## **Rezoning Application: PD 23-0992**

Zoning Hearing Master Date: February 20, 2024

**BOCC Land Use Meeting Date: April 9, 2024** 



**Development Services Department** 

## 1.0 APPLICATION SUMMARY

Applicant: Shree Kulkarni

FLU Category: SMU-6

Service Area: Urban

Site Acreage: 17.04

Community Plan Area: Riverview

Overlay: None



## Introduction Summary:

This is a request to rezone three parcels to Planned Development (PD) to develop multi-family housing on the property. Two development options with differing residential dwelling types are proposed in the request to give the applicant flexibility. Option one proposes townhome dwellings, each on their own platted lot and option two proposes Cottage-Style multifamily dwellings developed on a single lot. The applicant will utilize the Residential Infill Density Bonus described in Objective 23 of the Future Land Use Plan to allow for a total of 123 dwelling units.

Zoning:	Exist	ing		Proposed
District(s)	AR PD 18-1457		RSC-6 MH	PD 23-0992
Typical General Use(s)	Single-Family Residential/Agricultural  Conventional Only)		Single-Family Residential (Conventional/Mobile Home)	Multi-family residential
Acreage	~6.8 ~9.6		~.50	~16.91
Density/Intensity	217,800 sf / DU	5.93 DU/GA	7,000 sf / DU	7.21 DU/GA
Mathematical Maximum*	1 DU	57 DU	0 DU	122 DU

<sup>\*</sup>number represents a pre-development approximation

Development Standards:	Existing			Proposed	
District(s)	AR	PD 18-1457	RSC-6 MH	PD 23-0992 Townhomes	PD 23-0992 Cottage Style Multi-Family
Lot Size / Lot Width	217,800sf/ 150'	5,000 sf/50'	7,000 sf	1,440 sf / 16'	N/A
Setbacks/Buffering and Screening	50' Front 50' Rear 25' Sides	20' Front 20' Rear 5' Sides	25' Front 7.5' Side 25' Front	20' Front 15' Rear 5' Sides	20' Front 15' Rear 5' Sides
Height	50'	35'	35'	27'	20'

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

ZHM HEARING DATE: February 20, 2024 BOCC LUM MEETING DATE: April 9, 2024

Case Reviewer: Jared Follin

## **Planning Commission Recommendation:**

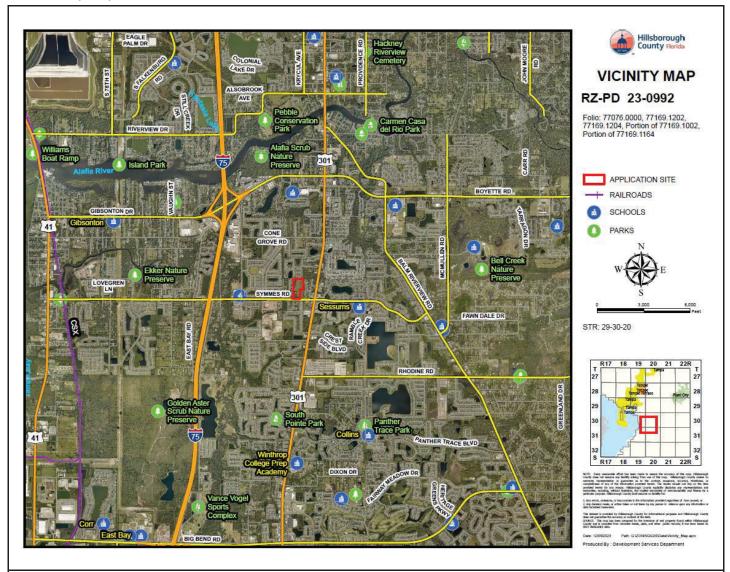
Consistent

**Development Services Recommendation:** 

Approvable, subject to proposed conditions

## 2.0 LAND USE MAP SET AND SUMMARY DATA

## 2.1 Vicinity Map

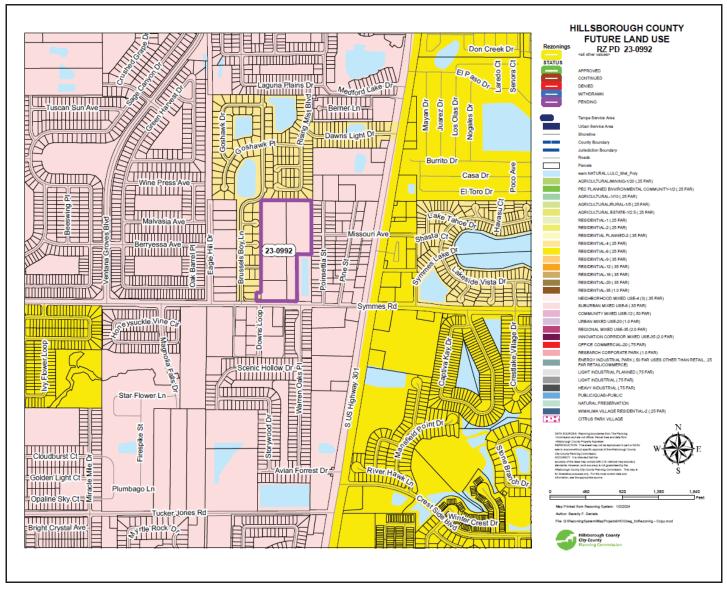


## Context of Surrounding Area:

The 16.91 +/- acre site is located on the north side of Symmes Road and is approximately 820 feet to west of US Highway 301. The site is in the Urban Service Area and within the Riverview Community Planning Area. It is primarily surrounded by mobile homes, single-family homes, and commercial uses located at the intersection of Symmes and US Highway 301 to the east. Adjacent to the east lies a stormwater pond maintained by Florida Department of Transportation (FDOT).

## 2.0 LAND USE MAP SET AND SUMMARY DATA

## 2.2 Future Land Use Map

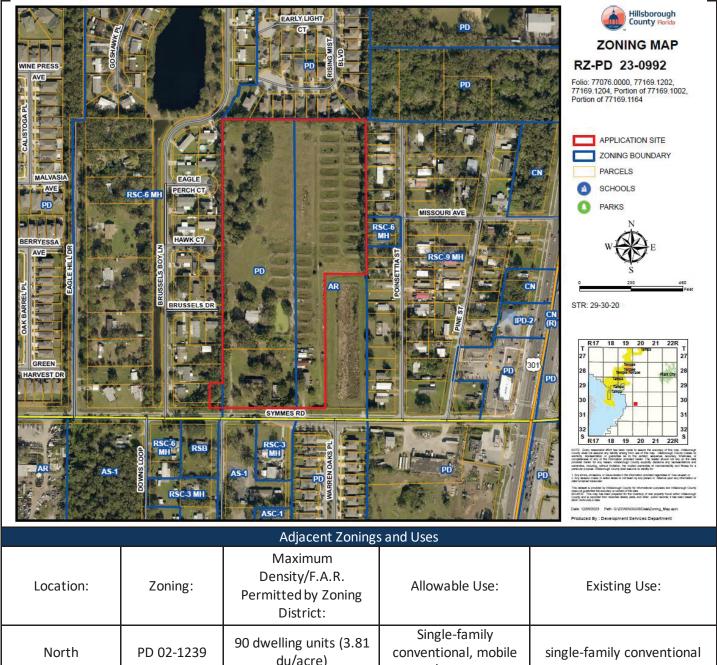


Subject Site Future Land Use Category:	Suburban Mixed Use- 6 (SMU- 6)		
Maximum Density/F.A.R.:	6.0 dwelling units per gross acre		
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations.  Neighborhood Commercial uses shall meet locational criteria or be part of larger mixed use planned development. Office uses are not subject to locational criteria.		

Case Reviewer: Jared Follin

## 2.0 LAND USE MAP SET AND SUMMARY DATA

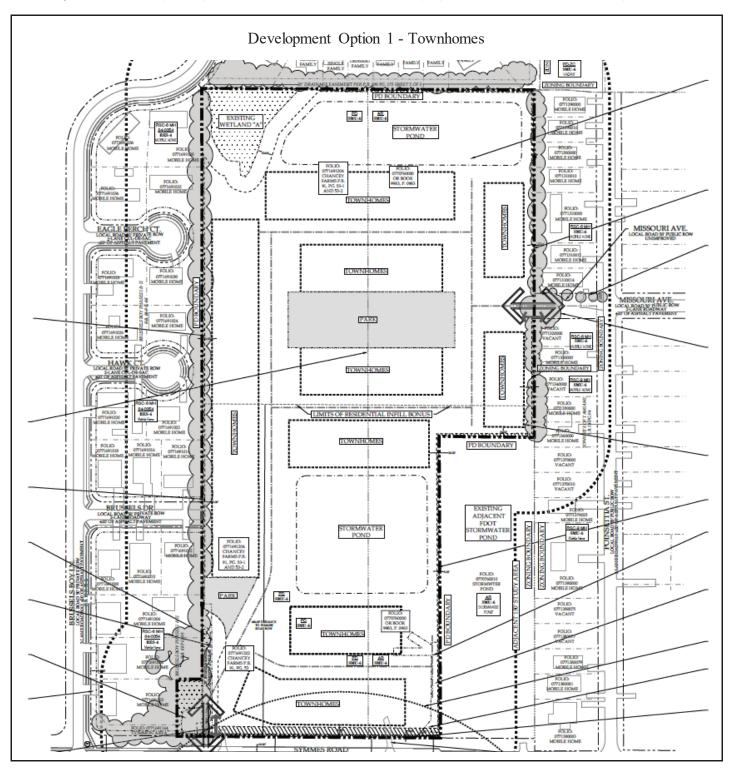
## 2.3 Immediate Area Map



Location:	Location: Zoning: Density/F.A.R. Permitted by Zoning District:		Allowable Use:	Existing Use:	
North	PD 02-1239	90 dwelling units (3.81 du/acre)	Single-family conventional, mobile homes	single-family conventional	
South	AS- 1, RSC- 3, PD 13-0121	1.0 du/acre .33 du/acre 188 dwelling units (4.28 du/acre)	Single-family conventional, mobile homes	Single-family conventional, mobile home, church	
East	RSC-6 (MH) RSC-9 (MH) AR	.16 du/acre .11 du/acre .20 du/acre	Single-family conventional, mobile homes	Mobile Homes	
West	RSC-6 (MH)	.16 du/acre	Single-family conventional, mobile homes	Mobile Homes	

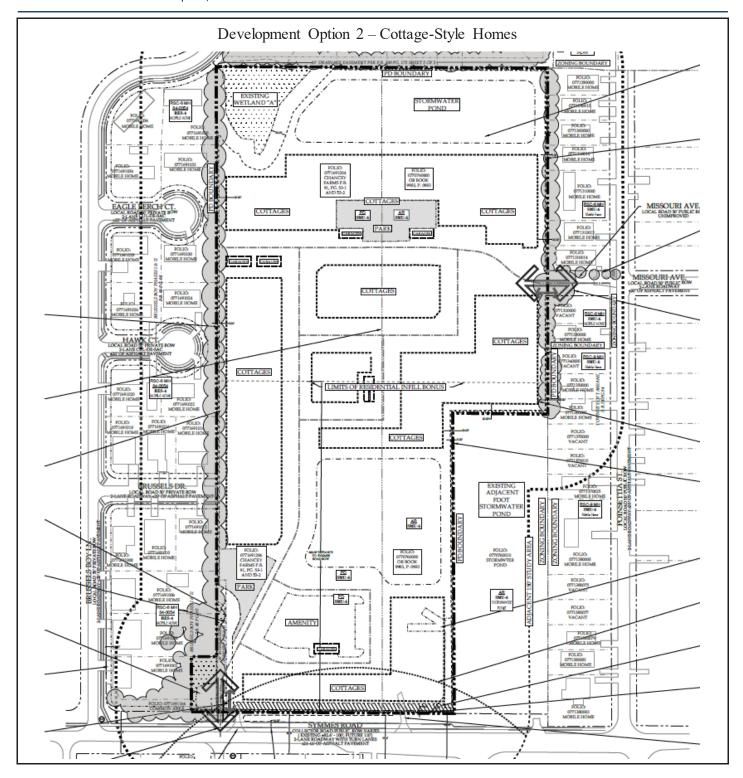
## 2.0 LAND USE MAP SET AND SUMMARY DATA

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



ZHM HEARING DATE: February 20, 2024 BOCC LUM MEETING DATE: April 9, 2024

Case Reviewer: Jared Follin



APPLICATION NUMBER:	PD 23-0992	
ZHM HEARING DATE:	February 20, 2024	
BOCC LUM MEETING DATE:	April 9, 2024	Case Reviewer: Jared Follin

## 3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)						
Road Name	Classification	Current Conditions	Select Future Improvements			
Symmes Rd.	County Collector - Rural	2 Lanes ⊠Substandard Road □Sufficient ROW Width	<ul> <li>☑ Corridor Preservation Plan</li> <li>☐ Site Access Improvements</li> <li>☒ Substandard Road Improvements</li> <li>☐ Other</li> </ul>			
Missouri Ave.	County Local - Rural	8 Lanes  ⊠ Substandard Road  □ Sufficient ROW Width	<ul> <li>□ Corridor Preservation Plan</li> <li>□ Site Access Improvements</li> <li>⋈ Substandard Road Improvements</li> <li>□ Other</li> </ul>			

Project Trip Generation						
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips			
Existing	604	47	63			
Proposed	887	59	70			
Difference (+/1)	+283	+12	+7			

<sup>\*</sup>Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access						
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding		
North		None	None	Meets LDC		
South	Х	None	None	Meets LDC		
East	Х	None	None	Meets LDC		
West		None	None	Meets LDC		
Notes:	•	•	•	•		

Design Exception/Administrative Variance						
Road Name/Nature of Request	Туре	Finding				
Symmes Rd./Substandard Roadway	Design Exception Requested	Approvable				
Missouri Ave./Substandard Roadway	Design Exception Requested	Approvable				
Notes:						

APPLICATION NUMBER: PD 23-0992

ZHM HEARING DATE: February 20, 2024

BOCC LUM MEETING DATE: April 9, 2024 Case Reviewer: Jared Follin

## 4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes	☐ Yes 図 No	⊠ Yes	morniation, 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	<ul> <li>□ Potable Water Wellfield Protection Area</li> <li>□ Significant Wildlife Habitat</li> <li>□ Coastal High Hazard Area</li> <li>□ Urban/Suburban/Rural Scenic Corridor</li> <li>□ Adjacent to ELAPP property</li> <li>□ Other</li> </ul>			
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 Report
Service Area/ Water & Wastewater  ⊠ Urban □ City of Tampa □ Rural □ City of Temple Terrace	⊠ Yes □ No	☐ Yes ⊠ No	□ Yes ⊠ No	
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	
Impact/Mobility Fees Townhouse (Fee estimate is based on a 1 Mobility: \$6,661 Parks: \$1,957 School: \$7,027 Fire: \$249 Total per Townhouse: \$15,894  Multi-family (Fee estimate is based on a 3 Mobility: \$6,661 Parks: \$1,555 School: \$3,891 Fire: \$249		,		

BOCC LUM MEETING DATE: April 9, 2024 Case Reviewer: Jared Follin						
Total per unit Multi-family: \$12,356						
Single Family Detached (Fee estimate is b Mobility: \$9,183 Parks: \$2,145 School: \$8,227 Fire: \$335 Total per House: \$19,890	pased on a 2,0	00 s.f.)				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments		
Planning Commission						
☐ Meets Locational Criteria     ⊠ N/A	⊠ Yes	☐ Inconsistent	□Yes			
$\square$ Locational Criteria Waiver Requested	□No		⊠ No			

APPLICATION NUMBER:

ZHM HEARING DATE:

PD 23-0992

February 20, 2024

APPLICATION NUMBER: PD 23-0992

ZHM HEARING DATE: February 20, 2024

BOCC LUM MEETING DATE: April 9, 2024 Case Reviewer: Jared Follin

## 5.0 IMPLEMENTATION RECOMMENDATIONS

## 5.1 Compatibility

This is a request to rezone a 17.04-acre tract from Planned Development 18-1457, Residential Single-Family Conventional-6 MH (RSC-6 MH), and Agricultural Rural (AR) to a Planned Development to allow the construction of a multi-family development. This application includes two development options to permit residential townhomes or cottage-style multi-family at 6.0 dwelling units per acre. The Residential Infill Density bonus has been applied to the project to allow up to 123 units or 7.2 dwelling units per acre.

The subject property is located at 10508 Symmes Road and is within the Riverview Community Plan. The surrounding area is primarily residential in nature consisting of single-family conventional homes and mobile home neighborhoods at various densities. Commercial uses lie nearby to the east along US Highway 301 which includes convenience stores, a supermarket, restaurants, and other commercial uses.

The property is located within the Urban Service Area.

The applicant's Planned Development proposes two development options for multi-family development at a maximum of 123 dwelling units. Option one would develop townhomes on the property with a maximum height of 27' or 2-stories. Townhome buildings would have up to 4 or 6 townhome units and would include garages. With this option, the property would be subdivided with a minimum lot size of 16' x 90'. Option two would be to develop Cottage-style homes. These would be free-standing structures and be either 1-, 2-, or 3-bedroom units at maximum building height of 20' or 1-story. Structures would include either one or two units, but the property would not be subdivided and would be developed as one property. Each cottage would have their own fenced backyard and be connected to sidewalks. For both options, a minimum 20' building setback will be required along each property line.

The buffer and screening requirements proposed for the development follow the typical code requirements for multi-family developments and no variations or waivers were requested. The north, east, and western boundaries will have a 5' Type A buffer and screening and the south boundary will have a 15' Type B buffer along Symmes Road.

The subject property is designated as SMU-6 on the Future Land Use Plan. The proposed zoning is consistent with the Future Land Use Plan and is being supported by Planning Commission. Development Services does not have any compatibility concerns with the proposed Planned Development. The proposed residential density is appropriate to the area and is supported by nearby commercial uses. We find the buffer yard and screening standards will protect the adjacent residential uses from the proposed higher density development and will negate any potential negative impacts. The proposed maximum height for Development Option 1 is 27'. While the 2:1 setback requirement is not being met with this development option, the height is less than all standard residential zoning districts and represents the max height of the roofline. The applicant states the eaves of the structures will be lower. This will ensure the surrounding uses are not impacted by towering structures. In addition, the 2:1 setback requirement is being met in Development Option 2, which will have a maximum height of 20'.

## 5.2 Recommendation

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

APPLICATION NUMBER: PD 23-0992

ZHM HEARING DATE: February 20, 2024

BOCC LUM MEETING DATE: April 9, 2024 Case Reviewer: Jared Follin

## **6.0 PROPOSED CONDITIONS**

## Requirements prior to Certification:

- 1. In the Lot Development Standards table, setbacks and building separations for corner lots shall be amended to match the front yard setback.
- 2. Prior to site plan certification, developer replace site plan call outs stating "+/-5.0' RIGHT-OF-WAY CONVEYANCE AREA (SEE CONDITIONS OF APPROVAL)" to "+/-5.0' RIGHT-OF-WAY CORRIDOR PERSERVATION AREA (SEE CONDTIONS OF APPROVAL)".

**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted January 29<sup>th</sup>, 2024.

1. The site shall be permitted two development options. Option one is approved for 123 multi-family townhome units; Option two is approved for 123 cottage-style multi-family units. The site shall be developed in accordance with the following design standards:

## a. Option One – Townhomes

Minimum Front Setback	20 feet
Minimum Side Setback	5 feet
Minimum Rear Setback	15 feet
Minimum Building Perimeter Setback	20 feet
Minimum Lot Size	1,440 square feet
Minimum Lot Width	16 feet
Maximum Building Height	27 feet

## b. Option Two - Cottage-Style Multi-Family\*

Minimum Front Building Separation	15 feet
Minimum Side Building Separation	10 feet
Minimum Rear Building Separation	20 feet
Minimum Building Perimeter Setback	20 feet
Minimum Lot Size	NA
Minimum Unit Size	550 square feet
Maximum Building Height	20 feet

<sup>\*</sup>Cottage-Style Multi-Family shall be defined as free-standing units consisting of one, two, and three-bedroom units, with either one or two units attached. These cottages are not platted within individual lots and there is no minimum lot width or lot coverage standards; however, minimum building separation standards are included.

- 2. The development shall adhere to the following buffer and screening standards:
  - a. A 5' Type A buffer shall be provided along the perimeter of the site, except along the southern boundary. Buffer shall include a 6' privacy fence.
  - b. A 15' Type B Buffer shall be provided along Symmes Road
- 3. All setbacks and buffers along the southern boundary will be taken from the ROW preservation line, including the 15' landscape buffer.
- 4. Buffers will not be platted as part of the lots and will be a separate tract owned and maintained by the HOA or similar entity.

APPLICATION NUMBER: PD 23-0992
ZHM HEARING DATE: February 20, 2024

BOCC LUM MEETING DATE: April 9, 2024 Case Reviewer: Jared Follin

5. The project shall be permitted one access connection on Symmes Rd and one access connection to Missouri Ave. as depicted on the PD site plan.

- 6. If PD 23-0992 is approved, the County Engineer will approve a Design Exception (dated February 8, 2024) which was found approvable by the County Engineer (on February 9, 2024) for Missouri Ave. substandard road improvements. As Missouri Ave. is a substandard local roadway, the developer will be required to make the following improvements consistent with the approved Design Exception:
  - a. Construct a TS-3 urban local roadway section from the project entrance to Poinsettia St. with a 5-foot sidewalk along the south side.
  - b. Construct 5-foot sidewalk on the south side of the existing roadway section from Poinsettia St. to US Hwy 301.
- 7. If PD 23-0992 is approved, the County Engineer will approve a Design Exception (dated February 8, 2024) which was found approvable by the County Engineer (on February 9, 2024) for Symmes Rd. substandard road improvements. As Symmes Rd. is a substandard collector roadway, the developer will be required to construct a 10-foot wide sidewalk along the project frontage.
- 8. The existing right of way in the vicinity of the project appears to be sufficient to accommodate the future 2-lane enhanced facility identified in the County Corridor Preservation Plan. However, at the time of site development, the developer will need to verify if there is sufficient right of way along the project's frontage. If sufficient right of way exists, no additional right of way will be required to be preserved.
- 9. The segment of unimproved Missouri Ave, between the project access point and the intersection with Poinsettia St., to be improved shall not be accepted for maintenance by the County. As such, the developer shall assume maintenance of said segment of roadway in perpetuity.
- 10. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- 11. Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/constructions plan submittal which indicates same.
- 12. The presence of the wetlands to the northwest will not allow screening to be placed within them. Existing vegetation can be used to meet screening requirements, or if no vegetation or insufficient vegetation, screening to be placed outside of the wetland setback.
- 13. The subject property shall be subject to the parking requirements of Section 6.05.02 of the Hillsborough County Land Development Code.
- 14. 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.
- 15. 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 condition 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.
- 16. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Planning and Growth Management Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
- 17. 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.
- 18. The construction and location of any proposed environmental impacts are not approved by this rezoning application but shall be reviewed by Natural Resources staff through the site and subdivision development

APPLICATION NUMBER: PD 23-0992

ZHM HEARING DATE: February 20, 2024

BOCC LUM MEETING DATE: April 9, 2024 Case Reviewer: Jared Follin

plan process pursuant to the Land Development Code.

- 19. 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.
- 20. 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.
- 21. 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).
- 22. 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.
- 23. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above-stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 24. 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.
- 25. 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:** 

√y. Brian Grady Mon Feb 12 2024 11:25:04

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.

APPLICATION NUMBER: PD 23-0992

ZHM HEARING DATE: February 20, 2024

BOCC LUM MEETING DATE: April 9, 2024 Case Reviewer: Jared Follin

## 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

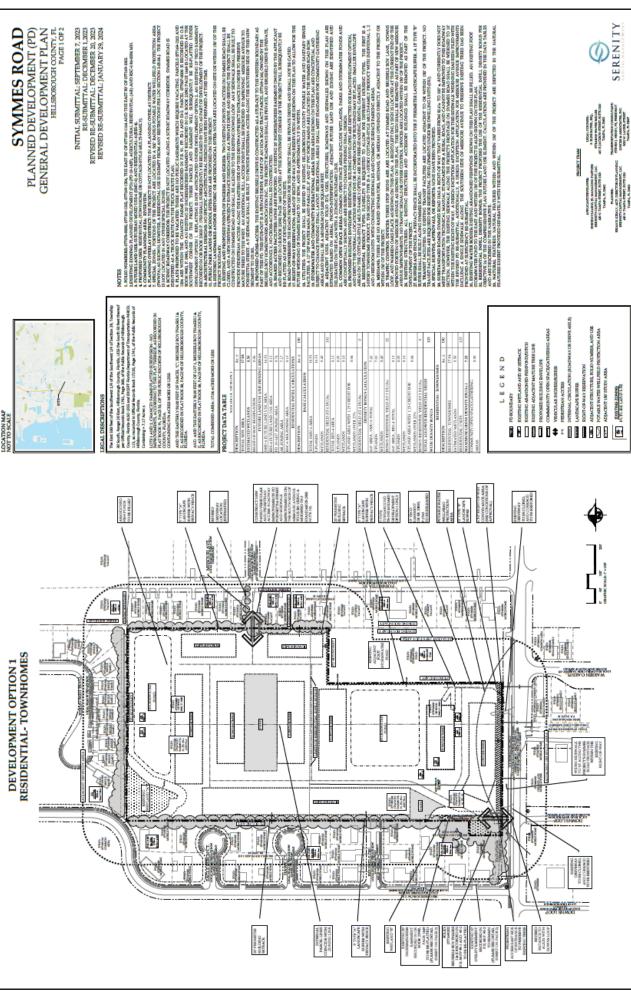
1. The development is utilizing the Residential Infill Density bonus described in the Future Land Use Plan. The density bonus will allow them to calculate the number of dwelling units at a higher density within the area that is 660' from the frontage of Symmes Road. Future Land Use designation SMU-6 allows up to 6 dwelling units per acre; however, the density bonus gives an additional 3 dwelling units per acre within the described area. This will allow them to add an additional 22 units to the project for a maximum 123 units.

## PD 23-0992 APPLICATION NUMBER:

February 20, 2024 April 9, 2024 BOCC LUM MEETING DATE: ZHM HEARING DATE:

Case Reviewer: Jared Follin

# 8.0 PROPOSED SITE PLAN (FULL)



## SYMMES ROAD PLANNED DEVELOPMENT (PD)

INITIAL SUBMITTAL: SEPTEMBER 7, 2023 RESUBMITTAL: DECEMBER 20, 2023 REVISED RE-SUBMITTAL: DECEMBER 20, 2023 REVISED RE-SUBMITTAL: JANUARY 29, 2024

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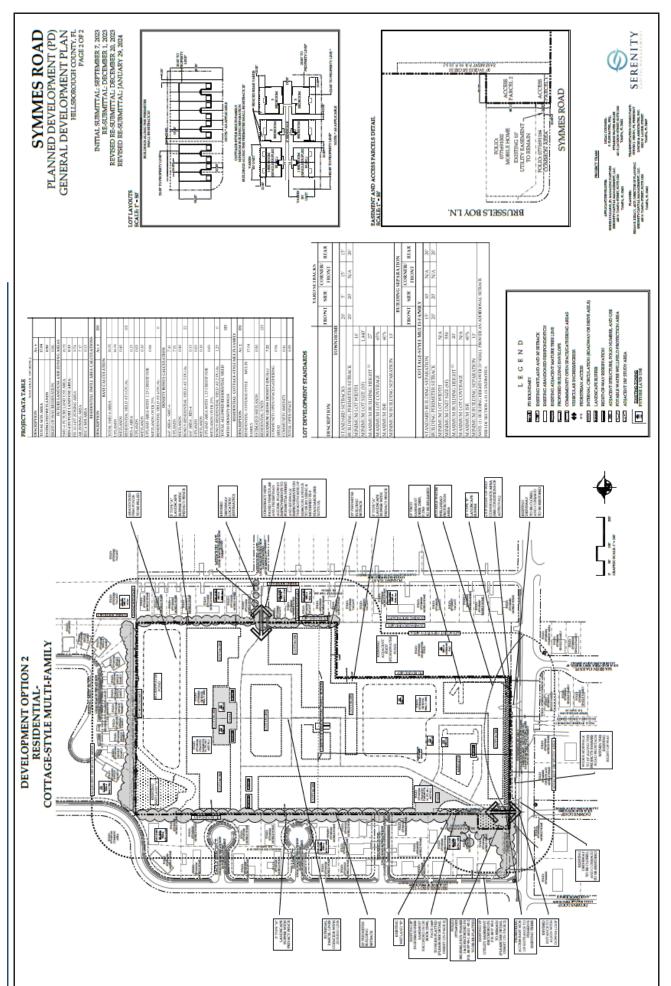


February 20, 2024 ZHM HEARING DATE:

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## 9.0 FULL TRANSPORTATION REPORT (see following pages)

## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

REVIEWER: Richard Perez, AICP

PLANNING AREA/SECTOR: RV/South

PETITION NO: PD 23-0992

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.

## **CONDITIONS OF APPROVAL**

- The project shall be permitted one access connection on Symmes Rd and one access connection to Missouri Ave. as depicted on the PD site plan.
- If PD 23-0992 is approved, the County Engineer will approve a Design Exception (dated February 8, 2024) which was found approvable by the County Engineer (on February 9, 2024) for Missouri Ave. substandard road improvements. As Missouri Ave. is a substandard local roadway, the developer will be required to make the following improvements consistent with the approved Design Exception:
  - a. Construct a TS-3 urban local roadway section from the project entrance to Poinsettia St. with a 5-foot sidewalk along the south side.
  - b. Construct 5-foot sidewalk on the south side of the existing roadway section from Poinsettia St. to US Hwy 301.
- If PD 23-0992 is approved, the County Engineer will approve a Design Exception (dated February 8, 2024) which was found approvable by the County Engineer (on February 9, 2024) for Symmes Rd. substandard road improvements. As Symmes Rd. is a substandard collector roadway, the developer will be required to construct a 10-foot wide sidewalk along the project frontage.
- The existing right of way in the vicinity of the project appears to be sufficient to accommodate the future 2-lane enhanced facility identified in the County Corridor Preservation Plan. However, at the time of site development, the developer will need to verify if there is sufficient right of way along the project's frontage. If sufficient right of way exists, no additional right of way will be required to be preserved.
- The segment of unimproved Missouri Ave, between the project access point and the intersection with Poinsettia St., to be improved shall not be accepted for maintenance by the County. As such, the developer shall assume maintenance of said segment of roadway in perpetuity.
- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

## OTHER CONDITIONS:

Prior to site plan certification, developer replace site plan call outs stating "+/-5.0" RIGHT-OF-WAY
CONVEYANCE AREA (SEE CONDITIONS OF APPROVAL)" to "+/-5.0" RIGHT-OF-WAY
CORRIDOR PRESERVATION AREA (SEE CONDITIONS OF APPROVAL".

## PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone several parcels, totaling +/- 17.04 acres, from Planned Development (PD) 18-1457, Residential/Single-Family Conventional 6 (RSC-6), and Agricultural Residential (AR) to Planned Development to construct 123 multi-family or town home units. The site is located on the north side of Symes Rd., approximately 75 feet west of Warren Oaks Pl. The Future Land Use designation is Suburban Mixed Use 6 (SMU-6) and Residential 4 (RES-4).

## Trip Generation Analysis

The applicant submitted a trip generation and site access analysis as required by the Development Review Procedures Manual (DRPM). Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11<sup>th</sup> Edition.

**Existing Zoning** 

Land Use/Size	24 Hour Two-Way	Total Peak Hour Trips	
	Volume	AM	PM
PD: 57 Single-Family Dwelling Units (ITE LUC 210)	538	42	56
AR: 6 Single-Family Detached Units (ITE Code 210)	57	4	6
RSC: 1 Single-Family Dwelling Units (ITE LUC 210)	9	1	1
Subtotal:	604	47	63

**Proposed Rezoning** 

Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD:123 Town Home Units (ITE 215)	887	59	70

**Trip Generation Difference** 

Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+)283	(+)12	(+)7

The proposed PD rezoning is anticipated to increase the number of trips potentially generated by development on the site by 283 average daily trips, 12 a.m. peak hour trips, and 7 p.m. peak hour trips.

## TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Symmes Road is a 2-lane, undivided, collector roadway characterized by +/- 22 feet of pavement in average condition. The roadway lies within +/- 82 to 100 feet of right of way. There are no bicycle facilities or paved shoulders along Symmes Road in the vicinity of the proposed project. There are +/- 5 foot wide sidewalk along the north side of Symmes Road.

According to the Hillsborough County Transportation Technical Manual a TS-7 rural collector roadway typical section has 12-foot lanes with 5-foot paved shoulders and sidewalks on both sides within a minimum of 96 feet of right-of-way. The applicant has submitted a Section 6.04.02.B Administrative Variance request to waive improvements to the roadway. The proposed administrative variance is discussed in greater detail under the section titled Requested Administrative Variance herein.

Staff notes that the applicant's proposed PD site plan proffers a new 10-foot-wide sidewalk, approximately 520 feet in length, along the project's frontage on Symmes Rd.

Symmes Rd. is identified in the County Corridor Preservation Plan as a future 2-lane enhanced collector roadway. As such a minimum of 97 feet of right-of-way may be required to construct a future TS-5, Urban Collector Roadway plus an 11-foot enhancement.

Missouri Ave. is a 2-lane, substandard, local rural roadway. The segment of right of way from the project access to Poinsettia St. is unimproved. The segment of roadway, from Poinsettia St. to US Hwy 301, is characterized by 10-foot wide travel lanes with no curb or paved shoulders, lying within a +/-50 foot right-of-way width. There are no sidewalks.

According to the Hillsborough County Transportation Technical Manual a TS-7 rural collector roadway typical section has 12-foot lanes with 5-foot paved shoulders and sidewalks on both sides within a minimum of 96 feet of right-of-way. The applicant is proposing a design exception to construct the unimproved segment to the TS-3, urban local roadway standard, and construct a sidewalk from the project entrance to US Hwy 301. The proposed design exception is discussed in greater detail under the section titled Requested Design Exception herein.

## SITE ACCESS AND CONNECTIVITY

The PD site plan proposes primary access on Symmes Rd. and a secondary access on Missouri Ave.

The PD site plan indicates that the projects internal circulation between project access connection points and project residential units will be served by private drives as opposed to roadways. Staff notes that the proposed improvements to Missouri Ave., discussed in greater detail, herein include an approximately 160-foot segment of unimproved County right-of-way. Said improvements will allow the project to take access to Missouri Ave. However, pursuant to Hillsborough County Comprehensive Plan Mobility Plan Policy 4.1.4., the County cannot accept this segment of roadway improvement for maintenance as the improvement will only serve the project access and will not connect between two or more roadways defined as arterial, collector, or major local roads because the project's internal circulation will be served by private drives. As such a condition of approval that the developer shall be responsible for maintenance of the segment of roadway is proposed.

As demonstrated by the site access analysis submitted by the applicant's traffic engineer, the project does not meet warrants for site access improvements (i.e. turn lanes) at the project's access connections.

Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access may be permitted anywhere along the project boundary consistent with the LDC.

## REQUESTED DESIGN EXCEPTION: MISSOURI AVE.

As Missouri Ave. is a substandard local roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request for the roadway (February 8, 2024) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on February 9, 2024). The developer will be required to make the following improvements consistent with the approved Design Exception:

- a. Construct a TS-3 urban local roadway section from the project entrance to Poinsettia St. with a 5-foot sidewalk along the south side.
- b. Construct 5-foot sidewalk on the south side of the existing roadway section from Poinsettia St. to US Hwy 301.

If this zoning is approved, the County Engineer will approve the Design Exception request.

## REQUESTED DESIGN EXCEPTION: SYMMES RD.

As Symmes Rd. is a substandard local roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request for the roadway (February 8, 2024) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on February 9, 2024). The developer will be required to construct a 10-foot-wide sidewalk along the project frontage on Symmes Rd. consistent with the approved Design Exception.

## **ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

Missouri Ave. is not a regulated roadway in the Hillsborough County Level of Service (LOS) report.

FDOT Generalized Level of Service				
Roadway	From	То	LOS Standard	Peak Hr Directional LOS
SYMMES RD	US HWY 41	US HWY 301	D	С

Source: 2020 Hillsborough County Level of Service (LOS) Report

From: Williams, Michael [WilliamsM@hcfl.gov]

**Sent:** Friday, February 9, 2024 3:29 PM **To:** Steven Henry [shenry@lincks.com]

CC: brian@serenitycm.com; Elise Batsel [ebatsel@stearnsweaver.com]; Suzanne Walker

[swalker@stearnsweaver.com]; Follin, Jared [FollinJ@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; Tirado, Sheida [TiradoS@hcfl.gov]; De Leon, Eleonor

[DeLeonE@hcfl.gov]; PW-CEIntake [PW-CEIntake@hcfl.gov] **Subject:** FW: RZ PD 23-0992 - Design Exceptions Review

Attachments: 23-0992 DEAdd 02-08-24 2.pdf; 23-0992 DEAdd 02-08-24 1.pdf

Importance: High

Steve,

I have found the attached two Design Exceptions (DE) for PD 23-0992 APPROVABLE.

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

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

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

Lastly, please note that it is critical to ensure you copy all related correspondence to <a href="PW-celntake@hcfl.gov">PW-celntake@hcfl.gov</a>

Mike

Michael J. Williams, P.E.

**Director, Development Review County Engineer**Development Services Department

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

W: HCFLGov.net

## **Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

From: Tirado, Sheida <TiradoS@hcfl.gov> Sent: Friday, February 9, 2024 1:28 PM To: Williams, Michael <WilliamsM@hcfl.gov>

Cc: De Leon, Eleonor <DeLeonE@hcfl.gov>; Perez, Richard <PerezRL@hcfl.gov>

Subject: RZ PD 23-0992 - Design Exceptions Review

Importance: High

Hello Mike,

The attached DEs are approvable to me, please include the following people in your response.

shenry@lincks.com brian@serenitycm.com ebatsel@stearnsweaver.com swalker@stearnsweaver.com follinj@hcfl.gov perezrl@hcfl.gov

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

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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



## **Supplemental Information for Transportation Related Administrative Reviews**

### Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Ingrid Padron at <u>padroni@hcpafl.gov</u> or via telephone at (813) 307-1709 if you have questions about how to complete this form.

complete this form.					
Request Type (check one)	<ul> <li>☐ Section 6.04.02.B. Administrative Variance</li> <li>☒ Technical Manual Design Exception Request</li> <li>☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.)</li> <li>☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)</li> </ul>				
Submittal Type (check one)	☐ New Request ☐ Additional Information				
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	× 1. Substandard Road, Symmes Road   4.  × 2. Substandard Road, Symmes Road   5.   3.				
<b>Important:</b> To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.					
Project Name/ Phase Symmes Road					
Important: The name selected must be used on all full frequest is specific to a discrete phase, please also	Iture communications and submittals of additional/revised information relating to this variance. list that phase.				
Folio Number(s) 077076.0000, 0	77169.1201, 077169.1204, 077169.1002, and 077169.1164				
Tollo (talliber(3)	Check This Box If There Are More Than Five Folio Numbers				
<b>Important:</b> List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").					
Name of Person Submitting Request	Steven J. Henry, PE Lincks & Associates, Inc.				
<b>Important:</b> For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.					
Current Property Zoning Designation	PD 18-1457, AR, RSC-6 MH				
<b>Important:</b> For Example, type "Residential Multi-Family Conventional $-9$ " or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at <a href="https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html">https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</a> . For additional assistance, please contact the <a href="https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html">https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</a> . For additional assistance, please contact the <a href="https://maps.hillsborough.html">Zoning Counselors</a> at the Center for Development Services at (813) 272-5600 Option 3.					
Pending Zoning Application Number	23-0992				
	nter the application number preceded by the case type prefix, otherwise type "N/A" or "Not 14.7" on "Not 15.4" on "Not 16.4" on				
Related Project Identification Number (Site/Subdivision Application Number)	N/A				

1 of 1

Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".

Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision

3 05/2020



## LINCKS & ASSOCIATES, INC.

February 8, 2024

Mr. Michael Williams, PE County Engineer Development Review Director Hillsborough County 601 East Kennedy Blvd., 20<sup>th</sup> Floor Tampa, FL 33602

Re: Symmes - Serenity
PD23-0992
Folio 077076.0000
077169.1202
077169.1002
077169.1164
Lincks Project No. 23048

The purpose of this letter is to request a Design Exception to the Hillsborough County Transportation Technical Manual per Section 1.7.2 to meet Land Development Code Section 6.04.03L for Symmes Road from the project to US 301.

The developer proposes to rezone the property to Planned Development (PD) to allow up to 122 Townhomes.

Table 1 provides the trip generation for the proposed project. The proposed PD plan is included in the Appendix of this letter.

The access for the project is proposed to be as follows:

- One (1) full access to Symmes Road
- The extension of Symmes Road from Poinsettia Street to the project.

According to the Hillsborough County Roadway Functional Classification Map, Symmes Road is classified as a collector roadway. The subject site is within the Hillsborough County Urban Service Area.

The request is for a Design Exception to TS-7 of the Hillsborough County Transportation Technical Manual for Symmes Road. The segment of Symmes Road from the Project Access to US 301 currently has the following characteristics:

- Two (2) lane rural/urban roadway
- Eleven (11) foot lanes
- No paved shoulders or bike lanes

5023 West Laurel Street Tampa, FL 33607 813 289 0039 Telephone 8133 287 0674 Telefax www.Lincks.com Website Mr. Mike Williams February 8, 2024 Page 2

- Five (5) foot sidewalks on the north side of the road and five (5) foot sidewalks on a limited part of the south side.
- The right of way along the property frontage is 82 to 100 feet.

The following provides a summary of the existing road compared to the elements of TS-7 for the segment from the Project Access to US 301:

- 1) Lane Width TS-7 has 12 foot lanes. The existing roadway has 11 foot lanes.
- 2) Shoulders TS-7 has 8 foot shoulders with 5 feet paved. The existing roadway has no paved shoulders, and part of the road has curb and gutter.
- 3) Sidewalk TS-7 has 5 foot sidewalk on both sides of the road. There is sidewalk along the north side of the roadway.
- 4) Drainage Ditches TS-7 has roadside ditches on both sides of the road. There are minimal to no ditches on the roadway.
- 5) Right of Way TS-7 has 96 feet of right of way. The existing road has approximately 82 to 100 feet of right of way along the project frontage.

Due to limited right of way along the subject segment of the roadway, the following improvement is proposed for Symmes Road along the project frontage:

1. Sidewalk – Approximately 520 feet of 10 foot sidewalk is proposed to be constructed on the north side of Symmes Road along the project frontage.

Figure 1 illustrates the limits of the proposed sidewalk.

Mr. Mike Williams February 8, 2024 Page 3

Based on the above, it is our opinion, the proposed improvements to Symmes Road will mitigate the impact of the project and meet the intent of the Transportation Technical Manual to the extent feasible.

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

Best Regards,

Steven J Henry

President

Lincks & Associates, Inc.

₱.E. #51555



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

	Disapproved
<u> </u>	Approved
	Approved with Conditions

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E, (813) 276-8364, TiradoS@hillsboroughcounty.org.

Sincerely,

Michael J. Williams

Hillsborough County Engineer

Mr. Mike Williams February 8, 2024 Page 4

TABLE 1

ESTIMATED PROJECT TRIP ENDS (1)

PM Peak Hour		Total	69
	Trip Ends	Out	28 6
P		듸	41
AM Peak Hour		Total	28
	<b>Frip Ends</b>	Ont	43
AN		듸	15
	Daily	Trip Ends	879
		Size	122 DU's
Ë		FNC	215
		Land Use	Townhomes

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.

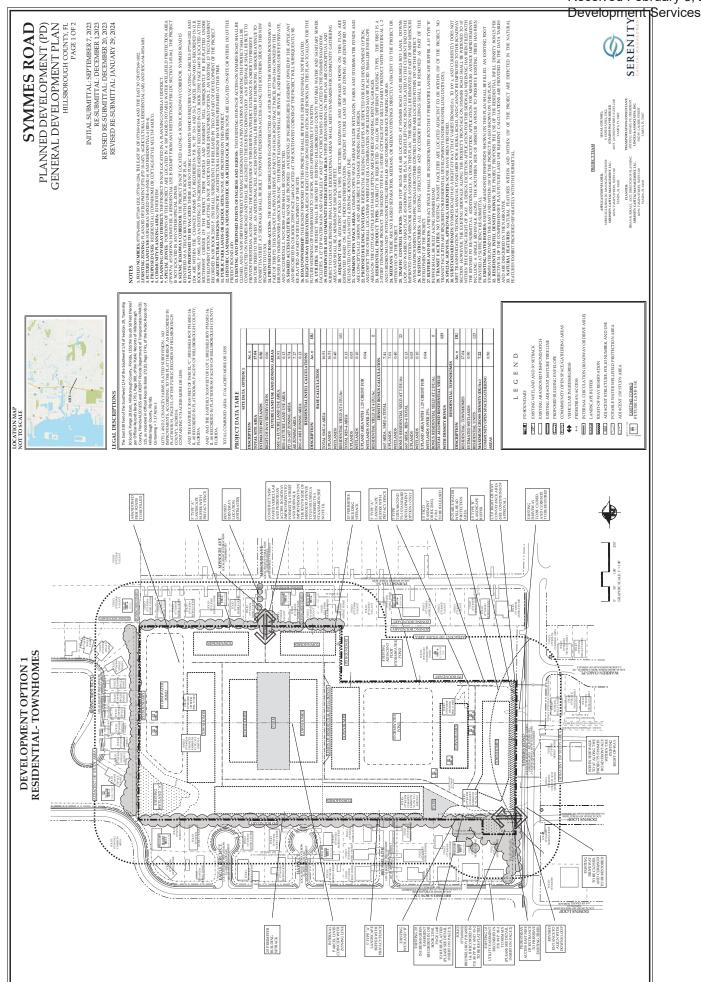


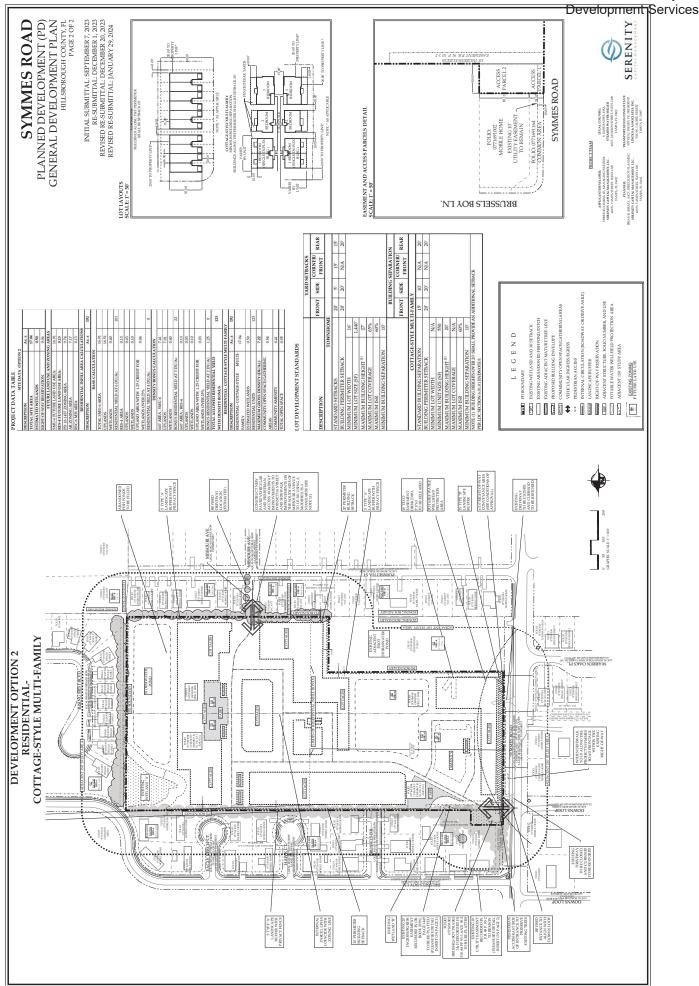
**APPENDIX** 



PD PLAN







Development Services

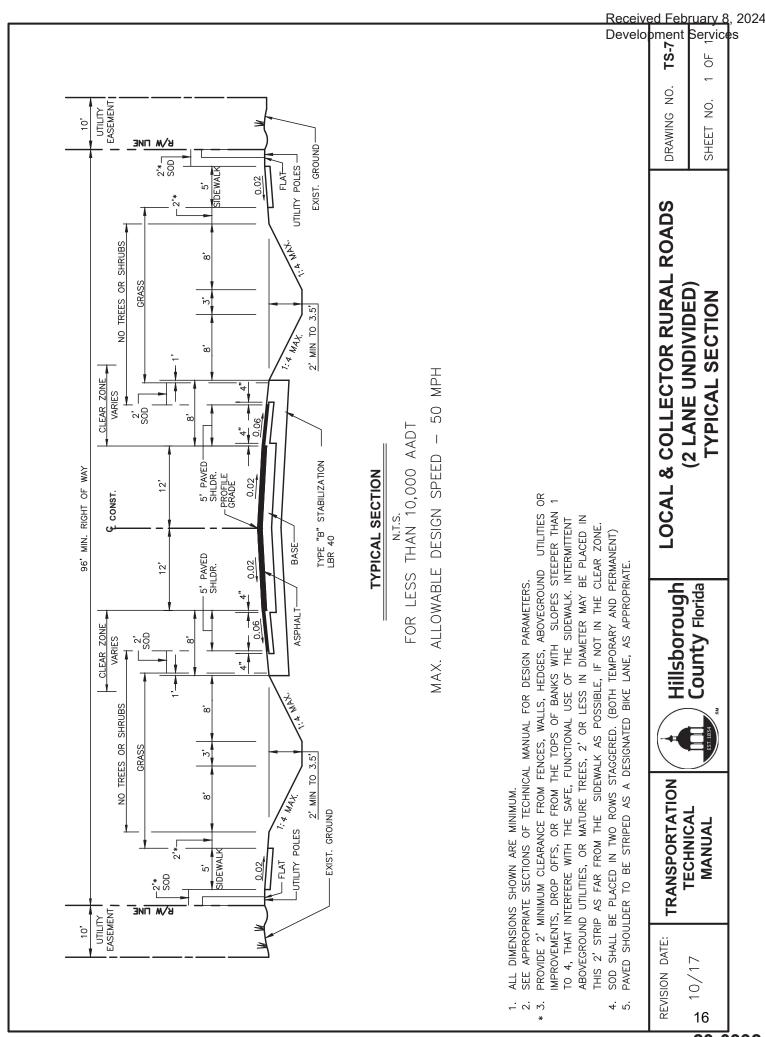
HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION MAP



**23-09**92

TS-7







# **Supplemental Information for Transportation Related Administrative Reviews**

#### Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Ingrid Padron at padroni@hcpafl.gov or via telephone at (813) 307-1709 if you have questions about how to complete this form.

Request Type (check one)	<ul> <li>Section 6.04.02.B. Administrative Variance</li> <li>★ Technical Manual Design Exception Request</li> <li>Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.)</li> <li>Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)</li> </ul>		
Submittal Type (check one)	☐ New Request ☐ Revised Request ☐ Additional Information		
Submittal Number and			
Description/Running History	×2. Substandard Road, Missouri Ave ☐5.		
(check one and complete text box using instructions provided below)	□3.		
<b>Important:</b> To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name an number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence of the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check to number of the previous submittal.			
Project Name/ Phase Symmes Road			
Important: The name selected must be used on all fu If request is specific to a discrete phase, please also	Iture communications and submittals of additional/revised information relating to this variance. list that phase.		
Folio Number(s) 077076.0000; 0	77169.1202; 077169.1204; 077169.1002; and 077169.1164		
Tono Hamber(5)	☐ Check This Box If There Are More Than Five Folio Numbers		
<b>Important:</b> List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").			
Name of Person Submitting Request	Steven J. Henry, PE Lincks & Associates, Inc.		
Important: For Design Exception (DE) Requests, the DE request letter must be signed and sealed.	person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The		
Current Property Zoning Designation	PD 18-1457, AR, and RSC-6 MH		
Designation. Typing "N/A" or "Unknown" will result i County Zoning Atlas, which is available at https://mc	mily Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) in your application being returned. This information may be obtained via the Official Hillsborough aps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, for Development Services at (813) 272-5600 Option 3.		
Pending Zoning Application Number	23-0992		
	nter the application number preceded by the case type prefix, otherwise type "N/A" or "Not MM for major modifications, PRS for minor modifications/personal appearances.		
Related Project Identification Number	N/A		

Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable". **17** 05/2020

Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision



## LINCKS & ASSOCIATES, INC.

### February 8, 2024

Mr. Michael Williams, PE County Engineer Development Review Director Hillsborough County 601 East Kennedy Blvd., 20<sup>th</sup> Floor Tampa, FL 33602

Re: Symmes - Serenity
PD23-0992
Folio 077076.0000
077169.1202
077169.1204
077169.1002
077169.1164
Lincks Project No. 23048

The purpose of this letter is to request a Design Exception to the Hillsborough County Transportation Technical Manual per Section 1.7.2 to meet Land Development Code Section 6.04.03L for Missouri Avenue from the project to US 301.

The developer proposes to rezone the property to Planned Development (PD) to allow up to 122 Townhomes.

Table 1 provides the trip generation for the proposed project. The proposed PD plan is included in the Appendix of this letter.

The access for the project is proposed to be as follows:

- One (1) full access to Symmes Road
- The extension of Missouri Avenue from Poinsettia Street to the project.

According to the Hillsborough County Roadway Functional Classification Map, Missouri Avenue is classified as a local roadway. The subject site is within the Hillsborough County Urban Service Area.

The request is for a Design Exception to TS-7 of the Hillsborough County Transportation Technical Manual for Missouri Avenue. The segment of Missouri Avenue from Poinsettia Street to US 301 currently has the following characteristics:

- Two (2) lane rural roadway
- Ten (10) foot lanes
- No paved shoulders

- No sidewalks
- Right of Way is 60 feet

It should be noted the segment from the project to Poinsettia Street is an unpaved rural roadway.

## Segment 1

The following provides a summary of the existing road compared to the elements of TS-7 for the segment from Poinsettia Street to US 301:

- 1) Lane Width TS-7 has 12 foot lanes. The existing roadway has 10 foot lanes.
- 2) Shoulders TS-7 has 8 foot shoulders with 5 feet paved. The existing roadway has no paved shoulders.
- 3) Sidewalk TS-7 has 5 foot sidewalks on both sides of the road. There are no sidewalks along the subject segment of the roadway.
- 4) Drainage Ditches TS-7 has roadside ditches on both sides of the road. There are minimal to no ditches on the roadway.
- 5) Right of Way TS-7 has 96 feet of right of way. The existing road has 50 feet of right of way.

Due to limited right of way along the subject segment of the roadway, the following improvements are proposed for the segment from Poinsettia Street to US 301:

1) Sidewalk – Approximately 650 feet of 5 foot sidewalk is to be constructed on one side of the road from Poinsettia Street to US 301.

Figure 1 illustrates the limits of the proposed sidewalk.

# Segment 2

The segment of Missouri Avenue from the project to Poinsettia Street is proposed to be constructed to TS-3 standards except for the sidewalk on the north side of the roadway. The sidewalk on the north side of the road is not proposed to be provided for the following reasons:

1) There is an existing home that has the access and improvements that would affect the ability to provide the sidewalk. This segment of the roadway is approximately 130 feet.

- 2) There are trees that would be in conflict with the sidewalk.
- 3) The sidewalk to be provided from Poinsettia Street to US 301 is proposed to be on the south side of the road. Therefore, this sidewalk will align with the proposed sidewalk to the east.

Based on the above, it is our opinion, the proposed improvements to Missouri Avenue will mitigate the impact of the project and meet the intent of the Transportation Technical Manual to the extent feasible.

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

Best Regards,

Steven J Henry President

Lincks & Associates, Inc.

P.E. #51555



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

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

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E, (813) 276-8364, TiradoS@hillsboroughcounty.org.

Sincerely,

Michael J. Williams
Hillsborough County Engineer

TABLE 1

ESTIMATED PROJECT TRIP ENDS (1)

our		Total	69
/I Peak H	Trip End	<u>In</u> Out Total	28
٩		드	4
our	8	Total	28
/ Peak H	Trip Ends	Out	43
AN	AM Peak Hour Trip Ends	듸	15
	Daily	Trip Ends	879
		Size	122 DU's
	世	LUC	215
		<u>Land Use</u>	Townhomes

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.

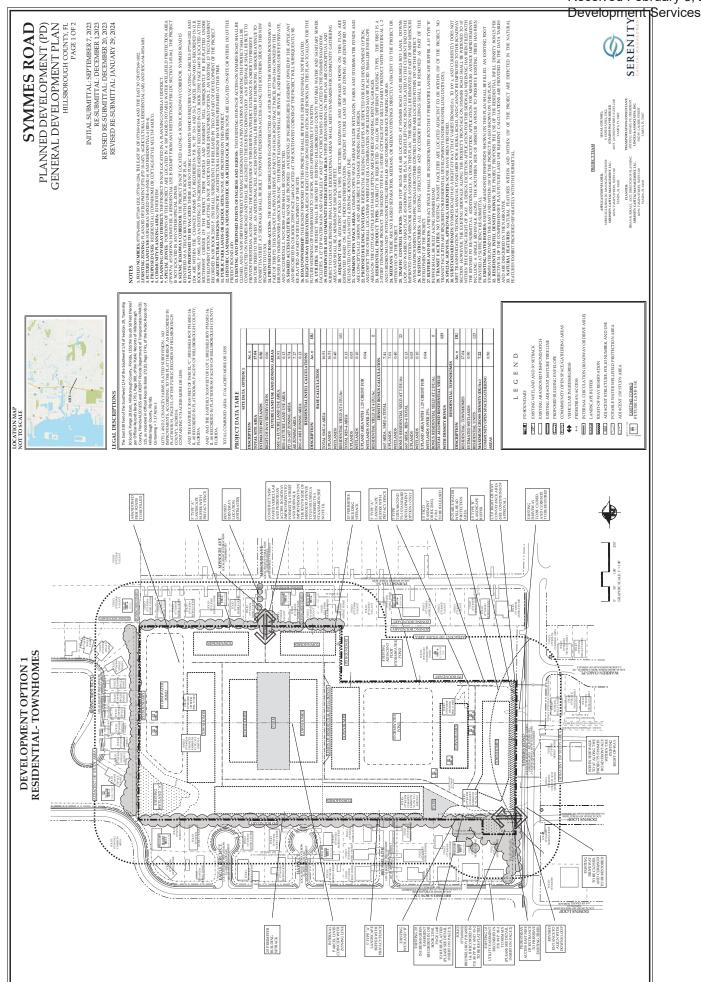


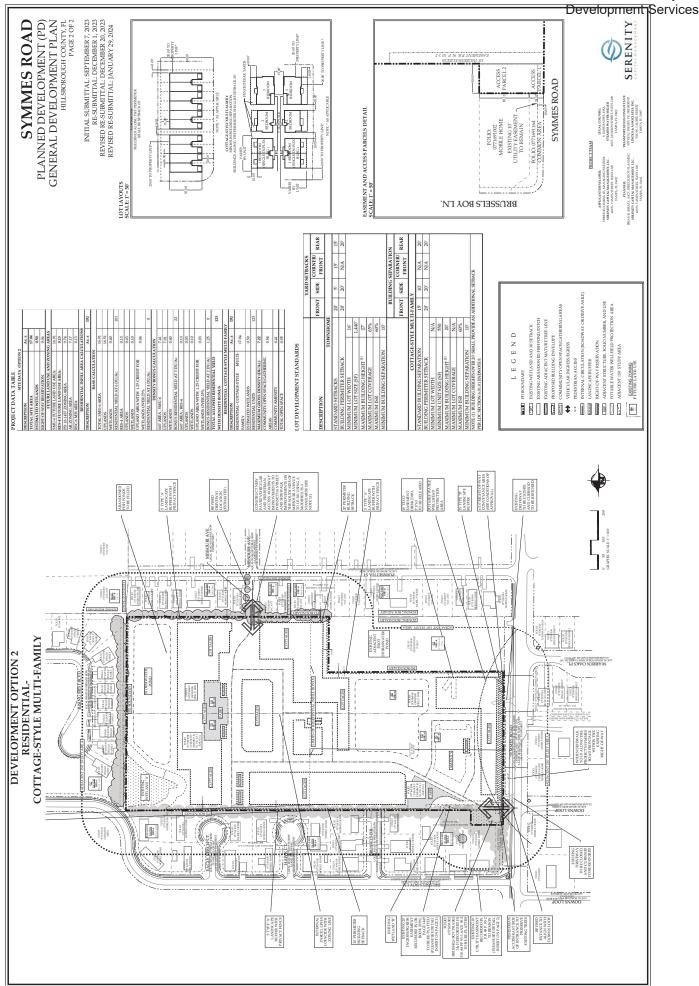
**APPENDIX** 



PD PLAN







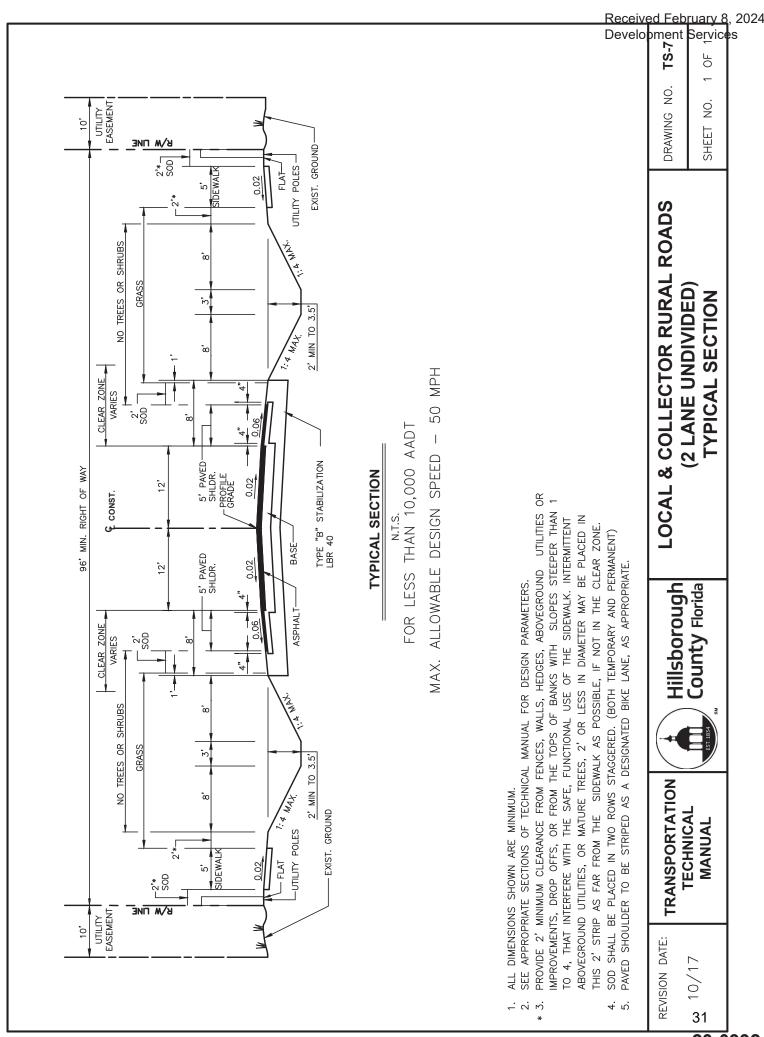
HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION MAP



**23-09**92







## **Transportation Comment Sheet**

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	<b>Current Conditions</b>	Select Future Improvements
Symmes Rd.	County Collector - Rural	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	<ul> <li>☑ Corridor Preservation Plan</li> <li>☐ Site Access Improvements</li> <li>☑ Substandard Road Improvements</li> <li>☐ Other</li> </ul>
Missouri Ave.	County Local - Rural	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	<ul> <li>□ Corridor Preservation Plan</li> <li>□ Site Access Improvements</li> <li>⋈ Substandard Road Improvements</li> <li>□ Other</li> </ul>

Project Trip Generation ☐ Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	604	47	63	
Proposed	887	59	70	
Difference (+/-)	+283	+12	+7	

<sup>\*</sup>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	Х	None	None	Meets LDC
East	Х	None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

<b>Design Exception/Administrative Variance</b> □ Not applicable for this request		
Road Name/Nature of Request	Туре	Finding
Symmes Rd./Substandard Roadway	Design Exception Requested	Approvable
Missouri Ave./Substandard Roadway	Design Exception Requested	Approvable
Notes:		

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<ul><li>☑ Design Exception/Adm. Variance Requested</li><li>☑ Off-Site Improvements Provided</li></ul>	☐ Yes ☐ N/A ☒ No	⊠ Yes □ No	See report.

## **COUNTY OF HILLSBOROUGH**

# RECOMMENDATION OF THE LAND USE HEARING OFFICER

**APPLICATION NUMBER:** RZ PD 23-0992

**DATE OF HEARING:** February 20, 2024

APPLICANT: Shree Kulkarni

**PETITION REQUEST:** A request to rezone property from AR

and PD to PD to develop two options which are 1)123 townhomes or 2) 123

cottage style multi-family units

**LOCATION:** Northeast corner of Downs Loop and

Symmes Road

**SIZE OF PROPERTY:** 17.04 acres, m.o.l.

**EXISTING ZONING DISTRICT:** AR, RSC-6 (MH) and PD 18-1457

FUTURE LAND USE CATEGORY: SMU-6

SERVICE AREA: Urban

COMMUNITY PLAN: Riverview

#### **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: Shree Kulkarni FLU Category: SMU-6 Service Area: Urban Site Acreage: 17.04

Community Plan Area: Riverview

Overlay: None

#### Introduction Summary:

This is a request to rezone three parcels to Planned Development (PD) to develop multi-family housing on the property. Two development options with differing residential dwelling types are proposed in the request to give the applicant flexibility. Option one proposes townhome dwellings, each on their own platted lot and option two proposes Cottage-Style multifamily dwellings developed on a single lot. The applicant will utilize the Residential Infill Density Bonus described in Objective 23 of the Future Land Use Plan to allow for a total of 123 dwelling units.

# Additional Information:

PD Variation(s): None requested as part of this application

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

Planning Commission Recommendation: Consistent

**Development Services Recommendation:** Approvable, subject to proposed conditions

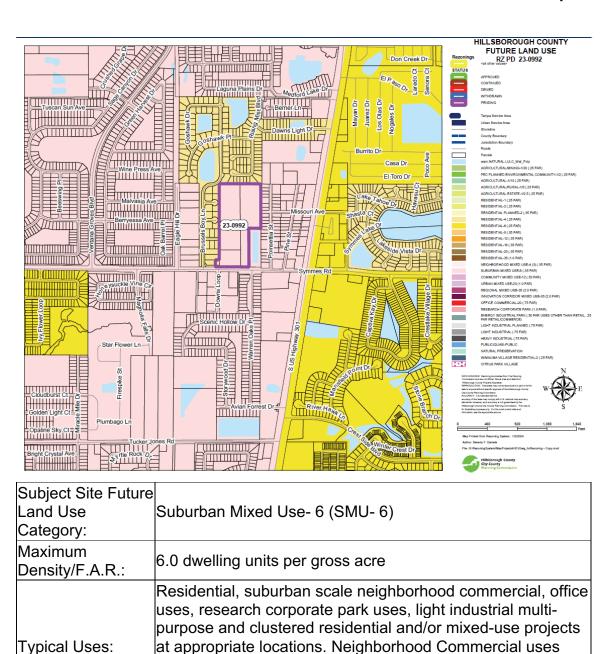
# 2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



# **Context of Surrounding Area:**

The 16.91 +/- acre site is located on the north side of Symmes Road and is approximately 820 feet to west of US Highway 301. The site is in the Urban Service Area and within the Riverview Community Planning Area. It is primarily surrounded by mobile homes, single-family homes, and commercial uses located at the intersection of Symmes and US Highway 301 to the east. Adjacent to the east lies a stormwater pond maintained by Florida Department of Transportation (FDOT).

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

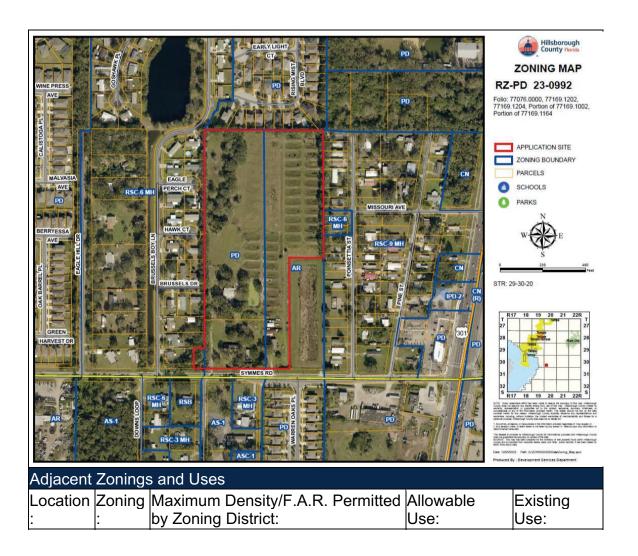


shall meet locational criteria or be part of larger mixed use

planned development. Office uses are not subject to

locational criteria.

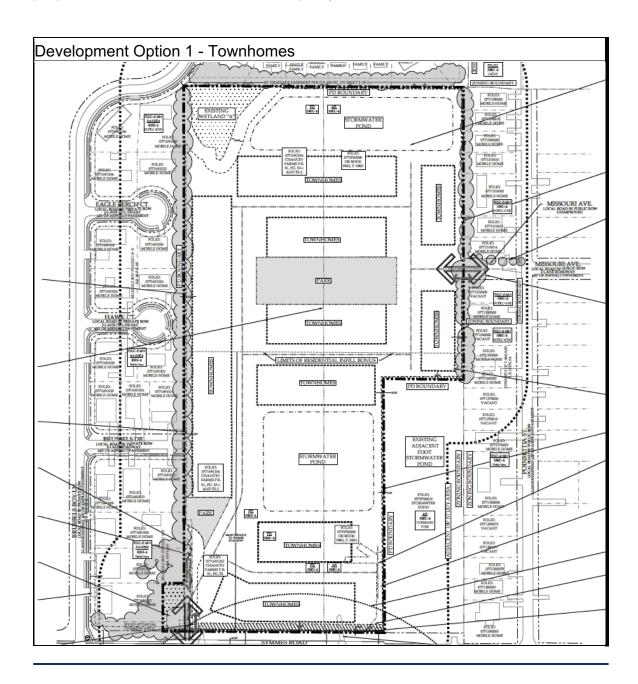
# 2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map



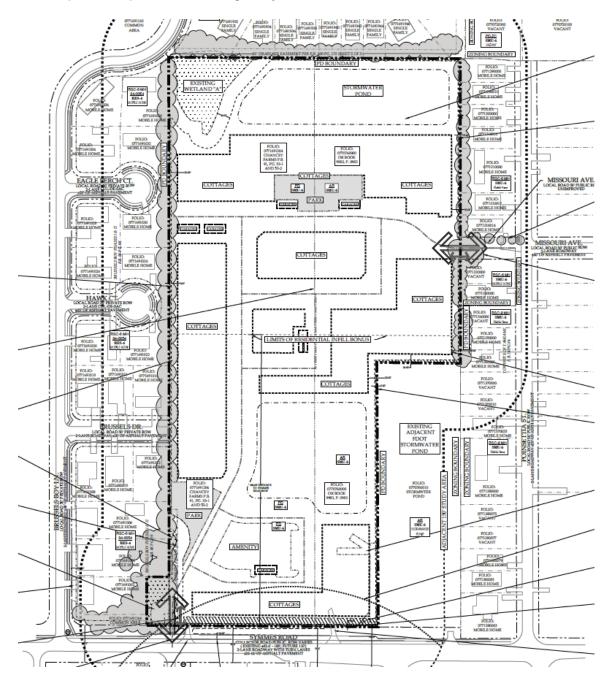
South	,	1.0 du/acre .33 du/acre 188 dwelling units (4.28 du/acre)	conventional, mobile	Single-family conventional, mobile home, church
East	(MH) RSC-	.16 du/acre .11 du/acre .20 du/acre	Single-family conventional, mobile homes	Mobile Homes
West	RSC-6 (MH)	.16 du/acre	Single-family conventional, mobile homes	Mobile Homes

## 2.0 LAND USE MAP SET AND SUMMARY DATA

**2.4 Proposed Site Plan** (partial provided below for size and orientation purposes. See Section8.0 for full site plan)



# Development Option 2 – Cottage-Style Homes



### **Classification Current Conditions Select Future Improvements**

# 3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT) Adjoining Roadways (check if applicable) ⊠Corridor Preservation Plan 2 Lanes County ☐ Site Access Symmes Collector -⊠Substandard Road Rd. Improvements Rural □Sufficient ROW Width Substandard Road Improvements □Other □Corridor Preservation Plan 8 Lanes ☐ Site Access County Local -Missouri Ave. Rural Improvements ☐ Sufficient ROW Width Improvements □Other 4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY **Environmental Protection Commission Natural Resources** Conservation & Environ. Lands Mgmt. Check if Applicable: ☐ 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 ☐ Adjacent to ELAPP property ☐ Other **Transportation**

□ Design Exc./Adm. Variance Requested □ Off-site Improvements Provided

Service Area/ Water & Wastewater
⊠Urban □ City of Tampa □Rural □ City of Temple Terrace
Hillsborough County School Board
Adequate ⊠ K-5 ⊠6-8 ⊠9-12 □N/A Inadequate □ K-5 □6-8 □9-12 □N/A
Impact/Mobility Fees
Townhouse (Fee estimate is based on a 1,500 s.f., 1-2 Story) Mobility: \$6,661 Parks: \$1,957 School: \$7,027
Fire:\$249 Total per Townhouse: \$15,894
Multi-family (Fee estimate is based on a 1,200 s.f., 1-2 story) Mobility: \$6,661 Parks: \$1,555 School: \$3,891
Fire:\$249
Total per unit Multi-family: \$12,356
Single Family Detached (Fee estimate is based on a 2,000 s.f.) Mobility: \$9,183 Parks: \$2,145 School: \$8,227
Fire:\$335 Total per House: \$19,890
Planning Commission
☐ Meets Locational Criteria ☒N/A ☐ Locational Criteria Waiver Requested ☒ Minimum Density Met ☐ N/A ☐ Inconsistent ☒ Consistent
5.0 IMPLEMENTATION RECOMMENDATIONS
5.1 Compatibility

# 5.1 Compatibility

This is a request to rezone a 17.04-acre tract from Planned Development 18-1457, Residential Single-Family Conventional-6 MH (RSC-6 MH), and Agricultural Rural (AR) to a Planned Development to allow the construction of a

multi-family development. This application includes two development options to permit residential townhomes or cottage-style multi-family at 6.0 dwelling units per acre. The Residential Infill Density bonus has been applied to the project to allow up to 123 units or 7.2 dwelling units per acre.

The subject property is located at 10508 Symmes Road and is within the Riverview Community Plan. The surrounding area is primarily residential in nature consisting of single-family conventional homes and mobile home neighborhoods at various densities. Commercial uses lie nearby to the east along US Highway 301 which includes convenience stores, a supermarket, restaurants, and other commercial uses.

The property is located within the Urban Service Area.

The applicant's Planned Development proposes two development options for multi-family development at a maximum of 123 dwelling units. Option one would develop townhomes on the property with a maximum height of 27' or 2- stories. Townhome buildings would have up to 4 or 6 townhome units and would include garages. With this option, the property would be subdivided with a minimum lot size of 16' x 90'. Option two would be to develop Cottage-style homes. These would be free-standing structures and be either 1-, 2-, or 3-bedroom units at maximum building height of 20' or 1-story. Structures would include either one or two units, but the property would not be subdivided and would be developed as one property. Each cottage would have their own fenced backyard and be connected to sidewalks. For both options, a minimum 20' building setback will be required along each property line.

The buffer and screening requirements proposed for the development follow the typical code requirements for multi- family developments and no variations or waivers were requested. The north, east, and wester n boundaries will have a 5' Type A buffer and screening and the south boundary will have a 15' Type B buffer along Symmes Road.

The subject property is designated as SMU-6 on the Future Land Use Plan. The proposed zoning is consistent with the Future Land Use Plan and is being supported by Planning Commission. Development Services does not have any compatibility concerns with the proposed Planned Development. The proposed residential density is appropriate to the area and is supported by nearby commercial uses. We find the buffer yard and screening standards will protect the adjacent residential uses from the proposed higher density development and will negate any potential negative impacts. The proposed maximum height for Development Option 1 is 27'. While the 2:1 setback requirement is not being met with this development option, the height is less than all standard residential zoning districts and represents the max height of the roofline. The applicant states the eaves of the structures will be lower. This will ensure the surrounding uses are not impacted by towering structures. In addition, the 2:1 setback

requirement is being met in Development Option 2, which will have a maximum height of 20'.

#### 5.2 Recommendation

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

Zoning conditions, which were presented Zoning Hearing Master hearing, were reviewed and are incorporated by reference as a part of the Zoning Hearing Master recommendation.

#### SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on February 20, 2024. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition. Ms. Heinrich explained the reasons for the revised staff report which included the increase in the number of parcels from three to five which thereby increased the acreage and a change to zoning condition 2 regarding an infill density provision.

Ms. Elise Batsel testified on behalf of the applicant and submitted documents into the record. Ms. Batsel stated that the property is 17.04 acres in size and located on Symmes Road, 820 feet west of US 301. Ms. Batsel showed a PowerPoint presentation and stated that the request is for two options which would be either 123 townhomes or 123 cottages which are small detached dwelling units but multi-family in nature. She added that the applicant is using Policy 23.5 pertaining to a residential infill bonus. No waivers or variations are requested. Ms. Batsel described the site plans for both options and stated that access has been aligned with Downs Loop and a secondary access is proposed off of Missouri.

Mr. David Smith 401 East Jackson Street Tampa testified on behalf of the applicant regarding land use issues. Mr. Smith showed graphics to discuss the project's consistency with the Comprehensive Plan and the use of Policy 23.5 regarding infill. Mr. Smith stated that the project qualifies for the density bonus as it is located within the Urban Service Area and located along a collector roadway. He described the surrounding area to point out that the area could be considered for limited non-residential development and that the subject plan provides an alternative to strip commercial development. He added that the increase in density is compatible with the surrounding area. Mr. Smith discussed the project's compatibility with the surrounding land uses and testified that the request is consistent with the Riverview Community Plan and the Comprehensive Plan.

Mr. Jared Follin Development Services Department testified regarding the County's staff report. He stated that the requested density bonus allows an additional three dwelling units per acre in the portion of the property 660 feet from the frontage road. He detailed the surrounding land uses and the proposed two development options. Staff found the rezoning approvable and does not have any compatibility concerns.

Ms. Jillian Massey of the Planning Commission staff testified that the property is within the Residential-4 Future Land Use category and located in the Urban Service Area and the Riverview Community Plan. She stated that there is a typographical error on page 2 which should state that 123 units are proposed. Ms. Massey testified that staff supports the use of the residential density bonus and found the proposed uses to be compatible with the surrounding development pattern. Ms. Massey testified that the request is consistent the Riverview Community Plan and the Future of Hillsborough 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.

County staff and Ms. Batsel did not have additional comments.

The hearing was then closed.

#### **EVIDENCE SUBMITTED**

Ms. Timateo submitted a revised staff report into the record.

Ms. Batsel submitted a copy of her PowerPoint presentation 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

 The subject site is 17.04 acres in size and is zoned Agricultural Rural (AR), Residential Single-Family Conventional-6 Mobile Home (RSC-6) MH and Planned Development

(PD 18-1457. The property is designated Residential-4 (RES-4) by the Comprehensive Plan. The subject property is located in the Urban Service Area and the Riverview Community Plan.

- 2. The existing PD 18-1457 is currently approved for 57 single-family homes.
- The request to rezone from AR, RSC-6 (MH) and PD to PD is for the purpose of developing either 123 townhomes or 123 cottage-style multi-family dwelling units.
- 4. The proposed Option 1 townhomes will have a maximum height of 27 feet / 2 stories and consist of buildings with 4 to 6 townhome units. The proposed Option 2 cottage will have a maximum height of 20 feet / 1 stories and be free-standing structures.
- 5. No Planned Development variations or waivers are requested.
- 6. The Planning Commission staff support the rezoning request. Staff testified that the applicant proposes the use of a residential infill density bonus detailed in Policy 23.5. Staff supports the use of the bonus as the site is located in the Urban Service Area and is located along a collector roadway. The Planning Commission found the rezoning request is consistent with the Riverview Community Plan and the Future of Hillsborough Comprehensive Plan.
- 7. The surrounding area is developed with single-family residential land uses to the north and south and mobile home dwelling units to the east and west.
- 8. Approval of the Planned Development zoning with the conditions proposed by the Development Services Department serves to provide a compatible land use in the area.

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

The rezoning 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 Planned Development rezoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

#### SUMMARY

The request is to rezone 17.04 acres from AR, RSC-6 MH and PD to PD to develop either 123 townhomes or 123 cottage-style multi-family dwelling units. The proposed Option 1 townhomes will have a maximum height of 27 feet / 2 stories and consist of buildings with 4 to 6 townhome units. The proposed Option 2 cottage will have a maximum height of 20 feet / 1 stories and be free-standing structures.

No Planned Development Variations or waivers are requested.

The existing PD 18-1457 is currently approved for 57 dwelling units.

The Planning Commission staff stated that the applicant proposes the use of a residential infill density bonus detailed in Policy 23.5. Staff supports the use of the bonus as the site is located in the Urban Service Area and is located along a collector roadway. The Staff supports the request and found the rezoning consistent with the Riverview Community Plan and the Comprehensive Plan.

The surrounding area is developed with single-family residential land uses to the north and south and mobile home dwelling units to the east and west.

Approval of the Planned Development zoning with the conditions proposed by the Development Services Department serves to provide a compatible land use in the area.

#### RECOMMENDATION

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

March 10, 2024

Susan M. Finch, AICP Land Use Hearing Officer

Sum M. Fine

Date



Unincorporated Hillsborough County Rezoning		
Hearing Date: February 20, 2024  Report Prepared: February 8, 2024	Petition: PD 23-0992  10498, 10502, 10508 Symmes Road, the east 50 feet of parcel 77169.1164 and the east 50 feet of parcel 77169.1002  East of Brussels Boy Lane, North of Symmes Road	
Summary Data:	,	
Comprehensive Plan Finding	CONSISTENT	
Adopted Future Land Use	Suburban Mixed Use-6 (6 du/ga; 0.25/0.35/.050) FAR) & Residential-4 (4 du/ga; 0.25)	
Service Area	Urban	
Community Plan	Riverview and SouthShore Areawide Systems	
Requested Rezoning	Agricultural Rural (AR) and Planned Development (PD) to a Planned Development for the maximum of 123 units with two development options: townhomes or cottage style multi-family	
Parcel Size (Approx.)	17.04 +/- acres	
Street Functional Classification	Symmes Road – <b>Collector</b> Brussels Boy Road – <b>Local</b>	
Locational Criteria	N/A	
Evacuation Zone	None	



#### **Context**

- The subject 17.04 +/- acre site is located north of Symmes Road and east of Brussels Boy Lane. The site includes the east 50 feet of parcel 77169.1164 and the east 50 feet of parcel 77169.1002.
- The site is located within the Urban Service Area and the limits of the Riverview Community Plan and the South Shore Areawide Systems Plan.
- The subject property is designated as Suburban Mixed Use-6 (SMU-6) on the Future Land Use Map. Properties in the SMU-6 Future Land Use category can be considered for a maximum density of 6 dwelling units per gross acre and a maximum intensity of 0.25 FAR. The SMU-6 Future Land Use category is intended for urban/suburban in intensity and density of uses. Typical uses of SMU-6 include residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed use projects at appropriate locations. Office uses are not subject to locational criteria. Neighborhood Commercial uses shall meet established locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- A portion of the subject property is also designated as Residential-4 (RES-4) on the Future Land Use Map. Properties in the RES-4 Future Land Use category can be considered for a maximum density of 4 dwelling units per gross acre and a maximum intensity of 0.25 FAR. The RES-4 Future Land Use category is intended for low density residential development. Typical uses of RES-4 include residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- To the south and east is the SMU-6 Future Land Use category. To the north and west is the Residential-4 (RES-4) category. Further east is the Residential-6 (RES-6) category.
- The site is zoned Planned Development (PD) and Agricultural Rural (AR). To the south, north and southeast is PD zoning. Additionally, to the south is Residential Single-Family Conventional (RSC-3), Agricultural Single-Family (AS-1) and Agricultural Single-Family Conventional (RSC-6) zoning is to the east and west. Additionally, to the west is Residential Single-Family Conventional (RSC-9) zoning.
- Single-family residential surrounds the site on all sides. To the east is public institutional and vacant land. To the south is public institutional, HOA / Common Property and multifamily. To the west is HOA / Common Property.
- The applicant is proposing to rezone from Agricultural Rural (AR) and Planned Development (PD) to a Planned Development for the maximum of 122 units with two development options: townhomes or cottage style multi-family.

## **Compliance with Comprehensive Plan:**

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

#### Future Land Use Element

#### Urban Service Area

**Objective 1:** Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

#### Minimum Density

**Policy 1.2:** 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 1.3:** Within the USA and within land use categories permitting 4 du/ga or greater, new rezoning approvals for residential development of less than 75% of the allowable density of the land use category will be permitted only in cases where one or more of the following criteria are found to be meet:

- Development at a density of 75% of the category or greater would not be compatible (as defined in Policy 1.4) and would adversely impact with the existing development pattern within a 1,000 foot radius of the proposed development;
- Infrastructure (Including but not limited to water, sewer, stormwater and transportation) is not planned or programmed to support development.
- Development would have an adverse impact on environmental features on the site or adjacent to the property.
- The site is located in the Coastal High Hazard Area.
- The rezoning is restricted to agricultural uses and would not permit the further subdivision for residential lots.

**Policy 1.4:** Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

#### Land Use Categories

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

**Policy 8.1:** The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.

#### Relationship to Land Development Regulations

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

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

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

#### **Environmental Considerations**

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

#### Policy 13.3: Environmentally Sensitive Land Credit

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

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

**Policy 13.6:** The County shall protect significant wildlife habitat, and shall prevent any further net loss of essential wildlife habitat in Hillsborough County, consistent with the policies in the Conservation and Aquifer Recharge Element and Land Development Code.

#### **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 and protect 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.

**Policy 16.10:** Any density increase shall be compatible with existing, proposed, or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

**Policy 16.15:** Single family detached, single family attached, and townhome residential development of 50 units or greater shall include gathering places in accordance with requirements of the Land Development Code. Community gathering places shall be provided in a proportionate manner based on the size of the project, density of dwelling units, amount of private open space in the project or other similar manner. A minimum square footage shall be established ensuring a functional gathering place for residential developments at or near the threshold of 50 units. Community gathering places shall not be required in residential subdivisions with platted lot sizes of 1/3 acre or greater. To ensure minimum density policies can be achieved or greater, minimum lot size reductions may be considered. Incentives for a higher quality of design of the gathering

places should be provided. The Land Development Code should address the location of gathering places to ensure compatibility with adjacent uses. Most community gathering places that do not require parking should be within walking distance of residences. The Land Development Code should include a process such as but not limited to variances or waivers to consider reductions in the gathering place requirement.

### **Community Design Component**

**Goal 1:** Plan a pattern of compact, livable and walkable neighborhoods and communities within the urban service area which are supported by locally-oriented employment, goods and services. (Continued)

**Objective 1-2:** Promote a variety of uses in order to create vitality and bring many activities of daily life within walking distances of homes.

**Policy 1-2.2:** Require a mix of housing types and lot sizes within mixed use neighborhoods, emphasizing harmonious design and building type.

### 5.0 NEIGHBORHOOD LEVEL DESIGN

### **5.1 COMPATIBILITY**

**Goal 12:** Design neighborhoods which are related to the predominant character of the surroundings.

**Objective 12-1:** New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE policy 1.4) 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.

### **ENVIRONMENTAL & SUSTAINABILITY SECTION**

**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.

**Policies: 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.

**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.

- **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.
- **Objective 3.8:** Manage flora, fauna, and uplands to ensure a healthy, functioning environment, economy, and quality of life.
- **Policy 3.8.1:** Protect and conserve Significant Wildlife Habitat and ensure a no net loss of Essential Wildlife Habitat.
- **Policy 3.8.2:** Continue to prohibit unmitigated encroachment into the 100-year floodplain to protect and conserve the functions and natural wildlife habitat attributes where they exist within the 100-year floodplains of rivers and streams as provided under local rules and regulations including mitigation as required.
- **Policy 3.8.3:** Maintain local wildlife and wildlife habitat protection and management programs to protect native plants and wildlife.
- **Policy 3.8.4:** Continue to apply adopted criteria, standards, methodologies, and procedures that require the development and implementation of management plans for Significant or Essential Wildlife Habitat determined to provide particularly valuable and manageable habitat qualities.
- **Policy 3.8.5:** Offsite preservation will not be permitted for field verified Significant Wildlife Habitat which is capable of being managed or restored onsite as a high-quality native plant community or communities, except in cases of overriding public interest (Per Governor and Cabinet Final Order AC-93-087).
- **Objective 3.9:** Manage natural preserves to ensure a healthy, functioning environment, economy, and quality of life.
- **Policy 3.9.9:** Protect natural resources, coastal resources, publicly owned, or managed natural preserves from adverse impacts attributable to adjacent land uses. Continue to require development activities on adjacent properties to comply with adopted criteria, standards, methodologies, and procedures to prevent adverse impacts.

### **Livable Communities Element – Southshore Areawide Systems Plan**

### **Economic Development Objective**

The SouthShore community encourages activities that benefits residents, employers, employees, entrepreneurs, and businesses that will enhance economic prosperity and improve quality of life.

The community desires to pursue economic development activities in the following areas: 1. Land Use/ Transportation

- a) Analyze, identify and market lands that are available for economic development, including: residential, commercial, office, industrial, agricultural (i.e., lands that already have development orders or lands that are not developable.)
- b) Recognize preferred development patterns as described in individual community plans and implement the communities' desires to the greatest extent possible (including codification into the land development code). I.e., activity center, compatibility, design and form, pedestrian and bicycle/trail connectivity.

- c) Utilize the Hillsborough County Competitive Sites Program to identify potential competitive sites (e.g. SouthShore Park DRI).
- d) Analyze potential new economic sites, (e.g. Port Redwing) based on development
- e) Support the potential Ferry Study and auxiliary services around Port Redwing
- f) Utilize Hillsborough County Post Disaster Redevelopment Plan

### LIVABLE COMMUNITIES ELEMENT: RIVERVIEW COMMUNITY PLAN

### Vision Concept

Physically, Riverview is a diverse community sharing the characteristics of both suburban and rural areas, loosely defined by historical development patterns and predominant land uses. The Advisory Committee and the Planning Team addressed these issues and illustrated their vision graphically by developing the "Riverview District Concept Map". See attached figure 10. It identifies distinct visions for the Riverfront, Downtown, Highway 301, Residential, Industrial, Open Space, and Mixed Use districts. These unique districts reflect community assets and guide development.

### 1. Highway 301 Corridor District Vision

Visitors and residents know they have arrived in Riverview as they pass through gateway entrances. This is a mixed-use area with high densities and a variety of businesses. The gateways are the beginning of a pleasant drive or walk along well-maintained, tree lined streets with center medians, bike lanes, sidewalks, crosswalks, adequate lighting and traffic signals. Strict traffic laws are enforced to protect the pedestrian and bicycle-friendly environment. The retail and commercial businesses have benefited from the redesign of the US 301 corridor. The historical buildings have been marked and maintained to indicate their historical importance.

Goal 2: Reflect the vision of Riverview using the Riverview District Concept Map. The Riverview District Concept Map will illustrate the unique qualities and land uses related to distinct geographic areas identified as "districts". (see Figure 10)

The following specific districts are incorporated into the Riverview District Concept Map. Require future development and redevelopment to comply with the adopted Riverview District Concept Map.

1. Hwy 301 Corridor – Provide a safe, attractive and efficient corridor system that contributes to the character and economic well-being of the community and provides a sense of arrival.

Goal 4: Provide safe, attractive, efficient multi-modal transportation, including vehicular, bicycle/pedestrian and transit.

Goal 11: Interconnect districts and public places with concepts for walkability, particularly schools and parks.

- Collaborate with private sector developers, government agencies and non-profit organizations to provide safe roadway, sidewalk and pathway connections, biking and equestrian linkages and other pedestrian amenities.
- Provide sidewalks, pathways and/or trails wide enough (wider than 5 feet) for people to easily pass each other or travel side-by-side.

### Staff Analysis of Goals Objectives and Policies:

The 17.04 +/- acre subject site is located north of Symmes Road and east of Brussels Boy Lane. The site is located within the Urban Service Area and the limits of the Riverview Community Plan and the South Shore Areawide Systems Plan. The applicant is proposing a Planned Development for the maximum of 123 units with two development options: townhomes or cottage style multi-family. The updated site plan on January 29, 2024 shows that the proposed site includes the east 50 feet of parcel 77169.1164 and the east 50 feet of parcel 77169.1002.

The subject site is located in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The subject site is proposing 1-2 story townhomes or multi-family residential which is consistent with the surrounding area which mostly consists of single-family residential and public institutional uses.

The applicant is proposing to utilize the Residential Infill Density Bonus per Policy 23.5. The bonus would allow for the Future Land Use categories to be bumped up to the density of the next Future Land Use category. However, the underlying SMU-6 and RES-4 Future Land Use categories would not change on the site. The site qualifies for the Infill Density Bonus as it is within the Urban Service Area and along a collector roadway. There is commercial development to the west and south of the site along U.S. Highway 301. Utilizing an increase in density on site would result in a development pattern that is compatible to existing zoning or development patterns in the immediately surrounding area. Planning Commission staff recognizes there are a few large lots further south and west. However, the immediate properties to the north, west and east have smaller lot sizes and the requested infill density would be compatible. In addition, smaller residential lots are located further north, south and west. 75% of the property is over 900 feet from the Symmes Road and U.S. Highway 301 and would not meet Commercial Locational Criteria. Therefore, the site's proposed development options of townhomes or multi-family would provide a compatible transition moving west from the vacant and commercial uses at the Symmes Road and U.S. Highway 301 intersection.

The proposal meets the intent of Objective 8 and Policy 8.1. The subject property is designated Residential-4 (RES-4) and Suburban Mixed Use-6 (SMU-6) on the Future Land Use Map. The residential infill bonus only applies to 660 feet parallel from Symmes Road, which is shown on the site plan dated January 29, 2024. A condition of approval will require that the density bonus only applies to 660 ft of the subject site to meet the maximum length requirements of the bonus under Policy 23.5. This condition of approval is necessary for Planning Commissions staff's finding of consistency.

The total site is 17.04 acres. The SMU-6 portion makes up the majority of the site at 16.91 acres, less than 25% of the SMU-6 portion is wetlands, at 0.40 acres. Thus, the full 16.91 acres is eligible for density calculations. Out of the total acreage, 7.41 acres is within the 660 feet for the bonus allowing up to 66 units (7.41 x 9). The remaining 9.5 acres uses the based density for SMU-6 of 6 du/a for a total of 57 units (9.5 x 6). The 0.13 RES-4 portion of the site is over 25% wetlands at 0.10 acres. Per the Environmentally Sensitive Land Credit Policy 13.3, the upland acreage is multiple by 1.25 for density calculations. This would leave 0.03 acres of upland for a total of 0.15 units, which is 0 units allowed. (0.03 upland x

1.25 X 4). The total units allowed on site are 123 (66 + 57). The site plan lists the maximum 123 units that are being requested on site. As the site is within the Urban Service Area, 75% of the maximum density must be provided, 92 units, to meet the minimum density as stated in Policy 1.2.

The January 29, 2024 site plan and December 21, 2023 narrative have conflicting calculations for density using the residential infill bonus. The site plan has the correct calculations with the exception of the residential yield being broken down into 6 du/a and 3 du/a. The portion of the site that is requesting the 660 foot infill bonus is allowed up to 9 du/a and the remaining portions of the site are at the Future Land Use category densities of 4 du/a and 6 du/a (RES-4 and SMU-6 categories). Planning Commission staff have reviewed and the site plan total showing 123 units maximum for the entire site is correct with the breakdown of density calculations as shown above, per the Future Land Use Element.

0.50 acres of the site is wetlands; with 0.40 acres in the Residential-4 Future Land Use category of the site. The Environmental Protection Commission (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. The Natural Resources Department has reviewed and has no objections pending specific conditions of approval being met for the rezoning. Any impact to wetlands, other surface waters, Environmentally Sensitive Areas or essential wildlife habitat found during the site plan review process will not be supported per Objectives 3.5, 3.8 and 3.9 and Policies 3.5.1, 3.5.2, 3.5.4, 3.8.1, 3.8.2, 3.8.3, 3.8.4, 3.8.5 and 3.9.9 of the Environmental and Sustainability Section.

Objective 16 and its accompanying Policies 16.1, 16.2 and 16.3 seek to protect existing neighborhoods and development by ensuring compatibility with the surrounding area through various buffering requirements and mitigation techniques. The creation of townhomes or multi-family residential lots would be consistent with these policies as the use is similar and complementary to the surrounding residential and public institutional uses. Policy 16.8 specifically requires the density and lot sizes of the surrounding area to be compatible with new development. The existing uses in the area are low density single family large lot residential dwellings and public institutional uses. Policy 16.10 states that "any density increase shall be compatible with existing, proposed or planned surrounding development." The applicant is proposing a 5 foot type A buffer with a privacy fence on the east and west and a 15 foot type B buffer along the Symmes Road frontage. A stormwater pond and wetlands on the northern end provides a buffer for the residential uses to the north. In this case, the scale of development allowed by the SMU-6 and RES-4 categories in the Urban Service Area would be compatible with the surrounding area. The applicant is also meeting Policy 16.15 by providing a community gathering space of 0.50 acres on option 1 and 0.54 acres on option 2. The gathering spaces are marked as parks on the site plan.

Objective 9, Policy 9.1 and Policy 9.2 require that all development meet or exceed the land development regulations in Hillsborough County. The site will provide primary access to Symmes Road and secondary access to Missouri Avenue but will not provide a connection west to Brussels Road as this is a private road. The applicant is requesting an Administrative Variance and two Design Exceptions for Symmes Road and Missouri Avenues. At the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

Objective 12-1 and Policy 12-1.4 of the Community Design Component (CDC) discuss how new development shall be compatible with the established character of the surrounding area. The proposed use is compatible with the single-family, public institutional, vacant HOA /Common Property and multi-family uses in the area.

The subject site meets the intent of the Southshore Areawide Systems Community Plan that recognizes the preferred land development pattern of each of its Community Plan. The site is also located within the limits of the Riverview Community Plan, specifically within the Highway 301 corridor district which anticipates high density residential uses along with commercial uses in this area. The proposed townhome or multi-family uses, with the residential density bonus, meets the intent of the Community Plan. Goals 4 and 11 also have language on providing sidewalks, the proposed will widen the sidewalk to 10 feet along the project's frontage on Symmes Road. Pedestrian access on the east side will be provided to preserve existing trees, which meets the intent of Goal 11. Sidewalks and access are proposed on both development options.

Overall, the proposed rezoning would allow for the development of this property in a manner that is not only consistent with the goals and objectives of the *Unincorporated Hillsborough County Comprehensive Plan*, but that is also comparable to the existing and planned development pattern found within the surrounding area.

### Recommendation

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

PD 23-0992

# HILLSBOROUGH COUNTY **FUTURE LAND USE**

RZ PD 23-0992 call other values>

CONTINUED

WITHDRAWN PENDING DENIED

Juris diction Boundary County Boundary

Tampa Service Area

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

AGRICULTURAL/RURAL-1/5 (.25 FAR) AGRICULTURAL-1/10 (.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)

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

COMMUNITY MIXED USE-12 (.50 FAR) SUBURBAN MIXED USE-6 (.35 FAR) URBAN MIXED USE-20 (1.0 FAR)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR) REGIONAL MIXED USE-35 (2.0 FAR)

ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, FAR RETAIL/COMMERCE) RESEARCH CORPORATE PARK (1.0 FAR) OFFICE COMMERCIAL-20 (.75 FAR)

LIGHT INDUSTRIAL PLANNED (.75 FAR) LIGHT INDUSTRIAL (.75 FAR)

HEAVY INDUSTRIAL (.75 FAR) NATURAL PRESERVATION PUBLIC/QUASI-PUBLIC

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR) CITRUS PARK VILLAGE



460

File: G:\RezoningSystem\Map

# GENERAL SITE PLAN FOR CERTIFICATION



### **DEVELOPMENT SERVICES**

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

# HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

## **GENERAL SITE PLAN REVIEW/CERTIFICATION**

# BOARD OF COUNTY COMMISSIONERS

Donna Cameron Cepeda Harry Cohen Ken Hagan Pat Kemp Gwendolyn "Gwen" Myers Michael Owen Joshua Wostal

**COUNTY ADMINISTRATOR** 

Bonnie M. Wise

**COUNTY ATTORNEY** 

Christine M. Beck

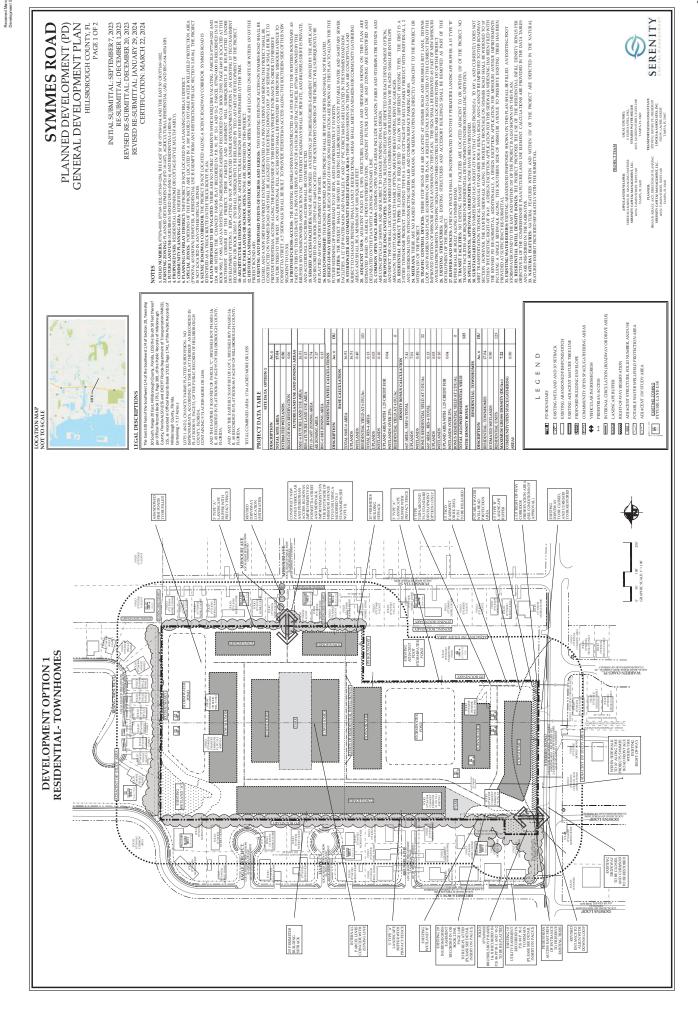
**INTERNAL AUDITOR** 

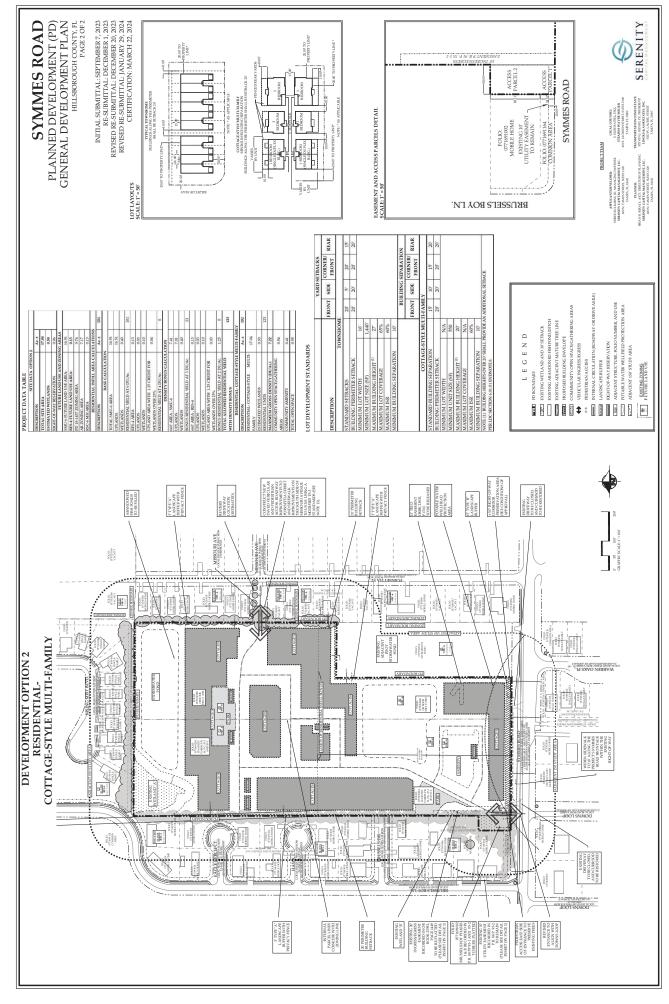
Peggy Caskey

**DEPUTY COUNTY ADMINISTRATOR** 

Gregory S. Horwedel

Project Name: Symmes Road	d Planned Development		
Zoning File: RZ-PD (23-0992) Modification: None			
Atlas Page: None	Submitted: 03/22/24		
To Planner for Review: 03/22/24	Date Due: ASAP		
Brian R. Kiraly AICP c/o Serenity Capital Management LLC  Contact Person:	Phone: 813-416-7913/ brian@serenitycm.com		
Right-Of-Way or Land Required for I	Dedication: Yes ✓ No		
The Development Services Departm	ent HAS NO OBJECTION to this General Site Plan.		
The Development Services Departm Site Plan for the following reasons:	ent RECOMMENDS DISAPPROVAL of this General		
Reviewed by: Jared Follin	<sub>Date:</sub> 03/22/24		
Date Agent/Owner notified of Disapp	proval:		





# AGENCY COMMENTS

### AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

REVIEWER: Richard Perez, AICP

PLANNING AREA/SECTOR: RV/South

PETITION NO: PD 23-0992

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.

### **CONDITIONS OF APPROVAL**

- The project shall be permitted one access connection on Symmes Rd and one access connection to Missouri Ave. as depicted on the PD site plan.
- If PD 23-0992 is approved, the County Engineer will approve a Design Exception (dated February 8, 2024) which was found approvable by the County Engineer (on February 9, 2024) for Missouri Ave. substandard road improvements. As Missouri Ave. is a substandard local roadway, the developer will be required to make the following improvements consistent with the approved Design Exception:
  - a. Construct a TS-3 urban local roadway section from the project entrance to Poinsettia St. with a 5-foot sidewalk along the south side.
  - b. Construct 5-foot sidewalk on the south side of the existing roadway section from Poinsettia St. to US Hwy 301.
- If PD 23-0992 is approved, the County Engineer will approve a Design Exception (dated February 8, 2024) which was found approvable by the County Engineer (on February 9, 2024) for Symmes Rd. substandard road improvements. As Symmes Rd. is a substandard collector roadway, the developer will be required to construct a 10-foot wide sidewalk along the project frontage.
- The existing right of way in the vicinity of the project appears to be sufficient to accommodate the future 2-lane enhanced facility identified in the County Corridor Preservation Plan. However, at the time of site development, the developer will need to verify if there is sufficient right of way along the project's frontage. If sufficient right of way exists, no additional right of way will be required to be preserved.
- The segment of unimproved Missouri Ave, between the project access point and the intersection with Poinsettia St., to be improved shall not be accepted for maintenance by the County. As such, the developer shall assume maintenance of said segment of roadway in perpetuity.
- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

### OTHER CONDITIONS:

 Prior to site plan certification, developer replace site plan call outs stating "+/-5.0" RIGHT-OF-WAY CONVEYANCE AREA (SEE CONDITIONS OF APPROVAL)" to "+/-5.0" RIGHT-OF-WAY CORRIDOR PRESERVATION AREA (SEE CONDITIONS OF APPROVAL".

### PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone several parcels, totaling +/- 17.04 acres, from Planned Development (PD) 18-1457, Residential/Single-Family Conventional 6 (RSC-6), and Agricultural Residential (AR) to Planned Development to construct 123 multi-family or town home units. The site is located on the north side of Symes Rd., approximately 75 feet west of Warren Oaks Pl. The Future Land Use designation is Suburban Mixed Use 6 (SMU-6) and Residential 4 (RES-4).

### Trip Generation Analysis

The applicant submitted a trip generation and site access analysis as required by the Development Review Procedures Manual (DRPM). Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11<sup>th</sup> Edition.

**Existing Zoning** 

Land Use/Size	24 Hour Two-Way	Total Peak Hour Trips	
	Volume	AM	PM
PD: 57 Single-Family Dwelling Units (ITE LUC 210)	538	42	56
AR: 6 Single-Family Detached Units (ITE Code 210)	57	4	6
RSC: 1 Single-Family Dwelling Units (ITE LUC 210)	9	1	1
Subtotal:	604	47	63

**Proposed Rezoning** 

Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD:123 Town Home Units (ITE 215)	887	59	70

**Trip Generation Difference** 

Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+)283	(+)12	(+)7

The proposed PD rezoning is anticipated to increase the number of trips potentially generated by development on the site by 283 average daily trips, 12 a.m. peak hour trips, and 7 p.m. peak hour trips.

### TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Symmes Road is a 2-lane, undivided, collector roadway characterized by +/- 22 feet of pavement in average condition. The roadway lies within +/- 82 to 100 feet of right of way. There are no bicycle facilities or paved shoulders along Symmes Road in the vicinity of the proposed project. There are +/- 5 foot wide sidewalk along the north side of Symmes Road.

According to the Hillsborough County Transportation Technical Manual a TS-7 rural collector roadway typical section has 12-foot lanes with 5-foot paved shoulders and sidewalks on both sides within a minimum of 96 feet of right-of-way. The applicant has submitted a Section 6.04.02.B Administrative Variance request to waive improvements to the roadway. The proposed administrative variance is discussed in greater detail under the section titled Requested Administrative Variance herein.

Staff notes that the applicant's proposed PD site plan proffers a new 10-foot-wide sidewalk, approximately 520 feet in length, along the project's frontage on Symmes Rd.

Symmes Rd. is identified in the County Corridor Preservation Plan as a future 2-lane enhanced collector roadway. As such a minimum of 97 feet of right-of-way may be required to construct a future TS-5, Urban Collector Roadway plus an 11-foot enhancement.

Missouri Ave. is a 2-lane, substandard, local rural roadway. The segment of right of way from the project access to Poinsettia St. is unimproved. The segment of roadway, from Poinsettia St. to US Hwy 301, is characterized by 10-foot wide travel lanes with no curb or paved shoulders, lying within a +/-50 foot right-of-way width. There are no sidewalks.

According to the Hillsborough County Transportation Technical Manual a TS-7 rural collector roadway typical section has 12-foot lanes with 5-foot paved shoulders and sidewalks on both sides within a minimum of 96 feet of right-of-way. The applicant is proposing a design exception to construct the unimproved segment to the TS-3, urban local roadway standard, and construct a sidewalk from the project entrance to US Hwy 301. The proposed design exception is discussed in greater detail under the section titled Requested Design Exception herein.

### SITE ACCESS AND CONNECTIVITY

The PD site plan proposes primary access on Symmes Rd. and a secondary access on Missouri Ave.

The PD site plan indicates that the projects internal circulation between project access connection points and project residential units will be served by private drives as opposed to roadways. Staff notes that the proposed improvements to Missouri Ave., discussed in greater detail, herein include an approximately 160-foot segment of unimproved County right-of-way. Said improvements will allow the project to take access to Missouri Ave. However, pursuant to Hillsborough County Comprehensive Plan Mobility Plan Policy 4.1.4., the County cannot accept this segment of roadway improvement for maintenance as the improvement will only serve the project access and will not connect between two or more roadways defined as arterial, collector, or major local roads because the project's internal circulation will be served by private drives. As such a condition of approval that the developer shall be responsible for maintenance of the segment of roadway is proposed.

As demonstrated by the site access analysis submitted by the applicant's traffic engineer, the project does not meet warrants for site access improvements (i.e. turn lanes) at the project's access connections.

Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access may be permitted anywhere along the project boundary consistent with the LDC.

### REQUESTED DESIGN EXCEPTION: MISSOURI AVE.

As Missouri Ave. is a substandard local roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request for the roadway (February 8, 2024) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on February 9, 2024). The developer will be required to make the following improvements consistent with the approved Design Exception:

- a. Construct a TS-3 urban local roadway section from the project entrance to Poinsettia St. with a 5-foot sidewalk along the south side.
- b. Construct 5-foot sidewalk on the south side of the existing roadway section from Poinsettia St. to US Hwy 301.

If this zoning is approved, the County Engineer will approve the Design Exception request.

### REQUESTED DESIGN EXCEPTION: SYMMES RD.

As Symmes Rd. is a substandard local roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request for the roadway (February 8, 2024) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on February 9, 2024). The developer will be required to construct a 10-foot-wide sidewalk along the project frontage on Symmes Rd. consistent with the approved Design Exception.

### **ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

Missouri Ave. is not a regulated roadway in the Hillsborough County Level of Service (LOS) report.

FDOT Generalized Level of Service				
Roadway	From	То	LOS Standard	Peak Hr Directional LOS
SYMMES RD	US HWY 41	US HWY 301	D	С

Source: 2020 Hillsborough County Level of Service (LOS) Report

From: Williams, Michael [WilliamsM@hcfl.gov]

**Sent:** Friday, February 9, 2024 3:29 PM **To:** Steven Henry [shenry@lincks.com]

CC: brian@serenitycm.com; Elise Batsel [ebatsel@stearnsweaver.com]; Suzanne Walker

[swalker@stearnsweaver.com]; Follin, Jared [FollinJ@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; Tirado, Sheida [TiradoS@hcfl.gov]; De Leon, Eleonor

[DeLeonE@hcfl.gov]; PW-CEIntake [PW-CEIntake@hcfl.gov] **Subject:** FW: RZ PD 23-0992 - Design Exceptions Review

Attachments: 23-0992 DEAdd 02-08-24 2.pdf; 23-0992 DEAdd 02-08-24 1.pdf

Importance: High

Steve,

I have found the attached two Design Exceptions (DE) for PD 23-0992 APPROVABLE.

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

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

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

Lastly, please note that it is critical to ensure you copy all related correspondence to <a href="PW-celntake@hcfl.gov">PW-celntake@hcfl.gov</a>

Mike

Michael J. Williams, P.E.

**Director, Development Review County Engineer**Development Services Department

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

W: HCFLGov.net

### **Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

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

From: Tirado, Sheida <TiradoS@hcfl.gov> Sent: Friday, February 9, 2024 1:28 PM To: Williams, Michael <WilliamsM@hcfl.gov>

Cc: De Leon, Eleonor <DeLeonE@hcfl.gov>; Perez, Richard <PerezRL@hcfl.gov>

Subject: RZ PD 23-0992 - Design Exceptions Review

Importance: High

Hello Mike,

The attached DEs are approvable to me, please include the following people in your response.

shenry@lincks.com brian@serenitycm.com ebatsel@stearnsweaver.com swalker@stearnsweaver.com follinj@hcfl.gov perezrl@hcfl.gov

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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# **Supplemental Information for Transportation Related Administrative Reviews**

### Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Ingrid Padron at <u>padroni@hcpafl.gov</u> or via telephone at (813) 307-1709 if you have questions about how to complete this form.

complete this form.				
Request Type (check one)	<ul> <li>Section 6.04.02.B. Administrative Variance</li> <li>★ Technical Manual Design Exception Request</li> <li>□ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.)</li> <li>□ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)</li> </ul>			
Submittal Type (check one)	☐ New Request ☐ Additional Information			
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	x 1. Substandard Road, Symmes Road			
<b>Important:</b> To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.				
Project Name/ Phase Symmes Road				
<b>Important:</b> The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.				
Folio Number(s) 077076.0000, 077169.1201, 077169.1204, 077169.1002, and 077169.1164				
Tollo (talliber(3)	Check This Box If There Are More Than Five Folio Numbers			
<b>Important:</b> List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").				
Name of Person Submitting Request	Steven J. Henry, PE Lincks & Associates, Inc.			
<b>Important:</b> For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.				
Current Property Zoning Designation	PD 18-1457, AR, RSC-6 MH			
<b>Important:</b> For Example, type "Residential Multi-Family Conventional $-9$ " or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at <a href="https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html">https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</a> . For additional assistance, please contact the <a href="https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html">https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</a> . For additional assistance, please contact the <a href="https://maps.hillsborough.html">Zoning Counselors</a> at the Center for Development Services at (813) 272-5600 Option 3.				
Pending Zoning Application Number	23-0992			
	nter the application number preceded by the case type prefix, otherwise type "N/A" or "Not 14.7" on "Not 15.8" of "Not 16.8" of			
Related Project Identification Number (Site/Subdivision Application Number)	N/A			

1 of 1

Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".

Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision

3 05/2020



### LINCKS & ASSOCIATES, INC.

February 8, 2024

Mr. Michael Williams, PE County Engineer Development Review Director Hillsborough County 601 East Kennedy Blvd., 20<sup>th</sup> Floor Tampa, FL 33602

Re: Symmes - Serenity
PD23-0992
Folio 077076.0000
077169.1202
077169.1204
077169.1002
077169.1164
Lincks Project No. 23048

The purpose of this letter is to request a Design Exception to the Hillsborough County Transportation Technical Manual per Section 1.7.2 to meet Land Development Code Section 6.04.03L for Symmes Road from the project to US 301.

The developer proposes to rezone the property to Planned Development (PD) to allow up to 122 Townhomes.

Table 1 provides the trip generation for the proposed project. The proposed PD plan is included in the Appendix of this letter.

The access for the project is proposed to be as follows:

- One (1) full access to Symmes Road
- The extension of Symmes Road from Poinsettia Street to the project.

According to the Hillsborough County Roadway Functional Classification Map, Symmes Road is classified as a collector roadway. The subject site is within the Hillsborough County Urban Service Area.

The request is for a Design Exception to TS-7 of the Hillsborough County Transportation Technical Manual for Symmes Road. The segment of Symmes Road from the Project Access to US 301 currently has the following characteristics:

- Two (2) lane rural/urban roadway
- Eleven (11) foot lanes
- No paved shoulders or bike lanes

5023 West Laurel Street Tampa, FL 33607 813 289 0039 Telephone 8133 287 0674 Telefax www.Lincks.com Website

- Five (5) foot sidewalks on the north side of the road and five (5) foot sidewalks on a limited part of the south side.
- The right of way along the property frontage is 82 to 100 feet.

The following provides a summary of the existing road compared to the elements of TS-7 for the segment from the Project Access to US 301:

- 1) Lane Width TS-7 has 12 foot lanes. The existing roadway has 11 foot lanes.
- 2) Shoulders TS-7 has 8 foot shoulders with 5 feet paved. The existing roadway has no paved shoulders, and part of the road has curb and gutter.
- 3) Sidewalk TS-7 has 5 foot sidewalk on both sides of the road. There is sidewalk along the north side of the roadway.
- 4) Drainage Ditches TS-7 has roadside ditches on both sides of the road. There are minimal to no ditches on the roadway.
- 5) Right of Way TS-7 has 96 feet of right of way. The existing road has approximately 82 to 100 feet of right of way along the project frontage.

Due to limited right of way along the subject segment of the roadway, the following improvement is proposed for Symmes Road along the project frontage:

1. Sidewalk – Approximately 520 feet of 10 foot sidewalk is proposed to be constructed on the north side of Symmes Road along the project frontage.

Figure 1 illustrates the limits of the proposed sidewalk.

Based on the above, it is our opinion, the proposed improvements to Symmes Road will mitigate the impact of the project and meet the intent of the Transportation Technical Manual to the extent feasible.

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

Best Regards,

Steven J Henry

President

Lincks & Associates, Inc.

₱.E. #51555



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

· · · · · · · · · · · · · · · · · · ·	Disapproved
5. · · · · · · · · · · · · · · · · · · ·	Approved
	Approved with Conditions

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E, (813) 276-8364, TiradoS@hillsboroughcounty.org.

Sincerely,

Michael J. Williams

Hillsborough County Engineer

TABLE 1

ESTIMATED PROJECT TRIP ENDS (1)

PM Peak Hour Trip Ends	Total	69	
	Out	28 (	
₽ P		듸	4
our		Total	28
I Peak H	Trip Ends	<u>In</u> Out Total	43
AN		듸	15
	Daily	Trip Ends	879
		Size	122 DU's
	世	TNC	215
		Land Use	Townhomes

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.

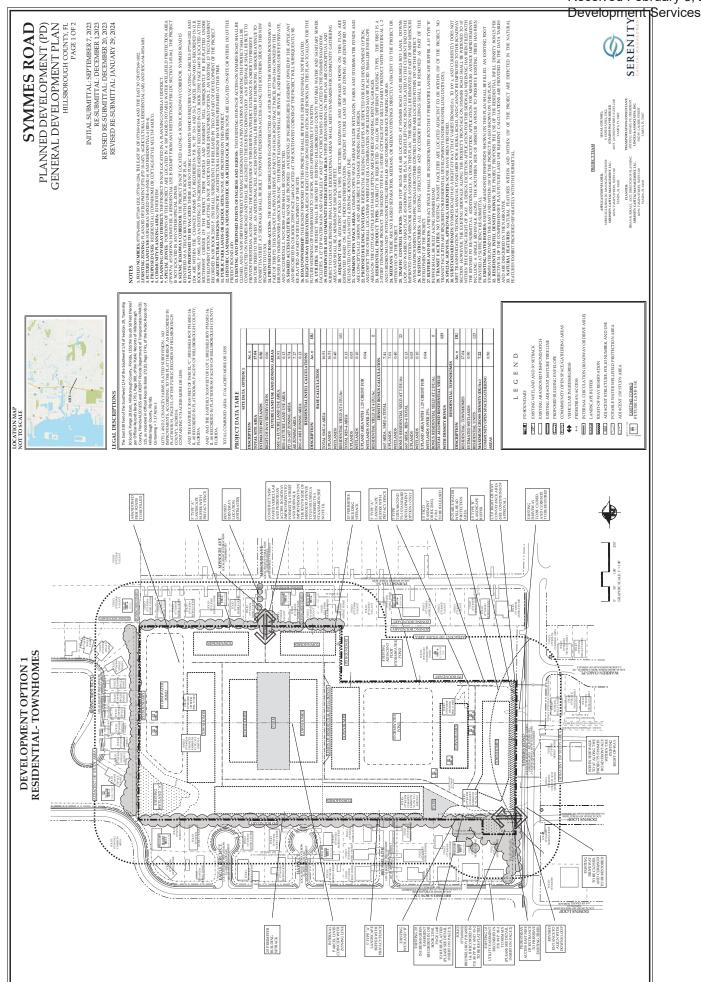


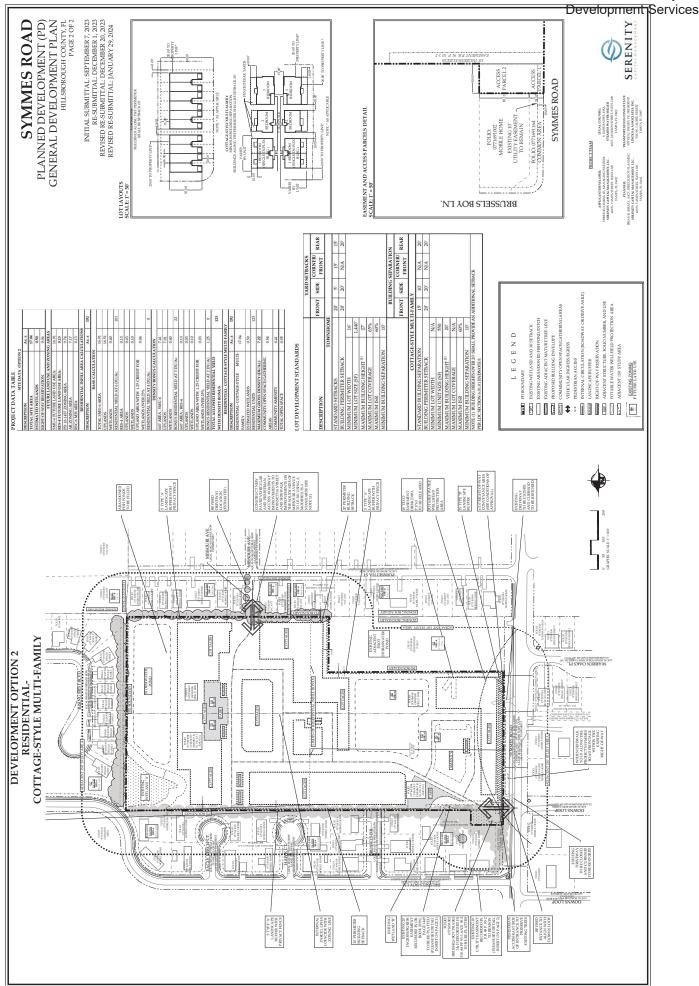
APPENDIX



PD PLAN







Development Services

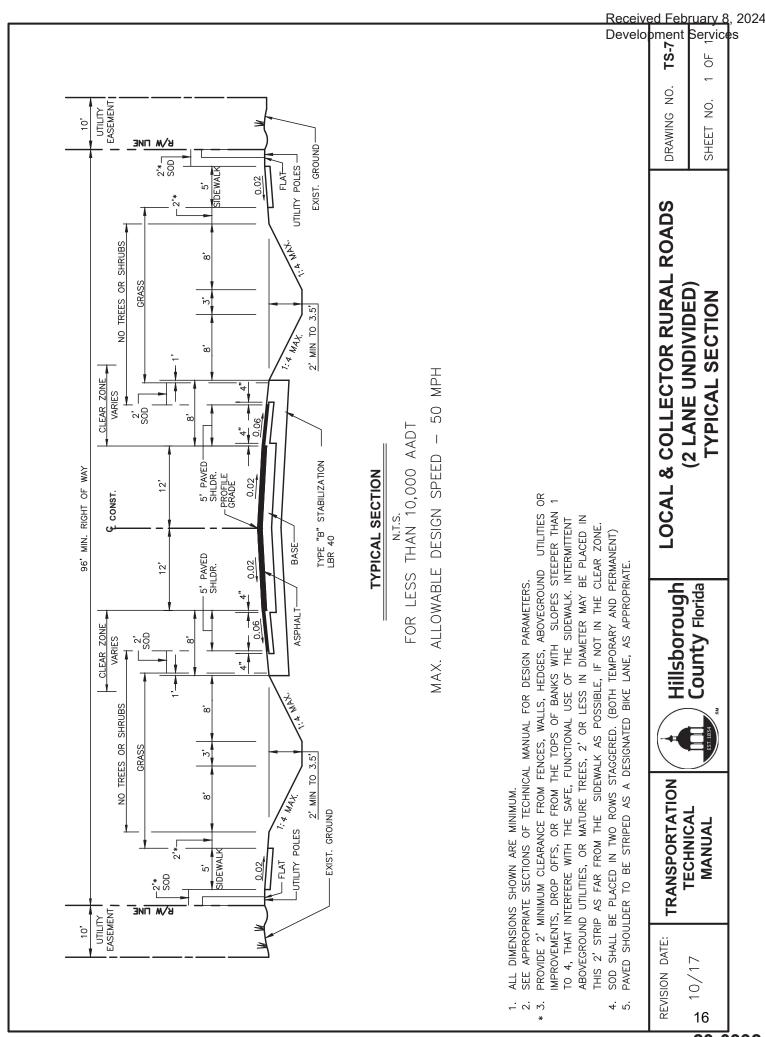
HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION MAP



**23-09**92

TS-7







# **Supplemental Information for Transportation Related Administrative Reviews**

### Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Ingrid Padron at padroni@hcpafl.gov or via telephone at (813) 307-1709 if you have questions about how to complete this form.

Request Type (check one)	<ul> <li>Section 6.04.02.B. Administrative Variance</li> <li>★ Technical Manual Design Exception Request</li> <li>Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.)</li> <li>Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)</li> </ul>			
Submittal Type (check one)	☐ New Request ☐ Revised Request ☐ Additional Information			
Submittal Number and				
Description/Running History	×2. Substandard Road, Missouri Ave ☐5.			
(check one and complete text box using instructions provided below)	□3.			
<b>Important:</b> To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.				
Project Name/ Phase Symmes Road				
Important: The name selected must be used on all fu If request is specific to a discrete phase, please also	Iture communications and submittals of additional/revised information relating to this variance. list that phase.			
Folio Number(s) 077076.0000; 0	77169.1202; 077169.1204; 077169.1002; and 077169.1164			
Tono Hamber(5)	Check This Box If There Are More Than Five Folio Numbers			
<b>Important:</b> List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").				
Name of Person Submitting Request	Steven J. Henry, PE Lincks & Associates, Inc.			
<b>Important:</b> For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.				
Current Property Zoning Designation	PD 18-1457, AR, and RSC-6 MH			
<b>Important:</b> For Example, type "Residential Multi-Family Conventional $-9$ " or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at <a href="https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html">https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</a> . For additional assistance, please contact the <a href="https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html">https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</a> . For additional assistance, please contact the <a href="https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html">https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</a> . For additional assistance, please contact the <a href="https://maps.hillsboroughcounty.org/maphillsborough.html">https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</a> .				
Pending Zoning Application Number	23-0992			
<b>Important:</b> If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.				
Related Project Identification Number	N/A			

Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable". **17** 05/2020

Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision



### LINCKS & ASSOCIATES, INC.

### February 8, 2024

Mr. Michael Williams, PE County Engineer Development Review Director Hillsborough County 601 East Kennedy Blvd., 20<sup>th</sup> Floor Tampa, FL 33602

Re: Symmes - Serenity
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Lincks Project No. 23048

The purpose of this letter is to request a Design Exception to the Hillsborough County Transportation Technical Manual per Section 1.7.2 to meet Land Development Code Section 6.04.03L for Missouri Avenue from the project to US 301.

The developer proposes to rezone the property to Planned Development (PD) to allow up to 122 Townhomes.

Table 1 provides the trip generation for the proposed project. The proposed PD plan is included in the Appendix of this letter.

The access for the project is proposed to be as follows:

- One (1) full access to Symmes Road
- The extension of Missouri Avenue from Poinsettia Street to the project.

According to the Hillsborough County Roadway Functional Classification Map, Missouri Avenue is classified as a local roadway. The subject site is within the Hillsborough County Urban Service Area.

The request is for a Design Exception to TS-7 of the Hillsborough County Transportation Technical Manual for Missouri Avenue. The segment of Missouri Avenue from Poinsettia Street to US 301 currently has the following characteristics:

- Two (2) lane rural roadway
- Ten (10) foot lanes
- No paved shoulders

- No sidewalks
- Right of Way is 60 feet

It should be noted the segment from the project to Poinsettia Street is an unpaved rural roadway.

### Segment 1

The following provides a summary of the existing road compared to the elements of TS-7 for the segment from Poinsettia Street to US 301:

- 1) Lane Width TS-7 has 12 foot lanes. The existing roadway has 10 foot lanes.
- 2) Shoulders TS-7 has 8 foot shoulders with 5 feet paved. The existing roadway has no paved shoulders.
- 3) Sidewalk TS-7 has 5 foot sidewalks on both sides of the road. There are no sidewalks along the subject segment of the roadway.
- 4) Drainage Ditches TS-7 has roadside ditches on both sides of the road. There are minimal to no ditches on the roadway.
- 5) Right of Way TS-7 has 96 feet of right of way. The existing road has 50 feet of right of way.

Due to limited right of way along the subject segment of the roadway, the following improvements are proposed for the segment from Poinsettia Street to US 301:

1) Sidewalk – Approximately 650 feet of 5 foot sidewalk is to be constructed on one side of the road from Poinsettia Street to US 301.

Figure 1 illustrates the limits of the proposed sidewalk.

### Segment 2

The segment of Missouri Avenue from the project to Poinsettia Street is proposed to be constructed to TS-3 standards except for the sidewalk on the north side of the roadway. The sidewalk on the north side of the road is not proposed to be provided for the following reasons:

1) There is an existing home that has the access and improvements that would affect the ability to provide the sidewalk. This segment of the roadway is approximately 130 feet.

- 2) There are trees that would be in conflict with the sidewalk.
- 3) The sidewalk to be provided from Poinsettia Street to US 301 is proposed to be on the south side of the road. Therefore, this sidewalk will align with the proposed sidewalk to the east.

Based on the above, it is our opinion, the proposed improvements to Missouri Avenue will mitigate the impact of the project and meet the intent of the Transportation Technical Manual to the extent feasible.

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

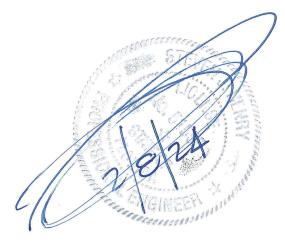
Mr. Mike Williams February 8, 2024 Page 4

Best Regards,

Steven J Henry President

Lincks & Associates, Inc.

P.E. #51555



Based on the information provided by the applicant, this request is:			
	Disapproved		
	Approved		
	Approved with Conditions		

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E, (813) 276-8364, TiradoS@hillsboroughcounty.org.

Sincerely,

Michael J. Williams
Hillsborough County Engineer

Mr. Mike Williams February 8, 2024 Page 5

TABLE 1

ESTIMATED PROJECT TRIP ENDS (1)

our	Trip Ends	Total	69
/ Peak H		Ont	28
ď		듸	4
our		Total	28
Peak H	Trip Ends	Out	43
AN		듸	15
	Daily	Trip Ends	879
		Size	122 DU's
	믵	FNC	215
		Land Use	Fownhomes

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.

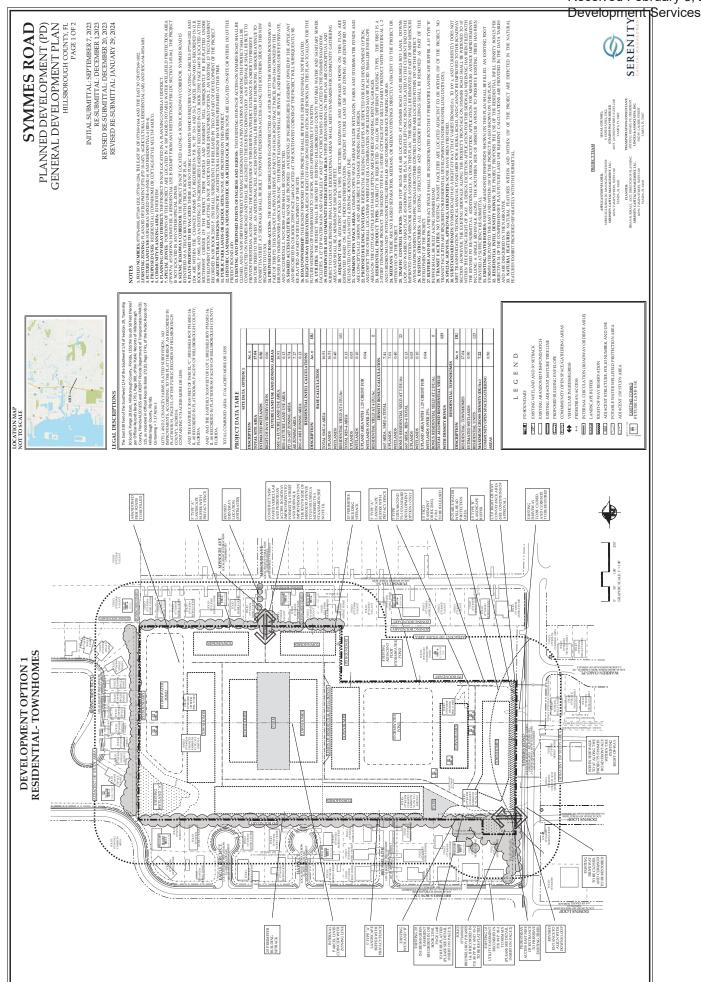


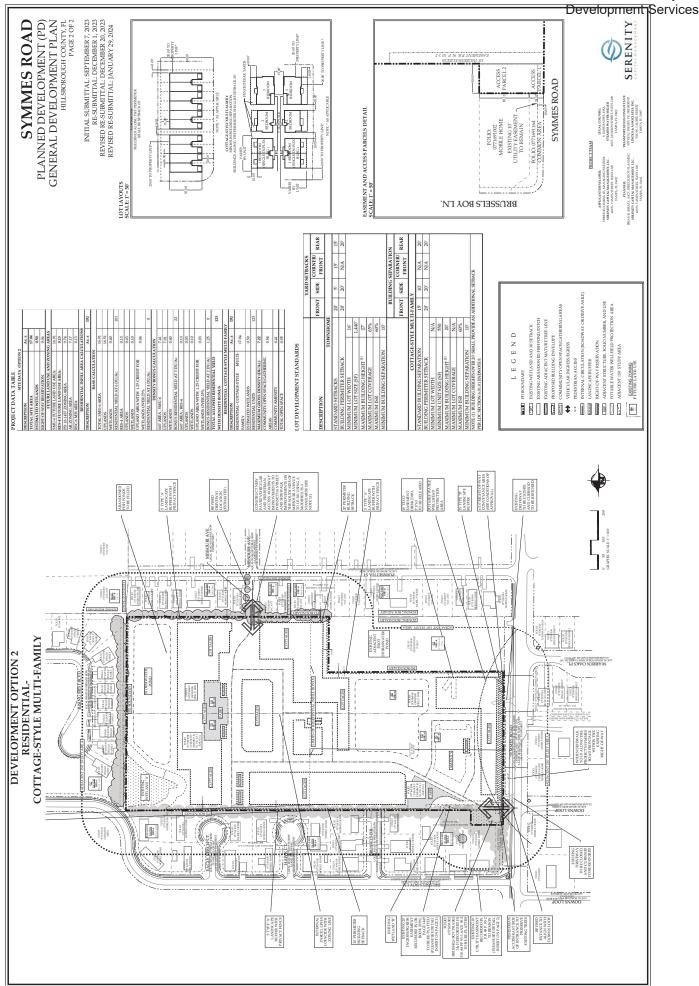
**APPENDIX** 



PD PLAN







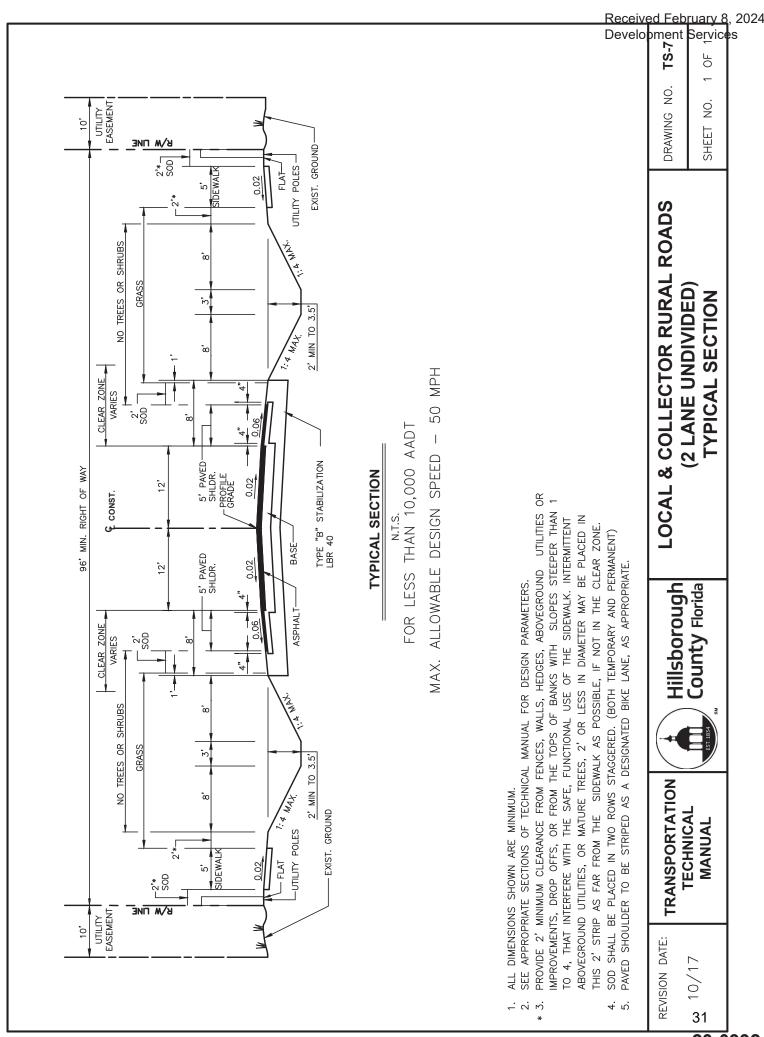
HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION MAP



**23-09**92

TS-7





#### **Transportation Comment Sheet**

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

Adjoining Roadways (check if applicable)					
Road Name	Classification	<b>Current Conditions</b>	Select Future Improvements		
Symmes Rd.	County Collector - Rural	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	<ul><li>☑ Corridor Preservation Plan</li><li>☐ Site Access Improvements</li><li>☑ Substandard Road Improvements</li><li>☐ Other</li></ul>		
Missouri Ave.	County Local - Rural	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	<ul> <li>□ Corridor Preservation Plan</li> <li>□ Site Access Improvements</li> <li>⋈ Substandard Road Improvements</li> <li>□ Other</li> </ul>		

Project Trip Generation ☐ Not applicable for this request					
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	604	47	63		
Proposed	887	59	70		
Difference (+/-)	+283	+12	+7		

<sup>\*</sup>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	Х	None	None	Meets LDC		
East	Х	None	None	Meets LDC		
West		None	None	Meets LDC		
Notes:						

<b>Design Exception/Administrative Variance</b> □ Not applicable for this request			
Road Name/Nature of Request	Туре	Finding	
Symmes Rd./Substandard Roadway	Design Exception Requested	Approvable	
Missouri Ave./Substandard Roadway	Design Exception Requested	Approvable	
Notes:			

4.0 Additional Site Information & Agency Comments Summary			
Transportation Objections Conditions Additional Requested Information/Commo			
<ul><li>☑ Design Exception/Adm. Variance Requested</li><li>☑ Off-Site Improvements Provided</li></ul>	☐ Yes ☐ N/A ☒ No	⊠ Yes □ No	See report.

#### **COMMISSION**

Gwendolyn "Gwen" W. Myers CHAIR Harry Cohen VICE-CHAIR Donna Cameron Cepeda Ken Hagan Pat Kemp Michael Owen Joshua Wostal



#### **DIRECTORS**

Janet D. Lorton EXECUTIVE DIRECTOR Elaine S. DeLeeuw ADMIN DIVISION Sam Elrabi, P.E. WATER DIVISION Diana M. Lee, P.E. AIR DIVISION Michael Lynch WETLANDS DIVISION Rick Muratti, Esq. LEGAL DEPT Steffanie L. Wickham WASTE DIVISION

#### **AGENCY COMMENT SHEET**

REZONING			
HEARING DATE: January 16, 2023	COMMENT DATE: December 6, 2023		
PETITION NO.: 23-0992	PROPERTY ADDRESS: 10502 & 10508 Symmes		
EPC REVIEWER: Abbie Weeks	Road, Riverview		
<b>CONTACT INFORMATION:</b> (813) 627-2600 X 1101	FOLIO #: 0770760000, 0771691202, 0771691204		
EMAIL: weeksa@epchc.org	STR: 29-30S-20E		

**REQUESTED ZONING: From AG to PD** 

FINDINGS				
WETLANDS PRESENT	YES			
SITE INSPECTION DATE	n/a			
WETLAND LINE VALIDITY	Valid through 7/14/2028			
WETLANDS VERIFICATION (AERIAL PHOTO,	Wetlands appear to be accurately depicted on the			
SOILS SURVEY, EPC FILES)	site plan			

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 site plan depicts wetland impacts that have not been authorized by the Executive Director of the EPC. The wetland impacts are indicated for an access road. 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. A revised application for the proposed impacts was submitted to EPC staff on November 27, 2023 and is currently under review.
- 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.

aow /

ec: shree.kulkarni@kulkarniproperties.com sbatsel@stearnsweaver.com brian@serenitycm.com ishaan@serenitycm.com



Adequate Facilities Analysis: Rezoning

**Date:** 10/4/2023 **Acreage:** 16.91 (+/- acres)

**Jurisdiction**: Hillsborough County **Proposed Zoning**: Planned Development

Case Number: 23-0992 Future Land Use: SMU-6

HCPS #: RZ 559

Maximum Residential Units: 122
Address: 10508 Symmes Road

Residential Type: Single family attached

Parcel Folio Number(s): 077076.0000,

077169.1202, 077169.1204

School Data	Sessums Elementary	Rodgers Middle	Spoto High
FISH Capacity  Total school capacity as reported to the Florida Inventory of School Houses (FISH)	1164	1207	2449
<b>2022-23 Enrollment</b> K-12 enrollment on 2022-23 40 <sup>th</sup> day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	910	1131	1823
Current Utilization Percentage of school capacity utilized based on 40 <sup>th</sup> day enrollment and FISH capacity	78%	94%	74%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 9/15/2023	173	76	491
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	14	6	9
<b>Proposed Utilization</b> School capacity utilization based on 40 <sup>th</sup> day enrollment, existing concurrency reservations, and estimated student generation for application	94%	100%	95%

**Notes:** At this time, adequate capacity exists at Sessums Elementary and Spoto High School for the proposed rezoning. Although Rodgers Middle school is projected to be at capacity given existing approved development and the proposed rezoning, state law requires the school district to consider whether capacity exists in adjacent concurrency service areas (i.e., school attendance boundaries). At this time, additional capacity exists in adjacent concurrency service areas at the middle school level.

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

andrea a Stingone

Andrea A. Stingone, M.Ed.
Department Manager, Planning & Siting
Growth Management Department
Hillsborough County Public Schools

E: <u>andrea.stingone@hcps.net</u> P: 813.272.4429 C: 813.345.6684

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

PETITION NO.: RZ-PD 23-0992 REVIEWED BY: Clay Walker, E.I. DATE: 1/8/2024  FOLIO NO.: 77076.0000, 77169.1202, 77169.1204			
	WATER		
	The property lies within the Water Service Area. The applicant should contact the provider to determine the availability of water service.		
$\boxtimes$	An existing <u>12</u> inch water main is located ⊠ (adjacent to the site), □ (approximately <u>feet from the site)</u> and is located south of the subject property within the north Rightof-Way of Symmes Road. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.		
	Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include and will need to be completed by the prior to issuance of any building permits 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.		
$\boxtimes$	An existing 8 inch wastewater force main is located (adjacent to the site), (approximately feet from the site) and is located south of the subject property within the north Right-of-Way of Symmes Road. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.		
	Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.		
COMN	MENTS: 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. The referenced water main and forcemain are planned to be constructed in the future and are not currently in the ground. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the South County Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.		

 From:
 Carlos Santos

 To:
 Rome, Ashley

 Cc:
 Mike Singer

**Subject:** RE: RE RZ PD 23-0992

**Date:** Friday, December 22, 2023 12:48:34 PM

Attachments: image002.png

image003.png

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

Hello Ashley,

We have no comments on the revised documents/plans for RZ PD 23-0992.

Thank you,

#### **Carlos Santos**

Real Estate Specialist
Land Resources Bureau
Southwest Florida Water Management District
2379 Broad Street
Brooksville, FL 34604
(352)269-3911
carlos.santos@swfwmd.state.fl.us



From: Rome, Ashley <RomeA@hillsboroughcounty.org>

Sent: Thursday, December 21, 2023 3:58 PM

To: Allen, Cari <AllenCa@hillsboroughcounty.org>; Andrea Papandrew
<papandrewa@plancom.org>; Andrea Stingone <andrea.stingone@hcps.net>; Blinck, Jim
<BlinckJ@HillsboroughCounty.ORG>; Bose, Swati <BoseS@HillsboroughCounty.ORG>; Bryant,
Christina <BryantC@epchc.org>; Bryce Fehringer <fehringerb@plancom.org>; Cabrera, Richard
<CabreraR@HillsboroughCounty.ORG>; Carlos Santos <Carlos.Santos@swfwmd.state.fl.us>; Cruz,
Kimberly <CruzKi@hillsboroughcounty.org>; Curll, Ryan <CurllRy@hillsboroughcounty.org>; Dalfino,
Jarryd <DalfinoJ@hillsboroughcounty.org>; Santos, Daniel <daniel.santos@dot.state.fl.us>; David
Skrelunas <David.Skrelunas@dot.state.fl.us>; Franklin, Deborah <FranklinDS@hcfl.gov>; DeWayne
Brown <br/>brownd2@gohart.org>; dickersonr <dickersonr@hillsboroughcounty.org>; Glorimar
Belangia <Glorimar.Belangia@hcps.net>; Greenwell, Jeffry <GreenwellJ@hillsboroughcounty.org>;
Greg Colangelo <colangeg@plancom.org>; Hamilton, Mona <HamiltonM@hillsboroughcounty.org>;
Hansen, Raymond <HansenR@hillsboroughcounty.org>; Holman, Emily - PUD
<HolmanE@HillsboroughCounty.ORG>; Hummel, Christina <HummelC@hillsboroughcounty.org>;
Impact Fees <ImpactFees@hillsboroughcounty.org>; James Hamilton

<jkhamilton@tecoenergy.com>; Jennifer Reynolds<jreynolds@teamhcso.com>; Jesus Peraza Garcia

<perazagarciaj@gohart.org>; Jillian Massey <masseyj@plancom.org>; kaiserb

<kaiserb@hillsboroughcounty.org>; Karla Llanos <llanosk@plancom.org>; Katz, Jonah

<KatzJ@hillsboroughcounty.org>; Kyle Brown <kyle.brown@myfwc.com>; landuse-

zoningreviews@tampabaywater.org; Mineer, Lindsey <Lindsey.Mineer@dot.state.fl.us>; Lindstrom,

Eric <LindstromE@hillsboroughcounty.org>; Mackenzie, Jason

<MackenzieJ@hillsboroughcounty.org>; McGuire, Kevin <McGuireK@HillsboroughCounty.ORG>;

Melanie Ganas <mxganas@tecoenergy.com>; Melissa Lienhard lienhardm@plancom.org>; Perez,

Richard <PerezRL@hillsboroughcounty.org>; Petrovic, Jaksa <PetrovicJ@HillsboroughCounty.ORG>;

Pezone, Kathleen <PezoneK@hillsboroughcounty.org>; Ratliff, James

<RatliffJa@hillsboroughcounty.org>; Hessinger, Rebecca <HessingerR@hillsboroughcounty.org>;

Renee Kamen <renee.kamen@hcps.net>; Revette, Nacole <RevetteN@HillsboroughCounty.ORG>;

Carroll, Richard < CarrollR@HillsboroughCounty.ORG>; Rodriguez, Dan < RodriguezD@gohart.org>;

RP-Development < RP-Development@hillsboroughcounty.org>; Salisbury, Troy

<SalisburyT@hillsboroughcounty.org>; Sanchez, Silvia <sanchezs@epchc.org>; Shelton, Carla

<SheltonC@HillsboroughCounty.ORG>; Steady, Alexander <SteadyAl@hillsboroughcounty.org>;

Tony Mantegna <tmantegna@tampaairport.com>; Turbiville, John (Forest)

<TurbivilleJ@HillsboroughCounty.ORG>; Walker, Clarence <WalkerCK@hillsboroughcounty.org>;

Wally Gallart <GallartW@plancom.org>; Weeks, Abbie <weeksa@epchc.org>;

WetlandsPermits@epchc.org; Woodard, Sterlin < Woodard@epchc.org>

**Cc:** Grady, Brian <GradyB@HillsboroughCounty.ORG>; Follin, Jared

<FollinJ@hillsboroughcounty.org>; Timoteo, Rosalina <TimoteoR@HillsboroughCounty.ORG>

**Subject:** RE RZ PD 23-0992

You don't often get email from romea@hillsboroughcounty.org. Learn why this is important

#### [EXTERNAL SENDER] Use caution before opening.

Good Day All,

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

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

Planner assigned: Planner: Jared Follin

Contact: follini@hillsboroughcounty.org

Have a good one,

#### **Ashley Rome**

Planning & Zoning Technician

Development Services Dept.

P: (813) 272-5595

E: romea@hillsboroughcounty.org

#### W: <u>HCFLGov.net</u>

### 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.

#### AGENCY COMMENT SHEET

TO: Zoning/Code Administration, Development Services Department

FROM: Reviewer: Carla Shelton Knight Date: December 19, 2023

**Agency:** Natural Resources **Petition #: 23-0992** 

- ( ) 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 condition 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. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Planning and Growth Management Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
- 4. 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.

23-0992 Natural Resources Page 2 of 2

- 5. 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.
- 6. 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.



#### **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: 12/04/2023

**REVIEWER:** Ron Barnes, Impact & Mobility Fee Coordinator

**APPLICANT:** Shree Kulkarni **PETITION NO:** 23-0992

**LOCATION:** 10502 & 10508 Symmes Rd

**FOLIO NO:** 77076.0000 77169.1202 77169.1204

#### **Estimated Fees:**

Townhouse (Fee estimate is based Multi-family (Fee estimate is based on a Mobility: \$6,661 on a 1,500 s.f., 1-2 Story)

Mobility: \$6,661 1,200 s.f., 1-2 story)

Parks: \$1,957 Parks: \$1,555 School: \$7,027 School: \$3,891 Fire: \$249 Fire: \$249

Total per Townhouse: \$15,894 Total per unit Multi-family: \$12,356

Single Family Detached (Fee estimate

Mobility: \$9,183 is based on a 2,000 s.f.)

Parks: \$2,145 School: \$8,227 Fire: \$335

Total per House: \$19,890

#### **Project Summary/Description:**

Urban Mobility, Central Parks, South Fire - option 1 - townhomes 2 story; option 2 - multi-family 1 story (however 1 & 2 unit buildings may be subject to Single Family rates per building code)

Folios: 3583.0000, 3591.0000, 3592.0000, 3592.0100, 3589.0000

# AGENCY REVIEW COMMENT SHEET

TO:	ZONING	G TECHNICIAN, Planning Growth Man	agement	DATE	: 18 Oct. 2023
REV	IEWER:	Bernard W. Kaiser, Conservation and	Environment	al Lands Mana	gement
APP	LICANT:	Elise Batsel	PETITION	<b>NO:</b> <u>RZ-PD 2</u>	3-0992
LOC	ATION:	Not listed			
FOL	IO NO:	77076.0000, 77169.1202, 77169.1204	<b>SEC:</b>	TWN:	RNG:
$\boxtimes$	This ag	ency has no comments.			
	This an	ency has no objection.			
	Tillo ag	only has no objection.			
_					
	This ag	ency has no objection, subject to listed	or attached of	conditions.	
	This ag	ency objects, based on the listed or atta	ached conditi	ons.	
COM	MENTS:				

#### **ENVIRONMENTAL SERVICES DIVISION**

Hillsborough County Florida

PO Box 1110 Tampa, FL 33601-1110

# **Agency Review Comment Sheet**

**NOTE:** Wellhead Resource Protection Areas (WRPA), Potable Water Wellfield Protection Areas (PWWPA), and Surface Water Resource Protection Areas (SWRPA) reviews are based on the most current available data on the Hillsborough County maps, as set forth in Part 3.05.00 of the Land Development Code.

**TO:** Zoning Review, Development Services **REQUEST DATE:** 9/13/2023

**REVIEWER:** Kim Cruz, Environmental Supervisor **REVIEW DATE:** 9/20/2023

APPLICANT: Shree Kulkarni PID: 23-0992

**LOCATION:** 10502 Symmes Road Riverview, FL 33578

10508 Symmes Road Riverview, FL 33578

**FOLIO NO.:** 77076.0000, 77169.1202, 77169.1204

#### **AGENCY REVIEW COMMENTS:**

Based on the most current data, the proposed project is not located within a Wellhead Resource Protection Area (WRPA), Surface Water Resource Protection Area (SWRPA) and/or a Potable Water Wellfield Protection Area (PWWPA), as defined in Part 3.05.00 of the Land Development Code (LDC).

Hillsborough County Environmental Services Division has no objection.

# VERBATIM TRANSCRIPT

# ZHM Hearing February 20, 2024

r		<u> </u>
1		DROUGH COUNTY, FLORIDA F COUNTY COMMISSIONERS
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3		X
4	IN RE:	)
5	ZONE HEARING MASTER HEARINGS	)
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8		HEARING MASTER HEARING F TESTIMONY AND PROCEEDINGS
9		
10	BEFORE:	Susan Finch Land Use Hearing Master
11		land obe mearing master
12	DATE:	Tuesday, February 20, 2024
13	TIME:	Commencing at 6:00 p.m. Concluding at 11:46 p.m.
14		
15	LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard
16		Second Floor Boardroom Tampa, Florida 33601
17		
18		
19		
20		
21		
22		
23	Reported by: Diane DeMarsh, AAERT No.	1654
24	DIGITAL REPORTER	
25		

1	MS. HEINRICH: Our next application is Item D.8,	
2	PD Rezoning 23-0992. The applicant is requesting to rezone	
3	property zoned AR, PD and RSC-6 with a mobile home overlay to	
4	plan development. That will be corrected on the agenda. The	
5	RSC-6 was accidently left off. Another correction to be made	
6	would be for the acreage, which is 17.04, which was also a typo	
7	that will be corrected. Jared Follin with Development Services	
8	will present Staff findings. And he did submit a revised staff	
9	report that you should have received.	
10	HEARING MASTER: I did.	
11	MS. HEINRICH: And in that revision, it made a few	
12	corrections. The number of parcels from three to five,	
13	corrected the acreage 17.04. So now that will be in agreement	
14	with the revised agenda. And also added condition number two,	
15	which has to do with the limits of the in-fill density provision	
16	that the Planning Commission asked to be included.	
17	HEARING MASTER: All right. Thank you so much.	
18	Is the applicant here. Good evening.	
19	MS. BATSEL: Good evening Elise Batsel, Stearns,	
20	Weaver on behalf of the applicant.	
21	Before we start, Madam Chair, I do have documents to	
22	submit to the record.	
23	HEARING MASTER: Okay.	
24	MS. BATSEL: We provided a copy of the presentation as	
25	well as the professional resumes of our consulting team.	

1 This property is 17.04 acres. It is on Sims Road, 820 feet west of US 301. It is within the urban service area and 3 it's within the Riverview Community Planning area. As you can see, it is SMU-6. And there's a very small portion at the very southwest corner that is actually R-4. We've added that in to 5 6 improve the alignment of the access point to the south. The current zoning is AR, PD, which allows single-family currently. That 0.25 acres of RSC-6 mobile home, 8 the surrounding zoning, of course, are various residential uses, 9 10 as well as commercial along 301. 11 So there are two options. The residential development options that we're proposing before you tonight are either 12 townhomes or 123 cottages. The small detached or detached 13 14 dwellings, but multi-family in nature under your Land 15 Development Code. We are utilizing the Policy 23.5, the residential in-fill bonus and we're accessing off of Sims and 16 17 Missouri. There are no waivers or variations requested as part 18 of this application. 19 So quickly, just to walking through the site plan, 20 it's a little difficult to see. As we mentioned, 103 -- 23 21 townhomes. There is a 20-foot perimeter setback, as well as a 2.2 maximum height for this particular option of 27 feet. There's 23 a -- a five-foot Type A buffer on the perimeter. And then along Sims Road, there's a 15-foot Type B buffer. 24 25 For the second development option, it's very similar

with the exception of it's 123 cottage multi-family units. 1 you'll see that the maximum -- the maximum height here is 3 20 feet. These are one story dwellings. The remainder of the development and dimensional standards are the same. 4 As we mentioned, access is provided on Sims Road. 5 6 have aligned that with downs loop in conjunction with staff comments. And a secondary access to the east off of Missouri. There are two design exceptions that are found 8 approvable by transportation and Steve Henry is here if you have 9 10 any questions about those. 11 I'm really quickly going to turn it over to David 12 Smith just to talk about consistency with a comprehensive plan and how we meet 23.5. 13 14 MR. SMITH: Thank you. David Smith, director of development and zoning for Stearns, Weaver, Miller, 401 Easat 15 Jackson, Street, 33601. 16 As indicated, this project utilizes the residential 17 in-fill bonus. In the comprehensive plan, there's criteria that 18 19 must be met in order to qualify. While the Planning Commission 20 has found us consistent with those requirements, I did feel that 21 it was necessary for us to at least go through them. 22 So when you're looking at the -- the graphic here, the -- the project qualifies for the density bonus for several 24 factors. One, it is within the urban service boundary. It's 25 located along Sims Road, which is a collector roadway. There's

also transit emphasis quarter in this area. In order to 1 qualify, you must further look at the area and determine, you 3 know, is this -- is there a threat for non-residential development to occur down Sims? What this graphic shows in the 4 yellow is the project, which is SMU-6. And under the 5 6 comprehension plan policies, could be considered for office and other types of limited non-residential development as part of its development plan. Across the street, there are existing 8 non-residential uses. At the corner of Sims and 301, there's 10 also an existing commercial development and new commercial 11 development on the northwest corner. Further down to the west, 12 there's a large storage facility actually it's like a junkyard 13 per se and some vacant property. 14 So looking at this area, this pro -- property definitely satisfied the criteria and to give an alternative to 15 further strip non-commercial development along the quarter. 16 increased density is compatible with the surrounding area. We 17 18 have limited the heights to 20 and 27 feet, which is consistent 19 with the heights that would be allowed in the adjacent 20 residential community and we provided access and sidewalk improvements that will be connected -- connecting this with the 21 2.2 adjacent properties. 23 The comprehensive plan consistency and compatibility 24 has been well laid out by the Planning Commission report. But 25 when you look at just the -- really the highlights, we're --

```
we're in the USA. We meet the minimum density requirements.
1
    The SMU-6 permits the uses and densities and intensities that we
    are proposing. A neighborhood protection is achieved by the use
3
    types that are proposed, the buffering provided and the
4
    connectivity that's being provided, pedestrian and vehicular.
5
6
              We're compatible with the intensity because the -- the
    uses range from RSC-6 mobile home to RS -- RSC-9 a mobile home
    on either side of this. This provides a nice transition between
    the uses and still is low intensity relative to what could
9
10
    otherwise put the -- be put there with a different multi-family
11
    product.
               The community plan, it visualizes this area is really
12
13
    a -- an opportunity to provide a diversity of housing types.
14
    This accomplishes that goal. We also in looking at the plan --
15
    in the 301 quarter, it calls for higher densities. While we are
    achieving about seven units per acre density with the bonus.
16
    believe that fulfills objective of along the 301 quarter in this
17
    comprehensive plan category and in the community plan to develop
18
19
    this project at this density and intensity. Zoning Planning
20
    Commission found this project consistent with comprehensive
21
    plan, compatible with the surrounding area and existing proposed
2.2
    development.
23
              Transportation staff has found the DEs approval and
24
    the request that you recommend to the Board of County
25
    Commissioners, that the BOCC approve the proposed development as
```

1	conditioned by Staff.	
2	I'm here to answer any questions.	
3	HEARING MASTER: No questions at this time.	
4	MR. SMITH: Thank you.	
5	HEARING MASTER: Thank you. Ms. Batsel, does that	
6	conclude your presentation?	
7	MS. BATSEL: It does. As a housekeeping matter, I	
8	think that the same errors were on the Planning Commission	
9	reports, so if we can just update those for the record as well.	
10	HEARING MASTER: Absolutely.	
11	MS. BATSEL: Thank you.	
12	HEARING MASTER: Thank you.	
13	Development Services. Good evening.	
14	MR. FOLLIN: Good evening, Jared Follin with	
15	Development Services.	
16	So as you heard, this is a request to rezone 17.04	
17	acre property from agriculture rural PD 18-1457 and RSC-6 MH to	
18	plan development 23-0992 to facilitate a multi-family	
19	development of up to 123 units or 7.2 delling per acre.	
20	The applicant is utilizing the (indiscernible) density	
21	bonus that allows them an additional three dwelling units per	
22	acre in the portion of land 660 feet from the frontage road.	
23	The subject property is located at 10508 Sims Road in the	
24	Riverview Community. The surrounding area is residential in	
25	nature and primarily consists of single-family conventional and	

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mobile homes. Adjacent zonings include RSC-6 MH, RSC-4 and
1
    other plan developments that allow single-family residential.
   Nearby to the east, commercial uses can be found at the
3
    intersection of Sims and US Highway 30 -- 301, which includes
4
    convenience stores, supermarkets, restaurants and other
5
6
    supporting uses. This plan development is proposing two
    development options. Option one, is townhome multi-family
    development with maximum height of 27 feet or two stories.
    These townhome structures will be built to have four to six
10
    townhome units and would include garages. With this option, the
11
    property would be subdivided to -- to have each unit on its own
12
    lot with the minimum lot size of 1,440 feet or 16 by 90.
13
             Option two propose a cottage style multi-family
14
    development. These would be freestanding structures with one to
15
    the two units in each building with a maximum height of 20 feet
    or one-story. These units would have either one, two or three
16
    bedrooms and have their own fence backyard connected by
17
18
    sidewalks. With this option, the property would be developed as
19
    a whole and would not be subdivided.
20
             For both options, a minimum 20-foot building set back
21
    to be required along all property lines. As for buffer and
2.2
    screening, a five-foot Type A buffer shall be required along the
    perimeter of the site and will include a six-foot high privacy
24
    fence. However, the south -- the southern border -- sorry,
25
    southern boundary along Sims Road will be a 15 Type B buffer.
```

1 Given the residential nature of the surrounding area and the close proximity of commercial uses to the east, we find 3 a proposed multi-family is appropriate to the area and does not pose a negative impact to adjacent single-family residential uses. Along with the proposed development standards of the 5 6 project, we do not have any compatibility concerns with the proposed plan development and find the application approvable. HEARING MASTER: Thank you so much. I appreciate it. 8 Planning Commission. 9 MS. MASSEY: Jillian Massey, Planning Commission. 10 11 Just to repeat what Ms. Batsel had said about the planning commission report, there is a typo on page two that 12 mentions 122 units when it should say 123. It is correct in the 13 14 analysis section. And then it seems as though this -- this 15 small portion of land that was in the southwestern portion that was added, that zoning district is not mentioned here. So it 16 17 should also mentioned RSC-6 mobile. 18 HEARING MASTER: Thank you for that. 19 MS. MASSEY: The subject site is a designated residential-4 and suburban mixed use 26 on the Future Land Use 20 It's in the urban service area and within the limits of 21 2.2 the Riverview Community Plan and south shore area wide systems 23 plan. 24 The applicant is proposing to utilize a residential 25 in-fill density bonus per Policy 23.5. The site qualified for

1 this bonus as it's in the urban service area and along a collector roadway. There is commercial development to the west and south of the site along US Highway 301, utilizing an 3 increase in density and on site would result in a development 4 pattern that is compatible to the existing zoning or development 5 6 patterns in the immediately surrounding area. Planning Commission Staff recognizes that there are a few large lots further south and west. However, the 8 immediately -- the immediate properties to the north, west and 9 10 east have smaller lot sizes an the requested in-fill density

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would be compatible.

In addition, smaller residential lots are located further north, south and west. 75 percent of the property is over 900 feet from Sims Road and US Highway 301. It would not meet locational criteria. Therefore, the site's proposed development options of townhomes or multi-family or cottage style would provide a compatible transition moving west from the vacant and commercial uses at the Sims Road and 301 intersection.

A condition of approval will require that the density bonus only apply to 660 feet off the subject site to meet the maximum length requirements of the bonus under Policy 23.55.

And its condition is necessary for Planning Commission Staff's consistency finding. Objective 16 and it's associated policies seeks to protect existing neighborhoods and development by

ensuring compatibility with the surrounding area through various 1 buffering and buffering requirements and mitigation techniques. 3 The creation of town homes or multi-family residential lots would be consistent with these policies as the use is similar 4 and complimentary to the surrounding residential and public 5 institutional uses. 6 Finally, the subject site meets the intent of the south shore area wide systems community plan that recognizes the 8 preferred land development pattern of its -- of each of its 9 10 community plan. The site is also located within the limits of 11 the Riverview Community Plan, specifically within the Highway 12 301 corridor district, which anticipates high density 13 residential uses along with commercial uses in this area. The 14 proposed townhome or multi-family use with the residential 15 density bonus meets the intent of the community plan. 16 Goals 4 and 11 also have language on providing sidewalks and the proposed -- the -- the proposal widen the 17 18 sidewalk to ten feet along project's frontage on Sims Road. 19 Pedestrian access on the east side will be provided to preserve 20 existing trees, which needs the intent of Goal 11 and sidewalks 21 and access are proposed on both development options. And based on these considerations, Planning Commission 2.2 23 Staff finds the proposed planned development consistent with the 24 Comprehensive Plan subject to the conditions proposed by the 25 Development Services Department.

1		HEARING MASTER: All right. Thank you so much. Is			
2	there anyone in the room or on that would like to speak in				
3	support?	Anyone in favor? I'm seeing no one.			
4		Anyone in opposition to this request? No one.			
5	All right. Ms. Heinrich, anything else?				
6	MS. HEINRICH: No, ma'am.				
7		HEARING MASTER: Ms. Batsel.			
8	MS. BATSEL: Nothing.				
9		HEARING MASTER: All right. Then with that, we'll			
10	close Rez	oning 23-0992 and go to the next case.			
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# ZHM Hearing January 16, 2024

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS					
IN RE:  ZONE HEARING MASTER HEARINGS	) ) ) )				
	HEARING MASTER HEARING F TESTIMONY AND PROCEEDINGS				
BEFORE:	Susan Finch and Pamela Jo Hatley Land Use Hearing Master				
DATE:	Tuesday, January 16, 2024				
TIME:	Commencing at 6:00 p.m. Concluding at 7:48 p.m.				
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard Tampa, Florida 33601				
Reported by: Diane DeMarsh, AAERT No.	1654				

## ZHM Hearing January 16, 2024

the February 20, 2024 Zoning Hearing Master Hearing. 1 Item A.16, Rezoning PD 23-0918. This application is out of order to be heard and is being continued to the 3 March 25, 2024 Zoning Hearing Master Hearing. Item A.17, Major Mod Application 23-0951. This application is out of order to be heard and is being continued to the February 20, 2024 Zoning Hearing Master Hearing. Item A.18, Specially Use General 23-0955. 8 application is out of order to be heard and is being continued 9 to the February 20, 2024 Zoning Hearing Master Hearing. 10 11 Item A.19, Rezoning PD 23-0992. This application is being continued by Staff to the February 20, 2024 Zoning Hearing 12 13 Master Hearing. 14 Item A.20, Rezoning PD 23-0993. This application is 15 out of order to be heard and is being continued to the February 20, 2024 Zoning Hearing Master Hearing. 16 17 Item A.21, Rezoning PD 23-0994. This application is 18 being continued by the applicant to the February 20, 2024 Zoning 19 Hearing Master Hearing. 20 Item A.22, Rezoning PD 23-0997. This application is 21 out of order to be heard and is being continued to the 22 February 20, 2024 Zoning Hearing Master Hearing. 23 Item A.23, Major Mod Application 24-0029. application is out of order to be heard and is being continued 24 to the February 2024 Zoning Hearing Master Hearing. 25

# Transcript of Proceedings December 18. 2023

Decen	mber 18, 2023
	SBOROUGH COUNTY, FLORIDA OF COUNTY COMMISSIONERS
IN RE:	X ) )
ZONE HEARING MASTER HEARINGS	) ) )
	G HEARING MASTER HEARING OF TESTIMONY AND PROCEEDINGS
BEFORE:	SUSAN FINCH Land Use Hearing Master
DATE:	Monday, December 18, 2023

LOCATION: Hillsborough County BOCC

601 East Kennedy Boulevard

26th Floor Boardroom Tampa, Florida 33601

Commencing at 6:00 p.m.

Concluding at 8:18 p.m.

Reported by: Diane DeMarsh, AAERT No. 1654

TIME:

# Transcript of Proceedings December 18, 2023

- 1 2024 ZHM hearing.
- 2 Item A.24, Special Use 23-0955. This application is
- 3 out of order to be heard and is being continued to the January
- 4 16, 2024 ZHM hearing.
- 5 Item A -- or Agenda item A.25, PD 23-0992. This
- 6 application is out of order to be heard and is being continued
- 7 to the January 16, 2024 ZHM hearing.
- 8 Item A.26, PD 23-0993. This application is out of
- 9 order to be heard and is being continued to the January 16, 2024
- 10 ZHM hearing.
- 11 Item A.27, PD 23-0994. This application is out of
- 12 order to be heard and is being continued to the January 16, 2024
- 13 ZHM hearing.
- 14 Item A.28, PD 23-0997. This application is being
- 15 continued by the applicant to the January 16, 2024, ZHM hearing.
- 16 Item A.29, Standard Rezoning 23-1041. This
- 17 application is out of order to be heard and is being continued
- 18 to the January 16, 2024 ZHM hearing.
- 19 Item A30, Standard Rezoning 24-0074. This application
- 20 is being continued by staff to the January 16, 2024, ZHM
- 21 hearing.
- 22 And that concludes our continuances.
- 23 HEARING MASTER: Thank you so much. I appreciate it.
- Let me start by going over our hearing procedures for
- 25 tonight's hearing. Our hearing today consists of agenda items

# EXHIBITS SUBMITTED DURING THE ZHM HEARING

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

DATE/TIME: 2120129 GPM HEARING MASTER: 50500 FINCH

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING NAME ANNEPOLLACIO APPLICATION # K7 MAILING ADDRESS 433 Central Ave #400 23-6774 CITY St Vete STATE FL ZIP 337 PHONE 813-898-2828 APPLICATION # NAME Clay Schmit MAILING ADDRESS 667 Casa long Blud CITY BOYN+ON BEACH FL ZIP 33435 PHONE 23-0104 PLEASE PRINT APPLICATION # WRICHT MAILING ADDRESS POBOX 273417 CITY Tampa STATE F ZIP 336 SPHONE PLEASE PRINT APPLICATION # 24-0074 PLEASE PRINT APPLICATION # Press mar NAME MAILING ADDRESS 200 2nd Ave South #45/ K2 24-6195 CITYST PETC STATE FL ZIP3320 PHONE PLEASE PRINT APPLICATION # NAME TOOO Pressmar MAILING ADDRESS 200 and Ane S. HUS CITYSY Rete STATE FL ZIP33/6 PHONE

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

DATE/TIME: 2/20/24 6 PM HEARING MASTER: SUSAM FINCH

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING NAME Amold Walker APPLICATION # N2 MAILING ADDRESS 68 17 Welve Oaks Blu 23-6472 STATE FL ZIP3364PHONESS365-0892 PLEASE PRINT **APPLICATION #** BRET LAR NAME MAILING ADDRESS 6743 Twelve OAKI BWP CITY TANOT STATE \_ ZIP 3363 PHONE 81388 9884 APPLICATION # MAILING ADDRESS 6901 Seton Lane STATE + L ZIP 3363 PHONE B136792449 23-0472 PLEASE PRINT **APPLICATION #** NAME LINDA O'Leary MAILING ADDRESS 7407 Meadow Tri 23-0472 APPLICATION # MAILING ADDRESS 7407 Mending Park CITY 100go STATE FL ZIP 3363 PHONE \$1-715 PLICATION # MAILING ADDRESS 7013 Summer bridge Dr. ampa state FL zip33634 phone 813-300-1980

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PAGES\_OF 24

DATE/TIME: 2120/24 6PM HEARING MASTER: SUSAN FINCH

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING **APPLICATION #** Jarview Gir. 27 CITY ampa STATE \_ ZIP 3634PHONE 781-733-6095 23-6472 PLEASE PRINT APPLICATION # NAME Debra Fricke MAILING ADDRESS 7033 Oakwew Cit 1/2 CITY TOMOS STATE SI ZIP 3363 PHONE 781-291-1913 23-0472 NAME PONSID RICHARDSON APPLICATION # MAILING ADDRESS\_ 7301 SUMMER BRIDG Dr. STATE Fla. ZIP3834 PHONE 8/3 24 -0678 23.-6472 NAME Mercito Lamos APPLICATION # MAILING ADDRESS 1815Greenshire Dr 23-0472 MYQ STATE - CZIP 33/13-810-5284 APPLICATION # NAME LOTI Browles (2) MAILING ADDRESS 7501 Meadow Dr CITY TOMPOR STATE FC ZIP 33634 PHONE 278-2280 23-0472 **APPLICATION #** NAME Howard Broyes MAILING ADDRESS 7501 Meaclow Dr CITY Tampa STATE - ZIPBB4PHONE813-453+164 23-0472

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DATE/TIME: 2100104 LPM HEARING MASTER: SUSAN FINCH

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING NAME SCOT Shunan Shuman **APPLICATION #** 22 MAILING ADDRESS 7013 Summerby, yec Dr CITY Tamps STATE FC ZIP 3368 PHONE 813.735.9862 83.0472 NAME JULIE HITST APPLICATION # MAILING ADDRESS 6743 Twelve Oaks Blud, 22 CITY TOMPER STATE FC ZIP 33634 PHONE 813-765-23-0472 NAME HARVEY W. LOWKINS TIT APPLICATION # MAILING ADDRESS 6904 Summerbring Dr. RZ CITY 1 ampa STATEFL ZIP33634 PHONE 813. 244. 8423 23-0472 NAME Scott Goldon APPLICATION # MAILING ADDRESS 6916 SEton La CITY 12MD2 STATE 1 ZIP33635 PHONE 813-735 4926 23-0472 APPLICATION # NAME Nancy Hendrix 27 MAILING ADDRESS 1534 Armand Cir Tampa 33434 23-6472 CITY \_\_\_\_\_STATE \_\_\_ZIP \_\_PHONE 3/3 455 0655 NAME MANUEL SAMIA60 **APPLICATION #** MAILING ADDRESS 6905 SUMMBRORUKE DR 23-0472 CITY / PS STATE / ZIPSK3/PHONE 8/3-297 009 SIGN-IN SHEET: RFR ZHM, PHM, LUHO

PAGE 5 OF 24

DATE/TIME: 2/20/24 6PM HEARING MASTER: SUSCIN FINCH

PLEASE PRINT CLEARLY. THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT APPLICATION # NAME AMY K-ELL MAILING ADDRESS 6725 TWELVE OUKS BIVE CITY Tampa STATE FL ZIP 336 PHONE 8/3-748-8962 13-0472 NAME Anthony GOMEZ APPLICATION # MAILING ADDRESS 7436 QRKVISTOR Cip 3-0472 CITY TO MPQ STATE FL ZIP3634 PHONE 817-767-0746 APPLICATION # MAILING ADDRESS (0916 Seton CITY TOMPON STATE FL ZIP 536 PHONE 813-325-4466 23-0472 APPLICATION # PLEASE PRINT () ennis Gomez 23-6472 MAILING ADDRESS 7436 OAKUSTA GOCLE PLEASE PRINT APPLICATION # Kathy Gomez MAILING ADDRESS 7434 Oakvista Circle CITY TOWNS STATE PL ZIP 38 PHONE 813-348-735 23-0472 APPLICATION # NAME Ellen Arsove 7223 San louisect MAILING ADDRESS 1934 Overbrook Ave \* 23-0472 CITYC/CG (N9 ter STATE FL ZIP3375) PHONE 813-606-

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DATE/TIME: 2120124 GPM HEARING MASTER: SUSAN FINCH

PLEASE PRINT CLEARLY. THIS INFORMATION WILL BE USED FOR MAILING

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING						
APPLICATION #	NAME Atrick McKen					
RZ	MAILING ADDRESS 7016 OAKVIEW CIRCLE					
23-0472	CITY TAMPA STATEF L ZIP33634PHONE 813230-6669					
APPLICATION #	NAME Martha Holmes					
22	MAILING ADDRESS 7003 Forest view Court					
23-0472	CITY Tampa STATE FL ZIP 330 PHONE 8/3-885-48					
2 APPLICATION #	NAME Stanley N. Holmes					
23-0472	MAILING ADDRESS 7003 Forestview Ct					
	CITY Tourph STATE FL ZIP 336 5 PHONE 885-4879					
APPLICATION #	NAME Mary Blazer					
27 342	MAILING ADDRESS 6910 Barry Rd					
43-0472	CITY Taupe STATE FL ZIP3 3634 PHONE 8 13 7602442					
APPLICATION #	NAME Sandra R Streit					
KZ	MAILING ADDRESS FLOW BARRY RD					
23-6472	CITY TAM PA STATE FL ZIP3115 PHONE 813 5036362					
APPLICATION #	PLEASE PRINT NAME DE DE DOUGLE					
R2	MAILING ADDRESS 1527 Armand Cir					
23-6472	CITY TAMPA STATE # ZIP 336 PHONE 813-334-6108					

PAGE 7 OF

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DATE/TIME: 2/20/24 6PM HEARING MASTER: SOSUN FINCH

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT NAME Laura Weiter **APPLICATION #** MAILING ADDRESS 6908 Barry Rd. CITY 19 m pa STATE & ZIP336 PHONE 3 -884-247 23 0472 APPLICATION # (4) MAILING ADDRESS 75/12 DHK VISTA CA - STATE PC ZIP 35/3 ENONE 727-496 23-0472 NAME ROGERT MANN APPLICATION # MAILING ADDRESS 6909 WILLIOMS DR CITY TPMPA STATE F ZIP 33634 PHONE 613 886-8193 23-0472 PLEASE PRINT APPLICATION # NAME LINDA MANN MAILING ADDRESS 6909 WILLIAMS PR. 23-0472 CITY <u>IAMPA</u> STATE <u>FL</u> ZIP<u>33634</u>PHONE 813 886-8193 APPLICATION # MAILING ADDRESS 76 3 OVERPLOOK PIL STATE FL ZIP 3363 PHONE 83453 0007 230472 APPLICATION # NAME Barbara Beaure good MAILING ADDRESS 1516 Cleaveer DE STATE 7/ ZIP 37/39HONE 83 686023 4 23-0472

PAGE OF

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DATE/TIME: 2120124 GOM HEARING MASTER: SUSGIN FIND

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING NAME Chashal Brokers APPLICATION # MAILING ADDRESS 608 Mitchell Circle CITY TOMPA STATE TO ZIP 3634 PHONE 8/3-928-3769 23-6472 APPLICATION # NAME REGINA C HENSCHEL MAILING ADDRESS 7505 CAKYSTA CIK 23-04-72 CITY TAMPA STATE F ZIP3 63/PHONE 8/3 184-1932 NAME PRINTIPLE BEVAN APPLICATION # MAILING ADDRESS 7025 Dakview Circle CITY Tampa STATE FL ZIP 3365 PHONE 813 3 23,-0472 PLEASE PRINT APPLICATION # NAME Chudio Bergn MAILING ADDRESS 2025 Oct view Cin CITY Tough STATE F ZIP STAPPHONE 834162450 3.0472 APPLICATION # NAME Worraine Whyte MAILING ADDRESS 7481 Spring C+ CITY Tampa STATE F/ ZIP 33/34PHONE 8/3884-4436 23-0472 PLEASE PRINT APPLICATION # NAME Hilda Rosa Muines MAILING ADDRESS 7405 BAKVISTA CIR CITY THAMPH STATE PC ZIP336312 PHONE 8/3 503

PAGE 9 OF 24 SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

PAGE 4 OF 24

DATE/TIME: 2120124 6PM HEARING MASTER: 505011 FINCH

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING					
APPLICATION #	PLEASE PRINT NAME MARSHA J CRAIG				
00	MAILING ADDRESS 7510 WILOWCT				
23-0472	CITY Tamp STATE EL ZIP 33 PHONE 817625918				
APPLICATION #	PLEASE PRINT NAME ELAINE ROACH				
22	MAILING ADDRESS 7303 BROOK VIEW CIR				
23-6472	CITY Ampa STATE CZIP 3364 PHONE 8 13 88 4 107 3				
APPLICATION #	NAME CODE M. KEIL				
27	MAILING ADDRESS 6725 Twelve Oaks Blvcd				
23-0472	CITY TAMPO STATE FC ZIP3634HONE 81374894				
APPLICATION #	PLEASE PRINT NAME Wancy Cloon an				
RZ	MAILING ADDRESS 7611 Overbrook Dr.				
23-0472	CITY Tampa STATE FL ZIP PHONE 813 884-6746				
APPLICATION #	PLEASE PRINT NAME Sonia M. Lopéz				
22	MAILING ADDRESS 7310 Barry Rd				
23-0472	CITY TPa STATE TL ZIP33634 PHONE 8137666430				
APPLICATION #	PLEASE PRINT NAME Ann Meachem				
22	MAILING ADDRESS 4314 BATTY Rd.				
23-0472	CITY TAMPA STATE FL ZIP3363 PHONE 813 - 886 - 3444				

PAGE OF 24

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

DATE/TIME: 2/20/24 GPM HEARING MASTER: SUSUN FINCH

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT EARLE HE **APPLICATION #** MAILING ADDRESS 1312 BARRY Rd STATE FL ZIP3/3/PHONE 8/3-88/8/55 APPLICATION # NAME Carmen L. Delgado MAILING ADDRESS 7310 Barry Rd 23-642 CITY Tampa STATE FLA ZIP3362PHONE 5074188 PLEASE PRINT APPLICATION # NAME MAILING ADDRESS 7501 May fair STATE FL ZIP 3/6/ PHONE \$13-401-932 PLEASE PRINT APPLICATION # MAILING ADDRESS 7503 MANKAIL CT. STATE FL ZIP3363/PHONE813-842-434/ PLEASE PRINT NAME KALNEY W SHELL APPLICATION # MAILING ADDRESS 7540 AR MAN) CIRCLE STATE FC ZIP33/84PHONE8/3-882-3957 PLEASE PRINT **APPLICATION #** ward MAILING ADDRESS 740/ ZIP43654PHONE 813-967

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

DATE/TIME: 2 20 34 UPM HEARING MASTER: 505 GN FINCH

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING NAME Deanette Oliver APPLICATION # 122 MAILING ADDRESS 7312 Barry RC \_\_STATE F/\_ ZIP\_ \_\_\_\_PHONES/3884 \$555 23-0472 APPLICATION # NAME Carmen Delgado 122 MAILING ADDRESS 73/0 BOURY \_\_\_state\_<u>F|</u> zip\_<u>3364</u>phone<u>8</u>(38674183 23-0472 PLEASE PRINT **APPLICATION #** NAME SONIA LOPEZ 127 MAILING ADDRESS 73/6 Barry Rd 23-0472 PLEASE PRINT **APPLICATION #** NAME Karin Murphy MAILING ADDRESS 700/ Eden brook C+ 23.0472 CITY TOO STATE | ZIP PHONE 8/3 784-3333 PLEASE PRINT **APPLICATION #** James Murphy MAILING ADDRESS 7001 Edenbrook Ct. \_\_\_\_\_STATE \\_\_\_\_ZIP\_\_\_\_PHONE \( \frac{813217301}{} \) 23-0472 NAME Martha Wallace **APPLICATION #** MAILING ADDRESS 8302 Reging CITY TAMPA STATE FL ZIP 336 MONE 8139178423

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DATE/TIME: 2/26/29 60 MHEARING MASTER: 504 an Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING NAME Sennifor Fontana APPLICATION # 11.2 MAILING ADDRESS 75// RUSTIC Dr CITY Tampog STATE F ZIP 3364 PHONE 813508 23.0472 APPLICATION # NAME Andre Fortang KZ MAILING ADDRESS 75 1/ PUSTIC Dr CITY TOMPG STATE FI ZIP 3363 PHONE 8/35460676 23-0472 PLEASE PRINT APPLICATION # NAME BOTH FONTANG 1/2 MAILING ADDRESS 7515 RUSTIC Dr CITY TOG STATE ZIP336 THONE 8/38864 CUTS 23-0472 NAME PATRIC FONTANG APPLICATION # 12) MAILING ADDRESS 7517 RUSTIC OCIVE CITY TPG STATE & ZIP 33634PHONE 8138/63455 23-0472 PLEASE PRINT APPLICATION # NAME Brittany Fontang MAILING ADDRESS 7517 RUSTIC DR 23.0472 CITY TPU STATE | ZIP 33634PHONE 813 8103 455 PLEASE PRINT NAME ANN Meadew APPLICATION # MAILING ADDRESS 7314 BONNY RC CITY TOG STATE F/ ZIP 3364 PHONE 8 13886 3 494 23-0472

PAGE 13 OF 24

SIGN-IN SHEET: RFR ZHM, PHM, LUHO

DATE/TIME: 2120124 6PM HEARING MASTER: SUSGIN FINCH

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT APPLICATION # NAME () () HA) C (() DINOLES 22 MAILING ADDRESS DO CHANDESODE TOUCHUNG CITY STATE FC ZIP PHONE 86 23-0540 PLEASE PRINT APPLICATION # NAME FRANCISCO T- Otero- COSTI MAILING ADDRESS 120 14 N. DALE MALRY HMY 82 23.0540 CITY TAMPA STATE FL ZIP3618 PHONE 813-517-6828 APPLICATION # NAME Robert Holley MAILING ADDRESS 9908 ALAFIA RIVER LAND P.7 23-0540 CITY CIBSOLION STATE FC ZIP 3834 PHONE 812 (21 233) NAME CHRISTINE HAUPT APPLICATION # MAILING ADDRESS P.D. BOX 328 9901 Alafi River 22 CITY RIVERVIEW STATE FL. ZIP 3356 PHONE 813-244-621 23-6540 NAME Report Strong APPLICATION # MAILING ADDRESS 9909 Alasky River Ln R7 CITY STATE FL ZIP 3357 PHONE 813 817 5178 23-0540 NAME O WOOLG. Haupt **APPLICATION #** MAILING ADDRESS PO BOY 1755 CITY Gretna STATE LA ZIP PH

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

PAGE 14 OF 24

DATE/TIME: 212024 6PM HEARING MASTER: SUS GIN FEINCH

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING NAME Oma Holley APPLICATION # R7 MAILING ADDRESS 9908 Alafia River Lane 23-0546 CITY 916 SONTON STATE FL ZIP 33534 PHONE 813-671-7337 PLEASE PRINT APPLICATION # NAME WINING Speace Speaks MAILING ADDRESS 9919 glatin River La 23-0540 CITY Bibearton STATE FL ZIP 3353 & PHONE 352 682 2001 NAME Karen Taylor APPLICATION # MAILING ADDRESS 9909 Alafia River Ln CITY DESORTER STATE FC ZIP338/PHONES13 \$ 5892 NAME SUSAN STRATCH KO APPLICATION # MAILING ADDRESS 9912 AJASia River Lane CITY SOND STATE ZIP3353 PHONE PLEASE PRINT NAME DAVIN STRATELIKO APPLICATION # MAILING ADDRESS 9912 ACATIA RIVER CANE 23-0546 CITY 6.6500 STATE FC ZIP 3331/PHONE 8/3-4/5-7066 NAME Alicia Barrington **APPLICATION #** MAILING ADDRESS 2806 Bryan Pd CITY Brandonstate F ZIP335//PHONE

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

PAGE 15 OF 24

DATE/TIME: 2/20/24 6PM HEARING MASTER: SUSAN FINCH

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING NAME PAMUL OVER 2 **APPLICATION #** 27 MAILING ADDRESS 2810 N CENTRAL AL 23-6776 CITY TOMPO STATE FL ZIP 336RPHONE 813-8178492 PLEASE PRINT **APPLICATION #** MAILING ADDRESS 109/2 Memuller Losp CITY RIVERVICE STATE FL ZIP 3356 PHONE 8134530285 23-0776 NAME DEVISE BYEWER **APPLICATION #** MAILING ADDRESS 10912 MC Willen LOUP CITY LIVELVE W STATE FL ZIP 3356 PHONE 8 13 3177022 23-0776 **APPLICATION #** NAME TEBECCA LLOYD MAILING ADDRESS 11013 Scott LOOP K2 CITY RIVERVIEW STATE EL ZIP 335 PHONE 813, 230-993 23-0776 PLEASE PRINT NAME BYICE PINSON **APPLICATION #** MAILING ADDRESS 1000 N ASNIEW Dr. SHC 900 23-6783 CITY TUMPOL STATE PL ZIP 33 (A)PHONE 813-625-4500 PLEASE PRINT
NAME **APPLICATION #** MAILING ADDRESS 5023 W. LAVREZ 5 23-0785

SIGN-IN SHEET: RFR ZHM, PHM, LUHO

PAGE 16 OF 24

DATE/TIME: 2/20/24 6 PM HEARING MASTER: 50501 Finds

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT APPLICATION # Mark Bentley NAME 400 N A3h **MAILING ADDRESS** STATE ZIP PHONE 2252500 23-0785 CITY -PLEASE PRINT APPLICATION # NAME ZYAN MANASSE MAILING ADDRESS 400 N. ASHLEY DR. STE 230785 CITY TAMPA STATE FC ZIP3764 PHONE 225-250 APPLICATION # NAME Todd Pressmar MAILING ADDRESS 200 and Ave 5 451 mM 73-0951 CITYST PCTC STATE FL ZIP 3370 PHONE PLEASE PRINT APPLICATION # MAILING ADDRESS 13825 Toot Blvd Ste 608 MM easwater state FL zip33760 PHONE 524 23-0951 NAME PLOSET DOSAS **APPLICATION #** WW/ MAILING ADDRESS 1943 EURRION PL 23-0951 CITY hand blakes STATE FL ZIP34635 PHONE 941 320 0585 PLEASE PRINT **APPLICATION #** NAME Kirs Bigant MAILING ADDRESS 12507 BINGS PI 23-095/ CITY Tampa STATE FL ZIP 33625 PHONE 727-481-1801

SIGN-IN SHEET: RFR, ZHM PHM, LUHO

PAGE 1) OF 24

DATE/TIME: SOSON FINCH

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING NAME Scott Silvermar APPLICATION # MM MAILING ADDRESS 4415 Ridgeline Circle 23-095/ CITY Tampa STATE FL ZIP 3367/PHONE 813-453-PLEASE PRINT APPLICATION # NAME 7801 W Rush BI PLEASE PRINT APPLICATION # MM MAILING ADDRESS 526 CROTKNART LANT 23-095 CITY JAMIA STATE & ZIP 33624PHONE 813-453-609 PLEASE PRINT APPLICATION # MANUEL DOLAN ROARICK NAME  $M \sim M$ MAILING ADDRESS \$874 PINEY LANE CITY TAMPA STATE FL ZIP 33625 PHONE 813. 23-095) PLEASE PRINT \_\_ APPLICATION # AMMY TORRES NAME MM MAILING ADDRESS SLOTH PIPE BAY DRIVE 23-095 CITY TAMPA STATE FL ZIB3625HONE (83) 625-5202 PLEASE PRINT ( **APPLICATION #** Pincy Lane Brine 23-0951

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

PAGE BOF 24

DATE/TIME: 2120124 GPM HEARING MASTER: SUSGN FINCH

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT **APPLICATION #** NAME Panielle Horton mm US MAILING ADDRESS 5617 Pone bay Dr 23-0951 CITY Tampa STATE F/ ZIP33425PHONE PLEASE PRINT NAME Elise Batse **APPLICATION #** MAILING ADDRESS 401 E. Jackgon 87. 23-0992 CITY TAMPA STATE FL ZIP3310PHONE 5057 PLEASE PRINT APPLICATION # NAME David Smith RZ 23-0992 MAILING ADDRESS 401 E Jackson St CITY TPA STATE P/ ZIP3360/PHONE APPLICATION # NAME William Molay 27 MAILING ADDRESS 325 5 BW CITY Tange STATE # ZIP 33LOGHONE 8 254 2157 23-0993 NAME Levin Reali **APPLICATION #** MAILING ADDRESS 401 E Jackson St CITY Tanga STATE FL ZIP 33602 PHONE 813-222-505 PLEASE PRINT Rebecca Kerf **APPLICATION #** MAILING ADDRESS 400 N Tampa St Sk 1910 CITY Tampa STATE FC ZIP 3360 PHONE 813-368-24-0142

SIGN-IN SHEET: RFR, ZHM PHM, LUHO

DATE/TIME: 2120124 6 PM HEARING MASTER: SUSCIN FINCH

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING					
APPLICATION #	PLEASE PRINT NAME				
RZ	MAILING ADDRESS SOZ3 W. LAVREL ST.  CITY TPA STATE ZIP 336 PHONE CUT				
24-0142	CITY TPA STATE ZIP 336 PHONE COST				
APPLICATION #	PLEASE PRINT Rennesh Toklor, Carlon Fields				
22	MAILING ADDRESS 4721 W BoyGent Glod Strator				
24-0142	CITY The STATE FL ZIP 73.16 PHONE 813 ELENCS 700				
APPLICATION #	PLEASE PRINT Scott Odern				
240142	MAILING ADDRESS 2823 Shelland Ridge Dr.				
	CITY Valido STATE FL ZIP 33591 PHONE 770-2105-2240				
APPLICATION #	PLEASE PRINT NAME Mike M-2rd Mez. Rah				
RZ	MAILING ADDRESS 5216 PAMO River Ad				
24-0142	CITY TPA STATE E ZIP 336/5PHONE (5)7) 917				
APPLICATION #	NAME BRADFORD MARCE				
122	MAILING ADDRESS 509 5.57 54				
24-0142	CITY AMA STATE ZIP 33617 PHONE 813 309 4488				
APPLICATION #	NAME EIVIS RIGOH				
1/2	MAILING ADDRESS 6305 W 19th St				
24-0142	CITY Tanya STATE FI ZIP 33677 PHONE (\$1376581817				

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

PAGI 20 OF 24

DATE/TIME: 2/20/24 GPM HEARING MASTER: SUSAN FINCH

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING NAME WES JOHNSON APPLICATION # RZ MAILING ADDRESS 2813 COLEWOOD LANE 24-0142 CITY DOVED STATE FL ZIP 33577 PHONE 8/36/33593 NAME Robert Almand APPLICATION # MAILING ADDRESS\_520 S. 56th St 24-0142 CITY TPa STATE FL ZIP 33619 PHONE 813-244-3408 NAME TENNIFER Johnson APPLICATION # MAILING ADDRESS 2513 Colewood LN 22 CITY DOVERSTATE & ZIP 3551 PHONE 1813 449-2479 24-0142 APPLICATION # NAME FIDNA UNDER WOOD 22 MAILING ADDRESS 512 5, 57th St CITY JAMPA STATE [ ZIP 3361 PHONE 813. 626 6189 24-0142 NAME Quinton Underwood **APPLICATION #** MAILING ADDRESS 5/2 S. 57th St. 27 CITY Lampa STATE EL, ZIP33619 PHONE 21 3-626-6189 24-0142 PLEASE PRINT NAME BULLY XATAN ELLA APPLICATION # MAILING ADDRESS 6012 MUNLE- RS CITY Jama STATE ZIP3364PHONE 573- C448 437 24-0142

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

PAGE 2 OF 24

DATE/TIME: 200124 COPM HEARING MASTER: SUSCIN FINCH

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT Geraldine SkippER **APPLICATION #** MAILING ADDRESS 3210 S. 70 K. 27 CITY THE STATE ZIP 36 PHONE 23-624-647 24-0142 APPLICATION # NAME Barbara Darby MAILING ADDRESS 59098 V7 STATE F | ZIP 2619 PHONE 7129529 24-0142 PLEASE PRINT APPLICATION # NAME TOUN H. DARBY IN MAILING ADDRESS 5909 8th AVE. S CITY TAMPS STATE K ZIP 3361 PHONE 813 943 8608 24-0142 PLEASE PRINT APPLICATION # NAME ANGELIKA HAMILTON MAILING ADDRESS 2020 NEW BEDFORD DR CITY SUN CITY COMESTATE FL ZIP 302 PHONE 813-521-1488 24-0142 NAME WHAK BOSSER **APPLICATION #** MAILING ADDRESS 3 8/4 (andeng/ Ave 127 24.0142 CITY Roskin STATE FL ZIP 3573 PHONE 8/3455 9529 APPLICATION # NAME Carmen Mendoza MAILING ADDRESS 712 South 57 St Apt A CITY Tam Da STATE F1 ZIP 33614 PHONE 813 405-6938 24-0142

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

DATE/TIME: 2/20/29 6 M HEARING MASTER: SUSUM FINCH

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING NAME Heben Isidore APPLICATION # MAILING ADDRESS 6868 Kingston Drive 0.7 CITY TAMBA STATEFL ZIP33619 PHONE 813-573-5158 24-0142 NAME HARRY SAVAGE APPLICATION # MAILING ADDRESS 2909 3, 50 +4 ST CITY TAMPA STATE PI ZIP336/9PHONE 8(3-898 24-0142 PLEASE PRINT APPLICATION # NAME CHIOR Smith MAILING ADDRESS 1023 Milano Cir 304 122 CITY Brandon STATE FL ZIP3351 PHONE 813-760-3774 24-0142 PLEASE PRINT APPLICATION # NAME MAILING ADDRESS CITY STATE ZIP PHONE PLEASE PRINT APPLICATION # NAME MAILING ADDRESS CITY STATE ZIP PHONE PLEASE PRINT **APPLICATION #** NAME MAILING ADDRESS CITY STATE ZIP PHONE

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

PAGE 23 OF 24

DATE/TIME: 200124 LOW HEARING MASTER: SUSAN FINCH

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING NAME NAME APPLICATION # RZ-MAILING ADDRESS STATE ZIP33/JOPHONE 8/3 24-0142 PLEASE PRINT APPLICATION # RZ CITY 12 MPG STATE FL ZIP33619HONE 813 620-3623 24-0142 APPLICATION # NAME EILFEN WENDER MONROE MAILING ADDRESS 509 S. 5744 STREET CITY [AMPA STATE FL ZIP336 BHONE 8132445394 24-0142 PLEASE PRINT APPLICATION # NAME SHERRIE AUMAND MAILING ADDRESS 520 5 56 ST 24-0142 CITY TAMPA STATE FI ZIP 3364 PHONE 727267 2021 PLEASE PRINT APPLICATION # NAME Kim Almand MAILING ADDRESS 520 5.56 5+ CITY Tampa STATE PL ZIP 336 PHONE 633-0668 6410-WG NAME Beth Peifer **APPLICATION #** MAILING ADDRESS 13205 Fown (1/4)
CITY RIVERW STATE FL ZIP 33 STORE 81 RZ 24-0142

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE 24 OF 24 DATE/TIME: 250 at 6pm HEARING MASTER: 505 an Find PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT APPLICATION # NAME 24-0146 MAILING ADDRESS SO23 W. LAMPL S STATE ZIP 3360 PHONE 2 NAME Kami Cey bet APPLICATION # MAILING ADDRESS 101 & Kemely 3 Wel Ste 3700 24-0146 CITY TAMON STATE TO ZIESLOZ PHONE \$3-227842 PLEASE PRINTY
NAME GWENSALINE SEVAAETAS 1 APPLICATION # MAILING ADDRESS 3034 S. 7874ST CITY TAMPA STATE TE ZIP 326/9PHONE 31 2906 APPLICATION # NAME Wichael Shirth MAILING ADDRESS 1023 Milano Cir. Apt 303 CITY Brandon STATE FL ZIP3351 PHONE (5/3)276-3144 PLEASE PRINT APPLICATION # TRUMPL BROOKS NAME ~ MAILING ADDRESS HOD H. TAMON St 1 Stz. 1900 24-014 CITY TAMES STATE The ZIP 534 PHONE PLEASE PRINT **APPLICATION # NAME** MAILING ADDRESS CITY STATE ZIP PHONE

HEARING TYPE: ZHM, PHM, VRH, LUHO DATE: 2-20-2024

HEARING MASTER: Susan Finch PAGE: 1 of 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 23-0776	Rosa Timoteo	Revised Staff Report - Email	Yes (Copy)
RZ 23-0783	Rosa Timoteo	Revised Staff Report - Email	Yes (Copy)
RZ 23-0993	Julian Massey	Planning Commission revised map	Yes (Copy)
RZ 23-0993	Rosa Timoteo	2. Revised Staff Report	Yes (Copy)
RZ 24-0142	Michael Brooks	Applicant Presentation Packet	No
RZ 24-0142	Bradford Monroe	2. Opponent Presentation Packet	No
RZ 24-0142	Mike Mezrah	3. Opponent Letter	No
RZ 24-0142	Kenneth Tinklor	4. Proponent Presentation Packet	No
RZ 24-0146	Rosa Timoteo	Revised Staff Report - Email	Yes (Copy)
RZ 24-0146	Kami Corbett	Applicant Presentation Packet – thumb drive	No
RZ 24-0074	Todd Pressman	Applicant Presentation Packet – thumb drive	No
RZ 24-0195	Todd Pressman	Applicant Presentation Packet – thumb drive	No
RZ 23-0472	Rosa Timoteo	Revised Staff Report - Email	Yes (Copy)
RZ 23-0472	Todd Pressman	2. Applicant Presentation Packet – thumb drive	No
RZ 23-0472	Julie Hirst	Opponent Presentation Packet	No
RZ 23-0472	Suisan Pritchard	4. Opponent Presentation Packet	No
RZ 23-0472	Jennifer Fontana	5. Opponent Presentation Packet	No
RZ 23-0785	Ryan Manasse	Applicant Presentation Packet	No
MM 23-0951	Todd Pressman	Applicant Presentation Packet – thumb drive	No
MM 23-0951	Kris Bryant	Proponent Presentation Packet	No
MM 23-0951	Todd Pressman	3. Applicant Letter	No
MM 23-0951	Kristen Barrett	4. Opponent Petitions	No
RZ 23-0992	Rosa Timoteo	Revised Staff Report - Email	Yes (Copy)
RZ 23-0992	Elise Batsel	Applicant Presentation Packet	Yes (Copy)
RZ 24-0033	Kevin Reali	Applicant Presentation Packet	No

# FEBRUARY 20, 2024 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Tuesday, February 20, 2024, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

Susan Finch, ZHM, called the meeting to order at 6:00 p.m., led in the pledge of allegiance to the flag, and introduction.

#### A. WITHDRAWALS AND CONTINUANCES

Michelle Heinrich, Development Services, reviewed the changes to the agenda. Continued with the changes/withdrawals/continuances.

- Susan Finch, ZHM, overview of ZHM process.
- Assistant County Attorney Mary Dorman, overview of evidence/ZHM/BOCC Land Use process.
- Susan Finch, ZHM, Oath.

#### B. REMANDS

# B.1. RZ 23-0109

- Michelle Heinrich, Development Services, called RZ 23-0109.
- Testimony provided.
- Susan Finch, ZHM, closed RZ 23-0109.
- C. REZONING STANDARD (RZ-STD):

#### C.1. RZ 23-0588

- ► Michelle Heinrich, Development Services, called RZ 23-0588.
- ► Testimony provided.
- Susan Finch, ZHM, closed RZ 23-0588.

#### C.2. RZ 24-0074

- ► Michelle Heinrich, Development Services, called RZ 24-0074.
- ► Testimony provided.

#### MONDAY, FEBRUARY 20, 2024

► Susan Finch, ZHM, closed RZ 24-0074.

#### C.3. RZ 24-0116

- Michelle Heinrich, Development Services, called RZ 24-0116.
- ► Testimony provided.
- Susan Finch, ZHM, closed RZ 24-0116.

# C.4. RZ 24-0195

- Michelle Heinrich, Development Services, called RZ 24-0195.
- Testimony provided.
- Susan Finch, ZHM, closed RZ 24-0195.
- D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

#### D.1. RZ 23-0472

- ► Michelle Heinrich, Development Services, called RZ 23-0472.
- ► Testimony provided.
- Susan Finch, ZHM, closed RZ 23-0472.

# D.2. RZ 23-0540

- Michelle Heinrich, Development Services, called RZ 23-0540.
- ► Testimony provided.
- Susan Finch, ZHM, closed RZ 23-0540.

# D.3. RZ 23-0774

- ► Michelle Heinrich, Development Services, called RZ 23-0774.
- Testimony provided.
- ► Susan Finch, ZHM, continued RZ 23-0774.

#### MONDAY, FEBRUARY 20, 2024

#### D.4. RZ 23-0776

- ► Michelle Heinrich, Development Services, called RZ 23-0776.
- ► Testimony provided.
- Susan Finch, ZHM, closed RZ 23-0776.

#### D.5. RZ 23-0783

- Michelle Heinrich, Development Services, called RZ 23-0783.
- Testimony provided.
- ► Susan Finch, ZHM, closed RZ 23-0783.

#### D.6. RZ 23-0785

- ► Michelle Heinrich, Development Services, called RZ 23-0785.
- ► Testimony provided.
- Susan Finch, ZHM, closed RZ 23-0785.

#### D.7. MM 23-0951

- ▶ Michelle Heinrich, Development Services, called MM 23-0951.
- ► Testimony provided.
- Susan Finch, ZHM, closed MM 23-0951.

# D.8. RZ 2<u>3-0</u>992

- ► Michelle Heinrich, Development Services, called RZ 23-0992.
- ► Testimony provided.
- Susan Finch, ZHM, closed RZ 23-0992.

# D.9. RZ 23-0993

- Michelle Heinrich, Development Services, called RZ 23-0993.
- Testimony provided.

#### MONDAY, FEBRUARY 20, 2024

Susan Finch, ZHM, closed RZ 23-0993.

## D.10. RZ 24-0033

- Michelle Heinrich, Development Services, called RZ 24-0033.
- Testimony provided.
- Susan Finch, ZHM, closed RZ 24-0033.

# D.11. RZ 24-0142

- Michelle Heinrich, Development Services, called RZ 24-0142.
- ► Testimony provided.
- ► Susan Finch, ZHM, closed RZ 24-0142.

#### D.12. RZ 24-0146

- ► Michelle Heinrich, Development Services, called RZ 24-0146.
- ► Testimony provided.
- Susan Finch, ZHM, closed RZ 24-0146.

# E. ZHM SPECIAL USE

#### ADJOURNMENT

Susan Finch, ZHM, adjourned the meeting at 11:46 p.m.

Application No. RZ 23-0992
Name: Rosa Timoteo
Entered at Public Hearing: ZHM
Exhibit # 1
Date 2/20/2024

## **Rezoning Application: PD 23-0992**

Zoning Hearing Master Date: February 20, 2024

**BOCC Land Use Meeting Date: April 9, 2024** 



**Development Services Department** 

## 1.0 APPLICATION SUMMARY

Applicant: Shree Kulkarni

FLU Category: SMU-6

Service Area: Urban

Site Acreage: 17.04

Community Plan Area: Riverview

Overlay: None



## **Introduction Summary:**

This is a request to rezone three-five parcels to Planned Development (PD) to develop multi-family housing on the property. Two development options with differing residential dwelling types are proposed in the request to give the applicant flexibility. Option one proposes townhome dwellings, each on their own platted lot and option two proposes Cottage-Style multifamily dwellings developed on a single lot. The applicant will utilize the Residential Infill Density Bonus described in Objective 23 of the Future Land Use Plan to allow for a total of 123 dwelling units.

Zoning:	Existing			Proposed
District(s)	AR	PD 18-1457	RSC-6 MH	PD 23-0992
Typical General Use(s)	Single-Family Residential/Agricultural	Single-Family Residential (Conventional Only)	Single-Family Residential (Conventional/Mobile Home)	Multi-family residential
Acreage	~6.8	~9.6	~.50	~ <del>16.91</del> <u>17.04</u>
Density/Intensity	217,800 sf / DU	5.93 DU/GA	7,000 sf / DU	7.21 DU/GA
Mathematical Maximum*	1 DU	57 DU	0 DU	12 <mark>32</mark> DU

<sup>\*</sup>number represents a pre-development approximation

Development Standards:	Exis	ting		Pr	oposed
District(s)	AR	PD 18-1457	RSC-6 MH	PD 23-0992 Townhomes	PD 23-0992 Cottage Style Multi-Family
Lot Size / Lot Width	217,800 sf / 150'	5,000 sf / 50'	7,000 sf	1,440 sf / 16'	N/A
Setbacks/Buffering and Screening	50' Front 50' Rear 25' Sides	20' Front 20' Rear 5' Sides	25' Front 7.5' Side 25' Front	20' Front 15' Rear 5' Sides	20' Front 15' Rear 5' Sides
Height	50'	35'	35'	27'	20′

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

ZHM HEARING DATE: February 20, 2024

BOCC LUM MEETING DATE: April 9, 2024 Case Reviewer: Jared Follin

**Planning Commission Recommendation:** 

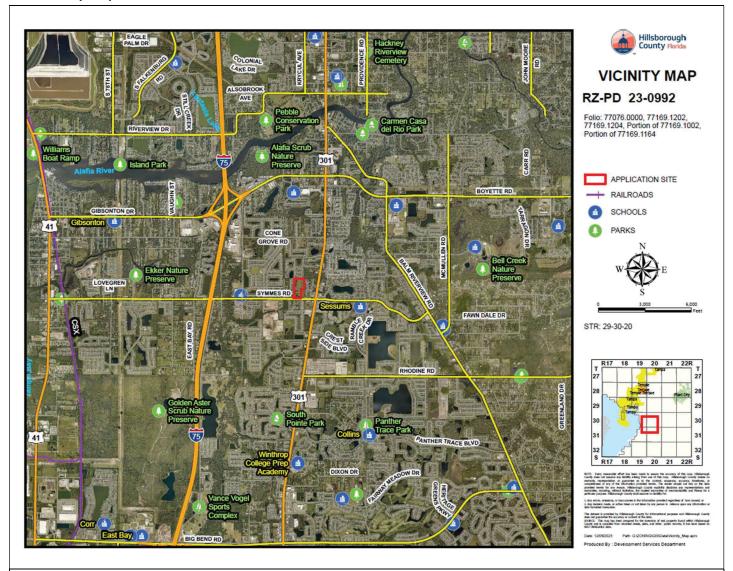
Consistent

**Development Services Recommendation:** 

Approvable, subject to proposed conditions

## 2.0 LAND USE MAP SET AND SUMMARY DATA

## 2.1 Vicinity Map

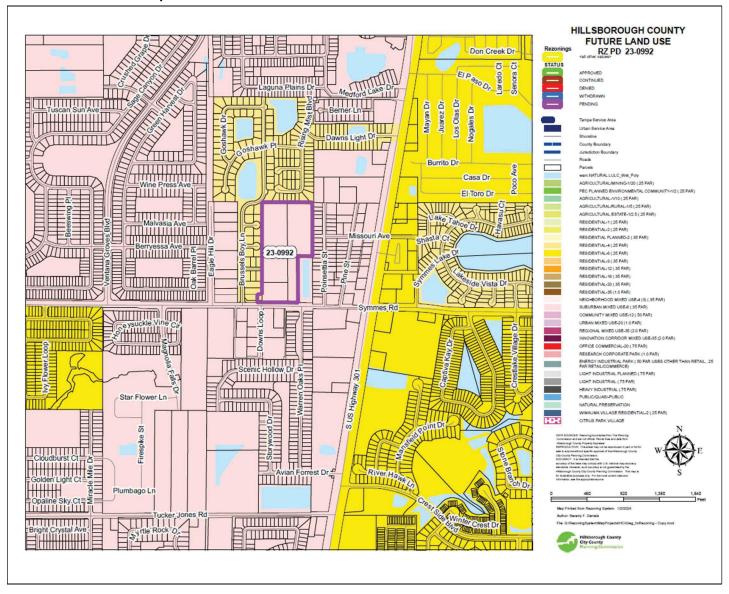


## **Context of Surrounding Area:**

The <u>16.9117.04</u> +/- acre site is located on the north side of Symmes Road and is approximately 820 feet to west of US Highway 301. The site is in the Urban Service Area and within the Riverview Community Planning Area. It is primarily surrounded by mobile homes, single-family homes, and commercial uses located at the intersection of Symmes and US Highway 301 to the east. Adjacent to the east lies a stormwater pond maintained by Florida Department of Transportation (FDOT).

## 2.0 LAND USE MAP SET AND SUMMARY DATA

## 2.2 Future Land Use Map



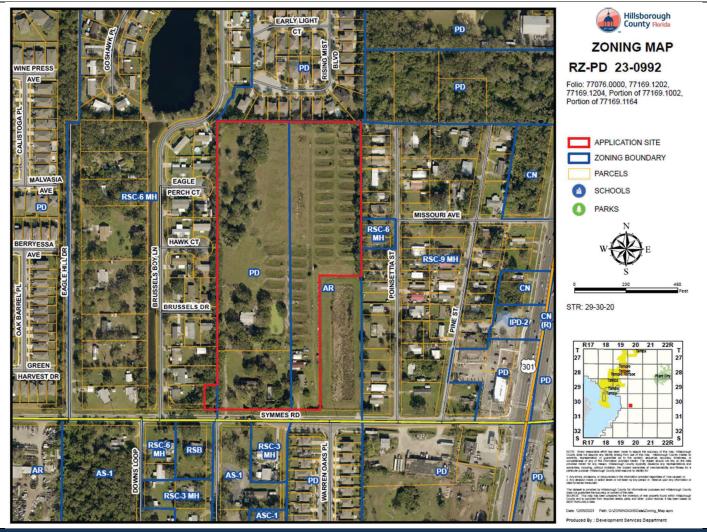
Case Reviewer: Jared Follin

Subject Site Future Land Use Category:	Suburban Mixed Use- 6 (SMU- 6)
Maximum Density/F.A.R.:	6.0 dwelling units per gross acre
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations.  Neighborhood Commercial uses shall meet locational criteria or be part of larger mixed use planned development. Office uses are not subject to locational criteria.

Case Reviewer: Jared Follin

## 2.0 LAND USE MAP SET AND SUMMARY DATA

## 2.3 Immediate Area Map

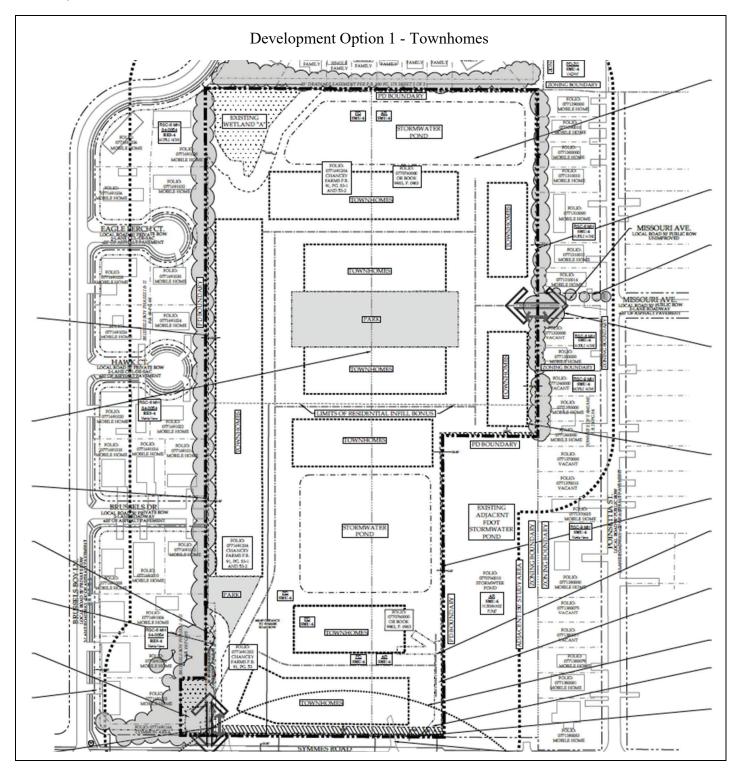


	Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:	
North	PD 02-1239	90 dwelling units (3.81 du/acre)	Single-family conventional, mobile homes	single-family conventional	
South	AS- 1, RSC- 3, PD 13-0121	1.0 du/acre .33 du/acre 188 dwelling units (4.28 du/acre)	Single-family conventional, mobile homes	Single-family conventional, mobile home, church	
East	RSC-6 (MH) RSC-9 (MH) AR	.16 du/acre .11 du/acre .20 du/acre	Single-family conventional, mobile homes	Mobile Homes	
West	RSC-6 (MH)	.16 du/acre	Single-family conventional, mobile homes	Mobile Homes	

Case Reviewer: Jared Follin

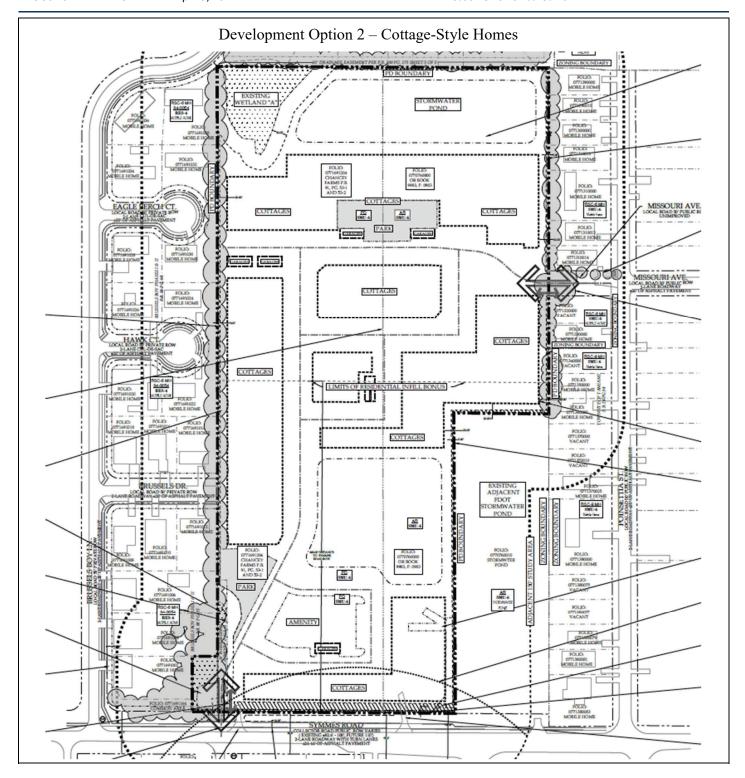
## 2.0 LAND USE MAP SET AND SUMMARY DATA

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



ZHM HEARING DATE: February 20, 2024 BOCC LUM MEETING DATE: April 9, 2024

Case Reviewer: Jared Follin



APPLICATION NUMBER:	PD 23-0992	
ZHM HEARING DATE:	February 20, 2024	
BOCC LUM MEETING DATE:	April 9, 2024	Case Reviewer: Jared Follin

## 3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements	
Symmes Rd.	County Collector - Rural	2 Lanes  ⊠Substandard Road  □Sufficient ROW Width	<ul><li>☑ Corridor Preservation Plan</li><li>☐ Site Access Improvements</li><li>☑ Substandard Road Improvements</li><li>☐ Other</li></ul>	
Missouri Ave.	County Local - Rural	8 Lanes  ⊠ Substandard Road  □ Sufficient ROW Width	<ul> <li>□ Corridor Preservation Plan</li> <li>□ Site Access Improvements</li> <li>⋈ Substandard Road Improvements</li> <li>□ Other</li> </ul>	

Project Trip Generatio	n		
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	604	47	63
Proposed	887	59	70
Difference (+/1)	+283	+12	+7

<sup>\*</sup>Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South	Х	None	None	Meets LDC
East	Х	None	None	Meets LDC
West		None	None	Meets LDC
Notes:	•		•	<u> </u>

Design Exception/Administrative Variance				
Road Name/Nature of Request	Туре	Finding		
Symmes Rd./Substandard Roadway	Design Exception Requested	Approvable		
Missouri Ave./Substandard Roadway	Design Exception Requested	Approvable		
Notes:				

ZHM HEARING DATE: February 20, 2024
BOCC LUM MEETING DATE: April 9, 2024

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	
Natural Resources	⊠ Yes □ No	☐ Yes ⊠ No	⊠ Yes □ No	
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ☑ No	☐ Yes ⊠ No	
Check if Applicable:	☐ Potable W	/ater Wellfield Pro	tection Area	
	☐ Significan	t Wildlife Habitat		
☐ Use of Environmentally Sensitive Land	☐ Coastal H	igh Hazard Area		
Credit	☐ Urban/Sul	ourban/Rural Scen	ic Corridor	
☐ Wellhead Protection Area	•	to ELAPP property		
☐ Surface Water Resource Protection Area	☐ Other	,		
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation	Received		nequesteu	miorination/comments
☐ Design Exc./Adm. Variance Requested	⊠ Yes	☐ Yes	⊠ Yes	See Report
☐ Off-site Improvements Provided	□No	⊠ No	□No	See Report
Service Area/ Water & Wastewater				
☑Urban ☐ City of Tampa	⊠ Yes	☐ Yes	□ Yes	
□Rural □ City of Temple Terrace	□ No	⊠ No	⊠ No	
Hillsborough County School Board				
Adequate	⊠ Yes	☐ Yes	☐ Yes	
Inadequate	□No	│ ⊠ No	⊠ No	
Impact/Mobility Fees Townhouse (Fee estimate is based on a 1,500 s.f., 1-2 Story) Mobility: \$6,661 Parks: \$1,957 School: \$7,027 Fire: \$249 Total per Townhouse: \$15,894  Multi-family (Fee estimate is based on a 1,200 s.f., 1-2 story) Mobility: \$6,661 Parks: \$1,555 School: \$3,891				

Case Reviewer: Jared Follin

BOCC LUM MEETING DATE: April 9, 2024 Case Reviewer: Jared Follin Total per unit Multi-family: \$12,356 Single Family Detached (Fee estimate is based on a 2,000 s.f.) Mobility: \$9,183 Parks: \$2,145 School: \$8,227 Fire: \$335 Total per House: \$19,890 **Conditions** Additional **Comments Comprehensive Plan: Findings Information/Comments** Received Requested **Planning Commission** ☐ Meets Locational Criteria  $\boxtimes N/A$ ☐ Inconsistent ⊠**□** Yes □₩ No ☐ Locational Criteria Waiver Requested  $\square$  No □ N/A

APPLICATION NUMBER:

ZHM HEARING DATE:

PD 23-0992

February 20, 2024

ZHM HEARING DATE: February 20, 2024

BOCC LUM MEETING DATE: April 9, 2024 Case Reviewer: Jared Follin

## **5.0 IMPLEMENTATION RECOMMENDATIONS**

## 5.1 Compatibility

This is a request to rezone a 17.04-acre tract from Planned Development 18-1457, Residential Single-Family Conventional-6 MH (RSC-6 MH), and Agricultural Rural (AR) to a Planned Development to allow the construction of a multi-family development. This application includes two development options to permit residential townhomes or cottage-style multi-family at 6.0 dwelling units per acre. The Residential Infill Density bonus has been applied to the project to allow up to 123 units or 7.2 dwelling units per acre.

The subject property is located at 10508 Symmes Road and is within the Riverview Community Plan. The surrounding area is primarily residential in nature consisting of single-family conventional homes and mobile home neighborhoods at various densities. Commercial uses lie nearby to the east along US Highway 301 which includes convenience stores, a supermarket, restaurants, and other commercial uses.

The property is located within the Urban Service Area.

The applicant's Planned Development proposes two development options for multi-family development at a maximum of 123 dwelling units. Option one would develop townhomes on the property with a maximum height of 27' or 2-stories. Townhome buildings would have up to 4 or 6 townhome units and would include garages. With this option, the property would be subdivided with a minimum lot size of 16' x 90'. Option two would be to develop Cottage-style homes. These would be free-standing structures and be either 1-, 2-, or 3-bedroom units at maximum building height of 20' or 1-story. Structures would include either one or two units, but the property would not be subdivided and would be developed as one property. Each cottage would have their own fenced backyard and be connected to sidewalks. For both options, a minimum 20' building setback will be required along each property line.

The buffer and screening requirements proposed for the development follow the typical code requirements for multifamily developments and no variations or waivers were requested. The north, east, and western boundaries will have a 5' Type A buffer and screening and the south boundary will have a 15' Type B buffer along Symmes Road.

The subject property is designated as SMU-6 on the Future Land Use Plan. The proposed zoning is consistent with the Future Land Use Plan and is being supported by Planning Commission. Development Services does not have any compatibility concerns with the proposed Planned Development. The proposed residential density is appropriate to the area and is supported by nearby commercial uses. We find the buffer yard and screening standards will protect the adjacent residential uses from the proposed higher density development and will negate any potential negative impacts. The proposed maximum height for Development Option 1 is 27'. While the 2:1 setback requirement is not being met with this development option, the height is less than all standard residential zoning districts and represents the max height of the roofline. The applicant states the eaves of the structures will be lower. This will ensure the surrounding uses are not impacted by towering structures. In addition, the 2:1 setback requirement is being met in Development Option 2, which will have a maximum height of 20'.

## 5.2 Recommendation

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

APPLICATION NUMBER: PD 23-0992
ZHM HEARING DATE: February 20, 2024

BOCC LUM MEETING DATE: April 9, 2024 Case Reviewer: Jared Follin

## **6.0 PROPOSED CONDITIONS**

## **Requirements prior to Certification:**

1. In the Lot Development Standards table, setbacks and building separations for corner lots shall be amended to match the front yard setback.

2. Prior to site plan certification, developer replace site plan call outs stating "+/-5.0' RIGHT-OF-WAY CONVEYANCE AREA (SEE CONDITIONS OF APPROVAL)" to "+/-5.0' RIGHT-OF-WAY CORRIDOR PERSERVATION AREA (SEE CONDTIONS OF APPROVAL)".

**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted January 29<sup>th</sup>, 2024.

1. The site shall be permitted two development options. Option one is approved for 123 multi-family townhome units; Option two is approved for 123 cottage-style multi-family units. The site shall be developed in accordance with the following design standards:

## a. Option One – Townhomes

Minimum Front Setback	20 feet
Minimum Side Setback	5 feet
Minimum Rear Setback	15 feet
Minimum Building Perimeter Setback	20 feet
Minimum Lot Size	1,440 square feet
Minimum Lot Width	16 feet
Maximum Building Height	27 feet

## b. Option Two – Cottage-Style Multi-Family\*

Minimum Front Building Separation	15 feet
Minimum Side Building Separation	10 feet
Minimum Rear Building Separation	20 feet
Minimum Building Perimeter Setback	20 feet
Minimum Lot Size	NA
Minimum Unit Size	550 square feet
Maximum Building Height	20 feet

<sup>\*</sup>Cottage-Style Multi-Family shall be defined as free-standing units consisting of one, two, and three-bedroom units, with either one or two units attached. These cottages are not platted within individual lots and there is no minimum lot width or lot coverage standards; however, minimum building separation standards are included.

- 2. The Residential Infill Density bonus shall only apply to the south 660 feet of the subject site parallel to Symmes Road.
- 2.3. The development shall adhere to the following buffer and screening standards:
  - a. A 5' Type A buffer shall be provided along the perimeter of the site, except along the southern boundary. Buffer shall include a 6' privacy fence.
  - b. A 15' Type B Buffer shall be provided along Symmes Road
- 3.4. All setbacks and buffers along the southern boundary will be taken from the ROW preservation line, including the 15' landscape buffer.

ZHM HEARING DATE: February 20, 2024

BOCC LUM MEETING DATE: April 9, 2024 Case Reviewer: Jared Follin

4.5. Buffers will not be platted as part of the lots and will be a separate tract owned and maintained by the HOA or similar entity.

- 5.6. The project shall be permitted one access connection on Symmes Rd and one access connection to Missouri Ave. as depicted on the PD site plan.
- 6-7. If PD 23-0992 is approved, the County Engineer will approve a Design Exception (dated February 8, 2024) which was found approvable by the County Engineer (on February 9, 2024) for Missouri Ave. substandard road improvements. As Missouri Ave. is a substandard local roadway, the developer will be required to make the following improvements consistent with the approved Design Exception:
  - a. Construct a TS-3 urban local roadway section from the project entrance to Poinsettia St. with a 5-foot sidewalk along the south side.
  - b. Construct 5-foot sidewalk on the south side of the existing roadway section from Poinsettia St. to US Hwy 301.
- 7.8. If PD 23-0992 is approved, the County Engineer will approve a Design Exception (dated February 8, 2024) which was found approvable by the County Engineer (on February 9, 2024) for Symmes Rd. substandard road improvements. As Symmes Rd. is a substandard collector roadway, the developer will be required to construct a 10-foot wide sidewalk along the project frontage.
- 8.9. The existing right of way in the vicinity of the project appears to be sufficient to accommodate the future 2-lane enhanced facility identified in the County Corridor Preservation Plan. However, at the time of site development, the developer will need to verify if there is sufficient right of way along the project's frontage. If sufficient right of way exists, no additional right of way will be required to be preserved.
- 9.10. The segment of unimproved Missouri Ave, between the project access point and the intersection with Poinsettia St., to be improved shall not be accepted for maintenance by the County. As such, the developer shall assume maintenance of said segment of roadway in perpetuity.
- 10.11. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- 11.12. Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/constructions plan submittal which indicates same.
- 12.13. The presence of the wetlands to the northwest will not allow screening to be placed within them. Existing vegetation can be used to meet screening requirements, or if no vegetation or insufficient vegetation, screening to be placed outside of the wetland setback.
- 13.14. The subject property shall be subject to the parking requirements of Section 6.05.02 of the Hillsborough County Land Development Code.
- 14.15. 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.
- 45.16. 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 condition 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.
- 46.17. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Planning and Growth Management Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
- 47.18. 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

ZHM HEARING DATE: February 20, 2024 BOCC LUM MEETING DATE: April 9, 2024

vested right to environmental approvals.

- 18.19. The construction and location of any proposed environmental impacts are not approved by this rezoning application but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- 49.20. 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.

Case Reviewer: Jared Follin

- 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).
- <u>22.23.</u> 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.
- 23.24. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above-stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 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.
- 25.26. 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:** 

√. Brian Grady

Mon Feb 12 2024 11:25:04

J. Brian Grady

Tue Feb 20 2024 15:52:0

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.

ZHM HEARING DATE: February 20, 2024

BOCC LUM MEETING DATE: April 9, 2024 Case Reviewer: Jared Follin

## 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

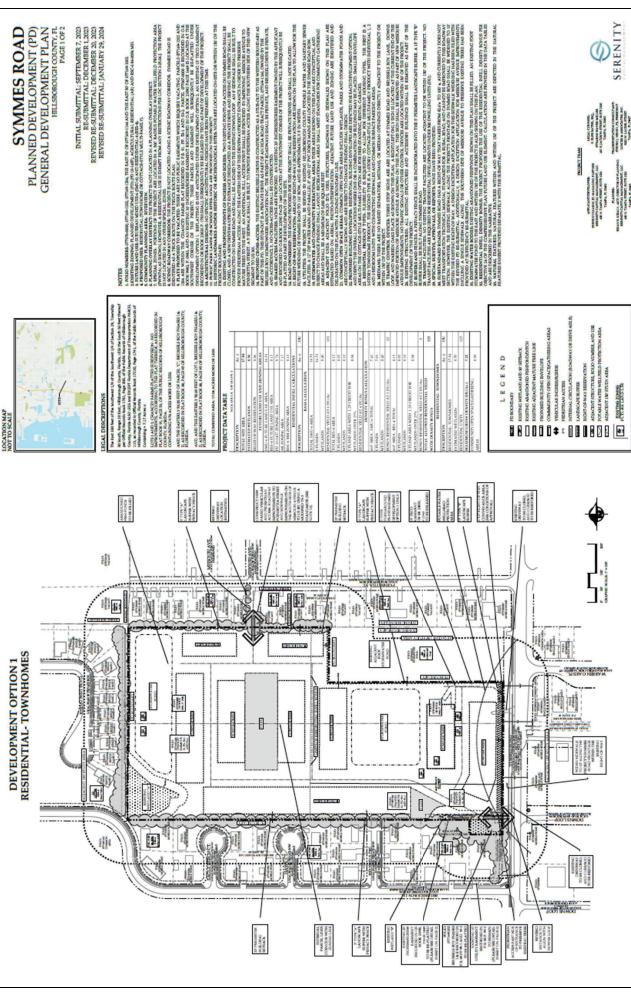
1. The development is utilizing the Residential Infill Density bonus described in the Future Land Use Plan. The density bonus will allow them to calculate the number of dwelling units at a higher density within the area that is 660' from the frontage of Symmes Road. Future Land Use designation SMU-6 allows up to 6 dwelling units per acre; however, the density bonus gives an additional 3 dwelling units per acre within the described area. This will allow them to add an additional 22 units to the project for a maximum 123 units.

## PD 23-0992 APPLICATION NUMBER:

February 20, 2024 April 9, 2024 BOCC LUM MEETING DATE: ZHM HEARING DATE:

Case Reviewer: Jared Follin

# 8.0 PROPOSED SITE PLAN (FULL)



## GENERAL DEVELOPMENT PLAN HILLSBOROUGH COUNTY, FL. PAGE1 0F2 PLANNED DEVELOPMENT (PD)

INITIAL SUBMITTAL: SEPTEMBER 7, 2023
RE-SUBMITTAL: DECEMBER 20, 2023
REVISED RE-SUBMITTAL: DECEMBER 20, 2023
REVISED RE-SUBMITTAL: JANUARY 29, 2024

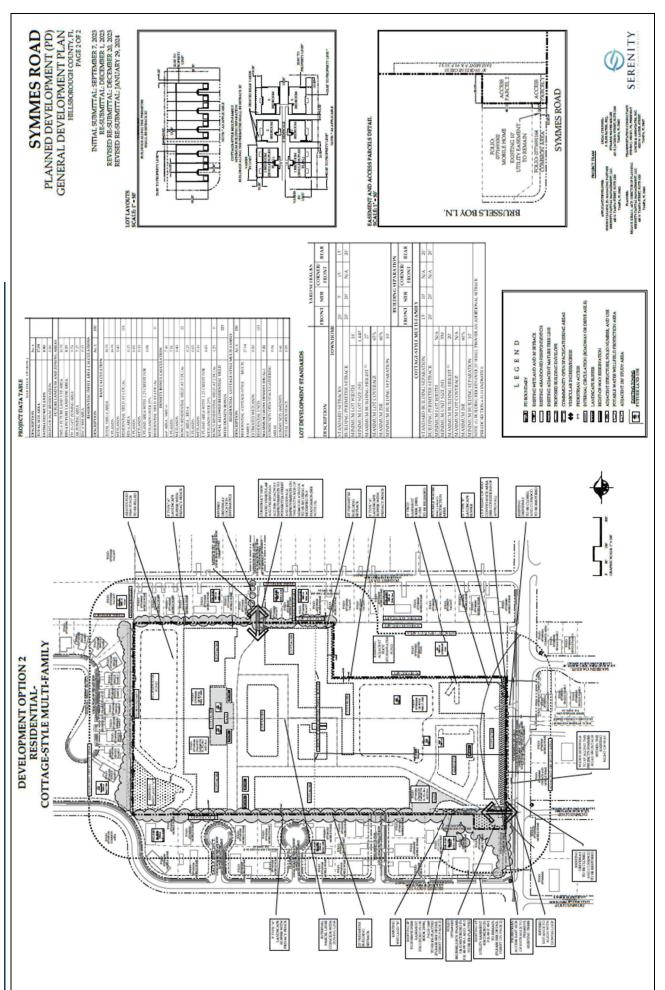
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February 20, 2024 ZHM HEARING DATE:

April 9, 2024 **BOCC LUM MEETING DATE:** 

Case Reviewer: Jared Follin



APPLICATION NUMBER: PD 23-0992
ZHM HEARING DATE: February 20, 2024

BOCC LUM MEETING DATE: April 9, 2024 Case Reviewer: Jared Follin

## 9.0 FULL TRANSPORTATION REPORT (see following pages)

## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

REVIEWER: Richard Perez, AICP

PLANNING AREA/SECTOR: RV/South

PETITION NO: PD 23-0992

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.

## **CONDITIONS OF APPROVAL**

- The project shall be permitted one access connection on Symmes Rd and one access connection to Missouri Ave. as depicted on the PD site plan.
- If PD 23-0992 is approved, the County Engineer will approve a Design Exception (dated February 8, 2024) which was found approvable by the County Engineer (on February 9, 2024) for Missouri Ave. substandard road improvements. As Missouri Ave. is a substandard local roadway, the developer will be required to make the following improvements consistent with the approved Design Exception:
  - a. Construct a TS-3 urban local roadway section from the project entrance to Poinsettia St. with a 5-foot sidewalk along the south side.
  - b. Construct 5-foot sidewalk on the south side of the existing roadway section from Poinsettia St. to US Hwy 301.
- If PD 23-0992 is approved, the County Engineer will approve a Design Exception (dated February 8, 2024) which was found approvable by the County Engineer (on February 9, 2024) for Symmes Rd. substandard road improvements. As Symmes Rd. is a substandard collector roadway, the developer will be required to construct a 10-foot wide sidewalk along the project frontage.
- The existing right of way in the vicinity of the project appears to be sufficient to accommodate the future 2-lane enhanced facility identified in the County Corridor Preservation Plan. However, at the time of site development, the developer will need to verify if there is sufficient right of way along the project's frontage. If sufficient right of way exists, no additional right of way will be required to be preserved.
- The segment of unimproved Missouri Ave, between the project access point and the intersection with Poinsettia St., to be improved shall not be accepted for maintenance by the County. As such, the developer shall assume maintenance of said segment of roadway in perpetuity.
- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

## OTHER CONDITIONS:

Prior to site plan certification, developer replace site plan call outs stating "+/-5.0" RIGHT-OF-WAY
CONVEYANCE AREA (SEE CONDITIONS OF APPROVAL)" to "+/-5.0" RIGHT-OF-WAY
CORRIDOR PRESERVATION AREA (SEE CONDITIONS OF APPROVAL".

## PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone several parcels, totaling +/- 17.04 acres, from Planned Development (PD) 18-1457, Residential/Single-Family Conventional 6 (RSC-6), and Agricultural Residential (AR) to Planned Development to construct 123 multi-family or town home units. The site is located on the north side of Symes Rd., approximately 75 feet west of Warren Oaks Pl. The Future Land Use designation is Suburban Mixed Use 6 (SMU-6) and Residential 4 (RES-4).

## Trip Generation Analysis

The applicant submitted a trip generation and site access analysis as required by the Development Review Procedures Manual (DRPM). Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11<sup>th</sup> Edition.

**Existing Zoning** 

Land Use/Size	24 Hour Two-Way		Total Peak Hour Trips	
	Volume	AM	PM	
PD: 57 Single-Family Dwelling Units (ITE LUC 210)	538	42	56	
AR: 6 Single-Family Detached Units (ITE Code 210)	57	4	6	
RSC: 1 Single-Family Dwelling Units (ITE LUC 210)	9	1	1	
Subtotal:	604	47	63	

**Proposed Rezoning** 

Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD:123 Town Home Units (ITE 215)	887	59	70

**Trip Generation Difference** 

Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+)283	(+)12	(+)7

The proposed PD rezoning is anticipated to increase the number of trips potentially generated by development on the site by 283 average daily trips, 12 a.m. peak hour trips, and 7 p.m. peak hour trips.

## TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Symmes Road is a 2-lane, undivided, collector roadway characterized by +/- 22 feet of pavement in average condition. The roadway lies within +/- 82 to 100 feet of right of way. There are no bicycle facilities or paved shoulders along Symmes Road in the vicinity of the proposed project. There are +/- 5 foot wide sidewalk along the north side of Symmes Road.

According to the Hillsborough County Transportation Technical Manual a TS-7 rural collector roadway typical section has 12-foot lanes with 5-foot paved shoulders and sidewalks on both sides within a minimum of 96 feet of right-of-way. The applicant has submitted a Section 6.04.02.B Administrative Variance request to waive improvements to the roadway. The proposed administrative variance is discussed in greater detail under the section titled Requested Administrative Variance herein.

Staff notes that the applicant's proposed PD site plan proffers a new 10-foot-wide sidewalk, approximately 520 feet in length, along the project's frontage on Symmes Rd.

Symmes Rd. is identified in the County Corridor Preservation Plan as a future 2-lane enhanced collector roadway. As such a minimum of 97 feet of right-of-way may be required to construct a future TS-5, Urban Collector Roadway plus an 11-foot enhancement.

Missouri Ave. is a 2-lane, substandard, local rural roadway. The segment of right of way from the project access to Poinsettia St. is unimproved. The segment of roadway, from Poinsettia St. to US Hwy 301, is characterized by 10-foot wide travel lanes with no curb or paved shoulders, lying within a +/-50 foot right-of-way width. There are no sidewalks.

According to the Hillsborough County Transportation Technical Manual a TS-7 rural collector roadway typical section has 12-foot lanes with 5-foot paved shoulders and sidewalks on both sides within a minimum of 96 feet of right-of-way. The applicant is proposing a design exception to construct the unimproved segment to the TS-3, urban local roadway standard, and construct a sidewalk from the project entrance to US Hwy 301. The proposed design exception is discussed in greater detail under the section titled Requested Design Exception herein.

## SITE ACCESS AND CONNECTIVITY

The PD site plan proposes primary access on Symmes Rd. and a secondary access on Missouri Ave.

The PD site plan indicates that the projects internal circulation between project access connection points and project residential units will be served by private drives as opposed to roadways. Staff notes that the proposed improvements to Missouri Ave., discussed in greater detail, herein include an approximately 160-foot segment of unimproved County right-of-way. Said improvements will allow the project to take access to Missouri Ave. However, pursuant to Hillsborough County Comprehensive Plan Mobility Plan Policy 4.1.4., the County cannot accept this segment of roadway improvement for maintenance as the improvement will only serve the project access and will not connect between two or more roadways defined as arterial, collector, or major local roads because the project's internal circulation will be served by private drives. As such a condition of approval that the developer shall be responsible for maintenance of the segment of roadway is proposed.

As demonstrated by the site access analysis submitted by the applicant's traffic engineer, the project does not meet warrants for site access improvements (i.e. turn lanes) at the project's access connections.

Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access may be permitted anywhere along the project boundary consistent with the LDC.

## REQUESTED DESIGN EXCEPTION: MISSOURI AVE.

As Missouri Ave. is a substandard local roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request for the roadway (February 8, 2024) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on February 9, 2024). The developer will be required to make the following improvements consistent with the approved Design Exception:

- a. Construct a TS-3 urban local roadway section from the project entrance to Poinsettia St. with a 5-foot sidewalk along the south side.
- b. Construct 5-foot sidewalk on the south side of the existing roadway section from Poinsettia St. to US Hwy 301.

If this zoning is approved, the County Engineer will approve the Design Exception request.

## REQUESTED DESIGN EXCEPTION: SYMMES RD.

As Symmes Rd. is a substandard local roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request for the roadway (February 8, 2024) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on February 9, 2024). The developer will be required to construct a 10-foot-wide sidewalk along the project frontage on Symmes Rd. consistent with the approved Design Exception.

## **ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

Missouri Ave. is not a regulated roadway in the Hillsborough County Level of Service (LOS) report.

FDOT Generalized Level of Service				
Roadway	From	То	LOS Standard	Peak Hr Directional LOS
SYMMES RD	US HWY 41	US HWY 301	D	С

Source: 2020 Hillsborough County Level of Service (LOS) Report

From: Williams, Michael [WilliamsM@hcfl.gov]

**Sent:** Friday, February 9, 2024 3:29 PM **To:** Steven Henry [shenry@lincks.com]

CC: brian@serenitycm.com; Elise Batsel [ebatsel@stearnsweaver.com]; Suzanne Walker

[swalker@stearnsweaver.com]; Follin, Jared [FollinJ@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; Tirado, Sheida [TiradoS@hcfl.gov]; De Leon, Eleonor

[DeLeonE@hcfl.gov]; PW-CEIntake [PW-CEIntake@hcfl.gov] **Subject:** FW: RZ PD 23-0992 - Design Exceptions Review

Attachments: 23-0992 DEAdd 02-08-24 2.pdf; 23-0992 DEAdd 02-08-24 1.pdf

Importance: High

Steve,

I have found the attached two Design Exceptions (DE) for PD 23-0992 APPROVABLE.

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

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

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

Lastly, please note that it is critical to ensure you copy all related correspondence to <a href="PW-celntake@hcfl.gov">PW-celntake@hcfl.gov</a>

Mike

Michael J. Williams, P.E.

**Director, Development Review County Engineer**Development Services Department

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

W: HCFLGov.net

## **Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

From: Tirado, Sheida <TiradoS@hcfl.gov> Sent: Friday, February 9, 2024 1:28 PM To: Williams, Michael <WilliamsM@hcfl.gov>

Cc: De Leon, Eleonor <DeLeonE@hcfl.gov>; Perez, Richard <PerezRL@hcfl.gov>

Subject: RZ PD 23-0992 - Design Exceptions Review

Importance: High

Hello Mike,

The attached DEs are approvable to me, please include the following people in your response.

shenry@lincks.com brian@serenitycm.com ebatsel@stearnsweaver.com swalker@stearnsweaver.com follinj@hcfl.gov perezrl@hcfl.gov

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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## **Supplemental Information for Transportation Related Administrative Reviews**

## Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Ingrid Padron at <u>padroni@hcpafl.gov</u> or via telephone at (813) 307-1709 if you have questions about how to complete this form.

complete this form.				
Request Type (check one)	<ul> <li>Section 6.04.02.B. Administrative Variance</li> <li>★ Technical Manual Design Exception Request</li> <li>□ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.)</li> <li>□ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)</li> </ul>			
Submittal Type (check one)	☐ New Request ☐ Additional Information			
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	x 1. Substandard Road, Symmes Road			
<b>Important:</b> To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.				
Project Name/ Phase Symmes Road				
Important: The name selected must be used on all full frequest is specific to a discrete phase, please also	Iture communications and submittals of additional/revised information relating to this variance. list that phase.			
Folio Number(s) 077076.0000, 077169.1201, 077169.1204, 077169.1002, and 077169.1164				
Tono reamber(3)	Check This Box If There Are More Than Five Folio Numbers			
<b>Important:</b> List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").				
Name of Person Submitting Request	Steven J. Henry, PE Lincks & Associates, Inc.			
<b>Important:</b> For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.				
Current Property Zoning Designation	PD 18-1457, AR, RSC-6 MH			
<b>Important:</b> For Example, type "Residential Multi-Family Conventional $-9$ " or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at <a href="https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html">https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</a> . For additional assistance, please contact the <a href="https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html">https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</a> . For additional assistance, please contact the <a href="https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html">https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</a> .				
Pending Zoning Application Number	23-0992			
	nter the application number preceded by the case type prefix, otherwise type "N/A" or "Not 14.7" on "Not 15.4" on "Not 16.4" on			
Related Project Identification Number (Site/Subdivision Application Number)	N/A			

1 of 1

Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".

Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision

3 05/2020



## LINCKS & ASSOCIATES, INC.

February 8, 2024

Mr. Michael Williams, PE County Engineer Development Review Director Hillsborough County 601 East Kennedy Blvd., 20<sup>th</sup> Floor Tampa, FL 33602

Re: Symmes - Serenity
PD23-0992
Folio 077076.0000
077169.1202
077169.1002
077169.1164
Lincks Project No. 23048

The purpose of this letter is to request a Design Exception to the Hillsborough County Transportation Technical Manual per Section 1.7.2 to meet Land Development Code Section 6.04.03L for Symmes Road from the project to US 301.

The developer proposes to rezone the property to Planned Development (PD) to allow up to 122 Townhomes.

Table 1 provides the trip generation for the proposed project. The proposed PD plan is included in the Appendix of this letter.

The access for the project is proposed to be as follows:

- One (1) full access to Symmes Road
- The extension of Symmes Road from Poinsettia Street to the project.

According to the Hillsborough County Roadway Functional Classification Map, Symmes Road is classified as a collector roadway. The subject site is within the Hillsborough County Urban Service Area.

The request is for a Design Exception to TS-7 of the Hillsborough County Transportation Technical Manual for Symmes Road. The segment of Symmes Road from the Project Access to US 301 currently has the following characteristics:

- Two (2) lane rural/urban roadway
- Eleven (11) foot lanes
- No paved shoulders or bike lanes

5023 West Laurel Street Tampa, FL 33607 813 289 0039 Telephone 8133 287 0674 Telefax www.Lincks.com Website Mr. Mike Williams February 8, 2024 Page 2

- Five (5) foot sidewalks on the north side of the road and five (5) foot sidewalks on a limited part of the south side.
- The right of way along the property frontage is 82 to 100 feet.

The following provides a summary of the existing road compared to the elements of TS-7 for the segment from the Project Access to US 301:

- 1) Lane Width TS-7 has 12 foot lanes. The existing roadway has 11 foot lanes.
- 2) Shoulders TS-7 has 8 foot shoulders with 5 feet paved. The existing roadway has no paved shoulders, and part of the road has curb and gutter.
- 3) Sidewalk TS-7 has 5 foot sidewalk on both sides of the road. There is sidewalk along the north side of the roadway.
- 4) Drainage Ditches TS-7 has roadside ditches on both sides of the road. There are minimal to no ditches on the roadway.
- 5) Right of Way TS-7 has 96 feet of right of way. The existing road has approximately 82 to 100 feet of right of way along the project frontage.

Due to limited right of way along the subject segment of the roadway, the following improvement is proposed for Symmes Road along the project frontage:

1. Sidewalk – Approximately 520 feet of 10 foot sidewalk is proposed to be constructed on the north side of Symmes Road along the project frontage.

Figure 1 illustrates the limits of the proposed sidewalk.

Mr. Mike Williams February 8, 2024 Page 3

Based on the above, it is our opinion, the proposed improvements to Symmes Road will mitigate the impact of the project and meet the intent of the Transportation Technical Manual to the extent feasible.

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

Best Regards,

Steven J Henry

President

Lincks & Associates, Inc.

₱.E. #51555



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

	Disapproved
<u> </u>	Approved
	Approved with Conditions

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E, (813) 276-8364, TiradoS@hillsboroughcounty.org.

Sincerely,

Michael J. Williams

Hillsborough County Engineer

Mr. Mike Williams February 8, 2024 Page 4

TABLE 1

ESTIMATED PROJECT TRIP ENDS (1)

Peak Hour	Trip Ends	Total	69
		Out	28 6
P		듸	41
Peak Hour	Trip Ends	Total	28
		Ont	43
AN		듸	15
	Daily	Trip Ends	879
		Size	122 DU's
E		FNC	215
		Land Use	Townhomes

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.

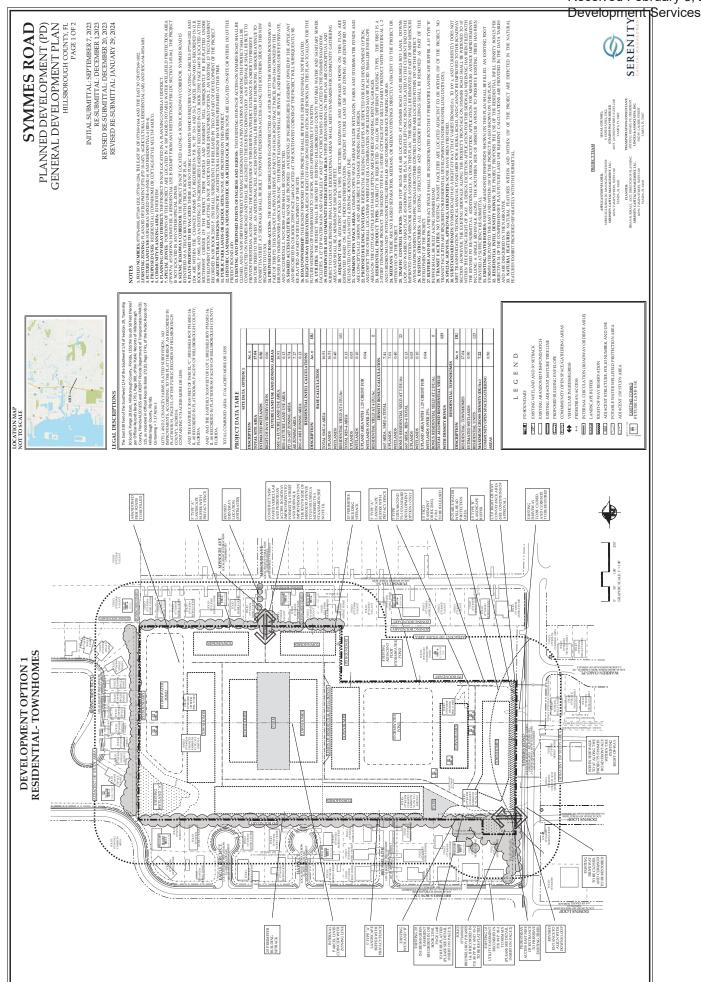


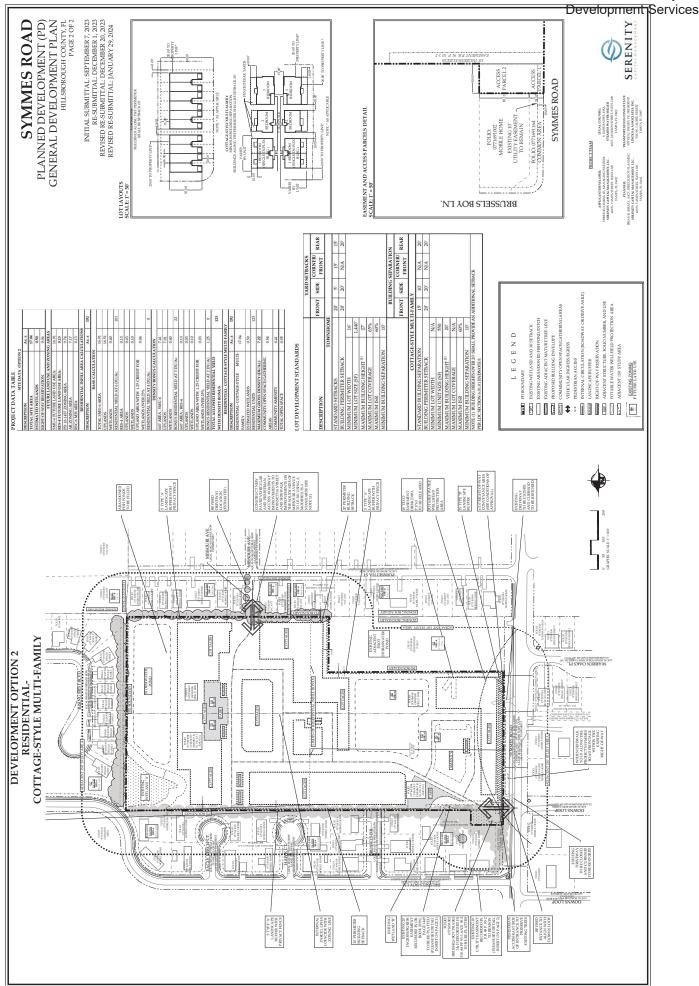
**APPENDIX** 



PD PLAN







Development Services

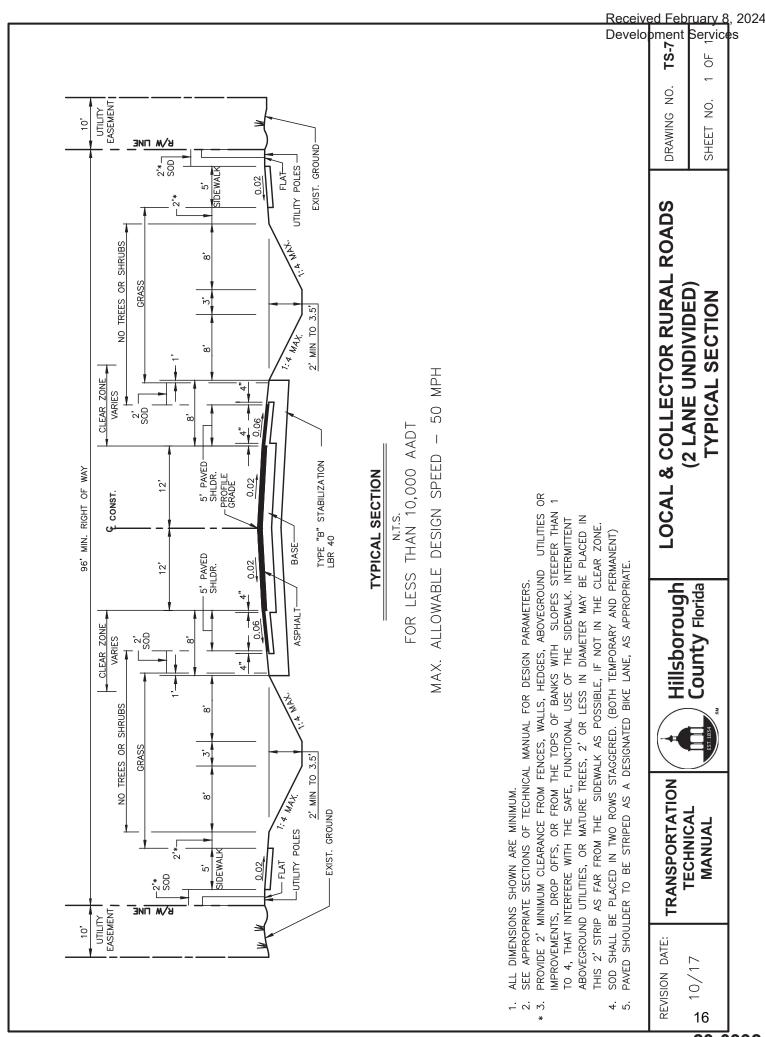
HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION MAP



**23-09**92

TS-7







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- All responses must be typed.
- Please contact Ingrid Padron at padroni@hcpafl.gov or via telephone at (813) 307-1709 if you have questions about how to complete this form.

Request Type (check one)	<ul> <li>Section 6.04.02.B. Administrative Variance</li> <li>★ Technical Manual Design Exception Request</li> <li>Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.)</li> <li>Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)</li> </ul>			
Submittal Type (check one)	☐ New Request ☐ Revised Request ☐ Additional Information			
Submittal Number and	1. Substandard Road, Missouri Ave   4.			
Description/Running History	× 2. Substandard Road, Missouri Ave			
(check one and complete text box using instructions provided below)	□3.			
<b>Important:</b> To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.				
Project Name/ Phase Symmes Road				
Important: The name selected must be used on all full frequest is specific to a discrete phase, please also	Iture communications and submittals of additional/revised information relating to this variance. list that phase.			
Folio Number(s) 077076.0000; 077169.1202; 077169.1204; 077169.1002; and 077169.1164				
Tono Hamber(3)	☐ Check This Box If There Are More Than Five Folio Numbers			
<b>Important:</b> List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").				
Name of Person Submitting Request	Steven J. Henry, PE Lincks & Associates, Inc.			
<b>Important:</b> For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.				
Current Property Zoning Designation	PD 18-1457, AR, and RSC-6 MH			
<b>Important:</b> For Example, type "Residential Multi-Family Conventional $-9$ " or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at <a href="https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html">https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</a> . For additional assistance, please contact the <a href="https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html">https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</a> . For additional assistance, please contact the <a href="https://maps.hillsboroughcounty.org/maphillsborough.html">https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</a> . For additional assistance, please contact the <a href="https://maps.hillsboroughcounty.org/maphillsborough.html">https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</a> .				
Pending Zoning Application Number	r 23-0992			
	nter the application number preceded by the case type prefix, otherwise type "N/A" or "Not MM for major modifications, PRS for minor modifications/personal appearances.			
Related Project Identification Number	N/A			

Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable". **17** 05/2020

Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision



### LINCKS & ASSOCIATES, INC.

### February 8, 2024

Mr. Michael Williams, PE County Engineer Development Review Director Hillsborough County 601 East Kennedy Blvd., 20<sup>th</sup> Floor Tampa, FL 33602

Re: Symmes - Serenity
PD23-0992
Folio 077076.0000
077169.1202
077169.1204
077169.1002
077169.1164
Lincks Project No. 23048

The purpose of this letter is to request a Design Exception to the Hillsborough County Transportation Technical Manual per Section 1.7.2 to meet Land Development Code Section 6.04.03L for Missouri Avenue from the project to US 301.

The developer proposes to rezone the property to Planned Development (PD) to allow up to 122 Townhomes.

Table 1 provides the trip generation for the proposed project. The proposed PD plan is included in the Appendix of this letter.

The access for the project is proposed to be as follows:

- One (1) full access to Symmes Road
- The extension of Missouri Avenue from Poinsettia Street to the project.

According to the Hillsborough County Roadway Functional Classification Map, Missouri Avenue is classified as a local roadway. The subject site is within the Hillsborough County Urban Service Area.

The request is for a Design Exception to TS-7 of the Hillsborough County Transportation Technical Manual for Missouri Avenue. The segment of Missouri Avenue from Poinsettia Street to US 301 currently has the following characteristics:

- Two (2) lane rural roadway
- Ten (10) foot lanes
- No paved shoulders

- No sidewalks
- Right of Way is 60 feet

It should be noted the segment from the project to Poinsettia Street is an unpaved rural roadway.

### Segment 1

The following provides a summary of the existing road compared to the elements of TS-7 for the segment from Poinsettia Street to US 301:

- 1) Lane Width TS-7 has 12 foot lanes. The existing roadway has 10 foot lanes.
- 2) Shoulders TS-7 has 8 foot shoulders with 5 feet paved. The existing roadway has no paved shoulders.
- 3) Sidewalk TS-7 has 5 foot sidewalks on both sides of the road. There are no sidewalks along the subject segment of the roadway.
- 4) Drainage Ditches TS-7 has roadside ditches on both sides of the road. There are minimal to no ditches on the roadway.
- 5) Right of Way TS-7 has 96 feet of right of way. The existing road has 50 feet of right of way.

Due to limited right of way along the subject segment of the roadway, the following improvements are proposed for the segment from Poinsettia Street to US 301:

1) Sidewalk – Approximately 650 feet of 5 foot sidewalk is to be constructed on one side of the road from Poinsettia Street to US 301.

Figure 1 illustrates the limits of the proposed sidewalk.

### Segment 2

The segment of Missouri Avenue from the project to Poinsettia Street is proposed to be constructed to TS-3 standards except for the sidewalk on the north side of the roadway. The sidewalk on the north side of the road is not proposed to be provided for the following reasons:

1) There is an existing home that has the access and improvements that would affect the ability to provide the sidewalk. This segment of the roadway is approximately 130 feet.

- 2) There are trees that would be in conflict with the sidewalk.
- 3) The sidewalk to be provided from Poinsettia Street to US 301 is proposed to be on the south side of the road. Therefore, this sidewalk will align with the proposed sidewalk to the east.

Based on the above, it is our opinion, the proposed improvements to Missouri Avenue will mitigate the impact of the project and meet the intent of the Transportation Technical Manual to the extent feasible.

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

Best Regards,

Steven J Henry President

Lincks & Associates, Inc.

P.E. #51555



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

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

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E, (813) 276-8364, TiradoS@hillsboroughcounty.org.

Sincerely,

Michael J. Williams
Hillsborough County Engineer

TABLE 1

ESTIMATED PROJECT TRIP ENDS (1)

PM Peak Hour Trip Ends	Total	69	
/I Peak H	Trip End	Ont	28
PN PN	드	4	
our	8	Total	28
/ Peak H	Trip Ends	Out	43
AN	AM Peak Hour Trip Ends	듸	15
	Daily	Trip Ends	879
		Size	122 DU's
	世	LUC	215
		<u>Land Use</u>	Townhomes

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.

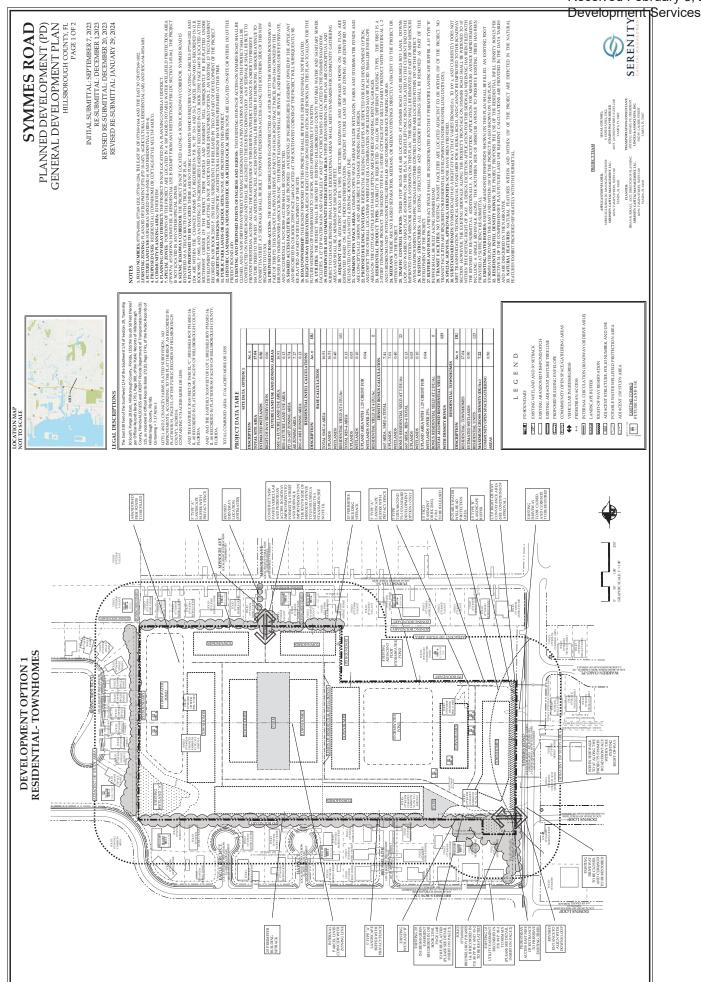


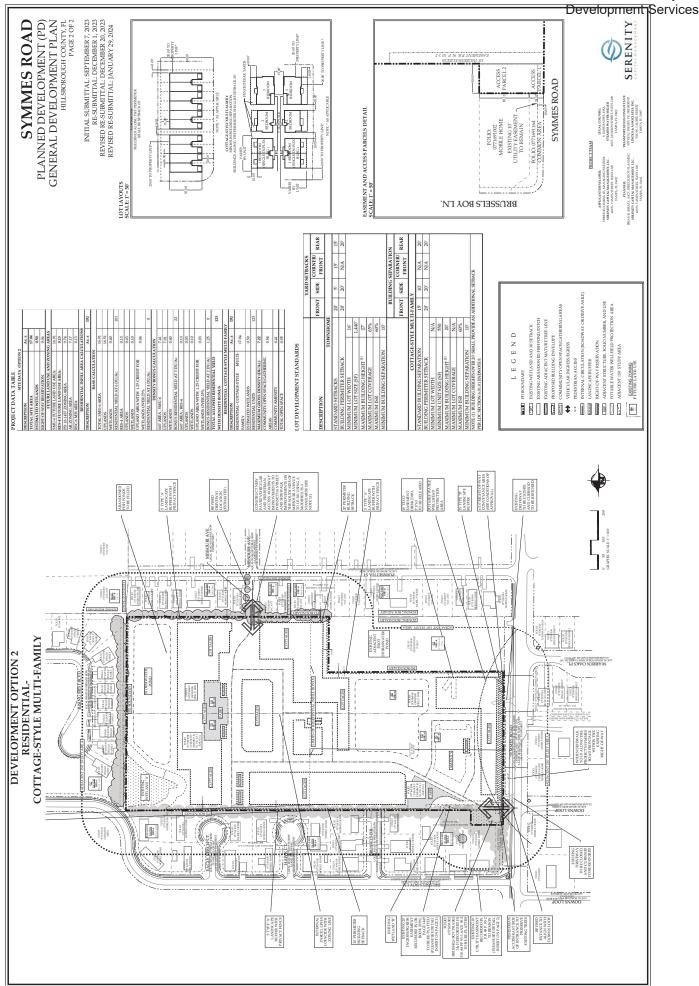
**APPENDIX** 



PD PLAN







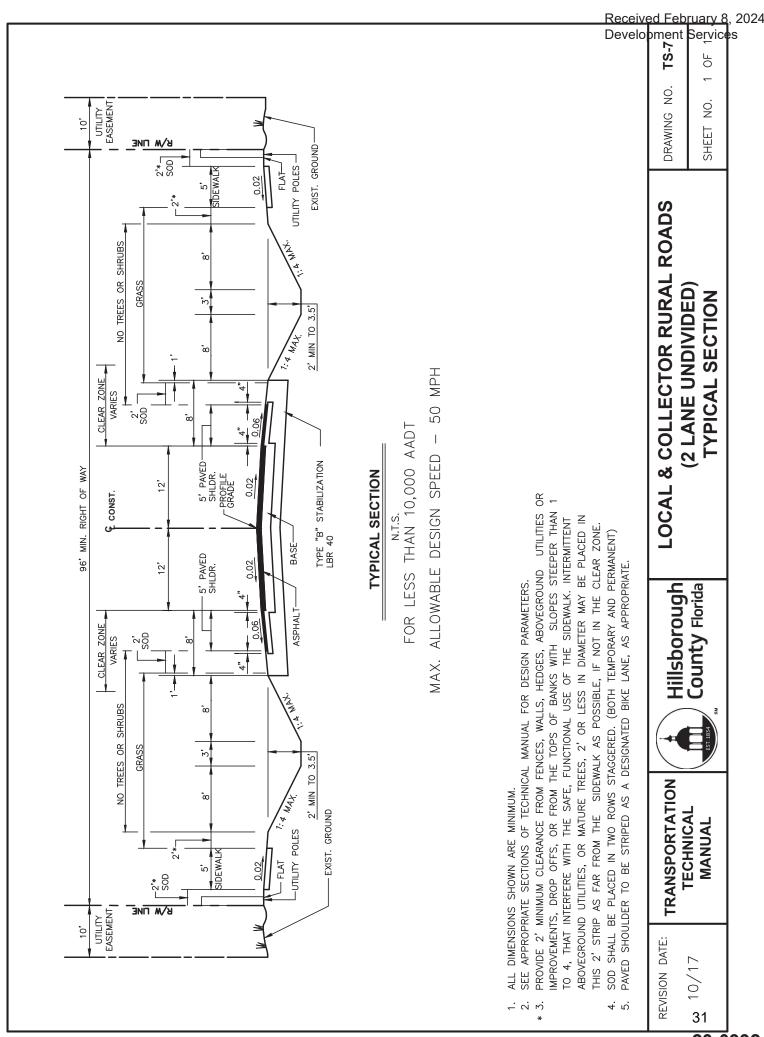
HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION MAP



**23-09**92







### **Transportation Comment Sheet**

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	<b>Current Conditions</b>	Select Future Improvements
Symmes Rd.	County Collector - Rural	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	<ul> <li>☑ Corridor Preservation Plan</li> <li>☐ Site Access Improvements</li> <li>☑ Substandard Road Improvements</li> <li>☐ Other</li> </ul>
Missouri Ave.	County Local - Rural	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	<ul> <li>□ Corridor Preservation Plan</li> <li>□ Site Access Improvements</li> <li>⋈ Substandard Road Improvements</li> <li>□ Other</li> </ul>

Project Trip Generation ☐ Not applicable for this request				
	Average Annual Daily Trips	P.M. Peak Hour Trips		
Existing	604	47	63	
Proposed	887	59	70	
Difference (+/-)	+283	+12	+7	

<sup>\*</sup>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	Х	None	None	Meets LDC
East	Х	None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

<b>Design Exception/Administrative Variance</b> □ Not applicable for this request				
Road Name/Nature of Request Type Finding				
Symmes Rd./Substandard Roadway	Design Exception Requested	Approvable		
Missouri Ave./Substandard Roadway	Design Exception Requested	Approvable		
Notes:				

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<ul><li>☑ Design Exception/Adm. Variance Requested</li><li>☑ Off-Site Improvements Provided</li></ul>	☐ Yes ☐ N/A ☒ No	⊠ Yes □ No	See report.

Application No. 23 0992

Name: Elise Battse

Entered at Public Hearing: ZH M

Exhibit # Date: 2120 34



# SERENITY

APITAL MANAGEMEN

STEARNS Weaver Miller



LINCKS & ASSOCIATES, INC.
Engineers - Planners
Tampa, Florida

# Planned Development PD 23-0992

Hillsborough County
Zoning Hearing Master Hearing
February 20, 2024

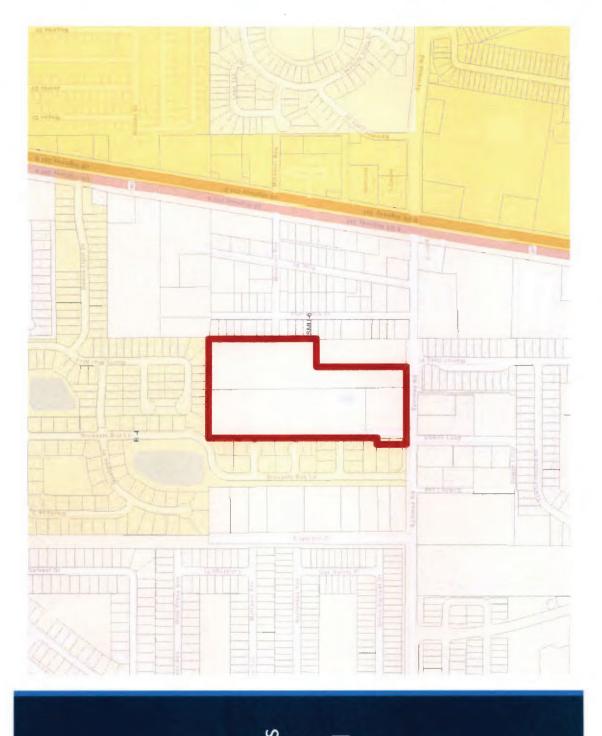
### **Property Information**

- 17.04 +/- acres
- On Symmes Road, 820' west of US 301
- Within Urban Service Area
- Riverview Community Planning Area



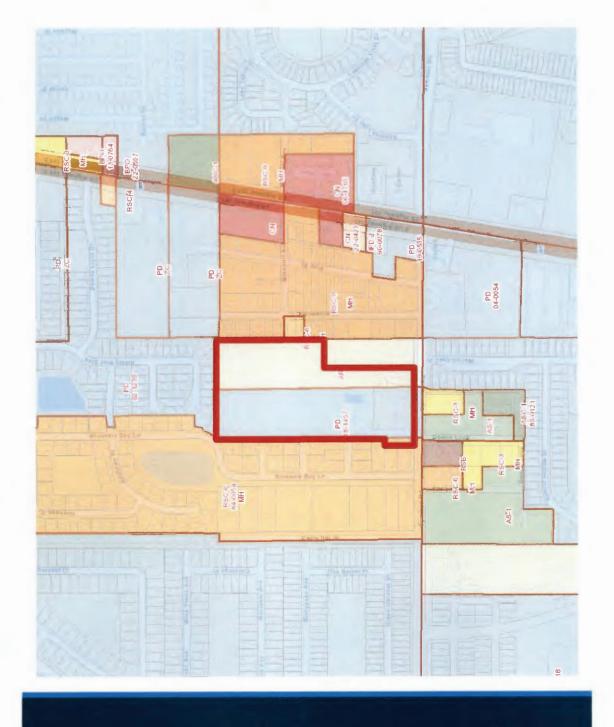
### Future Land Use

- SMU-6
- 0.25 acre portion of R-4 to improve access
- Surrounding area primarily SMU-6, and includes R-4 and R-6



### Zoning

- Current Zoning
- · AR
- PD (single-family)
- 0.25 acre portion of RSC-6 MH (to improve drive aisle alignment)
- **Surrounding Zoning** 
  - Various Residential
- Commercial on US 301



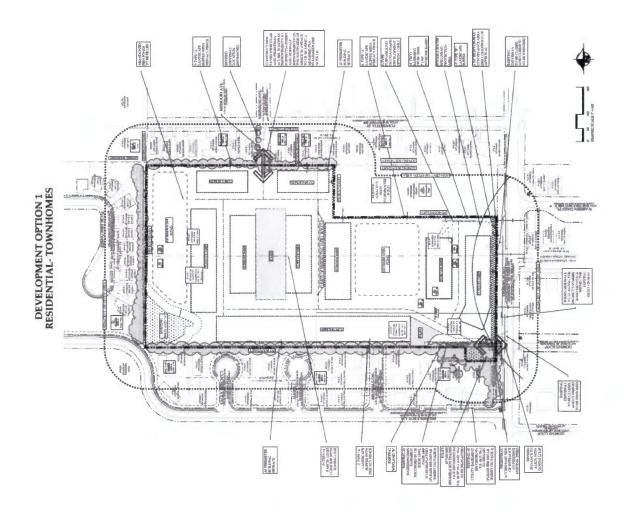
# Project Overview

- Two Residential Development Options
- 123 Townhomes
- 123 Cottages (Multi-family)
- Policy 23.5 Residential Infill Bonus
- Access on Symmes and Missouri
- No Waivers or Variations



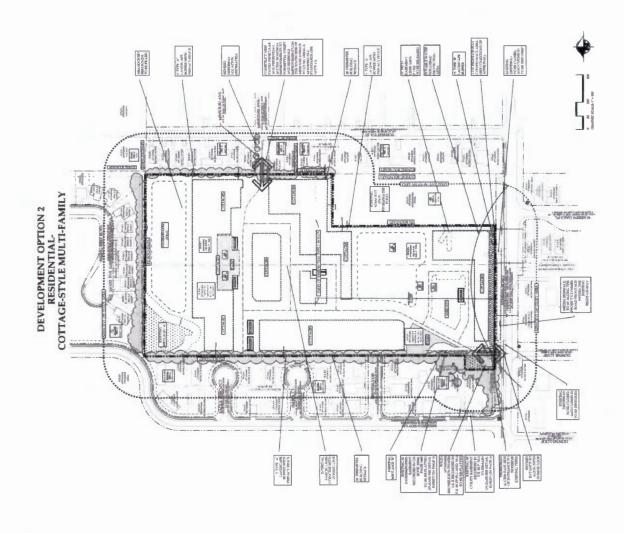
# Option 1

- 123 Townhomes
- 20' Perimeter Setback
- Max Height 27'
- 5' Type A Buffer on Perimeter
- 15' Type B Buffer on Symmes Road

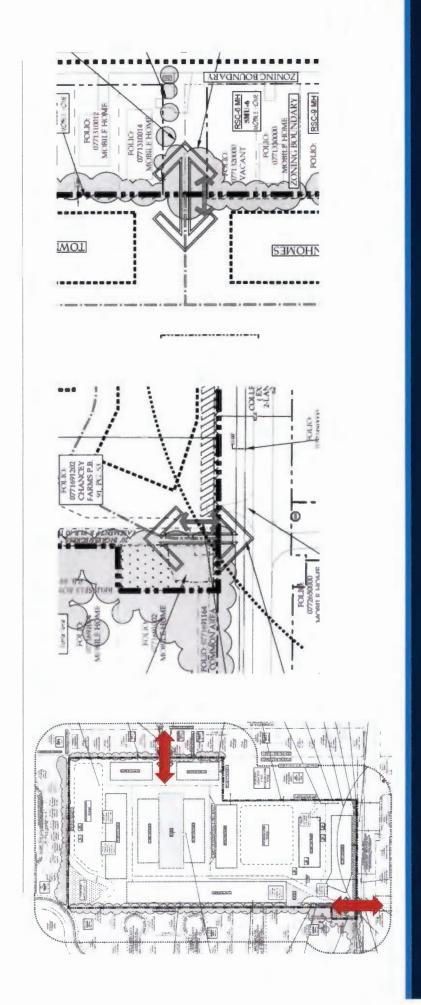


## Option 2

- 123 Cottage Multi-Family
- 20' Perimeter Setback
- Max Height 20'
- 5' Type A Buffer on Perimeter
- 15' Type B Buffer on Symmes Road



# Access — Symmes (aligned with Downs Loop) & Missouri



# **Design Exceptions**

# Missouri Avenue

- Construct TS-3 section from entrance to Poinsettia Street with 5' sidewalk on south side
- Construct 5' sidewalk on south side from Poinsettia Street to US 301

### Symmes

- Construct 10' sidewalk along project frontage of Symmes Road
- Both "approvable" by County Engineer





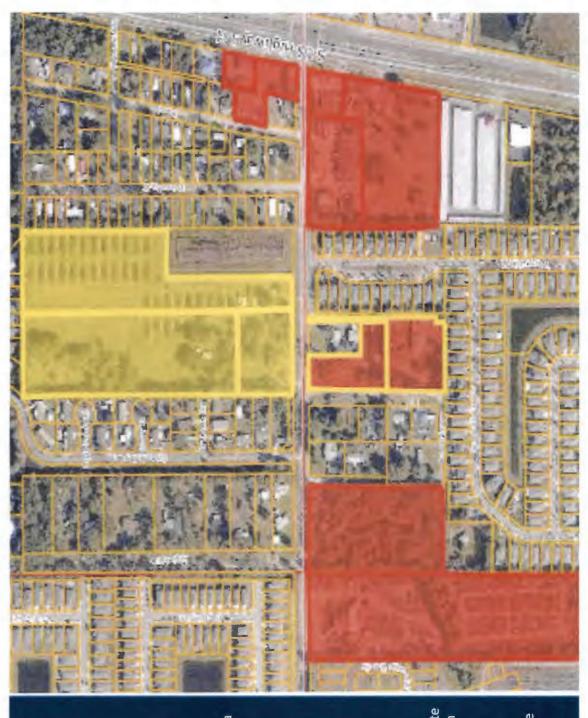
### Policy 23.5 Residential Infill Bonus

To qualify for the density bonus, property must be:

- Within the Urban Service Area
- Located along a collector or arterial street or a roadway designated as a transit emphasis corridor in the Transportation Element

In an area where, one of the following is present:

- Strip non-residential development presently exists; or
- There is a trend toward strip non-residential development; or
- Existing zoning lots, although vacant, constitute a potential for the establishment or expansion of strip commercial development; or
- An increase in density would result in a development pattern that is compatible to existing zoning or development patterns in the immediately surrounding area.



# **Comprehensive Plan Consistency**

Staff concluded that the project is consistent with the Comprehensive Plan based on several

# Planning Commission

- "Utilizing an increase in density on site would result in a development pattern that is compatible to existing zoning or development patterns in the immediately surrounding area."
- "Overall, the proposed rezoning would allow for the development of this property in a manner that is Comprehensive Plan, but that is also comparable to the existing and planned development pattern not only consistent with the goals and objectives of the Unincorporated Hillsborough County found within the surrounding area.

# Development Services

uses. We find the buffer yard and screening standards will protect the adjacent residential uses from "The proposed residential density is appropriate to the area and is supported by nearby commercial the proposed higher density development and will negate any potential negative impacts."

# Conclusion

- Zoning and Planning Commission staff found the project:
- Consistent with the Comprehensive Plan
- Compatible with existing and proposed developments in the area
- Transportation Staff:
- Confirmed access and trips
- Confirmed approvability of design exceptions
- Request: Recommendation to BOCC → APPROVAL



### BRIAN R. KIRALY, AICP

DIRECTOR OF PLANNING 400 N. TAMPA STREET, SUITE 1320 TAMPA, FL 33602 BRIAN@SERENITYCM.COM

### CORE KNOWLEDGE & FUNCTIONAL SKILL AREAS:

- Creative Design Skills Utilizing AutoCAD and Hand-Drawn Graphics
- Technical Writing and Editing
- Public Hearing Presentations including Expert Witness Testimony
- Land Use Entitlements:
   Comprehensive Plan Amendment,
   Rezoning, and Plat
- Agency Negotiation
- GIS Mapping

Certification: American Institute of Certified Planners.

RELEVANT EXPERIENCE

### SERENITY CAPITAL MANAGEMENT- Tampa, FL

2/2023 - Present

### Director of Planning

Management role in Site Planning and in the review of Entitlements and applications on Multi-Family, Retail, and Self-storage projects for a start-up developer new to Florida and for on-going projects located in Ohio and Indiana. Prepared numerous site plans and two rezoning applications, submittals, narratives, and sufficiency responses and created AutoCAD and Site Plan Graphics standards.

### FLORIDA DESIGN CONSULTANTS, INC. - Land 'O Lakes, FL

4/2022 - 12/2022

### Senior Planner

Leadership Planning role in Entitlements and Land Planning on mixed use, residential, and regional trail projects. Prepared various concept plans and MPUD and PDP Master Plans, applications, and narratives, prepared support documentation for Comprehensive Plan Amendments, and conducted Public Hearing presentations.

### AVID GROUP - Palm Harbor, FL

12/2021 - 4/2022

### Senior Planner

Leadership Planning role in Entitlements and Land Planning on residential mixed-use and commercial development projects. Prepared various concept plans and Major Modification GDP Master Plans, applications, and narratives.

### HEIDT DESIGN - Tampa, FL

3/2018 - 12/2021

### Senior Land Flanner

Leadership Land Planning role in large residential development projects in the Tampa Bay and Orlando Metropolitan areas. Extensive Concept Plan preparation on large-scale projects and involvement in finding design solutions for lands under the jurisdiction of large Land Use Overlay Plans such as the Villages of Pasadena Hills in Pasco County. Prepared numerous MPUD Master Plans and prepared responses to Staff Comments. Played a critical role in developing new methodologies such as in calculating Linear Front Footage and Presentation Graphics.

### **Planning Manager**

Management role in the planning and design of New Urbanist, fee simple infill townhome projects. Land Planning efforts as part of new project acquisition, and preparation of site plans and formal applications for Land Use Entitlements. Project Management role with Survey, Civil Engineering, Architecture, and Landscape Architecture consultants. Responsible for submittals of plats through plat recording. Prepared and led public presentations before City Councils and Planning Boards with 100% unanimous approvals, and in Neighborhood Workshops. Additional responsibilities include School Concurrency applications, addressing, recording of utility easements, and writing marketing ad copy.

### **HILLS & ASSOCIATES** – Tampa, FL

4/2006 - 1 /2011

### **Director Of Planning**

Management role in Land Planning/Design and Entitlements. Projects included residential, commercial, industrial, town center, and mixed-use infill projects. Detailed site planning approaches along with preparation of Rezoning Plans in support of legal counsel, and as a turn-key production unit. Represented clients in agency meetings and prepared responses to Staff Reports and Recommended Conditions of Approval. Presentations in public hearings before the Hillsborough Zoning Hearing Master and BOCC.

Efforts resulted in a 100 % approval rate on all Rezoning projects, and led to a request by Hillsborough County staff for input when they revised their Development Review Checklist.



**BACHELOR OF SCIENCE. Dual Major in Urban Studies and Environmental Planning** with a **Minor in Environmental Design**. University of Wisconsin-Green Bay.

**GRADUATE STUDIES.** Urban and Regional Planning. Florida State University.

### STEARNS WEAVER MILLER

### David M. Smith



Non-Lawyer Tampa Office dsmith@stearnsweaver.com Phone: 813-222-5010

### PRACTICE AREAS

Land Development
Litigation-Land Use,
Environmental & Property Rights
Environmental
Real Estate
Construction
Planning/GIS Services
Transportation

### **OVERVIEW**

David M. Smith serves as the Firm's Director of Development & Zoning. He is an inhouse consultant in the Land Use and Environmental Department. David's background is in permitting, planning, development, growth management and governmental regulation. He came to the Firm in 1990 from the Hillsborough County Government, where he worked for fourteen and a half years in community development, planning, zoning, and permitting. During his employment with Hillsborough County, he was Manager of Administration and Planning for the County's Community Development Block Grant program, South County Planning Manager and was the County Planning Department representative during all public hearings on the 1989 amendment of the County Comprehensive Plan under the State's Growth Management Act.

He received his undergraduate degree from Furman University and his MBA from the University of South Florida. David's role at the Firm is that of in-house consultant regarding planning, zoning, permitting, and governmental regulation. His involvement spans all practice areas of the Firm ranging from litigation to transaction. David has also been involved extensively in comprehensive planning, rezoning and land use, as well as eminent domain takings and property rights issues ranging from road widenings and school sites to height restrictions. His expertise and knowledge of zoning, planning, development, and permitting, and his experience managing planners and engineers, provides the Firm with an in-house capability to conduct real estate due diligence, address code enforcement, zoning and development issues, expedite permitting and to assess takings and property rights issues. David provides in-house capability to not only identify key issues but to effectively deal with land use and permitting issues directly or as needed, assemble and coordinate a team of experts to address issues and process a case through the system to conclusion.

Obtained a zoning modification on behalf of Piedmont Companies, a developer of Goodwill Industries projects across the country. The 212,000 square foot facility in Hillsborough County will serve a 10-county area, employing over 100 individuals with disabilities and special needs. It is Goodwill Industries-Suncoast, Inc.'s first "build to suit" distribution center in its central Florida territory and will be used as a model for future facilities.

Negotiated development agreement and zoned 26 acre Housing Authority property for redevelopment into 1,500 units, 180,000 s.f. office, hotel and 85,000 s.f. of retail.

Obtained zoning approval for mixed use residential property in Hillsborough County for 2,200 units.

Performed due diligence on Florida properties in association with multi-state portfolio purchase.

Obtained zoning for the first residential tower on the west coast of Florida exceeding fifty stories.

Coordination of due diligence on numerous hotel and residential project acquisitions and dispositions.

Appear before local government and regional planning councils as developer applicant representative seeking residential, commercial and mixed use development approvals.

Represent developers and investors in acquisition, zoning and development of commercial, hotel, residential and mixed use projects

Represent developers and operators in permitting, code compliance and enforcement matters.

Represent land owners and developers in annexations and comprehensive plan amendments.

Represent developers in the Development of Regional Impact process.

### PROFESSIONAL & COMMUNITY INVOLVEMENT

American Planning Association (APA)

Tampa Bay Builder's Association (TBBA)

### **PUBLICATIONS & PRESENTATIONS**

Land Development News Update, Publications: Hillsborough County Studying Comprehensive Plan Updates to Facilitate Affordable Housing

Stearns Weaver Miller News Update | July 2021

Land Development News Update, Publications: Update: Tampa Bay Local Governments Continue to Enact Burdensome Moratoria

Stearns Weaver Miller News Update | April 2021

Land Development News Update, Publications: Hillsborough County Moving Quickly in Proposal to Take Away Density from Rural and Agricultural Landowners

Stearns Weaver Miller News Update | March 2021

Land Development News Update, Publications: City of Tampa Holds Important Workshop on Changes in Land Use and Development Policies

Stearns Weaver Miller News Update | November 2020

COVID News Update, Government & Administrative News Update, Government Affairs News Update, Land
Development News Update, Publications: COVID-19 Legal Compass | Timely and Significant COVID-19 Updates
Stearns Weaver Miller News Update | March 2020

Land Development News Update, Publications: Hillsborough County Sets Aggressive Twelve Program to Remake Development Policies - and Increase Fees

Stearns Weaver Miller News Update | February 2020

Land Development News Update, Publications: Hillsborough County Continues Discussion on Changes in Land Use and Development Policies to Prepare for Smart and Sustainable Growth

Stearns Weaver Miller News Update | January 2020

Land Development News Update, Publications: Major Land Use and Development Policies Discussions Continue in Hillsborough County

Stearns Weaver Miller News Update | January 2020

Land Development News Update, Publications: Friday Deadline for Hillsborough County's Final Impact Fee Buyback Solicitation

Stearns Weaver Miller News Update | July 2019

Land Development News Update, Publications: What's Developing | Spring 2019

Stearns Weaver Miller News Update | April 2019

Land Development News Update, Publications: Why Developers and Landowners Should Engage in the U.S. Census Bureau's Designation of Places and Census Tracts Over the Next Three Months

Stearns Weaver Miller News Update | February 2019

Land Development News Update, Publications: Opportunities to Reduce Mobility Fees and Monetize Impact Fee Credits as Hillsborough County's Mobility Fee Takes Effect

Stearns Weaver Miller News Update | January 2017

Land Development News Update, Publications: Golf Course Redevelopment Team Update: National and Florida Trends and Recent Local Government Regulatory Responses

Stearns Weaver Miller News Update | July 2016

Land Development News Update, Publications: Hillsborough County's Mobility Fee Ordinance Likely to Affect Existing, Ongoing, and Future Projects

Stearns Weaver Miller News Update | April 2016

Land Development News Update, Publications: Hillsborough County Releases Draft Mobility Fee Ordinance Ahead of March 24 Commissioner Workshop

Stearns Weaver Miller News Update | March 2016

Land Development News Update, Publications: Hillsborough County's Mobility Fee Proposal to Affect Ongoing Projects and Development Agreements

Stearns Weaver Miller News Update | December 2015

Land Development News Update, Publications: New Mobility Fees on the Horizon in Hillsborough County Stearns Weaver Miller News Update | November 2015

### **EDUCATION**

M.B.A., Muma College of Business, University of South Florida, 1984

B.A., Furman University, 1975

## PARTY OF RECORD

### **NONE**