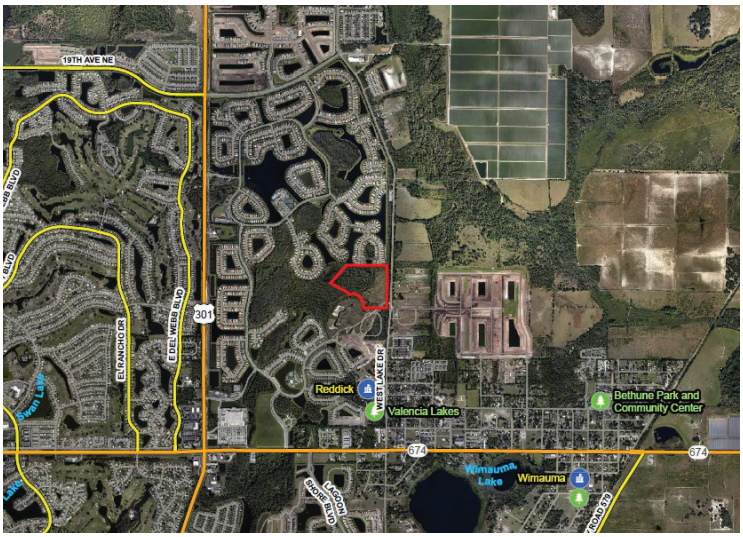
Rezoning Application:	PD 22-1390
Zoning Hearing Master Date:	June 20, 2023
BOCC Land Use Meeting Date:	August 8, 2023

Hillsborough County Florida

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	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

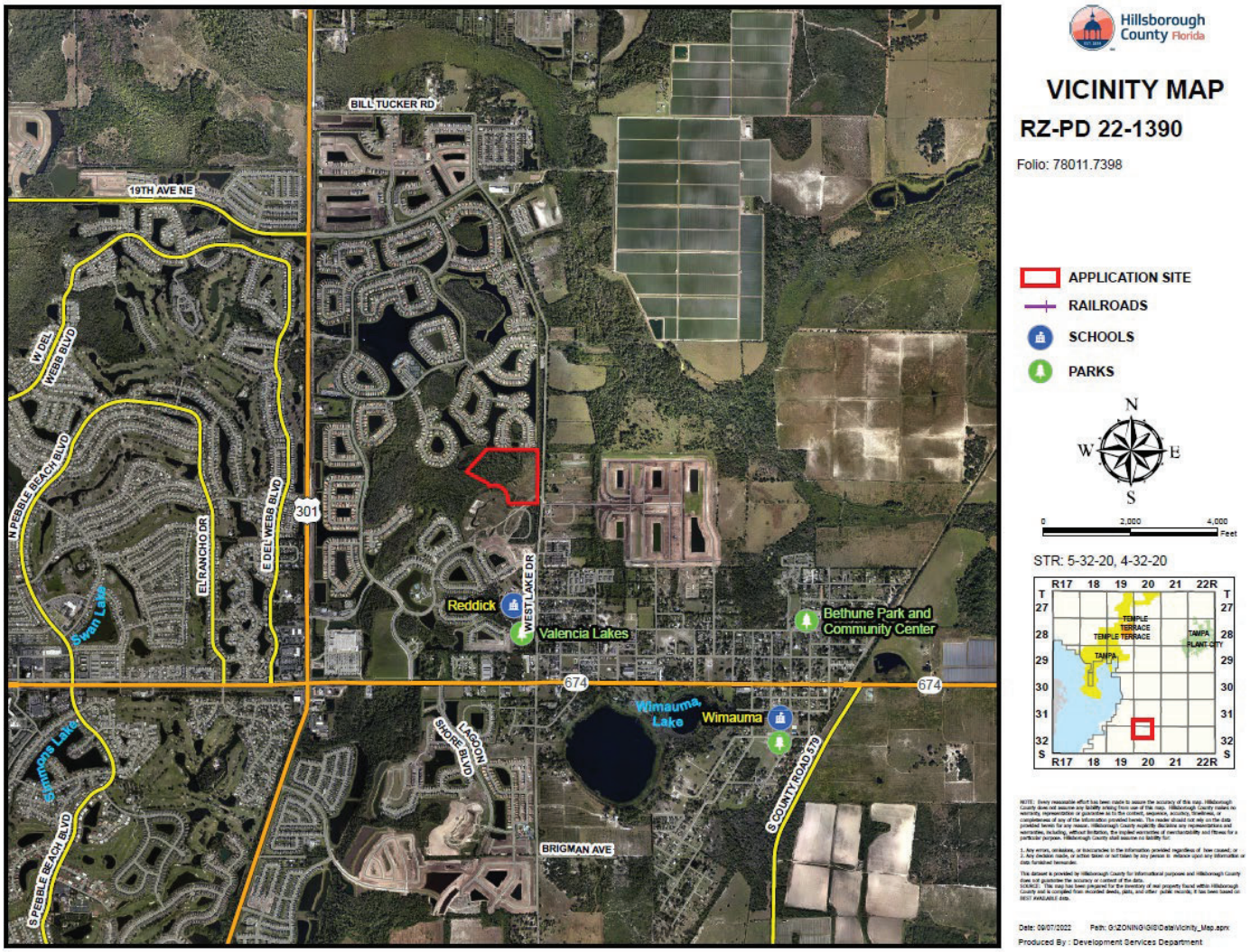
Development Standards:	Existing	Proposed
District(s)	PD 89-0097	PD 22-1390
Lot Size / Lot Width	SFD: 4,000 sf / 40’ SFA: 3,500 sf / 33’	SFD: 4,000 sf / 40’ SFA: 1,900 sf / 20’
Setbacks/Buffering and Screening	SFD and SFA: 20’ Front Yard, 15’ Rear Yard, 5’ Side Yards	SFD: 20’ Front Yard, 15’ Rear Yard, 5’ Side Yard SFA: 20’ Front Yard, 15’ Rear Yard, 7.5’ Side Yard
Height	35’	35’

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

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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

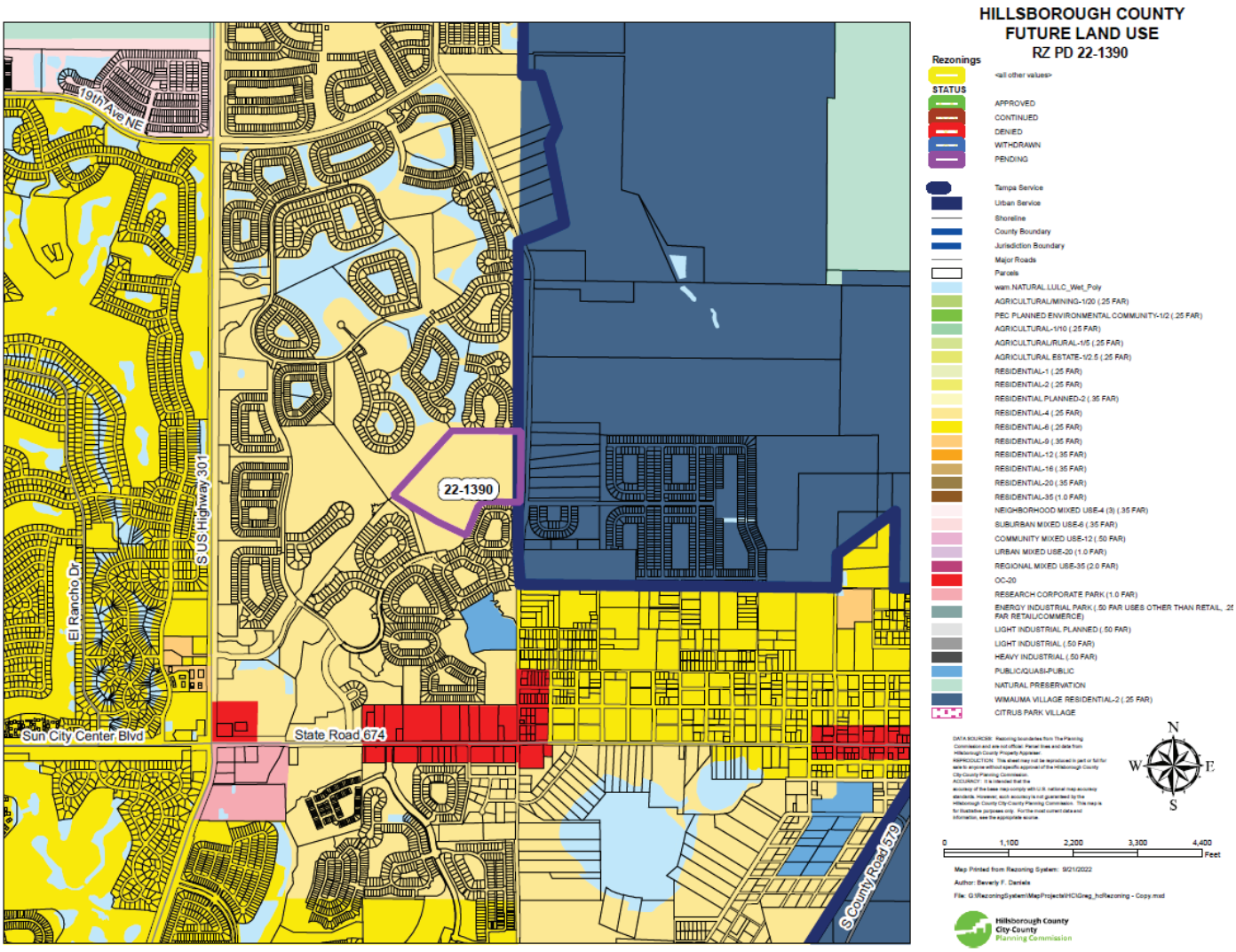


Context of Surrounding Area:

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

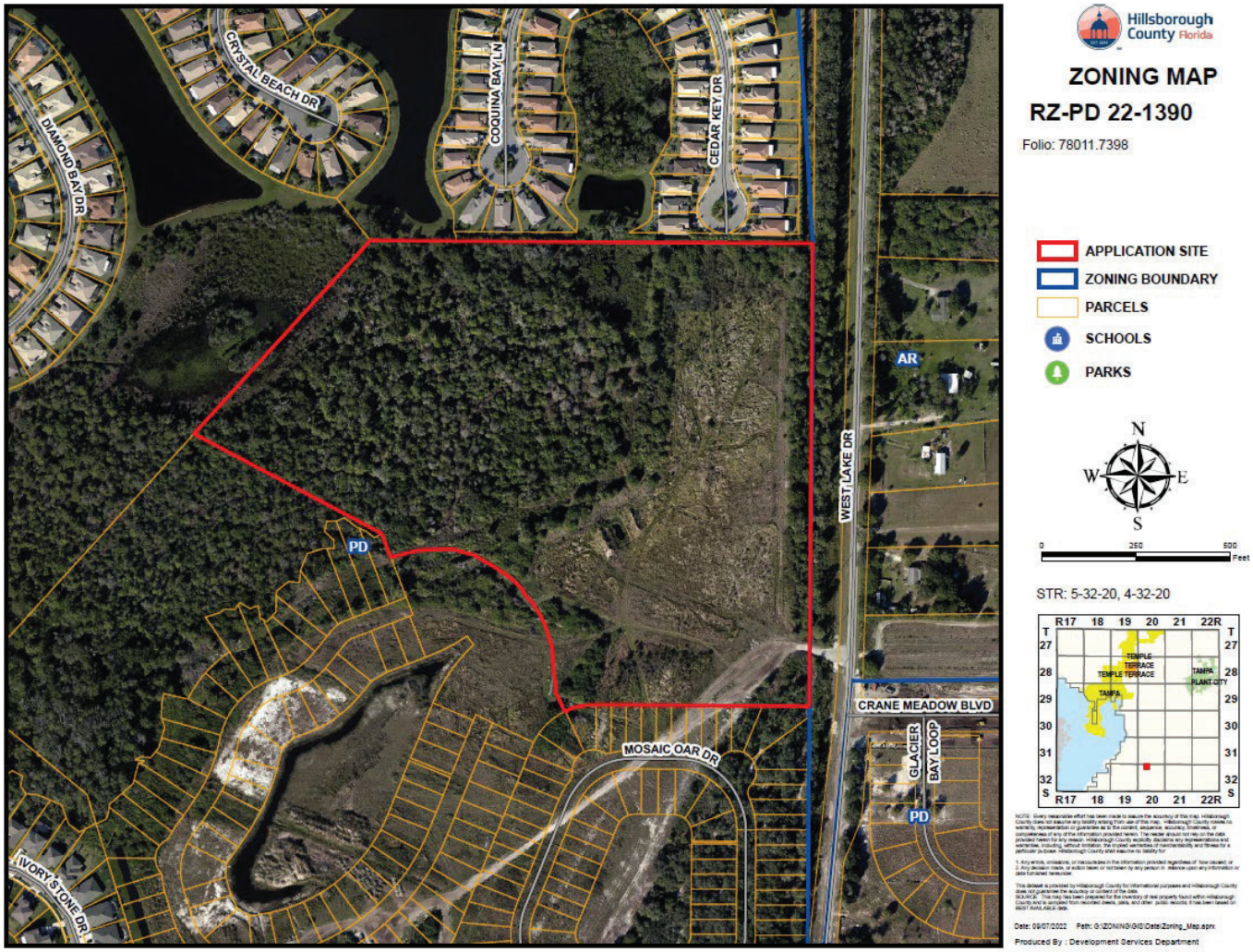
2.2 Future Land Use Map



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

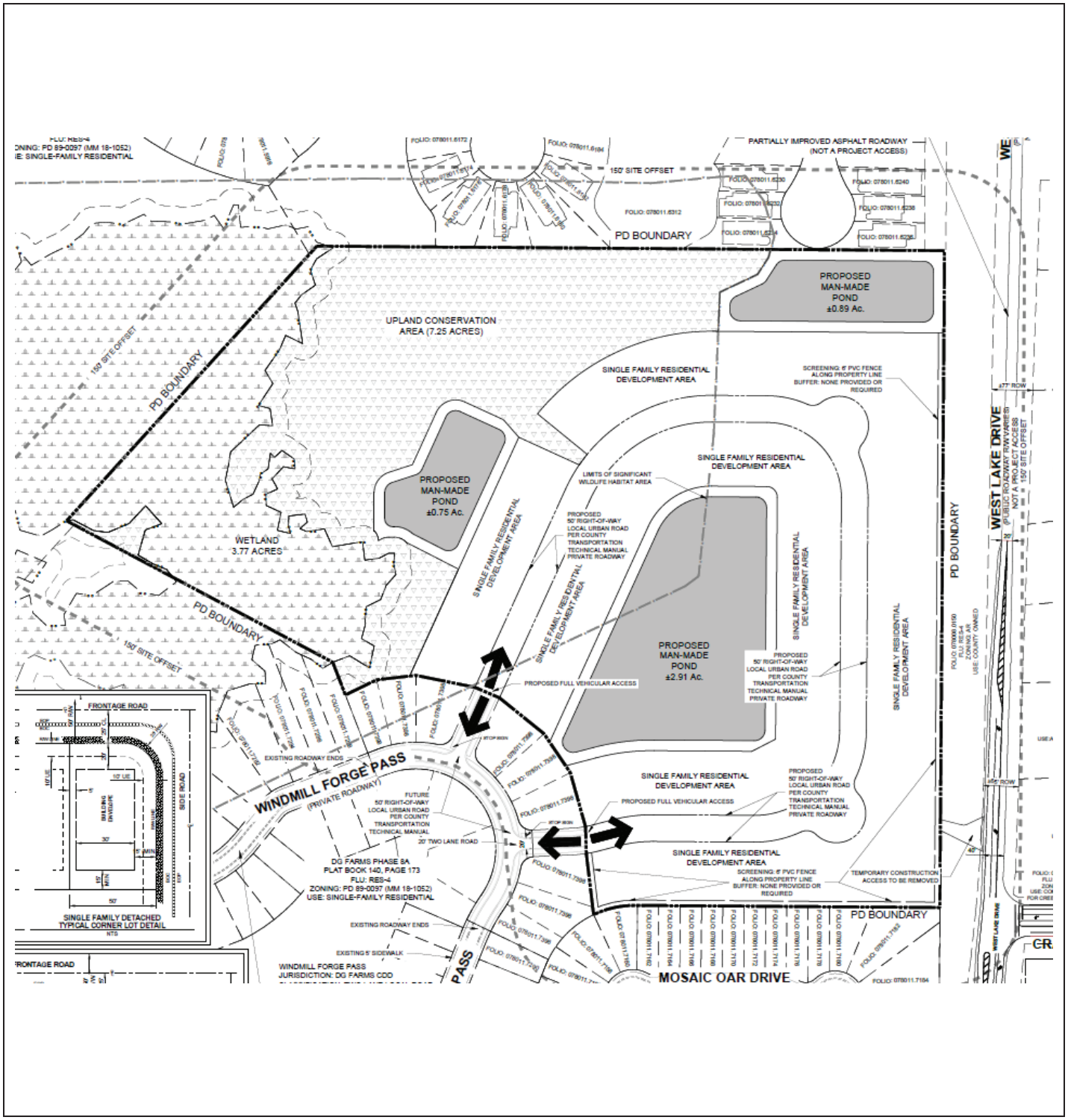
2.3 Immediate Area Map



Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 89-0097	4 units per acre	Single-Family Detached/Attached	Single-Family Detached
South	PD 89-0097	4 units per acre	Single-Family Detached/Attached	Single-Family Detached
East	AR	1 unit per 5 acres	Single-Family Residential and Agriculture	Single-Family and Agriculture
West	PD 89-0097	4 units per acre	Single-Family Detached/Attached	Single-Family Detached

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	X	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

INFORMATION/REVIEWING AGENCY				
Environmental:	**Comments Received**	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Natural Resources	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Check if Applicable: ☒ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area	☐ Potable Water Wellfield Protection Area ☒ Significant Wildlife Habitat ☐ Coastal High Hazard Area ☐ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☐ Other _____			
Public Facilities:	**Comments Received**	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Transportation ☐ Design Exc./Adm. Variance Requested ☒ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Service Area/ Water & Wastewater ☒Urban ☐ City of Tampa ☐Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Hillsborough County School Board Adequate ☐ K-5 ☐6-8 ☐9-12 ☐N/A Inadequate ☒ K-5 ☒6-8 ☒9-12 ☐N/A	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Impact/Mobility Fees 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				
Comprehensive Plan:	**Comments Received**	**Findings**	**Conditions Requested**	**Additional Information/Comments**
Planning Commission ☐ Meets Locational Criteria ☒N/A ☐ Locational Criteria Waiver Requested ☒ Minimum Density Met ☐ N/A	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	

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 should 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 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.

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.

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:	IntegriSign Desktop J. Brian Grady Mon 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

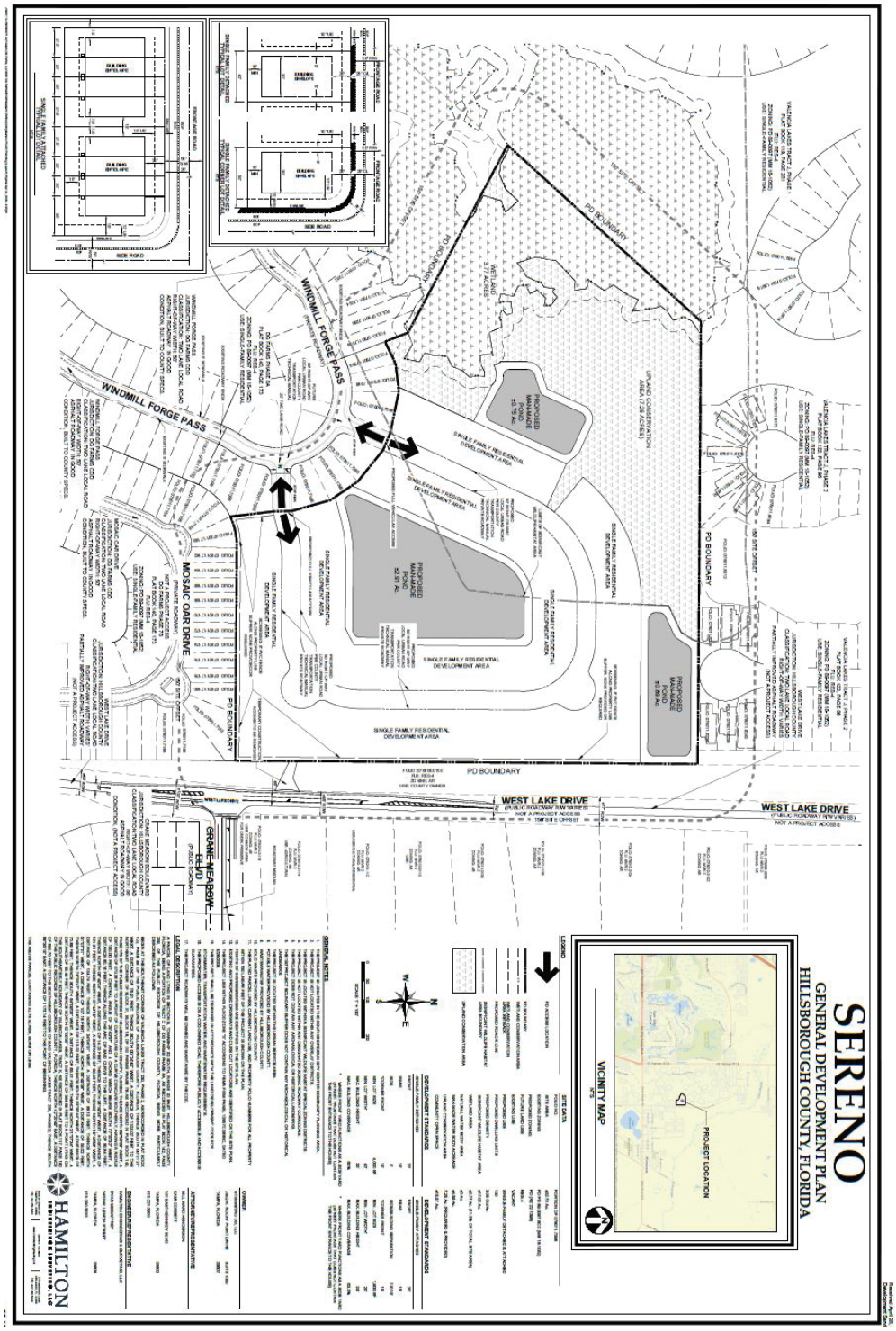
This PD rezoning application is a companion application to PRS 23-0210. PRS 23-0210 recognizes the removal of the subject acreage out of PD 89-0097. Staff's analysis of the request finds removal of the acreage from PD 89-0097 will not impact PD 89-0097's ability to develop the project under its current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

8.0 PROPOSED SITE PLAN (FULL)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Alex Steady, Senior Planner
PLANNING AREA/SECTOR: 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 +/- 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 Two-Way Volume	Total Peak Hour Trips	
		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 Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 100 Single Family Dwelling Units (ITE code 210)	1,009	74	99

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
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.

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

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

Source: Hillsborough County 2020 Level of Service Report.

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

Adjoining Roadways (check if applicable)			
Road Name	**Classification**	**Current Conditions**	**Select Future Improvements**
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	X	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

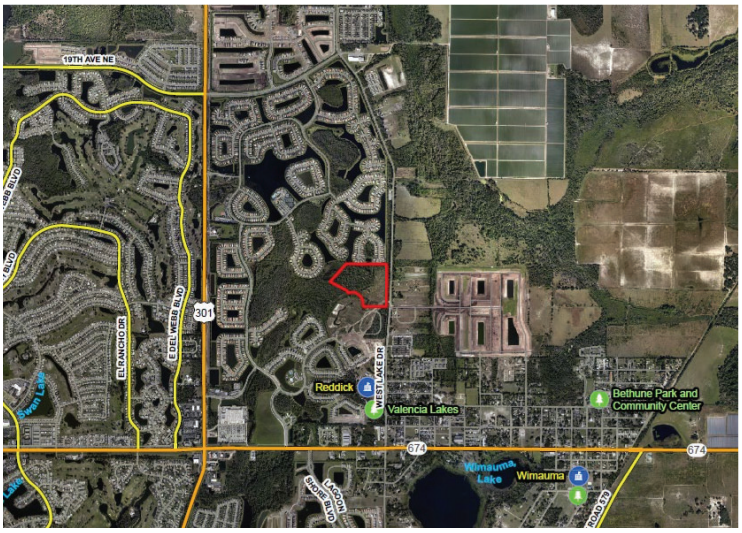
APPLICATION NUMBER:	RZ PD 22-1390
DATE OF HEARING:	June 20, 2023
APPLICANT:	GTIS Metro DG LLC
PETITION REQUEST:	A request to rezone property from PD to PD to develop up to 100 single-family attached and/or detached homes
LOCATION:	300 feet northwest of the intersection of West Lake Drive and Crane Meadow 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



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Site Acreage: 36 +/-

Community Plan Area: Sun City Center

Overlay: None
Request: Rezoning from PD to PD

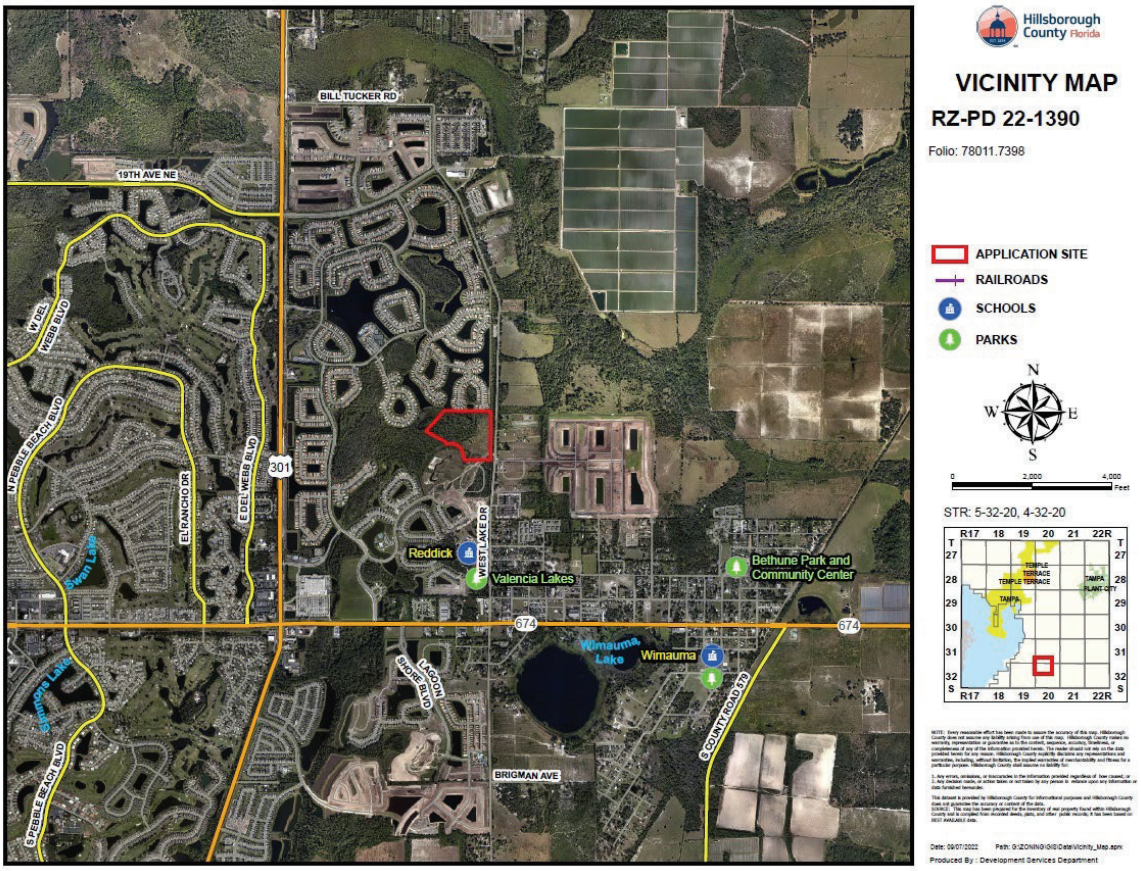
Introduction Summary:
The applicant seeks to rezone a portion of folio 78011.7398 from PD 89-0097 (as most recently modified by PRS 23- 0089) to PD 22-1390 to allow for the development of 100 single-family detached units. PD 89-0097 is approved for residential and commercial uses at the northeast corner 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

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

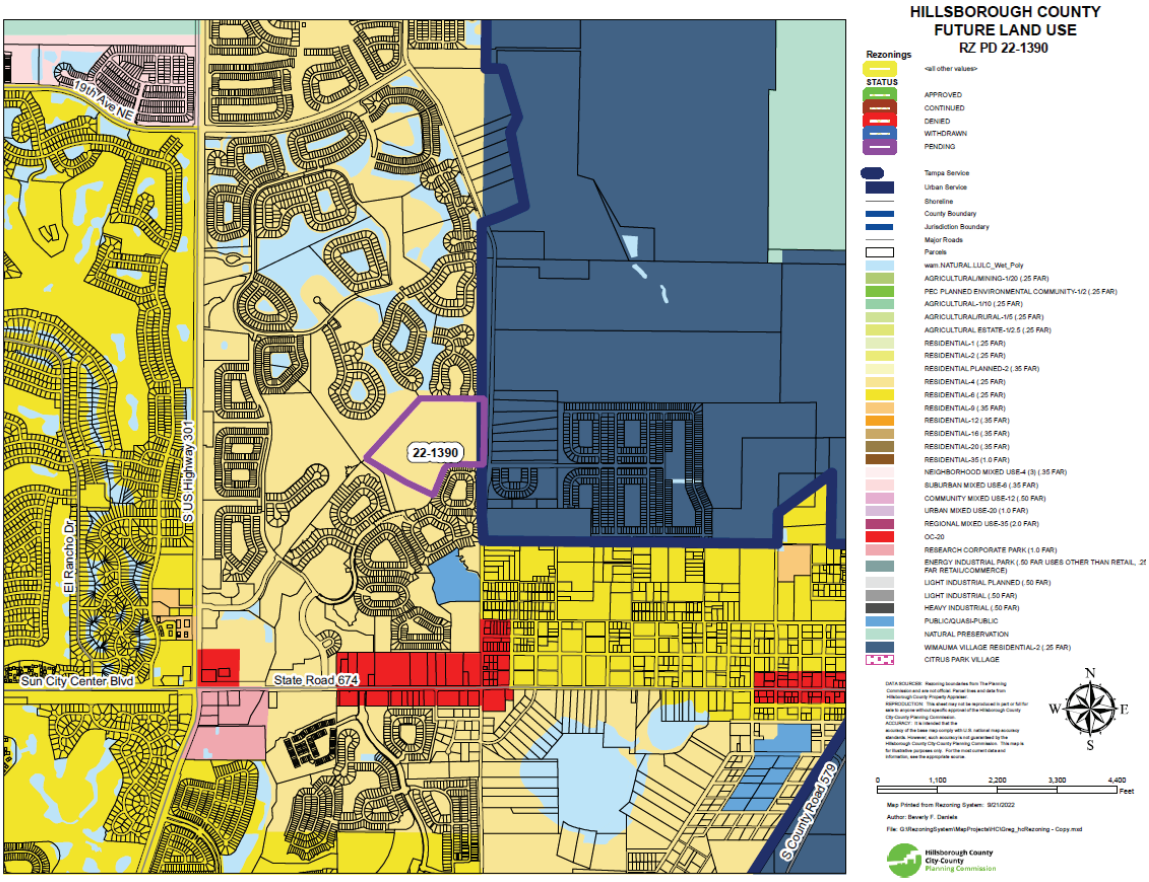
2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



Context of Surrounding Area:

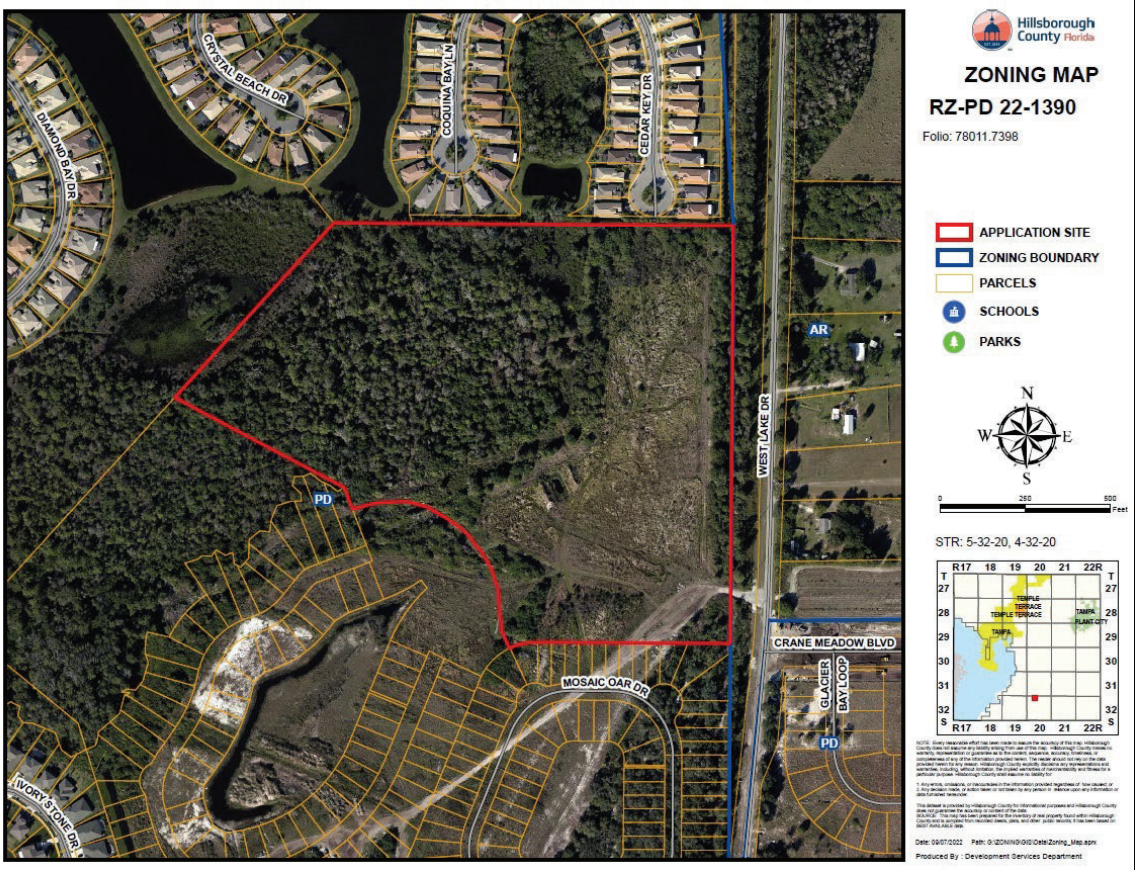
The site is located on the west side of West Lake Drive, north of SR 674, in the Sun City Center community. Interstate 75 is located approximately 3.8 miles to the west. The subject site is currently within a larger master planned community. The general area is developed primarily with single-family 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.

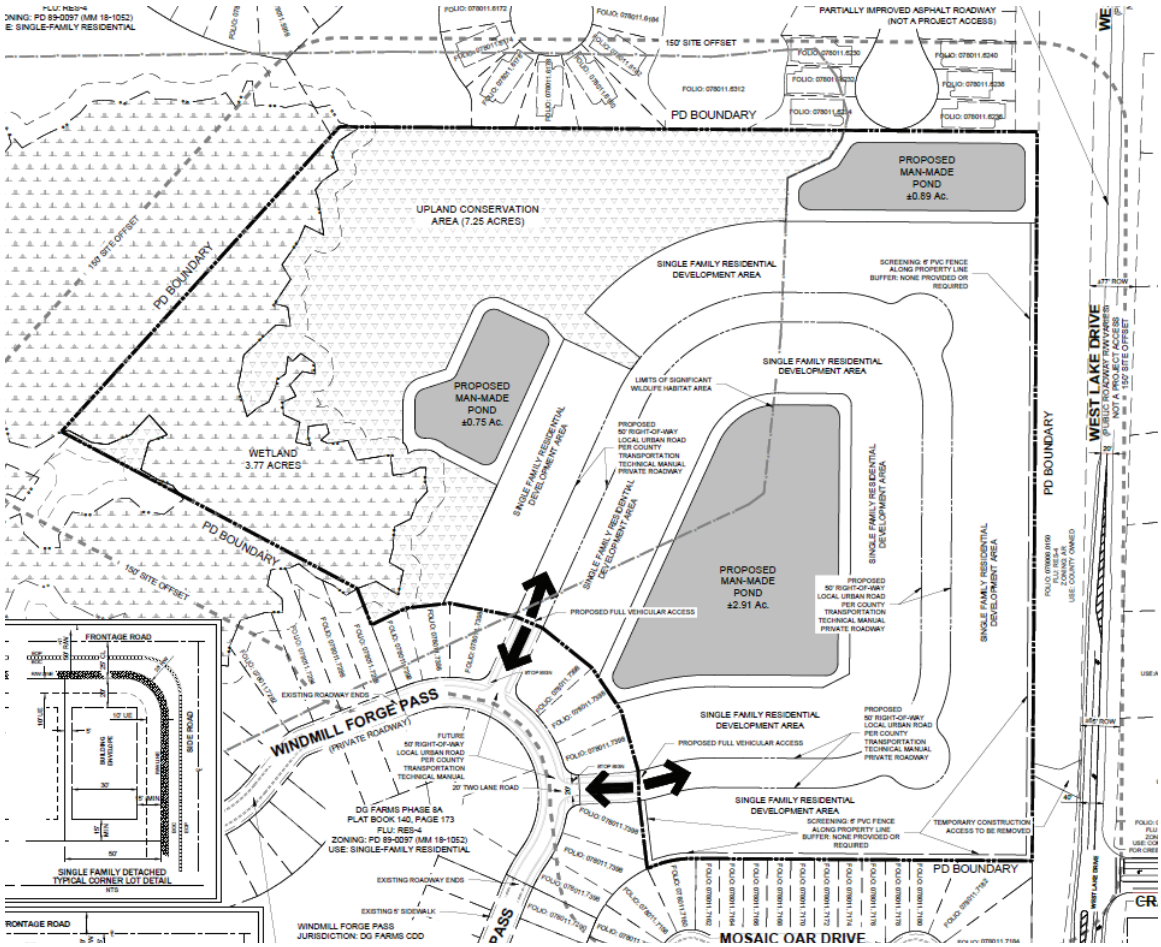
2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map



Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 89-0097	4 units per acre	Single-Family Detached/Attached	Single-Family Detached
South	PD 89-0097	4 units per acre	Single-Family Detached/Attached	Single-Family Detached
East	AR	1 unit per 5 acres	Single-Family Residential and Agriculture	Single-Family and Agriculture
West	PD 89-0097	4 units per acre	Single-Family Detached/Attached	Single-Family Detached

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	X	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

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

Check if Applicable:
☒ Wetlands/Other Surface Waters

☐ Use of Environmentally Sensitive Land Credit

☐ Wellhead Protection Area
☐ Surface Water Resource Protection Area

☐ Potable Water Wellfield Protection Area ☒ Significant Wildlife Habitat
☐ Coastal High Hazard Area
☐ Urban/Suburban/Rural Scenic Corridor ☐ 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

☐ Meets Locational Criteria ☒N/A ☐ Locational Criteria Waiver Requested ☒ Minimum Density Met ☐ 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.

July 12, 2023

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

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

Context

- 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 planning-based approach to the protection of wetland ecosystems assuring no net loss of ecological values provided by the functions performed by wetlands and/or other surface waters authorized for projects in Hillsborough County.*

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

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

Livable Communities Element: Greater Sun City Center

Goals
2. Controlled Density

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.

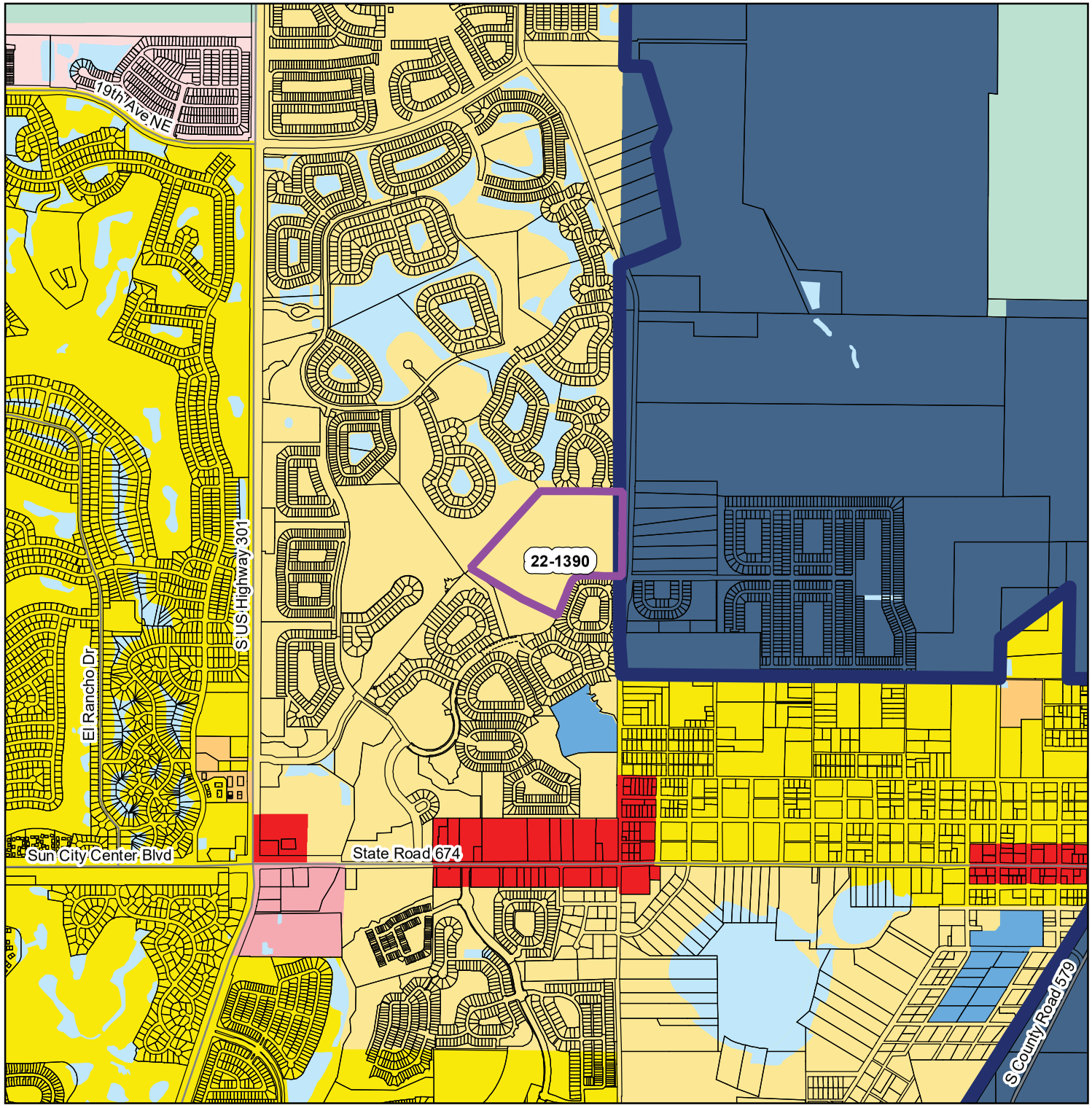
The proposed rezoning meets the intent of the Greater Sun City Center Area Community Plan. The proposed PD maintains the existing densities of the Greater Sun City Center Area which is consistent with Goal 2 of the Plan. Furthermore, the proposed rezoning ensures preservation of wetlands, and retains 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.

HILLSBOROUGH COUNTY
FUTURE LAND USE
RZ PD 22-1390



Rezonings

- <all other values>

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Major Roads
- Parcels
- wam.NATURAL.LULC_Wet_Poly
- AGRICULTURAL/MINING-1/20 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- OC-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/QUASI-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

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

N W E S

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

Map Printed from Rezoning System: 9/21/2022

Author: Beverly F. Daniels

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

Hillsborough County City-County Planning Commission

GENERAL
SITE PLAN
FOR
CERTIFICATION

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

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

DEPUTY COUNTY ADMINISTRATOR
Gregory S. Horwedel

HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

Project Name: 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

Contact Person: Kami Corbett, Esq, Hill Ward Henderson **Phone:** 813-277-8421/ : kami.corbett@hwhlaw.com

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

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

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

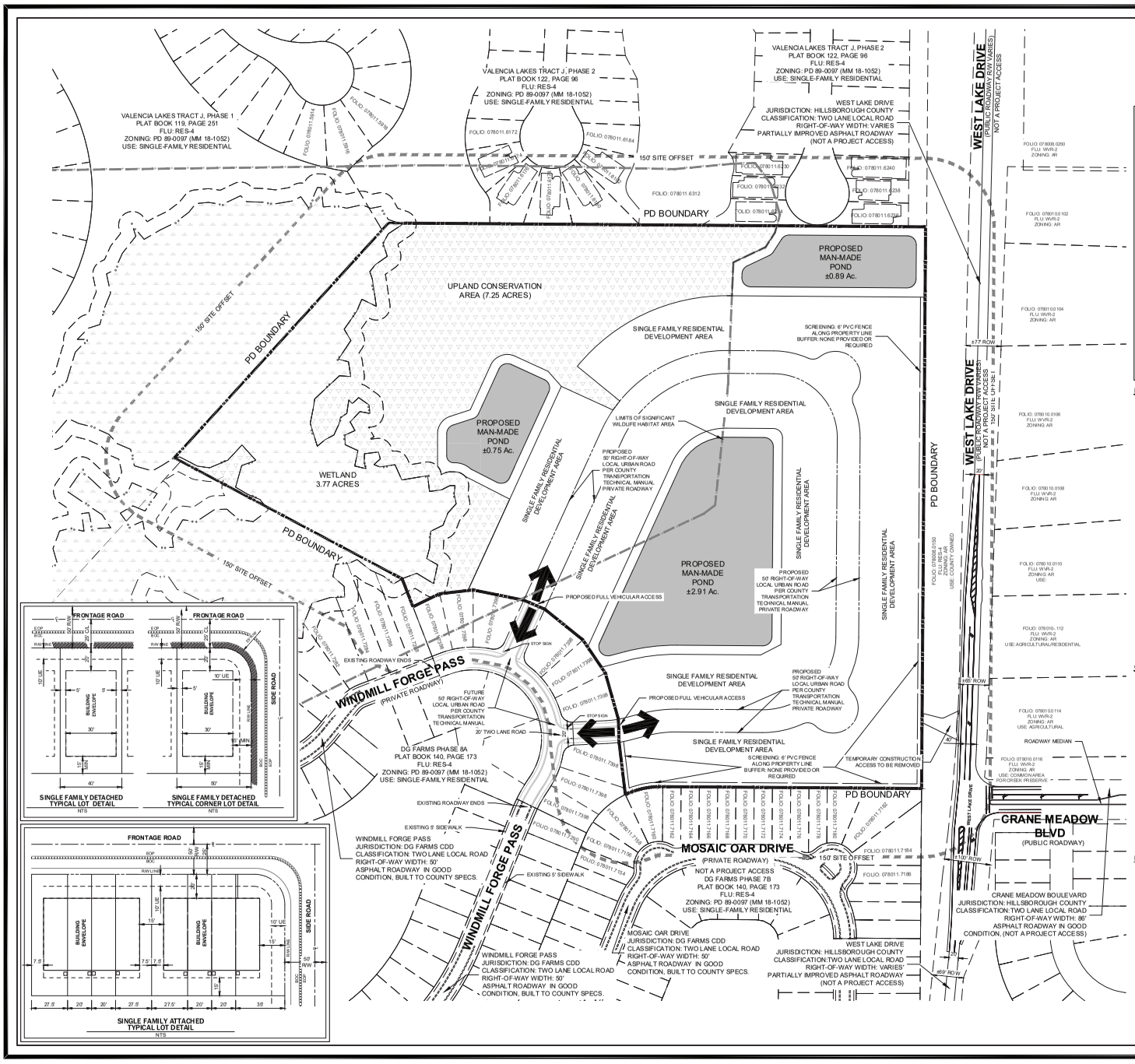
Reviewed by: Michelle Heinrich Date: 7/24/23

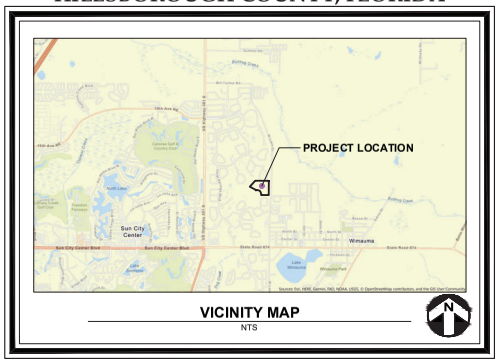
Date Agent/Owner notified of Disapproval: _____

Received
July 24, 2023
Development
Services

SERENO

GENERAL DEVELOPMENT PLAN
HILLSBOROUGH COUNTY, FLORIDA





LEGEND

- PD ACCESS LOCATION
- PD BOUNDARY
- WETLAND CONSERVATION AREA
- WETLAND CONSERVATION AREA SETBACK
- PROPOSED ROAD R.O.W.
- SIGNIFICANT WILDLIFE HABITAT AREA BOUNDARY
- UPLAND CONSERVATION AREA

N W E S

0 50 100 200
SCALE: 1" = 100'

SITE DATA

FOLIO NO.	PORTION OF 078011.7398
SITE AREA	±32.78 Ac.
EXISTING ZONING	PD PD 89-0097 SCC (MM 18-1052)
PROPOSED ZONING	PD (RZ 22-1390)
FUTURE LAND USE	RES-4
EXISTING USE	VACANT
PROPOSED USE	SINGLE-FAMILY DETACHED & ATTACHED
PROPOSED DWELLING UNITS	100
PROPOSED DENSITY	3.05 DU/Ac.
SIGNIFICANT WILDLIFE HABITAT AREA	±17.02 Ac.
WETLAND AREA	±3.77 Ac. (11.5% OF TOTAL SITE AREA)
NATURAL WATER BODY AREA	±0 Ac.
MAN-MADE WATER BODY ACREAGE	±4.55 Ac.
UPLAND CONSERVATION AREA	7.25 Ac. (REQUIRED & PROVIDED)
COMMUNITY OPEN SPACE	±15.57 Ac.

DEVELOPMENT STANDARDS

SINGLE-FAMILY DETACHED	
FRONT	20'
REAR	15'
SIDE	5'
*CORNER FRONT	15'
MIN. LOT SIZE	4,000 SF
MIN. LOT WIDTH	40'
MAX. BUILDING HEIGHT	35'

* WHERE FRONT YARD FUNCTIONS AS A SIDE YARD (STREET FRONTAGE THAT DOES NOT CONTAIN THE FRONT ENTRANCE TO THE HOUSE)

DEVELOPMENT STANDARDS

SINGLE-FAMILY ATTACHED	
FRONT	20'
REAR	18'
SIDE/BUILDING SEPARATION	7.5'/15'
*CORNER FRONT	18'
MIN. LOT SIZE	1,900 SF
MIN. LOT WIDTH	20'
MAX. BUILDING HEIGHT	35'

* WHERE FRONT YARD FUNCTIONS AS A SIDE YARD (STREET FRONTAGE THAT DOES NOT CONTAIN THE FRONT ENTRANCE TO THE HOUSE)

GENERAL NOTES

1. THE PROJECT IS LOCATED IN THE SOUTHSHORE/SUN CITY CENTER COMMUNITY PLANNING AREA.
2. THE PROJECT IS NOT LOCATED WITHIN ANY OVERLAY DISTRICTS.
3. THE PROJECT IS LOCATED WITHIN A SIGNIFICANT WILDLIFE HABITAT SPECIAL ZONING DISTRICTS.
4. THE PROJECT IS NOT LOCATED WITHIN ANY DESIGNATED SCENIC ROADWAY CORRIDORS.
5. THE PROJECT DOES NOT CONTAIN ANY ARCHAELOGICAL OR HISTORICAL LANDMARKS.
6. THE 150' PROJECT BOUNDARY BUFFER DOES NOT CONTAIN ANY ARCHAEOLOGICAL OR HISTORICAL LANDMARKS.
7. THE PROJECT IS LOCATED WITHIN THE URBAN SERVICE AREA.
8. POTABLE WATER PROVIDED BY HILLSBOROUGH COUNTY.
9. WASTEWAWATER PROVIDED BY HILLSBOROUGH COUNTY.
10. SOLID WASTE PROVIDED BY HILLSBOROUGH COUNTY.
11. THE PLATED PARCEL LINES, CURRENT LAND USE, AND PROPERTY FOLIO NUMBERS FOR ALL PROPERTY WITHIN 150 LINEAR FEET OF THE PROJECT IS SHOWN ON THE PLAN.
12. POINTS OF INGRESS/EGRESS ARE IDENTIFIED ON THE SITE PLAN.
13. EXISTING AND PROPOSED DRIVEWAYS AND CURB CUT LOCATIONS ARE IDENTIFIED ON THE SITE PLAN.
14. THE PROJECT LIES WITHIN FLOOD ZONE "X" ACCORDING TO FEMA FIRM PANEL 12057C 0680C, DATED 8/28/2008.
15. THE PROJECT SHALL BE DESIGNED IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE FOR STORMWATER, TRANSPORTATION, WATER, AND WASTEWATER REQUIREMENTS.
16. THE PROPOSED ACCESS IS ON A CDD-OWNED ROAD, THEREFORE PUBLICLY ACCESSIBLE AND ACCESS IS GUARANTEED.
17. THE PROJECT ROADWAYS WILL BE OWNED AND MAINTAINED BY THE CDD.
18. SIDEWALKS TO BE PROVIDED PER THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE.

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 5, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING A PORTION OF TRACT C OF DG FARMS PHASE 8A, AS RECORDED IN PLAT BOOK 142, PAGE 209, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF VALENCIA LAKES TRACT 230, PHASE 2, AS RECORDED IN PLAT BOOK 122, PAGE 96 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 00°21'27" WEST, A DISTANCE OF 76.91 FEET; THENCE SOUTH 00°24'45" WEST, A DISTANCE OF 115.07 FEET TO THE NORTHEAST CORNER OF BLOCK 31, BLOCK 18, OF DG FARMS PHASE 7B AS RECORDED IN PLAT BOOK 140, PAGE 173 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. THENCE NORTH 89°35'25" WEST, A DISTANCE OF 570.38 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 25°43'57" AND A CHORD WHICH BEARS SOUTH 77°32'30" WEST, A DISTANCE 80.16 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 80.84 FEET; THENCE NORTH 06°49'34" WEST, A DISTANCE OF 14.25 FEET; THENCE NORTH 06°49'34" WEST, A DISTANCE OF 101.01 FEET; THENCE NORTH 01°44'55" WEST, A DISTANCE OF 50.46 FEET; THENCE NORTH 15°42'58" WEST, A DISTANCE OF 104.74 FEET; THENCE NORTH 34°04'07" WEST, A DISTANCE OF 88.10 FEET; THENCE NORTH 51°07'31" WEST, A DISTANCE OF 107.18 FEET; THENCE NORTH 66°49'08" WEST, A DISTANCE OF 90.02 FEET; THENCE NORTH 78°33'47" WEST, A DISTANCE OF 113.02 FEET; THENCE SOUTH 83°30'44" WEST, A DISTANCE OF 73.89 FEET; THENCE SOUTH 64°09'06" WEST, A DISTANCE OF 85.01 FEET; THENCE NORTH 21°07'34" WEST, A DISTANCE OF 65.49 FEET; THENCE NORTH 62°00'38" WEST, A DISTANCE OF 364.99 FEET TO A POINT LYING ON THE SOUTHEASTERLY BOUNDARY OF VALENCIA LAKES, TRACT K, AS RECORDED IN PLAT BOOK 117, PAGE 182 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 42°20'46" EAST, A DISTANCE OF 696.70 FEET TO THE SOUTHWEST CORNER OF SAID VALENCIA LAKES TRACT 230, PHASE 2; THENCE SOUTH 89°35'15" EAST, A DISTANCE OF 1176.14 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 32.78 ACRES, MORE OR LESS.

OWNER

GTIS METRO DG, LLC
2502 N. ROCKY POINT DRIVE SUITE 1050
TAMPA, FLORIDA 33607

ATTORNEY/REPRESENTATIVE

HILL WARD HENDERSON
KAMI CORBETT
101 EAST KENNEDY BLVD
TAMPA, FLORIDA 33602
813-221-3900

ENGINEER/REPRESENTATIVE

HAMILTON ENGINEERING & SURVEYING, LLC
RYAN MCCAFFREY
3409 W. LEMON STREET
TAMPA, FLORIDA 33609
813-250-3535

HAMILTON ENGINEERING & SURVEYING, LLC
3409 W LEMON ST TAMPA, FL 33609 TEL: 813.250.3535
LB 8772 CA 8667 www.HamiltonEngineering.US
775 MAINWARD LANE ORLANDO, FL 32803 TEL: 407.592.3939

22-1390

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

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
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.

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

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

Source: Hillsborough County 2020 Level of Service Report.

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

Adjoining Roadways (check if applicable)			
Road Name	**Classification**	**Current Conditions**	**Select Future Improvements**
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	X	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.

COMMISSION

Mariella Smith CHAIR
Pat Kemp VICE-CHAIR
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DIRECTORS

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

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: December 12, 2022 **PETITION NO.:** 22-1390 **EPC REVIEWER:** Jackie Perry Cahanin **CONTACT INFORMATION:** (813) 627-2600 X 1241 **EMAIL:** cahaninj@epchc.org	**COMMENT DATE:** September 30, 2022 **PROPERTY ADDRESS:** Windmill Forge Pass, Wimauma, FL 33598 **FOLIO #:** 078011-7398 **STR:** 05-32S-20E
REQUESTED ZONING: PD	

FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	YES
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	ERP expires 01/04/2023

The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:

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

- The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.

- Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

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

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

- The 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: kami.corbett@hwhlaw.com
ryanm@hamiltonengineering.us
betsey@metrodg.com

Hillsborough County PUBLIC SCHOOLS
Preparing Students for Life

Adequate Facilities Analysis: Rezoning

Date: October 10, 2022

Jurisdiction: Hillsborough County

Case Number: RZ PD-22-1390

HCPS #: RZ-477

Address: west side of West Lake Dr, north of CR 674, Wimauma

Parcel Folio Number(s): 07811.7398

Acreage: ±32.78 acres

Proposed Zoning: PD

Future Land Use: WVR-2, R-4

Maximum Residential Units: 125 Units

Residential Type: Single-Family, Detached

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 40th 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 40th 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 40th 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.

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

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management **DATE:** 19 Sep. 2022

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

APPLICANT: Kami Corbett **PETITION NO:** RZ-PD 22-1390

LOCATION: Wimauma, FL 33598

FOLIO NO: 78011.7398 **SEC:** 05 **TWN:** 32 **RNG:** 20

☒ 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.: PD22-1390 **REVIEWED BY:** **Randy Rochelle** **DATE:** 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 6 inch water main exists ☒ (adjacent to the site), ☐ (approximately ___ feet from the site) and is located within the north Right-of-Way of Street B (Per approved master plan) at the Phsae 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.

☐ Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

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

☒ A 8 inch wastewater 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: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems .

AGENCY COMMENT SHEET

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

FROM: **Reviewer:** Carla Shelton Knight **Date:** April 25, 2023

Agency: Natural Resources **Petition #:** 22-1390

( ) This agency has **no comment**

( ) This agency has **no objections**

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

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

1. 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.

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

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

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

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

Hillsborough County Florida
Development Services

AGENCY REVIEW COMMENT SHEET

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

TO:	Zoning Review, Development Services	**DATE:**	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

HILLSBOROUGH COUNTY, FLORIDA
Board of County Commissioners

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IN RE:)
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ZONE HEARING MASTER)
HEARINGS)
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ZONE HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY 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

Reported via Zoom Videoconference by:
Jennifer Cope, Court 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

are also modifying the DRI development order to remove the property from the DRI development order.

However, those are not for your consideration this evening. Those are related applications that are traveling and will be heard by the board of county commissioners on October -- I'm sorry, August 8th, 2023.

Key findings of staff, they've found us consistent and compatible. And I will let their -- them provide their testimony regarding the consistency and compatibility during their presentations.

And with that, I would respectfully request your approval unless you have any questions.

HEARING MASTER FINCH: Not yet. But, thank you. I appreciate it.

Development services?

MS. HEINRICH: Michelle Heinrich, Development Services. As you heard, this is a rezoning request for property currently zoned PD 89-0097. As most recently modified by PRS 23-0089 to a new PD to allow for 100 single-family units which would be detached or attached.

As you heard, because this site is removing acreage within an existing PD, a companion PRS is

1 necessary and will be heard at the same BOCC land use
2 meeting as this rezoning request, which is August
3 8th, 2023.
4 Additionally, the site is within DRI Number
5 194 known as DG Farms. And amendment to that DRI
6 will also be a companion application to be heard at
7 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.
14 As you probably saw in the site plan that the
15 applicant showed a moment ago, the western portion
16 of the PD will remain undeveloped as it would have
17 under the current PD due to the presence of
18 wetlands and significant wildlife habitat on that
19 portion of the site.
20 Access will remain internal to the existing PD
21 and no new perimeter access points to West Lake
22 Drive are proposed. Additionally, our review found
23 that the removal of this land from the PD will not
24 impact the existing PD's development entitlements
25 or create a density that exceeds the Res-4 Future

1 Land Use Category within the area.
2 A finding of consistency was filed by the
3 Planning Commission and no agencies objected to the
4 request. Therefore, we do recommend approval
5 subject to proposed conditions of approval and I'm
6 available if you have any questions.
7 HEARING MASTER FINCH: I just wanted to put on
8 the record the issue of the removal of the property
9 from the DF Farms DRI in that letter -- there's a
10 letter I saw in the file from Mr. Cohn regarding
11 that and just to confirm that those entitlements
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
5 reflective of the surrounding neighborhoods. The
6 site is separate from West Lake by a parcel to the
7 east which is used as a public drop site for the
8 Wimauma Solid Waste Facility to the north.
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 plan. It's also consistent with Goal 5 and ensures
18 preservation of wetlands and maintains a
19 significant amount of open space throughout the
20 site, including upland conservation area and large
21 retention ponds. And there are no applicable
22 policies for the Southshore Areawide Systems Plan.
23 Planning commission staff finds the proposed
24 planned development consistent with the
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

so much. With that we'll close Rezoning 22-1390 and go to the next case.

MS. HEINRICH: Our next item is Item D-2, Major Mod Application 22-1639. The applicant is requesting a major modification to PD 91-0174. Sam Ball with Development Services will provide staff findings after the applicant's presentation.

HEARING MASTER FINCH: All right. I understand the applicant is virtual; is that correct?

MS. MAIER: No. Jaime Maier representing the applicant with the law firm Hill, Ward --

HEARING MASTER FINCH: There you are. Yes, I'm sorry.

MS. MAIER: No problem. Jamie Maier of the law firm Hill, Ward, Henderson representing the applicant, 101 East Kennedy Boulevard, Suite 3700. And I have been sworn.

This is a request for a major modification to an existing plan development. It is in the Little Manatee South Area just off of US-301. And it is the subject of an approved RV park and campground.

There are accessory uses such as kayaks, riding arena, and other support uses that are for the use of campers only. This is the Masonic Park

HILLSBOROUGH COUNTY, FLORIDA
Board of County Commissioners

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ZONING HEARING MASTER HEARING
TRANSCRIPT 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

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

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

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch
Land Use Hearing Master

DATE: Monday, April 17, 2023

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

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

1 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

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
Land Use Hearing Master

DATE: Monday, March 20, 2023

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

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

Reported in person by:

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

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

HILLSBOROUGH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS

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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
Land Use Hearing Master

DATE: Monday, February 20, 2023

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

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

Reported via Cisco Webex Videoconference by:
Samantha Kozlowski, CER

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

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH
Land Use Hearing Master

DATE: Tuesday, January 17, 2023

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

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

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

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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ZONING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
Land Use Hearing Master

DATE: Monday, December 12, 2022

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

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

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

EXHIBITS SUBMITTED

DURING THE ZHM HEARING

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

DATE/TIME: 6/20/2023 6:00 pm HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #	PLEASE PRINT
23-0115	NAME DILIP AGARWAL MAILING ADDRESS 301 WRIGHT ST CITY TAMPA STATE FL ZIP 33606 PHONE 813-421-5719
23-0115 VS	NAME James Paul MAILING ADDRESS 8323 King Blossom Ct. CITY Tampa STATE FL ZIP 33615 PHONE
23-0203	NAME SUSAN SWIFT MAILING ADDRESS 607 S. Alexander St #101 CITY Plant City STATE FL ZIP 33563 PHONE 813-717-9100
23-0203	NAME Rodney Smith MAILING ADDRESS 10016 Ohio Ave CITY Thonotosassa STATE FL ZIP 33592 PHONE 813-494-5048
23-0330	NAME Todd Pressman MAILING ADDRESS 200 2nd Ave S. #451 CITY St. Petersburg STATE FL ZIP 33701 PHONE 727-824-1760
23-0351	NAME Todd Pressman MAILING ADDRESS 200 2nd Ave. S. #451 CITY St. Petersburg STATE FL ZIP 33701 PHONE 727-804-1760

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

DATE/TIME: 6/20/2023 6:00pm

HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #	PLEASE PRINT
23-0351	NAME Linelle Creech MAILING ADDRESS 2212 E. College Ave CITY Riverview STATE Fl ZIP 33570 PHONE 8135058888
23-0442	NAME John LaRocca MAILING ADDRESS 3225 S. MacDill Ave #129-320 CITY Tampa STATE FL ZIP 33629 PHONE 813 6550469
23-0469	NAME Dallas Evans MAILING ADDRESS 3810 Northdale Blvd, Ste 100 CITY Tampa STATE FL ZIP 33624 PHONE 813-949-7449
23-0469	NAME Margaret Tassone MAILING ADDRESS 3810 Northdale Blvd Suite 100 CITY Tampa STATE FL ZIP 33624 PHONE 813-949-7449
22-1390	NAME Kami Corbett MAILING ADDRESS 101 E Kennedy Blvd, Ste 3700 CITY TAMPA STATE FL ZIP 33602 PHONE 813-227-8421
22-1390	NAME Don Hampton MAILING ADDRESS 16692 Carlton Pond St. CITY Wimauma STATE FL ZIP 33598 PHONE

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

DATE/TIME: 6/20/2023 6:00pm

HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY.** THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #	PLEASE PRINT NAME
22-1390	STEVEN J HENRY MAILING ADDRESS 5023 W. LAUREL ST CITY TPA STATE FL ZIP 33607 PHONE 813-289 0039
22-1639	Jaime Maier MAILING ADDRESS 101 E. Kennedy Blvd. Ste 3700 CITY Tampa STATE FL ZIP 33602 PHONE 813 506 5184
22-1639 VS	Matthew Norman MAILING ADDRESS 101 E. Kennedy Blvd. Ste 3700 CITY Tampa STATE FL ZIP 33602 PHONE
22-1639	Mary Brigham MAILING ADDRESS 18050 S US 301 CITY Wimauma STATE FL ZIP 33598 PHONE 813-503-6530
22-1639	Rina Tabak MAILING ADDRESS 4812 Bay Crest Dr CITY Tampa STATE FL ZIP 33615 PHONE 727-365-7239
22-1639	Kathenyn Burgess MAILING ADDRESS 16629 Goose Ribbon PL CITY Wimauma STATE FL ZIP 33598 PHONE 813-589-2659

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

DATE/TIME: 6/20/2023 6:00 pm HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # 22-1639	PLEASE PRINT NAME John D Hooker MAILING ADDRESS Jdh@JohnDHooker.com 8621 N. Willow Ave CITY Tampa STATE Fl ZIP 33604 PHONE 813-503-1802
APPLICATION # 22-1639 VS	PLEASE PRINT NAME Mike Alfieri MAILING ADDRESS 13620 Metropolis Ave., Ste. 110 CITY Fort Myers STATE FL ZIP 33912 PHONE (239) 204-5300
APPLICATION # 22-1639	PLEASE PRINT NAME Ric Bace MAILING ADDRESS 4914 Sandy Shoals CITY Lutz STATE FL ZIP 33558 PHONE 813 3103254
APPLICATION # 22-1701	PLEASE PRINT NAME Colin Rice MAILING ADDRESS 1000 W Cass CITY Tampa STATE FL ZIP 33606 PHONE 239 404 2771
APPLICATION # 22-1701	PLEASE PRINT NAME Patricia Macatee MAILING ADDRESS 3102 Thonotosassa Rd CITY Plant City STATE Fl ZIP 33565 PHONE 727-543-6134
APPLICATION # 23-0041	PLEASE PRINT NAME Isabelle Albert MAILING ADDRESS 1000 N. Ashley Dr #900 CITY Tampa STATE FL ZIP 33602 PHONE 813

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

DATE/TIME: 6/20/2023 6:00 pm

HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #	PLEASE PRINT
23-0041	NAME Kami Corbett MAILING ADDRESS 1019 Kennedy Blvd 3700 CITY TAMPA STATE FL ZIP 33602 PHONE 813-227-8421
23-0041	NAME STEVEN HENRY MAILING ADDRESS 5023 W. LAUREL ST CITY TPA STATE FL ZIP 33607 PHONE 813-289-0039
23-0041	NAME STEVE LUCE MAILING ADDRESS 111 S. ARMENIA CITY TAMPA STATE FL ZIP 33609 PHONE 813-767-5763
23-0041	NAME JOHN REGAN MAILING ADDRESS 5051 SANDY BROOK CIRCLE CITY WIMAUMA STATE FL ZIP 33598 PHONE 813-938-4058
23-0041	NAME Don Hampton MAILING ADDRESS 16692 Carlton Pond St CITY Wimauma STATE FL ZIP 33598 PHONE 856-246-0655
23-0041	NAME Gil Martinez MAILING ADDRESS Wimauma CDC 5229 SR 674 CITY Wimauma STATE FL ZIP 33598 PHONE 754-226-4773

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

DATE/TIME: 6/20/2023 6:00pm HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # 23-0041	PLEASE PRINT NAME Mike Lamarca MAILING ADDRESS 10759 Standing Stone Dr CITY Wimauma STATE FL ZIP 33598 PHONE 8133804890
APPLICATION #	PLEASE PRINT NAME MAILING ADDRESS CITY STATE ZIP PHONE
APPLICATION #	PLEASE PRINT NAME MAILING ADDRESS CITY STATE ZIP PHONE
APPLICATION #	PLEASE PRINT NAME MAILING ADDRESS CITY STATE ZIP PHONE
APPLICATION #	PLEASE PRINT NAME MAILING ADDRESS CITY STATE ZIP PHONE
APPLICATION #	PLEASE PRINT NAME MAILING ADDRESS CITY STATE ZIP PHONE

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.

TUESDAY, JUNE 20, 2023

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.

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.

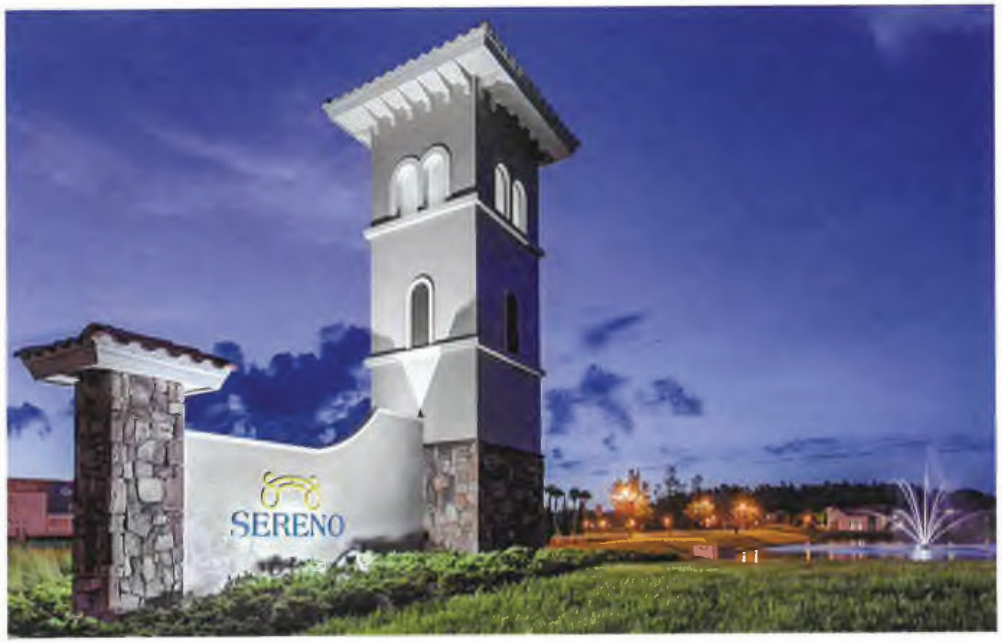
Testimony provided.

Susan Finch, ZHM, closed RZ 23-0041.

ADJOURNMENT

Susan Finch, ZHM, adjourned meeting at 10:28 pm.

Application No. RZ 22-1390
Name: Kami Corbett
Entered at Public Hearing: ZHM
Exhibit # 1 Date: 6/20/2023

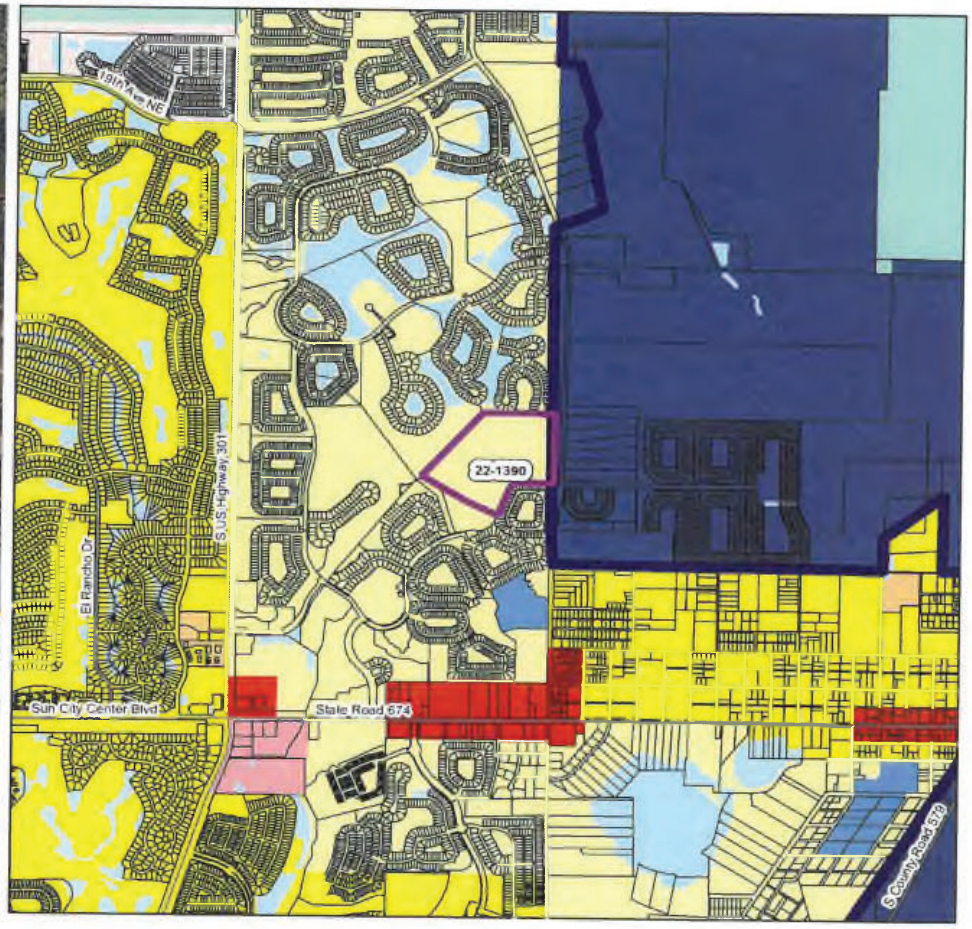


METRO
DEVELOPMENT GROUP

RZ PD 22-1390

Applicant: GTIS Metro DG LLC

19TH AVE NE
N DEL WEBB BLVD
N PEBBLE BEACH BLVD
EL RANCHO DR
E DEL WEBB BLVD
301
Reddick
WEST LAKE DR
Valencia Lakes
Bethune Park and Community Center
674
674
Wimauma
LAGOON
SHORE BLVD
S PEBBLE BEACH BLVD
BRIGMAN AVE
S COUNTY ROAD 579


19th Ave NE
S US Highway 301
El Rancho Dr
22-1390
Sun City Center Blvd
State Road 674
S County Road 579

Proposed Site Plan

100 Single Family Detached Units

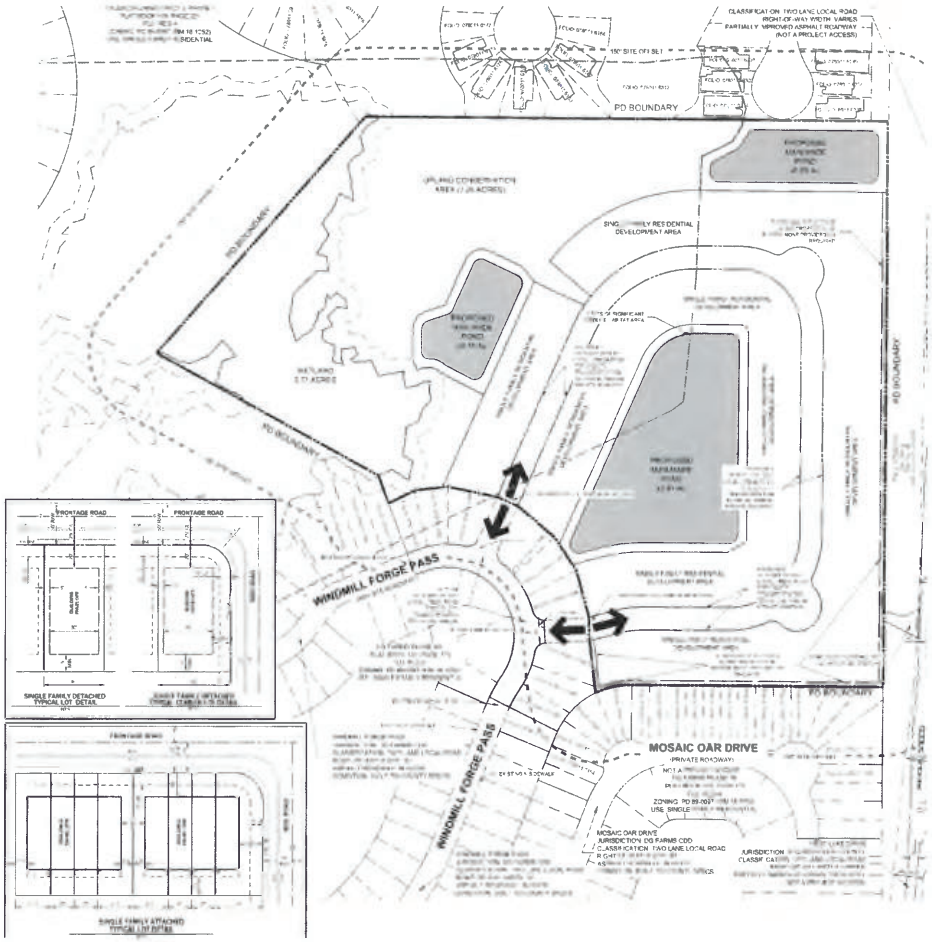
Minimum Lot Size: 4,000 sf
Minimum Lot Width: 40 feet
Maximum Height: 35 feet/2 stories

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 **APPROVAL**, 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
  - DRI regulatory scheme is antiquated, obsolete and not necessary to obtain development rights for additional 100 units

Application No. RZ 22-1390
Name: Steve Henry
Entered at Public Hearing: ZHM
Exhibit # 2 Date: 6/20/2023

2022

MULTIMODAL LEVEL OF SERVICE REPORT

Hillsborough TPO
Transportation
Planning Organization

STATE (FDOT) ROADS

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	D	A	62000	3125	59900	3020	1.04	F	E	D	E
SR 60 / BRANDON BLVD	LITHIA PINECREST	KINGSWAY RD	6 / D	0.24	45	D	A	53000	2671	59900	3020	0.89	D	D	D	F
SR 60 / BRANDON BLVD	KINGSWAY RD	RIDGEWOOD AVE	8 / D	0.12	45	D	A	53000	2671	80100	4040	0.66	C	C	C	E
SR 60 / BRANDON BLVD	RIDGEWOOD AVE	MOUNT CARMEL RD	8 / D	0.89	45	D	A	53000	2671	80100	4040	0.66	C	C	C	F
SR 60 / BRANDON BLVD	MOUNT CARMEL RD	VALRICO RD	8 / D	0.51	45	D	A	53000	2671	80100	4040	0.66	C	C	C	E
SR 60 / BRANDON BLVD	VALRICO RD	MILLER RD	4 / D	0.50	55	D	A	49742	2507	39800	2000	1.25	C	C	D	E
SR 60 / BRANDON BLVD	MILLER RD	ST CLOUD AVE	4 / D	0.50	55	D	A	49742	2507	39800	2000	1.25	C	C	D	E
SR 60 / BRANDON BLVD	ST CLOUD AVE	MULRENNAN RD	4 / D	0.52	55	D	A	49742	2507	39800	2000	1.25	C	C	D	E
SR 60 / BRANDON BLVD	MULRENNAN RD	DOVER RD	4 / D	0.52	55	D	A	49742	2507	39800	2000	1.25	C	C	D	E
SR 60 / BRANDON BLVD	DOVER RD	TURKEY CREEK RD	4 / D	3.00	60	D	A	30000	1512	39800	2000	0.75	C	C	E	F
SR 60 / BRANDON BLVD	TURKEY CREEK RD	MUD LAKE RD	4 / D	1.39	60	D	A	21500	1084	39800	2000	0.54	C	C	D	F
SR 60 / BRANDON BLVD	MUD LAKE RD	CR 39	4 / D	1.62	60	D	A	21500	1084	39800	2000	0.54	C	C	D	F
SR 60 / BRANDON BLVD	CR 39	SMITH-RYALS RD	4 / D	2.02	65	D	A	20300	1005	65600	3240	0.31	B	C	D	F
SR 60 / BRANDON BLVD	SMITH-RYALS RD	COUNTY LINE RD	4 / D	2.25	65	C	A	20300	1005	49600	2450	0.41	B	C	E	F
SR 60 / MEMORIAL HWY	KENNEDY BLVD	I-275	6 / D	0.17	50	D	PA	36500	1840	59900	3020	0.61	C	D	D	F
SR 60 / MEMORIAL HWY	I-275	BOY SCOUT BLVD	6 / F	1.19	55	D	PA	128000	5951	116600	5500	1.10	F	-	-	D
SR 60 / MEMORIAL HWY	BOY SCOUT BLVD	COURTNEY CAMPBELL CSWY	6 / F	0.81	50	D	PA	128000	5951	116600	5500	1.10	F	-	-	D
SR 674	US HWY 41	2ND ST SE	4 / D	0.13	45	D	A	19900	1003	59900	3020	0.33	C	C	C	E
SR 674	2ND ST SE	15TH ST SE	4 / D	1.07	50	D	A	19900	1003	39800	2000	0.50	C	C	C	F
SR 674	15TH ST SE	21ST ST SE	4 / D	0.50	50	D	A	29000	1462	39800	2000	0.73	C	C	C	F
SR 674	21ST ST SE	30TH ST SE	4 / D	0.76	50	D	A	29000	1462	39800	2000	0.73	C	C	C	F
SR 674	30TH ST SE	I-75	4 / D	0.59	50	D	A	29000	1462	39800	2000	0.73	C	C	E	E
SR 674	I-75	CYPRESS LAKES	4 / D	0.46	45	D	A	40000	2016	39800	2000	1.01	D	D	E	E
SR 674	CYPRESS LAKES	CORTARO DR	4 / D	0.36	45	D	A	40000	2016	39800	2000	1.01	D	D	E	E
SR 674	CORTARO DR	VALLEY FORGE BLVD	4 / D	0.79	45	D	A	40000	2016	39800	2000	1.01	D	D	E	E
SR 674	VALLEY FORGE BLVD	SUN CITY CENTER PLAZA	4 / D	0.27	45	D	A	33000	1663	39800	2000	0.83	C	D	B	E
SR 674	SUN CITY CENTER PLAZA	N PEBBLE BEACH	4 / D	0.13	45	D	A	33000	1663	39800	2000	0.83	C	D	B	E
SR 674	N PEBBLE BEACH	US HWY 301	4 / D	1.02	45	D	A	33000	1663	39800	2000	0.83	C	D	B	E
SR 674	US HWY 301	CR 579	2 / U	2.40	45	D	PA	12700	629	24200	1190	0.53	C	D	C	E
SR 674	CR 579	BALM WIMAUMA RD	2 / U	1.38	55	C	PA	7491	391	8400	430	0.89	B	A	D	F
SR 674	BALM WIMAUMA RD	CARLTON LAKE RD	2 / U	1.88	60	C	PA	7491	391	8400	430	0.89	B	A	D	F
SR 674	CARLTON LAKE RD	CR 39	2 / U	6.05	60	C	PA	7491	391	8400	430	0.89	B	A	D	F
SR 674	CR 39	POLK COUNTY	2 / U	5.62	60	C	PA	2200	115	8400	430	0.26	B	A	D	F
SUNCOAST PKWY	VETERANS EXPWY	LUTZ LAKE FERN	4 / F	2.56	60	D	PA	44900	2088	77900	3660	0.58	B	-	-	F
SUNCOAST PKWY	LUTZ LAKE FERN	PASCO COUNTY	4 / F	1.17	70	D	PA	44300	2060	77900	3660	0.57	B	-	-	F
TAMPA ST	JACKSON ST	KENNEDY BLVD	3 / O	0.06	30	D	A	13000	1170	30000	1814	0.43	C	D	B	B

STATE (FDOT) ROADS

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
TAMPA ST	KENNEDY BLVD	MADISON ST	3 / O	0.06	30	D	A	13000	1170	30000	1814	0.43	D	D	B	A
TAMPA ST	MADISON ST	TWIGGS ST	3 / O	0.06	30	D	A	13000	1170	30000	1814	0.43	C	E	B	A
TAMPA ST	TWIGGS ST	ZACK ST	3 / O	0.05	30	D	A	13000	1170	30000	1814	0.43	D	D	B	A
TAMPA ST	ZACK ST	POLK ST	3 / O	0.06	30	D	A	13000	1170	30000	1814	0.43	C	D	B	A
TAMPA ST	POLK ST	CASS ST	3 / O	0.05	30	D	A	13000	1170	30000	1814	0.43	C	D	B	A
TAMPA ST	CASS ST	TYLER ST	3 / O	0.06	30	D	A	13000	1170	30000	1814	0.43	C	E	B	A
TAMPA ST	TYLER ST	HARRISON ST	3 / O	0.05	30	D	A	13000	1170	30000	1814	0.43	D	C	C	C
TAMPA ST	HARRISON ST	LAUREL ST	3 / O	0.20	30	D	A	5200	468	30000	1814	0.17	C	D	A	C
TAMPA ST	LAUREL ST	SCOTT ST	3 / O	0.06	30	D	A	5200	468	30000	1814	0.17	C	B	B	C
TAMPA ST	SCOTT ST	KAY ST	3 / O	0.05	30	D	A	5200	468	30000	1814	0.17	C	B	B	A
TAMPA ST	KAY ST	PALM AVE	3 / O	0.36	35	D	A	10500	945	30000	1814	0.35	C	C	C	A
TAMPA ST	PALM AVE	COLUMBUS DR	3 / O	0.32	40	D	A	10500	945	35940	2174	0.29	C	C	C	A
TAMPA ST	COLUMBUS DR	FLORIBRASKA AVE	4 / O	0.28	40	D	A	7200	648	48060	2909	0.15	C	B	C	A
TAMPA ST	FLORIBRASKA AVE	LAKE AVE	3 / O	0.49	40	D	A	5500	495	35940	2174	0.15	C	B	C	C
TAMPA ST	LAKE AVE	M L KING BLVD	3 / O	0.24	40	D	A	5500	495	35940	2174	0.15	C	B	C	B
THONOTOSASSA RD	I-4	WOODROW WILSON	4 / D	0.59	45	D	C	19500	983	39800	2000	0.49	C	C	C	F
THONOTOSASSA RD	WOODROW WILSON	US 92 / LEMON ST	4 / D	0.32	45	D	C	19500	983	39800	2000	0.49	C	C	C	F
US 92 / REYNOLDS ST	US 92 / THONOTOSASSA RD	WHEELER ST	2 / O	0.63	35	D	PA	7000	630	19440	1174	0.36	C	D	C	F
US 92 / REYNOLDS ST	WHEELER ST	EVERS ST	2 / O	0.05	30	D	PA	6500	585	19440	1174	0.33	C	D	B	F
US 92 / REYNOLDS ST	EVERS ST	SR 39	2 / O	0.05	30	D	PA	6500	585	19440	1174	0.33	C	E	B	F
US 92 / REYNOLDS ST	SR 39	BAKER ST	2 / O	0.64	30	D	PA	7300	657	19440	1174	0.38	C	D	C	F
US 92 / THONOTOSASSA RD	BAKER ST	ALEXANDER ST	2 / O	0.29	35	D	C	9100	819	23880	1440	0.38	C	D	D	F
US 92 / THONOTOSASSA RD	ALEXANDER ST	REYNOLDS ST	2 / O	0.18	35	D	C	4800	432	19440	1174	0.25	C	D	C	F
US HWY 301	MANATEE COUNTY	LIGHTFOOT RD	2 / U	1.11	60	D	PA	6100	302	24200	1190	0.25	B	C	D	F
US HWY 301	LIGHTFOOT RD	SR 674	2 / U	4.59	60	D	PA	6100	302	24200	1190	0.25	B	C	D	F
US HWY 301	SR 674	19TH AVE	2 / U	1.95	55	D	PA	15500	767	17700	880	0.88	C	E	E	F
US HWY 301	19TH AVE	BALM RD	2 / U	2.01	55	D	PA	15500	767	17700	880	0.88	C	E	E	F
US HWY 301	BALM RD	BIG BEND RD	6 / D	1.46	55	D	PA	15500	781	59900	3020	0.26	C	A	C	F
US HWY 301	BIG BEND RD	RHODINE RD	6 / D	2.11	55	D	PA	50500	2545	59900	3020	0.84	C	A	C	F
US HWY 301	RHODINE RD	SYMMES RD	6 / D	0.95	55	D	PA	50500	2545	59900	3020	0.84	C	A	C	F
US HWY 301	SYMMES RD	GIBSONTON DR	6 / D	1.52	45	D	PA	54500	2747	59900	3020	0.91	C	A	C	E
US HWY 301	GIBSONTON DR	BALM RIVERVIEW	6 / D	0.60	45	D	PA	45000	2268	59900	3020	0.75	C	C	C	E
US HWY 301	BALM RIVERVIEW	RIVERVIEW DR	6 / D	0.41	45	D	PA	58500	2948	59900	3020	0.98	F	C	D	E
US HWY 301	RIVERVIEW DR	PROVIDENCE CONN	6 / D	0.66	45	D	PA	51531	2597	59900	3020	0.86	C	C	C	E
US HWY 301	PROVIDENCE CONN	GORNTO LAKE RD	6 / D	0.49	50	D	PA	51531	2597	59900	3020	0.86	C	C	C	E
US HWY 301	GORNTO LAKE RD	PROGRESS BLVD	6 / D	0.65	50	D	PA	51531	2597	59900	3020	0.86	C	C	C	D

PARTY OF RECORD

From: Heinrich, Michelle
To: 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: heinrichm@HCFLGov.net
W: HCFLGov.net

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

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

Received May 12, 2023
Development Services

Roy W. Cohn
Attorney at Law
Email: rcohn53@msn.com
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,
/s *Roy W. Cohn*

Received May 12, 2023
Development Services

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