contemplates a procedure to vary from the standards of the Community Plan and therefore the Planning Commission has no objection to the variances requested from the Wimauma

Community Plan. Planning Commission staff testified that the modification is consistent with the overall Wimauma Village Community Plan and that the proposed triplex and quadplex dwelling units align with the typical housing vision for the area. Staff found the modification consistent with the Comprehensive Plan.

6. The subject property is surrounded by parcels zoned Planned Development, RSC-3 MH, RSC-2MH and AS-1 and developed with a mix of residential housing types.

7. The applicant's representative testified at the Zoning Hearing Master hearing that while the original modification request stated the triplex and townhomes were proposed to be added to the permitted land use types, he would prefer to have the zoning conditions state that the 38 dwelling units would consist of duplex, triplex and quadplex units.

8. The number of dwelling units (38) is not proposed to be changed from the currently approved 38 dwelling units therefore impacts to be community should be minimal.

9. The proposed modification to add triplex and quadplex dwelling units to the already approved duplex dwelling units while not increasing the maximum number of units provides alternative housing types to the area and especially to low income residents. The request is consistent with the Comprehensive Plan and Land Development Code and compatible with the surrounding area.

FINDINGS OF COMPLIANCE/NON-COMPLIANCE WITH THE HILLSBOROUGH COUNTY COMPREHENSIVE PLAN

The Major Modification request is in compliance with and does further the intent of the Goals, Objectives and the Policies of the Future of Hillsborough Comprehensive Plan.

CONCLUSIONS OF LAW

Based on the Findings of Fact cited above, there is substantial competent evidence to demonstrate that the requested Major Modification to the Planned Development zoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

SUMMARY

Planned Development 06-0103 is currently approved for 38 duplex dwelling units.

The Major Modification proposes to add triplex and quadplex dwelling units to the already permitted duplex dwelling units. The maximum number of dwelling units will remain at the permitted 38 units.

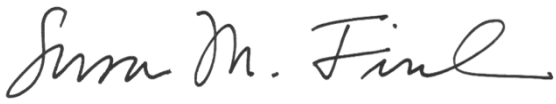
Waivers are requested to certain requirements of the Wimauma Downtown Overlay standards which pertain to the maximum lot size, reduced building frontage, maximum front yard setback and the requirement to not locate the garage in the rear of the parcel. The waivers are justified by the housing types that are proposed and the ability to provide affordable housing to low income residents.

The Planning Commission staff found the modification consistent with the Comprehensive Plan.

The proposed modification to add triplex and quadplex dwelling units to the already approved duplex dwelling units while not increasing the maximum number of units provides alternative housing types to the area and especially to low income residents. The request is consistent with the Comprehensive Plan and Land Development Code and compatible with the surrounding area.

RECOMMENDATION

Based on the foregoing, this recommendation is for **APPROVAL** of the Major Modification to Planned Development 06-0103 as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.



May 8, 2023

Susan M. Finch, AICP **Date**
Land Use Hearing Officer

Hillsborough County City-County Planning Commission

Unincorporated Hillsborough County Rezoning	
Hearing Date: April 17, 2023 **Report Prepared:** April 5, 2023	**Petition: MM 22-1392** **Folio 79390.0000** *North of North Street and east of 12th Street*
Summary Data	
Comprehensive Plan Finding	**CONSISTENT**
Adopted Future Land Use	**Residential-6 (6 du/ga; 0.25 FAR)**
Service Area	**Urban**
Community Plan	**Wimauma Village** **SouthShore Areawide Systems**
Request:	The applicant requests to modify the existing Planned Development to allow the reconfiguration of villa/duplex lots into three and four-family buildings for a total of 38 residential units
Parcel Size	7.2 ± acres
Street Functional Classification	12th Street– **Local Roadway** North Street – **County Collector**
Locational Criteria	N/A
Evacuation Zone	None

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

Context

- The subject property is found on approximately 7.2 ± acres on the north side of North Street and east of 12th Street. The subject property is within the Urban Service Area (USA) and within the limits of the Wimauma Village Community Plan and the SouthShore Areawide Systems Plan.

- The parcel has a Future Land Use designation of Residential-6 (RES-6), with typical uses such as residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Non-residential uses are required to meet established locational criteria for non-residential land uses. 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 the RES-6 Future Land Use category on all sides. Further north of the property is designated as Wimauma Village Residential-2 (WVR-2) on the Future Land Use Map.

- The subject site is classified as vacant residential land with Planned Development (PD) zoning. There is PD zoning to the north, west and southeast. Residential, Single-Family Conventional-2 (RSC-2) zoning is to the west and Agricultural, Single-Family-1 (AS-1) zoning is to the northeast and south. Residential, Single-Family Conventional-3 (RSC-3) and Residential, Single-Family Conventional-6 (RSC-6) zoning are located to the southwest.

- Residential uses surround the subject site. To the north, and northeast is multi-family. To the south, southeast, west, and southwest is single family residential. A small pocket to the west is light commercial and to the northeast is vacant land. To the southeast is a public/institutional use.

- The applicant requests to modify the existing Planned Development to permit the reconfiguration of villa/duplex lots into three and four-family buildings for a total of 38 residential units.

- The property has wetlands.

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 (FLUE)

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.*

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: WIMAUMA VILLAGE COMMUNITY PLAN

1.0 Community And Special Area Studies

There are three components of a community or special area study:

1. Comprehensive plan amendments to incorporate the appropriate sections of the study(s) into the adopted comprehensive plan and to make any necessary adjustments;

2. Land development regulations (LDR's) to address the special and unique development issues identified; and

3. A capital improvements program to identify the future infrastructure issues.

Community or Special Area Studies will be adopted as part of the County's Comprehensive Plan. The study will include strategies that will be included in the existing comprehensive plan, land development regulations and a capital improvement program as mentioned above. These changes will be the tools for implementation.

It is recognized that from time to time, compliance with regulations implementing community plans may create unforeseen hardships for particular properties. Therefore, the Comprehensive Plan contemplates allowing a procedure for requesting variances from the regulations implementing provisions of community plans. The procedure for requesting a variance from the regulations implementing provisions of community plans and the criteria for granting such a variance shall be those procedures and criteria set out in Hillsborough County's Land Development Code for variances.

Wimauma Village Community Plan

3. Wimauma Downtown Plan and Development *– Revitalize the Wimauma Downtown by implementing the downtown master plan and overlay to enhance the appearance of the district, improve infrastructure, and promote business growth. The boundaries of the Wimauma Downtown Plan include those lands within the Urban Service Area that are also within the*

Wimauma Community Plan boundary and the Wimauma Downtown East district located along SR 674. The Wimauma Downtown Plan is geographically defined further by a series of districts located mostly along SR 674. To ensure that standards for both block faces of each street are identical, the actual boundaries conform to property lines and or service alleys. The Wimauma Downtown Plan shall include:

Wimauma Downtown Overlay Districts:

• Downtown Center

Context: The Downtown Center encourages a range of uses, which should be compact and contain both attached and detached buildings. The residential character hosts a mix of housing types including single family attached and detached homes and multi-family units. Homes located in the Downtown Center zone are normally set back from the front property line to allow a front yard with a porch or stoop; lots often have private rear yards. The Downtown Center encourages higher density residential with some retail services and office uses meeting locational criteria. This functions as a transition between Downtown Residential and suburban residential neighborhoods, and Main Street uses.

- *Live-work units and mixed-use buildings are encouraged*
- *Includes the Wimauma Downtown TDR Receiving Zone*

Wimauma Downtown Plan Elements:

- *Enforce the overlay district to implement the plan*
- *Encouraging alternative development patterns to the north of SR-674 to promote greater pedestrian interaction and reduce truck conflicts*
- *Connecting development to the proposed Greenway system and bicycle network*
- *Maintaining the existing grid system*
- *Planting trees, providing bike paths & pedestrian friendly development*
- *Encouraging the implementation of traffic calming and Florida-friendly landscape features in the Wimauma Downtown*
- *Maintaining the small-town character*
- *Architectural theme for downtown*
- *Encouraging developments along SR 674 to adhere to "Design Standards" that include reduced building setbacks, courtyards, pedestrian friendly sidewalks, parking to the rear, accommodating parking spaces for larger than standard vehicles, etc*
- *Establishing street lighting with specific fixture styles within the Main Street Core and Downtown TDR Receiving Zone*
- *Sidewalks which are accessible*
- *Incorporating low impact design or green infrastructure for storm water management*
- *An architectural gateway at Main Street (SR 674 and 4th Street) to serve as a welcome to Wimauma; additional architectural markers located at SR 674 and 7th Street*
- *Establishing the Receiving Zone to support the Main Street mixed-use environment through Transfer of Development Rights. Stacking of TDR and Affordable Housing Density Bonuses are permitted within the Downtown TDR Receiving Zone*
- *Flexing of the underlying Future Land Use for development is permissible only within the Wimauma Downtown Main Street Core and west of West Lake Drive in the Wimauma Downtown West District*

- *Commercial locational criteria do not apply to non-residential-uses located within the Wimauma Downtown Main Street Core and Wimauma Downtown East District*

ENVIRONMENTAL AND SUSTAINABILITY SECTION (ESS)

Objective 3.5: *Apply adopted criteria, standards, methodologies and procedures to manage and maintain wetlands and/or other surface waters for optimum fisheries and other environmental values in consultation with EPC.*

Policy 3.5.1 *Collaborate with the EPC to conserve and protect wetlands and/or other surface waters from detrimental physical and hydrological alteration. Apply a comprehensive planning-based approach to the protection of wetland ecosystems assuring no net loss of ecological values provided by the functions performed by wetlands and/or other surface waters authorized for projects in Hillsborough County.*

Policy 3.5.2: *Collaborate with the EPC through the land planning and development review processes to prohibit unmitigated encroachment into wetlands and/or other surface waters and maintain equivalent functions.*

***Policy* 3.5.4:** Regulate and conserve wetlands and/or other surface waters through the application of local rules and regulations including mitigation during the development review process.

<u>Staff Analysis of Goals Objectives and Policies:</u>
The subject property is located on approximately 7.2 ±acres on the north side of North Street and east of 12th Street. The subject property is within the Urban Service Area (USA) and within the limits of the Wimauma Village Community Plan, in the Downtown Center area, and the Southshore Areawide Systems Plan. The applicant requests to modify the existing Planned Development to permit the reconfiguration of villa/duplex lots into three and four-family buildings for a total of thirty-eight (38) residential units. The subject property is designated Residential-6 (RES-6) on the Future Land Use Map. The subject property is surrounded by the RES-6 Future Land Use category on all sides. Further north of the property is designated as Wimauma Village Residential-2 (WVR-2). The intent of the RES-6 Future Land Use category is to designate areas that are suitable for low density residential development. In addition, suburban scale neighborhood commercial, office, and mixed-use projects serving the area may be permitted subject to the Goals, Objectives and Policies of the Land Use Element and applicable development regulations and established locational criteria for non-residential land uses. The subject site is classified as vacant residential land with Planned Development (PD) zoning. The property is surrounded by residential uses. To the north, and northeast is multi-family. To the south, southeast, west, and southwest is single family residential. A small pocket to the west is light commercial and to the northeast is vacant land. To the southeast is a portion of public institution use.

The subject property is in the Urban Service Area, where 80% or more of new growth is directed per Objective 1 of the Future Land Use Element (FLUE) of the Comprehensive Plan. The proposal meets the intent of Objective 1 and Policy 1.2 by providing growth within the Urban Service Area. The proposed Planned Development meets the minimum density by providing 38 units, which is consistent with the density expected in the RES-6 FLU category.

The PD was approved for 38 two-family attached units and the applicant is seeking to modify the PD to allow the reconfiguration of some of the villa/duplex lots into three and four-family buildings. There are development standards specifically addressed in the Land Development Code for the Downtown Center Wimauma Village Community Plan. The applicant is requesting a variation from the Land Development Code Standards for a larger lot size, to reduce the building frontage, to provide 10 feet of building of separation, to provide front loading garages, and larger front setbacks. Per 1.0 Community and Special Area Studies of the Livable Communities Element, *it is recognized that from time to time, compliance with regulations implementing community plans may create unforeseen hardships for particular properties.* Therefore, the Comprehensive Plan contemplates allowing a procedure for requesting variances from the regulations implementing provisions of community plans. Planning Commission staff has no objection to the variations and the request does not conflict with the vision of the Wimauma Village Community Plan. The proposal meets the intent of Objective 12 and Policy 12-4.1 of the CDC as well as Objective 16, and Policies 16.1, 16.2, 16.3 and 16.8 of the FLUE that require new development, infill, and redevelopment to be compatible with the surrounding area in character, lot size and density. In this case, the proposal is consistent with the general character of the surrounding area which suburban and walkable residential subdivision with amenities.

Goal 12 and Objective 12-1 of the Community Design Component (CDC) in the FLUE requires new developments to recognize the existing community and be designed to relate to and be compatible with the predominant character of the surrounding area. The proposed development is consistent with this policy direction based on the surrounding development pattern. The request is consistent with the Wimauma Village Community Plan. The subject site is specifically located in the Downtown Center which encourages a mix of housing types including single family attached and detached homes and multi-family units. The proposed rezoning is proposing triplex and quadplexes which align with the typical housing envisioned for this area. Homes located in the Downtown Center zone are normally set back from the front property line to allow a front yard with a porch or stoop; lots often have private rear yards. The most recent proposed site plan, dated March 27, 2023, indicates that each lot contains a front yard, front loading garages and a back yard which is consistent with the Policy direction.

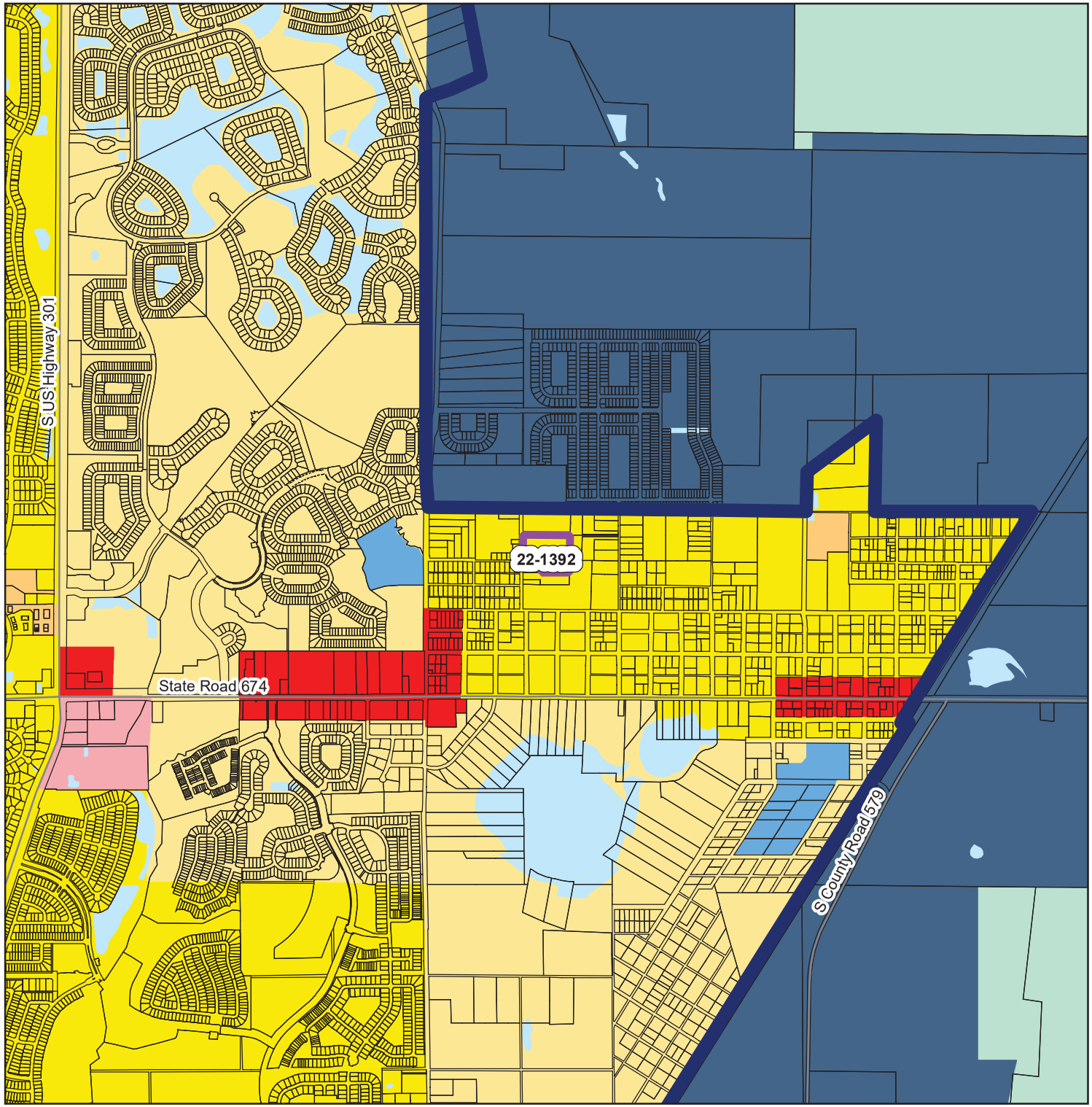
The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed site plan and has issued agency comments dated March 8, 2023. The EPC has determined there are no longer wetland impacts under the current site plan's configuration. Given the current EPC revised comments, Planning Commission staff finds this request consistent with Objective 13 and associated policies in the FLUE and Objective 3.5 and associated policies in the Environmental and Sustainability Section (ESS).

Overall, the Major Modification would allow for residential development that is consistent with the Future Land Use Element Policies and Objectives and the Wimauma Community Plan. Planning Commission staff finds this request consistent with the Comprehensive Plan.

Recommendation

Based upon the above considerations, Planning Commission staff finds the proposed Major Modification **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan.*

HILLSBOROUGH COUNTY
FUTURE LAND USE
RZ MM 22-1392



Rezonings

- <all other values>

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Major Roads
- Parcels
- wam.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/QUASI-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser.
REPRODUCTION: This sheet may not be reproduced in part or full for sale to anyone without specific approval of the Hillsborough County City-County Planning Commission.
ACCURACY: It is intended that the accuracy of the base map comply with U.S. national map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, see the appropriate source.

N
W E
S

0 1,100 2,200 3,300 4,400 Feet

Map Printed from Rezoning System: 9/12/2022

Author: Beverly F. Daniels

File: G:\RezoningSystem\MapProjects\HC\Greg_hcRezoning - Copy.mxd

Hillsborough County City-County Planning Commission

GENERAL
SITE PLAN
FOR
CERTIFICATION

Hillsborough County Florida

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

BOARD OF COUNTY COMMISSIONERS
Harry Cohen
Ken Hagan
Pat Kemp
Gwendolyn "Gwen" Myers
Michael Owen
Donna Cameron Cepeda
Joshua Wostal
COUNTY ADMINISTRATOR Bonnie M. Wise **COUNTY ATTORNEY** Christine M. Beck **INTERNAL AUDITOR** Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR
Gregory S. Horwedel

HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

Project Name: 12th St Villas

Zoning File: None **Modification:** MM (22-1392)

Atlas Page: None **Submitted:** 05/11/23

To Planner for Review: 05/11/23 **Date Due:** ASAP

Contact Person: Dallas Evans, P.E., AICP **Phone:** 813-949-7449/devans@landisevans.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: Tim Lampkin Date: 5-14-23

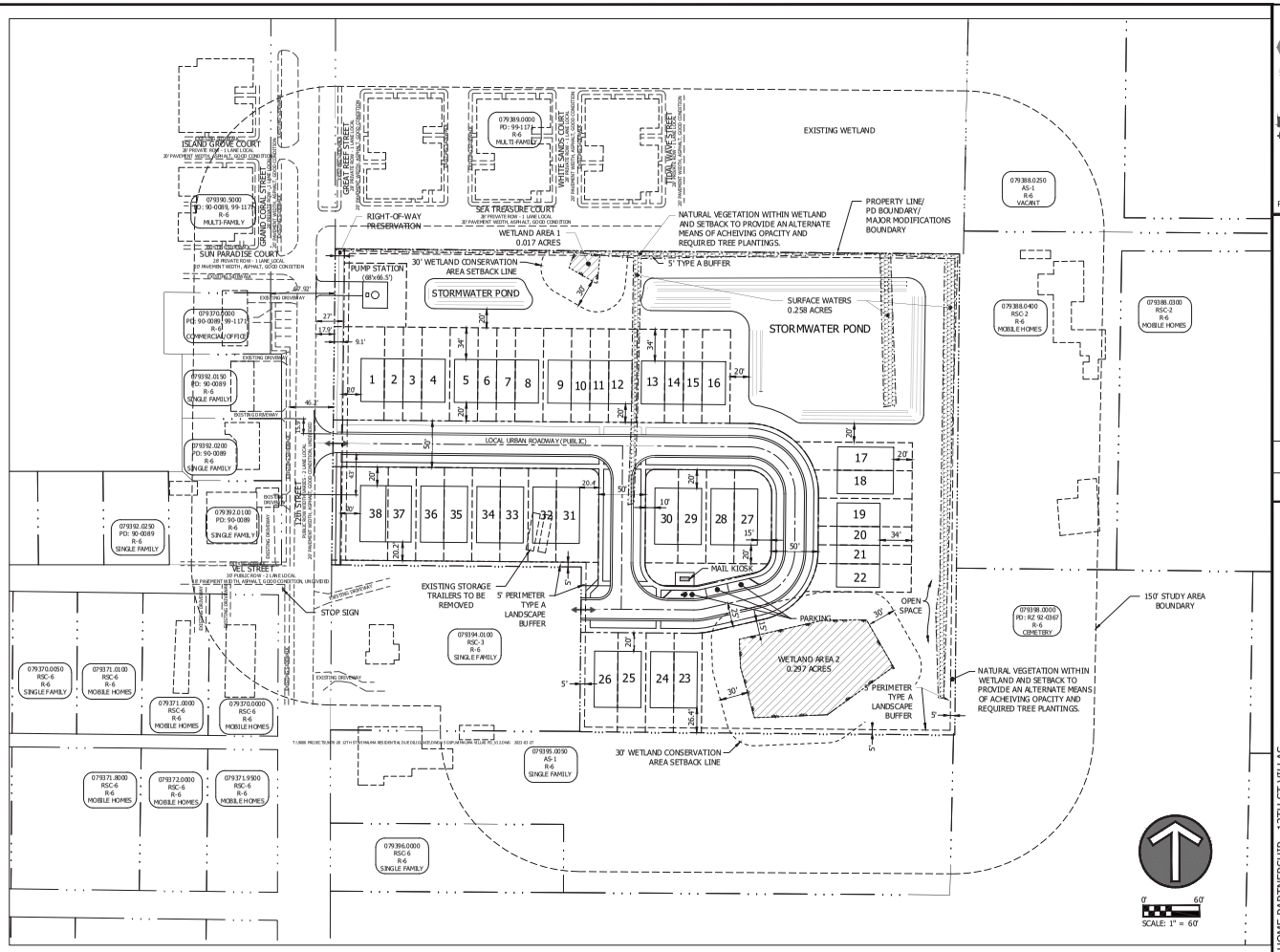
Date Agent/Owner notified of Disapproval: _____

Received
May 11, 2023
Development
Services

VICINITY MAP

SCALE: 1"=2,000'

SITE DATA	
FOLIO:	079390-0000
EXISTING ZONING:	PD (06-0103, 07-0733, 21-1108)
PROPOSED ZONING:	PD
EXSITING FLU:	R-6
EXISTING FLOOD ZONE:	X
COMMUNITY PLANNING AREA:	WIMAUMA
OVERLAY DISTRICT:	NONE
SPECIAL ZONE:	NONE
SCENIC ROADWAY CORRIDOR:	NONE
HISTORIC LANDMARKS/OTHER HISTORICAL SITES STRUCTURES:	NONE KNOWN ON PROPERTY OR WITHIN 150'
PLATS:	NONE ON PROPERTY OR WITHIN 150' OTHER THAN OVERALL PLAT OF WIMAUMA
EASEMENTS:	NO KNOWN EASEMENTS ON PROPERTY OR WITHIN 150'
COMP PLAN FLEX:	NONE PROPOSED
PHASES:	PROJECT TO BE DEVELOPED IN A SINGLE PHASE
NATURAL WATER BODIES:	NONE
WETLAND SIZE:	0.31 ACRES
SURFACE WATER SIZE:	0.26 ACRES
PROPOSED OPEN SPACE	2.83 AC.
PROPOSED RESIDENTIAL TYPE:	DUPLEX/TRI-PLEX/QUAD-PLEX
TOTAL PARCEL SIZE:	6.81 ACRES
TOTAL NO. OF DWELLING UNITS:	38
GROSS DENSITY:	5.58 d.u/ACRE
MAXIMUM HEIGHT:	35'
MAXIMUM BUILDING COVERAGE:	75%
MAXIMUM IMPERVIOUS SURFACE:	75%
MINIMUM LOT SIZE:	2,000 S.F.
MINIMUM LOT WIDTH:	20'
MINIMUM LOT DEPTH:	100'



PLANNING NOTES

1. BOUNDARY AND TOPOGRAPHIC INFORMATION INCLUDING LEGAL DESCRIPTION INFORMATION AS INDICATED HERON IS TAKEN FROM A MAP OF BOUNDARY AND SURVEY PREPARED BY MRIC SPATIAL, DATED 04/26/2022.
2. BASED ON INFORMATION SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12057C0698H, DATED AUGUST 28, 2008, THE PROPERTY LIES IN FLOOD ZONE X.
3. ALL EXISTING LOTS AND BLOCKS, IF ANY, SHALL NOT REMAIN.
4. ALL LAND USES AND THE GENERAL LOCATION OF STRUCTURES WITHIN ON HUNDRED FIFTY (150) FEET OF THE BOUNDARIES OF THE PROJECT SITE ARE AS SHOWN.
5. NO NON-RESIDENTIAL USE IS PROPOSED.
6. BUFFERING AND SCREENING SHALL BE PROVIDED AS REQUIRED BY THE LAND DEVELOPMENT CODE.
7. WATER AND WASTEWATER SERVICE SHALL BE PROVIDED BY HILLSBOROUGH COUNTY
8. ALL EXISTING STRUCTURES TO BE REMOVED.
9. EXISTING DEVELOPMENT WITHIN 150 FEET OF PROJECT BOUNDARY APPEARS TO COMPLY WITH APPROVED GENERAL SITE PLANS.
10. NO SPECIFIC ARCHITECTURAL DESIGNS FOR NON-RESIDENTIAL OR MULTI-FAMILY STRUCTURES ARE PROPOSED.
11. EXISTING WETLANDS MAY BE ALLOWED TO SATISFY SCREENING REQUIREMENTS IF EITHER IN THEIR NATURAL STATE OF WITH SUPPLEMENTAL PLANTINGS, OPACITY AND TREE PLANTING REQUIREMENTS OF THE OTHERWISE REQUIRED BUFFER ARE MET.
12. SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH THE HILLSBOROUGH COUNTY LDC.

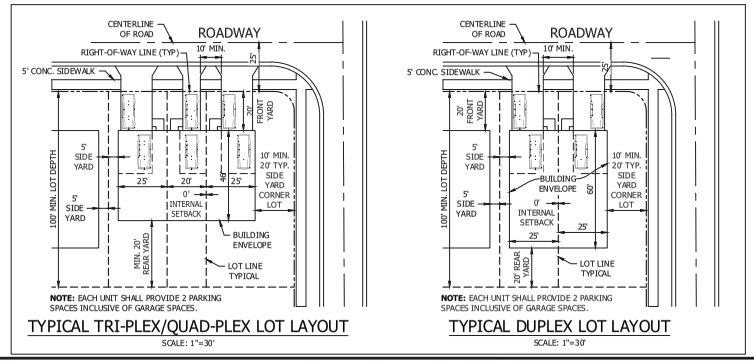
LEGAL DESCRIPTION

THE SOUTH 1/2 OF TRACT 2 IN NORTHWEST 1/4 AND THE EAST 401.25 FEET OF THE NORTH 176.25 FEET OF TRACT 7THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 32 SOUTH, RANGE 20 EAST, REVISED MAP OF TOWN OF WIMAUMA, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 136 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

LEGEND

FOLIO: 079395.0050
ZONING: AS-1
FLU: R-6
ELU: SINGLE FAMILY

EXISTING OR FUTURE INGRESS/EGRESS ACCESS:



APPLICANT/DEVELOPER:
FLORIDA HOME PARTNERSHIP
FKA HOMES FOR HILLSBOROUGH
ATTN: MICHAEL MORINA
PO BOX 760
RUSKIN, FL 33570
MIKE@FLHOME.COM
(813) 672-7863

PLANNER/ENGINEER:
LANDIS, EVANS AND PARTNERS
ATTN: DALLAS EVANS, P.E., AICP
3810 NORTHDALE BLVD, SUITE 100
TAMPA, FL 33624
DEVANS@LANDISEVANS.COM
(813) 394-0599

LANDIS EVANS + PARTNERS
www.landisevans.com
3810 NORTHDALE BLVD.
SUITE 100
TAMPA, FLORIDA 33624
OFFICE: 813-949-7449
FBPE CERT. OF AUTH. #4548

MARK	DATE	DESCRIPTION
ISSUE:		

FLORIDA HOME PARTNERSHIP - 12TH ST VILLAS
GENERAL DEVELOPMENT PLAN
MAJOR MODIFICATIONS TO PD: 06-0103

WIMAUMA
HILLSBOROUGH COUNTY, FL

FLOOD ZONE: X
SECTWPRNG: 90/32S/20E
JOB NO.: 9470-20
DATE: 06/17/2021
SHEET NUMBER: PD - 1

T:\9000 PROJECTS\9470-20 12TH ST WIMAUMA RESIDENTIAL DUE DILIGENCE\DWG\LS GSP\WIMAUMA VILLAS PD_V12.DWG PLOT DATE:2023-03-27

22-1392

AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

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

DATE: 04/10/2023
AGENCY/DEPT: Transportation
PETITION NO: PD MM 22-1392

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

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would not result in result in an increase of trips potentially generated by development of the subject site.
- If PD 22-1392 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated March 7, 2023) which was found approvable by the County Engineer (on March 10, 2023) for the 12th St. substandard road improvements. Approval of this Administrative Variance will waive 12th St. substandard road improvements required by section 3.23.09.B. of the Land Development Code.
- An Administrative Variance for access spacing was approved with the previous major modification (21-1108) and remains effective with the current proposal due to the number of units and access location staying the same as previously approved.
- Transportation Review Section staff has no objection to the proposed request, subject to the conditions of approval provided herein below.

CONDITIONS OF APPROVAL

In addition to the previously approved zoning conditions, which shall carry forward, staff is requesting the following revised and new condition:

Revised Conditions

- ~~PD 21-1108 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated December 8, 2021) which was found approvable by the County Engineer (on December 22, 2021) for the 12th St. substandard road improvements. Approval of this Administrative Variance will waive 12th St. substandard road improvements required by section 6.04.03.L. of the Land Development Code~~

[Transportation Review Section staff recommends eliminating this condition as the new modification includes a new approvable substandard roadway Administrative Variance that follows newly adopted requirements and reflects the new proposal].

New Conditions:

- If PD 22-1392 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated March 7, 2023) which was found approvable by the County Engineer (on March 10, 2023) for the 12th St. substandard road improvements. Approval of this Administrative Variance will waive 12th St. substandard road improvements required by section 3.23.09.B. of the Land Development Code.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a major modification to previously approved PD 06-0103 (most recently modified by 21-1108) to allow for duplex, triplex, and townhome product types. The total number of proposed dwelling units remains the same as previously approved, 38 residential dwelling units. The proposed PD includes one parcel totaling +/- 7.19 acres. The site is located on the north west side of the intersection of Vel Street and 12th St. The Future Land Use designation of the site is R-6.

Trip Generation Analysis

Staff has prepared a comparison of the trips potentially generated under the previously approved zoning and the proposed planned development including the additional residential units, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 38 Multi Family Dwelling Units (ITE code 220)	**256**	**15**	**19**

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 38 Multi Family Dwelling Units (ITE code 220)	**256**	**15**	**19**

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	**+0**	**+0**	**+0**

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

12th St. is a 2-lane, substandard, Hillsborough County maintained, local roadway, characterized by +/-10-foot travel lanes. The existing right-of-way on 12th St. ranges between +/-60 feet and +/- 70 feet. There are no marked bicycle facilities on 12th St. There is an existing 5-foot sidewalk on the west side of 12th St. in the vicinity of proposed project.

SITE ACCESS

Access to the project will be via a single access connection to 12th St. Cross-access is proposed to the south for connection to future development.

New LDC Wimauma Community Plan requirements in have been adopted since the previous approval (21-1108) that require additional connectivity. Senior Staff has concluded that since this project is not proposing to change the previously approved number of dwelling units, the proposal is complying with the Land Development Code to the greatest extent practicable.

REQUESTED VARIANCES

An Administrative Variance for access spacing was approved with the previous major modification (21-1108) and remains in effect with the current proposal due to the number of units and access location staying the same as previously approved.

Since the approval of the most recent modification to the rezoning (21-1108), new LDC requirements for substandard roadway in the Wimauma Community Plan have been adopted. The applicant has submitted an Administrative Variance for Substandard Roadway according to the new LDC regulations and was found approvable by the County Engineer.

If PD 22-1392 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated March 7, 2023) which was found approvable by the County Engineer (on March 10, 2023) for the 12th St. substandard road improvements. Approval of this Administrative Variance will waive 12th St. substandard road improvements required by section 3.23.09.B. of the Land Development Code.

ROADWAY LEVEL OF SERVICE (LOS)

12th St. is not included in the 2020 Level of Service (LOS) Report.

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**
12th St.	County Local - Urban	2 Lanes ☒Substandard Road ☐Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐Not applicable for this request			
	Average Annual Daily Trips	**A.M. Peak Hour Trips**	**P.M. Peak Hour Trips**
Existing	256	15	19
Proposed	256	15	19
Difference (+/-)	+0	+0	+0

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

Connectivity and Cross Access ☐Not applicable for this request				
Project Boundary	**Primary Access**	**Additional Connectivity/Access**	**Cross Access**	**Finding**
North		None	None	Meets LDC
South		None	Vehicular & Pedestrian	Meets LDC
East		None	None	Meets LDC
West	X	None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ☐Not applicable for this request		
Road Name/Nature of Request	**Type**	**Finding**
12th Street/Substandard Road Improvements	Administrative Variance Requested	Approvable
12th Street/ Access Spacing	Administrative Variance Requested	Previously Approved
Notes:		

4.0 Additional Site Information & Agency Comments Summary			
Transportation	**Objections**	**Conditions Requested**	**Additional Information/Comments**
☒ Design Exception/Adm. Variance Requested ☐ Off-Site Improvements Provided	☐ Yes ☐N/A ☒ No	☒ Yes ☐ No	See Staff Report.

From: Williams, Michael
Sent: Friday, March 10, 2023 5:56 PM
To: Dallas Evans
Cc: Steady, Alex; Lampkin, Timothy; Tirado, Sheida; PW-CEIntake
Subject: FW: MM 22-1392 - Administrative Variance Review
Attachments: 22-1392 AVReq 03-07-23.pdf

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Dallas,
I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 22-1392 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with transportation staff 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: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: Friday, March 10, 2023 5:03 PM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Cc: Steady, Alex <SteadyA@hillsboroughcounty.org>
Subject: MM 22-1392 - Administrative Variance Review
Importance: High

Hello Mike,

The attached Administrative Variance is approvable to me, please include the following people in your email:

devans@landisevans.com
lampkint@hillsboroughcounty.org
steadya@hillsboroughcounty.org

Best Regards,

Sheida L. Tirado, PE *(she/her/hers)*
Transportation Review Manager
Development Services Department

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

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.

Received March 7, 2023
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LANDIS EVANS + PARTNERS
formerly Sprinkle Consulting

March 7, 2023

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

Re: Magnolia Garden Square (FKA 12th St Wimauma Residential, FKA Wimauma Villas)
MM 22-1392
Administrative Variance Request
Folio 79390.0000

The purpose of this letter is to request an Administrative Variance (AV) per LDC Section 6.04.02B, to meet requirements of LDC Section 3.23.09B, substandard roadways for the above referenced project. This project consists of a residential development with 38 villa units.

Case Description/Background:
This project was recently approved as MM 21-1108 for 38 duplex units. AV's were approved at that time for driveway spacing and substandard roadways. The approved layout from MM 21-1108 is shown below:

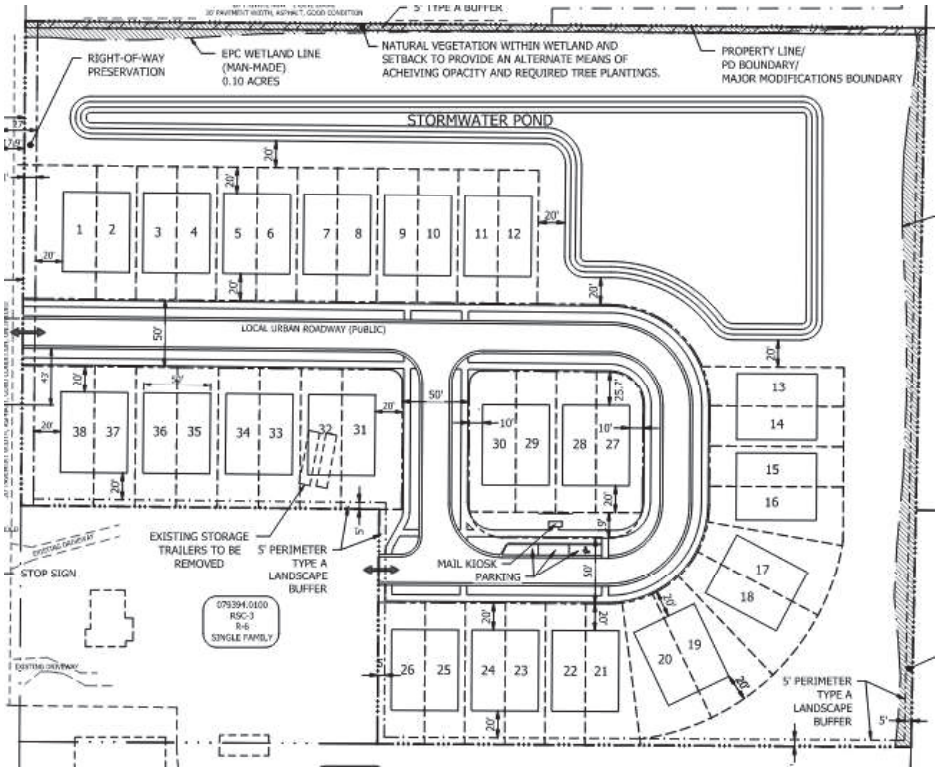

Figure 3 - Geometry from approved MM 21-1108

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Magnolia Garden Square FKA Wimauma Villas
Administrative Variance Request

This development will be part of a US Department of Agriculture (USDA) program which has funded mutual self-help housing since the early 1960's. Through this program, low-income families from all walks of life are provided opportunities for home ownership that would not otherwise be available. This program consists of neighbors helping neighbors to build their homes together. Florida Home Partnership provides guidance and tools to allow families to develop built equity in their homes.

This project has also received a subsidy through the Hillsborough County Affordable Housing Services HOME/CHDO program and is a designated Affordable Housing project with Hillsborough County.

The applicant for this project, Florida Home Partnership (formerly Homes for Hillsborough), is struggling to maintain affordability of the proposed project given increasing construction and materials costs. Subsequent to the approval of MM 21-1108, the applicant's architect has determined that these increasing costs can be partially offset by costs savings associated with reducing the number of exterior walls required to be constructed. Accordingly, the applicant now proposes to modify the proposed site plan approved under MM 21-1108 to allow for triplex and quad-plex product types which will be used to provide housing for low- and extremely low-income individuals in the Wimauma community as shown in the layout below:

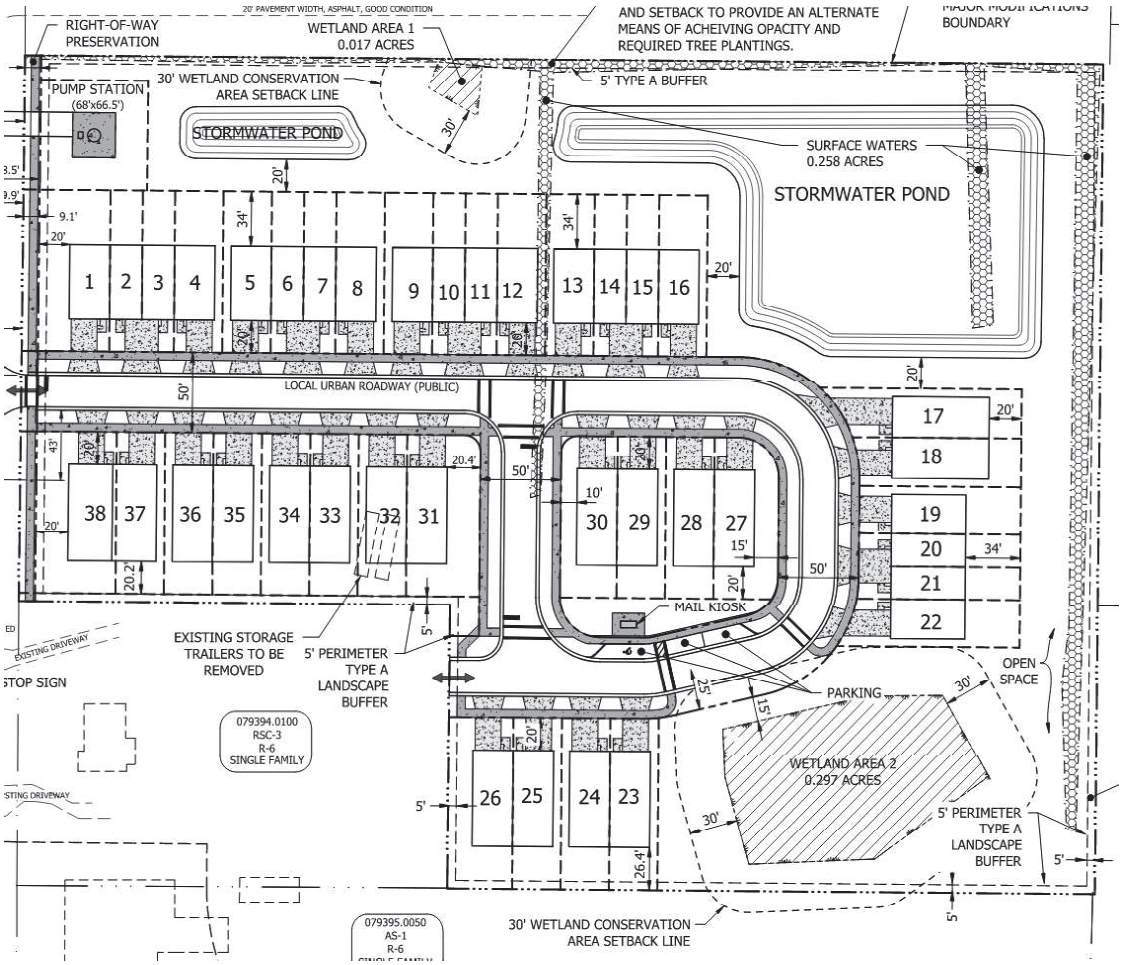

Figure 4 - Currnetly proposed site plan

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Magnolia Garden Square FKA Wimauma Villas
Administrative Variance Request

A detailed Essential Elements analysis accompanies this submittal.

The applicant requests and administrative variance from minimum lane width, presence of curb, clear zone, and sidewalk requirements for Segment B of the Essential Elements analysis which extends from West Lake Drive to 12th Street.

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

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

Each of these criteria is evaluated separately below.

A. There is an unreasonable burden on the applicant
Vel Street (Segment B) exhibits a constrained right-of-way of 30 feet and does not abut the subject property. Reconstruction of this roadway to meet TS-3 would by necessity require acquisition of right-of-way from adjoining property owners of which the applicant has no control over. The applicant is not entitled to the use of eminent domain to obtain right-of-way from the various property owners along this corridor and is unable to provide the right-of-way necessary to meet these criteria.

B. The variance would not be detrimental to the public health, safety, and welfare
The variance would not be detrimental to the public health, safety, and welfare. A review of three years of crash data revealed only two crashes along this roadway segment. Only one of these crashes was an off-road crash, and this was property damage only. Allowing Vel Street to remain in its existing condition would not reduce the safety of the roadway beyond its existing condition.

Appropriate typical section has been determined to be TS-3, residential variant, with a required pavement width of 20'. Field measurement of Segment A has determined that the average pavement width within this area is 18.5 ft. While the County typical section requires a 20' pavement width, the Florida Greenbook allows pavement widths to be reduced to 9' for low traffic local urban roadways in residential areas where right of way is severely limited. The applicant notes that due to the constrained right-of-way (30'), throughout this segment, widening of the roadway is impractical.

C. Without the variance, reasonable access cannot be provided
Vel Street (Segment B) has 30 feet of right-of-way. There are no improvements which can be undertaken within this amount of right-of-way. Without this variance from the requirement to improve Vel Street, reasonable access cannot be provided.

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Development Services

March 7, 2023
Magnolia Garden Square FKA Wimauma Villas
Administrative Variance Request

We respectfully request approval of an LDC Section 6.04.02B administrative variance to LDC Section 3.23.9B substandard roadways for the above referenced project. Please feel free to call me if you have any questions regarding this application

Attachments list:

1. Essential Elements Analysis
2. MM 22-1392 Proposed PD Plan

Sincerely,

JUSTIN DALLAS EVANS
LICENSE
No. 72691
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Digitally signed by Justin D Evans
DN: CN=Justin D Evans, dnQualifier=A01410C00000183579D95090007725D, O=Florida, C=US
Date: 2023.03.07 14:46:01-05'00'

Landis Evans + Partners, Inc.

Dallas Evans, P. E.
Principal Engineer
PE #72691

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

_____ Disapproved

_____ Approved with Conditions

_____ Approved

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

T:\9000 Projects\9470-20 12th St Wimauma Residential Due Diligence\Design\Traffic\2023-03-07 AV Update\22-1392 AV Request 030723.docx

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LANDIS EVANS
+ PARTNERS
formerly Sprinkle Consulting

March 7, 2023

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

Re: Magnolia Garden Square (FKA 12th St Wimauma Residential, FKA Wimauma Villas)
MM 22-1392
Essential Elements Analysis
Folio 79390.0000

The purpose of this letter is to address the requirements of an Essential Elements Analysis for the above referenced project.

Improvement Network Identification

The nearest County roadway complying with Essential Elements to the project site is West Lake Drive. For this analysis, we have considered the frontage of the property along 12th St as Segment "A", and Vel Street from 12th St to West Lake Drive to be Segment "B".

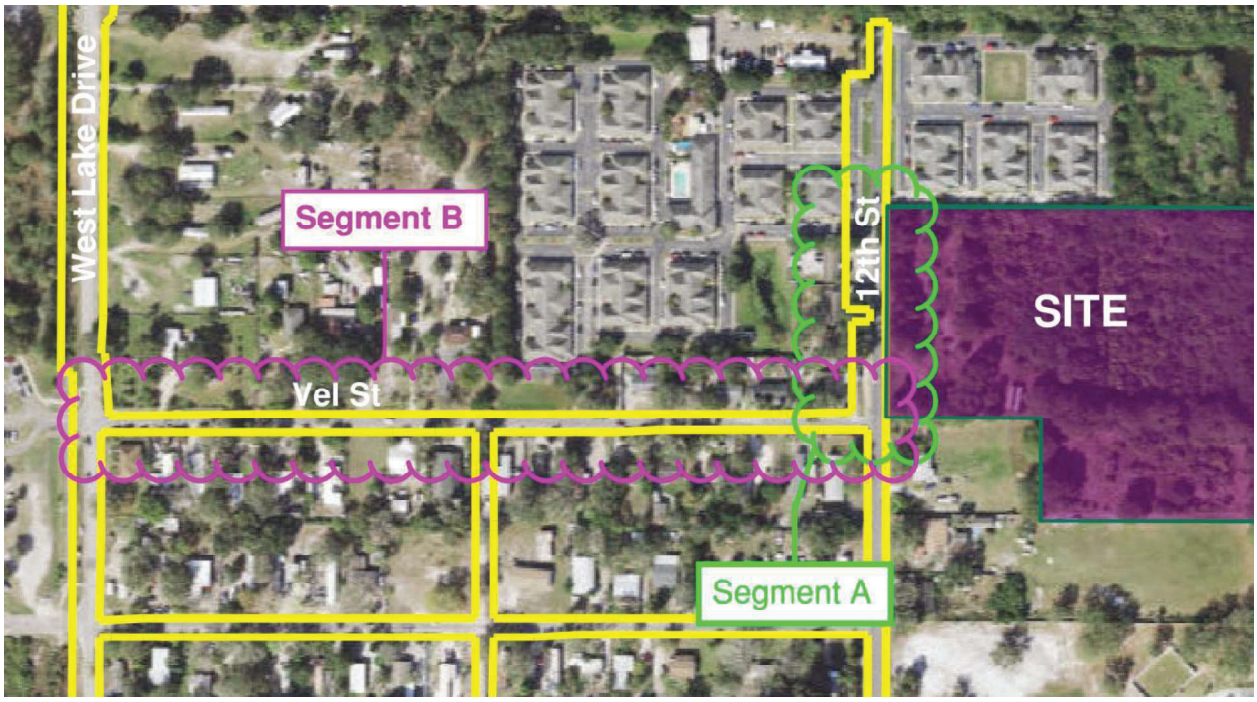

Figure 1 - Improvement Network

Landis Evans + Partners 18115 US Hwy 41 North, Ste. 600, Lutz, FL 33549
phone: 813.949.7449 fax: 813.909.9840 www.landisevans.com

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Essential Elements Analysis for Segment A (12th St)

a. *Lane Widths*. Appropriate typical section has been determined to be TS-3, residential variant, with a required pavement width of 20'. Field measurement of Segment A has determined that the average pavement width within this area is 20.1 ft.

b. *Presence of Curb*. Curb is not currently present along Segment A. It is the express intent of the Wimauma Downtown Overlay that new streets shall be permitted to utilize only urban roadway sections, and that existing roadways should transition to urban typical sections to the greatest extent possible.

   Addition of curbing to a roadway directly impacts the drainage of that segment of roadway by restricting the locations in which water can flow off of the pavement. On an uncurbed/rural roadway, the cross-sectional slope (crown) of the roadway pushes water to the sides of the road, and water is unencumbered from flowing across the gutter and off of the road. When curbing is installed, the locations in which water can drain from the roadway are limited to the locations where inlets of flumes are installed. In order to safely install curbing on a roadway, it must be ensured that the longitudinal grade of the road is sufficient to direct water down the gutter of the curb to those inlet locations. The FDOT Drainage Manual requires a minimum longitudinal gutter grade of 0.3 percent in order to ensure positive drainage to inlet locations. This slope is necessary both to ensure positive drainage to inlet locations and also to prevent debris accumulation within the roadway.

   12th St from Vel St to the northern boundary of the subject property slopes at a 0.75-1% slope from south to north. We propose to install Miami curbing along both sides of this segment and to collect this runoff in inlets or swales. This runoff is anticipated to be discharged via piping or ditches to the existing outfall, the east/west drainage ditch along the project's northern property line.

c. *Stabilized shoulders*. N/A. Appropriate typical section has been determined to be TS-3. Curbing is proposed across Segment A.

d. *Roadway safety*. According to Florida Greenbook Table 4-1, for local roadways with a design AADT less than or equal to 400 vehicles per day, a clear zone of 6 feet or more in width must be provided if it can be done so with minimum social/environmental impacts. However, where constraints of cost, terrain, right of way, or potential social/environmental impacts make the provision of a 6 feet clear zone impractical, clear zones less than 6 feet in width may be used, including designs with 0 feet clear zone. The clear zone throughout Segment A is nominally 10' on either side of the roadway, exceeding these requirements.

   The Greenbook also requires a slope as flat as possible, desirably 6:1 or flatter. The shoulder slopes along Segment A are uniformly less than 6:1 within the clear zone.

   The applicant notes that non-compliant but presumably grandfathered 90 degree parking is located within the right-of-way on the west side of the roadway in this section, but that parking is not generally be considered to be a clear zone violation.

e. *Presence of bicycle facilities*. N/A. 12th St. is functionally classified as a local roadway. With the addition of project traffic, the roadway is anticipated to remain under the 5,000

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AADT threshold upon which local roadways are considered collector roadways. As such, the appropriate typical section for 12th St. is determined to a TS-3, local urban roadway (residential subtype). TS-3 roadways do not require bicycle facilities. Therefore, this essential element is not applicable.

f. *Ability to accommodate sidewalks*. Compliant. The project is required to install sidewalks in accordance with various LDC sections including Sections 6.02.08 and 6.03.02, which requires a sidewalk along the project's 12th St. frontage. In order to facilitate installation of the sidewalk in a manner consistent with the TTM/LDC (i.e. with a minimum separation of 8-feet between the closely edge of sidewalk and closest edge of curb consistent with TS-3), and in accordance with Sec. 6.03.02.D., the applicant has proffered the dedication and conveyance of 9.1 feet of right-of-way along the project's frontage. The applicant notes that there is an existing sidewalk along the west side of 12th St. (constituting the remainder of Segment A).

<u>Essential Elements Analysis for Segment B (Vel St)</u>

a. *Lane Widths*. Appropriate typical section has been determined to be TS-3, residential variant, with a required pavement width of 20'. Field measurement of Segment A has determined that the average pavement width within this area is 18.5 ft. While the County typical section requires a 20' pavement width, the Florida Greenbook allows pavement widths to be reduced to 9' for low traffic local urban roadways in residential areas where right of way is severely limited. The applicant notes that due to the constrained right-of-way (30'), throughout this segment, widening of the roadway is impractical.

b. *Presence of Curb*. Curb is not currently present along Segment B. Vel Street (Segment B) slopes from east to west at an overall slope of approximately 0.37%. While this is above the minimum required longitudinal slope, the direction of the slope is towards West Lake Drive, away from the project site. Channelizing the roadway drainage to inlet/flume locations will result in concentrated flow at those locations. Inlets or flumes will need to drain to stormwater piping or roadside ditches to collect these concentrated flows. Without these provisions, these concentrated flows will be directed onto individual homeowner's properties at the inlet/flume locations.

   Installation of a storm drain system to collect runoff from curb inlets will require a receiving stormwater pond. This pond will need to be located generally downhill from the portion of roadway being drained. For Segment B, the stormwater facility would need to be located generally near the intersection of West Lake Drive and Vel Street. The developer does not own property in this area and is unable to compel adjacent property owners to provide property for drainage through eminent domain. As such, installation of curb inlets and stormwater piping is infeasible.

   We have also reviewed the potential to install roadside ditches alongside Vel Street. Ditches could theoretically be used in conjunction with flumes to collect roadway runoff. However, the right of way of Vel St is constrained (insert measurements here). The Hillsborough County Stormwater Technical Manual specifies the following minimum dimensional criteria for roadside ditches: 4' bottom width, 1:4 side slopes (max), and 2' minimum depth. Combined, this requires a minimum of 20' of width on each side of the roadway for ditches, which cannot be accomplished within the existing 30' right of way of Vel Street. The adjacent rights of way of Vel Street are not owned by the developer and

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cannot be acquired without the use of eminent domain, which isn't available to the developer as a private party. Installation of ditches would also require removal of the existing roadside sidewalk along Vel St. It is our opinion that the public is better served by retaining the existing roadside sidewalk than by its removal to install substandard ditches.

c. *Stabilized shoulders*. For those portions of the roadway where curb cannot be provided due to a lack of stormwater facility, we evaluated whether there any safety issues due to lack of a stabilized shoulders as a part of the examination of essential element d., below.

d. *Roadway safety*. According to Florida Greenbook Table 4-1, for local roadways with a design AADT less than or equal to 400 vehicles per day, a clear zone of 6 feet or more in width must be provided if it can be done so with minimum social/environmental impacts. However, where constraints of cost, terrain, right of way, or potential social/environmental impacts make the provision of a 6 feet clear zone impractical, clear zones less than 6 feet in width may be used, including designs with 0 feet clear zone.

   Vel St is characterized by a constrained right-of-way, which measures as 30' in the Hillsborough County Right of Way Inventory. Homeowners have constructed fencing at the limits of the maintained right-of-way. The right-of-way is clear of obstructions except for several utility poles which have been placed near the rear of the maintained right-of-way adjacent to the fencelines. The applicant contends that the clear zone is as wide as is practical given the right-of-way constraints referenced in the Florida Greenbook.

   The clear zone area currently complies with the slope requirements of the Florida Greenbook and will not be made steeper in the proposed conditions.

   In the last three years, there have been two crashes along Segment B, only one of which was off-road. This was a property-damage-only crash.

e. *Presence of bicycle facilities*. N/A. Vel St. is functionally classified as a local roadway. With the addition of project traffic, the roadway is anticipated to remain under the 5,000 AADT threshold upon which local roadways are considered collector roadways. As such, the appropriate typical section for Vel St is determined to TS-3, local urban roadway (residential subtype). TS-3 roadways do not require bicycle facilities. Therefore, this essential element is not applicable.

f. *Ability to accommodate sidewalks*. The applicant notes that there is an existing sidewalk along the north side of Vel St (Segment B).

   Although the south side of Vel St. along the required improvement network does not have sidewalks, the applicant is not proposing any improvements within these facilities which would otherwise eliminate an existing sidewalk or change the ability of the existing available right-of-way (which is not under the applicant's control) to potentially accommodate of a new sidewalk. It should also be noted that development/ redevelopment of other parcels within the corridor would have to comply with LDC standards, including the provisions requiring placement of a sidewalk within an easement acceptable to the County (or dedication and conveyance of the underlying fee) consistent with Sec. 6.03.02.D. in such instances where new sidewalk must be installed and right-of-way is insufficient.

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Development Services

Required Improvements Analysis – 12 St.

12th St. is a substandard roadway which does not comply with one essential element per Sec.3.23.09.B. of the LDC: presence of curbing. The applicant proposes to install Miami curb across Segment A as part of this project, after which this segment will comply with the essential elements per Section 3.23.09.B of the LDC.

Pursuant to Sec. 3.23.09.C.4., "Where sufficient right-of-way exists to allow a developer to improve the substandard public or private roadway network, the developer shall comply with all Essential Elements listed within Section 3.24.06.B, above.

12 St. across the property's frontage, constituting Segment A, has a varying right-of-way width of 30, 60, and 70 feet (it should be noted that the 30' segment is a limited area approximately 20' long in front of Folio 79392.0150 along which right of way exists along the eastern half of the roadway but not the western half – see Figure 2). It should also be noted that 12th St is not centered within the right-of-way. The eastern right-of-way line (which is also the subject property's property line) along the eastern side of Segment A is presently located 17.9 ft east of the centerline of 12th St. The developer proposes to provide 9.1 ft of right-of-way across the property's frontage, which will result in 27 feet of right-of-way from the centerline to the eastern right-of-way line. This will result in a total of 39.1, 69.1, or 79.1 feet of right-of-way along the project's frontage across this segment, as the right-of-way line varies across the western side. Due to challenges on the west side of the roadway within the section (i.e. older existing development which has non-compliant but presumably grandfathered 90 degree parking within the right-of-way, the applicant is unable to bring this section of the road up to standards.

Figure 2 - Varying right-of-way of Segment A

Required Improvements Analysis – Vel St.

Vel St. from 12th St to West Lake Drive, constituting Segment B, has 30 feet of right-of-way per the Hillsborough County Right of Way Inventory. The applicant believes that there are no improvements which can be undertaken within this amount right-of-way.

Sec. 3.23.09.C.5 of the LDC states in part "Where insufficient right-of-way exists or there are additional constraints (e.g. lack of stormwater facilities to accommodate required drainage), Section 6.04.02.B. Administrative Variances (AV) or TTM Design Exceptions (DE) may be considered provided:

- The Administrative Variance and Design Exception are processed concurrently with a Planned Development zoning application or Planned Development zoning modification; and,

Received March 7, 2023
Development Services

March 7, 2023
Magnolia Garden Square FKA Wimauma Villas
Essential Elements Analysis

- Where insufficient right-of-way exists along a project's public or private roadway frontages, the developer shall provide sufficient right-of-way along such frontage(s) where necessary…."

The applicant notes, with respect to C.5.a., an AV is being submitted concurrent with MM 22-1392. The applicant notes that along project frontages, the applicant proffered the dedication and conveyance of additional right-of-way in accordance with C.5.b.

As such, the County Engineer is authorized to consider a Section 6.04.02.B. Administrative Variances or TTM Design Exceptions may be considered provided. The AV request is included on the next page.

Sincerely,

JUSTIN DALLAS EVANS
LICENSE
No. 72691
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

Digitally signed by Justin D Evans
DN: CN=Justin D Evans, dnQualifier=A01410C00000183579D95090007725D, O=Florida, C=US
Date: 2023.03.07 14:46:16-05'00'

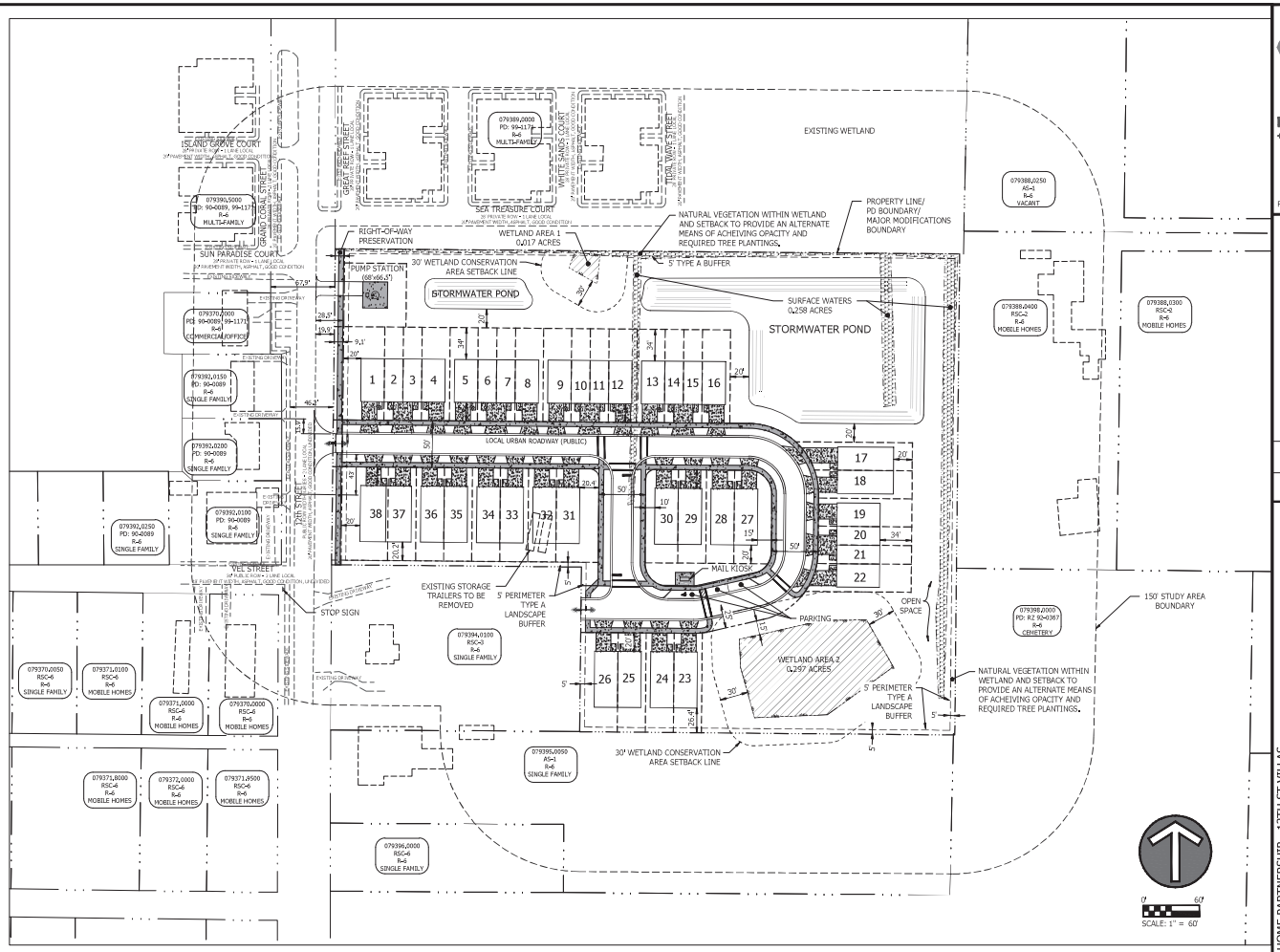
Landis Evans + Partners, Inc.

Dallas Evans, P. E.
Principal Engineer
PE #72691

VICINITY MAP

SCALE: 1"=2,000'

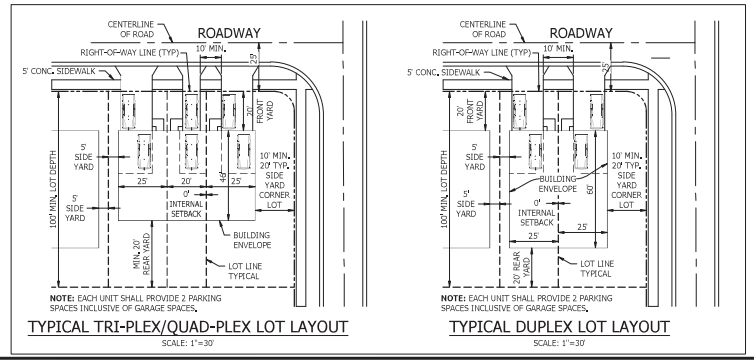
SITE DATA	
FOLIO:	079390-0000
EXISTING ZONING:	PD (06-0103, 07-0733, 21-1108)
PROPOSED ZONING:	PD
EXSITING FLU:	R-6
EXISTING FLOOD ZONE:	X
COMMUNITY PLANNING AREA:	WIMAUMA
OVERLAY DISTRICT:	NONE
SPECIAL ZONE:	NONE
SCENIC ROADWAY CORRIDOR:	NONE
HISTORIC LANDMARKS/OTHER HISTORICAL SITES STRUCTURES:	NONE KNOWN ON PROPERTY OR WITHIN 150'
PLATS:	NONE ON PROPERTY OR WITHIN 150' OTHER THAN OVERALL PLAT OF WIMAUMA
EASEMENTS:	NO KNOWN EASEMENTS ON PROPERTY OR WITHIN 150'
COMP PLAN FLEX:	NONE PROPOSED
PHASES:	PROJECT TO BE DEVELOPED IN A SINGLE PHASE
NATURAL WATER BODIES:	NONE
WETLAND SIZE:	0.31 ACRES
SURFACE WATER SIZE:	0.26 ACRES
PROPOSED OPEN SPACE	2.83 AC.
PROPOSED RESIDENTIAL TYPE:	DUPLEX/TRI-PLEX/QUAD-FLEX
TOTAL PARCEL SIZE:	6.81 ACRES
TOTAL NO. OF DWELLING UNITS:	38
GROSS DENSITY:	5.58 d.u/ACRE
MAXIMUM HEIGHT:	35'
MAXIMUM BUILDING COVERAGE:	75%
MAXIMUM IMPERVIOUS SURFACE:	75%
MINIMUM LOT SIZE:	2,000 S.F.
MINIMUM LOT WIDTH:	20'
MINIMUM LOT DEPTH:	100'



LEGEND

FOLIO: 079395.0050
ZONING: AS-1
FLU: R-6
ELU: SINGLE FAMILY

EXISTING OR FUTURE INGRESS/EGRESS ACCESS:



TYPICAL TRI-PLEX/QUAD-PLEX LOT LAYOUT

SCALE: 1"=30'

TYPICAL DUPLEX LOT LAYOUT

SCALE: 1"=30'

PLANNING NOTES

1. BOUNDARY AND TOPOGRAPHIC INFORMATION INCLUDING LEGAL DESCRIPTION INFORMATION AS INDICATED HERON IS TAKEN FROM A MAP OF BOUNDARY AND SURVEY PREPARED BY MRIC SPATIAL, DATED 04/26/2022.
2. BASED ON INFORMATION SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12057C0680H, DATED AUGUST 28, 2008, THE PROPERTY LIES IN FLOOD ZONE X.
3. ALL EXISTING LOTS AND BLOCKS, IF ANY, SHALL NOT REMAIN.
4. ALL LAND USES AND THE GENERAL LOCATION OF STRUCTURES WITHIN ON HUNDRED FIFTY (150) FEET OF THE BOUNDARIES OF THE PROJECT SITE ARE AS SHOWN.
5. NO NON-RESIDENTIAL USE IS PROPOSED.
6. BUFFERING AND SCREENING SHALL BE PROVIDED AS REQUIRED BY THE LAND DEVELOPMENT CODE.
7. WATER AND WASTEWATER SERVICE SHALL BE PROVIDED BY HILLSBOROUGH COUNTY
8. ALL EXISTING STRUCTURES TO BE REMOVED.
9. EXISTING DEVELOPMENT WITHIN 150 FEET OF PROJECT BOUNDARY APPEARS TO COMPLY WITH APPROVED GENERAL SITE PLANS.
10. NO SPECIFIC ARCHITECTURAL DESIGNS FOR NON-RESIDENTIAL OR MULTI-FAMILY STRUCTURES ARE PROPOSED.
11. EXISTING WETLANDS MAY BE ALLOWED TO SATISFY SCREENING REQUIREMENTS IF EITHER IN THEIR NATURAL STATE OF WITH SUPPLEMENTAL PLANTINGS, OPACITY AND TREE PLANTING REQUIREMENTS OF THE OTHERWISE REQUIRED BUFFER ARE MET.
12. SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH THE HILLSBOROUGH COUNTY LDC.

LEGAL DESCRIPTION

THE SOUTH 1/2 OF TRACT 2 IN NORTHWEST 1/4 AND THE EAST 401.25 FEET OF THE NORTH 176.25 FEET OF TRACT 7THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 32 SOUTH, RANGE 20 EAST, REVISED MAP OF TOWN OF WIMAUMA, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 136 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

LANDIS EVANS + PARTNERS
www.landisevans.com
3810 NORTHDALE BLVD.
SUITE 100
TAMPA, FLORIDA 33624
OFFICE: 813-949-7449
FBPE CERT. OF AUTH. #4548

MARK	DATE	DESCRIPTION
ISSUE:		

FLORIDA HOME PARTNERSHIP - 12TH ST VILLAS
GENERAL DEVELOPMENT PLAN
MAJOR MODIFICATIONS TO PD: 06-0103

WIMAUMA
HILLSBOROUGH COUNTY, FL

APPLICANT/DEVELOPER:
FLORIDA HOME PARTNERSHIP
FKA HOMES FOR HILLSBOROUGH
ATTN: MICHAEL MORINA
PO BOX 760
RUSKIN, FL 33570
MIKE@FLHOME.COM
(813) 672-7863

PLANNER/ENGINEER:
LANDIS, EVANS AND PARTNERS
ATTN: DALLAS EVANS, P.E., AICP
3810 NORTHDALE BLVD, SUITE 100
TAMPA, FL 33624
DEVANS@LANDISEVANS.COM
(813) 394-0599

FLOOD ZONE: X
SEC TWP RNG: 90/32S/20
JOB NO.: 8470
DATE: 01/22
SHEET NUMBER: PD 1.1

Received March 7, 2023
Development Services

19000 PROJECTS\94-70-20 12TH ST WIMAUMA RESIDENTIAL DUE DILIGENCE\DWG\15 GSP\WIMAUMA VILLAS PD_V11.DWG PLOT DATE:2023-02-28

22-1392

COMMISSION

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Harry Cohen VICE-CHAIR
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Steffanie L. Wickham WASTE DIVISION
Sterlin Woodard, P.E. WETLANDS DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: TBD **PETITION NO.:** 22-1392 **EPC REVIEWER:** Jackie Perry Cahanin **CONTACT INFORMATION:** (813) 627-2600 X 1241 **EMAIL:** cahaninj@epchc.org	**COMMENT DATE:** March 8, 2023 **PROPERTY ADDRESS:** NE corner of Vel St. & 12th St. Wimauma **FOLIO #:** 079390-0000 **STR:** 09-32S-20E
REQUESTED ZONING: MM to PD	

FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	08/17/2021 & 10/27/2022
WETLAND LINE VALIDITY	NO
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	OSW ditches located in the northern and eastern portion of parcel; possible WCA located in the SE

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:

- 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

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

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

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

- The subject property contains wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed**.** Once delineated, surveys must be submitted for review and formal approval by EPC staff.

- Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.

- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.

- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

Jpc/

ec: devans@landisevans.com
mike@flhome.org

Hillsborough County PUBLIC SCHOOLS
Preparing Students for Life

Adequate Facilities Analysis: Rezoning

Date: November 3, 2022

Jurisdiction: Hillsborough County

Case Number: RZ-MM-22-1392

HCPS #: RZ-478

Address: NE Corner 12th Street and Vel Street

Parcel Folio Number(s): 079390.0000

Acreage: ±7.22 acres

Proposed Zoning: PD

Future Land Use: R-6

Maximum Residential Units: 38 Units

Residential Type: Single-Family, Attached

School Data	Reddick Elementary	Shields Middle	Sumner High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	*948*	*1,557*	*2,658*
2022-23 Enrollment K-12 enrollment on 2022-23 40th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	*713*	*1,782*	*3,470*
Current Utilization Percentage of school capacity utilized based on 40th day enrollment and FISH capacity	*75%*	*114%*	*131%*
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 10/31/2022	*194*	*10*	*250*
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	*5*	*2*	*3*
Proposed Utilization School capacity utilization based on 40th day enrollment, existing concurrency reservations, and estimated student generation for application	*96%*	*115%*	*140%*

Notes: Reddick Elementary School has adequate capacity for the residential impact of the proposed development. Shields Middle and Sumner High School do not have adequate capacity for the proposed residential development. In these cases, the school district is required by state law to consider whether additional capacity exists in adjacent concurrency service areas (i.e., school attendance boundaries). At this time additional capacity does not exist in adjacent service areas at the middle and high school level. This development is eligible for a proportionate share binding mitigation. Please contact the School District staff for further information.

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.

Renée M. Kamen, AICP, Manager, Planning & Siting
Growth Management Department
Hillsborough County Public Schools
e: renee.kamen@hcps.net
p: 813-272-4083

AGENCY COMMENT SHEET

TO: **Zoning/Code Administration**, **Development Services Department**

FROM: **Reviewer:** Carla Shelton Knight **Date:** March 24, 2023

Agency: Natural Resources **Petition #:** 22-1392

( ) This agency has **no comment**

( ) This agency has **no objections**

(X) This agency has **no objections, subject to listed or attached conditions**

( ) This agency **objects, based on the listed or attached issues.**

1. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal. **This statement should be identified as a condition of the rezoning.**

2. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the conditions of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.

3. 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.

4. 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.

Continued

5. 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.

Hillsborough County Florida
Development Services

AGENCY REVIEW COMMENT SHEET

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:** 11/04/2022

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Florida Home Partnership, Inc **PETITION NO:** 21-1392

LOCATION: Wimauma, FL

FOLIO NO: 79390.0000

Estimated Fees:

(Fee estimate is based on per unit basis as detailed)

	1,500 sf duplex	1,500 sf towhhome	1,000 sf triplex	800 sf quadplex
Mobility:	$9,183	$6,661	$8,178	$8,178
Parks:	$1,957	$1,957	$1,555	$1,368
School:	$7,027	$7,027	$3,891	$1,645
Fire:	$249	$249	$249	$249
Total per unit* =	$18,416	$15,894	$13,873	$11,440

*per unit so duplex would have fees x2, triplex x3, etc.

Project Summary/Description:

Urban Mobility, South Park/Fire - mix of townhome/duplex/triplex/quadplex

Affordable Housing. Relief may be available from Affordable Housing Department for all but School Impact Fees

WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: MM22-1392 **REVIEWED BY:** **Randy Rochelle** **DATE:** 10/6/2022

FOLIO NO.: 79390.0000

WATER

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

☒ A 6 inch water main exists ☐ (adjacent to the site), ☒ (approximately 60 feet from the site) and is located west of the subject property within the west Right-of-Way of 12th Street. 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 that will create additional demand on the system.

WASTEWATER

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

☒ A 8 inch wastewater force main exists ☐ (adjacent to the site), ☒ (approximately 1340 feet from the site) and is located west of the subject property within the east Right-of-Way of West Lake 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:** 19 Sep. 2022

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

APPLICANT: Dallas Evans **PETITION NO:** MM 22-1392

LOCATION: Not listed

FOLIO NO: 79390.0000 **SEC:** _____ **TWN:** _____ **RNG:** _____

☒ 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)
)
----------X

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch
Land Use Hearing Master

DATE: Monday, April 17, 2023

TIME: Commencing at 6:00 p.m.
Concluding at 9:43 p.m.

Reported via Cisco Webex Videoconference by:
Diane DeMarsh, CER No. 1654

1 MS. HEINRICH: Our next item is D.4, Major Mod
2 22-1392. The applicant is requesting a major modification to
3 PD06-0103. Tim Lampkin will present staff findings after the
4 applicant provides presentation.
5 HEARING MASTER: All right. Good evening.
6 MR. EVANS: Good evening. My name is Dallas Evans.
7 I'm a licensed professional engineering certified planner with
8 (indiscernible). I'm here tonight on behalf of the applicant,
9 Florida Home Partnership, formerly known as Homes for
10 Hillsborough. My address is 3810 North Dale Boulevard in Tampa
11 and I've been sworn.
12 The subject property is located on the northeast
13 corner of Fall Street and Bell Street, Wimauma. And the
14 property is currently vacant. Adjacent uses and food
15 departments to the north and northwest, a small commercial
16 office directly across 12th Street to the west, single-family
17 detached and mobile homes to the southwest, south and east. And
18 a cemetery to the southeast. There's a wetlands to the north of
19 the property, which receives stormwater runoff from the east
20 side.
21 The property is within the R-6 Future Land Use
22 Category as are all of the surrounding properties. The
23 apartment complex to the north and west is a plan development as
24 is the cemetery to the southeast. Zoning (indiscernible) with
25 the single-family residential properties include RSC-6, RSC-3,

1 RSC-2 and ASM.
2 This property was originally zoned as a plan
3 development with PD 06-0103, which allowed for the construction
4 of 40 multi-family apartment units on the property. This
5 development would've consisted of (indiscernible) on the north
6 side of the property and the way that multi-family structures
7 are (indiscernible) Drive.
8 The PD was revised in 2007 (indiscernible) 0733, to
9 allow for 30 single-family detached homes. Major mod 21-1108,
10 again, provides that the mod for 38 villa lots. Two variances
11 for substandard roadway and driveway connection spacing were
12 also with this modification.
13 The current request is to allow triplex and townhome
14 units -- triplex and quad-plex units, in addition to the duplex
15 units allowed with major mod 21-1108. This project will an
16 affordable housing development, serving the very low income
17 individuals. LDC 6-1107 states the Affordable Housing
18 Developments single-family detached, single-family zero lot
19 line, duplex, triplex, quad-plex, townhouse or multi-family
20 units.
21 However PD specifically references (indiscernible)
22 zoning modification alternative product types for the desired
23 mix of duplex, triplex and quad-plex. The proposed
24 (indiscernible) unchanged from the previous approval. One
25 notable mention is that the modified -- the roadway layout

1 (indiscernible) wetland to the southeast corner of the property,
2 but was previously proposed (indiscernible). And also -- or
3 potentially, sorry (indiscernible).
4 We also bifurcated the proposed (indiscernible) to
5 avoid impact to a small wetland lawn (indiscernible). The
6 proposed. Well not -- this is a 30-day duplex, triplex,
7 quad-plex (indiscernible) 100 feet and then (indiscernible)
8 2,000 square feet. We're requesting flexibility of the location
9 and the breakdown of the various property types.
10 The project will have (indiscernible) up to 12th
11 Street. The project's located in a utility service area
12 (indiscernible) service to be provided (indiscernible).
13 This project requires two administrative variances.
14 The first has already been approved with the previous major
15 modification for connection spacing. That is unchanged with
16 this request as is majority of the layout.
17 The second is for substandard roadway. We're
18 proposing a dedicated right-of-way sidewalk to cross the
19 project's frontage. There's already an existing sidewalk on the
20 opposite side of 12th Street, right-of-way on that side of the
21 roadway will remain substandard regarding the variance.
22 This had been approved for major mod 21
23 (indiscernible) as well. However, the substandard roadway
24 review procedure has changed since the adoption of the final --
25 the outcome overlay district. This required re-review of the

1 request.
2 The county engineering has found both of these to be
3 approvable. A copy of that email is put in the staff report.
4 As referenced previously, this property lies within the Wimauma
5 Downtown Overlay District. While the previously approved bills
6 are not regulated by the standards, the proposed triplex and
7 quad-plex units are. And (indiscernible) in the standards.
8 We're requesting several variations from the rural lot
9 type to accommodate the proposed development. Ranging from
10 1,500 square feet to 3,840 square feet. We're requesting to be
11 allowed to provide up to 4,500 square foot lots to accompany
12 larger homes. The spacing along the roadway is such that an
13 additional lot can't be created. So that leaves us with some
14 additional space.
15 The overlay also specifies a minimum lot frontage of
16 90%. We're requesting a lower lot frontage to allow for greater
17 space in between buildings that's required by the separation.
18 And now that we're on planning, also specifies a maximum front
19 yard of 15 feet and for garages to be provided in the rear of
20 the lot. This site is fairly small and irregular shaped. We're
21 not able to provide alleys behind the units. So we're asking
22 for -- to be allowed to do front loaded garages.
23 To summarize some of the key findings from the staff
24 report, this application will not alter the currently density of
25 the property. It will remain 38 residential dwelling units

1 (indiscernible) low density in the comprehensive plan. The
2 information is with the Comprehensive Plan. Staff has found the
3 request approvable. Administrative variances have been deemed
4 approvable by county engineer and there are no objections
5 (indiscernible).
6 With that, I'll conclude the presentation and
7 respectfully request for approval.
8 HEARING MASTER: Thank you. I just have a quick
9 question. If you could help me with in your presentation and in
10 the -- the Staff Report, as well as the proposed conditions.
11 The -- the term town -- townhomes and quads were used
12 interchangeably. You mention a quad, but the proposed zoning
13 conditions don't mention a quad at all. It has a townhome.
14 So could you help me with what the difference in that
15 housing type is? Because it does say triplex' and duplex'. But
16 the proposed conditions don't talk about quad --
17 MR. EVANS: Right.
18 HEARING MASTER: -- quad-plex' at all.
19 MR. EVANS: Quad-plex' should fall under the townhome
20 use townhomes doesn't distinguish how many units in a row you
21 would have. And a quad-plex is actually more restrictive in
22 that you would specifically have four units.
23 So should cover the (indiscernible).
24 HEARING MASTER: All right. Understanding that no
25 more than 38 units total, regardless of how they're approved?

1 MR. EVANS: Correct.
2 HEARING MASTER: All right. Thank you for that. If
3 you could please sign-in with the Clerk's Office.
4 Development Services.
5 MR. LAMPKIN: Good evening. Tim Lampkin,
6 Development Services.
7 The property associated with this request is a future
8 land use designation residential line. Major Modification
9 21-1108 was approved as a major modification to substitute
10 detached single-family homes for duplexes and increasing the
11 density from 30 to 38 dwelling units, what we have today.
12 The applicant is seeking a major modification to the
13 existing plan development PD 06-0103, modified by 21-1108. This
14 modification of 7.28 parcel. The proposed development
15 substitutes 38 single-family duplexes, which is what was
16 approved before, 38 single-family dwellings consisting of a
17 combination duplex, three unit triplex and a four unit quad-plex
18 buildings. And I will note that in the Wimauma regulations that
19 would fall -- they all would fall under the purview of what's
20 called a row house lot. At least that's their commonality,
21 that's overarching term for all three of those types.
22 The subject site is located on the northwest corner of
23 the North Street and 12th Street intersection, approximately
24 2,000 feet northeast of the intersection of West Lake Drive and
25 State Road 674. The immediate surrounding area of the subject

1 property is predominantly residential, including multi-family
2 mobile homes and detached single-family residential.
3 The applicant proposes the five-foot Type A
4 landscaping buffer adjacent to the eastern and southern
5 boundaries. And while not required, they're also proposing a
6 five-foot buffer with Type A landscaping on the north side of
7 the PD boundary. The applicant is not requesting -- the
8 applicant does not request any variations, sorry, until the Land
9 Development Code Part 6.06.00 landscaping and buffering.
10 Due to the wetlands on the site, the applicant
11 proposes a condition to allow the existing vegetation in lieu of
12 required screening pursuant to Land Development Code Section
13 6.06.06.C.12 would permit an applicant to submit an alternative
14 screening plan at the time of the site development. Major
15 Modification, this is a little history, of Major Modification
16 21-1108 was submitted approximately five months prior to the
17 adoption of the new Wimauma Downtown Overlay District.
18 Therefore, it was subject to previous regulations that did not
19 include additional guidelines from the downtown area. The
20 property is located within the Wimauma Community Plan Downtown
21 Area, Area B, Downtown Area Center Area D and is located in the
22 urban service area.
23 The requested change is primarily to allow a
24 conversion of some of the lot types again, from the duplex to
25 the -- tri -- triplex and quad-plex and keeping some of the

1 duplexes. The proposed modification is required to comply with
2 the newly adopted Section 3.23.001 Wimauma Downtown Overlay
3 District.
4 The applicant requests variations for the proposed
5 development, variations of LDC Part 3.23.06, Wimauma Downtown
6 Overlay Standards. The first variation is for Section
7 3.23.06.B, which is Table 5-2, which is regarding a minimal lot
8 size of 1,800 square feet and a maximum lot size of 3,840 square
9 feet. The applicant's requesting a variation to allow larger
10 lot size up to 4,500 square feet. The variation two is also a
11 variation to Section 3.23.06.B Table 5-2 and it's regarding
12 frontage 90% to 100% maximum. The applicant requests a
13 variation to allow or reduced building frontage to allow for
14 wider side yards on corner lots, as well as to provide a minimum
15 of ten-foot building separation.
16 And then there's variations three and four, which kind
17 of are co-related, which they're both variations for Section
18 3.23.06.B to comply with two. The first one is regarding the
19 front yard being a zero minimum and 15-foot maximum. And the
20 second one is that row house lot shall provide attached
21 reloading parking garages access very -- via an ally or publicly
22 accessible streets. So they want tandem as the applicant's
23 proposing down to the front loading garage.
24 The subject site will comply with inform to all other
25 applicable regulations, including but not limited to, the Land

1 Development Code. The Planning Commission has found the
2 proposal consistent with the Unincorporated Hillsborough County
3 Comprehensive Plan and the applicant went into the
4 transportation overview. There's an administrative variance for
5 access spacing and there's a second administrative variance for
6 the substandard road, which is 12th Street. And the county
7 engineer found both approvable.
8 That concludes Staff's presentation unless there are
9 any questions.
10 HEARING MASTER: No. Just a similar question you
11 heard me ask regarding the housing type in zoning conditions
12 regarding the terms quad-plex or townhome.
13 MR. LAMPKIN: Well, that's a really good question.
14 What I would suggest is replacing those with a row house lot,
15 since that found in Table 5-2 of the Land Development Code for
16 the Wimauma Downtown District.
17 HEARING MASTER: All right.
18 MR. LAMPKIN: If the applicant's agreeable.
19 HEARING MASTER: Well, I just looked at the
20 applicant's site plan and the applicant on the site plan says
21 the housing types are duplexes, triplexes and quad-plexes and
22 doesn't use the term townhome at all. So we'll -- I think we'll
23 get there, but and figure out what the proper term should be.
24 MR. LAMPKIN: Okay.
25 HEARING MASTER: Thank you so much. I appreciate it.

1 Planning Commission.
2 MS. LIENHARD: Thank you. The subject property is
3 located in the Residential-6 Future Land Use Category. The site
4 is in the urban service area and the subject property is located
5 within the limits of the Wimauma Village Community Plan and the
6 Southshore Areawide Systems Plan. The subject property is
7 surrounded by the Residential-6 Future Land Use Category on all
8 sides. Further north of the property is designated as Wimauma
9 Village Residential-2 or WVR-2 on a Future Land Use map.
10 The proposal meets the intent of Future Land Use
11 Element Objective 1 and Policy 1.2 by providing for growth in
12 the urban service area. The proposed Plan Development meets the
13 minimum density by providing 38 units, which is consistent with
14 the density expected in the Residential-6 category.
15 There are development standards specifically addressed
16 in the Land Development Code for the Downtown Center Wimauma
17 Village Community Plan. The applicant is requesting a variation
18 from the standards for a larger lot size to reduce the building
19 frontage to provide ten feet of building separation to provide
20 front loading garages, excuse me, and larger front setbacks.
21 Per the liveable community's element, it is recognized that from
22 time to time compliance with regulations that implement the
23 community plans may create unforeseen hardships for particular
24 properties. Therefore, the Comprehensive Plan contemplates
25 allowing a procedure for varying from regulations that implement

1 the vision of the community plans. Planning Commission Staff
2 has no objection to the variations as the request does not
3 conflict with the vision of the Wimauma Village Community Plan.
4 In this case, the proposal is consistent with the
5 general character of the surrounding area, which is residential
6 in nature. The request is also consistent with the overall
7 Wimauma Village Community Plan. The subject site is
8 specifically located in the Downtown Center District, which
9 encourages a mix of housing types, including single-family
10 attached and detached homes and multi-family units. The
11 proposed is rezoning is proposing triplex and quad-plexes,
12 which align with the typical housing vision for this area.
13 And based on those considerations, Planning Commission
14 Staff finds the proposed major modification consistent with the
15 Unincorporated Hillsborough County Comprehensive Plan, subject
16 to the conditions proposed by Development Services. Thank you.
17 HEARING MASTER: Thank you. I appreciate it. All
18 right. Is there anyone in the room or online that would like to
19 speak in support? Anyone in favor? I see no one.
20 Anyone in opposition to this request? All right. No
21 one. Ms. Heinrich, can you help us with this terminology?
22 MS. HEINRICH: Sure. Michelle Heinrich,
23 Development Services. The first thing I wanted to point out is
24 for the record, the LDC Part 3.23.06, those are waivers rather
25 than PD variations. Just so that you're aware of that and it

1 should just be flipped in the report.
2 HEARING MASTER: Wait a minute. Hang on one second.
3 Oh, so 3 -- 323, all of those are waivers, yes.
4 MS. HEINRICH: Correct.
5 HEARING MASTER: Okay. Thank you.
6 MS. HEINRICH: And in looking at the conditions of
7 approval in the Downtown Wimauma Overlay, they used the term
8 warehouse. And that's a single-family attached product of three
9 or more. So a triplex could count under that. A quad-plex
10 could count under that. Duplex is -- it's own. It's being
11 prevented by the -- the PD, but we did note that on the site
12 plan, it shows all four unit townhomes. So we didn't know if
13 perhaps applicant could, when he comes back up, tell us which it
14 is he prefers, so we could modify the conditions, if necessary.
15 HEARING MASTER: Right. Okay. Thank you for that
16 clarification. I appreciate it.
17 All right. Mr. Evans, time for rebuttal. If you
18 could address the comment.
19 MR. EVANS: Yes, ma'am. I -- I think I would prefer,
20 actually to stick with the triplex and quad-plex just because it
21 has been used for a longer period of time. I know that the new
22 overlay has come out with the robust terminology. But I think
23 it -- there might be less understanding, both on that -- inside
24 and on Staff's side during the plan development review as to
25 exactly what that means.

HEARING MASTER: So just to be clear. So then it would be duplex, triplex and quad-plex?

MR. EVANS: Yes.

HEARING MASTER: Okay. Thank you for that. Did you have anything else you wanted to add?

MR. EVANS: No.

HEARING MASTER: All right. Then with nothing further, we'll close Major Modification 22-1392. It's a little after eight, so we'll take a five-minute break. There's a clock on the back wall, if you could be back by 8:10. Thank you.

(OFF THE RECORD)

(ON THE RECORD)

HEARING MASTER: All right. Thank you so much. We're back to the Zoning Hearing Master of April 17, 2023.

Ms. Heinrich, let's call the next case.

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
Land Use Hearing Master

DATE: Monday, March 20, 2023

TIME: Commencing at 6:00 p.m.
Concluding at 8:08 p.m.

PLACE: Hillsborough County Board of County Commissioners
601 East Kennedy Boulevard
2nd Floor Boardroom
Tampa, Florida 33601

Reported in person by:

Brittany Bridges, CER No. 1607
U.S. Legal Support
4200 West Cypress Street, Suite 750
Tampa, Florida 33607
(813)223-7321

1 Hearing.
2 Item A7, Rezoning PD 22-1257. This application is out
3 of order to be heard and is being continued to the April
4 17, 2023 Zoning Hearing Master Hearing.
5 Item A8, Rezoning PD 22-1330. This application is out
6 of order to be heard and is being continued to the April
7 17, 2023 Zoning Hearing Master Hearing.
8 Item A9, Rezoning PD 22-1390. This application is
9 being continued by the applicant to the April 17, 2023
10 Zoning Hearing Master Hearing.
11 Item A10, Major Mod Application 22-1392. This
12 application is being continued by the applicant to the
13 April 17, 2023 Zoning Hearing -- Hearing Master Hearing --
14 excuse me.
15 Item A11, Major Mod Application 22-1501. This
16 application is out of order to be heard and is being
17 continued to the April 17, 2023 Zoning Hearing Master
18 Hearing.
19 Item A12, Rezoning PD 22-1503. This application is
20 out of order to be heard and is being continued to the
21 April 17, 2023 Zoning Hearing Master Hearing.
22 Item A13, Major Mod Application 22-1510. This
23 application is being continued -- is being continued by
24 Staff to the April 17, 2023 Zoning Hearing Master Hearing.
25 Item A14, Major Mod Application 22-1543. This

HILLSBOROUGH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS

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

BEFORE: PAMELA JO HATLEY
Land Use Hearing Master

DATE: Monday, February 20, 2023

TIME: Commencing at 6:00 p.m.
Concluding at 8:11 p.m.

LOCATION: Hillsborough County Planning
Commission Board Room-2nd Floor
601 East Kennedy Boulevard
Tampa, Florida 36602

Reported via Cisco Webex Videoconference by:
Samantha Kozlowski, CER

1 Item A.6, rezoning PD 22-1204. This application is
2 being continued by the applicant to the March 20, 2023 Zoning
3 Hearing Master Hearing.
4 Item A.7, major mod application 22-1236. This
5 application is being continued by the applicant to the
6 March 20, 2023 Zoning Hearing Master Hearing.
7 Item A.8, major mod application 22-1239. This
8 application is out of order to be heard and is being continued
9 to the March 20, 2023 Zoning Hearing Master Hearing.
10 Item A.9, rezoning PD 22-1257. This application is
11 out of order to be heard and is being continued to the
12 March 20, 2023 Zoning Hearing Master Hearing.
13 Item A.10, rezoning PD 22-1330. This application is
14 out of order to be heard and is being continued to the
15 March 20, 2023 Zoning Hearing Master Hearing.
16 Item A.11, rezoning PD 22-1337. This application is
17 being withdrawn from the zoning hearing master process.
18 Item A.12, major mod application 22-1340. This
19 application is being continued by staff to the March 20, 2023
20 Zoning Hearing Master Hearing.
21 Item A.13, rezoning PD 22-1390. This application is
22 out of order to be heard and is being continued to the
23 March 20, 2023 Zoning Hearing Master Hearing.
24 Item A.14, major mod application of 22-1392. This
25 application is being continued by the applicant to the

March 20, 2023 Zoning Hearing Master Hearing.

Item A.15, rezoning PD 22-1401. This application is out of order to be heard and is being continued to the April 17, 2023 Zoning Hearing Master Hearing.

Item A.16, rezoning standard 22-1431. This application is being continued by the applicant to the April 17, 2023 Zoning Hearing Master Hearing.

Item A.17, rezoning PD 22-1497. This application is out of order to be heard and is being continued to the April 17, 2023 Zoning Hearing Master Hearing.

Item A.18, major mod application 22-1501. This application is being continued by the applicant to the March 20, 2023 Zoning Hearing Master Hearing.

Item A.19, rezoning PD 22-1503. This application is out of order to be heard and is being continued to the March 20, 2023 Zoning Hearing Master Hearing.

Item A.20, major mod application 22-1510. This application is out of order to be heard and is being continued to the March 20, 2023 Zoning Hearing Master Hearing.

Item A.21, major mod application 22-1543. This application is out of order to be heard and is being continued to the March 20, 2023 Zoning Hearing Master Hearing.

Item A.22, rezoning PD 22-1577. This application is out of order to be heard and is being continued to the March 20, 2023 Zoning Hearing Master Hearing.

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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

BEFORE: SUSAN FINCH
Land Use Hearing Master

DATE: Tuesday, January 17, 2023

TIME: Commencing at 6:04 p.m.
Concluding at 11:35 p.m.

Reported via Cisco Webex Videoconference by:
Diane DeMarsh, CER No. 1654

1 Item A.18, Rezoning PD 22-1337. This application
2 is -- is being continued by the applicant to the February 20,
3 2023 Zoning Hearing Master Hearing.
4 Item A.19, major mod application 22-1340. This
5 application is out of order to be heard and is being continued
6 to the February 20, 2023 Zoning Hearing Master Hearing.
7 Item A.20, Rezoning PD 22-1388. This application is
8 being withdrawn from the Zoning Hearing Master process.
9 Item A.21, Rezoning PD 22-1390. This application is
10 out of order to be heard and is being continued to the
11 February 20, 2023 Zoning Hearing Master Hearing.
12 Item A.22, major mod application 22-1392. This
13 application is being continued by the applicant to the
14 February 20, 2023 Zoning Hearing Master Hearing.
15 Item A.23, Rezone PD 22-1401. This application is out
16 of order to be heard and is being continued to the
17 February 20, 2023 Zoning Hearing Master Hearing.
18 Item A.24, Rezoning Standard 22-1431. This
19 application is out of order to be heard and is being continued
20 to the February 20, 2023 Zoning Hearing Master Hearing.
21 Item A.25, Rezoning Standard 22-1445. This
22 application is being continued by staff to the February 20, 2023
23 Zoning Hearing Master Hearing.
24 Item A.26, Rezoning PD 22-1497. This application is
25 out of order to be heard and is being continued to the

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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

BEFORE: PAMELA JO HATLEY
Land Use Hearing Master

DATE: Monday, December 12, 2022

TIME: Commencing at 6:04 p.m.
Concluding at 9:15 p.m.

Reported via Cisco Webex Videoconference by:
Vicki Parent, CER No. 1255

1 out of order to be heard and is being continued to the
2 January 17, 2023 Zoning Hearing Master Hearing.
3 Item A.25, Rezoning PD 22-1330. This application is
4 being continued by the applicant to the January 17, 2023 Zoning
5 Hearing Master Hearing.
6 Item A.26, Rezoning PD 22-1337. This application is
7 being continued by the applicant to the January 17, 2023 Zoning
8 Hearing Master Hearing.
9 Item A.27, Rezoning PD 22-1338. This application is
10 being continued by the applicant to the January 17, 2023 Zoning
11 Hearing Master Hearing.
12 Item A.28, Major Mod application 22-1340. This
13 application is being continued by the applicant to the
14 January 17, 2023 Zoning Hearing Master Hearing.
15 Item A.29, Rezoning PD 22-1388. This application is
16 out of order to be heard and is being continued to the
17 January 17, 2023 Zoning Hearing Master Hearing.
18 Item A.30, Rezoning PD 22-1390. This -- this
19 application is out of order to be heard and is being continued
20 to the January 17, 2023 Zoning Hearing Master Hearing.
21 Item A.31, Major Mod application 22-1392. This
22 application is -- is being continued by staff to the
23 January 17, 2023 Zoning Hearing Master Hearing.
24 Item A.32 May -- Rezoning Standard 22-1445. This
25 application is out of order to be heard and is being continued

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch, Zoning Hearing Master
Land Use Hearing Master

DATE: Monday, November 14, 2022

TIME: Commencing at 6:00 p.m.
Concluding at 10:13 p.m.

Reported via Cisco Webex Videoconference by:
LaJon Irving, CER No. 1256

to the December 12, 2022 zoning hearing master hearing.

Item A.31 Rezoning PD 22-1257. This application is out of order to be heard and is being continued to the December 12, 2022 zoning hearing master hearing.

Item A.32 Rezoning PD 22-1330. This application is being continued by the applicant to the December 12, 2022 zoning hearing master hearing.

Item A.33 Rezoning PD 22-1337. This application is being continued by the applicant to the December 12, 2022 zoning hearing mastering hearing.

Item A.34 Rezoning PD 22-1338. This application is being continued by the applicant to th December 12, 2022 zoning hearing master hearing.

Item A.35 major mod application 22-1339. This application is being continued by staff to the December 12, 2022 zoning hearing master hearing.

Item A.36 major mod application 22-1340. This application is out of order to be heard and is being continued to the December 12, 2022 zoning hearing master hearing.

Item A.37 major mod application 22-1392. This application is out of order to be heard and is being continued to the December 12, 2022 zoning hearing master hearing.

Item A.38 Rezoning Standard 22-1431. This application is out of order to be heard and is being continued to the December 2 -- is being continued to the January --

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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IN RE:)
LAND USE HEARING OFFICER)
HEARINGS)
----------X

LAND USE HEARING OFFICER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
Land Use Hearing Master

DATE: Monday, October 17, 2022

TIME: Commencing at 6:00 p.m.
Concluding at 9:10 p.m.

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

Reported via Zoom Videoconference by:

Julie Desmond, Court Reporter
U.S. Legal Support

Master Hearing.

Item A.34, Rezoning PD 22-1229. This application is being continued by the applicant to the November 14, 2022, Zoning Hearing Master Hearing.

Item A.35, Major Mod Application 22-1301. This application is being continued by the applicant to the November 14, 2022, Zoning Hearing Master Hearing.

Item A.36, Rezoning Standard 22-1303. This application is not awarded to be heard. It's being continued to the November 14, 2022, Zoning Hearing Master Hearing.

Item A.37, Major Mod Application 22-1392. This application is being continued by the applicant to the November 14, 2022, Zoning Hearing Master Hearing.

That concludes all the withdrawals and continuances.

HEARING MASTER HATLEY: All right. Thank you, Mr. Grady. All right. The agenda tonight consists of items that require a public hearing by Hearing Master before going to the Board of County Commissioners for a final decision.

I will conduct a hearing on each item today

EXHIBITS SUBMITTED

DURING THE ZHM HEARING

NONE

PARTY OF RECORD

From: Christina Bosworth
To: Medrano, Maricela
Subject: Letter of support MM 22-1392
Date: Tuesday, October 25, 2022 2:55:29 PM

External email: Use caution when clicking on links, opening attachments or replying to this email.

Please consider my support of MM 22-1392 for 38 family units in downtown Wimauma. The benefits to the community are major compared to the minor variations in the new Wimauma downtown overlay. The developer is approved to complete 19 duplex buildings but changing to townhomes gives them the opportunity to build a square where residents can come together as a community. The only significant variation they are asking is to allow this parcel to not have alleys and rear loading garages. This site is not big enough or configured to accommodate this.

As background, please know that I am a resident of Wimauma and was actively involved in the update of the Wimauma Village Plan and its associated land use rule changes, including the downtown overlay from its beginning & still support it. However, I strongly believe that the downtown area needs quality affordable housing more than a strict adherence to the new downtown overlay. The design submitted is, I believe, the best use for this property.

This developer is willing to spend time, effort, and money for the sole purpose of producing a better product for the Wimauma community through their USDA-funded self-help affordable housing program. I request that you approve MM 22-1392.

Thank you for your consideration.

Christina Bosworth
16017 Golden Lakes Dr., Wimauma, FL
christina.i.bosworth@gmail.com