**Rezoning Application:** PD 24-0141

**Zoning Hearing Master Date:** June 17, 2024

**BOCC Land Use Meeting Date:** August 13, 2024



**Development Services Department** 

#### 1.0 APPLICATION SUMMARY

Applicant: Andrey Metelski

FLU Category: RES-4

Service Area: Urban

Site Acreage: Approximately 7.19 acres

Community

Plan Area: None

Overlay: None



#### Introduction Summary:

The applicant seeks to develop an approximately 7.19-acre property located on the east side of N. Saint Cloud Ave. and north of Washington Boulevard. The request is for a rezoning from Agricultural, Single-Family-1 (AS-1) to Planned Development (PD) to allow for the development of 26 single-family homes.

Zoning:	Existing	Proposed
District(s)	AS-1	Planned Development
Typical General Use(s)	Residential, Agricultural	Residential (Single Family)
Acreage	7.19 acres	7.19 acres
Density/Intensity	Min. Lot Size: 43,560 sf / 1 acre	+/-3.61 dwellings per acre
Mathematical Maximum*	7 single-family homes	26 Single Family Dwellings

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

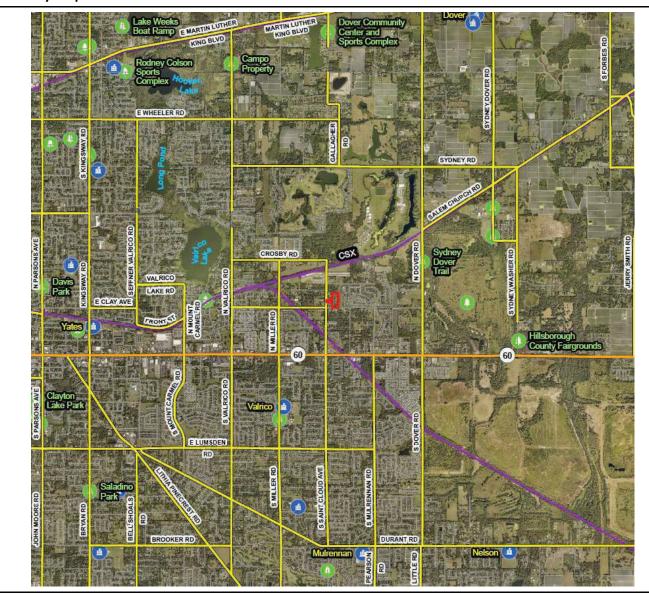
Development Standards:	Existin	g	Proposed
District(s)	AS-1		PD (Subject to RSC-9 Standards)
Setbacks/Buffering and Screening	Front: 50 ft. Rear: 15 ft. Side: 50 ft.		Front: Min. 20' Side: Min. 5' Rear: Min. 20' Proposed Buffers: Adjacent to folio 85634.5500 and North & South Entrance Dr. (Folio #85633.1000): 10'-wide buffers with Type "A" landscape
Height	50 ft. Max. Ht.		35 ft. Max. Ht.
	Additional Information:		
PD Variation(s)		None.	
Waiver(s) to the Land Deve	elopment Code	None.	

Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Supportable, with Conditions

Case Reviewer: Tim Lampkin, AICP

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.1 Vicinity Map



#### **Context of Surrounding Area:**

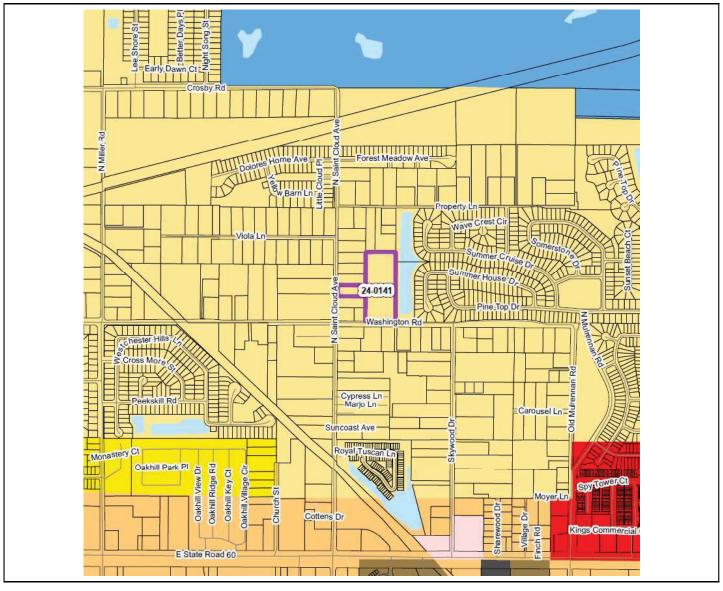
The subject property is located on the east side of N. Saint Cloud Ave. and north of Washington Boulevard. The subject property is within the Urban Service Area.

The subject property is surrounded predominately by single-family neighborhoods. To the immediate west is the location of PD 89-0080/PRS 18-0312, approved for detached residential units adjacent to the east side of the subject property. Further east the PD allows multi-family development with a total of 603 combined residential units, and a 300,000-sf commercial component further east. To the west of the subject site is a church with residential development on the other properties adjacent to the proposed development and south of the church and Washington Boulevard.

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#### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.2 Future Land Use Map



Case Reviewer: Tim Lampkin, AICP

Subject Site Future Land Use Category:	Residential – 4 (RES-4)
Maximum Density/F.A.R.:	4 du per acre / Maximum 0.25 FAR
Typical Uses:	Typical uses include residential, suburban commercial, offices, and multi- purpose uses.

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#### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.3 Immediate Area Map

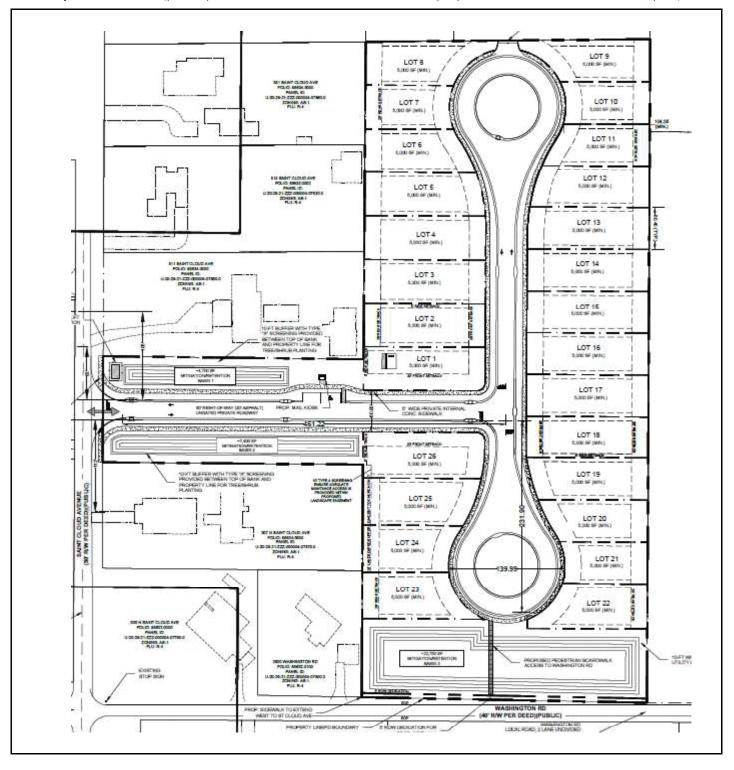


Adjacent Zonings and Uses					
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:	
North	North: AS-1	AS-1: 1 ac. Min Lot Area (43,560 sf)	Single-family and	Single-family Residential	
Northwest across N. St. Cloud Ave.	NW: RSC-2	RSC-2: ½ acre Min. Lot Area (21,780 sf)	agricultural	Single-family Residential	
South	AS-1	Min Lot Area: 1 acre (43,560 sf)	Single-family and agricultural	Washington Rd. ROW & Single Family Residential	
East	PD 89-0080	Internal SF Lots: RSC-9 Standards. Max. Density: 4.1 du / ac.	Single Family Residential	Single Family Residential & common area	
West	N. St. Cloud Ave. ROW & AS-1	Min Lot Area: 1 acre	Single-family and agricultural	Single Family Residential	

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

Case Reviewer: Tim Lampkin, AICP



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

Road Name	Classification	Current Conditions	Select Future Improvements
Saint Cloud Ave	County Collector - Urban	2 Lanes ⊠Substandard Road □Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
Washington Road	County Local - Urban	2 Lanes  ⊠Substandard Road  □Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

	on □Not applicable for this request Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	66	5	7
Proposed	245	18	24
Difference (+/-)	+179	+13	+17

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

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Carried Control	
None N	Meets LDC
None N	leets LDC
None N	leets LDC
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Road Name/Nature of Request	Туре	Finding
Saint Cloud Ave/ Substandard Road	Design Exception Requested	Approvable
Saint Cloud Ave/ Access Spacing	Administrative Variance Requested	Approvable

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

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	See EPC Agency Review Sheet.
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	☐ Significant☐ Coastal H☐ Urban/Sul	Vater Wellfield Pro t Wildlife Habitat ( igh Hazard Area burban/Rural Scen to ELAPP property	(Upland Wildlif nic Corridor	e Habitat Area)
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation  ☑ Design Exc./Adm. Variance Requested ☑ Off-site Improvements Provided	⊠ Yes □ No	□ Yes ⊠ No	⊠ Yes □ No	See Transportation Report.
Service Area/ Water & Wastewater  ⊠ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	See Water Resource Services Rezoning Review Comment Sheet
Hillsborough County School Board  Adequate   K-5   6-8   9-12   N/A  Inadequate   K-5   6-8   9-12   N/A	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	See School Board Adequate Facilities Analysis Report.
Impact/Mobility Fees  (Fee estimate is based on a 2,000 square foot, Single Family Detached Unit)  Mobility: \$9,183 * 26 = \$238,758  Parks: \$2,145 * 26 = \$55,770  School: \$8,227 * 26 = \$213,902  Fire: \$335 * 26 = \$8,710  Single Family Detached per unit = \$19,890 * 26 = \$517,140				

Project Summary: Urban Mobility, Central Park/Fire - 26 SF units - potential credit for existing SF and MH removed from parcels.

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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 ☐ Density Bonus Requested ☐ Consistent ☐ Inconsistent	⊠ Yes □ No	☐ Inconsistent ☑ Consistent	⊠ Yes □ No	See Planning Commission Report.  Condition regarding construction of the boardwalk providing pedestrian connectivity to Washington Road proffered by DSD staff is imperative to PC staff's finding of consistency.

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#### 5.0 IMPLEMENTATION RECOMMENDATIONS

#### 5.1 Compatibility

The request is for a rezoning from Agricultural, Single-Family (AS-1) to Planned Development (PD) to allow for the development of 26 single-family homes on a +/-7.19-acre property located on the east side of N. Saint Cloud Avenue and north of Washington Boulevard.

The subject property is surrounded on the northwest and southwest by AS-1 zoning with single-family homes. Further northwest across N. Saint Cloud Avenue is RSC-2 zoned property. Immediately south of the subject property is Washington Road, across which is AS-1 zoning with single-family homes. Immediately east of the subject site is PD 89-0080. The proposed development abuts an open space area within PD 89-0090, with single-family homes developed to RSC-9 standards approximately 200 feet from the subject site.

The site plan meets the requirements of LDC Section 6.06.06 Buffering and Screening. While the applicant is not required to provide a buffer for the church, the applicant is proposing a 10-foot-wide buffer with Type "A" screening along the three home lots adjacent to the church to ensure compatibility. For the single-family home lots adjacent to the church, the applicant proposes a condition to allow the use of existing vegetation in lieu of proposed screening pursuant to Land Development Code Section 6.06.06.C.12, which permits an applicant to submit an alternative screening plan at the time of site and development review. The alternative plan shall afford screening, in terms of height, opacity and separation, equivalent to or exceeding that provided by the proposed 10 ft. landscaped buffer with Type "A" screening.

The applicant is also providing additional 10-foot-wide landscaped buffers with Type "A" screening along the north and side of the access street into the proposed development buffering the adjacent church to the immediate south and the existing single-family home to the immediate north of the access road to the proposed development; thereby, mitigating any impacts to both the existing church and the single-family home located to the north of the access street from traffic into the development.

The site will comply with and conform to applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code subject to the proposed conditions of approval.

#### 5.2 Recommendation

Based on the above considerations, staff finds the request supportable with conditions.

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Prior to site plan certification, the applicant shall complete the following:

- Revise "50.40 ft." lot width to "50 ft." per RSC-9 zoning district standards.
- o Remove the min. lot length. RSC-9 standards will determine lot length.
- o Remove "Valrico Community Planning Area" under notes.
- o Remove the square box located on Lot 1.
- Revise the Site Plan to include sidewalks that continue to the property line to the north, as shown in image in the Transportation Agency Review Comment Sheet.
- Revise the Site plan to include sidewalk connections at the internal roadway intersection as shown in image in the Transportation Agency Review Comment Sheet.
- o Remove note #19. Project roadways are to be private roadways.

#### 6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted May 23, 2024.

- 1. The subject site shall be limited to a maximum of 26 single-family homes.
- 2. The development shall comply with the May 23, 2024, site plan and the RSC-9 development standards.

Minimum Lot Width: 20 feetMinimum Lot Size: 5,000 sf

Minimum Rear Setback: 20 feet (inclusive of buffer)

Minimum Front Yard Setback: 20 feet

Minimum Side Yard Setback: 5 feet (inclusive of buffer)

Maximum Building Coverage: 40 percentMaximum Building Height: 35 feet

- 3. The subject property shall be subject to buffering and screening requirements of Section 6.06.06 of the Hillsborough County Land Development Code.
  - a. Buffering and screening on the north and south perimeter of folio # 85633.1000 (location of the 50-ft. ungated private entrance street) shall include a 10-foot buffer with type "A" screening.
  - b. Buffering and screening adjacent to folio # 85634.5500 shall include a 10-foot buffer with type "A" screening. Existing vegetation may be retained in lieu of construction of the 6-ft. high screening where said vegetation is at least 6 feet in height and provides an overall opacity of seventy-five percent.
  - c. The required buffers shall require landscape easements to be depicted on the plat. Use of the buffer shall be in accordance with the buffer definition in the LDC.
- 4. Prior to acceptance of the subdivision, the proposed pedestrian boardwalk shall be constructed connecting the development to Washington Road as shown on the site plan and be privately maintained.
- 5. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- 6. The project shall be served by and limited to one vehicular access connection to Saint Cloud Ave.

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- 7. Prior to acceptance of the subdivision, the proposed pedestrian boardwalk shall be constructed connecting the development to Washington Road as shown on the site plan. The Boardwalk shall be privately maintained.
- 8. The developer shall dedicate and convey to Hillsborough County a 5-foot wide right-of-way strip along the project's frontage on Washington Road.
- 9. Project roadways shall be constructed to HC TTM private roadway standards.
- 10. If PD 24-0141 is approved, the County Engineer will approve a Design Exception request (dated April 29, 2023, and signed and sealed on May 1, 2024), which was found approvable by the County Engineer (on June 6, 2024) for the Saint Cloud Ave substandard road improvements. As Saint Cloud Ave is a substandard collector roadway, the developer will be required to make specific improvements to Saint Cloud Ave Road consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer shall construct:
  - A minimum 5-foot-wide sidewalk for a distance of +/- 536 ft. along the east side of Saint Cloud Ave to Viola Lane.
- 11. If PD 24-0141 is approved, the County Engineer will approve a Sec. 6.04.02.B Administrative Variance (dated April 29, 2024, and signed and sealed on May 1, 2024) from the LDC Section 6.04.07 access spacing requirements, which has been found approvable by the County Engineer (on June 6, 2024). Approval of this Administrative Variance will permit the reduction of the minimum access spacing between the project driveway on Saint Cloud Ave as follows:
  - a. For the project driveway connection, a variance of +/- 182 feet from the closest driveway to the north on the same (east) side of the roadway, resulting in an access spacing of +/- 63 ft.; and,
  - b. For the project driveway connection, a variance of +/- 133 feet from the closest driveway to the south on the same (east) side of the roadway, resulting in an access spacing of +/- 112 ft.
- 12. The Developer shall construct a 5-foot-wide county standard sidewalk from the subject frontage on Washington Road to St. Cloud Avenue.
- 13. This site contains trees that may qualify as Grand Oaks as defined by the Land Development Code (LDC). All trees confirmed as a Grand Oak must be accurately located and labeled as such on the submitted preliminary plan/plat through the Site Development/Subdivision Review process. Design efforts are to be displayed on the submitted preliminary plan to avoid adverse impacts to these trees.
- 14. 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.
- 15. 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.

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- 16. 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.
- 17. 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, unless otherwise stated herein.
- 18. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C

**Zoning Administrator Sign Off:** 

J. Brian Grady

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.

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### SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDNACE 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.

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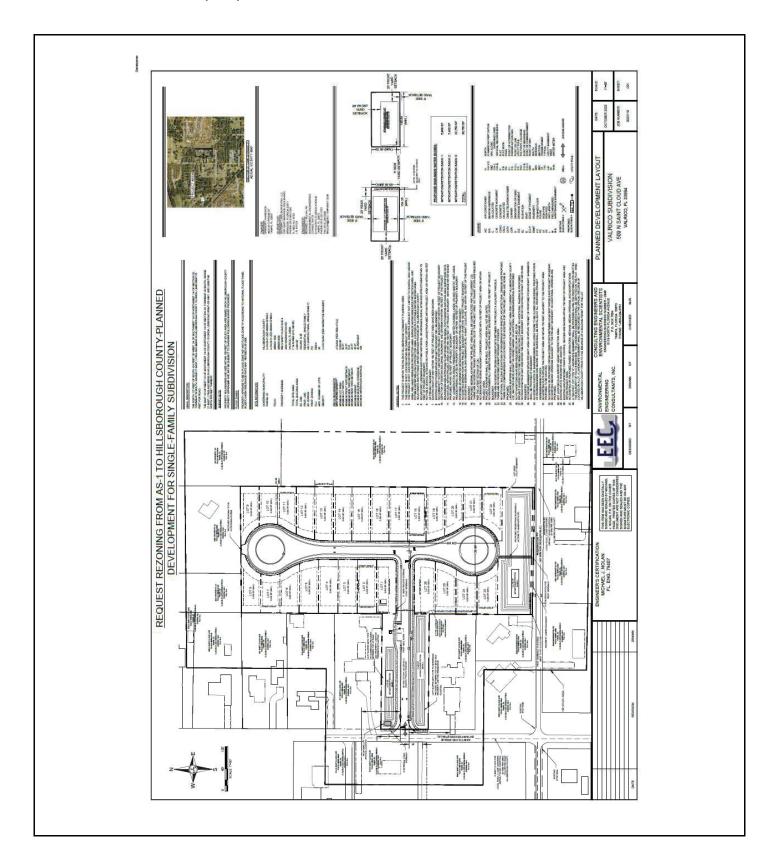
BOCC LUM MEETING DATE: August 13, 2024 Case Reviewer: Tim Lampkin, AICP

#### 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

ZHM HEARING DATE: June 17, 2024

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#### 8.0 PROPOSED SITE PLAN (FULL)



APPLICATION NUMBER: PD 24-0141

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BOCC LUM MEETING DATE: August 13, 2024 Case Reviewer: Tim Lampkin, AICP

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

#### AGENCY REVIEW COMMENT SHEET

TO: Z	oning Technician, Development Services Department	DATE: 6/10/2024
REVI	EWER: Alex Steady, AICP	AGENCY/DEPT: Transportation
PLANNING AREA/SECTOR: Valrico / Central		PETITION NO: PD RZ 24-0141
	This agency has no comments.	
	This agency has no objection.	
X	This agency has no objection, subject to the listed or attached or	conditions.
	This agency objects for the reasons set forth below.	

#### **CONDITIONS OF APPROVAL**

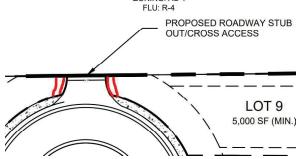
- 1. Notwithstanding anything shown on the Site Development Plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 2. The project shall be served by and limited to one vehicular access connection to Saint Cloud Ave.
- 3. Prior to acceptance of the subdivision, the proposed pedestrian boardwalk shall be constructed connecting the development to Washington Road as shown on the site plan. The Boardwalk shall be privately maintained.
- 4. The developer shall dedicate and convey to Hillsborough County a 5-foot wide right-of-way strip along the project's frontage on Washington Road.
- 5. Project roadways shall be constructed to HC TTM private roadway standards.
- 6. If PD 24-0141 is approved, the County Engineer will approve a Design Exception request (dated April 29, 2023, and signed and sealed on May 1, 2024), which was found approvable by the County Engineer (on June 6, 2024) for the Saint Cloud Ave substandard road improvements. As Saint Cloud Ave is a substandard collector roadway, the developer will be required to make specific improvements to Saint Cloud Ave Road consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer shall construct:
  - A minimum 5-foot-wide sidewalk for a distance of +/- 536 ft. along the east side of Saint Cloud Ave to Viola Lane.
- 7. If PD 24-0141 is approved, the County Engineer will approve a Sec. 6.04.02.B Administrative Variance (dated April 29, 2024, and signed and sealed on May 1, 2024) from the LDC Section 6.04.07 access spacing requirements, which has been found approvable by the County Engineer (on June 6, 2024). Approval of this Administrative Variance will permit the reduction of the minimum access spacing between the project driveway on Saint Cloud Ave as follows:
  - a. For the project driveway connection, a variance of +/- 182 feet from the closest driveway to the north on the same (east) side of the roadway, resulting in an access spacing of +/- 63 ft.; and,
  - b. For the project driveway connection, a variance of +/- 133 feet from the closest driveway to the south on the same (east) side of the roadway, resulting in an access spacing of +/- 112 ft.

8. The Developer shall construct a 5-foot-wide county standard sidewalk from the subject frontage on Washington Road to St. Cloud Avenue.

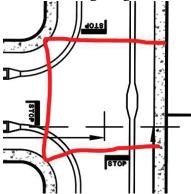
#### Other Conditions

Prior to PD Site Plan Certification, the developer shall revise the PD site plan to:

• Revise the Site Plan to include sidewalks that continue to the property line to the north, as shown in the following image:



• Revise the Site plan to include sidewalk connections at the internal roadway intersection as shown in the following image:



• Remove note #19. Project roadways are to be private roadways.

#### PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels, totaling  $\pm$ 7.19 ac., from Agricultural Single Family – 1 (AS-1) to Planned Development (PD). The proposed PD is seeking entitlements for 26 residential dwelling units. The existing future land use of the properties is Residential – 4 (RES-4).

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation. As the project does not generate more than 50 peak hour trips, a detailed traffic analysis was not required. 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 <u>Trip Generation Manual</u>, 11<sup>th</sup> Edition.

**Existing Zoning:** 

Zoning, Land Use/Size	24-Hour Two- Way Volume	Total Hour AM	
AS-1, 7 Single Family Dwelling Units (ITE LUC 210)	66	5	7

Proposed Zoning:

Zoning, Land Use/Size	24-Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD, 26 Single Family Dwelling Units (ITE LUC 210)	245	18	24

Trip Generation Difference:

Zoning, Land Use/Size	24-Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+179	+13	+17

#### TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site will have frontage on Saint Cloud Ave and Washington Road. Saint Cloud Ave is a two-lane, undivided, Hillsborough County-maintained collector roadway. It is characterized by +/—10-foot travel lanes and lies within +/—50ft of right of way in the immediate vicinity of the proposed project. There are no sidewalks or bike facilities on side of the roadway. Washington Road is a two-lane, undivided, Hillsborough County maintained local roadway. It is characterized by +/- 14 wide pavement width and +/- 40ft of right of way in the immediate vicinity of the proposed project. There are no sidewalks on either side of the roadway.

#### SITE ACCESS AND CONNECTIVITY

The project shall be served by one vehicular and pedestrian access to Saint Cloud Ave and one pedestrianonly access to Washington Road.

A stub out to the north as shown on the site plan is required per the LDC to provide connectivity to future developments.

#### ACCESS TO WASHINGTON ROAD

The project has frontage on Washington Road. Washington Road is an extremely substandard local roadway with only +/- 14 feet of pavement and existing +/-40 feet of right of way. As shown in the following figure, the roadway is extremely substandard due to right of way, pavement width and clear zone issues:



Based on the limited right of way, pavement width, and clear zone issues, a vehicular connection from the project was not required to Washington Road. Transportation staff required the applicant to dedicate 5 feet along the project's frontage on Washington, which will allow for the appropriate right of way to be available in the future to improve Washington Road to standard per the Hillsborough County Transportation Technical Manual. In addition to the right-of-way dedication, the applicant is required to provide a pedestrian connection from the project to Washington Road. The applicant has provided this connection as shown on the site plan, which will be via a privately maintained boardwalk. The applicant will be required to construct a sidewalk along their frontage on Washington Road and has committed to extending the sidewalk along Washington Road to North St Cloud Avenue.

#### DESIGN EXCEPTION REQUEST - SAINT CLOUD AVE SUBSTANDARD ROAD

As Saint Cloud Ave is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request (April 29, 2023, and signed and sealed on May 1, 2024) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the request approvable (on June 6, 2024). The deviations from the Hillsborough County Transportation Technical Manual (TTM) TS-7 Typical Section (for 2-lane collector Urban Roadways) include:

- 1. The roadway will be permitted to remain in a minimum 50-foot-wide right-of-way in lieu of the 96 feet required pursuant to TS-7;
- 2. The roadway will be permitted to remain of 10 foot lane widths in lieu of the 12 feet required pursuant to TS-7;

As stated in the request, the developer is proposing to construct:

• A minimum 5-foot-wide sidewalk for a distance of +/- 536 ft. along the east side of Saint Cloud Ave to Viola Lane.

If 24-0141 is approved, the County Engineer will approve the Design Exception request.

#### <u>ADMINISTRATIVE VARIANCE – SAINT CLOUD AVE ACCESS SPACING</u>

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated April 29, 2024, and signed and sealed on May 1, 2024) from the Section 6.04.07 LDC requirement, governing access spacing. The Hillsborough County LDC requires a minimum connection spacing of 245 feet for a Class 6 roadway with a posted speed of 45 miles per hour or less. The applicant is seeking the following variances relative to its proposed project access connections on Saint Cloud Ave:

- 1. For the project driveway connection, a variance of +/- 182 feet from the closest driveway to the north on the same (east) side of the roadway, resulting in an access spacing of +/- 63 ft.; and,
- 2. For the project driveway connection, a variance of +/- 133 feet from the closest driveway to the south on the same (east) side of the roadway, resulting in an access spacing of +/- 112 ft.

Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable June 6, 2024.

#### **TRANSIT FACILITIES**

Consistent with Sections 6.02.17 and 6.03.09 of the LDC, transit facilities are not required for the subject project.

#### **ROADWAY LEVEL OF SERVICE**

Saint Cloud Ave and Washington road are not regulated roadway and as such Level of Service information is not provided in the Hillsborough County LOS report. Level of service is for information purposes only.

#### **Transportation Comment Sheet**

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

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

Project Trip Generation ☐ Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	66	5	7	
Proposed	245	18	24	
Difference (+/-)	+179	+13	+17	

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

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

<b>Design Exception/Administrative Variance</b> □ Not applicable for this request				
Road Name/Nature of Request	Туре	Finding		
Saint Cloud Ave/ Substandard Road	Design Exception Requested	Approvable		
Saint Cloud Ave/ Access Spacing Administrative Variance Requested Approvable				
Notes:				

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

From: Williams, Michael <WilliamsM@hcfl.gov>

**Sent:** Thursday, June 6, 2024 6:37 PM

**To:** mnolan@eec-tampabay.com; Elizabeth Rodriguez <libbytraffic@yahoo.com> **Cc:** todd@pressmaninc.com; Lampkin, Timothy <LampkinT@hcfl.gov>; Perez, Richard

<PerezRL@hcfl.gov>; Steady, Alexander <SteadyAl@hcfl.gov>; Tirado, Sheida <TiradoS@hcfl.gov>;

PW-CEIntake < PW-CEIntake @hcfl.gov>; De Leon, Eleonor < DeLeonE@hcfl.gov>

**Subject:** FW: MM PD 24-0141 - Administrative Variance & Design Exception Review

**Importance:** High

#### Michael/Libby,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) and Design Exception (DE) for PD 24-0141 APPROVABLE.

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

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

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

Lastly, please note that it is critical to ensure you copy all related correspondence to <u>PW-CEIntake@hcfl.gov</u>

Mike

Michael J. Williams, P.E.

Director, Development Review County Engineer

#### Development Services Department

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

W: HCFLGov.net

#### Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

From: Tirado, Sheida < <u>TiradoS@hcfl.gov</u>> Sent: Thursday, June 6, 2024 3:49 PM

To: Williams, Michael < Williams M@hcfl.gov >

**Cc:** Perez, Richard < <u>PerezRL@hcfl.gov</u>>; Steady, Alexander < <u>SteadyAl@hcfl.gov</u>>; De Leon, Eleonor

<<u>DeLeonE@hcfl.gov</u>>

Subject: MM PD 24-0141 - Administrative Variance & Design Exception Review

**Importance:** High

Hello Mike,

The attached DE and AV are approvable to me, please copy the following people in your email response:

mnolan@eec-tampabay.com libbytraffic@yahoo.com todd@pressmaninc.com lampkint@hcfl.gov perezrl@hcfl.gov steadyal@hcfl.gov

Best Regards,

#### Sheida L. Tirado, PE

**Transportation Review Manager**Development Services Department

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

#### 601 E. Kennedy Blvd., Tampa, FL 33602

#### Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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



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

#### Instructions:

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

<u>'</u>				
Request Type (check one)	<ul> <li>Section 6.04.02.B. Administrative Variance</li> <li>▼ Technical Manual Design Exception Request</li> <li>Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.)</li> <li>Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)</li> </ul>			
Submittal Type (check one)	☐ New Request ☐ Additional Information			
Submittal Number and	<b>x</b> 1. DE for St. Cloud substandard □4.			
Description/Running History	□2. □5.			
(check one and complete text box				
using instructions provided below)	□3. □6.			
submittal number/name to each separate request. number previously identified. It is critical that the ap	nests (whether of the same or different type), please use the above fields to assign a unique. Previous submittals relating to the same project/phase shall be listed using the name and applicant reference this unique name in the request letter and subsequent filings/correspondence. I information related to a previously submitted request, then the applicant would check the			
Project Name/ Phase N. St. Cloud Sub	division			
<b>Important:</b> The name selected must be used on all fulf request is specific to a discrete phase, please also	ture communications and submittals of additional/revised information relating to this variance. list that phase.			
085633.1000 and 085635.0000 Folio Number(s)				
	Check This Box If There Are More Than Five Folio Numbers			
<b>Important:</b> List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").				
Name of Person Submitting Request	Elizabeth Rodriguez			
<b>Important:</b> For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.				
<b>Current Property Zoning Designation</b>	R1			
Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at <a href="https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html">https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</a> . For additional assistance, please contact the <a href="https://maps.hillsboroughcounty.org/maphillsborough">https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</a> . For additional assistance, please contact the <a href="https://maps.hillsboroughcounty.org/maphillsborough">https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</a> . For additional assistance, please contact the <a "not="" 100="" a"="" appearances.<="" for="" href="https://maps.hillsboroughcounty.org/maphillsboroughco&lt;/th&gt;&lt;/tr&gt;&lt;tr&gt;&lt;th&gt;Pending Zoning Application Number&lt;/th&gt;&lt;th&gt;RZ PD24-0141&lt;/th&gt;&lt;/tr&gt;&lt;tr&gt;&lt;th&gt;&lt;/th&gt;&lt;th&gt;nter the application number preceded by the case type prefix, otherwise type " major="" minor="" mm="" modifications="" modifications,="" n="" or="" personal="" prs="" th=""></a>				
Related Project Identification Number (Site/Subdivision Application Number)				

Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".

#### Elizabeth Rodriguez & Associates, Inc. 18156 Sandy Pointe Drive Tampa, Florida 33647

April 29, 2024

Mr. Michael J. Williams, P.E. Hillsborough County 601 East Kennedy Blvd. Tampa, FL 33602

Dear Mr. Williams:

## **RE: Design Exception for North St. Cloud Avenue - FOLIO #'s 085633.1000 and 085635.0000** RZ 24-0141

The subject property is being rezoned to Planned Development, as is shown on the attached **Site Plan** and **Location Map**., and a maximum of 26 single family homes are planned. This design exception per the Transportation Technical Manual (TTM) is to meet Hillsborough County Land Development (LDC) Section 6.04.03.L – Existing Facilities. N. St. Cloud Avenue will not be constructed *fully* to TTM standards, but instead the request is to allow for some reasonable improvements as described herein.

1. EXISTING CONDITIONS - N. St. Cloud Road is a collector roadway that is approximately 20 feet wide, with 10 foot travel lanes. Measurements are attached and show that the lane widths vary. Land use is of a residential nature of the area. Sod shoulders are provided. However, there are gaps in the sidewalks along this roadway.

<b>Design Element</b>	TS-7 Requirement	Observed Measurements
Sod area for fence/hedge clearance ( <i>Outside</i> of sidewalk)	2 feet on both sides	The roadway is offset in the right-of-way. There appears to be 1 foot or less on the west side in places where there is sidewalk, and 6 feet on the east side.
Sidewalk	5 feet on both sides	Gaps. No sidewalk along in project frontage.
Sod area ( <i>Inside</i> sidewalk)	2 feet on both sides	No sidewalk.
Swale and clear zone	27 feet - total	Highly variable along the length of S. St. Cloud Avenue. But, there is not enough right-of-way to provide adjacent to the site.
Lane widths	12 feet	10 feet

- 2. PROPOSED IMPROVEMENTS The developer proposes to build approximately 536 linear feet of sidewalk from the northern property line to Viola Lane. This proposed improvement is in addition to the construction of internal sidewalks and sidewalk along the property's frontage that the developer would normally have to construct per the Land Development Code (LDC).
- 3. JUSTIFICATION FOR THE REQUEST (a) The trip generation (attached) associated with this project is low and this is a residential area. (b) The proposed improvements enhance safety as compared to the existing condition. (c) It is well-documented that constructing more narrow travel lanes is a speed-reduction strategy (traffic calming). Therefore, logically, widening the travel lanes would be counter-indicated in maintaining safe speeds in this residential area, and only the sidewalk improvements are recommended. (d) There is not sufficient right-of-way to bring the roadway completely up to TS-7 standards. The required right-of-way for the TS-7 is 96 feet. The observed right-of-way measurements vary, but the measurement is about 50 feet. These measurements and the corresponding requirements of the TS-7 are shown in the table below (All measurements are approximate, and vary along the roadway.):

If you have any questions/comments regarding this letter, please call me at 813.545.3316.

Sincerely,

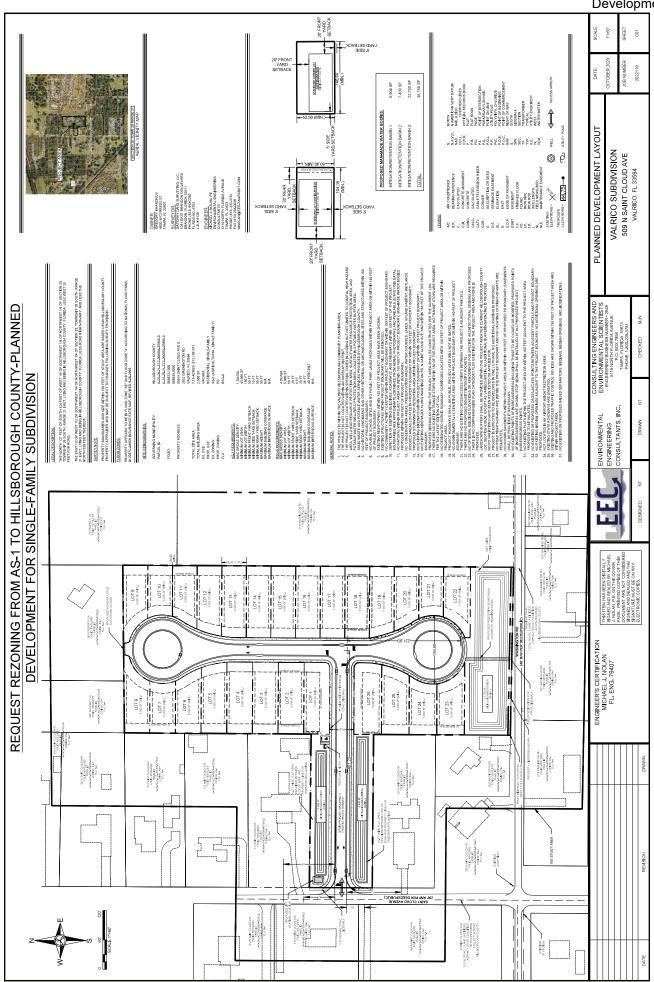


This item has been digitally signed and sealed by Michael J. Nolan, P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

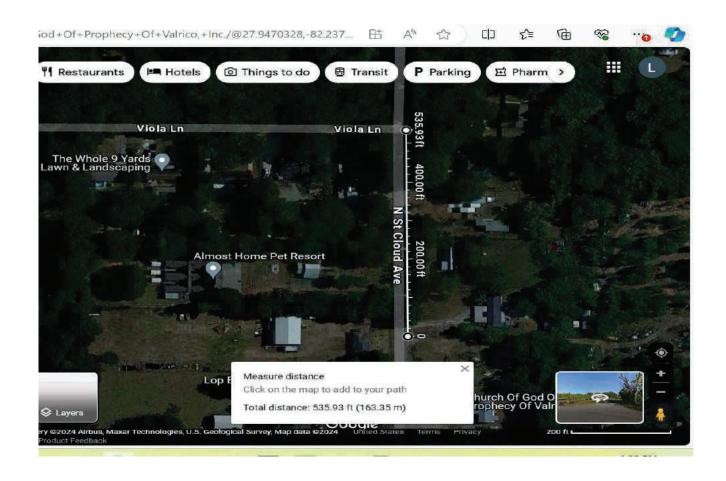
Michael J. Nolan, P.E.

Based upon the information provided by the application, this request is:	
Disapproved	
Approved	
If there are any further questions or you need clarification, please contact (813) 276-8364.	Sheida L. Tirado, P.E. at
Sincerely,	
Michael J. Williams, P.E. Hillsborough County Engineer	





**Location Map** 



536 feet of ADDITIONAL sidewalk north to Viola Lane

Received May 1, 2024
Development Services 1 PF DRAWING NO. SHEET NO.

**LOCAL & COLLECTOR RURAL ROADS** (2 LANE UNDIVIDED) **TYPICAL SECTION** 

Hillsborough County Florida

2' MIN TO 3.5' 1:4 MAX VARIES 2, ' SOD 5' PAVED-SHLDR. PROFILE GRADE TYPE "B" STABILIZATION LBR 40 0.02 7 & const. -5' PAVED SHLDR. 0.02 12, ASPHALT 90.0 22, SOD VARIES

UTILITY

NO TREES OR SHRUBS

CLEAR ZONE

96' MIN. RIGHT OF WAY

CLEAR ZONE

NO TREES OR SHRUBS

UTILITY **,** 

B/W LINE

2'\* Sob

DEWALF

**,**0

# TYPICAL SECTION

2' MIN TO 3.5'

-UTILITY POLES

- FLAT 0.02

SIDEWALK

\_\_\_\_\* \_\_\_\_\_sob\_ B/W LINE

- EXIST. GROUND

EXIST. GROUND-

UTILITY POLES FAT

0.02

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 50 MPH

ALL DIMENSIONS SHOWN ARE MINIMUM.

SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS. - 2 K

PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.

SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)

PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE.

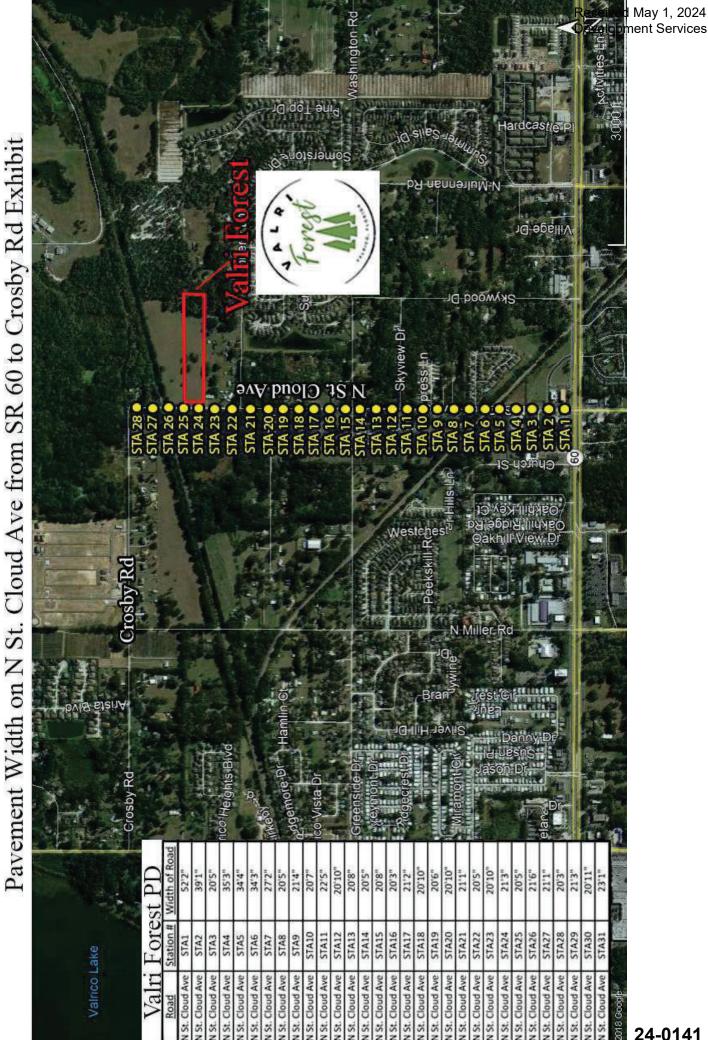
4. 3.

REVISION DATE: 10/17

**TRANSPORTATION** 

TECHNICAL

MANUAL



24-0141















TABLE 1: Trip Generation

ITE Code	Land Use Type	Units	Daily Trips	AM Peak- Hour Trips In	AM Peak- Hour Trips Out	PM Peak- Hour Trips In	PM Peak- Hour Trips Out
210	Single Fam Detached Housing	26	245	5	13	15	9
	TOTAL	-	245	5	13	15	9

# Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

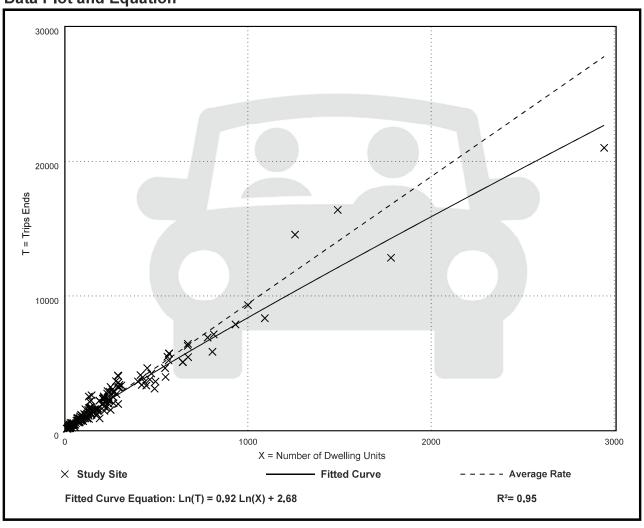
Setting/Location: General Urban/Suburban

Number of Studies: 174 Avg. Num. of Dwelling Units: 246

Directional Distribution: 50% entering, 50% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13





## **Single-Family Detached Housing** (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

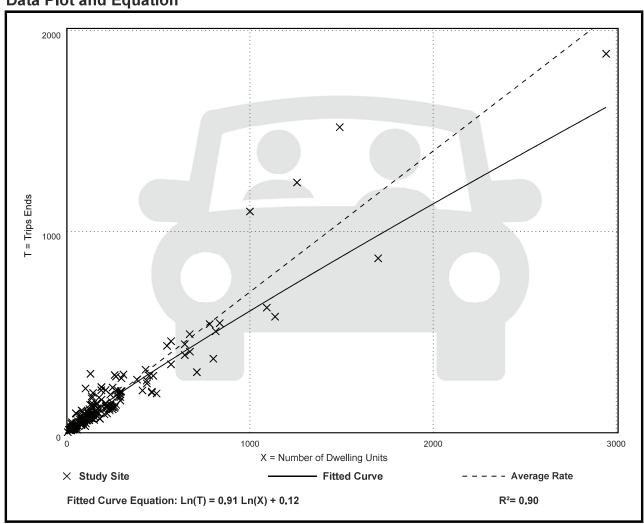
Number of Studies: 192 Avg. Num. of Dwelling Units: 226

Directional Distribution: 26% entering, 74% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

### **Data Plot and Equation**





220

## **Single-Family Detached Housing** (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

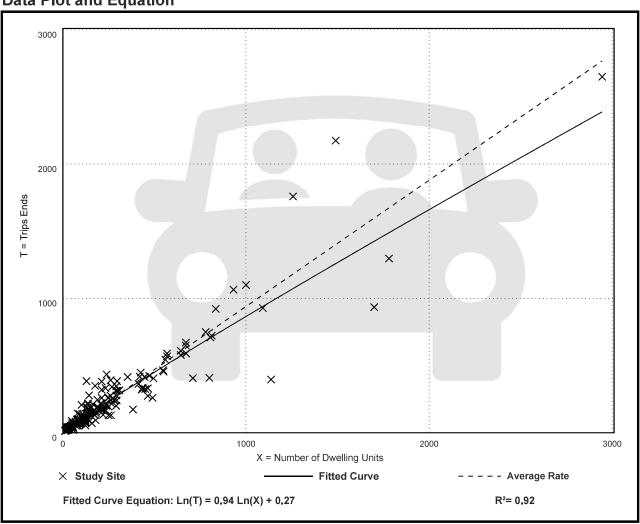
Setting/Location: General Urban/Suburban

Number of Studies: 208 Avg. Num. of Dwelling Units: 248

Directional Distribution: 63% entering, 37% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31







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

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- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.

(Site/Subdivision Application Number)

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

Request Type (check one)	<ul> <li>✓ Section 6.04.02.B. Administrative Variance</li> <li>☐ Technical Manual Design Exception Request</li> <li>☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.)</li> <li>☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)</li> </ul>		
Submittal Type (check one)	☐ New Request ☐ Additional Information		
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<b>x</b> 1. AV RE: D'way spacing       □4.         □2.       □5.         □3.       □6.		
<b>Important:</b> To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence of the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.			
Project Name/ Phase N. St. Cloud Sub	division		
Important: The name selected must be used on all full frequest is specific to a discrete phase, please also	uture communications and submittals of additional/revised information relating to this variance. list that phase.		
Folio Number(s) 085633.1000 ar	nd 085635.0000  Check This Box If There Are More Than Five Folio Numbers		
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Fo numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphe followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6780").			
Name of Person Submitting Request	Elizabeth Rodriguez		
Important: For Design Exception (DE) Requests, the DE request letter must be signed and sealed.	person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The		
Current Property Zoning Designation	R1		
Designation. Typing "N/A" or "Unknown" will result County Zoning Atlas, which is available at <a "rmc-9".="" (813)="" (flu)="" 272-5600="" 3.<="" additional="" application="" aps.hillsboroughcounty.org="" as="" assistance,="" at="" be="" being="" development="" for="" future="" hillsborough="" href="https://mu.edu.new.new.new.new.new.new.new.new.new.new&lt;/td&gt;&lt;td&gt;mily Conventional – 9" in="" information="" is="" land="" maphillsborough="" maphillsborough.html.="" may="" not="" obtained="" official="" option="" or="" property's="" returned.="" same="" services="" td="" the="" this="" use="" via="" your=""></a>			
Pending Zoning Application Number	RZ PD 24-0141		
	nter the application number preceded by the case type prefix, otherwise type "N/A" or "Not MM for major modifications, PRS for minor modifications/personal appearances.		
Related Project Identification Number			

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

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

### Elizabeth Rodriguez & Associates, Inc. 18156 Sandy Pointe Drive Tampa, Florida 33647

April 29, 2023

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

Dear Mr. Williams:

RE: Administrative Variance for Driveway Spacing (N. St. Cloud) — FOLIO #'s 085633.1000 and 085635.0000 / RZ 24-0141

Please accept this letter as a formal request for your approval of an administrative variance to Section 6.04.03.07 of the Hillsborough County Land Development Code (LDC), which states:

Regarding N. St. Cloud - "Sec. 6.04.07. - Table: Minimum Spacing -

CLASS 5			
Existing roadways primarily in areas with moderate or extensive	>45 mph	All	>45 mph
development or where the land is extensively subdivided. These corridors will be distinguished by existing or desired restrictive	$330 \text{ ft} \le 45$	Speeds	$1320 \text{ ft} \le 45$
median treatments.	mph 245 ft	660 ft	mph 660 ft
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	<u> </u>		<u> </u>

The subject property is being rezoned to Planned Development as is shown on the attached **Site Plan** and **Location Map**, and a maximum of 26 single family homes are being developed. This variance is to request that the developer not be required to meet LDC driveway spacing.

The LDC allows for relief of certain standards of Section 6.04 Access Management, subject to providing the following information and justifications.

- 1. Site Information: FOLIO # 034448-0100 and 34442-0000
- 2. Associated Application Numbers: RZ PD24-0141

- 3. Type of Request: *Administrative variance per Section 6.04.02B.*
- 4. Section of the LDC from which the variance is being sought, as well as any associated zoning conditions which require said improvements: *Relief from LDC Section 6.04.07 is sought*.
- 5. Description of what the LDC/zoning conditions requires: Section 6.04.07 requires the proposed driveway to be 245 feet from other driveways. As the Site Plan shows, to the north of the proposed access point, the proposed access road is 105 feet from the single family driveway on the west side of the road and 63 feet from the single family driveway on the east side of the road. To the south of the proposed access point, the proposed access road is 36 feet from the single family driveway on the west side of the road and 112 feet from the single family driveway on the east side of the road. The distances do not meet the 245 foot required spacing, and all require the variance.
- 6. Description of existing roadway conditions (e.g., Pavement width, lane width, condition, number of lanes, bicycles/sidewalk facilities): N. St. Cloud Avenue is a collector roadway. N. St. Cloud Avenue is a rural (ditches) road section with a 35 mph posted speed, and includes: (a) Pavement width/lane width measurements that are variable and a minimum of 10 feet (lane width). (b) Approximately 50 feet of right-of-way in the vicinity of the proposed driveway. (c) Gaps in sidewalk none in the vicinity of the project. (d) Bike lanes are not required, and N. St. Cloud Avenue does not have bike lanes. (e) This is a rural section without curb and gutter.
- 7. Justification for request and any information you would like considered such as cost/benefit analysis, land use plans, policies, and local traffic circulation/operation of the site and adjacent areas. Justification must address Section 6.04.02B.3 criteria a, b, and c. In the consideration of the variance request, the issuing authority shall determine to the best of its ability whether the following circumstances are met:
  - a. There is an unreasonable burden on the applicant. This is essentially a flag lot with limited frontage on N. St. Cloud Avenue. The attached Site Plan shows that the driveway cannot be moved to the north nor to the south without the returns of the radii of the driveway overlapping onto adjacent property the driveway has to be centered within the available frontage. It is unreasonable to require the applicant to meet driveway spacing when it is physically impossible for him to do so given his limited frontage on N. St. Cloud Avenue.
  - b. The variance would not be detrimental to the public health, safety, and welfare. The variance would not be detrimental to the public health, safety, and welfare. Crash data were pulled for the 5 year time period including the years 2019-2023, inclusive. The polygon for which the data were obtained is attached. There was one crash in that time period. The crash report from 2022 shows a crash at the intersection of N. St. Cloud Avenue/Washington Street, but it included a motorist that was on probation and specifically prohibited from driving, who was taken to jail. There was also one crash before the 5 year time frame (2018), that involved one motorist passing another on Washington Street, and did not involve N. St. Cloud. There is not a pattern of crashes, and the variance would not be detrimental to the public health, safety, and welfare.

c. Without the variance, reasonable access cannot be provided. In the evaluation of the variance request, the issuing authority shall give valid consideration to the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas. If the site is to take access from N. St. Cloud, it has been shown in Section 7.(a), above, that it cannot be moved to the north or south and, thus, cannot meet spacing. If access to N. St. Cloud Avenue were to be denied the project would have to take access from Washington Street. The pavement on Washington Street varies, but is about 14 feet wide – two 7 foot travel lanes. It would be unreasonable to deny access to N. St. Cloud Avenue, which is a superior choice as compared to accessing Washington Street. In addition, the trip generation for this 26 unit subdivision is low, with 24 PM peak hour trips (ATTACHED). The potential for conflict between this low trip generator and a single-family driveway is low.

Documentation/other attachments: Attached are site plan showing spacing, location map, crash data and trip generation.

If you have any questions/comments regarding this letter, please call me at (813) 545-3316.

Sincerely,

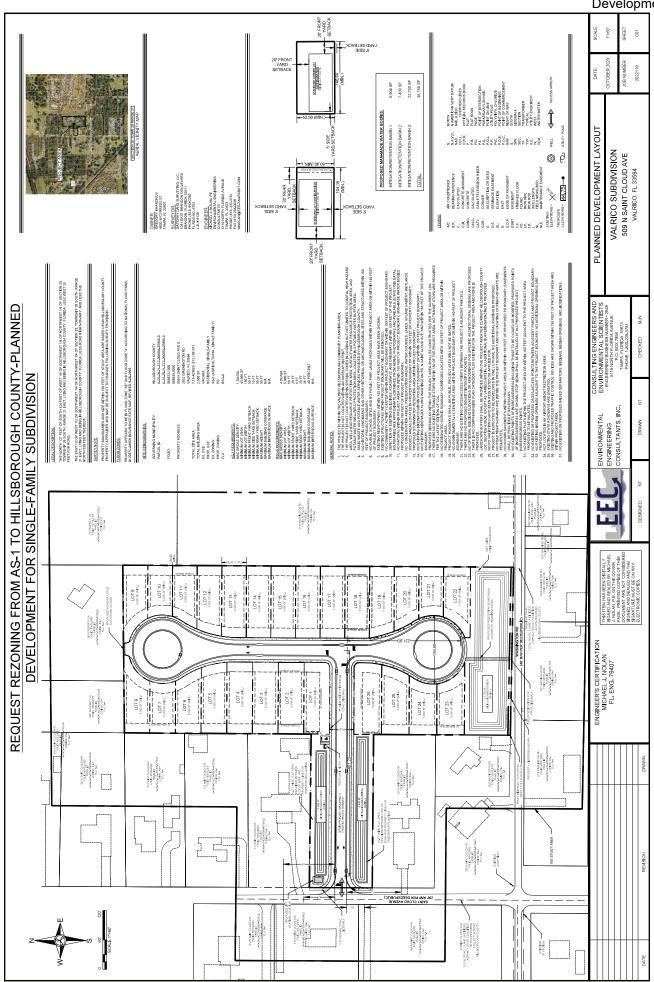


This item has been digitally signed and sealed by Michael J. Nolan, P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

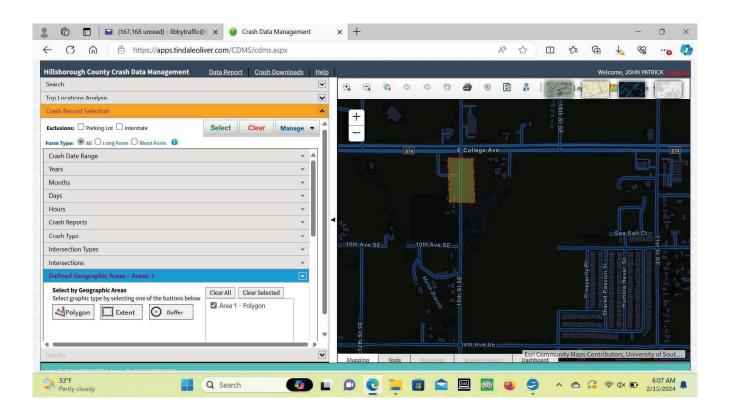
Michael J. Nolan, P.E.

Based upon the information provided by the application, this request is:
Disapproved
Approved with Conditions
Approved
If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E. at (813) 276-8364.
Sincerely,
Michael J. Williams, P.E.
Hillsborough County Engineer





**Location Map** 



Hillsborough County Crash Management System polygon.

TABLE 1: Trip Generation

ITE Code	Land Use Type	Units	Daily Trips	AM Peak- Hour Trips In	AM Peak- Hour Trips Out	PM Peak- Hour Trips In	PM Peak- Hour Trips Out
210	Single Fam Detached Housing	26	245	5	13	15	9
	TOTAL	-	245	5	13	15	9

# Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

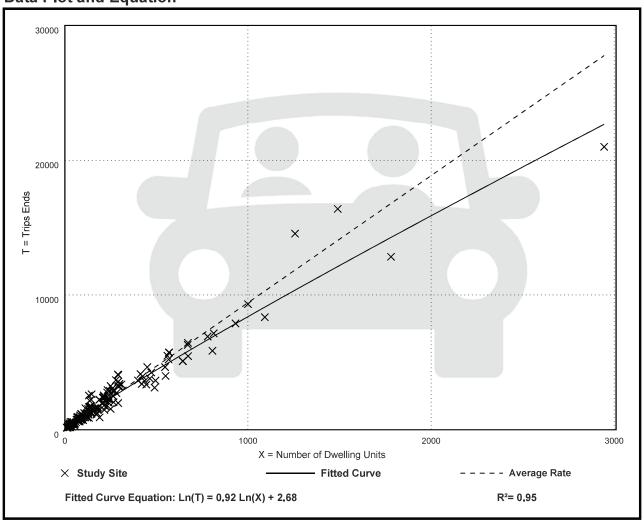
Setting/Location: General Urban/Suburban

Number of Studies: 174 Avg. Num. of Dwelling Units: 246

Directional Distribution: 50% entering, 50% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13





## **Single-Family Detached Housing** (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

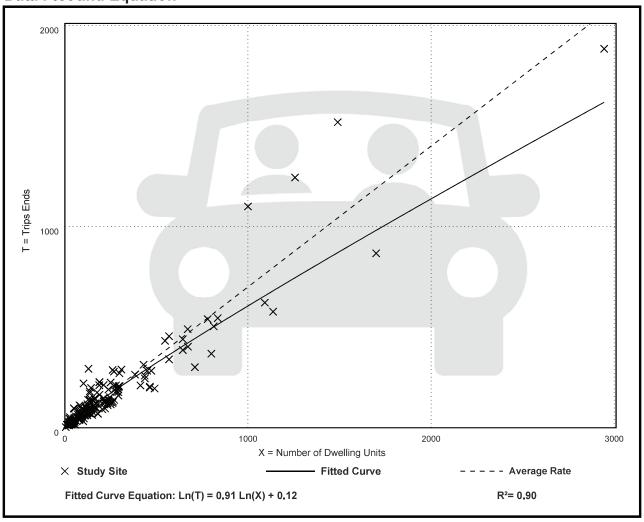
Setting/Location: General Urban/Suburban

Number of Studies: 192 Avg. Num. of Dwelling Units: 226

Directional Distribution: 26% entering, 74% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24





# Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

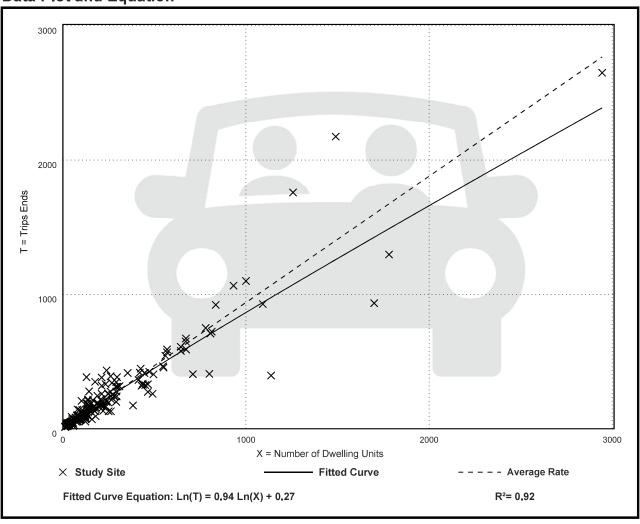
Setting/Location: General Urban/Suburban

Number of Studies: 208 Avg. Num. of Dwelling Units: 248

Directional Distribution: 63% entering, 37% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31





### **COUNTY OF HILLSBOROUGH**

## RECOMMENDATION OF THE LAND USE HEARING OFFICER

**APPLICATION NUMBER:** RZ PD 24-0141

**DATE OF HEARING:** June 17, 2024

APPLICANT: Audrey Metelski

**PETITION REQUEST:** A request to rezone property from AS-1

to PD to develop 26 single-family homes

**LOCATION:** 400 East of the Intersection of N. Saint

Cloud Ave. and Washington Rd. and

North side of Washington Rd.

**SIZE OF PROPERTY:** 7.19 acres, m.o.l.

**EXISTING ZONING DISTRICT**: AS-1

FUTURE LAND USE CATEGORY: RES-4

SERVICE AREA: Urban

COMMUNITY PLAN: N/A

### **DEVELOPMENT REVIEW STAFF REPORT**

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

### 1.0 APPLICATION SUMMARY

### **Development Services Department**



Applicant: Andrey Metelski

FLU Category: RES-4

Service Area: Urban

Site Acreage: Approximately 7.19 acres

Community Plan Area: None

Overlay: None

### Introduction Summary:

The applicant seeks to develop an approximately 7.19-acre property located on the east side of N. Saint Cloud Ave. and north of Washington Boulevard. The request is for a rezoning from Agricultural, Single-Family-1 (AS-1) to Planned Development (PD) to allow for the development of 26 single-family homes.

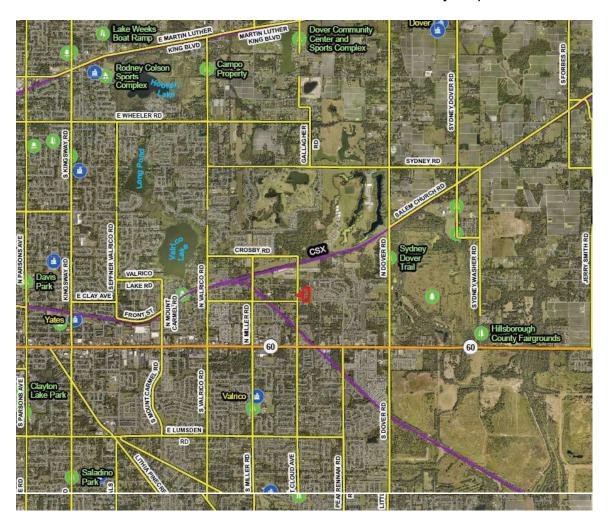
PD Variation(s): None.

Waiver(s) to the Land Development Code: None.

Planning Commission Recommendation: Consistent

Development Services Recommendation: Supportable, with Conditions

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

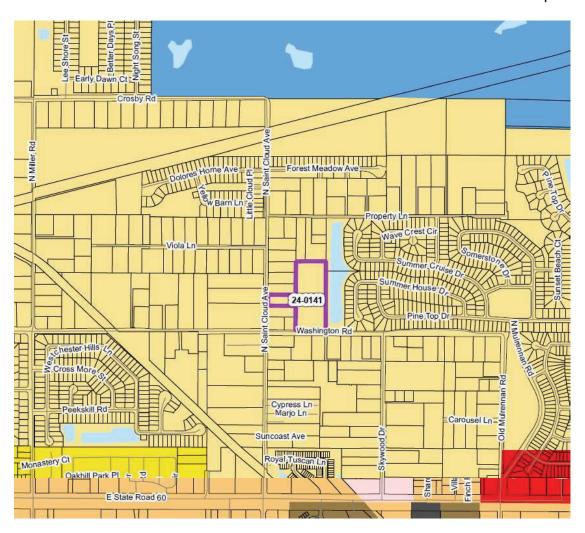


### Context of Surrounding Area:

The subject property is located on the east side of N. Saint Cloud Ave. and north of Washington Boulevard. The subject property is within the Urban Service Area.

The subject property is surrounded predominately by single-family neighborhoods. To the immediate west is the location of PD 89-0080/PRS 18-0312, approved for detached residential units adjacent to the east side of the subject property. Further east the PD allows multi-family development with a total of 603 combined residential units, and a 300,000-sf commercial component further east. To the west of the subject site is a church with residential development on the other properties adjacent to the proposed development and south of the church and Washington Boulevard.

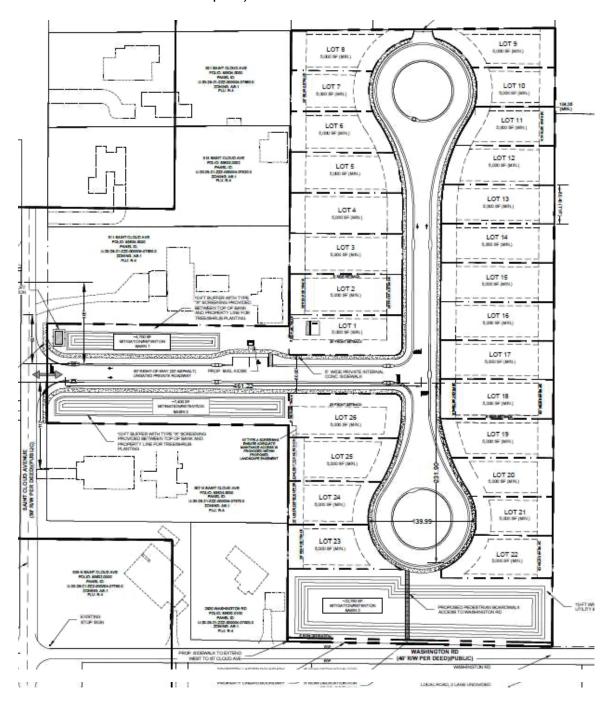
### 2.0 LAND USE MAP SET AND SUMMARY DATA 2.2 Future Land Use Map



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



## 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	
Saint Cloud Ave	County Collector - Urban	2 Lanes ⊠Substandard Road □Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other	
Washington Road	County Local - Urban	2 Lanes ⊠Substandard Road □Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other	

Project Trip Generation □Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips P.M. Peak Hou		
Existing	66	5	7	
Proposed	245	18	24	
Difference (+/-)	+179	+13	+17	

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

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Vehicular & Pedestrian	None	Meets LDC
South		Pedestrian	None	Meets LDC
East	8 8	Choose an item.	None	Meets LDC
West	X	Choose an item.	None	Meets LDC

Road Name/Nature of Request	Туре	Finding
Saint Cloud Ave/ Substandard Road	Design Exception Requested	Approvable
Saint Cloud Ave/ Access Spacing	Administrative Variance Requested	Approvable

### 4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				See Planning Commission Report.
Meets Locational Criteria N/A Locational Criteria Waiver Requested Minimum Density Met N/A		Inconsistent Consistent		Condition regarding construction of the boardwalk providing pedestrian connectivity to Washington Road proffered by DSD staff is imperative to PC staff's finding of consistency.

Density Bonus		
Requested		
Consistent		
Inconsistent		

### 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

The request is for a rezoning from Agricultural, Single-Family (AS-1) to Planned Development (PD) to allow for the development of 26 single-family homes on a +/-7.19-acre property located on the east side of N. Saint Cloud Avenue and north of Washington Boulevard.

The subject property is surrounded on the northwest and southwest by AS-1 zoning with single-family homes. Further northwest across N. Saint Cloud Avenue is RSC-2 zoned property. Immediately south of the subject property is Washington Road, across which is AS-1 zoning with single-family homes. Immediately east of the subject site is PD 89- 0080. The proposed development abuts an open space area within PD 89-0090, with single-family homes developed to RSC-9 standards approximately 200 feet from the subject site.

The site plan meets the requirements of LDC Section 6.06.06 Buffering and Screening. While the applicant is not required to provide a buffer for the church, the applicant is proposing a 10-foot-wide buffer with Type "A" screening along the three home lots adjacent to the church to ensure compatibility. For the single-family home lots adjacent to the church, the applicant proposes a condition to allow the use of existing vegetation in lieu of proposed screening pursuant to Land Development Code Section 6.06.06.C.12, which permits an applicant to submit an alternative screening plan at the time of site and development review. The alternative plan shall afford screening, in terms of height, opacity and separation, equivalent to or exceeding that provided by the proposed 10 ft. landscaped buffer with Type "A" screening.

The applicant is also providing additional 10-foot-wide landscaped buffers with Type "A" screening along the north and side of the access street into the proposed development buffering the adjacent church to the immediate south and the existing single-family home to the immediate north of the access road to the proposed development; thereby, mitigating any impacts to both the existing church and the single-family home located to the north of the access street from traffic into the development.

The site will comply with and conform to applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code subject to the proposed conditions of approval.

### 5.2 Recommendation

Based on the above considerations, staff finds the request supportable with 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 17, 2024. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Mr. Todd Pressman 200 2<sup>nd</sup> Avenue South # 451 St. Petersburg testified that the rezoning to PD was requested to provide for 26 single-family homes. He showed a PowerPoint presentation and stated that both planning staffs support the request. No waivers are proposed. Mr. Pressman described the surrounding area and stated that access would be from Saint Cloud. He detailed the proposed buffering and screening and testified that the density proposed is consistent with the surrounding area. Mr. Pressman concluded his presentation by stating that he was not aware of any opposition.

Mr. Tim Lampkin, Development Services Department testified regarding the County's staff report. He stated that the request is to rezone 7.19 acres from AS-1 to Planned Development for the development of 26 single-family homes. He detailed the surrounding properties and associated land uses. Mr. Lampkin concluded his presentation by stating that the applicant is not required to provide a buffer for the church or the access road but is providing a ten-foot Type A buffer along the access road and also alongside the adjacent three homes next to the church.

Ms. Alexis Myers 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. She listed numerous policies that the requested rezoning complies with and stated that the request is consistent the Future of Hillsborough Comprehensive Plan.

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

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

Hearing Master Finch asked Ms. Heinrich the reason for the revised staff report. Ms. Heinrich replied that there were formatting changes and the transportation

comments were added at the end.

Mr. Pressman did not have additional comments.

The hearing was then closed.

### **EVIDENCE SUBMITTED**

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

Mr. Pressman submitted a copy of his PowerPoint presentation into the record.

### **PREFACE**

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

### FINDINGS OF FACT

- The subject site is 7.19 acres in size and is zoned Agricultural Single-Family-1 (AS-1). The property is designated Residential-4 (RES-4) by the Comprehensive Plan. The subject property is located in the Urban Service Area.
- 2. The request to rezone from AS-1 to PD is for the purpose of developing 26 single-family homes.
- County staff testified that while the applicant is not required to provide buffering and screening next the adjacent church, the applicant proposes to install a 10-foot wide buffer with Type A screening along the three homes adjacent to the church to ensure compatibility.
- 4. No Planned Development variations or waivers are requested.
- 5. The Planning Commission staff support the rezoning request and found it is consistent with the Future of Hillsborough Comprehensive Plan.
- 6. The surrounding parcels are zoned AS-1 and RSC-2 to the north, AS-1 to the south, PD to the east and AS-1 to the west. The parcels are developed with single-family residential land uses.
- 7. The rezoning to PD for the development of 26 single-family homes results in a compatible land use that is consistent with the Comprehensive Plan and the Land Development Code.

## 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 7.19 acres from AS-1 to PD for the purpose of developing 26 single-family homes.

No Planned Development Variations are requested.

The Planning Commission staff supports the request and found the rezoning consistent with the Comprehensive Plan.

The rezoning to PD for the development of 26 single-family homes results in a compatible land use that is consistent with the Comprehensive Plan and the Land Development Code.

### **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 10, 2024

Susan M. Finch, AICP Land Use Hearing Officer

Sum M. Fine

Date



Plan Hillsborough planhillsborough.org planner@plancom.org 813 - 272 - 5940 601 E Kennedy Blvd 18<sup>th</sup> floor Tampa, FL, 33602

Unincorporated Hillsborough County Rezoning Consistency Review			
Hearing Date: June 5, 2024  Report Prepared: June 17, 2024	Case Number: PD 24-0141  Folio(s): 85633.1000 & 85635.0000  General Location: 509 North Saint Cloud Avenue & 2932 Washington Road		
Comprehensive Plan Finding	CONSISTENT		
Adopted Future Land Use	Residential-4 (4 du/ga; 0.25 FAR)		
Service Area	Urban		
Community Plan(s)	Not applicable		
Rezoning Request	Agricultural Single-Family (AS-1) to Planned Development (PD) for 26 single family homes		
Parcel Size	+/- 7.19 acres		
Street Functional Classification	North Saint Cloud Avenue – <b>Collector</b> Washington Road – <b>Local</b>		
Commercial Locational Criteria	Not applicable		
Evacuation Area	None		

Table 1: COMPARISON OF SURROUNDING PROPERTIES					
Vicinity	Future Land Use Designation	Zoning	Existing Land Use		
Subject Property	Residential-4	AS-1	Single-Family Residential		
North	Residential-4	AS-1 & PD	Single-Family Residential, HOA / Common Property, & Vacant Land		
South	Residential-4	AS-1, PD & ASC-1	Single-Family Residential, Vacant & Mobile Home Park		
East	Residential-4	PD, ASC-1, RSC-2 & RSC-4	HOA / Common Property & Single-Family Residential		
West	Residential-4	AS-1, PD, ASC-1 & RSC-2	Single-Family Residential, Public / Quasi-Public / Institutions, Agricultural, Light Commercial, Vacant & Mobile Home Park		

### **Staff Analysis of Goals, Objectives and Policies:**

The approximately 7.19 +/- acre subject site is located east of North Saint Cloud Avenue and north of Washington Road. The subject site is located in the Urban Service Area. It is not within the limits of a community plan. The subject site's Future Land Use classification on the Future Land Use Map (FLUM) is Residential-4 (RES-4). The applicant requests to rezone the subject site from Agricultural Single-Family (AS-1) to Planned Development (PD) for 26 single family homes.

The subject site is located in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. The proposed request is consistent with this policy direction. FLUE 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 26 single family residential homes are compatible with the existing residential character in the area and the development pattern contains other zoned parcels of both RSC-2 and RSC-4.

FLUE Objective 8 establishes that the Future Land Use Map (FLUM) includes Land Use Categories that outline the maximum level of density and intensity and range of permitted land uses for an area. The RES-4 category allows up to 4 du/acre. For this 7.19 acre site, up to 28 homes are allowed. The request for 26 units meets Objective 8 and minimum density Policy 1.2, in which 21 homes must be developed on site.

Per Policy 9.2, developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County. At the time of uploading this report, formal comments from Transportation staff and Zoning staff were not uploaded into Optix, however, Transportation staff has provided guidance on the applicability of a street connection, which is addressed later in this report. Natural Resources provided specific conditions of approval for avoiding adverse impacts to Grand Oak trees.

The proposed rezoning meets the intent of Policies 16.2, 16.3, 16.8 and 16.11, which focus on Neighborhood Protection. The development pattern of the surrounding area shows several other residential uses with varying lot sizes. The proposed minimum 5,000 sq. ft. lot sizes would reflect a development pattern that is in keeping with the existing surrounding development pattern, consistent with the aforementioned policy direction. No additional landscaping/buffering beyond what is required in the Land Development Code is proposed.

FLUE Policy 16.7 requires that residential neighborhoods be designed to include an efficient system of internal circulation and street stub-outs to connect adjacent neighborhoods together. Policy 16.10 considers vehicular traffic, circulation and access as factors that impact compatibility. The Community Design Component Objective 13-1 and Policy 13-1.4 require communities to be designed around a modified grid network of streets in order to improve connections between neighborhoods. The Mobility Section of the Comprehensive Plan seeks to promote connectivity. Goal 4 seeks to provide safe and convenient connections within the transportation network that support multimodal access to key destinations. Similarly, Objective 4.1 of the Mobility section encourages communities to be designed around a grid network of streets, or a modified grid, which will improve interconnections between neighborhoods.

However, in this instance, as the technical experts on transportation, Hillsborough County Transportation staff have stated that the applicant's site plan only shows 40 feet of right-of-way is available along Washington Road. Planning Commission staff had multiple meetings with the applicant and transportation staff to find a solution to connect to Washington Road based upon the aforementioned Comprehensive Plan policy direction. County Transportation staff have stated that a vehicular connection was not required due to geometrical restraints and an extremely substandard roadway. However, Transportation staff are requiring pedestrian access to Washington Road and 5 feet of right-of-way (ROW) dedicated by the application for a sidewalk and space for a standard roadway to be built in the future through Conditions of Approval. Planning Commission staff believe this is a lost opportunity for future connectivity when the roadway is brought up to standard and additional right-of-way allows for vehicular connectivity to Washington Road. Not providing a future connection to Washington Road is short-sighted, especially since the Hillsborough County Transportation Department is requiring 5 feet of ROW dedication from the applicant.

However, Planning Commission staff defers to our technical transportation experts who are currently only requiring a pedestrian connection to Washington Road. The applicant is proposing a boardwalk be built over the proposed stormwater ponds to meet the required pedestrian connection. In addition, the latest site plan does not show a wall or gate along Washington Road and the proposed 5 foot sidewalk will extend west to the St. Cloud Avenue intersection. This meets Policy 4.1.2 of the Mobility Section which requires pedestrian connections between adjacent compatible development and only vehicular interconnections, where appropriate. In addition, the applicant is proposing a stub-out to the northern portion of the site for future redevelopment opportunities. Based upon this, the proposed Planned Development is consistent with Objective 16 and its associated policies, Objective 13-1 and Policy 13-1.4

and Mobility Goal 4, Objective 4.1 and Policy 4.1.2. A condition of approval states that "Prior to final building permit approval of the first 10 single-family homes, the proposed pedestrian boardwalk shall be constructed connecting the development to Washington Road as shown on the site plan". This condition of approval, specifically the timing mechanism, is imperative to Planning Commission staff's finding of consistency.

The Community Design Component in the Future Land Use Element provides guidance on residential developments. Goal 8 encourages the preservation of existing suburban uses as viable residential alternatives to urban and rural areas. Goal 12 and Objective 12-1 seek to facilitate patterns of development that are both compatible and related to the predominate character of their surroundings. The proposed residential would be consistent with this policy direction as it would preserve existing suburban uses while remaining compatible with the predominant character of the surrounding area.

#### Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, 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.

Staff Identified Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan* Related to the Request:

### **FUTURE LAND USE ELEMENT**

### **Urban Service Area (USA)**

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

### **Land Use Categories**

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

**Policy 8.1:** The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible

uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.

### **Relationship to Land Development Regulations**

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

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

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

### **Neighborhood/Community Development**

**Objective 16:** Neighborhood Protection The neighborhood is a 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 16.2:** 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.

### **Community Design Component**

### 4.2 SUBURBAN RESIDENTIAL CHARACTER

Goal 8: Preserve existing suburban uses as viable residential alternatives to urban and rural areas

### **5.1 COMPATIBILITY**

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

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

### **5.2 URBAN/SUBURBAN**

**Goal 13:** Make it possible to develop in a traditional urban pattern in designated urbanizing areas of the County. (Continued)

**Objective 13-1:** Those areas within the County which may be considered as urban in character, or which are moving in that direction, shall be targeted for community planning to determine appropriate modifications to land development and other regulations. (Continued)

**Policy 13-1.4:** Where conditions permit, design communities around a grid network of streets, or a modified grid, which will improve interconnections between neighborhoods and surrounding neighborhood-serving uses.

**Policy 13-1.5:** The street network should provide all residents with direct links to community focal points, social services and major roads in the region.

**Policy 13-1.6:** Produce a streetscape with pedestrian amenities, with safe and pleasant means to walk around in the commercial environment and to access the adjacent neighborhoods.

**Policy 13-1.7:** Allow the design of neighborhoods to be more directly responsive to site conditions.

### **MOBILITY SECTION**

### **Promote Connectivity**

**Goal 4:** Provide safe and convenient connections within the transportation network that support multimodal access to key destinations, such as community focal points, employment centers and services throughout the County.

**Objective 4.1:** In urban and suburban contexts, design communities around a grid network of streets, or a modified grid, which will improve interconnections between neighborhoods and surrounding neighborhood-serving uses.

**Policy 4.1.2:** Require pedestrian and bicycle interconnections between adjacent, compatible development, and where appropriate, require vehicular interconnections

# HILLSBOROUGH COUNTY

**FUTURE LAND USE** RZ PD 24-0141

CONTINUED APPROVED

WITHDRAWN DENIED

Jurisdiction Boundary County Boundary Shoreline

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR) AGRICULTURAL/MINING-1/20 (.25 FAR) AGRICULTURAL-1/10 (.25 FAR)

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

AGRICULTURAL ESTATE-1/2.5 (.25 FAR) RESIDENTIAL-2 (.25 FAR) RESIDENTIAL-1 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR) RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-12 (.35 FAR) RESIDENTIAL-6 (.25 FAR) RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-16 (.35 FAR) RESIDENTIAL-20 (.35 FAR)

NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR) COMMUNITY MIXED USE-12 (.50 FAR) SUBURBAN MIXED USE-6 (.35 FAR)

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

RESEARCH CORPORATE PARK (1.0 FAR) OFFICE COMMERCIAL-20 (.75 FAR)

ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)

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

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR) NATURAL PRESERVATION

CITRUS PARK VILLAGE

1,380 920

Map Printed from Rezoning System: 11/20/2023 Author: Beverly F. Daniels

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# GENERAL SITE PLAN FOR CERTIFICATION



#### **DEVELOPMENT SERVICES**

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

### HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

#### BOARD OF COUNTY COMMISSIONERS

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

#### **COUNTY ADMINISTRATOR**

Bonnie M. Wise

#### **COUNTY ATTORNEY**

Christine M. Beck

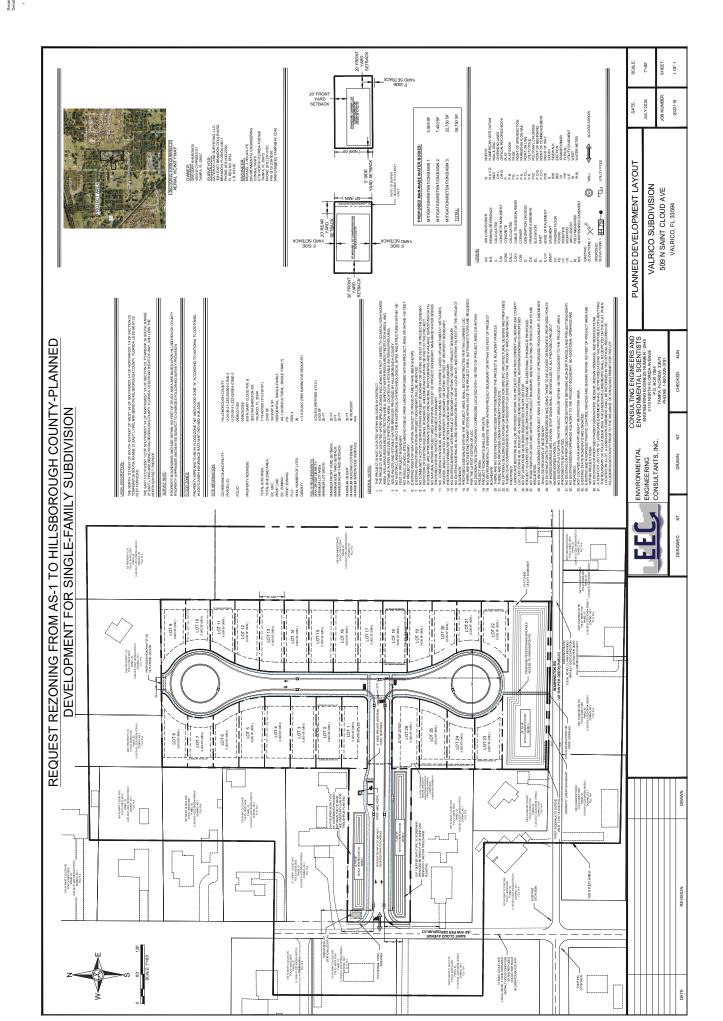
#### **COUNTY INTERNAL AUDITOR**

Peggy Caskey

#### **DEPUTY COUNTY ADMINISTRATOR**

Gregory S. Horwedel

Project Name: RZ PD 24-014	1
Zoning File: RZ PD 24-0141	Modification: None
Atlas Page: None	Submitted: 07/22/2024
To Planner for Review:	Date Due: ASAP
	Phone: 727-804-1760/todd@pressmaninc.com
Right-Of-Way or Land Required for I	Dedication: Yes ✓ No 🗌
The Development Services Departm	ent HAS NO OBJECTION to this General Site Plan.
The Development Services Departm Site Plan for the following reasons:	ent RECOMMENDS DISAPPROVAL of this General
Reviewed by: Tim Lampkin	Date: 07-22-2024
Date Agent/Owner notified of Disapp	roval:



# AGENCY COMMENTS

#### AGENCY REVIEW COMMENT SHEET

TO:	Zoning Technician, Development Services Department	DATE: 6/10/2024	
REV	TEWER: Alex Steady, AICP	AGENCY/DEPT: Transportation	
PLA	NNING AREA/SECTOR: Valrico / Central	PETITION NO: PD RZ 24-0141	
	This agency has no comments.		
	This common has no alliention		
	This agency has no objection.		
X	This agency has no objection, subject to the listed or attached	conditions.	
<u></u>			
	This agency objects for the reasons set forth below.		

#### **CONDITIONS OF APPROVAL**

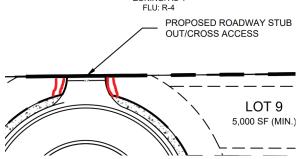
- 1. Notwithstanding anything shown on the Site Development Plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 2. The project shall be served by and limited to one vehicular access connection to Saint Cloud Ave.
- 3. Prior to acceptance of the subdivision, the proposed pedestrian boardwalk shall be constructed connecting the development to Washington Road as shown on the site plan. The Boardwalk shall be privately maintained.
- 4. The developer shall dedicate and convey to Hillsborough County a 5-foot wide right-of-way strip along the project's frontage on Washington Road.
- 5. Project roadways shall be constructed to HC TTM private roadway standards.
- 6. If PD 24-0141 is approved, the County Engineer will approve a Design Exception request (dated April 29, 2023, and signed and sealed on May 1, 2024), which was found approvable by the County Engineer (on June 6, 2024) for the Saint Cloud Ave substandard road improvements. As Saint Cloud Ave is a substandard collector roadway, the developer will be required to make specific improvements to Saint Cloud Ave Road consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer shall construct:
  - A minimum 5-foot-wide sidewalk for a distance of +/- 536 ft. along the east side of Saint Cloud Ave to Viola Lane.
- 7. If PD 24-0141 is approved, the County Engineer will approve a Sec. 6.04.02.B Administrative Variance (dated April 29, 2024, and signed and sealed on May 1, 2024) from the LDC Section 6.04.07 access spacing requirements, which has been found approvable by the County Engineer (on June 6, 2024). Approval of this Administrative Variance will permit the reduction of the minimum access spacing between the project driveway on Saint Cloud Ave as follows:
  - a. For the project driveway connection, a variance of +/- 182 feet from the closest driveway to the north on the same (east) side of the roadway, resulting in an access spacing of +/- 63 ft.; and,
  - b. For the project driveway connection, a variance of +/- 133 feet from the closest driveway to the south on the same (east) side of the roadway, resulting in an access spacing of +/- 112 ft.

8. The Developer shall construct a 5-foot-wide county standard sidewalk from the subject frontage on Washington Road to St. Cloud Avenue.

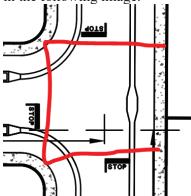
#### Other Conditions

Prior to PD Site Plan Certification, the developer shall revise the PD site plan to:

• Revise the Site Plan to include sidewalks that continue to the property line to the north, as shown in the following image:



• Revise the Site plan to include sidewalk connections at the internal roadway intersection as shown in the following image:



• Remove note #19. Project roadways are to be private roadways.

#### **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone two parcels, totaling  $\pm$ 7.19 ac., from Agricultural Single Family – 1 (AS-1) to Planned Development (PD). The proposed PD is seeking entitlements for 26 residential dwelling units. The existing future land use of the properties is Residential – 4 (RES-4).

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation. As the project does not generate more than 50 peak hour trips, a detailed traffic analysis was not required. 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 <u>Trip Generation Manual</u>, 11<sup>th</sup> Edition.

**Existing Zoning:** 

Zoning, Land Use/Size	24-Hour Two- Way Volume	Total Peak Hour Trips	
	way volume	AM	PM
AS-1, 7 Single Family Dwelling Units (ITE LUC 210)	66	5	7

Proposed Zoning:

Zoning, Land Use/Size	24-Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD, 26 Single Family Dwelling Units (ITE LUC 210)	245	18	24

Trip Generation Difference:

Zoning, Land Use/Size	24-Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+179	+13	+17

#### TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site will have frontage on Saint Cloud Ave and Washington Road. Saint Cloud Ave is a two-lane, undivided, Hillsborough County-maintained collector roadway. It is characterized by +/—10-foot travel lanes and lies within +/—50ft of right of way in the immediate vicinity of the proposed project. There are no sidewalks or bike facilities on side of the roadway. Washington Road is a two-lane, undivided, Hillsborough County maintained local roadway. It is characterized by +/- 14 wide pavement width and +/- 40ft of right of way in the immediate vicinity of the proposed project. There are no sidewalks on either side of the roadway.

#### SITE ACCESS AND CONNECTIVITY

The project shall be served by one vehicular and pedestrian access to Saint Cloud Ave and one pedestrianonly access to Washington Road.

A stub out to the north as shown on the site plan is required per the LDC to provide connectivity to future developments.

#### **ACCESS TO WASHINGTON ROAD**

The project has frontage on Washington Road. Washington Road is an extremely substandard local roadway with only +/- 14 feet of pavement and existing +/-40 feet of right of way. As shown in the following figure, the roadway is extremely substandard due to right of way, pavement width and clear zone issues:



Based on the limited right of way, pavement width, and clear zone issues, a vehicular connection from the project was not required to Washington Road. Transportation staff required the applicant to dedicate 5 feet along the project's frontage on Washington, which will allow for the appropriate right of way to be available in the future to improve Washington Road to standard per the Hillsborough County Transportation Technical Manual. In addition to the right-of-way dedication, the applicant is required to provide a pedestrian connection from the project to Washington Road. The applicant has provided this connection as shown on the site plan, which will be via a privately maintained boardwalk. The applicant will be required to construct a sidewalk along their frontage on Washington Road and has committed to extending the sidewalk along Washington Road to North St Cloud Avenue.

#### DESIGN EXCEPTION REQUEST - SAINT CLOUD AVE SUBSTANDARD ROAD

As Saint Cloud Ave is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request (April 29, 2023, and signed and sealed on May 1, 2024) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the request approvable (on June 6, 2024). The deviations from the Hillsborough County Transportation Technical Manual (TTM) TS-7 Typical Section (for 2-lane collector Urban Roadways) include:

- 1. The roadway will be permitted to remain in a minimum 50-foot-wide right-of-way in lieu of the 96 feet required pursuant to TS-7;
- 2. The roadway will be permitted to remain of 10 foot lane widths in lieu of the 12 feet required pursuant to TS-7;

As stated in the request, the developer is proposing to construct:

• A minimum 5-foot-wide sidewalk for a distance of +/- 536 ft. along the east side of Saint Cloud Ave to Viola Lane.

If 24-0141 is approved, the County Engineer will approve the Design Exception request.

#### ADMINISTRATIVE VARIANCE – SAINT CLOUD AVE ACCESS SPACING

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated April 29, 2024, and signed and sealed on May 1, 2024) from the Section 6.04.07 LDC requirement, governing access spacing. The Hillsborough County LDC requires a minimum connection spacing of 245 feet for a Class 6 roadway with a posted speed of 45 miles per hour or less. The applicant is seeking the following variances relative to its proposed project access connections on Saint Cloud Ave:

- 1. For the project driveway connection, a variance of +/- 182 feet from the closest driveway to the north on the same (east) side of the roadway, resulting in an access spacing of +/- 63 ft.; and,
- 2. For the project driveway connection, a variance of +/- 133 feet from the closest driveway to the south on the same (east) side of the roadway, resulting in an access spacing of +/- 112 ft.

Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable June 6, 2024.

#### **TRANSIT FACILITIES**

Consistent with Sections 6.02.17 and 6.03.09 of the LDC, transit facilities are not required for the subject project.

#### **ROADWAY LEVEL OF SERVICE**

Saint Cloud Ave and Washington road are not regulated roadway and as such Level of Service information is not provided in the Hillsborough County LOS report. Level of service is for information purposes only.

#### **Transportation Comment Sheet**

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

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

Project Trip Generation □Not applicable for this request				
	Average Annual Daily Trips A.M. Peak Hour Trips P.M. Peak Hour Trips			
Existing	66	5	7	
Proposed	245	18	24	
Difference (+/-)	+179	+13	+17	

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

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

<b>Design Exception/Administrative Variance</b> □ Not applicable for this request			
Road Name/Nature of Request	Туре	Finding	
Saint Cloud Ave/ Substandard Road	Design Exception Requested	Approvable	
Saint Cloud Ave/ Access Spacing	Administrative Variance Requested	Approvable	
Notes:			

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

From: Williams, Michael <WilliamsM@hcfl.gov>

**Sent:** Thursday, June 6, 2024 6:37 PM

**To:** mnolan@eec-tampabay.com; Elizabeth Rodriguez <libbytraffic@yahoo.com> **Cc:** todd@pressmaninc.com; Lampkin, Timothy <LampkinT@hcfl.gov>; Perez, Richard

<PerezRL@hcfl.gov>; Steady, Alexander <SteadyAl@hcfl.gov>; Tirado, Sheida <TiradoS@hcfl.gov>;

PW-CEIntake < PW-CEIntake @hcfl.gov>; De Leon, Eleonor < DeLeonE@hcfl.gov>

**Subject:** FW: MM PD 24-0141 - Administrative Variance & Design Exception Review

**Importance:** High

#### Michael/Libby,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) and Design Exception (DE) for PD 24-0141 APPROVABLE.

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

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

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

Lastly, please note that it is critical to ensure you copy all related correspondence to <u>PW-CEIntake@hcfl.gov</u>

Mike

Michael J. Williams, P.E. Director, Development Review County Engineer

#### Development Services Department

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

W: HCFLGov.net

#### Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

From: Tirado, Sheida < <u>TiradoS@hcfl.gov</u>> Sent: Thursday, June 6, 2024 3:49 PM

To: Williams, Michael < Williams M@hcfl.gov >

**Cc:** Perez, Richard < <u>PerezRL@hcfl.gov</u>>; Steady, Alexander < <u>SteadyAl@hcfl.gov</u>>; De Leon, Eleonor

<<u>DeLeonE@hcfl.gov</u>>

Subject: MM PD 24-0141 - Administrative Variance & Design Exception Review

**Importance:** High

Hello Mike,

The attached DE and AV are approvable to me, please copy the following people in your email response:

mnolan@eec-tampabay.com libbytraffic@yahoo.com todd@pressmaninc.com lampkint@hcfl.gov perezrl@hcfl.gov steadyal@hcfl.gov

Best Regards,

#### Sheida L. Tirado, PE

**Transportation Review Manager**Development Services Department

P: (813) 276-8364 E: <u>tirados@hcfl.gov</u> W: <u>HCFLGov.net</u>

#### 601 E. Kennedy Blvd., Tampa, FL 33602

#### Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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



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

#### Instructions:

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

complete this form.	
Request Type (check one)	<ul> <li>Section 6.04.02.B. Administrative Variance</li> <li>▼ Technical Manual Design Exception Request</li> <li>□ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.)</li> <li>□ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)</li> </ul>
Submittal Type (check one)	☐ New Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<b>×</b> 1. DE for St. Cloud substandard           □ 4.             □ 2.           □ 5.             □ 3.           □ 6.
submittal number/name to each separate request number previously identified. It is critical that the ap	lests (whether of the same or different type), please use the above fields to assign a unique Previous submittals relating to the same project/phase shall be listed using the name and uplicant reference this unique name in the request letter and subsequent filings/correspondence. I information related to a previously submitted request, then the applicant would check the
Project Name/ Phase N. St. Cloud Sub	division
<b>Important:</b> The name selected must be used on all full frequest is specific to a discrete phase, please also	iture communications and submittals of additional/revised information relating to this variance. list that phase.
Folio Number(s) 085633.1000 an	d 085635.0000
rollo Nulliber(s)	Check This Box If There Are More Than Five Folio Numbers
numbers must be provided in the format provided by	to a maximum of five. If there are additional folios, check the box to indicate such. Foliony the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, 789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789;
Name of Person Submitting Request	Elizabeth Rodriguez
<b>Important:</b> For Design Exception (DE) Requests, the DE request letter must be signed and sealed.	person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The
<b>Current Property Zoning Designation</b>	R1
Designation. Typing "N/A" or "Unknown" will result i County Zoning Atlas, which is available at https://mc	mily Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) in your application being returned. This information may be obtained via the Official Hillsborough aps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, for Development Services at (813) 272-5600 Option 3.
Pending Zoning Application Number	RZ PD24-0141
	nter the application number preceded by the case type prefix, otherwise type "N/A" or "Not 11M for major modifications, PRS for minor modifications/personal appearances.
Related Project Identification Number (Site/Subdivision Application Number)	

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

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

#### Elizabeth Rodriguez & Associates, Inc. 18156 Sandy Pointe Drive Tampa, Florida 33647

April 29, 2024

Mr. Michael J. Williams, P.E. Hillsborough County 601 East Kennedy Blvd. Tampa, FL 33602

Dear Mr. Williams:

#### **RE:** Design Exception for North St. Cloud Avenue - FOLIO #'s 085633.1000 and 085635.0000 RZ 24-0141

The subject property is being rezoned to Planned Development, as is shown on the attached **Site Plan** and **Location Map.**, and a maximum of 26 single family homes are planned. This design exception per the Transportation Technical Manual (TTM) is to meet Hillsborough County Land Development (LDC) Section 6.04.03.L – Existing Facilities. N. St. Cloud Avenue will not be constructed *fully* to TTM standards, but instead the request is to allow for some reasonable improvements as described herein.

1. EXISTING CONDITIONS - N. St. Cloud Road is a collector roadway that is approximately 20 feet wide, with 10 foot travel lanes. Measurements are attached and show that the lane widths vary. Land use is of a residential nature of the area. Sod shoulders are provided. However, there are gaps in the sidewalks along this roadway.

<b>Design Element</b>	TS-7 Requirement	<b>Observed Measurements</b>
Sod area for fence/hedge clearance ( <i>Outside</i> of sidewalk)	2 feet on both sides	The roadway is offset in the right-of-way. There appears to be 1 foot or less on the west side in places where there is sidewalk, and 6 feet on the east side.
Sidewalk	5 feet on both sides	Gaps. No sidewalk along in project frontage.
Sod area (Inside sidewalk)	2 feet on both sides	No sidewalk.
Swale and clear zone	27 feet - total	Highly variable along the length of S. St. Cloud Avenue. But, there is not enough right-of-way to provide adjacent to the site.
Lane widths	12 feet	10 feet

- 2. PROPOSED IMPROVEMENTS The developer proposes to build approximately 536 linear feet of sidewalk from the northern property line to Viola Lane. This proposed improvement is in addition to the construction of internal sidewalks and sidewalk along the property's frontage that the developer would normally have to construct per the Land Development Code (LDC).
- 3. JUSTIFICATION FOR THE REQUEST (a) The trip generation (attached) associated with this project is low and this is a residential area. (b) The proposed improvements enhance safety as compared to the existing condition. (c) It is well-documented that constructing more narrow travel lanes is a speed-reduction strategy (traffic calming). Therefore, logically, widening the travel lanes would be counter-indicated in maintaining safe speeds in this residential area, and only the sidewalk improvements are recommended. (d) There is not sufficient right-of-way to bring the roadway completely up to TS-7 standards. The required right-of-way for the TS-7 is 96 feet. The observed right-of-way measurements vary, but the measurement is about 50 feet. These measurements and the corresponding requirements of the TS-7 are shown in the table below (All measurements are approximate, and vary along the roadway.):

If you have any questions/comments regarding this letter, please call me at 813.545.3316.

Sincerely,



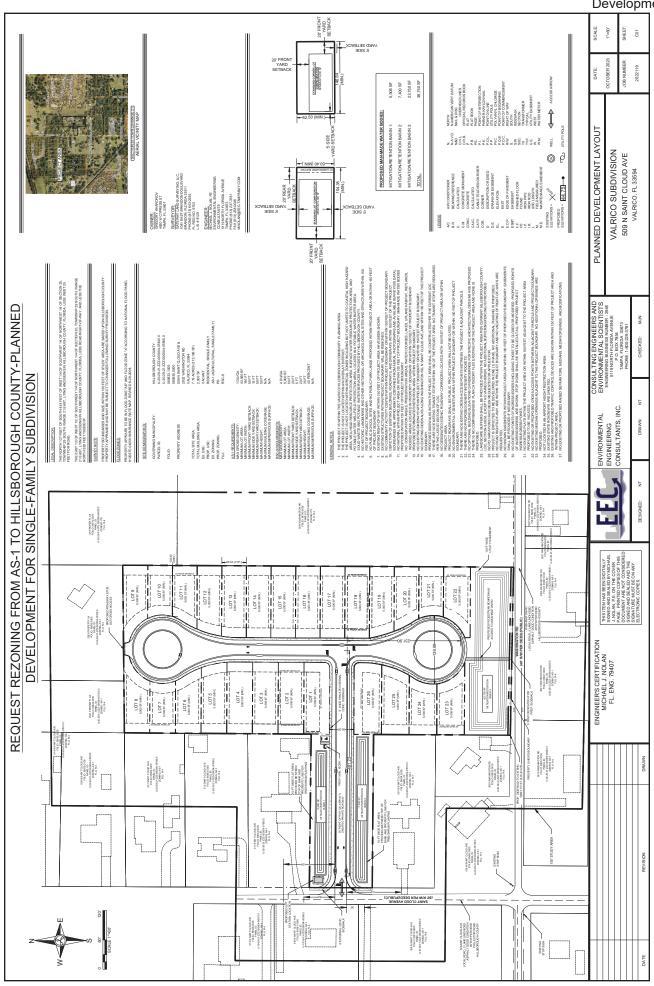
This item has been digitally signed and sealed by Michael J. Nolan, P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Michael J. Nolan, P.E.

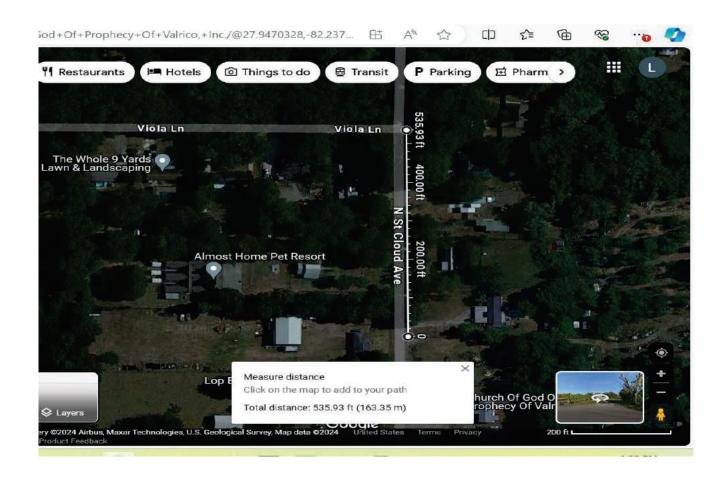
Hillsborough County Engineer

Based upon the information provided by the application, this request is:	
Disapproved	
Approved	
If there are any further questions or you need clarification, please contact (813) 276-8364.	Sheida L. Tirado, P.E. at
Sincerely,	
Michael J. Williams, P.E.	





Location Map



536 feet of ADDITIONAL sidewalk north to Viola Lane

Received May 1, 2024
Development Services 1 P DRAWING NO. UTILITY SHEET NO. 10, B/W LINE EXIST. GROUND-2'\*7 SOD UTILITY POLES FLAT DEWALF 0.02 NO TREES OR SHRUBS

# TYPICAL SECTION

2' MIN TO 3.5' 1:4 MAX

TYPE "B" STABILIZATION LBR 40

ASPHALT

2' MIN TO 3.5'

-UTILITY POLES

- FLAT 0.02

-EXIST. GROUND

CLEAR ZONE VARIES

96' MIN. RIGHT OF WAY

& const.

CLEAR ZONE

VARIES

NO TREES OR SHRUBS

UTILITY **,** 

2, 'S

12,

12,

2, SOD

5' PAVED-SHLDR. PROFILE GRADE

-5' PAVED SHLDR.

SIDEWALK

\_2\* \_\_sop B/W LINE

0.02

0.02

0.0

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 50 MPH

ALL DIMENSIONS SHOWN ARE MINIMUM.

SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS. - 2 K

PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.

SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT) PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE. 4. 3.

**TRANSPORTATION** REVISION DATE:

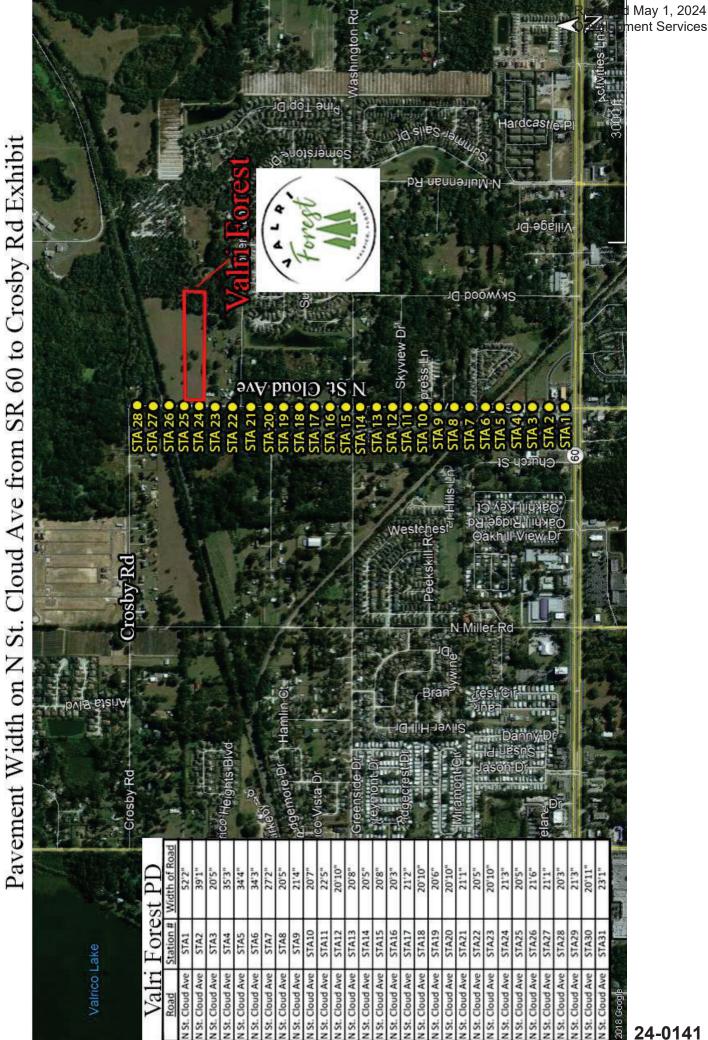
Hillsborough County Florida

**TECHNICAL** 

10/17

MANUAL

**LOCAL & COLLECTOR RURAL ROADS** (2 LANE UNDIVIDED) **TYPICAL SECTION** 



24-0141















TABLE 1: Trip Generation

ITE Code	Land Use Type	Units	Daily Trips	AM Peak- Hour Trips In	AM Peak- Hour Trips Out	PM Peak- Hour Trips In	PM Peak- Hour Trips Out
210	Single Fam Detached Housing	26	245	5	13	15	9
	TOTAL	-	245	5	13	15	9

# Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban

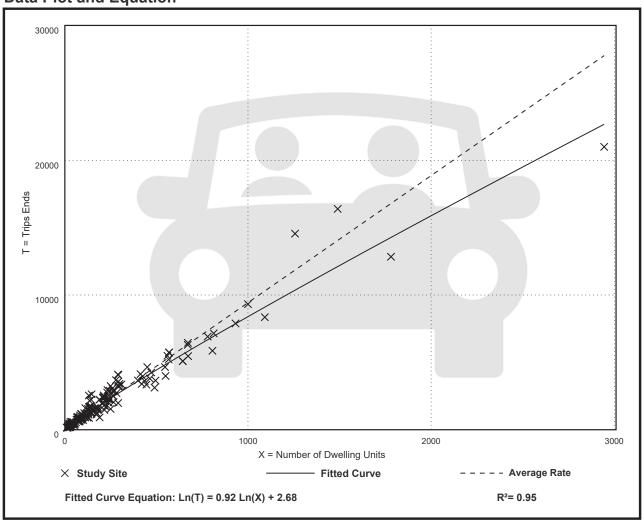
Number of Studies: 174 Avg. Num. of Dwelling Units: 246

Directional Distribution: 50% entering, 50% exiting

#### **Vehicle Trip Generation per Dwelling Unit**

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

#### **Data Plot and Equation**





#### **Single-Family Detached Housing** (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

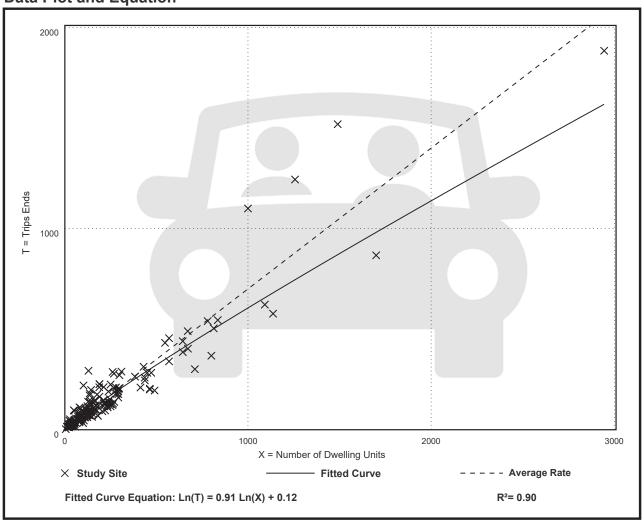
Number of Studies: 192 Avg. Num. of Dwelling Units: 226

Directional Distribution: 26% entering, 74% exiting

#### **Vehicle Trip Generation per Dwelling Unit**

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

#### **Data Plot and Equation**





## Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

**Peak Hour of Adjacent Street Traffic,** 

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

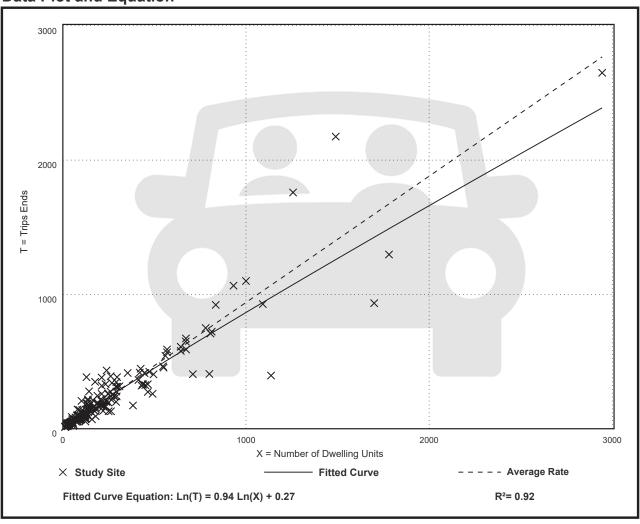
Number of Studies: 208 Avg. Num. of Dwelling Units: 248

Directional Distribution: 63% entering, 37% exiting

#### **Vehicle Trip Generation per Dwelling Unit**

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

#### **Data Plot and Equation**







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

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- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.

(Site/Subdivision Application Number)

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

Request Type (check one)	<ul> <li>X Section 6.04.02.B. Administrative Variance</li> <li>☐ Technical Manual Design Exception Request</li> <li>☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.)</li> <li>☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)</li> </ul>		
Submittal Type (check one)	☐ New Request ☐ Additional Information		
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<b>X</b> 1. AV RE: D'way spacing       □4.         □2.       □5.         □3.       □6.		
submittal number/name to each separate request number previously identified. It is critical that the ap	uests (whether of the same or different type), please use the above fields to assign a unique. Previous submittals relating to the same project/phase shall be listed using the name and oplicant reference this unique name in the request letter and subsequent filings/correspondence. If information related to a previously submitted request, then the applicant would check the		
Project Name/ Phase N. St. Cloud Sub	division		
Important: The name selected must be used on all full frequest is specific to a discrete phase, please also	uture communications and submittals of additional/revised information relating to this variance. list that phase.		
085633.1000 ar	nd 085635.0000		
Folio Number(s)	Check This Box If There Are More Than Five Folio Numbers		
numbers must be provided in the format provided l	to a maximum of five. If there are additional folios, check the box to indicate such. Folio by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, 789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789;		
Name of Person Submitting Request	Elizabeth Rodriguez		
Important: For Design Exception (DE) Requests, the DE request letter must be signed and sealed.	person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The		
Current Property Zoning Designation	R1		
Designation. Typing "N/A" or "Unknown" will result County Zoning Atlas, which is available at https://ma	mily Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) in your application being returned. This information may be obtained via the Official Hillsborough aps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, for Development Services at (813) 272-5600 Option 3.		
Pending Zoning Application Number	RZ PD 24-0141		
	nter the application number preceded by the case type prefix, otherwise type "N/A" or "Not MM for major modifications, PRS for minor modifications/personal appearances.		

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

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

#### Elizabeth Rodriguez & Associates, Inc. 18156 Sandy Pointe Drive Tampa, Florida 33647

April 29, 2023

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

Dear Mr. Williams:

RE: Administrative Variance for Driveway Spacing (N. St. Cloud) — FOLIO #'s 085633.1000 and 085635.0000 / RZ 24-0141

Please accept this letter as a formal request for your approval of an administrative variance to Section 6.04.03.07 of the Hillsborough County Land Development Code (LDC), which states:

Regarding N. St. Cloud - "Sec. 6.04.07. - Table: Minimum Spacing -

CLASS 5			
Existing roadways primarily in areas with moderate or extensive development or where the land is extensively subdivided. These	>45 mph	All	>45 mph
corridors will be distinguished by existing or desired restrictive	$330 \text{ ft} \le 45$	Speeds	$1320 \text{ ft} \le 45$
median treatments.	mph 245 ft	660 ft	mph 660 ft
median treatments.			

The subject property is being rezoned to Planned Development as is shown on the attached **Site Plan** and **Location Map**, and a maximum of 26 single family homes are being developed. This variance is to request that the developer not be required to meet LDC driveway spacing.

The LDC allows for relief of certain standards of Section 6.04 Access Management, subject to providing the following information and justifications.

- 1. Site Information: FOLIO # 034448-0100 and 34442-0000
- 2. Associated Application Numbers: RZ PD24-0141

- 3. Type of Request: *Administrative variance per Section 6.04.02B*.
- 4. Section of the LDC from which the variance is being sought, as well as any associated zoning conditions which require said improvements: *Relief from LDC Section 6.04.07 is sought*.
- 5. Description of what the LDC/zoning conditions requires: Section 6.04.07 requires the proposed driveway to be 245 feet from other driveways. As the Site Plan shows, to the north of the proposed access point, the proposed access road is 105 feet from the single family driveway on the west side of the road and 63 feet from the single family driveway on the east side of the road. To the south of the proposed access point, the proposed access road is 36 feet from the single family driveway on the west side of the road and 112 feet from the single family driveway on the east side of the road. The distances do not meet the 245 foot required spacing, and all require the variance.
- 6. Description of existing roadway conditions (e.g., Pavement width, lane width, condition, number of lanes, bicycles/sidewalk facilities): N. St. Cloud Avenue is a collector roadway. N. St. Cloud Avenue is a rural (ditches) road section with a 35 mph posted speed, and includes: (a) Pavement width/lane width measurements that are variable and a minimum of 10 feet (lane width). (b) Approximately 50 feet of right-of-way in the vicinity of the proposed driveway. (c) Gaps in sidewalk none in the vicinity of the project. (d) Bike lanes are not required, and N. St. Cloud Avenue does not have bike lanes. (e) This is a rural section without curb and gutter.
- 7. Justification for request and any information you would like considered such as cost/benefit analysis, land use plans, policies, and local traffic circulation/operation of the site and adjacent areas. Justification must address Section 6.04.02B.3 criteria a, b, and c. In the consideration of the variance request, the issuing authority shall determine to the best of its ability whether the following circumstances are met:
  - a. There is an unreasonable burden on the applicant. This is essentially a flag lot with limited frontage on N. St. Cloud Avenue. The attached Site Plan shows that the driveway cannot be moved to the north nor to the south without the returns of the radii of the driveway overlapping onto adjacent property the driveway has to be centered within the available frontage. It is unreasonable to require the applicant to meet driveway spacing when it is physically impossible for him to do so given his limited frontage on N. St. Cloud Avenue.
  - b. The variance would not be detrimental to the public health, safety, and welfare. The variance would not be detrimental to the public health, safety, and welfare. Crash data were pulled for the 5 year time period including the years 2019-2023, inclusive. The polygon for which the data were obtained is attached. There was one crash in that time period. The crash report from 2022 shows a crash at the intersection of N. St. Cloud Avenue/Washington Street, but it included a motorist that was on probation and specifically prohibited from driving, who was taken to jail. There was also one crash before the 5 year time frame (2018), that involved one motorist passing another on Washington Street, and did not involve N. St. Cloud. There is not a pattern of crashes, and the variance would not be detrimental to the public health, safety, and welfare.

c. Without the variance, reasonable access cannot be provided. In the evaluation of the variance request, the issuing authority shall give valid consideration to the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas. If the site is to take access from N. St. Cloud, it has been shown in Section 7.(a), above, that it cannot be moved to the north or south and, thus, cannot meet spacing. If access to N. St. Cloud Avenue were to be denied the project would have to take access from Washington Street. The pavement on Washington Street varies, but is about 14 feet wide – two 7 foot travel lanes. It would be unreasonable to deny access to N. St. Cloud Avenue, which is a superior choice as compared to accessing Washington Street. In addition, the trip generation for this 26 unit subdivision is low, with 24 PM peak hour trips (ATTACHED). The potential for conflict between this low trip generator and a single-family driveway is low.

Documentation/other attachments: Attached are site plan showing spacing, location map, crash data and trip generation.

If you have any questions/comments regarding this letter, please call me at (813) 545-3316.

Sincerely,

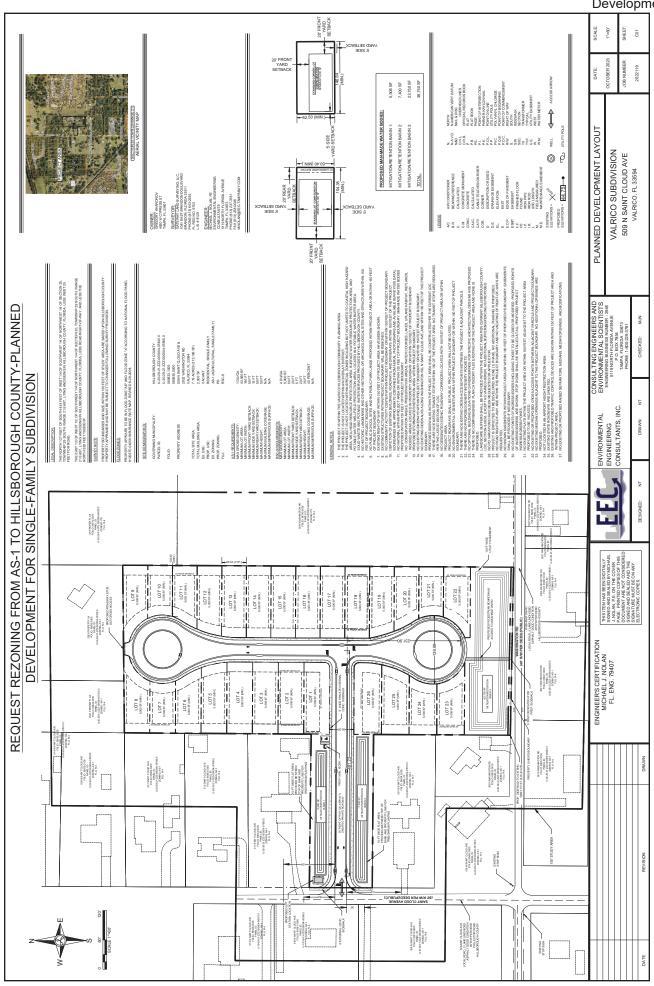


This item has been digitally signed and sealed by Michael J. Nolan, P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

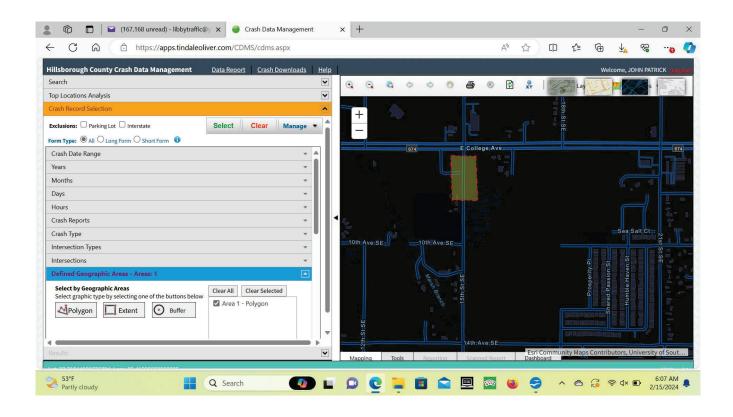
Michael J. Nolan, P.E.

Based upon the information provided by the application, this request is:
Disapproved
Approved with Conditions
Approved
If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E. at (813) 276-8364.
Sincerely,
Michael J. Williams, P.E. Hillsborough County Engineer





Location Map



Hillsborough County Crash Management System polygon.

TABLE 1: Trip Generation

ITE Code	Land Use Type	Units	Daily Trips	AM Peak- Hour Trips In	AM Peak- Hour Trips Out	PM Peak- Hour Trips In	PM Peak- Hour Trips Out
210	Single Fam Detached Housing	26	245	5	13	15	9
	TOTAL	-	245	5	13	15	9

# Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban

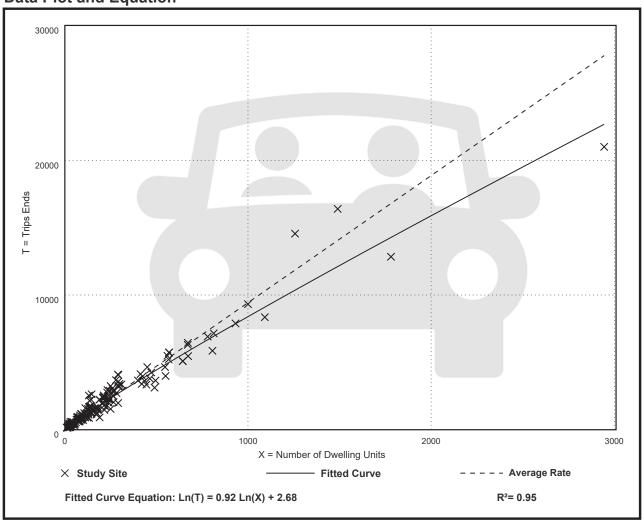
Number of Studies: 174 Avg. Num. of Dwelling Units: 246

Directional Distribution: 50% entering, 50% exiting

#### **Vehicle Trip Generation per Dwelling Unit**

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

#### **Data Plot and Equation**





## **Single-Family Detached Housing** (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

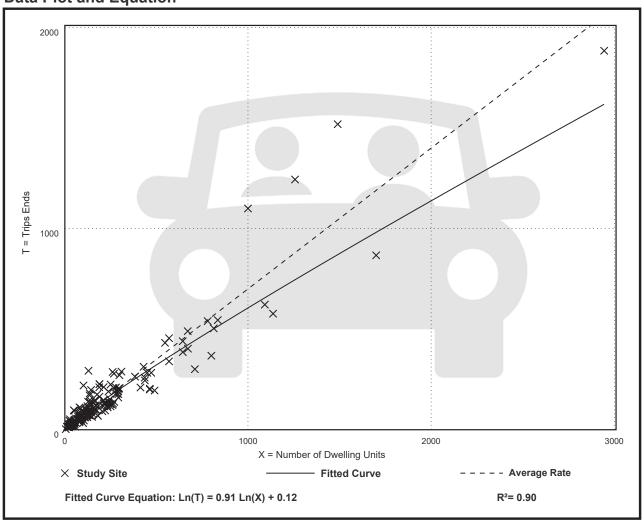
Number of Studies: 192 Avg. Num. of Dwelling Units: 226

Directional Distribution: 26% entering, 74% exiting

#### **Vehicle Trip Generation per Dwelling Unit**

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

#### **Data Plot and Equation**





## Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

**Peak Hour of Adjacent Street Traffic,** 

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

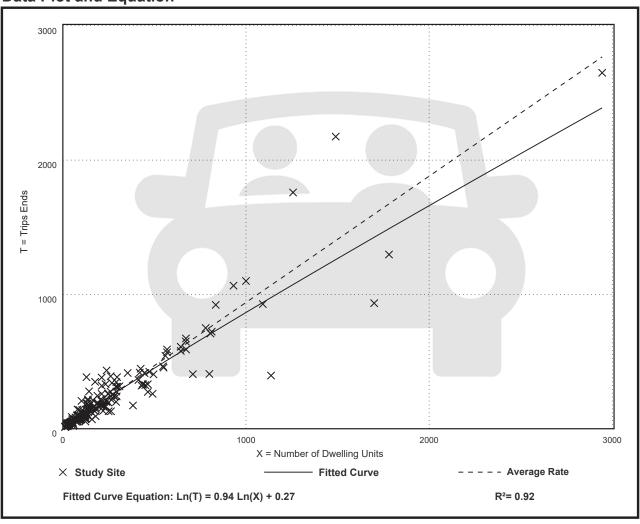
Number of Studies: 208 Avg. Num. of Dwelling Units: 248

Directional Distribution: 63% entering, 37% exiting

#### **Vehicle Trip Generation per Dwelling Unit**

Average Rate	Range of Rates	Standard Deviation		
0.94	0.35 - 2.98	0.31		

#### **Data Plot and Equation**





#### **COMMISSION**

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



#### **DIRECTORS**

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

#### AGENCY COMMENT SHEET

REZONING							
HEARING DATE: February 20, 2024	COMMENT DATE: December 4, 2023						
<b>PETITION NO.:</b> 24-0141	PROPERTY ADDRESS: 509 N St Cloud Ave,						
EPC REVIEWER: Jackie Perry Cahanin	2932 Washington Rd, Valrico, FL 33594						
CONTACT INFORMATION: (813) 627-2600 X 1241	FOLIO #: 0856331000; 0856350000						
EMAIL: cahaninj@epchc.org	STR: 20-29S-21E						

**REQUESTED ZONING: AS-1 to PD** 

FINDINGS							
WETLANDS PRESENT	NO						
SITE INSPECTION DATE	1/25/2023						
WETLAND LINE VALIDITY	NA						
WETLANDS VERIFICATION (AERIAL PHOTO,	NA						
SOILS SURVEY, EPC FILES)							

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.

#### **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.

 Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel. REZ 24-0141 December 4, 2023 Page 2 of 2

• Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application". Once approved, the formal wetland delineation would be binding for five years.

Jpc

ec: <u>kharonov@kelnerhomes.com</u> <u>metelski@kelnerhomes.com</u> <u>todd@pressmaninc.com</u>



Adequate Facilities Analysis: Rezoning

Jurisdiction: Hillsborough County Proposed Zoning: Planned Development

Case Number: 24-0141 Future Land Use: R-4

HCPS #: RZ 581

Maximum Residential Units: 25

Address: St. Cloud and Washington Street

Residential Type: Single Family detached

Parcel Folio Number(s): 85633.1000,

85635.0000

School Data	Valrico Elementary	Mulrennan Middle	Durant High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	979	1445	2742
<b>2023-24 Enrollment</b> K-12 enrollment on 2023-24 40 <sup>th</sup> day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	714	1167	2463
Current Utilization Percentage of school capacity utilized based on 40 <sup>th</sup> day enrollment and FISH capacity	73%	81%	90%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 12/14/2023	87	32	101
Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	5	3	4
<b>Proposed Utilization</b> School capacity utilization based on 40 <sup>th</sup> day enrollment, existing concurrency reservations, and estimated student generation for application	82%	83%	94%

**Notes:** At this time, adequate capacity exists at Valrico Elementary, Mulrennan Middle, and Durant High School for the proposed rezoning.

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

andrea a Stingone

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

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

#### AGENCY COMMENT SHEET

TO: Zoning/Code Administration, Development Services Department

FROM: **Reviewer:** Carla Shelton Knight **Date:** May 9, 2024

**Agency:** Natural Resources **Petition #:** 24-0141

- ( ) 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. This site contains trees that may qualify as Grand Oaks as defined by the Land Development Code (LDC). All trees confirmed as a Grand Oak must be accurately located and labeled as such on the submitted preliminary plan/plat through the Site Development/Subdivision Review process. Design efforts are to be displayed on the submitted preliminary plan to avoid adverse impacts to these trees. This statement should be identified as a condition of the rezoning.
- 2. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
- 3. 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.

24-0141 May 9, 2024 Page Two:

4. 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.

#### Rome, Ashley

From: Carlos Santos <Carlos.Santos@swfwmd.state.fl.us>

Sent: Wednesday, January 3, 2024 2:41 PM

To: Rome, Ashley
Cc: Mike Singer

Subject: RE: RE RZ PD 24-0141

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

Hello Ashley,

We have no comments on the revised documents/plans for RZ PD 24-0141.

Thank you,

Carlos Santos

Real Estate Specialist

Land Resources Bureau

Southwest Florida Water Management District
2379 Broad Street

Brooksville, FL 34604
(352)269-3911

carlos.santos@swfwmd.state.fl.us



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

Sent: Tuesday, January 2, 2024 12:41 PM

To: Allen, Cari <AllenCA@hillsboroughcounty.org>; Andrea Papandrew <papandrewa@plancom.org>; Andrea Stingone

<andrea.stingone@hcps.net>; Blinck, Jim <BlinckJ@HillsboroughCounty.ORG>; Bose, Swati

<BoseS@HillsboroughCounty.ORG>; Bryant, Christina <BryantC@epchc.org>; Bryce Fehringer

<fehringerb@plancom.org>; Cabrera, Richard <CabreraR@HillsboroughCounty.ORG>; Carlos Santos

<Carlos.Santos@swfwmd.state.fl.us>; Cruz, Kimberly <CruzKi@hillsboroughcounty.org>; Curll, Ryan

<CurllRy@hillsboroughcounty.org>; Dalfino, Jarryd <DalfinoJ@hillsboroughcounty.org>; Santos, Daniel

<daniel.santos@dot.state.fl.us>; David Skrelunas <David.Skrelunas@dot.state.fl.us>; Franklin, Deborah

<FranklinDS@hcfl.gov>; DeWayne Brown <brownd2@gohart.org>; dickersonr <dickersonr@hillsboroughcounty.org>;

Glorimar Belangia <Glorimar.Belangia@hcps.net>; Greenwell, Jeffry <GreenwellJ@hillsboroughcounty.org>; Greg

Colangelo <colangeg@plancom.org>; Hamilton, Mona <HamiltonM@hillsboroughcounty.org>; Hansen, Raymond

<HansenR@hillsboroughcounty.org>; Holman, Emily - PUD <HolmanE@HillsboroughCounty.ORG>; Hummel, Christina

<HummelC@hillsboroughcounty.org>; Impact Fees <ImpactFees@hillsboroughcounty.org>; James Hamilton

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

<perazagarciaj@gohart.org>; Jillian Massey <masseyj@plancom.org>; kaiserb <kaiserb@hillsboroughcounty.org>; Karla Llanos <llanosk@plancom.org>; Katz, Jonah <KatzJ@hillsboroughcounty.org>; Kyle Brown <kyle.brown@myfwc.com>; landuse-zoningreviews@tampabaywater.org; Mineer, Lindsey <Lindsey.Mineer@dot.state.fl.us>; Lindstrom, Eric

 $<\!Lindstrom E@hillsborough county.org>; Mackenzie, Jason <\!Mackenzie J@hillsborough county.org>; McGuire, Kevinger Lindstrom Lindstrom$ 

<McGuireK@HillsboroughCounty.ORG>; Melanie Ganas <mxganas@tecoenergy.com>; Melissa Lienhard lienhardm@plancom.org>; Perez, Richard <PerezRL@hillsboroughcounty.org>; Petrovic, Jaksa <PetrovicJ@HillsboroughCounty.ORG>; Pezone, Kathleen <PezoneK@hillsboroughcounty.org>; Ratliff, James <RatliffJa@hillsboroughcounty.org>; Hessinger, Rebecca <HessingerR@hillsboroughcounty.org>; Renee Kamen <renee.kamen@hcps.net>; Revette, Nacole <RevetteN@HillsboroughCounty.ORG>; Carroll, Richard <CarrollR@HillsboroughCounty.ORG>; Rodriguez, Dan <RodriguezD@gohart.org>; RP-Development <RP-Development@hillsboroughcounty.org>; Salisbury, Troy <SalisburyT@hillsboroughcounty.org>; Sanchez, Silvia <sanchezs@epchc.org>; Shelton, Carla <SheltonC@HillsboroughCounty.ORG>; Steady, Alexander <SteadyAl@hillsboroughcounty.org>; Tony Mantegna <tmantegna@tampaairport.com>; Turbiville, John (Forest) <TurbivilleJ@HillsboroughCounty.ORG>; Walker, Clarence <WalkerCK@hillsboroughcounty.org>; Wally Gallart <GallartW@plancom.org>; Weeks, Abbie <weeksa@epchc.org>; WetlandsPermits@epchc.org; Woodard, Sterlin <Woodard@epchc.org>

**Cc:** Grady, Brian < GradyB@HillsboroughCounty.ORG>; Lampkin, Timothy < LampkinT@hillsboroughcounty.org>; Timoteo, Rosalina < TimoteoR@HillsboroughCounty.ORG>

Subject: RE RZ PD 24-0141

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

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

Good Day All,

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

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

Planner assigned:

Planner: Timothy Lampkin

Contact: lampkint@hillsboroughcounty.org

Have a good one,

#### **Ashley Rome**

#### Planning & Zoning Technician

Development Services Dept.

P: (813) 272-5595

E: romea@hillsboroughcounty.org

W: HCFLGov.net

#### **Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

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



#### 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: 01/03/2024

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

APPLICANT: Andrey Metelski PETITION NO: 24-0141

LOCATION: 509 St Cloud Ave, and 2932 Washington Rd

**FOLIO NO:** 85633.1000, 85635.0000

#### **Estimated Fees:**

(Fee estimate is based on a 2,000 square foot, Single Family Detached Unit)

Mobility: \$9,183 \* 26 = \$238,758 Parks: \$2,145 \* 26 = \$55,770 School: \$8,227 \* 26 = \$213,902

Fire: \$335 \* 26 = \$8,710

Single Family Detached per unit = \$19,890 \* 26 = \$517,140

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

Urban Mobility, Central Park/Fire - 26 SF units - potential credit for existing SF and MH removed from parcels

#### AGENCY REVIEW COMMENT SHEET

TO:	<b>ZONING TECHNICIAN, Planning Growth Man</b>	agement	<b>DATE:</b> 4 Dec. 2023
REV	IEWER: Bernard W. Kaiser, Conservation and	Environmental Land	ls Management
APP	LICANT: Todd Pressman	PETITION NO: E	ZZ-PD 24-0141
LOC	ATION: Valrico, FL 33584		
FOL	<b>IO NO:</b> 85633.1000 & 85636.0000	SEC: <u>20</u> TWN: <u>2</u>	9 RNG: <u>21</u>
$\boxtimes$	This agency has no comments.		
	This agency has no objection.		
	This agency has no objection, subject to listed	or attached condition	ons.
	This agency objects, based on the listed or atta	ached conditions.	
COM	MENTS:		

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

PETIT	TION NO.: RZ-STD 24-0141 REVIEWED BY: Clay Walker, E.I. DATE: 12/4/2023					
FOLI	O NO.: 85633.1000 & 85635.00000					
	WATER					
	The property lies within the Water Service Area. The applicant should contact the provider to determine the availability of water service.					
	A <u>8</u> inch water main exists <u>(adjacent to the site)</u> , <u>(approximately 35</u> feet from the site) and is located west of the subject property within the west Right-of-Way of North Saint Cloud Avenue. 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 12 inch wastewater gravity main exists (adjacent to the site), (approximately 150 feet from the site) and is located northeast of the subject property within the northeast Right-of-Way of Summerfield Crossing Boulevard. 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.

#### **ENVIRONMENTAL SERVICES DIVISION**



PO Box 1110 Tampa, FL 33601-1110

#### **Agency Review Comment Sheet**

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

TO: Zoning Review, Development Services REQUEST DATE: 11/29/2023

**REVIEWER:** Kim Cruz, Environmental Supervisor **REVIEW DATE:** 11/29/2023

**APPLICANT:** Andrey Metelski PID: 24-0141

**LOCATION:** 509 St Cloud Ave. Valrico, FL

2932 Washington Rd. Valrico, FL

**FOLIO NO.:** 85633.1000, 85635.0000

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

Based on the most current data, the project is located within a Potable Water Wellfield Protection Area (PWWPA); however, the proposed request is not related to a prohibited or restricted activity, as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

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

Hillsborough County Environmental Services Division (EVSD) has no objection.

# VERBATIM TRANSCRIPT

```
1
 2
                      HILLSBOROUGH COUNTY, FLORIDA
                     Board of County Commissioners
 3
 4
    IN RE:
 5
    ZONE HEARING MASTER
    HEARINGS
 8
 9
                      ZONING HEARING MASTER HEARING
                TRANSCRIPT OF TESTIMONY AND PROCEEDINGS
10
                              Susan Finch
11
              BEFORE:
                              Land Use Hearing Master
12
                              Monday, June 17, 2024
13
              DATE:
              TIME:
14
                              Commencing at 6:00 p.m.
                              Concluding at 7:39 p.m.
15
16
                  LOCATION:
                               Hillsborough County BOCC
                               601 East Kennedy Boulevard
                               Second Floor Boardroom
17
                               Tampa, Florida 33601
18
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    Reported by:
    Diane DeMarsh, AAERT No. 1654
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    Digital Reporter
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MS. HEINRICH: Our next application is Item D.3, PD 24-0141. The applicant is requesting to rezone property that is AS-1 to PD. Tim linker with Development Services will provide Staff findings after the applicant's presentation. HEARING MASTER: Good evening again. MR. PRESSMAN: Good evening, Hearing Officer. Todd Pressman, 200 2nd Avenue South, Number 451, in Saint Petersburg. This is PD 24-0141. It is a 7.19 acre property zoned AS-1, seeking a change to PD to provide for 26 single family homes. There are no waivers proposed. DSD and Planning Commission support DSD reports at the areas surrounded predominantly by single-family neighborhoods. Very homogeneous and Planning Commission notes the surrounding area shows several other residential uses with varying lot sizes. We are located out past the Valrico area as shown on Property appraiser has the site on Saint cloud just the map. north of Washington Road. Looking a little closer, the -- the site currently is in very poor shape. As you can see from the aerial it's (indiscernible) with a lot of junk and dilapidated materials which will all be removed and taken care of. This is the view from Saint cloud, which would be the access point into the project. This is the PD plan. So as I indicated, access would be from Saint Cloud, which is the width area. We're providing ten-foot landscape buffers as shown here, which would buffer for

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the access point and for a church, which is abutting on the
 1
    south of the access point and providing a 20-foot rear setback
    in the yellow areas. And also providing a pedes -- a pedestrian
    bridge over the pond to Washington Road on the south.
    a substantial buffer area between the subdivision to the east,
    which is owned by Summerset Master Association, which provides
    some good buffering and screening between the two.
 8
              Looking at zoning in the area as indicated by the
    staff is compatible. I have it as 4.1 units per acre, 3.67
 9
    units per acre to the north along with 3.6 units per acre.
10
11
    where -- we consider to be very homogeneous and very similar in
    capacity in the immediate area. Future Land Use Category
12
13
    throughout the entire area is R-4. Planning Commission notes it
14
    meets the intent of the neighbor protection policies that
15
    propose 5,000 square foot lot sizes would reflect the
    development pattern that is in keeping with the surrounding
16
17
    development pattern.
18
              So with that, we're happy to answer any questions.
19
    did check before the hearing there were no -- under public
20
    notice, no emails or communications in opposition. Thank you.
21
              HEARING MASTER: I don't have any questions at this
22
    time, but thank you --
23
              MR. PRESSMAN:
                             Thank you.
2.4
              HEARING MASTER: -- you so much. If you can please
    sign in.
25
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1 Development Services. Mr. Pressman, if you could sign in please. 2 Thank you. 3 Good evening. 4 MR. LAMPKIN: Good evening. Tim Lampkin, Development Services. As the applicant stated this is a request for rezoning from AS-1 to planned development and it is to allow the development of 26 single family homes. Property's approximately 7.19 acres. Located on the east side of Saint 8 Cloud Avenue and north of Washington Boulevard. The property is surrounded on the northwest and southwest by AS-1 zoning with 10 11 single family homes. Further northwest across on Saint Cloud is RSC-2 12 13 Property immediately south is Washington Road across 14 which is AS-1 zoned with single family homes. 15 As the applicant pointed out in their PowerPoint presentation, immediately east is PD 89-0080. They're allowed 16 17 to develop with RSC-9 standards, which is the same that the 18 applicant is requesting and there is a substantial buffer, although it -- it's not really required because it's the same 19 20 standards. The site plan does meet the requirements of LDC 21 Section 6.06.00, buffering and screening. 22 While the applicant's not required to provide a buffer 23 for the church or the access road, the applicant is proposing to provide a ten-foot Type A screening along the access road and a 24 type A screening also along the three homes adjacent to the 25

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church, with the option if the existing vegetation meets the
 1
    type A ten-foot, then they would utilize that instead -- instead
    of chopping down the native vegetation.
 4
              The applicant is -- actually, that concludes Staff's
   presentation.
              HEARING MASTER: Okay.
                                      Thank you so much.
 6
    appreciate it.
 8
              MR. LAMPKIN:
                            Thank you.
 9
              HEARING MASTER: No questions at this time.
              Planning Commission.
10
11
              MS. MYERS: Alexis Myers, Planning Commission.
    subject property is located in the Residential-4 Future Land Use
12
13
    Category.
               The site is located in urban service area.
14
    not located within the limits of a community plan.
15
              FLUE Policy 1.4 requires all new developments to
    compatible with the surrounding area. Noting that compatibility
16
    does not mean the same as, rather it refers to the sensitivity
17
18
    of development proposals and maintaining the character of
19
    existing development. The proposed 26 single family residential
20
    homes are compatible with the existing residential character in
21
    the area in the development pattern contains other zone, parcels
22
    of both RC-2 and RSC-4. The proposed rezoning meets the intent
23
    of Policy 16.2, 16.3, 16.8 and 16.11 (indiscernible) protection.
    The development pattern of the surrounding area shows several
24
    other residential uses with varying lot sizes. The proposed
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minimum 5,000 square feet lot sizes would reflect -- reflect a development pattern that is in keeping with the existing surrounding development pattern, Consistent with the policy direction. No addition -- no additional landscaping/buffering beyond what is required and the Land Development Code is The proposed plan development is consistent with opposed. Objective 16 and it's associated policies, as well as objective 13-1 and Policy 13-1.4. And mobility Goal 4, Objective 4.1, Policy 4.1.2, as well. Condition of approval states that prior to the final building permit approval of the first ten single family homes, the proposed pedestrian boardwalk shall be constructed containing, I'm sorry, connecting the development to Washington Road as shown on the site plan. This condition of approval, specifically, the timely mechanism is imperative to the Planning Commission Staff's finding of consistency. Goal 12 and Objective 12-1 of the community design components seeks to facilitate patterns of development that are both compatible and related to the predominant character of the surrounding. proposed resident -- residential would be consistent with the policy direction, as it would preserve existing suburban uses while remaining compatible with the predominant character of the surrounding area. Based upon those considerations, Planing Commission

Staff finds the proposed plan development consistent with the

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Unincorporated Hillsborough County Comprehensive Plan, subject
 1
    to the proposed conditions by the Development Services pattern,
    I'm sorry, department.
 3
              HEARING MASTER:
                               That's all right. Thank you so much.
 5
              All right. Is there anyone that would like to speak
    in support? Anyone in favor. I'm seeing no one.
              Anyone in opposition to this request? All right. No
 8
    one.
              Ms. Heinrich, there's a revised staff report, but I
 9
10
    don't see any changes readily. I didn't page through the whole
11
    thing.
              MS. HEINRICH: I believe it is formatting changes. I
12
13
    believe there was some information that was split between a few
14
    pages, if I -- if I understand correctly from the --
15
              HEARING MASTER: Okay.
16
              MS. HEINRICH: -- staff member.
17
             HEARING MASTER:
18
              MR. PEREZ: The only change would -- transportation
19
    report at the end.
20
              HEARING MASTER: Perfect. Thank you so much.
    appreciate it.
21
22
              All right now. Nothing else, Ms. Heinrich? Nothing
23
    to add?
2.4
              MS. HEINRICH: No, ma'am.
              HEARING MASTER: Okay. Mr. Pressman, anything?
25
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#### Transcript of Proceedings May 14, 2024

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HILLSBOROUGH COUNTY, FLORIDA								
Board (	of County Commissioners							
	X							
IN RE:	) )							
ZONE HEARING MASTER HEARINGS	) )							
	) X							
ZONITNO	LIDADING MAGDED LIDADING							
	HEARING MASTER HEARING OF TESTIMONY AND PROCEEDINGS							
BEFORE:	PAMELA JO HATLEY Land Use Hearing Master							
DATE:	Tuesday, May 14, 2024							
TIME:	Commencing at 6:00 p.m. Concluding at 8:28 p.m.							
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard Second Floor Boardroom Tampa, Florida 33601							
Reported by:								
Diane DeMarsh, AAERT No Digital Reporter	. 1654							

## Transcript of Proceedings May 14, 2024

1 Item A.2, PD 23-0918. This application is being withdrawn by the zoning administrator in accordance with LDC Section 10.3.02.C.2. 3 Item A.3, Major Mod 24-0034. This application is out order to be heard and is being continued to the June 17, 2024 ZHM hearing. Item A.4, PD 24-0044. This application is out of order to be heard and is being continued to the June 17, 2024 ZHM hearing. 9 Item A.5, PD 24-0124. This application is out of 10 11 order to be heard and is being continued to the June 17, 2024 ZHM hearing. 12 13 Item A.6, PD 24-0141. This application is being 14 continued by the applicant to the June 17, 2024 ZHM hearing. 15 Item A.7, PD 24-0238. This application is out of order to be heard and is being continued to the July 22, 2024 16 17 ZHM hearing. 18 Item A.8, PD 24-0239. This application is out of order to be heard and is being continued to the June 17, 2024 19 ZHM hearing. 20 21 Item A.9, Major Mod 24-0240. This application is 22 being withdrawn from the hearing process. 23 Item A.10, Special Use 24-0257. This application is being continued by the applicant to be June 17, 2024 ZHM 24 25 hearing.

#### ZHM HEARING April 15, 2024

HILLS	SBOF	ROUGH	CC	OUNTY,	FLORIDA
BOARD	OF	COUNT	Ϋ	COMMIS	SSTONERS

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

ZONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HARTLEY

Land Use Hearing Master

DATE: Monday, April 15, 2024

TIME: Commencing at 6:00 p.m.

Concluding at 8:38 p.m.

LOCATION: Frederick B. Karl County Center

601 East Kennedy Boulevard

Tampla, Florida 33602

Reported by: Diane DeMarsh, AAERT No. 1654 Digital Reporter

#### ZHM HEARING April 15, 2024

- 1 Item A.2, MM 23-0904. This application is being
- 2 continued by the applicant to the May 14, 2024, ZHM Hearing.
- 3 Item A.3, PD 23-0997. This application is being
- 4 continued by the applicant to the May 14, 2024, ZHM Hearing.
- 5 Item A.4, MM 24-0034. This application is being
- 6 continued by the applicant to the May 14, 2024, ZHM Hearing.
- 7 Item A.5, PD 24-0044. This application is being
- 8 continued by the applicant to the May 14th ZHM Hearing.
- 9 PD 24-0124. This application is out of order to be
- 10 heard and is continued to the May 14, 2024, ZHM Hearing.
- 11 Item A.7. This application is out of order to be
- 12 heard, which is PD 24-0141. This application is out order to be
- 13 heard and is being continued to the May 14, 2024, ZHM Hearing.
- 14 Item A.8, RZ-STD 24-0232. This application is out of
- 15 order to be heard and is being continued to the May 14, 2024,
- 16 ZHM Hearing.
- 17 Item A.9, PD 24-0239. This application out of order
- 18 to be heard and is being continued to the May 14, 2024, ZHM
- 19 Hearing.
- Item A.10, SU-GEN 24-0257. This application is being
- 21 continued by the applicant to the May 14, 2024 ZHM Hearing.
- Item A.11, PD 24-0293. This application is out of
- 23 order to be hearing is being continued to the May 14, 2024, ZHM
- 24 Hearing.
- 25 Item A.12, MM 24-0300. This application is being

И	ZHM Hearing March 25, 2024		
	OROUGH COUNTY, FLORIDA f County Commissioners		
IN RE:  ZONE HEARING MASTER HEARINGS	) ) ) ) ) ) )		
ZONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS			
BEFORE:	Susan Finch Land Use Hearing Master		
DATE:	Monday, March 25, 2024		
TIME:	Commencing at 6:00 p.m. Concluding at 10:24 p.m.		
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard Second Floor Boardroom Tampa, Florida 33601		

Reported by: Diane DeMarsh, AAERT No. 1654 DIGITAL REPORTER

#### ZHM Hearing March 25, 2024

May 14, 2024 Zoning Hearing Master Hearing at 6:00 p.m. 1 MS. HEINRICH: And now we'll go over the published withdrawals and continuances for tonight. 3 The first one is Item A.1, PD 23-0618. This application is being withdrawn by the zoning administrator in accordance with LDC Section 10.03.02.C.2. Item A.2, Major Mod 23-0768. This application is out of order to be heard and is being continued to the 8 April 15, 2024 ZHM Hearing. 9 Item A.3, PD 23-0780. This application is being 10 11 continued by the applicant to the April 15, 2024 ZHM Hearing. Item A.4, PD 23-0848. This application is out of 12 13 order to be heard and is being continued to the April 15, 2024 14 ZHM Hearing. 15 Item A.5, Major Mod 23-0904. This application is out of order to be heard and is being continued to be April 15, 2024 16 17 ZhM Hearing. 18 Item A.6, PD 23-0997. This application is being 19 continued by the applicant to the April 15, 2024 ZHM Hearing. 20 Item A.7, Major Mod 24-0034. This application is out of order to be heard and is being continued to the 21 22 April 15, 2024 ZHM Hearing. 23 Item A.8, PD 24-0044. This application is being continued by the applicant to the April 15, 2024 ZHM Hearing. 24 25 Item A.9, PD 24-0141. This application is out of

#### ZHM Hearing March 25, 2024

order to be heard and is being continued to the April 15, 2024 1 ZHM Hearing. Item A.10, Standard Rezoning 24-0171. 3 application has been withdrawn from the hearing process. Item A.11, PD 24-0183. This application is being continued by the applicant to the April 15, 2024 ZHM Hearing. Item A.12, PD 24-0238. This application is out of order to be heard and is being continued to the May 14, 2024 ZHM Hearing. 9 Item A.13, PD 24-0239. This application is out of 10 11 order to be heard and is being continued to the April 15, 2024 12 ZHM Hearing. 13 Item A.14, Major Mod 24-0240. This application is out 14 of order to be heard and is being continued to the May 14, 2024 15 ZHM Hearing. 16 Item A.15, PD 24-0242. This application is out of order to be heard and is being continuing to the April 15, 2024 17 18 ZHM Hearing. Item A.6 (sic), Standard Rezoning 24-0265. This 19 20 application has been withdrawn from the hearing process. 21 Item A.17, Standard Rezoning 24-0273. This 22 application is out of order to be heard and is being continued 23 to the April 15, 2024 ZHM Hearing. Item A.18, Standard Rezoning 24-0315. 2.4 application has been withdrawn from the hearing process. 25

### ZHM Hearing February 20, 2024

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

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1
   continued by the applicant to the March 25, 2024 ZHM Hearing.
              Item A.14, Major Mod 24-0029. This application is out
3
    of order to be heard and is being continued to March 25, 2024,
    ZHM Hearing.
4
5
              Item A.15, PD 24-0031. This application is being
6
    continued by Staff to the March 25 2024, ZHM Hearing.
              Item A.16, Major Mod 24-0034. This application is out
    of order to be heard and is being continued to the March 25,
8
    2024, ZHM Hearing.
9
10
              Item A.17, PD 24-0044. This application is being
    continued by the applicant to the March 25, 2024 ZHM Hearing.
11
12
              Item A.18, PD 24-0124. This application is out of
13
    order to be hear and is being continued to the April 15, 2024
14
    ZHM Hearing.
              Item A.9 -- A.19, PD 24-0132. This application is out
15
    of order to be heard and is bing continued to the March 25, 2024
16
17
    ZHM Hearing.
18
              Item A.20, PD 24-0141. This application is out of
19
    order to be heard and is being continued to the March 25, 2024,
20
    ZHM Hearing.
              Item A.21, PD 24-0147. This application is being
21
22
    withdrawn from the ZHM process.
23
              Item A.22, Standard Rezoning 24-0166. This
24
    application is out of order to be heard and is being continued
25
    to the March 25, 2024 ZHM Hearing.
```

# EXHIBITS SUBMITTED DURING THE ZHM HEARING

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

DATE/TIME: 6/17/24 6:000 HEARING MASTER: Susan Finch.

PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	PLEASE PRINT OUT TUSTING IS
RZ 24-0681	MAILING ADDRESS JOO JULY THE THEY ST
	CITY STATE ZIP ZIP PHONE SOL
APPLICATION #	PLEASE PRINT Corket
RZ 24-0044	MAILING ADDRESS 101 CKemyly Bhul Ste 3700
	CITY NA STATE ZIEZO PHONE 13-2278421
APPLICATION #	PLEASE PRINT_ NAME
RZ 24-6044	MAILING ADDRESS 1000 W. ashley Dr.
	CITY Tampa STATE & ZIP 33628HONE 813-331 0976
APPLICATION #	PLEASE PRINT COLD TOSMAN
RZ 24-0141	MAILING ADDRESS 200 DA Ave 5 # 45/
70111	CITY STATE ZIE ZIE PHONE SOY
APPLICATION #	PLEASE PRINT Willow Mollay
RZ 24-0239	MAILING ADDRESS 325 5 121-11  CITY Torge STATE To ZIP 324 PHONE
F = 9 1.0021	CITY Torge STATE PC ZIP 32 PHONE
APPLICATION #	PLEASE PRINT NAME Tsabelle Olbert
D7 74 02 22	MAILING ADDRESS 1000 D. Oshley Dr.
RZ 24-0239	CITY Tampu STATE & ZIP 33/2 PHONE \$133310976

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

PAGE  $\underline{2}$  of  $\underline{3}$ 

DATE/TIME: 6/17/24 6:00pm HEARING MASTER: SUSAN FINCH

PLEASE <b>PRINT CLE</b>	ARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	PLEASE PRINT NAME AVA RUSSO
RZ 24-0393	MAILING ADDRESS 10009 Gallant Lane
US	CITY Tampa STATE FL ZIP 33625PHONE 609-513-7501
APPLICATION #	PLEASE PRINT NAME Michael Hoffman
RZ 24-0393	MAILING ADDRESS 1009 Gallant Lane
VS	CITY TUMPA STATE FL ZIP33625PHONE331-794-6469
APPLICATION #	PLEASE PRINT NAME Maria Elena D'Amico
RZ 24-0393	MAILING ADDRESS 16105 Daniell Rd
	CITY Lutz STATE @ ZIP 33545PHONE 813. 230. 4091
APPLICATION #	NAME Remath A. Tinkler Continfields (Tinkler)
MM 24-0758	MAILING ADDRESS 420 W Boy Scat Blod
111 101-0130	CITY Thype STATE TE ZIP 77607 PHONE 813273700)
APPLICATION #	NAME She) by Frent
mm 24-0758	MAILING ADDRESS TT SHAVBOY 15, and Blyd
	CITY Tampy STATE FL ZIP 33102 PHONE 727 4209197
APPLICATION #	PLEASE PRINT WOOD WORTH TO THE NAME WOOD TO THE NAME WOOD TO THE PLEASE PRINT WOOD TO THE PLEASE
Su 24-0257	MAILING ADDRESS JOS DA HOL S. F. E.
	CITY STATE ZIP PHONE SCY-

SIGN-IN SHEET: RFR, ZHM PHM, LUHO

PAGE 3 OF 3

DATE/TIME: 6/17/34 6:009 HEARING MASTER: 505an Fmch

PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	NAME Chelma Frias (Thelma Frias)
5(124-0257	MAILING ADDRESS 1 07 WHY 92 LOT 1
3401001	CITY Seffret STATE 1 ZIP 3358 HONE 813 360 3736
APPLICATION #	NAME (Stevens)
50 24-0257	MAILING ADDRESS P. & BOUZ 37
30 21-0237	CITY SENTEN STATE FL ZIP3 3 PHONE 3 334 4324
APPLICATION #	NAME PEGGY WILLIAMS
5/2 211 6257	MAILING ADDRESS 3011 LEMON TERRACE DR
5474-0757	CITYWWAUMA STATEFL ZIP33598PHONE 608-33Z-7778
APPLICATION #	PLEASE PRINT NAME
	MAILING ADDRESS
	CITYSTATEZIPPHONE
APPLICATION #	PLEASE PRINT NAME
	MAILING ADDRESS
	CITYSTATEPHONE
APPLICATION #	PLEASE PRINT NAME
	MAILING ADDRESS
	CITYSTATE ZIPPHONE

HEARING TYPE: ZHM PHM, VRH, LUHO DATE: 06/17/2024

HEARING MASTER: Susan Finch PAGE: 1 of 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 24-0681	Todd Pressman	1. Applicant Presentation Packet – thumb drive	No
RZ 24-0044	Isabelle Albert	Applicant Presentation Packet	No
RZ 24-0141	Rosa Timoteo	1. Revised Staff Report – email	Yes (Copy)
RZ 24-0141	Todd Pressman	2. Applicant Presentation Packet – thumb drive	No
RZ 24-0239	Alexis Myers	1. Planning Commission Revised Staff Report	Yes (Copy)
RZ 24-0239	Isabelle Albert	2. Applicant Presentation Packet	No
RZ 24-0393	Rosa Timoteo	1. Revised Staff Report – email	Yes (Copy)
MM 24-0758	Rosa Timoteo	1. Revised Staff Report - email	Yes (Copy)
MM 24-0758	Kenneth Tinkler	2. Applicant - Resume	No
SU 24-0257	Todd Pressman	1. Applicant Presentation Packet – thumb drive	No
SU 24-0257	Lee Stevens	2. Applicant Letters of Support	No

#### JUNE 17, 2024 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, June 17, 2024, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

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

#### A. WITHDRAWALS AND CONTINUANCES

- Michelle Heinrich, Development Services (DS), reviewed the changes/withdrawls/continuances.
- Susan Finch, ZHM, overview of ZHM process.
- Senior Assistant County Attorney Mary Dorman, overview of evidence/ZHM/BOCC Land Use process.
- Susan Finch, ZHM, Oath.
- B. REMANDS None.
- C. REZONING STANDARD (RZ-STD):

#### C.1. RZ 24-0681

- Michelle Heinrich, DS, called RZ 24-0681.
- Testimony provided.
- Susan Finch, ZHM, closed RZ 24-0681.
- D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

#### D.1. MM 23-0904

Michelle Heinrich, DS, called MM 23-0904, withdrawn application.

#### D.2. RZ 24-0044

- Michelle Heinrich, DS, called RZ 24-0044.
- ► Testimony provided.
- Susan Finch, ZHM, closed RZ 24-0044.

#### D.3. RZ 24-0141

- Michelle Heinrich, DS, called RZ 24-0141.
- ► Testimony provided.
- Susan Finch, ZHM, closed RZ 24-0141.

#### D.4. RZ 24-0239

- Michelle Heinrich, DS, called RZ 24-0239.
- ► Testimony provided.
- Susan Finch, ZHM, closed RZ 24-0239.

#### D.5. RZ 24-0393

- Michelle Heinrich, DS, called RZ 24-0393.
- ► Testimony provided.
- Susan Finch, ZHM, closed RZ 24-0393.

#### D.6. MM 24-0758

- Michelle Heinrich, DS, called MM 24-0758.
- ► Testimony provided.
- Susan Finch, ZHM, closed MM 24-0758.
- E. ZHM SPECIAL USE (SU)

#### E.1. (SU) 24-0257

- Michelle Heinrich, DS, called SU 24-0257.
- ► Testimony provided.
- Susan Finch, ZHM, closed SU 24-0257.

#### ADJOURNMENT

Susan Finch, ZHM, adjourned the meeting at 7:39 p.m.

**Rezoning Application:** PD 24-0141

**Zoning Hearing Master Date:** June 17, 2024

**BOCC Land Use Meeting Date:** August 13, 2024



**Development Services Department** 

#### 1.0 APPLICATION SUMMARY

Applicant: Andrey Metelski

Application No. RZ 24-0141 Name: Rosa Timoteo

Entered at Public Hearing: ZHM

Exhibit# 1 Date: 6/17/2024

FLU Category: RES-4

Service Area: Urban

Site Acreage: Approximately 7.19 acres

Community

Plan Area: None

Overlay: None



#### **Introduction Summary:**

The applicant seeks to develop an approximately 7.19-acre property located on the east side of N. Saint Cloud Ave. and north of Washington Boulevard. The request is for a rezoning from Agricultural, Single-Family-1 (AS-1) to Planned Development (PD) to allow for the development of 26 single-family homes.

Zoning:	Existing	Proposed
District(s)	AS-1	Planned Development
Typical General Use(s)	Residential, Agricultural	Residential (Single Family)
Acreage	7.19 acres	7.19 acres
Density/Intensity	Min. Lot Size: 43,560 sf / 1 acre	+/-3.61 dwellings per acre
Mathematical Maximum*	7 single-family homes	26 Single Family Dwellings

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

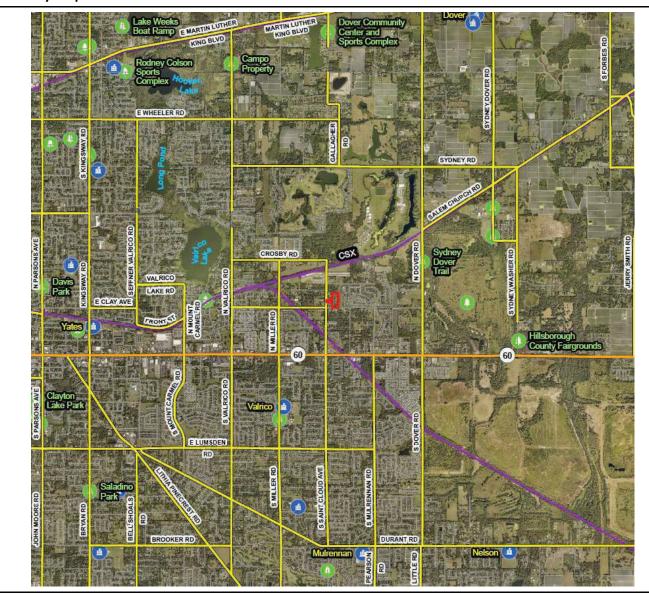
Development Standards:	Existin	3	Proposed
District(s)	AS-1		PD (Subject to RSC-9 Standards)
Setbacks/Buffering and Screening	Front: 50 ft. Rear: 15 ft. Side: 50 ft.		Front: Min. 20' Side: Min. 5' Rear: Min. 20' Proposed Buffers: Adjacent to folio 85634.5500 and North & South Entrance Dr. (Folio #85633.1000): 10'-wide buffers with Type "A" landscape
Height	50 ft. Max. Ht.		35 ft. Max. Ht.
	Additional Information:		
PD Variation(s)		None.	
Waiver(s) to the Land Deve	elopment Code	None.	

Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Supportable, with Conditions

Case Reviewer: Tim Lampkin, AICP

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.1 Vicinity Map



#### **Context of Surrounding Area:**

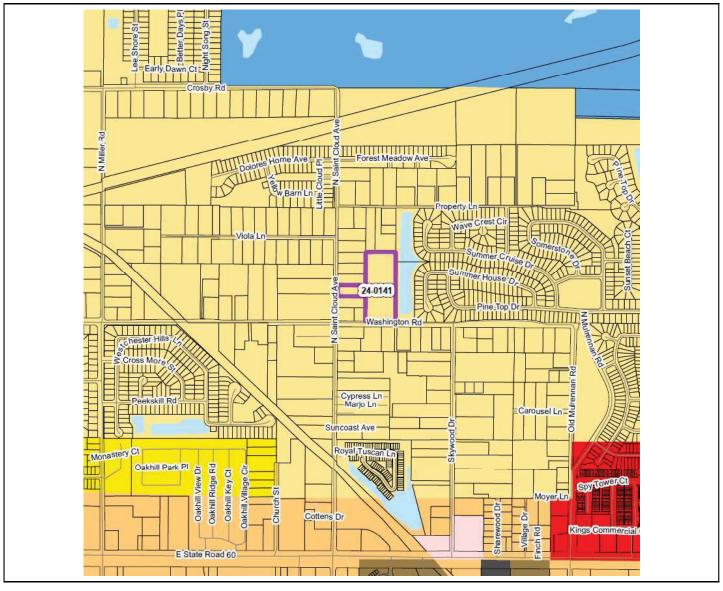
The subject property is located on the east side of N. Saint Cloud Ave. and north of Washington Boulevard. The subject property is within the Urban Service Area.

The subject property is surrounded predominately by single-family neighborhoods. To the immediate west is the location of PD 89-0080/PRS 18-0312, approved for detached residential units adjacent to the east side of the subject property. Further east the PD allows multi-family development with a total of 603 combined residential units, and a 300,000-sf commercial component further east. To the west of the subject site is a church with residential development on the other properties adjacent to the proposed development and south of the church and Washington Boulevard.

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#### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.2 Future Land Use Map



Case Reviewer: Tim Lampkin, AICP

Subject Site Future Land Use Category:	Residential – 4 (RES-4)
Maximum Density/F.A.R.:	4 du per acre / Maximum 0.25 FAR
Typical Uses:	Typical uses include residential, suburban commercial, offices, and multi- purpose uses.

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#### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.3 Immediate Area Map

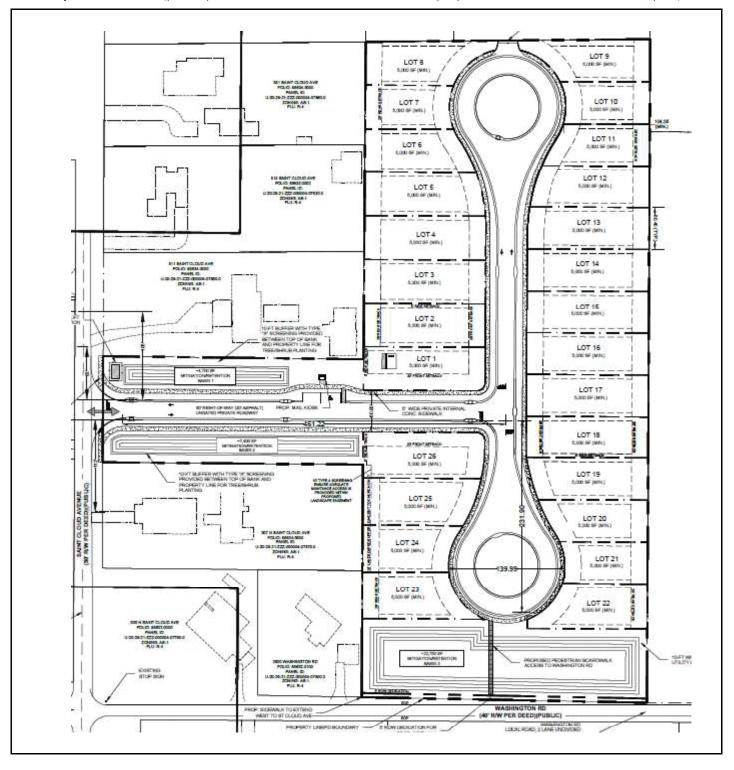


		Adjacent Zonings a	nd Uses	
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	North: AS-1	AS-1: 1 ac. Min Lot Area (43,560 sf)	Single-family and	Single-family Residential
Northwest across N. St. Cloud Ave.	NW: RSC-2	RSC-2: ½ acre Min. Lot Area (21,780 sf)	agricultural	Single-family Residential
South	AS-1	Min Lot Area: 1 acre (43,560 sf)	Single-family and agricultural	Washington Rd. ROW & Single Family Residential
East	PD 89-0080	Internal SF Lots: RSC-9 Standards. Max. Density: 4.1 du / ac.	Single Family Residential	Single Family Residential & common area
West	N. St. Cloud Ave. ROW & AS-1	Min Lot Area: 1 acre	Single-family and agricultural	Single Family Residential

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

Case Reviewer: Tim Lampkin, AICP



APPLICATION NUMBER: PD 24-0141

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

Road Name	Classification	Current Conditions	Select Future Improvements
Saint Cloud Ave	County Collector - Urban	2 Lanes ⊠Substandard Road □Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
Washington Road	County Local - Urban	2 Lanes  ⊠Substandard Road  □Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

	on □Not applicable for this request Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	66	5	7
Proposed	245	18	24
Difference (+/-)	+179	+13	+17

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

PARKS CONTROL IN	leets LDC
Carried Control	
None N	Meets LDC
None N	leets LDC
None N	leets LDC
_	Company of the Compan

Road Name/Nature of Request	Туре	Finding
Saint Cloud Ave/ Substandard Road	Design Exception Requested	Approvable
Saint Cloud Ave/ Access Spacing	Administrative Variance Requested	Approvable

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

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes □ No	□ Yes ⊠ No	☐ Yes ⊠ No	See EPC Agency Review Sheet.
Natural Resources	⊠ Yes □ No	☐ Yes ☐ No	⊠ Yes □ No	
Conservation & Environ. Lands Mgmt.		□ Yes ⊠ No	☐ Yes 図 No	
Check if Applicable:	⊠ Potable W	/ater Wellfield Pro	tection Area	
☐ Wetlands/Other Surface Waters	☐ Significan	t Wildlife Habitat (	Upland Wildlif	e Habitat Area)
☐ Use of Environmentally Sensitive Land	☐ Coastal H	igh Hazard Area		
Credit	☐ Urban/Su	burban/Rural Scen	ic Corridor	
☐ Wellhead Protection Area	☐ Adjacent	to ELAPP property		
☐ Surface Water Resource Protection Area	☐ Other:	,		
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation  ☑ Design Exc./Adm. Variance Requested ☑ Off-site Improvements Provided	⊠ Yes □ No	☐ Yes ⊠ No	⊠ Yes □ No	See Transportation Report.
Service Area/ Water & Wastewater  ⊠ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	See Water Resource Services Rezoning Review Comment Sheet
Hillsborough County School Board  Adequate ⊠ K-5 ⊠ 6-8 ⊠ 9-12 □ N/A  Inadequate □ K-5 □ 6-8 □ 9-12 □ N/A	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	See School Board Adequate Facilities Analysis Report.
Impact/Mobility Fees  (Fee estimate is based on a 2,000 square foot, Single Family Detached Unit)  Mobility: \$9,183 * 26 = \$238,758  Parks: \$2,145 * 26 = \$55,770  School: \$8,227 * 26 = \$213,902  Fire: \$335 * 26 = \$8,710  Single Family Detached per unit = \$19,890 * 26 = \$517,140  Project Summary: Urban Mobility, Central Park/Fire - 26 SF units - potential credit for existing SF and MH removed from parcels.				

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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 ☐ Density Bonus Requested ☐ Consistent ☐ Inconsistent	⊠ Yes □ No	☐ Inconsistent ☑ Consistent	⊠ Yes □ No	See Planning Commission Report.  Condition regarding construction of the boardwalk providing pedestrian connectivity to Washington Road proffered by DSD staff is imperative to PC staff's finding of consistency.

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#### 5.0 IMPLEMENTATION RECOMMENDATIONS

#### 5.1 Compatibility

The request is for a rezoning from Agricultural, Single-Family (AS-1) to Planned Development (PD) to allow for the development of 26 single-family homes on a +/-7.19-acre property located on the east side of N. Saint Cloud Avenue and north of Washington Boulevard.

The subject property is surrounded on the northwest and southwest by AS-1 zoning with single-family homes. Further northwest across N. Saint Cloud Avenue is RSC-2 zoned property. Immediately south of the subject property is Washington Road, across which is AS-1 zoning with single-family homes. Immediately east of the subject site is PD 89-0080. The proposed development abuts an open space area within PD 89-0090, with single-family homes developed to RSC-9 standards approximately 200 feet from the subject site.

The site plan meets the requirements of LDC Section 6.06.06 Buffering and Screening. While the applicant is not required to provide a buffer for the church, the applicant is proposing a 10-foot-wide buffer with Type "A" screening along the three home lots adjacent to the church to ensure compatibility. For the single-family home lots adjacent to the church, the applicant proposes a condition to allow the use of existing vegetation in lieu of proposed screening pursuant to Land Development Code Section 6.06.06.C.12, which permits an applicant to submit an alternative screening plan at the time of site and development review. The alternative plan shall afford screening, in terms of height, opacity and separation, equivalent to or exceeding that provided by the proposed 10 ft. landscaped buffer with Type "A" screening.

The applicant is also providing additional 10-foot-wide landscaped buffers with Type "A" screening along the north and side of the access street into the proposed development buffering the adjacent church to the immediate south and the existing single-family home to the immediate north of the access road to the proposed development; thereby, mitigating any impacts to both the existing church and the single-family home located to the north of the access street from traffic into the development.

The site will comply with and conform to applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code subject to the proposed conditions of approval.

#### 5.2 Recommendation

Based on the above considerations, staff finds the request supportable with conditions.

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Prior to site plan certification, the applicant shall complete the following:

- Revise "50.40 ft." lot width to "50 ft." per RSC-9 zoning district standards.
- o Remove the min. lot length. RSC-9 standards will determine lot length.
- o Remove "Valrico Community Planning Area" under notes.
- o Remove the square box located on Lot 1.
- Revise the Site Plan to include sidewalks that continue to the property line to the north, as shown in image in the Transportation Agency Review Comment Sheet.
- Revise the Site plan to include sidewalk connections at the internal roadway intersection as shown in image in the Transportation Agency Review Comment Sheet.
- o Remove note #19. Project roadways are to be private roadways.

#### 6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted May 23, 2024.

- 1. The subject site shall be limited to a maximum of 26 single-family homes.
- 2. The development shall comply with the May 23, 2024, site plan and the RSC-9 development standards.

Minimum Lot Width: 20 feetMinimum Lot Size: 5,000 sf

Minimum Rear Setback: 20 feet (inclusive of buffer)

Minimum Front Yard Setback: 20 feet

Minimum Side Yard Setback: 5 feet (inclusive of buffer)

Maximum Building Coverage: 40 percentMaximum Building Height: 35 feet

- 3. The subject property shall be subject to buffering and screening requirements of Section 6.06.06 of the Hillsborough County Land Development Code.
  - a. Buffering and screening on the north and south perimeter of folio # 85633.1000 (location of the 50-ft. ungated private entrance street) shall include a 10-foot buffer with type "A" screening.
  - b. Buffering and screening adjacent to folio # 85634.5500 shall include a 10-foot buffer with type "A" screening. Existing vegetation may be retained in lieu of construction of the 6-ft. high screening where said vegetation is at least 6 feet in height and provides an overall opacity of seventy-five percent.
  - c. The required buffers shall require landscape easements to be depicted on the plat. Use of the buffer shall be in accordance with the buffer definition in the LDC.
- 4. Prior to acceptance of the subdivision, the proposed pedestrian boardwalk shall be constructed connecting the development to Washington Road as shown on the site plan and be privately maintained.
- 5. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- 6. The project shall be served by and limited to one vehicular access connection to Saint Cloud Ave.

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BOCC LUM MEETING DATE:	August 13, 2024	Case Reviewer: Tim Lampkin, AICP

- 7. Prior to acceptance of the subdivision, the proposed pedestrian boardwalk shall be constructed connecting the development to Washington Road as shown on the site plan. The Boardwalk shall be privately maintained.
- 8. The developer shall dedicate and convey to Hillsborough County a 5-foot wide right-of-way strip along the project's frontage on Washington Road.
- 9. Project roadways shall be constructed to HC TTM private roadway standards.
- 10. If PD 24-0141 is approved, the County Engineer will approve a Design Exception request (dated April 29, 2023, and signed and sealed on May 1, 2024), which was found approvable by the County Engineer (on June 6, 2024) for the Saint Cloud Ave substandard road improvements. As Saint Cloud Ave is a substandard collector roadway, the developer will be required to make specific improvements to Saint Cloud Ave Road consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer shall construct:
  - A minimum 5-foot-wide sidewalk for a distance of +/- 536 ft. along the east side of Saint Cloud Ave to Viola Lane.
- 11. If PD 24-0141 is approved, the County Engineer will approve a Sec. 6.04.02.B Administrative Variance (dated April 29, 2024, and signed and sealed on May 1, 2024) from the LDC Section 6.04.07 access spacing requirements, which has been found approvable by the County Engineer (on June 6, 2024). Approval of this Administrative Variance will permit the reduction of the minimum access spacing between the project driveway on Saint Cloud Ave as follows:
  - a. For the project driveway connection, a variance of +/- 182 feet from the closest driveway to the north on the same (east) side of the roadway, resulting in an access spacing of +/- 63 ft.; and,
  - b. For the project driveway connection, a variance of +/- 133 feet from the closest driveway to the south on the same (east) side of the roadway, resulting in an access spacing of +/- 112 ft.
- 12. The Developer shall construct a 5-foot-wide county standard sidewalk from the subject frontage on Washington Road to St. Cloud Avenue.
- 13. This site contains trees that may qualify as Grand Oaks as defined by the Land Development Code (LDC). All trees confirmed as a Grand Oak must be accurately located and labeled as such on the submitted preliminary plan/plat through the Site Development/Subdivision Review process. Design efforts are to be displayed on the submitted preliminary plan to avoid adverse impacts to these trees.
- 14. 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.
- 15. 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.

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- 16. 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.
- 17. 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, unless otherwise stated herein.
- 18. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C

**Zoning Administrator Sign Off:** 

J. Brian Grady

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

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

APPLICATION NUMBER: PD 24-0141
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BOCC LUM MEETING DATE: August 13, 2024 Case Reviewer: Tim Lampkin, AICP

### SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDNACE 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.

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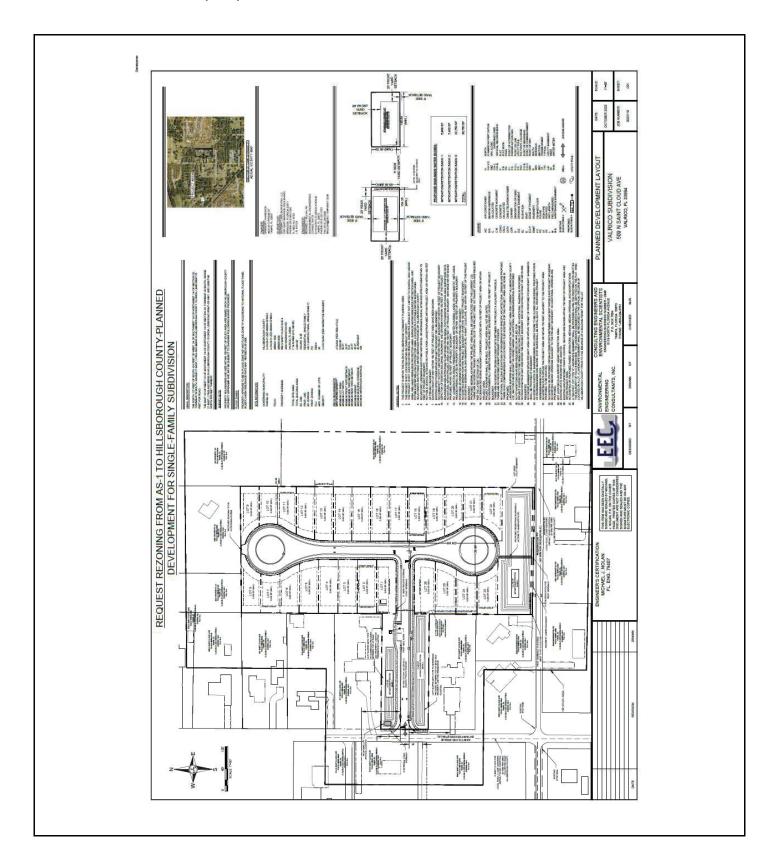
BOCC LUM MEETING DATE: August 13, 2024 Case Reviewer: Tim Lampkin, AICP

#### 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

ZHM HEARING DATE: June 17, 2024

BOCC LUM MEETING DATE: August 13, 2024 Case Reviewer: Tim Lampkin, AICP

#### 8.0 PROPOSED SITE PLAN (FULL)



APPLICATION NUMBER: PD 24-0141

ZHM HEARING DATE: June 17, 2024

ZHM HEARING DATE: June 17, 2024

BOCC LUM MEETING DATE: August 13, 2024 Case Reviewer: Tim Lampkin, AICP

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

#### AGENCY REVIEW COMMENT SHEET

TO: Z	oning Technician, Development Services Department	DATE: 6/10/2024
REVI	EWER: Alex Steady, AICP	AGENCY/DEPT: Transportation
PLAN	INING AREA/SECTOR: Valrico / Central	PETITION NO: PD RZ 24-0141
	This agency has no comments.	
	This agency has no objection.	
X	This agency has no objection, subject to the listed or attached or	conditions.
	This agency objects for the reasons set forth below.	

#### **CONDITIONS OF APPROVAL**

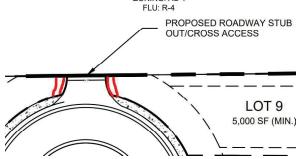
- 1. Notwithstanding anything shown on the Site Development Plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 2. The project shall be served by and limited to one vehicular access connection to Saint Cloud Ave.
- 3. Prior to acceptance of the subdivision, the proposed pedestrian boardwalk shall be constructed connecting the development to Washington Road as shown on the site plan. The Boardwalk shall be privately maintained.
- 4. The developer shall dedicate and convey to Hillsborough County a 5-foot wide right-of-way strip along the project's frontage on Washington Road.
- 5. Project roadways shall be constructed to HC TTM private roadway standards.
- 6. If PD 24-0141 is approved, the County Engineer will approve a Design Exception request (dated April 29, 2023, and signed and sealed on May 1, 2024), which was found approvable by the County Engineer (on June 6, 2024) for the Saint Cloud Ave substandard road improvements. As Saint Cloud Ave is a substandard collector roadway, the developer will be required to make specific improvements to Saint Cloud Ave Road consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer shall construct:
  - A minimum 5-foot-wide sidewalk for a distance of +/- 536 ft. along the east side of Saint Cloud Ave to Viola Lane.
- 7. If PD 24-0141 is approved, the County Engineer will approve a Sec. 6.04.02.B Administrative Variance (dated April 29, 2024, and signed and sealed on May 1, 2024) from the LDC Section 6.04.07 access spacing requirements, which has been found approvable by the County Engineer (on June 6, 2024). Approval of this Administrative Variance will permit the reduction of the minimum access spacing between the project driveway on Saint Cloud Ave as follows:
  - a. For the project driveway connection, a variance of +/- 182 feet from the closest driveway to the north on the same (east) side of the roadway, resulting in an access spacing of +/- 63 ft.; and,
  - b. For the project driveway connection, a variance of +/- 133 feet from the closest driveway to the south on the same (east) side of the roadway, resulting in an access spacing of +/- 112 ft.

8. The Developer shall construct a 5-foot-wide county standard sidewalk from the subject frontage on Washington Road to St. Cloud Avenue.

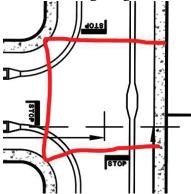
#### Other Conditions

Prior to PD Site Plan Certification, the developer shall revise the PD site plan to:

• Revise the Site Plan to include sidewalks that continue to the property line to the north, as shown in the following image:



• Revise the Site plan to include sidewalk connections at the internal roadway intersection as shown in the following image:



• Remove note #19. Project roadways are to be private roadways.

#### PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels, totaling  $\pm$ 7.19 ac., from Agricultural Single Family – 1 (AS-1) to Planned Development (PD). The proposed PD is seeking entitlements for 26 residential dwelling units. The existing future land use of the properties is Residential – 4 (RES-4).

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation. As the project does not generate more than 50 peak hour trips, a detailed traffic analysis was not required. 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 <u>Trip Generation Manual</u>, 11<sup>th</sup> Edition.

**Existing Zoning:** 

Zoning, Land Use/Size	24-Hour Two- Way Volume	Total Hour AM	
AS-1, 7 Single Family Dwelling Units (ITE LUC 210)	66	5	7

Proposed Zoning:

Zoning, Land Use/Size	24-Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD, 26 Single Family Dwelling Units (ITE LUC 210)	245	18	24

Trip Generation Difference:

Zoning, Land Use/Size	24-Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+179	+13	+17

#### TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site will have frontage on Saint Cloud Ave and Washington Road. Saint Cloud Ave is a two-lane, undivided, Hillsborough County-maintained collector roadway. It is characterized by +/—10-foot travel lanes and lies within +/—50ft of right of way in the immediate vicinity of the proposed project. There are no sidewalks or bike facilities on side of the roadway. Washington Road is a two-lane, undivided, Hillsborough County maintained local roadway. It is characterized by +/- 14 wide pavement width and +/- 40ft of right of way in the immediate vicinity of the proposed project. There are no sidewalks on either side of the roadway.

#### SITE ACCESS AND CONNECTIVITY

The project shall be served by one vehicular and pedestrian access to Saint Cloud Ave and one pedestrianonly access to Washington Road.

A stub out to the north as shown on the site plan is required per the LDC to provide connectivity to future developments.

#### ACCESS TO WASHINGTON ROAD

The project has frontage on Washington Road. Washington Road is an extremely substandard local roadway with only +/- 14 feet of pavement and existing +/-40 feet of right of way. As shown in the following figure, the roadway is extremely substandard due to right of way, pavement width and clear zone issues:



Based on the limited right of way, pavement width, and clear zone issues, a vehicular connection from the project was not required to Washington Road. Transportation staff required the applicant to dedicate 5 feet along the project's frontage on Washington, which will allow for the appropriate right of way to be available in the future to improve Washington Road to standard per the Hillsborough County Transportation Technical Manual. In addition to the right-of-way dedication, the applicant is required to provide a pedestrian connection from the project to Washington Road. The applicant has provided this connection as shown on the site plan, which will be via a privately maintained boardwalk. The applicant will be required to construct a sidewalk along their frontage on Washington Road and has committed to extending the sidewalk along Washington Road to North St Cloud Avenue.

#### DESIGN EXCEPTION REQUEST - SAINT CLOUD AVE SUBSTANDARD ROAD

As Saint Cloud Ave is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request (April 29, 2023, and signed and sealed on May 1, 2024) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the request approvable (on June 6, 2024). The deviations from the Hillsborough County Transportation Technical Manual (TTM) TS-7 Typical Section (for 2-lane collector Urban Roadways) include:

- 1. The roadway will be permitted to remain in a minimum 50-foot-wide right-of-way in lieu of the 96 feet required pursuant to TS-7;
- 2. The roadway will be permitted to remain of 10 foot lane widths in lieu of the 12 feet required pursuant to TS-7;

As stated in the request, the developer is proposing to construct:

• A minimum 5-foot-wide sidewalk for a distance of +/- 536 ft. along the east side of Saint Cloud Ave to Viola Lane.

If 24-0141 is approved, the County Engineer will approve the Design Exception request.

#### <u>ADMINISTRATIVE VARIANCE – SAINT CLOUD AVE ACCESS SPACING</u>

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated April 29, 2024, and signed and sealed on May 1, 2024) from the Section 6.04.07 LDC requirement, governing access spacing. The Hillsborough County LDC requires a minimum connection spacing of 245 feet for a Class 6 roadway with a posted speed of 45 miles per hour or less. The applicant is seeking the following variances relative to its proposed project access connections on Saint Cloud Ave:

- 1. For the project driveway connection, a variance of +/- 182 feet from the closest driveway to the north on the same (east) side of the roadway, resulting in an access spacing of +/- 63 ft.; and,
- 2. For the project driveway connection, a variance of +/- 133 feet from the closest driveway to the south on the same (east) side of the roadway, resulting in an access spacing of +/- 112 ft.

Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable June 6, 2024.

#### **TRANSIT FACILITIES**

Consistent with Sections 6.02.17 and 6.03.09 of the LDC, transit facilities are not required for the subject project.

#### **ROADWAY LEVEL OF SERVICE**

Saint Cloud Ave and Washington road are not regulated roadway and as such Level of Service information is not provided in the Hillsborough County LOS report. Level of service is for information purposes only.

#### **Transportation Comment Sheet**

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

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

Project Trip Generation □Not applicable for this request						
	Average Annual Daily Trips A.M. Peak Hour Trips P.M. Peak Hour Trips					
Existing	66	5	7			
Proposed	245	18	24			
Difference (+/-)	+179	+13	+17			

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

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

<b>Design Exception/Administrative Variance</b> □ Not applicable for this request				
Road Name/Nature of Request	Туре	Finding		
Saint Cloud Ave/ Substandard Road	Design Exception Requested	Approvable		
Saint Cloud Ave/ Access Spacing	Administrative Variance Requested	Approvable		
Notes:				

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

From: Williams, Michael < Williams M@hcfl.gov>

**Sent:** Thursday, June 6, 2024 6:37 PM

**To:** mnolan@eec-tampabay.com; Elizabeth Rodriguez <libbytraffic@yahoo.com> **Cc:** todd@pressmaninc.com; Lampkin, Timothy <LampkinT@hcfl.gov>; Perez, Richard

<PerezRL@hcfl.gov>; Steady, Alexander <SteadyAl@hcfl.gov>; Tirado, Sheida <TiradoS@hcfl.gov>;

PW-CEIntake < PW-CEIntake @hcfl.gov>; De Leon, Eleonor < DeLeonE@hcfl.gov>

**Subject:** FW: MM PD 24-0141 - Administrative Variance & Design Exception Review

**Importance:** High

#### Michael/Libby,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) and Design Exception (DE) for PD 24-0141 APPROVABLE.

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

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

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

Lastly, please note that it is critical to ensure you copy all related correspondence to <u>PW-CEIntake@hcfl.gov</u>

Mike

Michael J. Williams, P.E.

Director, Development Review County Engineer

#### Development Services Department

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

W: HCFLGov.net

#### Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

From: Tirado, Sheida < <u>TiradoS@hcfl.gov</u>> Sent: Thursday, June 6, 2024 3:49 PM

To: Williams, Michael < Williams M@hcfl.gov >

**Cc:** Perez, Richard < <u>PerezRL@hcfl.gov</u>>; Steady, Alexander < <u>SteadyAl@hcfl.gov</u>>; De Leon, Eleonor

<<u>DeLeonE@hcfl.gov</u>>

Subject: MM PD 24-0141 - Administrative Variance & Design Exception Review

**Importance:** High

Hello Mike,

The attached DE and AV are approvable to me, please copy the following people in your email response:

mnolan@eec-tampabay.com libbytraffic@yahoo.com todd@pressmaninc.com lampkint@hcfl.gov perezrl@hcfl.gov steadyal@hcfl.gov

Best Regards,

#### Sheida L. Tirado, PE

**Transportation Review Manager**Development Services Department

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

#### 601 E. Kennedy Blvd., Tampa, FL 33602

#### Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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



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

#### Instructions:

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

<u>'</u>				
Request Type (check one)	<ul> <li>□ Section 6.04.02.B. Administrative Variance</li> <li>▼ Technical Manual Design Exception Request</li> <li>□ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.)</li> <li>□ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)</li> </ul>			
Submittal Type (check one)	☐ New Request ☐ Additional Information			
Submittal Number and	■1. DE for St. Cloud substandard □4.			
Description/Running History	□2. □5.			
(check one and complete text box				
using instructions provided below)	□3. □6.			
submittal number/name to each separate request. number previously identified. It is critical that the ap	please (whether of the same or different type), please use the above fields to assign a unique Previous submittals relating to the same project/phase shall be listed using the name and applicant reference this unique name in the request letter and subsequent filings/correspondence. I information related to a previously submitted request, then the applicant would check the			
Project Name/ Phase N. St. Cloud Sub	division			
Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.				
085633.1000 and 085635.0000 Folio Number(s)				
	Check This Box If There Are More Than Five Folio Numbers			
<b>Important:</b> List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").				
Name of Person Submitting Request	Elizabeth Rodriguez			
<b>Important:</b> For Design Exception (DE) Requests, the DE request letter must be signed and sealed.	person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The			
<b>Current Property Zoning Designation</b>	R1			
Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at <a href="https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html">https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</a> . For additional assistance, please contact the <a href="https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html">https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</a> . For additional assistance,				
Pending Zoning Application Number	RZ PD24-0141			
<b>Important:</b> If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.				
Related Project Identification Number (Site/Subdivision Application Number)				

Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".

#### Elizabeth Rodriguez & Associates, Inc. 18156 Sandy Pointe Drive Tampa, Florida 33647

April 29, 2024

Mr. Michael J. Williams, P.E. Hillsborough County 601 East Kennedy Blvd. Tampa, FL 33602

Dear Mr. Williams:

## **RE: Design Exception for North St. Cloud Avenue - FOLIO #'s 085633.1000 and 085635.0000** RZ 24-0141

The subject property is being rezoned to Planned Development, as is shown on the attached **Site Plan** and **Location Map**., and a maximum of 26 single family homes are planned. This design exception per the Transportation Technical Manual (TTM) is to meet Hillsborough County Land Development (LDC) Section 6.04.03.L – Existing Facilities. N. St. Cloud Avenue will not be constructed *fully* to TTM standards, but instead the request is to allow for some reasonable improvements as described herein.

1. EXISTING CONDITIONS - N. St. Cloud Road is a collector roadway that is approximately 20 feet wide, with 10 foot travel lanes. Measurements are attached and show that the lane widths vary. Land use is of a residential nature of the area. Sod shoulders are provided. However, there are gaps in the sidewalks along this roadway.

<b>Design Element</b>	TS-7 Requirement	Observed Measurements
Sod area for fence/hedge clearance ( <i>Outside</i> of sidewalk)	2 feet on both sides	The roadway is offset in the right-of-way. There appears to be 1 foot or less on the west side in places where there is sidewalk, and 6 feet on the east side.
Sidewalk	5 feet on both sides	Gaps. No sidewalk along in project frontage.
Sod area ( <i>Inside</i> sidewalk)	2 feet on both sides	No sidewalk.
Swale and clear zone	27 feet - total	Highly variable along the length of S. St. Cloud Avenue. But, there is not enough right-of-way to provide adjacent to the site.
Lane widths	12 feet	10 feet

- 2. PROPOSED IMPROVEMENTS The developer proposes to build approximately 536 linear feet of sidewalk from the northern property line to Viola Lane. This proposed improvement is in addition to the construction of internal sidewalks and sidewalk along the property's frontage that the developer would normally have to construct per the Land Development Code (LDC).
- 3. JUSTIFICATION FOR THE REQUEST (a) The trip generation (attached) associated with this project is low and this is a residential area. (b) The proposed improvements enhance safety as compared to the existing condition. (c) It is well-documented that constructing more narrow travel lanes is a speed-reduction strategy (traffic calming). Therefore, logically, widening the travel lanes would be counter-indicated in maintaining safe speeds in this residential area, and only the sidewalk improvements are recommended. (d) There is not sufficient right-of-way to bring the roadway completely up to TS-7 standards. The required right-of-way for the TS-7 is 96 feet. The observed right-of-way measurements vary, but the measurement is about 50 feet. These measurements and the corresponding requirements of the TS-7 are shown in the table below (All measurements are approximate, and vary along the roadway.):

If you have any questions/comments regarding this letter, please call me at 813.545.3316.

Sincerely,

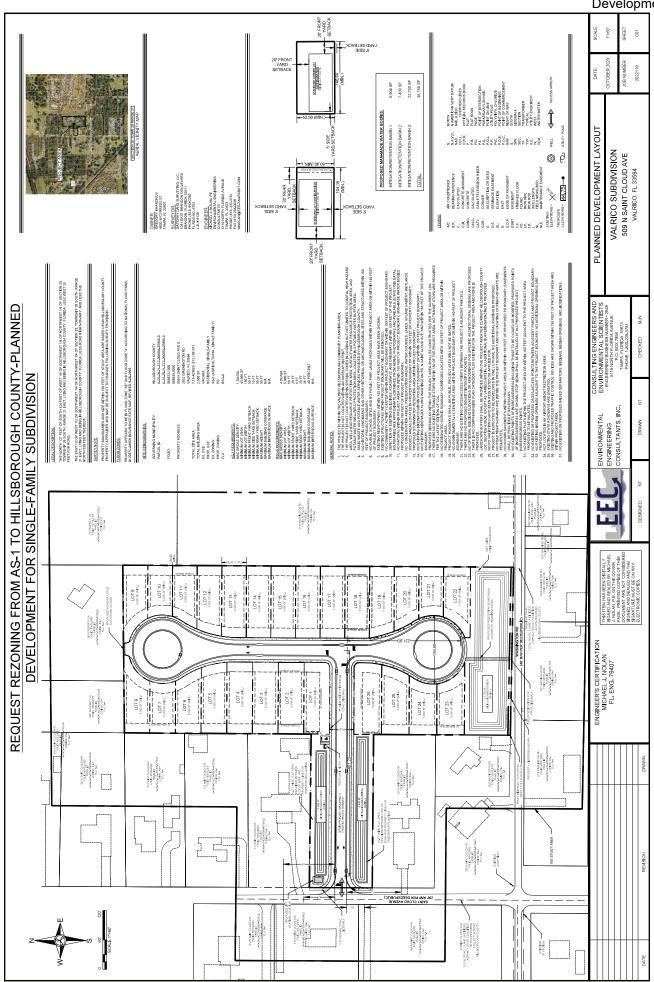


This item has been digitally signed and sealed by Michael J. Nolan, P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

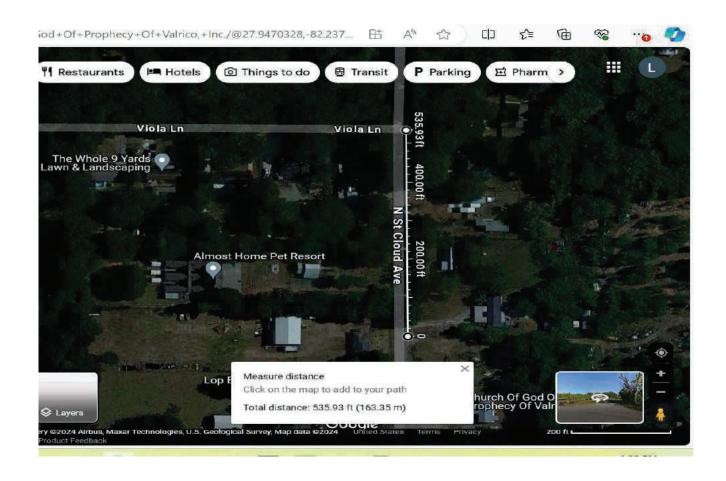
Michael J. Nolan, P.E.

Based upon the information provided by the application, this request is:	
Disapproved	
Approved	
If there are any further questions or you need clarification, please contact (813) 276-8364.	Sheida L. Tirado, P.E. at
Sincerely,	
Michael J. Williams, P.E. Hillsborough County Engineer	





**Location Map** 



536 feet of ADDITIONAL sidewalk north to Viola Lane

Received May 1, 2024
Development Services 1 PF DRAWING NO. SHEET NO.

**LOCAL & COLLECTOR RURAL ROADS** (2 LANE UNDIVIDED) **TYPICAL SECTION** 

Hillsborough County Florida

2' MIN TO 3.5' 1:4 MAX VARIES 2, ' SOD 5' PAVED-SHLDR. PROFILE GRADE TYPE "B" STABILIZATION LBR 40 0.02 7 & const. -5' PAVED SHLDR. 0.02 12, ASPHALT 90.0 22, SOD VARIES

UTILITY

NO TREES OR SHRUBS

CLEAR ZONE

96' MIN. RIGHT OF WAY

CLEAR ZONE

NO TREES OR SHRUBS

UTILITY **,** 

B/W LINE

2'\* Sob

DEWALF

**,**0

# TYPICAL SECTION

2' MIN TO 3.5'

-UTILITY POLES

- FLAT 0.02

SIDEWALK

\_\_\_\_\* \_\_\_\_\_sob\_ B/W LINE

- EXIST. GROUND

EXIST. GROUND-

UTILITY POLES FAT

0.02

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 50 MPH

ALL DIMENSIONS SHOWN ARE MINIMUM.

SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS. - 2 K

PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.

SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)

PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE.

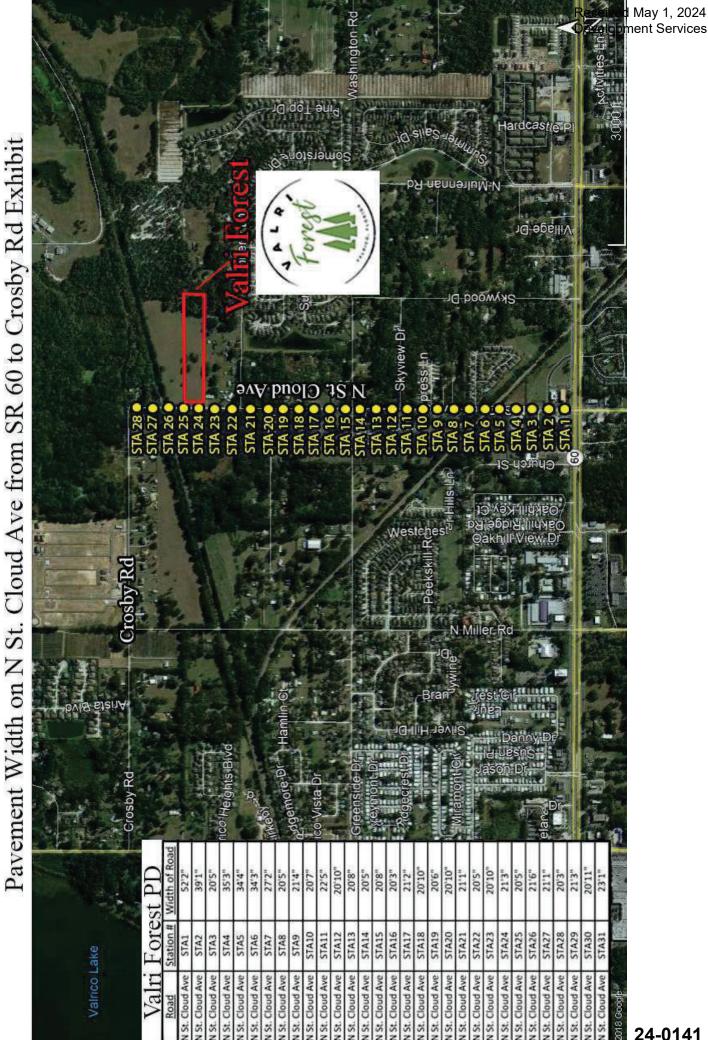
4. 3.

REVISION DATE: 10/17

**TRANSPORTATION** 

TECHNICAL

MANUAL



24-0141















TABLE 1: Trip Generation

ITE Code	Land Use Type	Units	Daily Trips	AM Peak- Hour Trips In	AM Peak- Hour Trips Out	PM Peak- Hour Trips In	PM Peak- Hour Trips Out
210	Single Fam Detached Housing	26	245	5	13	15	9
	TOTAL	-	245	5	13	15	9

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

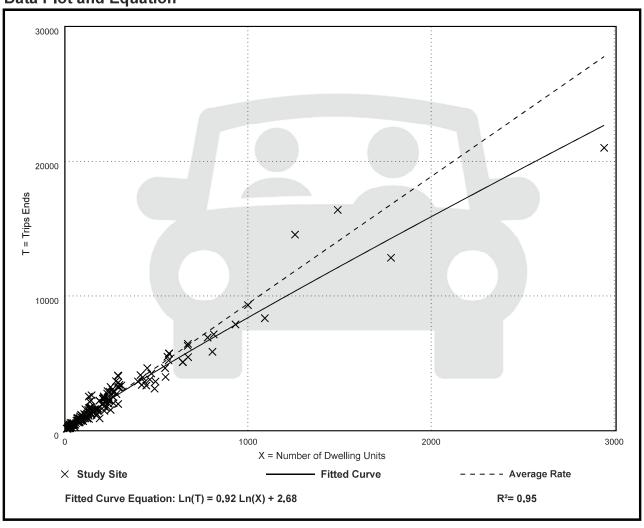
Setting/Location: General Urban/Suburban

Number of Studies: 174 Avg. Num. of Dwelling Units: 246

Directional Distribution: 50% entering, 50% exiting

#### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation	
9.43	4.45 - 22.61	2.13	





Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

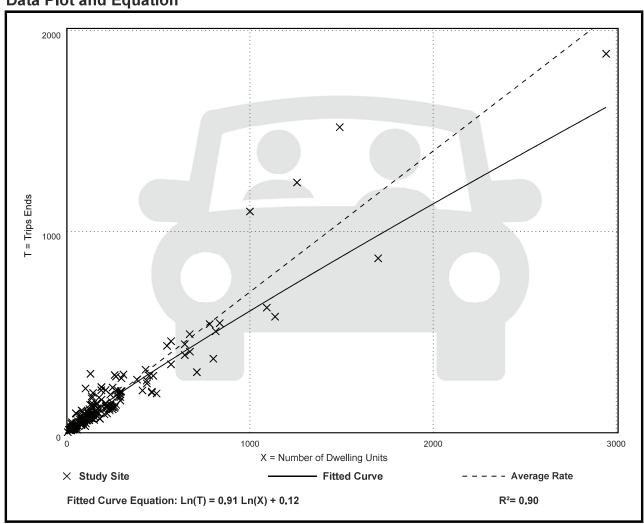
Number of Studies: 192 Avg. Num. of Dwelling Units: 226

Directional Distribution: 26% entering, 74% exiting

#### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation	
0.70	0.27 - 2.27	0.24	

#### **Data Plot and Equation**





220

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

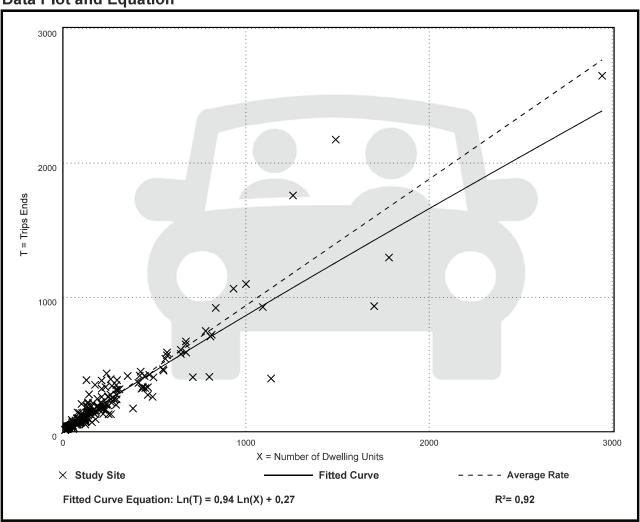
Setting/Location: General Urban/Suburban

Number of Studies: 208 Avg. Num. of Dwelling Units: 248

Directional Distribution: 63% entering, 37% exiting

#### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation	
0.94	0.35 - 2.98	0.31	







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

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- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.

(Site/Subdivision Application Number)

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

Request Type (check one)	<ul> <li>✓ Section 6.04.02.B. Administrative Variance</li> <li>☐ Technical Manual Design Exception Request</li> <li>☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.)</li> <li>☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)</li> </ul>					
Submittal Type (check one)	☐ New Request ☐ Additional Information					
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<b>x</b> 1. AV RE: D'way spacing       □4.         □2.       □5.         □3.       □6.					
<b>Important:</b> To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.						
Project Name/ Phase N. St. Cloud Sub	division					
Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance.  If request is specific to a discrete phase, please also list that phase.						
Folio Number(s)  085633.1000 and 085635.0000  Check This Box If There Are More Than Five Folio Numbers						
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").						
Name of Person Submitting Request	Elizabeth Rodriguez					
Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.						
Current Property Zoning Designation R1						
Important: For Example, type "Residential Multi-Family Conventional $-9$ " or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at <a href="https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html">https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</a> . For additional assistance, please contact the <a href="https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html">https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</a> . For additional assistance, please contact the <a href="https://maps.hillsboroughcounty.org/maphillsborough.html">https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</a> .						
Pending Zoning Application Number	RZ PD 24-0141					
Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.						
Related Project Identification Number						

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

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

#### Elizabeth Rodriguez & Associates, Inc. 18156 Sandy Pointe Drive Tampa, Florida 33647

April 29, 2023

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

Dear Mr. Williams:

RE: Administrative Variance for Driveway Spacing (N. St. Cloud) — FOLIO #'s 085633.1000 and 085635.0000 / RZ 24-0141

Please accept this letter as a formal request for your approval of an administrative variance to Section 6.04.03.07 of the Hillsborough County Land Development Code (LDC), which states:

Regarding N. St. Cloud - "Sec. 6.04.07. - Table: Minimum Spacing -

CLASS 5			
Existing roadways primarily in areas with moderate or extensive	>45 mph	All	>45 mph
development or where the land is extensively subdivided. These corridors will be distinguished by existing or desired restrictive	$330 \text{ ft} \leq 45$	Speeds	$1320 \text{ ft} \le 45$
median treatments.	mph 245 ft	660 ft	mph 660 ft
median treatments.			

The subject property is being rezoned to Planned Development as is shown on the attached **Site Plan** and **Location Map**, and a maximum of 26 single family homes are being developed. This variance is to request that the developer not be required to meet LDC driveway spacing.

The LDC allows for relief of certain standards of Section 6.04 Access Management, subject to providing the following information and justifications.

- 1. Site Information: FOLIO # 034448-0100 and 34442-0000
- 2. Associated Application Numbers: RZ PD24-0141

- 3. Type of Request: *Administrative variance per Section 6.04.02B.*
- 4. Section of the LDC from which the variance is being sought, as well as any associated zoning conditions which require said improvements: *Relief from LDC Section 6.04.07 is sought*.
- 5. Description of what the LDC/zoning conditions requires: Section 6.04.07 requires the proposed driveway to be 245 feet from other driveways. As the Site Plan shows, to the north of the proposed access point, the proposed access road is 105 feet from the single family driveway on the west side of the road and 63 feet from the single family driveway on the east side of the road. To the south of the proposed access point, the proposed access road is 36 feet from the single family driveway on the west side of the road and 112 feet from the single family driveway on the east side of the road. The distances do not meet the 245 foot required spacing, and all require the variance.
- 6. Description of existing roadway conditions (e.g., Pavement width, lane width, condition, number of lanes, bicycles/sidewalk facilities): N. St. Cloud Avenue is a collector roadway. N. St. Cloud Avenue is a rural (ditches) road section with a 35 mph posted speed, and includes: (a) Pavement width/lane width measurements that are variable and a minimum of 10 feet (lane width). (b) Approximately 50 feet of right-of-way in the vicinity of the proposed driveway. (c) Gaps in sidewalk none in the vicinity of the project. (d) Bike lanes are not required, and N. St. Cloud Avenue does not have bike lanes. (e) This is a rural section without curb and gutter.
- 7. Justification for request and any information you would like considered such as cost/benefit analysis, land use plans, policies, and local traffic circulation/operation of the site and adjacent areas. Justification must address Section 6.04.02B.3 criteria a, b, and c. In the consideration of the variance request, the issuing authority shall determine to the best of its ability whether the following circumstances are met:
  - a. There is an unreasonable burden on the applicant. This is essentially a flag lot with limited frontage on N. St. Cloud Avenue. The attached Site Plan shows that the driveway cannot be moved to the north nor to the south without the returns of the radii of the driveway overlapping onto adjacent property the driveway has to be centered within the available frontage. It is unreasonable to require the applicant to meet driveway spacing when it is physically impossible for him to do so given his limited frontage on N. St. Cloud Avenue.
  - b. The variance would not be detrimental to the public health, safety, and welfare. The variance would not be detrimental to the public health, safety, and welfare. Crash data were pulled for the 5 year time period including the years 2019-2023, inclusive. The polygon for which the data were obtained is attached. There was one crash in that time period. The crash report from 2022 shows a crash at the intersection of N. St. Cloud Avenue/Washington Street, but it included a motorist that was on probation and specifically prohibited from driving, who was taken to jail. There was also one crash before the 5 year time frame (2018), that involved one motorist passing another on Washington Street, and did not involve N. St. Cloud. There is not a pattern of crashes, and the variance would not be detrimental to the public health, safety, and welfare.

c. Without the variance, reasonable access cannot be provided. In the evaluation of the variance request, the issuing authority shall give valid consideration to the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas. If the site is to take access from N. St. Cloud, it has been shown in Section 7.(a), above, that it cannot be moved to the north or south and, thus, cannot meet spacing. If access to N. St. Cloud Avenue were to be denied the project would have to take access from Washington Street. The pavement on Washington Street varies, but is about 14 feet wide – two 7 foot travel lanes. It would be unreasonable to deny access to N. St. Cloud Avenue, which is a superior choice as compared to accessing Washington Street. In addition, the trip generation for this 26 unit subdivision is low, with 24 PM peak hour trips (ATTACHED). The potential for conflict between this low trip generator and a single-family driveway is low.

Documentation/other attachments: Attached are site plan showing spacing, location map, crash data and trip generation.

If you have any questions/comments regarding this letter, please call me at (813) 545-3316.

Sincerely,

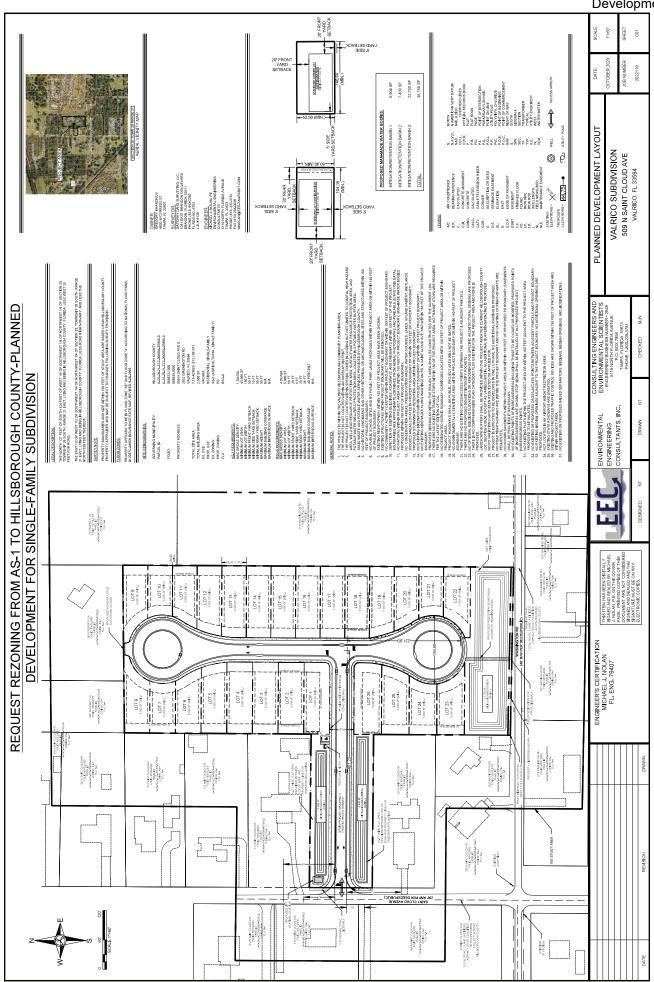


This item has been digitally signed and sealed by Michael J. Nolan, P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

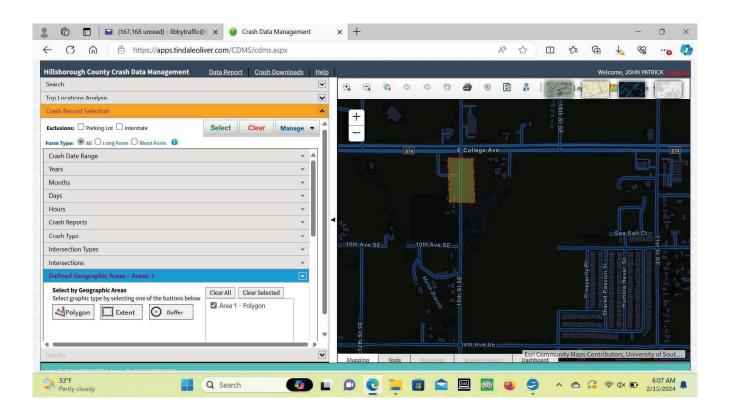
Michael J. Nolan, P.E.

Based upon the information provided by the application, this request is:
Disapproved
Approved with Conditions
Approved
If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E. at (813) 276-8364.
Sincerely,
Michael J. Williams, P.E.
Hillsborough County Engineer





**Location Map** 



Hillsborough County Crash Management System polygon.

TABLE 1: Trip Generation

ITE Code	Land Use Type	Units	Daily Trips	AM Peak- Hour Trips In	AM Peak- Hour Trips Out	PM Peak- Hour Trips In	PM Peak- Hour Trips Out
210	Single Fam Detached Housing	26	245	5	13	15	9
	TOTAL	-	245	5	13	15	9

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

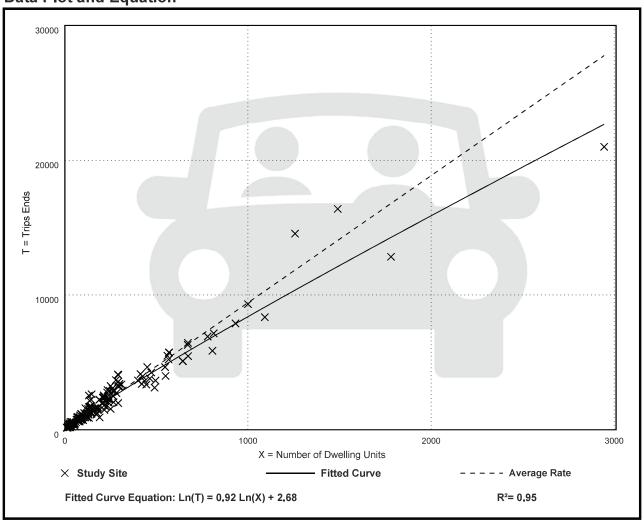
Setting/Location: General Urban/Suburban

Number of Studies: 174 Avg. Num. of Dwelling Units: 246

Directional Distribution: 50% entering, 50% exiting

#### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation	
9.43	4.45 - 22.61	2.13	





Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

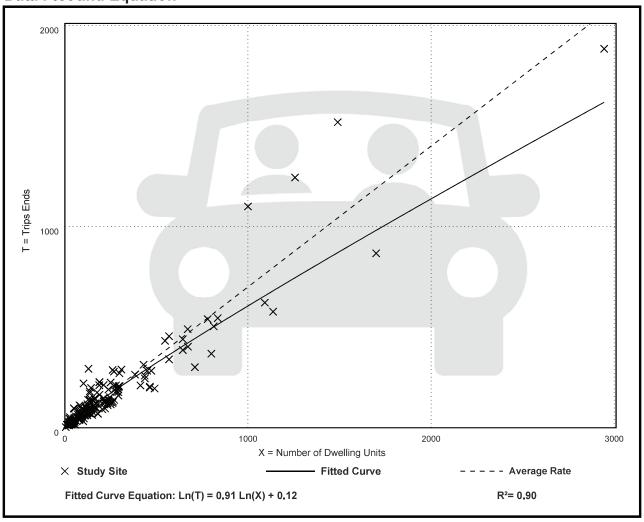
Setting/Location: General Urban/Suburban

Number of Studies: 192 Avg. Num. of Dwelling Units: 226

Directional Distribution: 26% entering, 74% exiting

#### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation	
0.70	0.27 - 2.27	0.24	





Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

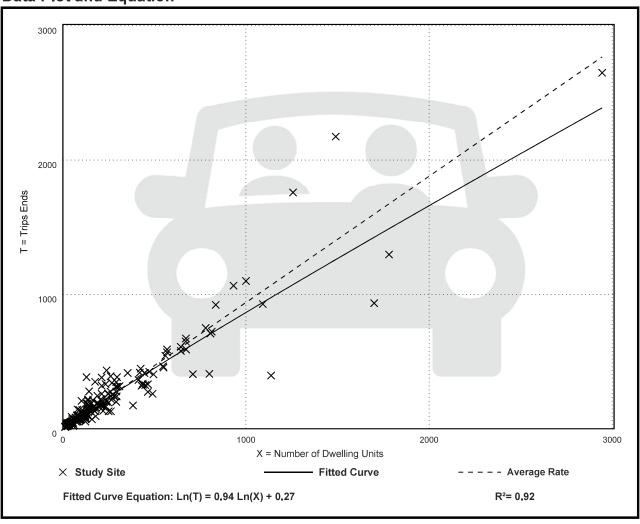
Setting/Location: General Urban/Suburban

Number of Studies: 208 Avg. Num. of Dwelling Units: 248

Directional Distribution: 63% entering, 37% exiting

#### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation	
0.94	0.35 - 2.98	0.31	





Application No. RZ 24-0141 Name: Todd Pressman Entered at Public Hearing: ZHM Exhibit# 2 Date: 6/17/2024

# PD 24-0141



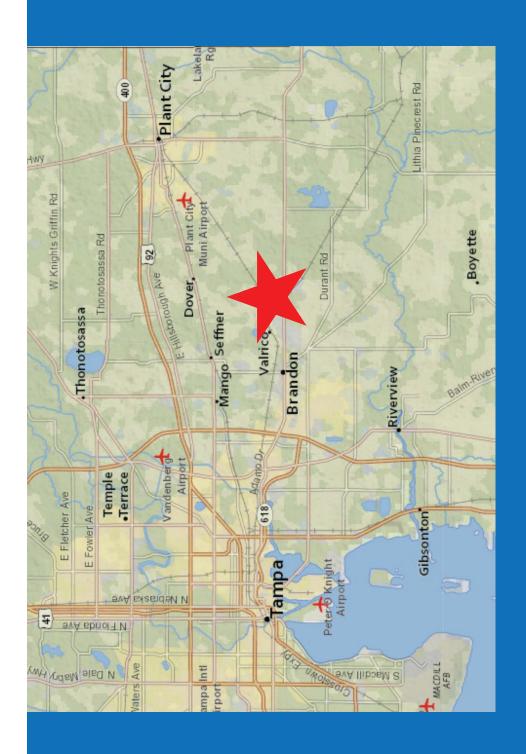


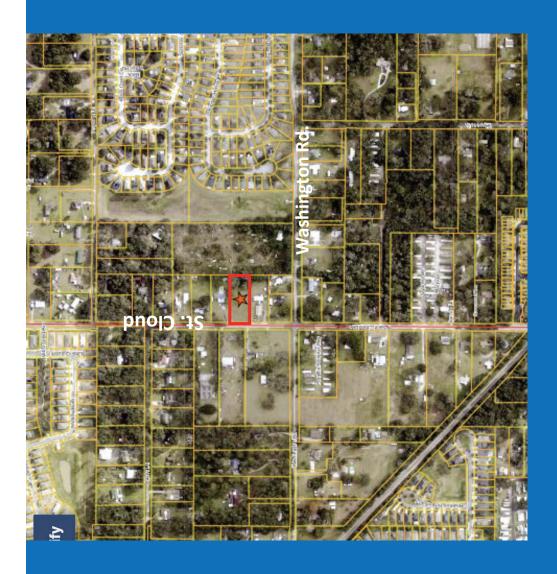
# 7.19 acre property, zoned AS-1, to a PD for 26 single family homes. No waivers.

# **DSD and Planning Commission Support.**

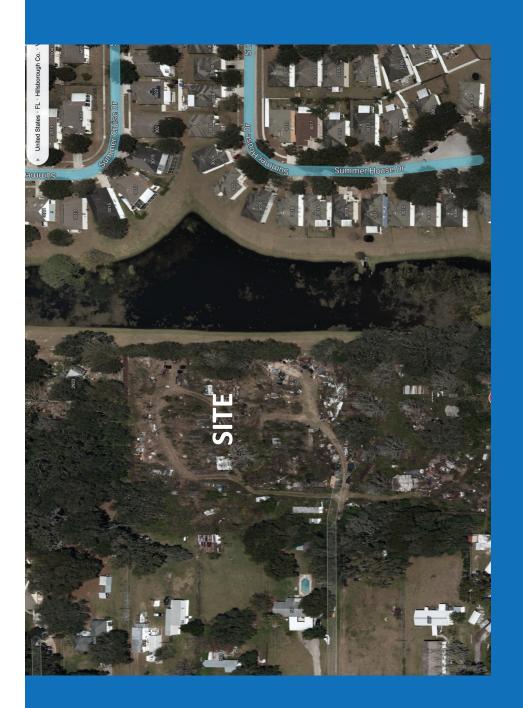
DSD: "The subject property is surrounded predominately by single-family neighborhoods".

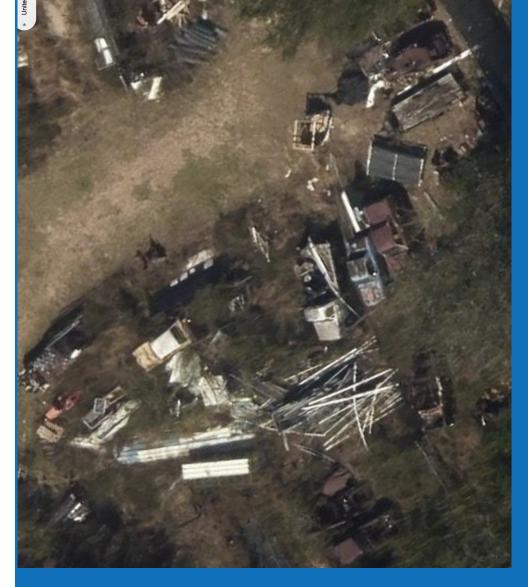
Plan. Comm., "The development pattern of the surrounding area shows several other residential uses with varying lot sizes.



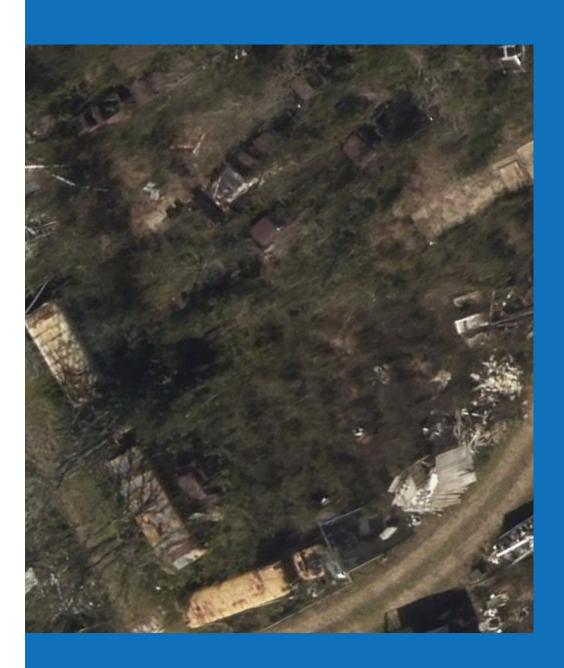




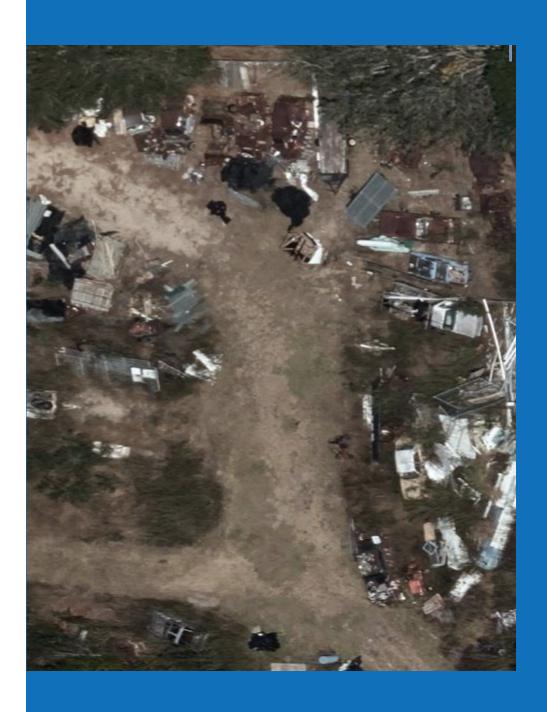


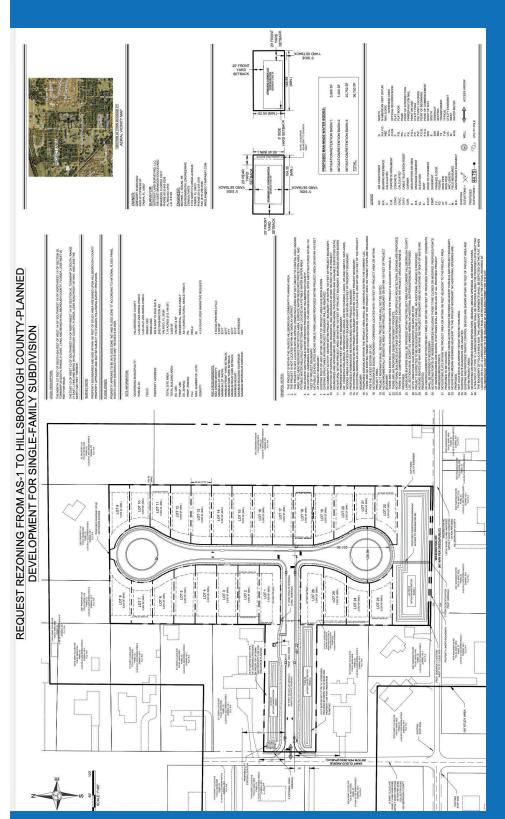




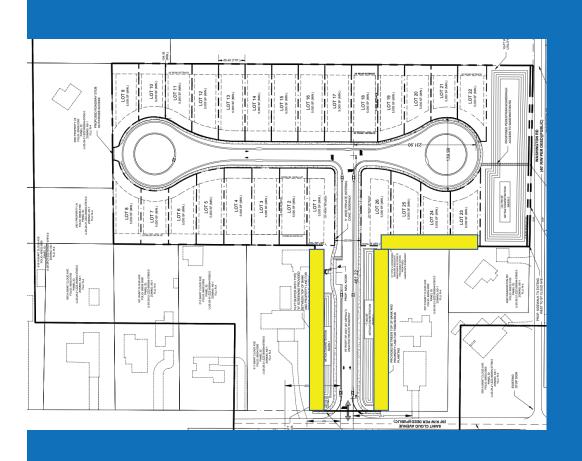






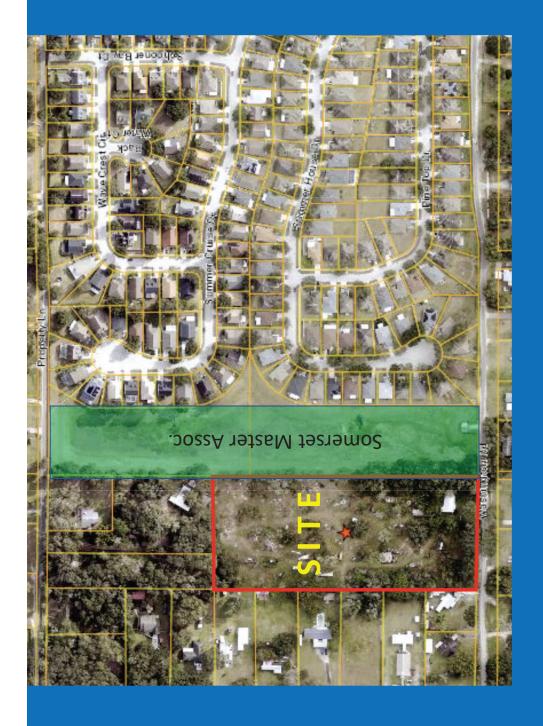


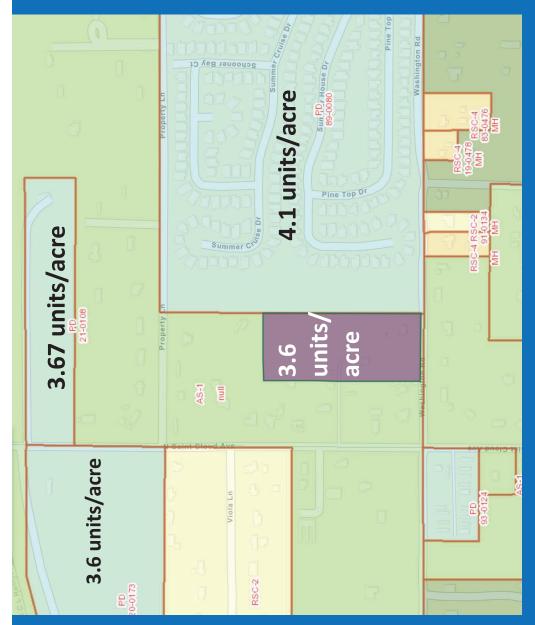
## 10' Landscape Buffers



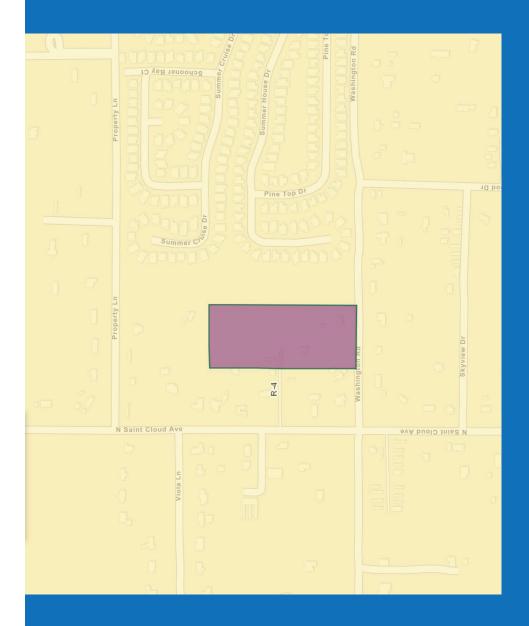
#### Pedestrian Bridge over pond LOT 15 6.000 at NMN) LOT 16 8.000 at (MNL) LOT 17 (2000 SF (MML)) 2003 PROPERTY UN PAREL ID PAREL ID 2009000, March FLU R4 FLU R4 PROPOSED ROADWAY STUB OUTCHOSS ACCESS -22,730 SF MITIGATION RETENTION BASIN 3 LOT 26 s,coo se (ARN) LOT 26 s,coo se (ARN) LOT 4 6,000 str (MML) LOT 3 6,000 str (MML) LOT 2 5,000 SF (MIN.) LOT 24 5,000 Ser park.) 2921 PROPERTY LN FOLIO: 8625,6766 20-23-11-222-00004-07910.0 ZORWO, AS-1 FUL R4 LOT 8 LOT 6 LOT 7 LOT 8 LOT 7 LOT 8 LOT 7 LOT 8 LOT 7 LOT 8 LOT 7 LOT 8 LOT 7 LOT 7 LOT 8 LOT 7 LO LOT 23 6.000 SF (MIN.) 2000 WASHINGTON RD FOLICE MASS 1600 FAMEL ID U-00-28-21-2222 GOOD GOOD OF ZOMING AA-1 FUJ: R4 698 N BANKT CLOUD AND FOLIO: 86431 8939 PANEL ID LIDE 20.15,722,400004-07830 ZONNO: AS-1 FUE: RA LOUIN EVENT CLOUD AVE FOUR PARKET CLOUD AVE FOUR PARKET CLOUD AVE FOUR PARKET CLOUD AVE 531 SANT CLOUD AVE FOLIO: 8654 500 PANEL DI U-25-29-21-222 40004 0196.0 ZOMING AG-1 FLU: R4 513 SANT CLOUD AND FOLIO: 8653 592 PAREL IO: 1.29.26.51-222.00054.0791.0 ZOMNG: AS-1 FUL: R4 511 SAWT CLOUD ANE FOLIO: 8684 0000 PAMEL ID: PAMEL ID: FOLIO: 8680 AS-1 FLU R-4 Access

20' rear setbacks





### FLU Category



shows several other residential uses with varying lot sizes. The proposed minimum 5,000 sq. ft. lot sizes would reflect a development pattern that is in keeping with the existing surrounding which focus on Neighborhood Protection. The development pattern of the surrounding area Planning Commission: "...meets the intent of Policies 16.2, 16.3, 16.8 and 16.11, development pattern, consistent with the aforementioned policy direction.

# PARTY OF RECORD

#### **NONE**