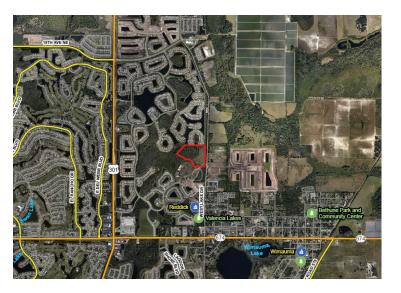
Rezoning Application:	PD 22-1390
Zoning Hearing Master Date:	June 20, 2023
BOCC Land Use Meeting Date:	August 8, 2023



Development Services Department

1.0 APPLICATION SUMMARY

Applicant:	GTIS Metro DG LLC
FLU Category:	RES-4
Service Area:	Urban
Site Acreage:	36 +/-
Community Plan Area:	Sun City Center
Overlay:	None
Request:	Rezoning from PD to PD



Introduction Summary:

The applicant seeks to rezone a portion of folio 78011.7398 from PD 89-0097 (as most recently modified by PRS 23-0089) to PD 22-1390 to allow for the development of 100 single-family detached units. PD 89-0097 is approved for residential and commercial uses at the northeast corner of US Hwy 301 and SR 674. This application accompanies PRS 23-0210 to recognize the removal of this land from PD 89-0097.

Additionally, this application accompanies DRI DO #23-0195 to remove the subject area from DRI #194 (DG Farms) as most recently modified by DRI DO #18-1053 (Resolution #18-131).

Zoning:	Existing Proposed		
District(s)	PD 89-0097	PD 22-1390	
Typical General Use(s)	Single-Family detached, Single-Family attached, Retirement Residential, Multi-Family Residential, Commercial, Office and Residential Support	d, Retirement Residential, nily Residential, Commercial, Single-Family Detached and Single-Family Attached (townhome)	
Acreage	1,350 acres 32.78 acres		
Density/Intensity	3.2 units per acre	3 units per acre	
Mathematical Maximum*	2,848 residential units	100 residential units	

*number represents a pre-development approximation

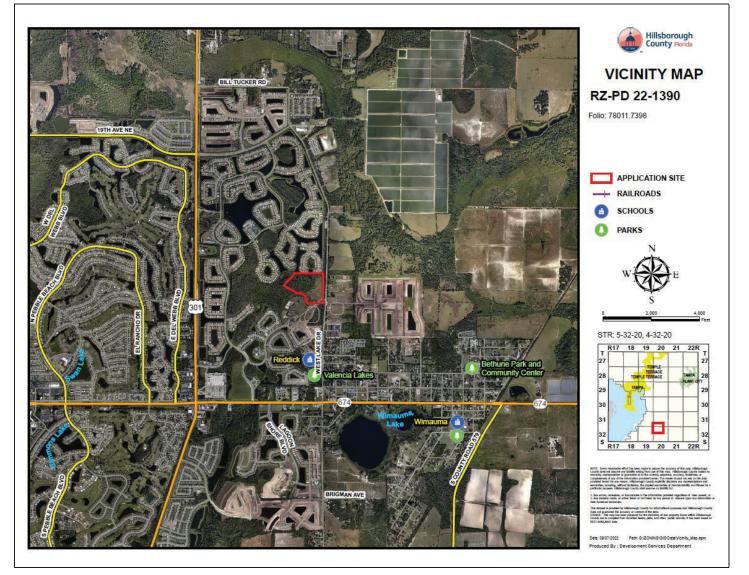
Development Standards:	Existing	Proposed	
District(s)	PD 89-0097	PD 22-1390	
Lot Size / Lot Width	SFD: 4,000 sf / 40'	SFD: 4,000 sf / 40'	
	SFA: 3,500 sf / 33'	SFA: 1,900 sf / 20'	
Setbacks/Buffering and Screening	Yard 5' Nde Yards		
Height	35'	35'	

APPLICATION NUMBER:	PD 22-1390			
ZHM HEARING DATE:	June 20, 2323			
BOCC LUM MEETING DATE:	August 8, 2023	Case Reviewer: Michelle Heinrich, AICP		
Additional Information:				
PD Variation(s)		None requested as part of this application		
Waiver(s) to the Land De	evelopment Code	None requested as part of this application		
Planning Commission Recommendation: Development Services Recommendation:		Development Services Recommendation:		
Consistent			Approvable, subject to proposed conditions	

Case Reviewer: Michelle Heinrich, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

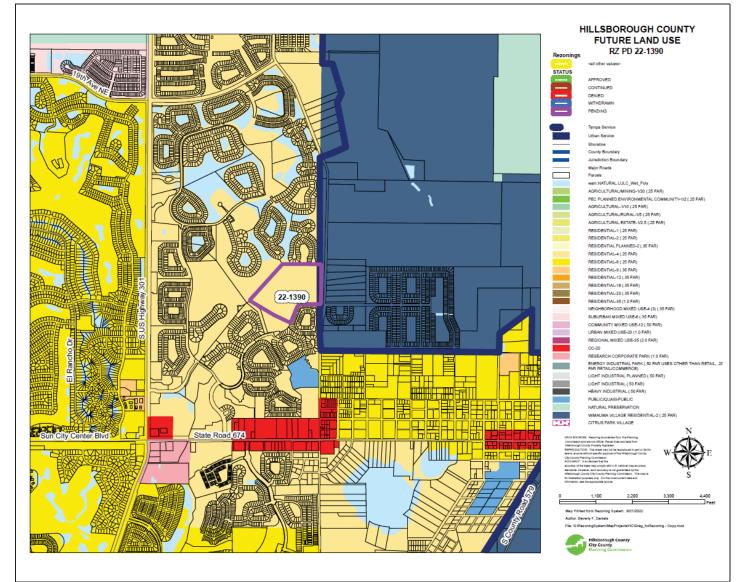
The site is located on the west side of West Lake Drive, north of SR 674, in the Sun City Center community. Interstate 75 is located approximately 3.8 miles to the west. The subject site is currently within a larger master planned community. The general area is developed primarily with single-family uses with office and commercial uses found on SR 674. Large tracts of agriculturally zoned properties are found further west/northwest from the area.

APPLICATION NUMBER:	PD 22-1390
ZHM HEARING DATE:	June 20, 2323
BOCC LUM MEETING DATE:	August 8, 2023

Case Reviewer: Michelle Heinrich, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	RES-4
Maximum Density/F.A.R.:	4 units per acre
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, multi- purpose projects and mixed use development.

2.0 LAND USE MAP SET AND SUMMARY DATA

PD 89-0097

AR

PD 89-0097

4 units per acre

1 unit per 5 acres

4 units per acre

South

East

West

2.3 Immediate Area Map



Detached/Attached

Single-Family

Residential and

Agriculture

Single-Family

Detached/Attached

Single-Family Detached

Single-Family and

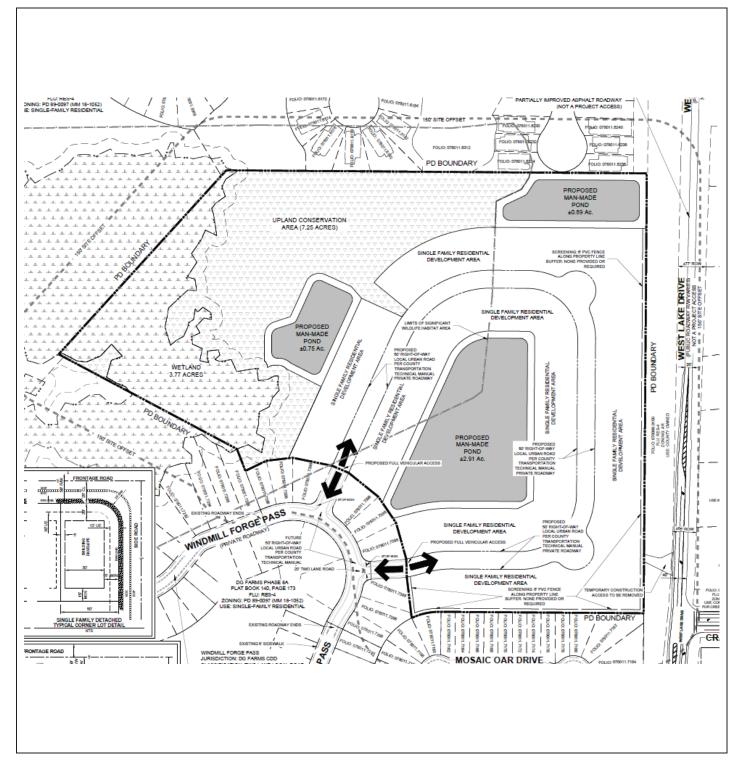
Agriculture

Single-Family Detached

APPLICATION NUMBER:	PD 22-1390	
ZHM HEARING DATE:	June 20, 2323	
BOCC LUM MEETING DATE:	August 8, 2023	Case Reviewer: Michelle Heinrich, AICP

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)



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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Windmill Forge Pass	Private	2 Lanes Substandard Road Sufficient ROW Width	Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other
US HWY 301	FDOT Principal Arterial - Urban	6 Lanes □Substandard Road □Sufficient ROW Width	Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other
State Road 674	FDOT Principal Arterial - Rural	4 Lanes □Substandard Road □Sufficient ROW Width	Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other

Project Trip Generation Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	0	0	0
Proposed	1,009	74	99
Difference (+/-)	+1,009	+74	+99

*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	Vehicular & Pedestrian	None	Meets LDC
East		None None Meets LDC		Meets LDC
West		None	None	Meets LDC
Notes:		•	•	•

Design Exception/Administrative Variance INot applicable for this request			
Road Name/Nature of Request Type Finding			
	Choose an item.	Choose an item.	
Notes:	•	•	

APPLICATION NUMBER:	PD 22-1390	
ZHM HEARING DATE:	June 20, 2323	
BOCC LUM MEETING DATE:	August 8, 2023	Case Reviewer: Michelle Heinrich, AICP

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	🖾 Yes	
	□ No	⊠ No	□ No	
Natural Resources	⊠ Yes	□ Yes	⊠ Yes	
	□ No	⊠ No	□ No	
Conservation & Environ. Lands Mgmt.	⊠ Yes	□ Yes ⊠ No	□ Yes	
Chack if Applicable:		⊠ NO Vater Wellfield Pro		
Check if Applicable:			tection Area	
☑ Wetlands/Other Surface Waters	-	t Wildlife Habitat		
Use of Environmentally Sensitive Land Credit		igh Hazard Area		
	-	burban/Rural Scer		
Wellhead Protection Area	-	to ELAPP property		
□ Surface Water Resource Protection Area	Other			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation	⊠ Yes	🗆 Yes	⊠ Yes	
Design Exc./Adm. Variance Requested		\square No		
☑ Off-site Improvements Provided				
Service Area/ Water & Wastewater				
⊠Urban □ City of Tampa	⊠ Yes	□ Yes	□ Yes	
Rural City of Temple Terrace	🗆 No	🖾 No	🖾 No	
Hillsborough County School Board				
Adequate □ K-5 □6-8 □9-12 □N/A	⊠ Yes	□ Yes	□ Yes	
Inadequate ⊠ K-5 ⊠6-8 ⊠9-12 □N/A	🗆 No	🖾 No	🖾 No	
Impact/Mobility Fees Single Family Detached (Fee estimate is based on Mobility: \$9,183*125 = \$1,147,875 Parks: \$2,145*125 = \$268,125	a 2,000 s.f.)		I	
School: \$8,227*125 = \$1,028,375 Fire: \$335*125 = \$41,875 Total per House: \$2,486,250				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
Meets Locational Criteria N/A	🖾 Yes	□ Inconsistent	□ Yes	
Locational Criteria Waiver Requested	□ No	🖾 Consistent	⊠ No	
⊠ Minimum Density Met □ N/A				

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant proposes a residential project within an area currently approved for residential uses. Uses found to the north, south and west are developed with residential uses with permit single family detached or attached units. The proposed development standards are comparable to the currently approved development standards and those of the areas to the north, south and west. Access is proposed within the southwest area of the project, internal to the existing PD. No access to West Lake Drive is currently approved or proposed by this project.

The western and northern areas of the proposed PD will contain no residential development due to the presence of wetlands, mapped Significant Wildlife Habitat and upland conservation areas.

Properties to the east are separated by West Lake Drive (a 2-lane roadway within a 65-77 foot wide right-of-way). Rear yards abutting this PD boundary will be a minimum of 20 feet, with the provision of a 6 ft high PVC fence. Homes located on the east side of West Lake Drive are located 100 feet or more from the West Lake Drive right-of-way.

Given the above factors, staff finds the project to be compatible with the surrounding area.

5.2 Recommendation

Approvable, subject to proposed conditions.

6.0 PROPOSED CONDITIONS

- 1. Maximum building coverage to be removed for both lot types.
- 2. Add a note that reads "Sidewalks to be provided per the Hillsborough County Land Development Code."

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted April 25, 2023.

1. Development shall be limited to a maximum of 100 single-family detached and/or single-family attached residential units. Uses shall be developed where generally shown on the general site plan.

2. Single-Family detached residential units shall be developed in accordance with the following:

Minimum lot size:	4,000 sf
Minimum lot width:	40 ft
Minimum front yard setback:	20 ft
Minimum front yard functioning as a side yard:	15 ft*
Minimum rear yard setback:	15 ft
Minimum side yard setback:	5 ft
Maximum building height:	35 ft/2-stories
*This yard shall be increased to a minimum of 20 ft sho	ould this yard provide garage access to a roadway.

3. Single-Family attached residential units shall be developed in accordance with the following:

Minimum lot size:	1,900 sf
Minimum lot width:	20 ft
Minimum front yard setback:	20 ft
Minimum front yard functioning as a side yard:	15 ft*
Minimum rear yard setback:	15 ft
Minimum side yard setback:	7.5 ft (end units to provide minimum building separation of 15 ft)
Maximum building height:	35 ft/2-stories
*This yard shall be increased to a minimum of 20 ft should	I this yard provide garage access to a roadway.

- 4. A 6 foot high PVC fence shall be provided along the eastern, southern, and southeastern PD boundaries, as depicted on the general site plan.
- 5. The proposed location of the 7.25 acres of Upland Conservation Area as shown on the plans submitted on April 24, 2023, is acceptable with the exception of the area located between proposed lots. This square footage will need to be incorporated into the main conservation area to maintain the minimum acreage requirement for conservation.

Additionally, recent aerial images indicate that a portion of the mapped Significant Wildlife Habitat area on this site has been disturbed. This area will either need to be restored, or will be subtracted from the acreage that will credit toward the required acreage to be preserved. This will be determined during the construction plan review, and may result in additional adjustments to the location of the Upland Conservation Area and the number and location of proposed lots.

APPLICATION NUMBER:	PD 22-1390	
ZHM HEARING DATE:	June 20, 2323	
BOCC LUM MEETING DATE:	August 8, 2023	Case Reviewer: Michelle Heinrich, AICP

- 6. 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.
- 7. 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.
- 8. 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.
- 9. 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.
- 10. 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.
- 11. 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).
- 12. 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.
- 13. Prior to or concurrent with the initial phase of development, the developer must extend the existing northbound right turn lane on US Hwy 301 to FDOT standards, subject to FDOT approval.
- 14. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- 15. 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.

APPLICATION NUMBER:	PD 22-1390	
ZHM HEARING DATE:	June 20, 2323	
BOCC LUM MEETING DATE:	August 8, 2023	Case Reviewer: Michelle Heinrich, AICP

16. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the 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.

Zoning Administrator Sign Off: /bn Jun 12 2023 10:56:40 SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

This PD rezoning application is a companion application to PRS 23-0210. PRS 23-0210 recognizes the removal of the subject acreage out of PD 89-0097. Staff's analysis of the request finds removal of the acreage from PD 89-0097 will not impact PD 89-0097's ability to develop the project under its current entitlements.

PD 89-0097 ("DG Farms") is a 1,384 acre project permitting residential, commercial, office and recreational uses. This area is also subject to DRI #194 (DG Farms). Residential uses are permitted in Parcel B, which is currently a maximum size of 1,320 acres. This PD seeks to remove 32.78 acres from PD 89-0097, specifically within Parcel B. This will reduce the overall PD acreage to 1,351.22 and Parcel B's maximum acreage to 1,287.22 acres. The maximum number of residential units permitted in the PD is 2,848 units. The maximum number of residential units permitted in the DRI is 4,228 units. No existing entitlements are proposed to be removed from PD 89-0097. The site is within the RES-4 FLU category.

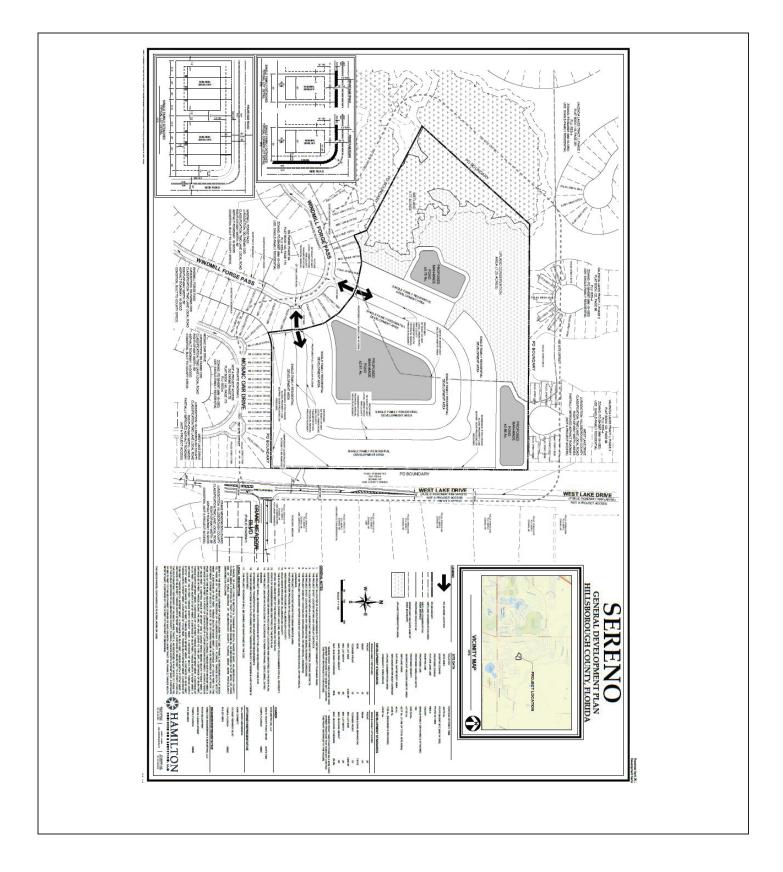
The current approvals result in a density of 2.15 (2,848 units/1,320 acres). Under the maximum DRI entitlements, the density is 3.20 (4,228 units / 1,320 acres). The removal of 32.78 acres will result in a density of 2.2 (2,848 units / 1,287.22 acres). Using the maximum DRI entitlements, the density achieved is 3.28 (4,228 units / 1,287.22 acres). These density scenarios do not exceed the maximum of 4 units per acre provided by the FLU category.

Additionally, the required open space for PD 89-0087 (55 acres) will be reduced due to a portion of the required open space (1.7 acres) being within the new PD. Within the new PD, this area will remain undeveloped and preserved.

APPLICATION NUMBER:	PD 22-1390
ZHM HEARING DATE:	June 20, 2323
BOCC LUM MEETING DATE:	August 8, 2023

Case Reviewer: Michelle Heinrich, AICP

8.0 PROPOSED SITE PLAN (FULL)



APPLICATION NUMBER:	PD 22-1390	
ZHM HEARING DATE:	June 20, 2323	
BOCC LUM MEETING DATE:	August 8, 2023	Case Revie

Case Reviewer: Michelle Heinrich, AICP

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department REVIEWER: Alex Steady, Senior Planner PLANNING AREA/SECTOR: South Shore/ South DATE: 05/05/2023 AGENCY/DEPT: Transportation PETITION NO: PD 22-1390

This agency has no comments.

This agency has no objection.

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

This agency objects for the reasons set forth below.

CONDITIONS OF APPROVAL

- Prior to or concurrent with the initial phase of development, the developer must extend the existing northbound right turn lane on US Hwy 301 to FDOT standards, subject to FDOT approval.
- Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

Other Conditions

Prior to PD site plan certification, the applicant shall revise the PD site plan to:

 Add a note that reads "Sidewalks to be provided per the Hillsborough County Land Development Code."

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to remove one parcel totaling \pm 36.27 acres from an existing Planned Development (PD 89-0097) to create a new Planned Development (PD 22-1390). The proposed Planned Development is seeking entitlements of 100 Single Family Dwelling Units. The site is generally located on the west side of West Lake Drive on the northwest corner of the intersection of West Lake Drive and Crane Meadow Blvd. The Future Land Use designation of the site is Residential – 4 (R-4).

Trip Generation Analysis

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

Approved Zoning:

Zoning, Lane Use/Size	24 Hour	Total Peak Hour Trips		
	Two-Way Volume	AM	PM	
PD, 0 Dwelling Units* (ITE code 210)	0	0	0	

*The subject Planned Development does not propose any modification to existing approved entitlements from PD 89-0097 and as such, the proposed entitlements are new entitlements.

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour	Total Peak Hour Trips		
	Two-Way Volume	AM	PM	
PD, 100 Single Family Dwelling Units (ITE code 210)	1,009	74	99	

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour	Total Peak Hour Trips	
Zonnig, Lane Use/Size	Two-Way Volume	AM	РМ
Difference	+1,009	+74	+99

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject property will be accessed via Windmill Forge Pass, which turns into Emerald Green Blossom Blvd. Both Windmill Forge Pass and Emerald Green Blossom Blvd meet or exceed Hillsborough County standards. The DRPM required traffic study evaluated the impacts for access improvements on US Hwy 301 and State Road 674. US HWY 301 is a 6-lane divided FDOT maintained, principal arterial roadway. The existing right-of-way on US HWY 301 is +/-182 feet. There are sidewalks and bike lanes on both sides of the roadway within vicinity of the proposed project. State Road 674 is a 4-lane divided FDOT maintained, principal arterial roadway. The existing right-of-way on State Road 674 is +/-186 feet. There are sidewalks and bike lanes on both sides of the roadway within vicinity of the proposed project.

MULTIWAY STOP STUDY

The Hillsborough County Public Works Department is currently conducting a Multiway Stop Study at the intersection of Cape Stone Ave and Emerald Blossom Blvd. This study was initiated due to citizen concern about the intersection. The study is currently underway and will look at the traffic counts and speed of cars using that intersection to analyze if any improvements are warranted. Public Works indicated that crash data did not indicate a significant number of crashes have occurred at that intersection.

SITE ACCESS

The project is proposing two access points to Windmill Forge Pass. Cross access is not required per the Hillsborough County Land Development Code.

As required by the DRPM, the applicant provided a detailed traffic analysis that evaluated site access improvement warrants per the Land Development Code. The applicant also coordinated with FDOT concerning the site access improvements triggered by the subject project. As a result of the analysis and coordination with FDOT, the applicant must extend the existing north bound right from US Hwy 301 to Cape Stone Avenue to FDOT Standards, subject to FDOT approval.

ROADWAY LEVEL OF SERVICE (LOS)

Windmill Forge Pass and Emerald Blossom Blvd are not regulated roadways and as such were not included in the Level of Service Report.

Peak Hour LOS Roadway From То Directional Standard LOS US HWY SR 674 BALM RD D С 301 SR 674 US HWY 301 С CR 579 D

Level of Service (LOS) information for adjacent roadway sections is reported below.

Source: Hillsborough County 2020 Level of Service Report.

Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements	
Windmill Forge Pass	Private	2 Lanes □Substandard Road □Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other 	
US HWY 301	FDOT Principal Arterial - Urban	6 Lanes □Substandard Road □Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other 	
State Road 674	FDOT Principal Arterial - Rural	4 Lanes □Substandard Road □Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other 	

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

Project Trip Generation Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	0	0	0	
Proposed	1,009	74	99	
Difference (+/-)	+1,009	+74	+99	

*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	Vehicular & Pedestrian	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:	·	•		

Design Exception/Administrative Variance ⊠Not applicable for this request			
Road Name/Nature of Request Type Finding			
	Choose an item.	Choose an item.	
Notes:	·		

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

COUNTY OF HILLSBOROUGH

RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER:	RZ PD 22-1390
DATE OF HEARING:	June 20, 2023
APPLICANT:	GTIS Metro DG LLC
PETITION REQUEST:	A request to rezone property from PD to PD to develop up to 100 single-family attached and/or detached homes
LOCATION:	300 feet northwest of the intersection of West Lake Drive and Crane Meadow Blvd.
SIZE OF PROPERTY:	32.78 acres, m.o.l.
EXISTING ZONING DISTRICT:	PD 89-0097
FUTURE LAND USE CATEGORY:	RES-4
SERVICE AREA:	Urban
COMMUNITY PLAN:	Sun City Center

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

Development Services Department



Applicant: GTIS Metro DG LLC FLU Category: RES-4 Service Area: Urban Site Acreage: 36 +/-

Community Plan Area: Sun City Center

Overlay: None Request: Rezoning from PD to PD

Introduction Summary:

The applicant seeks to rezone a portion of folio 78011.7398 from PD 89-0097 (as most recently modified by PRS 23- 0089) to PD 22-1390 to allow for the development of 100 single-family detached units. PD 89-0097 is approved for residential and commercial uses at the northeast corner of US Hwy 301 and SR 674. This application accompanies PRS 23-0210 to recognize the removal of this land from PD 89-0097.

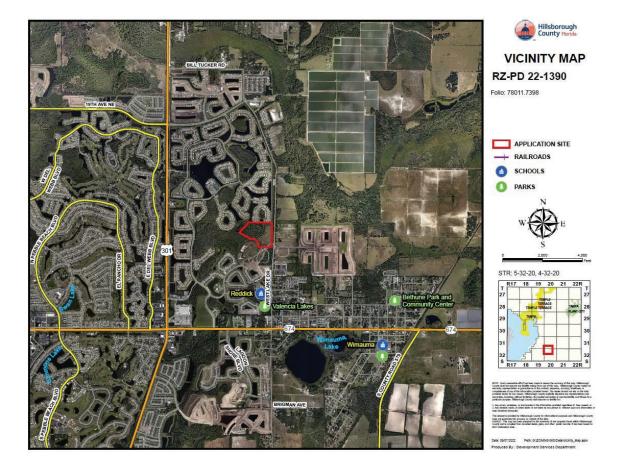
Additionally, this application accompanies DRI DO #23-0195 to remove the subject area from DRI #194 (DG Farms) as most recently modified by DRI DO #18-1053 (Resolution #18-131).

Development Services Recommendation: Approvable, subject to proposed conditions

Planning Commission Recommendation: Consistent

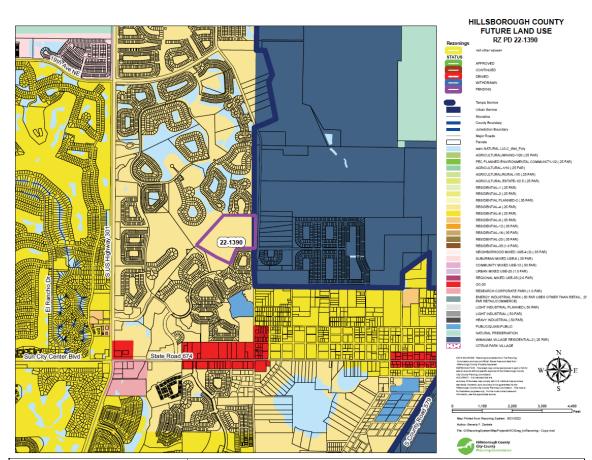
<u>PD Variation(s)</u>: None requested as part of this application <u>Waiver(s) to the Land Development Code</u>: None requested as part of this application

2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



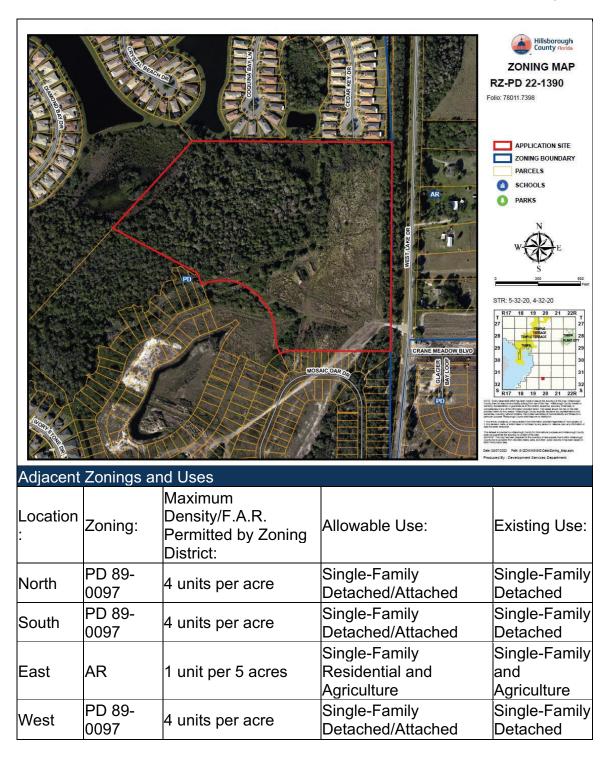
Context of Surrounding Area:

The site is located on the west side of West Lake Drive, north of SR 674, in the Sun City Center community. Interstate 75 is located approximately 3.8 miles to the west. The subject site is currently within a larger master planned community. The general area is developed primarily with single-family uses with office and commercial uses found on SR 674. Large tracts of agriculturally zoned properties are found further west/northwest from the area.



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

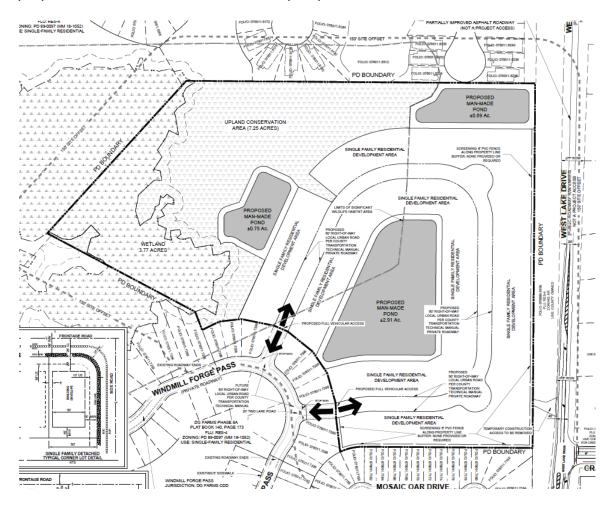
Subject Site Future Land Use Category:	RES-4
Maximum Density/F.A.R.:	4 units per acre
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, multi- purpose projects and mixed use development.



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

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)



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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Windmill Forge Pass	Private	2 Lanes □Substandard Road □Sufficient ROW Width	Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other
US HWY 301	FDOT Principal Arterial - Urban	6 Lanes □Substandard Road □Sufficient ROW Width	Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other
State Road 674	FDOT Principal Arterial - Rural	4 Lanes □Substandard Road □Sufficient ROW Width	Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other

Project Trip Generation INot applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	0	0	0	
Proposed	1,009	74	99	
Difference (+/-)	+1,009	+74	+99	

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

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

Design Exception/Administrative Variance INot applicable for this request			
Road Name/Nature of Request Type Finding			
	Choose an item.	Choose an item.	
Notes:			

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

Environmental Protection Commission Natural Resources Conservation & Environ. Lands Mgmt.

□ 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 _____

Additional Information/Comments

Public Facilities:

Transportation

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

Objections

Service Area/ Water & Wastewater

☑Urban □ City of Tampa□Rural □ City of Temple Terrace

Planning Commission

 \Box Meets Locational Criteria \boxtimes N/A \Box Locational Criteria Waiver Requested \boxtimes Minimum Density Met \Box N/A

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

Single Family Detached (Fee estimate is based on a 2,000 s.f.) Mobility: \$9,183*125 = \$1,147,875 Parks: \$2,145*125 = \$268,125 School: \$8,227*125 = \$1,028,375

Fire: \$335*125 = \$41,875 Total per House: \$2,486,250

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant proposes a residential project within an area currently approved for residential uses. Uses found to the north, south and west are developed with residential uses with permit single family detached or attached units. The proposed development standards are comparable to the currently approved development standards and those of the areas to the north, south and west. Access is proposed within the southwest area of the project, internal to the existing PD. No access to West Lake Drive is currently approved or proposed by this project.

The western and northern areas of the proposed PD will contain no residential development due to the presence of wetlands, mapped Significant Wildlife Habitat and upland conservation areas.

Properties to the east are separated by West Lake Drive (a 2-lane roadway within a 65-77 foot wide right-of-way). Rear yards abutting this PD boundary will be a minimum of 20 feet, with the provision of a 6 ft high PVC fence. Homes located on the east side of West Lake Drive are located 100 feet or more from the West Lake Drive right-of-way.

Given the above factors, staff finds the project to be compatible with the surrounding area.

5.2 Recommendation

Approvable, subject to proposed conditions.

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 June 20, 2023. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Ms. Kami Corbett 101 East Kennedy Blvd. Suite 3700 testified on behalf of the applicant. She stated that she was representing the applicant Metro Development and that the project is the Sereno subdivision located in South County. Ms. Corbett showed graphics to discuss the location of the property which is east of US 301 and north of SR 674. Ms. Corbett showed a copy of the site plan for the development of 100 single-family dwelling units which will be

attached or detached units. She stated that there are two companion applications as a Minor Modification is needed to remove the subject parcel from the existing PD and a modification to the DRI Development Order to remove the subject parcel as well. Ms. Corbett concluded her presentation by stating that the applications will be heard at the August 8, 2023 Board of County Commissioners meeting. She added that the staff has found the rezoning consistent and compatible.

Ms. Michelle Heinrich, Development Services Department testified regarding the County's staff report. Ms. Heinrich stated that the request is to rezone the property for 100 single family units. The subject acreage will be removed from the existing PD and the DRI which is known as DG Farms. Staff found the request to be compatible with the surrounding development which is primarily residential at 2 to 4 units per acre. Ms. Heinrich stated that the western portion of the PD will remain undeveloped as it would have under the existing PD due to the presence of wetlands and significant wildlife habitat on that portion of the site. She testified that access would remain internal to the existing PD and no new perimeter access points to West Lake Drive are proposed. She stated that staff found that the removal of the property will not impact the existing PD's development entitlements or create a density that exceeds the RES-4 category.

Hearing Master Finch asked Ms. Heinrich to confirm that the entitlements that are assigned on the subject property through the DG Farms PD are not removed from DG Farms and it is only the acreage that is being removed. Ms. Heinrich replied that was correct and added that the subject property will not take any entitlements with them.

Ms. Andrea Papandrew 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 Greater Sun City Center Community Plan. She testified that the rezoning meets the intent of Policy 1.4 regarding compatibility and the proposed density is compatible with the existing character of development in the area. She described the surrounding land use categories and stated that the request meets Policy 1.2 regarding minimum density, Policy 13.3 and Objective 3.5 in the Environmental and Sustainability section for environmental considerations. She listed numerous Comprehensive Plan policies that the project meets and testified that the rezoning request is consistent with both the Greater Sun City Center 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.

Mr. Don Hampton 16692 Carleton Pond, Wimauma testified in opposition. Mr.

Hampton stated that he did not know if there were any community meetings on the rezoning application but that the request is at his main entrance at West Lake and Crane Meadow. He stated that the traffic is horrendous and the additional homes will add to the traffic.

County staff did not have additional comments.

Ms. Corbett testified during the rebuttal period.

Mr. Henry testified on behalf of the applicant that the subject property does not have access to West Lake Boulevard or West Lake Drive. He stated that the project access will be to the existing driveways that are currently on SR 674 and US 301. Mr. Henry stated that both staff reports indicate that those roads operate at an acceptable level of service. He added that he would be happy to submit a copy of the 2022 Level of Service report which shows the roadways operate at an acceptable level of service into the record.

Hearing Master Finch asked Mr. Henry to confirm that the project is accessed through the existing Sereno subdivision. Mr. Henry replied that was correct and stated that DG Farms does not have access to West Lake nor is it intended to be provided for the subject property.

Mr. Henry testified that there is a zoning condition which was based on the transportation analysis that requires the developer to extend the northbound right turn lane at Cape Stone and US 301.

Ms. Corbett continued her rebuttal testimony by stating that the developer is required to do a transportation improvements with the proposed project.

The hearing was then closed.

EVIDENCE SUBMITTED

Ms. Corbett submitted a copy of her PowerPoint presentation into the record. Mr. Henry submitted a copy of the 2022 Level of Service report into the record.

PREFACE

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

FINDINGS OF FACT

- 1. The subject site is 32.78 acres in size and is zoned Planned Development (PD 89-0097). The property is designated Residential-4 (RES-4) by the Comprehensive Plan and located in the Urban Service Area as well as the Greater Sun City Center Community Planning Area.
- 2. The request to rezone from PD to PD is for the purpose of developing a maximum of 100 single-family attached and/or detached homes.
- 3. The subject parcel has two companion applications currently being processed to remove the acreage from the existing PD which is a part of the DG Farms Development of Regional Impact (DRI). Staff testified that while the acreage will be removed from the DG Farms PD, no entitlements are being removed.
- 4. The Planning Commission staff stated that the rezoning meets the intent of Policy 1.4 regarding compatibility and the proposed density is compatible with the existing development in the area. Staff testified that the rezoning meets Policy 1.2 regarding minimum density and Policy 13.3 and Objective 3.5 in the Environmental and Sustainability section for environmental considerations. Planning Commission staff found the rezoning request to be consistent with both the Greater Sun City Center Community Plan and the Future of Hillsborough Comprehensive Plan.
- 5. One person testified in opposition at the Zoning Hearing Master hearing. Concerns were expressed regarding the existing traffic at the intersection of West Lake Drive and Crane Meadow Boulevard and that the additional project traffic would make the condition worse.

The applicant's transportation engineer testified during the rebuttal period that the project will not access West Lake Drive nor Crane Meadow Boulevard. The project access will be through the existing Sereno subdivision access onto Windmill Forge Pass which turns into Emerald Green Blossom Blvd. The developer is required by the proposed zoning conditions to extend the northbound right turn lane at Cape Stone and US 301.

- 6. The surrounding area is zoned Planned Development and developed with single-family detached homes. Property to the east is zoned AR and developed and agricultural and single-family residential land uses.
- 7. The western portion of the subject property will remain undeveloped as it currently required under the existing PD as there are existing wetlands and upland compensation area.

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 32.78 acres from PD to PD to develop a maximum of 100 single-family attached and/or detached dwelling units. The subject parcel has two companion applications currently being processed to remove the acreage from the existing PD which is a part of the DG Farms Development of Regional Impact (DRI). Staff testified that while the acreage will be removed from the DG Farms PD, no entitlements are being removed. The western portion of the subject property will remain undeveloped as it currently required under the existing PD as there are existing wetlands and upland compensation area.

The Planning Commission staff found that the rezoning request is compatible with the surrounding area and consistent with the Comprehensive Plan.

One person testified in opposition at the Zoning Hearing Master hearing. Concerns were expressed regarding the existing traffic at the intersection of West Lake Drive and Crane Meadow Boulevard and that the additional project traffic would make the condition worse. The applicant's transportation engineer testified during the rebuttal period that the project will not access West Lake Drive nor Crane Meadow Boulevard. The project access will be through the existing Sereno subdivision access onto Windmill Forge Pass which turns into Emerald Green Blossom Blvd. The developer is required by the proposed zoning conditions to extend the northbound right turn lane at Cape Stone and US 301.

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.

Sum M. Fine

Susan M. Finch, AICP Land Use Hearing Officer

July 12, 2023

Date



Hillsborough County City-County Planning Commission

Unincorporated Hillsborough County Rezoning		
Hearing Date: June 20, 2023 Report Prepared: June 8, 2023	Petition: PD 22-1390 Folio 78011.7398 West of West Lake Drive, north of Windmill Forge Pass	
Summary Data:		
Comprehensive Plan Finding	CONSISTENT	
Adopted Future Land Use	Residential-4 (4 du/ga; 0.25 FAR)	
Service Area	Urban	
Community Plan	Greater Sun City Center, Southshore Areawide Systems	
Request	Planned Development (PD 89-0097) to Planned Development to develop 100 single family detached and attached dwellings	
Parcel Size (Approx.)	32.78 +/- acres	
Street Functional Classification	Windmill Forge Pass – Private West Lake Drive – County Collector	
Locational Criteria	N/A	
Evacuation Area	None	



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

<u>Context</u>

- The subject site is located on approximately 32.78 ± acres west of West Lake Drive and north of Windmill Forge Pass.
- The site is in the Urban Service Area and within the limits of the Greater Sun City Center and Southshore Areawide Systems Community Plans.
- The site has a Future Land Use designation of Residential-4 (RES-4), which allows for consideration of up to 4 dwelling units per gross acre and a maximum Floor Area Ratio (FAR) of 0.25. Typical uses in the 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.
- The subject site is surrounded by Residential-4 (RES-4) to the north, west and south. Wimauma Village Residential-2 (WVR-2) is located to the east. Residential-6 (RES-6) is located further east and further west of the site. The subject site is mainly surrounded by private homeowner's associations and single-family residential neighborhoods.
- The subject site is zoned Planned Development (PD). It is mainly surrounded by PD zoning and Agricultural Rual (AR) zoning is located to the east across West Lake Drive.
- There are approximately 3.77 acres of wetlands on the site.
- The applicant requests to rezone from Planned Development (PD 89-0097) to Planned Development to develop 100 single family detached and attached dwellings.

Compliance with Comprehensive Plan:

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

Future Land Use Element

Urban Service Area

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

Policy 1.2: Minimum Density

All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.

Within the USA and in categories allowing 4 units per acre or greater, new development or redevelopment shall occur at a density of at least 75% of the allowable density of the land use category, unless the development meets the criteria of Policy 1.3.

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

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

Environmental Considerations

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

Policy 13.3: Environmentally Sensitive Land Credit

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

- Wetlands are considered to be the following:
 - Conservation and preservation areas as defined in the Conservation and Aquifer Recharge Element
 - Man-made water bodies as defined (including borrow pits).
- If wetlands are less than 25% of the acreage of the site, density and intensity is calculated based on:

- Entire project acreage multiplied by Maximum intensity/density for the Future Land Use Category
- If wetlands are 25% or greater of the acreage of the site, density and intensity is calculated based on:
 - Upland acreage of the site multiplied by 1.25 = Acreage available to calculate density/intensity based on
 - That acreage is then multiplied by the Maximum Intensity/Density of the Future Land Use Category

Neighborhood/Community Development

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

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

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

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

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

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

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

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

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 16.11: Within residential projects, site planning techniques shall be encouraged to ensure a variety and variation of lot sizes, block faces, setbacks and housing types.

Objective 17: Neighborhood and Community Serving Uses Certain non-residential land uses, including but not limited to residential support uses and public facilities, shall be allowed within residential neighborhoods to directly serve the population. These uses shall be located and designed in a manner to be compatible to the surrounding residential development pattern.

Policy 17.7: New development and redevelopment must mitigate the adverse noise, visual, odor and vibration impacts created by that development upon all adjacent land uses.

Community Design Component (CDC)

5.0 NEIGHBORHOOD LEVEL DESIGN 5.1 COMPATIBILITY

OBJECTIVE 12-1: New developments should recognize the existing community and be designed in a way that is compatible with the established character of the surrounding neighborhood.

Policy 12-1.4: Compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses, buffering, setbacks, open space and graduated height restrictions, to affect elements such as height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture.

Environmental and Sustainability Section (ESS)

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

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

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

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

Livable Communities Element: Greater Sun City Center

Goals 2. Controlled Density

PD 22-1390

Discourage amendments to the Comprehensive Plan that would allow increases to densities and intensities as currently exist in the Greater Sun City Center Area.

5. Green Spaces

Expand and encourage preservation of property through the Hillsborough County Environmental Lands Acquisition Protection and Preservation (ELAPP) acreage in the area.

Staff Analysis of Goals Objectives and Policies:

The subject site is located on approximately 32.78 ± acres west of West Lake Drive and north of Windmill Forge Pass. The site is in the Urban Service Area and within the limits of the Greater Sun City Center and Southshore Areawide Systems Community Plans. The applicant requests to rezone from Planned Development (PD 89-0097) to Planned Development to develop 100 single family detached and attached dwellings. The subject site is mainly surrounded by private homeowner's associations and single-family residential neighborhoods.

The subject site is in the Urban Service Area and per Objective 1 of the Future Land Use Element (FLUE), where 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 proposed density in the RES-4 FLU designation is compatible with the existing character of development in the area. The site is surrounded by the RES-4, Wimauma Village Residential-2 (WVR-2), and Residential-6 (RES-6) designations. The area mainly contains single family residential uses. The proposal is consistent with Policy 1.2 as it meets the minimum density expected for the acreage of this site.

The proposal is consistent with Policy 1.2, and 13.3 as it relates to minimum density and environmental considerations. The allowable density has been calculated as follows: 32.78 acres x 4 du/ac = 131 dwelling units maximum. 100 dwellings are being proposed and the site is less than 25% wetlands; therefore, it is consistent with Policy 13.3. The Environmental Protection Commission Wetlands Division has reviewed the proposed site and has determined that a resubmittal is not necessary. Given that there is a separate approval process for wetland impacts with the Environmental Protection Commission and they currently do not object, Planning Commission staff finds this request consistent with Objective 13 and associated policies in the FLUE and Objective 3.5 in the Environmental and Sustainability Section (ESS) Furthermore, the applicant has indicated 7.25 acres of upland conservation area on the site plan in response to Natural Resources comments in Optix.

The proposed rezoning meets the intent of Objective 16 and policies 16.1, 16.2, 16.3, 16.7, 16.8, 16.10, 16.11 and 17.7. The proposal includes appropriate setbacks and buffers. In addition, the stormwater retention areas proposed within the development serves as a buffer and protects the environmentally sensitive land on site. The proposed density and lots sizes are reflective of the surrounding neighborhoods. The site plan appears to show an efficient system of internal circulation with main access Windmill Forge Pass. The site does not directly abut West Lake Drive. It is separated from West Lake by Folio 078008-0150, which is owned by Hillsborough County and is used as a public drop site for the Wimauma Solid Waste Facility to the north. Therefore, the proposed access to Windmill Forge Pass is the only possible connection to the site. The County Transportation Department has no objection to the site plan dated April 25th, 2023, subject to conditions.

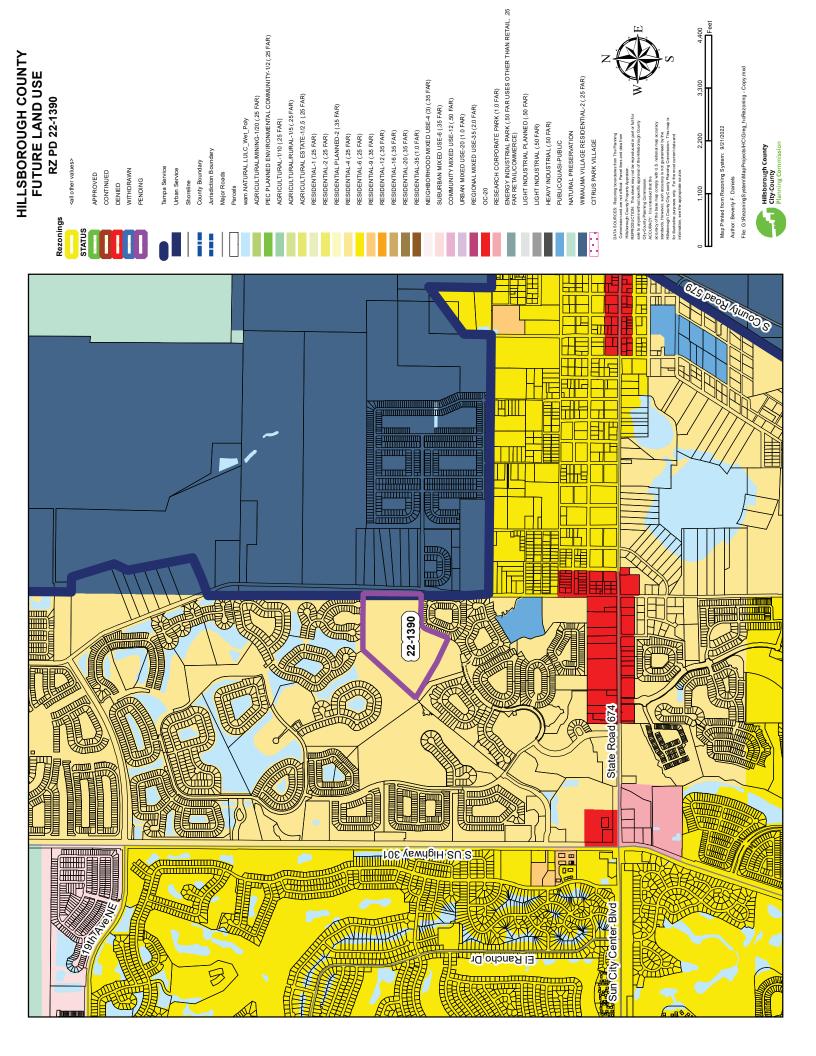
Objective 12-1 and Policy 12-1.4 of the Community Design Component (CDC) discuss how new development shall be compatible with the established character of the surrounding area. The development pattern and character of this area mainly contains single family residential, and therefore the proposed residential use is compatible with the surrounding development pattern.

The proposed rezoning meets the intent of the Greater Sun City Center Area Community Plan. The proposed PD maintains the existing densities of the Greater Sun City Center Area which is consistent with Goal 2 of the Plan. Furthermore, the proposed rezoning ensures preservation of wetlands, and retains a significant amount of open space throughout the site, including Upland Conservation area of 7.25 acres, as well as provides large retention ponds around which the proposed dwelling units are situated, which is consistent with Goal 5 of the Plan. There were no applicable policies relating to this request in the Southshore Areawide Systems Plan.

Overall, staff finds that the proposed residential development is consistent with policy direction in the Urban Service Area. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives, and Policies in the *Unincorporated Hillsborough County Comprehensive Plan*. The request is compatible with the existing development pattern found within the surrounding area.

Recommendation

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



GENERAL SITE PLAN FOR CERTIFICATION



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

HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

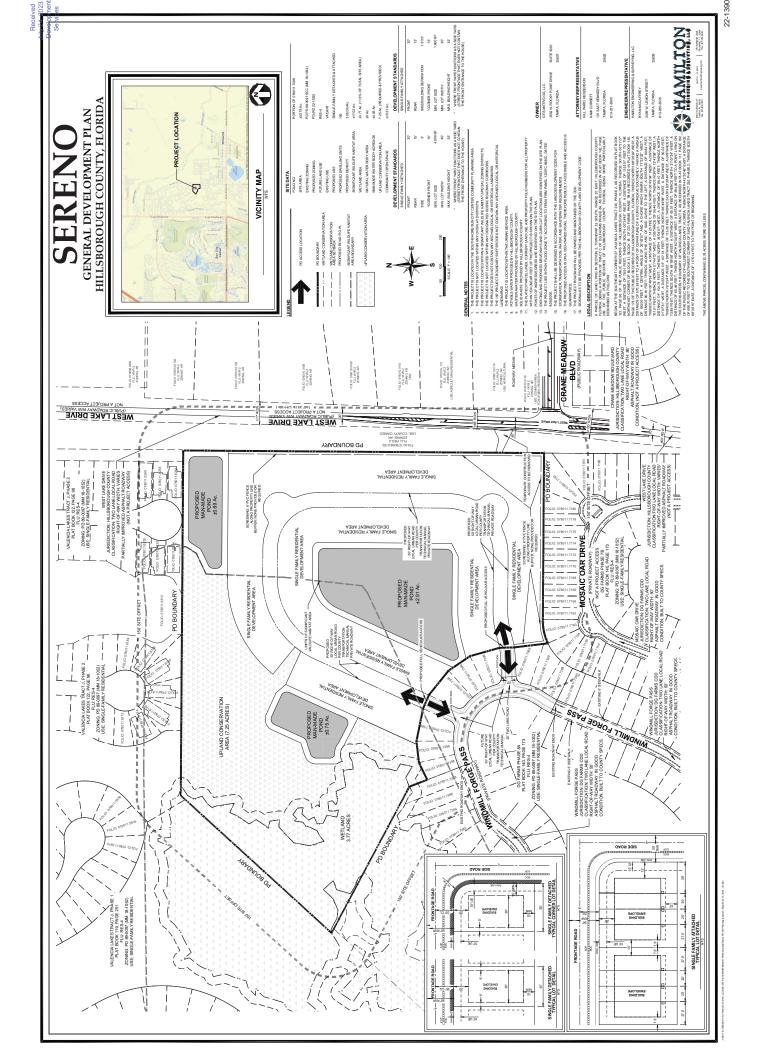
GENERAL SITE PLAN REVIEW/CERTIFICATION

BOARD OF COUNTY COMMISSIONERS

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

DEPUTY COUNTY ADMINISTRATOR Gregory S. Horwedel

Project Name: Sereno	
Zoning File: RZ-PD (22-1390)	Modification: PRS (23-0210)
Atlas Page: None	Submitted: 07/24/23
To Planner for Review: 07/24/23	Date Due: ASAP
Kami Corbett, Esq, Hill Ward Henderson Contact Person:	813-277-8421/ : kami.corbett@hwhlaw.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: Michelle Heinrie	ch _{Date:} 7/24/23
Date Agent/Owner notified of Disapp	roval:



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department REVIEWER: Alex Steady, Senior Planner PLANNING AREA/SECTOR: South Shore/ South DATE: 05/05/2023 AGENCY/DEPT: Transportation PETITION NO: PD 22-1390

This agency has no comments.

This agency has no objection.

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

This agency objects for the reasons set forth below.

CONDITIONS OF APPROVAL

- Prior to or concurrent with the initial phase of development, the developer must extend the existing northbound right turn lane on US Hwy 301 to FDOT standards, subject to FDOT approval.
- Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

Other Conditions

Prior to PD site plan certification, the applicant shall revise the PD site plan to:

 Add a note that reads "Sidewalks to be provided per the Hillsborough County Land Development Code."

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to remove one parcel totaling \pm 36.27 acres from an existing Planned Development (PD 89-0097) to create a new Planned Development (PD 22-1390). The proposed Planned Development is seeking entitlements of 100 Single Family Dwelling Units. The site is generally located on the west side of West Lake Drive on the northwest corner of the intersection of West Lake Drive and Crane Meadow Blvd. The Future Land Use designation of the site is Residential – 4 (R-4).

Trip Generation Analysis

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

Approved Zoning:

Zoning, Lane Use/Size	24 Hour	Total Peak Hour Trips	
	Two-Way Volume	AM	PM
PD, 0 Dwelling Units* (ITE code 210)	0	0	0

*The subject Planned Development does not propose any modification to existing approved entitlements from PD 89-0097 and as such, the proposed entitlements are new entitlements.

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour	Total Peak Hour Trips	
	Two-Way Volume	AM	PM
PD, 100 Single Family Dwelling Units (ITE code 210)	1,009	74	99

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour	Total Peak Hour Trips	
	Two-Way Volume	AM	РМ
Difference	+1,009	+74	+99

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject property will be accessed via Windmill Forge Pass, which turns into Emerald Green Blossom Blvd. Both Windmill Forge Pass and Emerald Green Blossom Blvd meet or exceed Hillsborough County standards. The DRPM required traffic study evaluated the impacts for access improvements on US Hwy 301 and State Road 674. US HWY 301 is a 6-lane divided FDOT maintained, principal arterial roadway. The existing right-of-way on US HWY 301 is +/-182 feet. There are sidewalks and bike lanes on both sides of the roadway within vicinity of the proposed project. State Road 674 is a 4-lane divided FDOT maintained, principal arterial roadway. The existing right-of-way on State Road 674 is +/-186 feet. There are sidewalks and bike lanes on both sides of the roadway within vicinity of the proposed project.

MULTIWAY STOP STUDY

The Hillsborough County Public Works Department is currently conducting a Multiway Stop Study at the intersection of Cape Stone Ave and Emerald Blossom Blvd. This study was initiated due to citizen concern about the intersection. The study is currently underway and will look at the traffic counts and speed of cars using that intersection to analyze if any improvements are warranted. Public Works indicated that crash data did not indicate a significant number of crashes have occurred at that intersection.

SITE ACCESS

The project is proposing two access points to Windmill Forge Pass. Cross access is not required per the Hillsborough County Land Development Code.

As required by the DRPM, the applicant provided a detailed traffic analysis that evaluated site access improvement warrants per the Land Development Code. The applicant also coordinated with FDOT concerning the site access improvements triggered by the subject project. As a result of the analysis and coordination with FDOT, the applicant must extend the existing north bound right from US Hwy 301 to Cape Stone Avenue to FDOT Standards, subject to FDOT approval.

ROADWAY LEVEL OF SERVICE (LOS)

Windmill Forge Pass and Emerald Blossom Blvd are not regulated roadways and as such were not included in the Level of Service Report.

Peak Hour LOS Roadway From То Directional Standard LOS US HWY SR 674 BALM RD D С 301 SR 674 US HWY 301 С CR 579 D

Level of Service (LOS) information for adjacent roadway sections is reported below.

Source: Hillsborough County 2020 Level of Service Report.

Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements	
Windmill Forge Pass	Private	2 Lanes □Substandard Road □Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other 	
US HWY 301	FDOT Principal Arterial - Urban	6 Lanes □Substandard Road □Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other 	
State Road 674	FDOT Principal Arterial - Rural	4 Lanes □Substandard Road □Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other 	

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

Project Trip Generation Not applicable for this request					
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	0	0	0		
Proposed	1,009	74	99		
Difference (+/-)	+1,009	+74	+99		

*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	Vehicular & Pedestrian	None	Meets LDC	
East		None	None	Meets LDC	
West		None	None	Meets LDC	
Notes:	·	•			

Design Exception/Administrative Variance ⊠Not applicable for this request				
Road Name/Nature of Request Type Finding				
	Choose an item.	Choose an item.		
Notes:				

4.0 Additional Site Information & Agency Comments Summary				
TransportationObjectionsConditionsAdditionalRequestedInformation/Comments				
 □ Design Exception/Adm. Variance Requested ☑ Off-Site Improvements Provided 	□ Yes □N/A ⊠ No	⊠ Yes □ No	See Staff Report.	

COMMISSION

Mariella Smith CHAIR Pat Kemp VICE-CHAIR Harry Cohen Ken Hagan Gwendolyn "Gwen" W. Myers Kimberly Overman Stacy White

following conditions are included:



DIRECTORS

Janet D. Lorton EXECUTIVE DIRECTOR Elaine S. DeLeeuw ADMIN DIVISION Sam Elrabi, P.E. WATER DIVISION Rick Muratti, Esq. LEGAL DEPT Reginald Sanford, MPH AIR DIVISION Steffanie L. Wickham WASTE DIVISION Sterlin Woodard, P.E. WETLANDS DIVISION

AGENCY COMMENT SHEET

REZONING				
HEARING DATE: December 12, 2022	COMMENT DATE: September 30, 2022			
PETITION NO.: 22-1390	PROPERTY ADDRESS: Windmill Forge Pass,			
EPC REVIEWER: Jackie Perry Cahanin	Wimauma, FL 33598 FOLIO #: 078011-7398			
CONTACT INFORMATION: (813) 627-2600 X 1241	STR: 05-32S-20E			
EMAIL: cahaninj@epchc.org				
REQUESTED ZONING: PD				
FIND	INGS			
WETLANDS PRESENT	YES			
SITE INSPECTION DATE	NA			
WETLAND LINE VALIDITY	YES			
WETLANDS VERIFICATION (AERIAL PHOTO,	ERP expires 01/04/2023			
SOILS SURVEY, EPC FILES)				
The EPC Wetlands Division has reviewed the pr				
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				

• 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.

Environmental Excellence in a Changing World

REZ 22-1390 September 30, 2022 Page **2** of **2**

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

jpc/cb

cc: <u>kami.corbett@hwhlaw.com</u> <u>ryanm@hamiltonengineering.us</u> <u>betsey@metrodg.com</u>

Environmental Excellence in a Changing World



Adequate Facilities Analysis: Rezoning

Date: October 10, 2022	Acreage: ±32.78 acres
Jurisdiction: Hillsborough County	Proposed Zoning: PD
Case Number: RZ PD-22-1390	Future Land Use: WVR-2, R-4
HCPS #: RZ-477	Maximum Residential Units: 125 Units
Address: west side of West Lake Dr, north of CR 674, Wimauma	Residential Type: Single-Family, Detached

Parcel Folio Number(s): 07811.7398

School Data	Reddick Elementary	Shields Middle	Sumner High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	948	1,557	2,289
2021-22 Enrollment K-12 enrollment on 2021-22 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	754	1782	3470
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	80%	114%	152%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 10/10/2022	194	10	250
Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	25	11	17
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	103%	116%	163%

Notes: Reddick Elementary, Shields Middle and Sumner High School do not have adequate capacity for the residential impact of the proposed development. In these cases, the school district is required by state law to consider whether additional capacity exists in adjacent concurrency service areas (i.e., school attendance boundaries). At this time additional capacity does not exist in adjacent service areas at the elementary, middle and high school levels. A proportionate share agreement may be an available mitigation option. Please contact the School Board for further information.

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

URV

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

AGENCY REVIEW COMMENT SHEET

TO: ZONING	TECHNICIAN, Planning Growth Manag	ement	DATE: <u>19 Sep. 2022</u>
REVIEWER:	Bernard W. Kaiser, Conservation and En	vironmental Lands	Management
APPLICANT:	Kami Corbett	PETITION NO: R	Z-PD 22-1390
LOCATION:	Wimauma, FL 33598		
FOLIO NO: 7	78011.7398	SEC: <u>05</u> TWN: <u>32</u>	2 RNG: <u>20</u>

 \square This agency has no comments.

This agency has no objection.

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

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

COMMENTS: _____.

WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.:PD22-1390REVIEWED BY:Randy RochelleDATE:10/6/2022

FOLIO NO.:

78011.7398

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A <u>6</u> inch water main exists (adjacent to the site), (approximately <u>feet from</u> the site) <u>and is located within the north Right-of-Way of Street B (Per approved master</u> <u>plan) at the Phsae lines between Phases 8A and 8B</u>. This will be the likely point-ofconnection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include ______ and will need to be completed by the ______ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

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

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

AGENCY COMMENT SHEET

TO:	Zonin	g/Code Administration, Dev	elopment Services Department	
FROM:	Revie	Reviewer: Carla Shelton Knight Date: April 25, 2023		
	Agenc	ey: Natural Resources	Petition #: 22-1390	
	()	This agency has no commen	ıt	
	()	This agency has no objectio	ns	
	(X)	This agency has no objectio conditions	ns, subject to listed or attached	
	()	This agency objects, based	on the listed or attached issues.	
			of Upland Conservation Area as 24, 2023, is acceptable with the	

minimum acreage requirement for conservation. Additionally, recent aerial images indicate that a portion of the mapped Significant Wildlife Habitat area on this site has been disturbed. This area will either need to be restored, or will be subtracted from the acreage that will credit toward the required acreage to be preserved. This will be determined during the construction plan review, and may result in additional adjustments to the location of the Upland Conservation Area and the number and location

exception of the area located between proposed lots. This square footage will

need to be incorporated into the main conservation area to maintain the

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.

of proposed lots.

3. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.

22-1390 April 25, 2023 Page Two:

- 4. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- 5. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.



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: 12/07/2022
REVIEWER:	Ron Barnes, Impact & Mobility Fee Coordinator	
APPLICANT:	GTIS Metro DG LLC	PETITION NO: 22-1390
LOCATION:	Windmill Forge PAss	
FOLIO NO:	78011.7398	

Estimated Fees:

Single Family Detached (Fee estimate is based on a 2,000 s.f.) Mobility: \$9,183*125 = \$1,147,875 Parks: \$2,145*125 = \$268,125 School: \$8,227*125 = \$1,028,375 Fire: \$335*125 = \$41,875 Total per House: \$2,486,250

Project Summary/Description:

Urban Mobility, South Parks/Fire - 125 Single Family Residences

Project may be eligible for Grandfathering under Transportation/ROW based on DRI location if part of original DRI agreement and approved phase

VERBATIM TRANSCRIPT

He	eari	ng
June	20,	2023

	Julie 20, 2025
	H COUNTY, FLORIDA unty Commissioners
IN RE:	X))
ZONE HEARING MASTER HEARINGS))))X
	MASTER HEARING STIMONY AND PROCEEDINGS
BEFORE:	Susan Finch Zoning Hearing Master
DATE:	Tuesday, June 20, 2023
TIME:	Commencing at 6:32 p.m. Concluding at 10:28 p.m.
PLACE:	Hillsborough County Board of Commissioners 601 East Kennedy Boulevard Second Floor Tampa, Florida 33601
	om Videoconference by: rt Reporter No. GG 187564

1	MS. HEINRICH: Our next application is Item D-1,
2	PD Rezoning 22-1390. The applicant is requesting
3	to rezone property to PD. I've reviewed this for
4	planning or Development Services and will
5	provide staff findings after the applicant.
6	HEARING MASTER FINCH: All right.
7	MS. CORBETT: Good evening. Kami Corbett with
8	the law firm of Hill, Ward, and Henderson, 101 East
9	Kennedy Boulevard, Suite 3700, and I have been
10	sworn.
11	I'm here representing the applicant, Metro
12	Development. This is the Sereno Subdivision that
13	is located in South County. This shows the
14	location. We are east of 301 and we are north of
15	674. That's the Sereno subdivision to the south
16	that you can see in that aerial.
17	Next slide, really a basic site plan. We are
18	a simple request. This is really one where the
19	staff reports do speak for themselves. We are
20	asking for 100 single-family dwelling units either
21	be detached or attached units. And we are not
22	asking for any PD variations.
23	There are two companion applications. We have
24	a minor modification to the existing zoning to
25	remove this property from the existing PD. And we

1	are also modifying the DRI development order to remove
2	the property from the DRI development order.
3	However, those are not for your consideration
4	this evening. Those are related applications that
5	are traveling and will be heard by the board of
6	county commissioners on October I'm sorry,
7	August 8th, 2023.
8	Key findings of staff, they've found us
9	consistent and compatible. And I will let their
10	them provide their testimony regarding the
11	consistency and compatibility during their
12	presentations.
13	And with that, I would respectfully request
14	your approval unless you have any questions.
15	HEARING MASTER FINCH: Not yet. But, thank
16	you. I appreciate it.
17	Development services?
18	MS. HEINRICH: Michelle Heinrich, Development
19	Services. As you heard, this is a rezoning request
20	for property currently zoned PD 89-0097. As most
21	recently modified by PRS 23-0089 to a new PD to
22	allow for 100 single-family units which would be
23	detached or attached.
24	As you heard, because this site is removing
25	acreage within an existing PD, a companion PRS is

			He June	ari 20,	-	3	
and	will	be	heard	at	the	same	BOCC

2 meeting as this rezoning request, which is August 3 8th, 2023.

1

necessary

Additionally, the site is within DRI Number 194 known as DG Farms. And amendment to that DRI will also be a companion application to be heard at that BOCC land use meeting.

8 Staff's review finds that the proposal is in 9 keeping with the surrounding development, which is 10 primarily residential at two to four units per 11 acre. The project's proposed development standards 12 are currently found within the existing PD and 13 therefore do not raise any compatibility concerns.

As you probably saw in the site plan that the applicant showed a moment ago, the western portion of the PD will remain undeveloped as it would have under the current PD due to the presence of wetlands and significant wildlife habitat on that portion of the site.

Access will remain internal to the existing PD and no new perimeter access points to West Lake Drive are proposed. Additionally, our review found that the removal of this land from the PD will not impact the existing PD's development entitlements or create a density that exceeds the Res-4 Future

> U.S. LEGAL SUPPORT (877) 479-2484

land use

1

Land Use Category within the area.

A finding of consistency was filed by the Planning Commission and no agencies objected to the request. Therefore, we do recommend approval subject to proposed conditions of approval and I'm available if you have any questions.

7 HEARING MASTER FINCH: I just wanted to put on the record the issue of the removal of the property 8 from the DF Farms DRI in that letter -- there's a 9 10 letter I saw in the file from Mr. Cohn regarding that and just to confirm that those entitlements 11 12 that are assigned on the subject property through 13 the DG Farms are not removed from DG Farms, it's 14 just the acreage that's removed; is that correct? 15 MS. HEINRICH: Correct. Yes. They are not 16 leaving -- or not taking anything with them. They 17 are leaving everything as is. 18 HEARING MASTER FINCH: Understood. All right.

19 Thank you. I appreciate it. We'll go to the
20 Planning Commission.

21 MS. PAPANDREW: Andrea Papandrew, Planning 22 Commission staff. This site is in the Residential-23 4 Future Land Use Category and is within the 24 Greater Sun City Center Community Plan and 25 Southshore Areawide Systems Plan.

1	The subject site is mainly surrounded by private
2	home owner associations and single-family
3	residential neighborhoods. The site is in the
4	urban service area. And per Objective 1 of the
5	future land use element, 80 percent of the county's
6	growth is to be directed.
7	Policy 1.4 requires all new development to be
8	compatible with the surrounding area. The proposed
9	density and the Residential-4 designation is
10	compatible with existing character development in
11	the area.
12	The site is surrounded by the Residential-4
13	Wimauma Village Residential-2 and Residential-6
14	designations. The proposal is consistent with
15	Policy 1.2 on minimum density and Objective 13 and
16	Policy 13.3 in the future land use element and
17	Objective 3.5 in the environmental and
18	sustainability section for environmental
19	considerations.
20	The site is less than 25 percent wetlands and
21	the proposed as indicated is 7.25 acres of upland
22	conservation area.
23	The proposed meets the intent of Objective 16
24	and its policies. The proposal includes
25	appropriate setbacks and buffers. Storm water

1 retention areas proposed serves as a buffer and 2 protects the environmentally sensitive land on 3 site. 4 And the proposed density and lot sizes are reflective of the surrounding neighborhoods. The 5 site is separate from West Lake by a parcel to the 6 7 east which is used as a public drop site for the Wimauma Solid Waste Facility to the north. 8 9

9 The development pattern and character to the 10 area is mainly single-family residential and does 11 meet Objective 12-1 and Policy 12-1.4 of the 12 Community Design Component and the Future Land Use 13 Element.

14 The proposed maintains the existing densities 15 of the greater Sun City Center Area Community Plan 16 which is consistent with Goal 2 of the community 17 It's also consistent with Goal 5 and ensures plan. 18 preservation of wetlands and maintains a 19 significant amount of open space throughout the 20 site, including upland conservation area and large retention ponds. And there are no applicable 21 2.2 policies for the Southshore Areawide Systems Plan. 23 Planning commission staff finds the proposed planned development consistent with the 24 25 Unincorporated Hillsborough County Comprehensive

1	Plan subject to conditions proposed by the Development
2	Services Department.
3	HEARING MASTER FINCH: Thank you so much. I
4	appreciate it.
5	Is there anyone in the room or online that
6	would like to speak in support? Anyone in favor?
7	Seeing no one, anyone in opposition to this
8	request?
9	No one. Oh, yes, sir.
10	While he's coming up, is there anyone else
11	that would like to speak in opposition, either in
12	the room or online?
13	All right. Seeing no one, good evening, sir,
14	if you could, give us your name and address.
15	MR. HAMPTON: My name is Don Hampton. I live
16	at 16692 Carleton Pond, Wimauma. I noticed that
17	this came up today. I don't know if they had any
18	community meetings. They don't have to have
19	community meetings for this, but where I live at
20	now, that's my main entrance, West Lake and Crane
21	Meadow.
22	The traffic is horrendous now and now you're
23	going to add all these additional homes and there's
24	no I didn't see any plans as far as to expand it
25	to a four-lane highway. So I just I would be

1	opposed to it because traffic is bad now and this is
2	going to add even additional more to it.
3	HEARING MASTER FINCH: All right. Thank you,
4	sir, for your testimony. If you could, please sign
5	in.
6	All right. Seeing no one else in opposition,
7	we'll go back to Development Services.
8	MS. HEINRICH: Nothing further.
9	HEARING MASTER FINCH: All right. Ms.
10	Corbett, do you want to address the transportation
11	question?
12	MS. CORBETT: Yes.
13	HEARING MASTER FINCH: Good evening.
14	MR. HENRY: Steve Henry, Links & Associates,
15	5023 West Soil, Tampa, 33607. So we did do a
16	detailed traffic analysis for the project. One, as
17	indicated, we do not have access to West Lake
18	Boulevard or West Lake Drive. Our access will be
19	to the existing driveways that are currently on 674
20	and also on 301.
21	And if you look at the staff report, both
22	indicate that those roads operate at acceptable
23	levels of service. I'm also happy to enter into
24	the record the 2002 level of service report which
25	also shows that those roadways operate at

	,
1	acceptable levels of service.
2	HEARING MASTER FINCH: So just to clarify for
3	the gentleman, so the project is accessed through
4	the existing Sereno subdivision?
5	MR. HENRY: Correct. DG Farms does not have
6	access to West Lake and we don't intend to provide
7	access to West Lake for this particular project.
8	HEARING MASTER FINCH: Understood. Thank you
9	so much. I appreciate it.
10	Ms. Corbett, anything else?
11	MR. HENRY: Another issue, just so you're
12	aware, that we are and there's a condition there
13	that we have to based on the detail analysis,
14	have to extend the northbound right turn lane at
15	Cape Stone and 301. So that is a condition of
16	approval and we are in agreement with that.
17	HEARING MASTER FINCH: I see that. Okay.
18	Thank you so much.
19	MR. HENRY: Thank you.
20	MS. CORBETT: Kami Corbett. For the record,
21	yes, I did want him to that enter into the
22	record that we are doing a transportation
23	improvement with this project. And with that, we
24	would respectfully request your approval.
25	HEARING MASTER FINCH: All right. Thank you

1	so much. With that we'll close Rezoning 22-1390 and
2	go to the next case.
3	MS. HEINRICH: Our next item is Item D-2,
4	Major Mod Application 22-1639. The applicant is
5	requesting a major modification to PD 91-0174. Sam
6	Ball with Development Services will provide staff
7	findings after the applicant's presentation.
8	HEARING MASTER FINCH: All right. I
9	understand the applicant is virtual; is that
10	correct?
11	MS. MAIER: No. Jaime Maier representing the
12	applicant with the law firm Hill, Ward
13	HEARING MASTER FINCH: There you are. Yes,
14	I'm sorry.
15	MS. MAIER: No problem. Jamie Maier of the
16	law firm Hill, Ward, Henderson representing the
17	applicant, 101 East Kennedy Boulevard, Suite 3700.
18	And I have been sworn.
19	This is a request for a major modification to
20	an existing plan development. It is in the Little
21	Manatee South Area just off of US-301. And it is
22	the subject of an approved RV park and campground.
23	There are accessory uses such as kayaks,
24	riding arena, and other support uses that are for
25	the use of campers only. This is the Masonic Park

ZHM Hearing May 15, 2023					
	SBOROUGH COUNTY, FLORIDA of County Commissioners				
IN RE: ZONE HEARING MASTER HEARINGS)))))				
	G HEARING MASTER HEARING OF TESTIMONY AND PROCEEDINGS				
BEFORE:	Susan Finch and Pamela Jo Hatley Zoning Hearing Masters				
DATE :	Monday, May 15, 2023				
TIME:	Commencing at 6:00 p.m. Concluding at 9:30 p.m.				
PLACE:	Hillsborough County Board of County Commissioners 601 East Kennedy Boulevard, 2nd Floor Tampa, Florida 33601				
	Cisco Webex Videoconference by: ne DeMarsh, CER No. 1654				

ZHM Hearing May 15, 2023

go through the changes to the agenda and introduce staff. Thank		
you.		
MS. HEINRICH: Good evening. Before we begin, we also		
have with us, as you heard Brian Grady from Development		
Services, Cameron Clark with the County Attorney's Office and		
Karla Llanos with the Planning Commission.		
And I will start off by going over one of the changes		
to tonight's agenda. And that is agenda Page 7, Item D.3, which		
is PD Rezoning 22-1390. Staff is requesting continuance of this		
item to June 20, 2023, ZHM Hearing.		
HEARING MASTER HATLEY: All right. Thank you. Do we		
need to hear from the applicant on this, or the public or?		
MS. HEINRICH: (No audible response.)		
HEARING MASTER HATLEY: Okay. Is the applicant here?		
All right. So it's just a staff requesting continuance?		
MS. HEINRICH: It is.		
HEARING MASTER HATLEY: All right. So this this is		
item Rezoning PD 22-1390. It's agenda item D.3. And this item		
is continued to the June 20, 2023, Zoning Hearing Master		
Meeting.		
MS. HEINRICH: Thank you. I'll go through the		
published withdrawals and continuances, starting with item A.1,		
PD 22-0648. Application is being continued by the applicant to		
the June 20, 2023, ZHM hearing.		
Item A.2, Major Modification 22-0671. This		

ZHM Hearing April 17, 2023					
HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS					
X					
IN RE:)			
) ZONE HEARING MASTER) HEARINGS))					
ZONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS					
	BEFORE:	Susan Finch Land Use Hearing Master			
	DATE:	Monday, April 17, 2023			
	TIME:	Commencing at 6:00 p.m. Concluding at 9:43 p.m.			
	Reported via Cisco Webex Videoconference by: Diane DeMarsh, CER No. 1654				

ZHM Hearing April 17, 2023

1	continued by the applicant to the May 15, 2023 ZHM Hearing.
2	Item A.8, PD 22-1390. This application is being
3	continued by Staff to the May 15, 2023 Zoning Hearing Master
4	Hearing.
5	Item A.9, PD 22-1497. This application is being
6	withdrawn from the ZHM process.
7	Item A.10 PD 22-1503. This application is out of
8	order to be heard and is being continued to the May 15, 2023 ZHM
9	Hearing.
10	Item A.11, Major Mod 22-1510. This application is
11	being continued by the applicant to the May 15, 2023 ZHM
12	Hearing.
13	Item A.12, Major Mod 22-1543. This application is out
14	of order to be heard and is being continued to the
15	August 21, 2023 ZHM Hearing.
16	Item A.13, PD 22-1577. This application is out of
17	order to be heard and is being continued to the May 15, 2023 ZHM
18	Hearing.
19	Item A.14, Major Mod 22-1637. This application is out
20	of order to be heard and is continued to the May 15, 2023 ZHM
21	Hearing.
22	Item A.15, 22-1638. This application is out of order
23	to be heard and is being continued to the May 15, 2023 ZHM
24	Hearing.
25	Item A.16, Major Mod 1639. This application is being

1

1	HILLSBOROUGH COUNTY, FLORIDA					
2	BOARD OF COUNTY COMMISSIONERS					
3		X				
4	IN RE:					
5	ZONE HEARING MASTER HEARINGS					
6) X				
7		X				
8		HEARING MASTER HEARING F TESTIMONY AND PROCEEDINGS				
9	IRANSCRIPT OF	F IESIIMONY AND PROCEEDINGS				
10	BEFORE:	PAMELA JO HATLEY Land Use Hearing Master				
11	DATE:	Monday, March 20, 2023				
12	TIME:	Commencing at 6:00 p.m.				
13		Concluding at 8:08 p.m.				
14	PLACE:	Hillsborough County Board of County Commissioners				
15		601 East Kennedy Boulevard 2nd Floor Boardroom				
16		Tampa, Florida 33601				
17						
18	Repo	orted in person by:				
19	Brittany Bridges, CER No. 1607					
20	U.S. Legal Support 4200 West Cypress Street, Suite 750					
21		mpa, Florida 33607 (813)223-7321				
22						
23						
24						
25						

Γ

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

ZHM Hearing February 20, 2023

HILLSBOROUGH COUNTY, FLORIDA					
BOARD OF COUNTY COMMISSIONERS					
IN RE:)				
ZONE HEARING MASTER					
HEARINGS					
	X				
	HEARING MASTER HEARING OF TESTIMONY AND PROCEEDINGS				
BEFORE:	PAMELA JO HATLEY Land Use Hearing Master				
DATE:	Monday, February 20, 2023				
TIME:	Commencing at 6:00 p.m. Concluding at 8:11 p.m.				
LOCATION:	Hillsborough County Planning Commission Board Room-2nd Floor 601 East Kennedy Boulevard Tampa, Florida 36602				
Reported via Cisco Webex Videoconference by: Samantha Kozlowski, CER					

ZHM Hearing February 20, 2023

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

Zoning Hearing Master Hearing January 17, 2023

HILLS	SBOR	ROUGH	CC)UNTY,	FLORIDA
BOARD	OF	COUNT	Ϋ́	COMMIS	SSIONERS

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

ZONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:	SUSAN			
	Land	Use	Hearing	Master

- DATE: Tuesday, January 17, 2023
- TIME: Commencing at 6:04 p.m. Concluding at 11:35 p.m.

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

Zoning Hearing Master Hearing January 17, 2023

Γ

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

Zoning	Mast	cer	Hearing
Decen	nber	12,	2022

HILLS	SBOI	ROUGH	CC	DUNTY,	FLORIDA
BOARD	OF	COUNT	ΓY	COMMIS	SSIONERS

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

ZONING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:	PAMEI	LA JO) HATLEY	
	Land	Use	Hearing	Master

- DATE: Monday, December 12, 2022
- TIME: Commencing at 6:04 p.m. Concluding at 9:15 p.m.

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

Zoning Master Hearing December 12, 2022

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

EXHIBITS SUBMITTED DURING THE ZHM HEARING

APPLICATION # PLEASE PRINT CLEAR PRINT G:00 pm PLEASE PRINT CLEARLY. THIS INFORMATION WILL BE USED FOR MAILING APPLICATION # $Q3^{\circ}0 15$ MAILING ADDRESS $30 \text{ W}1/\text{T}7$ $Q3^{\circ}0 15$ MAILING ADDRESS $83Q3$ King PloSSom C4. VS CITY I amps Frank $12mps$ $Ray 101/C79/C193/C179/C193/C179/C179/C179/C179/C179/C193/C179/C193/C179/C179/C179/C179/C179/C179/C179/C179/C179/C193/C179/C179/C179/C179/C179/C193/C179/C193/C179/C193/C179/C193/C179/C193/C179/C193/C179/C193/C179/C193/C179/C193/C19$	SIGN-IN SHEET: RFR,	ZHM,] PHM, LUHO PAGE $\frac{1}{6}$ OF $\frac{6}{6}$
C:00 pm PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING APPLICATION # 23 - 0115 MAILING ADDRESS 301 W/L MT 7 ST CITY TAME STATE FL ZIP 30 PHONE 8(2-42) APPLICATION # 23 - 0115 MAILING ADDRESS 8323 King Blossom C4, VS CITY Tampa state FL ZIP 32 PHONE APPLICATION # 23 - 6203 MAILING ADDRESS $075 \cdot A lexander St # 104$ CITY Plans PRINT 205 (A) SW 17T 23 - 6203 MAILING ADDRESS $075 \cdot A lexander St # 104$ CITY Plans PRINT 205 (A) SW 17T 23 - 6203 MAILING ADDRESS $0775 \cdot A lexander St # 104$ CITY Plans PRINT Redered St # 104 CITY Plans PRINT Redered St # 104 CITY Plans PRINT Redered St # 104 CITY Plans PRINT Redered St # 104 APPLICATION # PLEASE PRINT Redered St State FL ZIP 32 Septione $\frac{813}{72} - 9160$ APPLICATION # PLEASE PRINT Redered State FL ZIP 33 Septione $\frac{813}{72} - 9160$ APPLICATION # 23 - 0203 MAILING ADDRESS 200 WH W State CITY A HORSE STATE FL ZIP 335 ZEPHONE $\frac{813}{72} - 9160$ APPLICATION # 23 - 6330 MAILING ADDRESS 200 WH W State CITY A HORSE STATE FL ZIP 335 ZEPHONE $\frac{813}{72} - 9160$ APPLICATION # 23 - 6330 MAILING ADDRESS 200 WH W State 23 - 0351 MAILING ADDRESS 200 WH W State MAILING ADDRESS 200 WH W State MAILING ADDRESS 200 WH W State MAILING ADDRESS 200 WH W State 32 - 0351 MAILING ADDRESS 200 WH W State MAILING ADDRES	DATE/TIME: $6/20$	T2023 HEARING MASTER: Sucan Finch
APPLICATION #PLEASE PRINT NAME CITY $\mathcal{A} \mathcal{A} \mathcal{A} \mathcal{A} \mathcal{A} \mathcal{A} \mathcal{A} \mathcal{A} $	6:00 P	m
$\begin{array}{c} 23 \ \ 0115 \\ \hline \\ APPLICATION # \\ 2 \ \ 0115 \\ \hline \\ APPLICATION # \\ 2 \ \ 0115 \\ \hline \\ APPLICATION # \\ 2 \ \ 0115 \\ \hline \\ APPLICATION # \\ 2 \ \ 0115 \\ \hline \\ APPLICATION # \\ 2 \ \ 0115 \\ \hline \\ APPLICATION # \\ 2 \ \ 0115 \\ \hline \\ APPLICATION # \\ 2 \ \ 0115 \\ \hline \\ APPLICATION # \\ \hline \\ APPLICATIO$	PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING
$\begin{array}{c c c c c c c c c c c c c c c c c c c $	APPLICATION #	NAME DILIP AGARUM
APPLICATION # 23-0115PLEASE PRINT NAMEJames James PaulSTIG Paul $23-0115$ MAILING ADDRESS NAME 8323 King Dlossom Ct Ct CTTV 	23-0115	
23-0115NAME 000705 1441 VS CITY $14mpc$ 5123 King $Bossom$ 4 VS CITY $14mpc$ 5127 51275 4 $APPLICATION #PLEASE PRINT2054N50115741275APPLICATION #PLEASE PRINT8024N501157412757-9100APPLICATION #PLEASE PRINTRadne = 500145137-9100APPLICATION #PLEASE PRINTRadne = 500145136-9100APPLICATION #PLEASE PRINTRadne = 500145136-9100APPLICATION #PLEASE PRINTRadne = 5001451352APPLICATION #PLEASE PRINTRadne = 5001451352APPLICATION #PLEASE PRINT6124912524694APPLICATION #PLEASE PRINT6124912524694APPLICATION #PLEASE PRINT6124912524694APPLICATION #PLEASE PRINT6124912524694APPLICATION #PLEASE PRINT6124912524694APPLICATION #PLEASE PRINT91265668574757APPLICATION #PLEASE PRINT912656685747577APPLICATION #PLEASE PRINT9126566857475777777777777777777777777777777$	APPLICATION #	5719
$\begin{array}{c ccccccccccccccccccccccccccccccccccc$		
APPLICATION #PLEASE PRINTSus (A)Swift $23 - 6203$ MAILING ADDRESS (075 , A [exander St # 101MAILING ADDRESS (075 , A [exander St # 101CITYIan ($14ax$, $5ax$, $2ax$	25-0115	1
$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	VS	CITY Tampa STATE FL ZIP 32/5PHONE
APPLICATION #PLEASE PRINT NAME Q 3 - 0203PLEASE PRINT Rodine Rodine Q 3 - 0203PLEASE PRINT Rodine Q 3 - 0203PLEASE PRINT Rodine Q 0State Smith Amiling address I contended I	APPLICATION #	PLEASE PRINT SUSAN SWIFT
APPLICATION #PLEASE PRINT NAME Q 3 - 0203PLEASE PRINT Rodine Rodine Q 3 - 0203PLEASE PRINT Rodine Q 3 - 0203PLEASE PRINT Rodine Q 0State Smith Amiling address I contended I	23-6203	MAILING ADDRESS 607 S. A lexander St # 101
APPLICATION # 23 - 0203 MAILING ADDRESS 10016 $0h_0$ Ave 10016 $0h_0$ Ave 10016 $0h_0$ Ave 10016 $0h_0$ Ave 10016 10016 100010016 100010016 100010016 $1000100000100000100000100000001000000000000000000000000000000000000$		
$23-0203$ MAILING ADDRESS 10016 $0h_0^{\prime}$ Ave CITY $1600 - 2005$ STATE fc ZIP $3352P$ HONE 9100 APPLICATION #PLEASE PRINT $23-6730$ PLEASE PRINTMAILING ADDRESS 200449 490 <td< th=""><th>APPLICATION #</th><th>PLEASE PRINT Rodney Smill</th></td<>	APPLICATION #	PLEASE PRINT Rodney Smill
APPLICATION # PLEASE PRINT Odd $Ulgsulg 9$ APPLICATION # Odd $Ulgsulg 9$ AILING ADDRESS Odd $Ulgsulg 9$ APPLICATION # Odd $Ulgsulg 9$ AILING ADDRESS Odd $Ulgsulg 9$ APPLICATION # Odd $Ulgsulg 9$ AILING ADDRESS Odd $Ulgsulg 9$ APPLICATION # Odd $Ulg 9$ APPLICATION	23-0203	MAILING ADDRESS 10016 Ohio Ave
APPLICATION # 23 - 6730 APPLICATION # 23 - 0351 NAME = 0.00 MAILING ADDRESS = 0.00 MAILING = 0		CITY <u>here lossis</u> STATE <u>FC</u> ZIP <u>3357</u> HONE <u>494-5048</u>
23-6730 MAILING ADDRESS 2004445 445 CITY CITY CITY CITY CITY APPLICATION # PLEASE PRINT 000000000000000000000000000000000000	APPLICATION #	111111111111111111111111111111111111111
APPLICATION # PLEASE PRINT Old OCESHIGG Q3-0351 MAILING ADDRESS D4445.5495.27-	23-6330	MAILING ADDRESS DO DA AVE 5. #45
23-0351 NAME (00 0005000 MAILING ADDRESS 00 24 44.5.545		CITY J. COSCO STATE ZIPAZA PHONE 327-
MAILING ADDRESS (CC) / C	APPLICATION #	
CITY J- COV & STATE # ZIP 7779 PHONE 804	23-0351	MAILING ADDRESS 20 24 Ar. S. E45622
		CITY J- COV & STATE # ZIP JIC PHONE 804

SIGN-IN SHEET: RFR, 2 DATE/TIME: 6/20/2	CHM, PHM, LUHO 2023 HEARING MASTER: <u>Sugan Finch</u> Opm
PLEASE PRINT CLE	ARLY , THIS INFORMATION WILL BE USED FOR MAILING
$\begin{array}{c} \text{APPLICATION #} \\ 23-0351 \end{array}$	PLEASE PRINT' NAME L'INCHE Creech MAILING ADDRESS 2212 2. College AVL CITY Riverie STATE P1 ZIP 33570 PHONE 335058888
APPLICATION # 27-0442	PLEASE PRINT John LaRocca MAILING ADDRESS 3225 S. Mac Di 11 aug #129320 CITY Tampa STATE FC ZIP 3829 PHONE 813 6950469
APPLICATION # 23-0469	PLEASE PRINT Dallas Evans NAME Dallas Evans MAILING ADDRESS 3510 Abrildele Blvd, Ste 100 CITY Jampa STATE FL ZIP 3362 PHONE 813-949-7449
$\frac{\text{APPLICATION} \#}{23 - 0469}$	PLEASE PRINT NAME Margaret Tasson MAILING ADDRESS 2810 Normalale Block Suferion CITY Tamph STATE FL ZIPB3624PHONE 813-944-744
APPLICATION # $22 - 1390$	PLEASE PRINT Kami Corbett NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 & Kennedy Bud, St. 3700</u> CITY TAM PA STATE <u>FL</u> ZIP <u>33600</u> PHONE <u>813-227</u> 8424
APPLICATION # $22 - 1390$	PLEASE PRINT Don Hampfon NAME Don Hampfon MAILING ADDRESS [6692 Corfton Pond St. CITY [Jithann & STATE FL ZIP 33598 PHONE]

HEARING MASTER: SUSAN Finch SIGN-IN SHEET: RFR, ZHM, PHM, LUHO DATE/TIME: ORM THIS INFORMATION WILL BE USED FOR MAILING LEARLY. PLEASE PLEASE PRINT **APPLICATION #** BEN BURN 77-1390 ING ADDRESS SOZ W. LAVIEL 71P 37601 CITY NAME Jaim Majer **APPLICATION #** 22-1639 MAILING ADDRESS LOI E. FENNEDY BIND. Ste 3700 CITY TOMPO STATE FL ZIP 3002 PHONE 813 506 5184 PLEASE PRINT **APPLICATION #** Matthew Norman NAME MAILING ADDRESS 101 E. Kennedy Blud. Ste 3700 22-1639 ampa STATE FL ZIP 37602 HONE CITY NAME Mary Brigham **APPLICATION #** 22-1639 MAILING ADDRESS 18050 S US 301 CITY WI MALL STATE FL ZIP3359PHONE 8/3-503-PLEASE PRINT **APPLICATION #** NAME RING TADAK 22-1639 MAILING ADDRESS 4812 BOLY Crest DR anpa state & zip365 phone 27-365-7239 CITY NAME Katherp Burges **APPLICATION #** MAILING ADDRESS 16029 GOOSE Ribbon PL 22-1659 CITY Wimauma STATE EL ZIP33598 PHONE 803-589 2689

HEARING MASTER: Susan Finch SIGN-IN SHEET: RFR, ZHM, PHM, LUHO DATE/TIME: 6:00 pm LEARLY. PLEASE PRINT THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT **APPLICATION #** John D Hooker NAME MAILING ADDRESS John DHOOKER, COM 8621 N. Willow Ave 22-1639 STATE F/ ZIPS3604 PHONE 813-503-1802 CITY PLEASE PRINT **APPLICATION #** tiers NAME 22-1639 MAILING ADDRESS 13620 Metropolis Ave., Ste. 10 CITY Fort MyerSSTATE / L ZIP 33912 PHONE (239) 204-5360 PLEASE PRINT **APPLICATION #** Vic Stre NAME 22-1639 MAILING ADDRESS V914 SANDY STOLES CITY NOR STATE FZ ZIP335 PHONE DIS310390 PLEASE PRINT **APPLICATION #** NAME Colin Rice 22-1701 MAILING ADDRESS (000 W Cass CITY Tanka STATE FL ZIP 3760 PHONE 239 9042771 NAME Patricia Macatee **APPLICATION #** 72-1701 MAILING ADDRESS 3/02 Thonotogassa Reb CITYPIENT CitySTATE H ZIP3356PHONE 727-5 NAME TSubelle albert **APPLICATION #** 23-0041 MAILING ADDRESS 1000 12 Oghley Dr CITY TAMPE STATE 12 ZIP 33602 HONE

PAGE 5 OF 6 SIGN-IN SHEET: RFR, ZHM, PHM, LUHO hearing master: Sugar DATE/TIME: :00 pm PLEASE **PRINT CLEARLY**. THIS INFORMATION WILL BE USED FOR MAILING NAME Kumi Corhett **APPLICATION #** 23-0041 MAILING ADDRESS 10/9 Kennel 1 B VO CITYTAMPA STATE TC ZIBLE PHONE 3-227842 PLEASE PRINT **APPLICATION #** 1 B/P NRM 27-0041 WINE MAILING ADDRESS 5023 ZIP _PHONE 100 STATE NAME STEVE **APPLICATION #** LUCE 27-0041 MAILING ADDRESS 111 S. ARMEN M CITY TAMPA STATEFL ZIP 33604 PHONE 813-767-5763 NAME JUHN RECAN **APPLICATION #** MAILING ADDRESS 5051 SANSY BROOK GREE CITY WIMAN MA STATE FL ZIP 33598 PHONE 813-938-4058 PLEASE PRINT **APPLICATION #** anota NAME 2 S-(X)41 aptionts MAILING ADDRESS 16692 AMERING STATE H ZIP 337 PHONE O CITY PLEASE PRINT **APPLICATION #** 3-6041 ADDRESS 5229 SR 674 754-2 imaumastate FL zip 3359 Phone 47 MAILING ADDRESS CITY W

SIGN-IN SHEET: RFR, 1 DATE/TIME: $4/20/$ 6:00	ZHM, PHM, LUHO 2023 HEARING MASTER: Susan Finch	6
PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING	
APPLICATION # 23-6041	PLEASE PRINT NAME MILE UNMARCA MAILING ADDRESS 10759 STONDING-STONE DO CITY WIMAMA STATE FL ZIP 33598 PHONE 813 38048	2
APPLICATION #	PLEASE PRINT NAME	-
APPLICATION #	PLEASE PRINT NAME	-
APPLICATION #	PLEASE PRINT NAME	-
APPLICATION #	PLEASE PRINT NAME MAILING ADDRESS CITYSTATEZIPPHONE	
APPLICATION #	PLEASE PRINT NAME MAILING ADDRESS CITYSTATEZIPPHONE	

HEARING TYPE:

ZHM, PHM, VRH, LUHO DATE: 06/20/2023

HEARING MASTER: Susan Finch

PAGE: 1 of 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 22-0203	Susan Swift	1. Applicant Presentation Packet	No
RZ 23-0330	Todd Pressman	1. Applicant Presentation Packet	No
RZ 23-0351	Todd Pressman	1. Applicant Presentation Packet	No
RZ 23-0469	Dallas Evans	1. Applicant Presentation Packet	No
RZ 22-1390	Kami Corbett	1. Applicant Presentation Packet	No
RZ 22-1390	Steve Henry	2. Applicant Presentation Packet	No
MM 22-1639	Michelle Heinrich	1. Revised Staff Report	Yes (copy)
MM 22-1639	Jaime Maier	2. Applicant Presentation Packet	No
MM 22-1639	John D. Hooker	3. Opponent Presentation Packet	No
RZ 22-1701	Colin Rice	1. Applicant Presentation Packet	No
RZ 23-0041	Michelle Heinrich	1. Revised Staff Report	Yes (copy)
RZ 23-0041	Isabelle Albert	2. Applicant Presentation Packet	No
RZ 23-0041	John Regan	3. Proponent Presentation Packet	No
RZ 23-0041	Gil Martinez	4. Proponent Presentation Packet	No

JUNE 20, 2023 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Tuesday, June 20, 2023, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

Susan Finch, ZHM, after a delay, called the meeting to order at 6:31 p.m., led in the pledge of allegiance to the flag, and introduced Development Services.

A. WITHDRAWALS AND CONTINUANCES

Michelle Heinrich, Development Services, introduced staff, and reviewed changes/withdrawals/continuances.

Susan Finch, ZHM, overview of ZHM process.

Mary Dorman, Senior Assistant County Attorney, overview of oral argument/ZHM process.

Susan Finch, ZHM, Oath.

B. REMANDS

B.1. RZ 22-0648

Susan Finch, ZHM, announced the item was continued to the July 24, 2023, ZHM.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 22-1681

Susan Finch, ZHM, announced the item was continued to the July 24, 2023, ZHM.

C.2. RZ 23-0115

Michelle Heinrich, Development Services, called RZ 23-0115.

Testimony provided.

Susan Finch, ZHM, closed RZ 23-0115.

1

C.3. RZ 23-0203

Michelle Heinrich, Development Services, called RZ 23-0203.

Testimony provided.

Susan Finch, ZHM, closed RZ 23-0203.

C.4. RZ 23-0330

Michelle Heinrich, Development Services, called RZ 23-0330.

Testimony provided.

Susan Finch, ZHM, closed RZ 23-0330.

C.5. RZ 23-0351

Michelle Heinrich, Development Services, called RZ 23-0351.

Testimony provided.

월 Susan Finch, ZHM, closed RZ 23-0351.

C.6. RZ 23-0442

Michelle Heinrich, Development Services, called RZ 23-0442.

Testimony provided.

Susan Finch, ZHM, closed RZ 23-0442.

C.7. RZ 23-0469

Michelle Heinrich, Development Services, called RZ 23-0469.

Testimony provided.

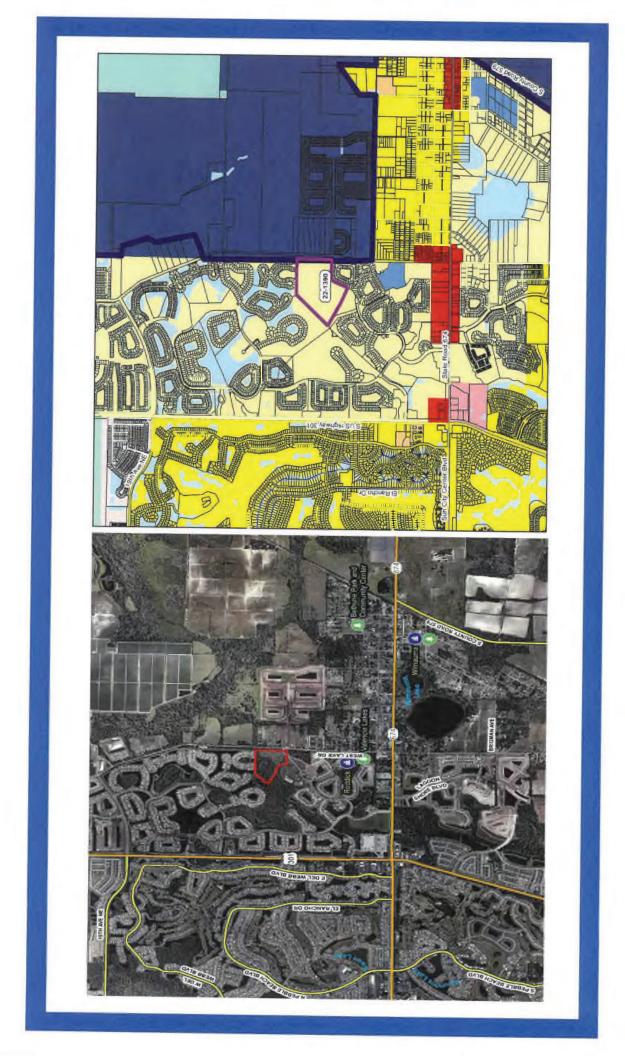
Susan Finch, ZHM, closed RZ 23-0469.

TUESDAY, JUNE 20, 2023

D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM): D.1. RZ 22-1390 Michelle Heinrich, Development Services, called RZ 22-1390. Testimony provided. Susan Finch, ZHM, closed RZ 22-1390. D.2. MM 22-1639 Michelle Heinrich, Development Services, called MM 22-1639. Testimony provided. Susan Finch, ZHM, closed MM 22-1639. D.3. RZ 22-1701 Michelle Heinrich, Development Services, called RZ 22-1701. Testimony provided. Susan Finch, ZHM, closed RZ 22-1701. D.4. RZ 23-0041 Michelle Heinrich, Development Services, called RZ 23-0041. Testimony provided. Susan Finch, ZHM, closed RZ 23-0041. ADJOURNMENT Susan Finch, ZHM, adjourned meeting at 10:28 pm.

3

DEVELOPMENT GROUP Applicant: GTIS Metro DG LLC RZ PD 22-1390 Application No. **RZ 22-1390** Name: Kami Corbett SERENC Entered at Public Hearing: Exhibit # Date: **7**



Proposed Site Plan

100 Single Family Detached Units

Minimum Lot Size: 4,000 sf Minimum Lot Width: 40 feet Maximum Height: 35 feet/2 stories

OR

100 Single Family Attached Units

Minimum Lot Size: 1,900 sf Minimum Lot Width: 20 feet Maximum Height: 35 feet/2 stories

No PD variations



Companion Applications –

- Minor Modification 23-0210 Remove the Property from the existing PD
- DRI DO #23-0195 Remove the Property from DRI Development Order

Key Staff Findings

- Planning Commission finds proposal CONSISTENT with Future of Hillsborough Comprehensive Plan and COMPATIBLE with Surrounding Development Pattern
- Objective 1 Direct 80% Growth to Urban Service Area
- Policy 1.2 Minimum Density
- Objective 12-1 and Policy 12-1.4 Compatible with Established Character of Surrounding Area
 - Goal 2 Sun City Community Plan Maintain Existing Densities
- DSD Staff recommends <u>APPROVAL</u>, with conditions
- Site Plan Demonstrates Compatibility with Surrounding Area

DRI Amendment

- DRI DO #23-0195 Remove Land from DRI Development Order
- No entitlements are being used from the DRI
- No change to Phase 2 & Phase 3 entitlements
- No change to the equivalency matrix
- Not seeking vested status from any County regulations
- necessary to obtain development rights for additional 100 units DRI regulatory scheme is antiquated, obsolete and not



MULTIMODAL LEVEL OF SERVICE REPORT





STATE (FDOT) ROADS

	/		de companya de la companya de	Summer of the second se												
On Street	From Street	To Street	Lanes/ Lane Type	Segment Length (Mi.)	Speed	LOS Std	Local Func Class	AADT	PkHrDir Vol	MSV	PkHrDir MSV	v/c	VLOS	BLOS	PLOS	TLOS
SR 60 / BRANDON BLVD	PARSONS AVE	LITHIA PINECREST	6/D	0.27	45	٥	A	62000	3125	59900	3020	1.04	4	ш	٥	ш
SR 60 / BRANDON BLVD	LITHIA PINECREST	KINGSWAY RD	6/D	0.24	45	٥	A	53000	2671	00665	3020	0.89	٥	٥	٥	u.
SR 60 / BRANDON BLVD	KINGSWAY RD	RIDGEWOOD AVE	8/D	0.12	45	D	A	53000	2671	80100	4040	0.66	U	υ	υ	ш
SR 60 / BRANDON BLVD	RIDGEWOOD AVE	MOUNT CARMEL RD	8/D	0.89	45	۵	A	53000	2671	80100	4040	0.66	U	U	υ	ц.,
SR 60 / BRANDON BLVD	MOUNT CARMEL RD	VALRICO RD	8/D	0.51	45	D	A	53000	2671	80100	4040	0.66	υ	U	υ	ш
SR 60 / BRANDON BLVD	VALRICO RD	MILLER RD	4/D	0.50	55	۵	A	49742	2507	39800	2000	1.25	υ	υ	٥	ш
SR 60 / BRANDON BLVD	MILLER RD	ST CLOUD AVE	4/D	0.50	55	D	A	49742	2507	39800	2000	1.25	υ	υ	٥	ω
SR 60 / BRANDON BLVD	ST CLOUD AVE	MULRENNAN RD	4/D	0.52	55	٥	A	49742	2507	39800	2000	1.25	U	υ	۵	ш
SR 60 / BRANDON BLVD	MULRENNAN RD	DOVER RD	4/D	0.52	55	٥	A	49742	2507	39800	2000	1.25	υ	υ	٥	ш
SR 60 / BRANDON BLVD	DOVER RD	TURKEY CREEK RD	4/D	3.00	60	Q	A	30000	1512	39800	2000	0.75	υ	J	1	ч.
SR 60 / BRANDON BLVD	TURKEY CREEK RD	MUD LAKE RD	4/D	1.39	60	a	A	21500	1084	39800	2000	0.54	υ	υ	۵	Ŀ
SR 60 / BRANDON BLVD	MUD LAKE RD	CR 39	4/D	1.62	60	D	A	21500	1084	39800	2000	0.54	υ	υ	٥	u.
SR 60 / BRANDON BLVD	CR 39	SMITH-RYALS RD	4/D	2.02	65	D	A	20300	1005	65600	3240	0.31	8	U	٥	ш
SR 60 / BRANDON BLVD	SMITH-RVALS RD	COUNTY LINE RD	4/D	2.25	65	U	A	20300	1005	49600	2450	0.41	8	c	E	F
SR 60 / MEMORIAL HWY	KENNEDY BLVD	I-275	6/D	0.17	50	D	PA	36500	1840	59900	3020	0.61	С	۵	D	н
SR 60 / MEMORIAL HWY	1-275	BOY SCOUT BLVD	6/F	1.19	55	D	ΡA	128000	5951	116600	5500	1.10	F			٥
SR 60 / MEMORIAL HWY	BOY SCOUT BLVD	COURTNEY CAMPBELL CSWY	6/F	0.81	50	D	PA	128000	5951	116600	5500	1.10	ш	ł.	Ē.	٥
SR 674	US HWY 41	2ND ST SE	4/D	0.13	45	D	A	19900	1003	00665	3020	0.33	C	υ	υ	ω
SR 674	2ND ST SE	15TH ST SE	4/D	1.07	50	D	A	19900	1003	39800	2000	0.50	U	υ	υ	-
SR 674	15TH ST SE	21ST ST SE	4 / D	0.50	50	0	A	29000	1462	39800	2000	0.73	J	U	J	**
SR 674	21ST ST SE	30TH ST SE	4 / D	0.76	50	D	A	29000	1462	39800	2000	0.73	U	υ	υ	4
SR 674	30TH ST SE	1-75	4 / D	0.59	50	D	A	29000	1462	39800	2000	0.73	υ	υ	ш	ш
SR 674	1-75	CYPRESS LAKES	a/v	0.46	45	D	A	40000	2016	39800	2000	1.01	۵	۵	ш	ш
SR 674	CYPRESS LAKES	CORTARO DR	4 / D	0.36	45	D	A	40000	2016	39800	2000	1.01	۵	۵	ш	ш
SR 674	CORTARO DR	VALLEY FORGE BLVD	4 / D	0.79	45	D	A	40000	2016	39800	2000	1.01	۵	٥	ш	ш
SR 674	VALLEY FORGE BLVD	SUN CITY CENTER PLAZA	4/D	0.27	45	٥	A	33000	1663	39800	2000	0.83	U	۵	8	-
SR 674	SUN CITY CENTER PLAZA	N PEBBLE BEACH	4/D	0.13	45	D	A	33000	1663	39800	2000	0.83	С	۵	В	6
SR 674	IN PEBBLE BEACH	US HWY 301	4/D	1.02	45	D	A	33000	1663	39800	2000	0.83	J	٥	8	ш
SR 674	US HWY 301	CR 579	1/n	2.40	45	۵	ΡA	12700	629	24200	1190	0.53	υ	D	c	ш
SR 674	CR 579	BALM WIMAUMA RD	2/U	1.38	55	C	PA	7491	391	8400	430	0.89	8	۷	۵	4
SR 674	BALM WIMAUMA RD	CARLTON LAKE RD	2/U	1.88	60	С	PA	7491	391	8400	430	0.89	в	A	0	11
SR 674	CARLTON LAKE RD	CR 39	2/U	6.05	60	C	PA	7491	391	8400	430	0.89	8	A	۵	*
SR 674	CR 39	POLK COUNTY	2 / U	5.62	60	U	ΡA	2200	115	8400	430	0.26	8	A	٥	ш
SUNCOAST PKWY	VETERANS EXPWY	LUTZ LAKE FERN	4/F	2.56	60	D	PA	44900	2088	00677	3660	0.58	8			4
SUNCOAST PKWY	LUTZ LAKE FERN	PASCO COUNTY	4/8	1.17	70	٥	PA	44300	2060	00677	3660	0.57	в		4	ш
TAMPA ST	JACKSON ST	KENNEDY BLVD	3/0	0.06	30	٥	A	13000	1170	30000	1814	0.43	υ	۵	8	æ

Page 22 of 96

STATE (FDOT) ROADS

On Street			· · · · · · · · · · · · · · · · · · ·				And		and the second se	address - and and a started			and the second s		and the second second	-
	From Street	To Street	Lanes/ Lane Type	Segment Length (Mi.)	Speed	LOS Std	Local Func Class	AADT	PkHrDir Vol	MSV	PkHrDir MSV	v/c	VLOS	BLOS P	PLOS 1	TLOS
	KENNEDY BLVD	MADISON ST	3/0	0.06	30	٥	A	13000	1170	30000	1814	0.43	0	D	8	A
	MADISON ST	TWIGGS ST	3/0	0.06	30	٥	A	13000	1170	30000	1814	0.43	υ	ш	8	A
	TWIGGS ST	ZACK ST	3/0	0.05	30	٥	A	13000	1170	30000	1814	0.43	٥	0	8	A
TAMPA ST	ZACK ST	POLK ST	3/0	0.06	30	Q	A	13000	1170	30000	1814	0.43	U	0	60	A
TAMPA ST	POLK ST	CASS ST	3/0	0.05	30	۵	A	13000	1170	30000	1814	0.43	υ	٥	8	A
TAMPA ST	CASS ST	TYLER ST	3/0	0.06	30	٥	A	13000	1170	30000	1814	0.43	υ	ш	8	4
TAMPA ST	TYLER ST	HARRISON ST	3/0	0.05	30	۵	A	13000	1170	30000	1814	0.43	0	U	υ	υ
TAMPA ST	HARRISON ST	LAUREL ST	3/0	0.20	30	٥	A	5200	468	30000	1814	0.17	υ	G	A	U
TAMPA ST	LAUREL ST	SCOTT ST	3/0	0.06	30	۵	A	5200	468	30000	1814	0.17	υ			υ
TAMPA ST	SCOTT ST	KAY ST	3/0	0.05	30	۵	A	5200	468	30000	1814	0.17	υ	æ	8	A
TAMPA ST	KAY ST	PALM AVE	3/0	0.36	35	۵	A	10500	945	30000	1814	0.35	υ	υ	υ	A
TAMPA ST	PALM AVE	COLUMBUS DR	3/0	0.32	40	a	A	10500	945	35940	2174	0.29	υ		J	۲
TAMPA ST	COLUMBUS DR	FLORIBRASKA AVE	4/0	0.28	40	٥	A	7200	648	48060	2909	0.15	υ	8	υ	A
TAMPA ST	FLORIBRASKA AVE	LAKE AVE	3/0	0.49	40	Q	A	5500	495	35940	2174	0.15	c	в	C	υ
TAMPA ST	LAKE AVE	M L KING BLVD	3/0	0.24	40	D	A	5500	495	35940	2174	0.15	υ	8	U	8
THONOTOSASSA RD	i-4	WOODROW WILSON	4/D	0.59	45	۵	С	19500	983	39800	2000	0.49	υ	υ	c	ų.
THONOTOSASSA RD	WOODROW WILSON	US 92 / LEMON ST	4 / D	0.32	45	0	U	19500	983	39800	2000	0.49	υ	υ	c	M.
US 92 / REYNOLDS ST	US 92 / THONOTOSASSA RD	WHEELER ST	2/0	0.63	35	۵	ΡĄ	7000	630	19440	1174	0.36	U	٥	υ	F
US 92 / REYNOLDS ST	WHEELER ST	EVERS ST	2/0	0.05	30	D	ΡA	6500	585	19440	1174	0.33	U	٥	В	#
US 92 / REYNOLDS ST	EVERS ST	SR 39	2/0	0.05	30	٥	, PA	6500	585	19440	1174	0.33	С	E	8	4
US 92 / REYNOLDS ST	SR 39	BAKER ST	2/0	0.64	30	D	PA	7300	657	19440	1174	0.38	U	Q	υ	щ
US 92 / THONOTOSASSA RD	BAKER ST	ALEXANDER ST	2/0	0.29	35	۵	υ	9100	819	23880	1440	0.38	U	۵	٥	14-
US 92 / THONOTOSASSA RD	ALEXANDER ST	REYNOLDS ST	2/0	0.18	35	Q	C	4800	432	19440	1174	0.25	J	D	U	÷
US HWY 301	MANATEE COUNTY	LIGHTFOOT RD	2/U	1.11	60	۵	ΡA	6100	302	24200	1190	0.25	8	υ	D	÷4
US HWY 301	LIGHTFOOT RD	SR 674	2/U	4.59	60	D	ΡA	6100	302	24200	1190	0.25	В	υ	D	4
US HWY 301	SR 674	19TH AVE	2/U	1.95	55	۵	ΡA	15500	767	17700	880	0.88	J	ш	Ψ	ιų.
US HWY 301	19TH AVE	BALM RD	2/U	2.01	55	٥	PA	15500	767	17700	880	0.88	U	ш	ш	
US HWY 301	BALM RD	BIG BEND RD	6/D	1.46	55	۵	PA	15500	781	29900	3020	0.26	c	A	υ	u.
US HWY 301	BIG BEND RD	RHODINE RD	6/D	2.11	55	Q	PA	50500	2545	00665	3020	0.84	υ	A	υ	U.
US HWY 301	RHODINE RD	SYMMES RD	6/D	0.95	55	٥	ΡA	50500	2545	00665	3020	0.84	c	A	C	i.
US HWY 301	SYMMES RD	GIBSONTON DR	6/D	1.52	45	۵	ΡA	54500	2747	29900	3020	0.91	υ	۷	υ	w
US HWY 301	GIBSONTON DR	BALM RIVERVIEW	6/D	09.0	45	۵	PA	45000	2268	29900	3020	0.75	υ	U	c	U.
US HWY 301	BALM RIVERVIEW	RIVERVIEW DR	6 / D	0.41	45	۵	ΡA	58500	2948	59900	3020	0.98	- F	υ	٥	
US HWY 301	RIVERVIEW DR	PROVIDENCE CONN	6/D	0.66	45	۵	ΡA	51531	2597	29900	3020	0.86	υ	J	U	£
US HWY 301	PROVIDENCE CONN	GORNTO LAKE RD	6/D	0.49	50	٥	ΡA	51531	2597	00665	3020	0.86	υ	υ	υ	a.
US HWY 301	GORNTO LAKE RD	PROGRESS BLVD	6/D	0.65	50	۵	ΡA	51531	2597	00665	3020	0.86	U		U	٥

Page 23 of 96

PARTY OF RECORD

From:	Heinrich, Michelle
То:	rcohn53@msn.com
Cc:	Grady, Brian; Rome, Ashley; Clark, Cameron
Subject:	FW: RZ PD 22-1390 DRI DO 23-0195
Date:	Friday, May 12, 2023 5:13:32 PM
Attachments:	Falkner DG Farms letter 5 12 23.pdf
	image001.png
	image003.png

Mr. Cohn,

Your email has been received by staff in the Development Services Department. For your letter to be part of the record, it needs to be submitted at least two business days prior to the hearing or at the Zoning Hearing Master hearing (by yourself or by proxy). Given that it was received on May 12th, it will not be entered into the file as a Party of Record. Therefore, you will need to enter it into the record in person or by proxy at Monday (5/15) evening's hearing.

Thank you, Michelle Heinrich, AICP Executive Planner Development Services Department

P: (813) 276-2167 E: <u>heinrichm@HCFLGov.net</u> W: <u>HCFLGov.net</u>

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: ROY Cohn <rcohn53@msn.com>
Sent: Friday, May 12, 2023 1:41 PM
To: 'richard.arkin@glhomes.com' <richard.arkin@glhomes.com>; kami.corbett@hwhlaw.com;
medranom@hcfl.net; medranom@hcfl.net; gradyb@hcfl.net; Heinrich, Michelle
<HeinrichM@HillsboroughCounty.ORG>; Gormly, Adam <Gormlya@HillsboroughCounty.ORG>; Beck,
Christine <BECKC@HillsboroughCounty.ORG>
Subject: RZ PD 22-1390 DRI DO 23-0195

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

All, Hello. Please confirm receipt of the attached correspondence on behalf of John Falkner. Thank

you. Roy Roy W. Cohn Attorney for John Falkner 813-244-3930

Sent from Mail for Windows

Roy W. Cohn Attorney at Law Email:<u>rcohn53@msn.com</u> Telephone: 813-244-3930

May 12, 2023

Christine Beck, County Attorney 601 E. Kennedy Blvd. Tampa, Florida 33602

Re: DG Farms DRI #194; Rezoning 22-1390; DRI DO 23-0195

Dear Ms. Beck,

I represent John Falkner, Owner and Developer of DG Farms DRI #194 (DG Farms). We learned this week that GTIS Metro DG, LLC (Metro) has applied to remove 32.78 acres from DG Farms pursuant to DRI DO #23-0195, and to re-zone the acreage pursuant to Zoning Application 22-1390. With regard to the re-zoning issue, Falkner will review the rezoning application and he preserves all objections. However, with regard to the DG Farms Development of Regional Impact itself, Metro is not the Owner or Developer of DG Farms; and Metro has no right to seek to remove the acreage from DG Farms.

The acreage in question is located entirely within the boundary of DG Farms and is a part of the property described as the "DG South" property in the Notice of Obligations dated May 28, 2010 recorded at O.R. Book 19901, Page 1914 (copy attached). All of Metro's development rights in DG Farms are derived from Hillsborough County Associates III, LLLP (referred to herein as "GL Homes"). GL Homes acquired its rights in DG Farms from Falkner and are subject to the Notice of Obligations dated May 3, 2004, recorded at O.R. Book 13790, Page 0031 (copy attached).

Only Falkner, as the Developer, has the right to apply to remove acreage from DG Farms. Metro's request to remove the acreage from DG Farms should not be considered by the County unless and until Falkner and Metro reach an agreement that would enable them to move forward jointly.

It is our understanding that this matter is scheduled for a zoning hearing on May 15, 2023, and for a BOCC Land Use Meeting on July 18, 2023. Falkner requests that this correspondence be included in the record for both hearings. We give this notice to prevent any governmental action that would be unauthorized under applicable law or void/voidable regarding the Development Order for DG Farms.

Thank you.

Sincerely, Is Roy W. Cohn

Roy W. Cohn

May 12, 2023 Christine Beck, County Attorney Page Two (Service List)

Cc: Christine Beck, County Attorney via email: <u>beckc@hcflgov.net</u> Adam Gormly, Director Development Services via email: <u>gormlya@hcflgov.net</u> Michelle Heinrich, AICP via email: <u>heinrichm@hcflgov.net</u>
J. Brian Grady, Director Community Development Division via email: <u>gradyb@hcfl.net</u> Marciela Medrano, Development Services via email: <u>medranom@hcfl.net</u> Kami Corbet, Attorney for GTIS Metro DG, LLC via email: <u>kami.corbett@hwhlaw.com</u> GL Homes, Attn: Richard Arkin, Attorney via email: <u>richard.arkin@glhomes.com</u>