Rezoning Application:

Zoning Hearing Master Date:

BOCC Land Use Meeting Date:

September 10 August 13, 2024

PD 24-0791

July 22, 2024



Development Services Department

1.0 APPLICATION SUMMARY

Applicant:	R.D. Development, LLC
FLU Category:	RES-4
Service Area:	Urban
Site Acreage:	Approximately 49.16 acres
Community Plan Area:	Wimauma-Southshore
Overlay:	Wimauma Downtown Subdistrict: Downtown Residential Overlay



Introduction Summary:

The applicant seeks to develop an approximately 49.16-acre property located on the east side of West Lake Drive and south of Brigman Avenue. The request is for a rezoning from Agricultural Rural (AR) to Planned Development (PD) to allow for the development of 144 rowhouse units and 72 single-family homes for a total of 216 dwelling units. The applicant is proposing a FLEX of the RES-6 FLU from the east to allow the proposed unit count/density.

Zoning:	Existing	Proposed
District(s)	AR	Planned Development
Typical General Use(s)	SF Residential, Agricultural	Residential (Rowhouse & SF)
Acreage	49.16 acres	49.16 acres
Density/Intensity	Min. Lot Size: 217,800 sf / 5 acres	4.39 dwellings per acre
Mathematical Maximum*	9 single-family homes	216 residential dwellings

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AR	PD
Setbacks/Buffering and Screening	Front: 50 ft. Rear: 50 ft. Side: 25 ft. Height: 50 ft.	Rowhouse Lot (Per *Table 5-2, Sec. 3.23.00): Front: Min 10', Max. 15' Rear: *Min. 20' (alley accessed units) Side: Min. 0' interior units; 10' min. side units Min./Max Lot Area: 1,800 sf / 3,840 sf Single-family detached: Front: Min. 20' Side: Min. 5' Rear: Min. 10' Min. Lot Area: 4,800 sf Buffers: Adjacent to folio 79524.0000— 5'-wide buffer with Type "A" landscape

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Height	50 ft. Max. Ht		35 ft. Max. Ht.
	Additional Information:		
PD Variation(s)		None.	
Waiver(s) to the Land D	evelopment Code	None.	
Planning Commission R	lecommendation:	Development	Services Recommendation:
Consistent		Supportable	

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

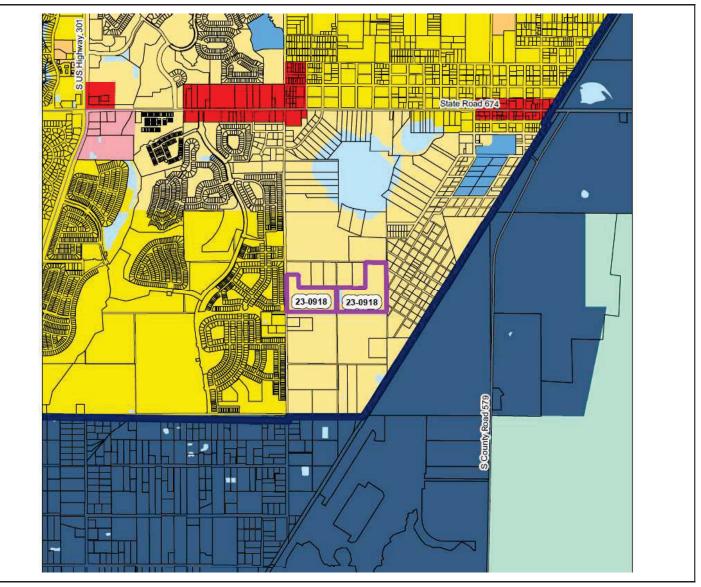
The subject property is located on the east side of West Lake Drive and south Brigman Avenue. The subject property is within the Urban Service Area and within the limits of the Wimauma Community Plan.

The subject property is surrounded predominately by agricultural uses and single-family neighborhoods. To the immediate south is the location of PD 21-0959, approved for up to 299 single-family attached or detached residential units on 74.75 acres. West located along Westlake Drive are detached single-family homes that are part of a 794-acre PD approved for a 794-acre mixed use project consisting of commercial and residential (single-family detached, single-family attached, multi-family and villa/condo) uses.

Case Reviewer: Tim Lampkin, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



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.

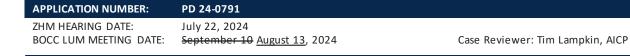
Case Reviewer: Tim Lampkin, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

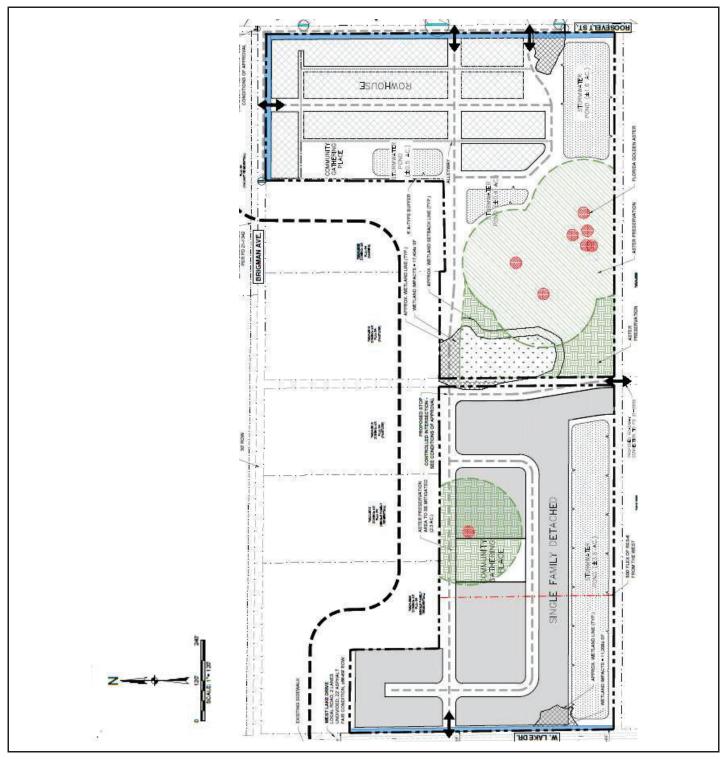
2.3 Immediate Area Map



Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AR & Bigman Rd. ROW	Min Lot Area: 5 acres	Single-family and agricultural	Agricultural and Single-family Residential
South	PD 21-0959 / PD 22-0443	PD 21-0959: 4 dwellings per acre (299 du) PD 22-0443: 21 DU	Attached and Detached SF Residential	Currently Vacant. Under Site & Development Construction Review
East	RSC-4 / MH	Min. Lot Area: 10,000 sf	Single Family Residential/ MH	Single Family Residential, MH and Vacant
West	West Lake Drive - PD (PRS 22-1093)	SF Min. Lot Area: 4,000 sf Max. 3.54 du per acre Commercial: 0.27 FAR	SF, Multifamily residential & commercial uses	SF, MF, commercial and vacant



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



APPLICATION NUMBER: PD 24-0791

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Case Reviewer: Tim Lampkin, AICP

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

Road Name	Classification	Current Conditions	Select Future Improvements
Westlake Dr	County Collector - Rural	2 Lanes ⊠Substandard Road □Sufficient ROW Width	 □ Corridor Preservation Plan ⊠ Site Access Improvements ⊠ Substandard Road Improvements □ Other
	Choose an item.	Choose an item. Lanes Substandard Road Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other
	Choose an item.	Choose an item. Lanes Substandard Road Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other
	Choose an item.	Choose an item. Lanes Substandard Road Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other

Project Trip Generation Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	84	8	8	
Proposed	1,792	124	156	
Difference (+/-)	(+) 1,708	(+) 116	(+) 148	

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

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	2.0	Vehicular & Pedestrian	None	Meets LDC
South		Vehicular & Pedestrian	None	Meets LDC
East		Vehicular & Pedestrian	None	Meets LDC
West	Х	Vehicular & Pedestrian	None	Meets LDC

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes □ No	□ Yes ⊠ No	⊠ Yes □ No	
Natural Resources	⊠ Yes □ No	□ Yes ⊠ No	⊠ Yes □ No	
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	
 Check if Applicable: Wetlands/Other Surface Waters Use of Environmentally Sensitive Land Credit Wellhead Protection Area Surface Water Resource Protection Area 	⊠ Significan □ Coastal H □ Urban/Su	Vater Wellfield Pro t Wildlife Habitat igh Hazard Area burban/Rural Scer to ELAPP property	(Upland Wildlii nic Corridor	fe 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 & WastewaterUrbanCity of TampaRuralCity of Temple Terrace	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	
Hillsborough County School Board Adequate ⊠ K-5 □6-8 □9-12 □N/A Inadequate □ K-5 ⊠6-8 ⊠9-12 □N/A	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	See School Board Adequate Facilities Analysis Report.
Impact/Mobility Fees Townhouse (Fee estimate is based on a 1,500 s.f., 1-2 Mobility: \$6,661 * 136 = \$905,896 Parks: \$1,957 * 136 = \$266,152 School: \$7,027 * 136 = \$955,672 Fire: \$249 * 136 = \$33,864 Total estimated townhome impact fees: \$2,161,584 Single Family Detached (Fee estimate is based on a 2, Mobility: \$9,183 * 80 = \$734,640 Parks: \$2,145 * 80 = \$171,600				

APPLICATION NUMBER: PD 2	24-0791				
	22, 2024 tember 10 <u>August 1</u>	<u>3</u> , 2024	Case Re	eviewer: Tim Lam	ipkin, AICP
School: \$8,227 * 80 = \$658,160 Fire: \$335 * 80 = \$26,800 Total estimated single family home impact fees: \$1,591,200 Total per House: \$19,890 * 71 = \$1,412,190					
Comprehensive Plan:		Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission					
 Meets Locational Criteria Locational Criteria Waive Minimum Density Met 		⊠ Yes □ No	□ Inconsistent ⊠ Consistent	□ Yes ⊠ No	See Planning Commission Report

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The request is for a rezoning from Agricultural Rural (AR) to Planned Development (PD) to allow for the development of 144 rowhouse units and 72 single-family homes for a total of 216 dwelling units on a 49.16-acre property located on the east side of West Lake Drive and south of Brigman Avenue. The property is located within Wimauma Downtown Subdistrict: Downtown Residential Overlay.

The subject property is surrounded on the north by agricultural and larger lot single-family homes. Immediately south of the subject property is PD 21-0959, which was approved in 2022, for up to 299 single-family attached or detached residential units on 74.75 acres. The application for PD 21-0959 was filed prior to the effective date of the Wimauma Downtown Overlay and not subject to the Downtown Residential Subdistrict requirements. Also south is PD 22-0443, which was subject to the new Wimauma development standards. Together, both approved Planned Developments to the south have changed the character of the immediate area to the south from a rural character to a more typical suburban character development.

The applicant is proposing an internal circulation and street stub-outs to connect adjacent neighborhoods together while also being responsive to the environmentally sensitive land on site. The site plan shows a focus on open spaces which include a community gathering space, wetland conservation area, retention areas, and preservation area. This includes an Aster (Plant) Preservation Area consisting of 6.26 acres and another 1.46 acres totaling 7.72 acres of Aster Preservation Area. Another identified 2.3-acre Aster Preservation Area that is within a proposed single-family home and community gathering space is essentially preserving an area adjacent to existing preservation area in hopes of the adjacent aster plants re-seeding into the expanded preservation area to the immediate east.

The site plan meets the requirements of LDC Section 6.06.06 Buffering and Screening. The applicant is required to provide a 5-foot-wide buffer with Type "A screening along the western boundary of the Rowhouse Lots adjacent to AR zoning. The Rowhouse lots are strategically oriented towards the to-be-constructed Roosevelt Street with a Community Gathering Place and stormwater pond providing a separation between the adjacent single-family lot on the west side.

The applicant proposes that the attached residential homes shall comply with LDC Section 3.23.05, Table 5-2 with no waivers requested. The applicant is increasing the rear setback for the Rowhouse Lots from a minimum of 15 ft. to a minimum of 20 ft. to ensure pedestrian safety relative to the rear lot boundary per LDC Section 3.23.00, Table 5-2 Note (7)C.1.g.ii. For the single-family detached homes, the applicant proposes standards similar to the RSC-9 standards with a minimum lot size of 4,800-sf instead of 5,000-square-feet lots and a rear yard setback of 10-feet. These standards are also an applicant proposed condition.

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.

The Planning Commission found that the proposed rezoning meets the intent of the Wimauma Community Plan and would be consistent with the Unincorporated Hillsborough County Comprehensive Plan.

5.2 Recommendation

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

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Prior to Site Plan Certification the following shall be amended:

- Revise Site Plan Development "Rowhouse Typical Lot Layout" to change the proposed front setback from a minimum of 2-feet to minimum of 10 feet Lot Min. Front Setback.
- Revise "Typical Lot Detail" showing a 50' x 100' lot minimum equaling a 5,000-sf lot. Revise proposed lot dimensions for "Typical Lot Detail" minimums to align with the proposed 4,800-sf min. lot area in the Development Standards table.
- Revise Minimum Rowhouse: Front Yard in Development Standards from "10'/15' (Min./Max.)" to 2'/15' (Min. / Max.).
- Revise Typical Lot Detail for Rowhouse to "7.5' min. / 10' max." for each End Unit equating to between 15' and 20' between two end units. Delete "0' Min. / 10'" Typical Lot for End Unit as end units cannot be 0'.
- Staff notes that pursuant to the TS-3 typical section, 10-foot utility easements are required along both sides of the roadway (outside of the right-of-way). Since buildings are not permitted to be constructed over utility easements, minimum front setback cannot be 2-feet.
- Revise note 10 to instead state, "Alleyways will be privately maintained with public access easements. Roadways may be public or privately maintained. If private, roadways will be publicly accessible (i.e. have public access easements). Internal roadways shall comply with Policy 4.1.4 of the Hillsborough County Mobility Element, which will be determined at the time of plat/site/construction plan review."

Staff finds the request Approvable, subject to the following conditions listed below, and based on the general site plan submitted July 1, 2024.

- 1. The site shall be limited to 216 dwelling units comprised of a maximum of 144 Rowhouse Lots and 72-Single-family detached, based on the July 1, 2024, site plan.
- 2. Unless specified herein, all development shall be in compliance with LDC Section 3.23.06 Wimauma Downtown Overlay Standards.
- 3. Single-family detached units shall be developed in accordance with the following:
 - Minimum Lot Area: 4,800 sf
 - Max. Building Height: 35 feet
 - Min. Lot Width: 50 feet
 - Front Setback: Min. 20'
 - Rear Setback: Min. 10'
 - Side Setback: Min. 5'
 - Garage Access shall have min.: 20' setback
- 4. Single-family attached Rowhouse Type Lot units shall be developed in accordance with LDC Section 3.23.00, Table 5-2, unless otherwise specified herein.

٠	Min./Max Lot Area:	1,800 sf / 3,840 sf
٠	Front Setback:	Min 10'/ Max. 15'
•	Side Setback:	Min. 0' Internal Units
		Min. 7.5' / Max. 10' End Units
٠	Rear Setback:	Min. 20' (For alley accessed units)
٠	Max. Building Height:	35 feet / 1-3 stories*
٠	Min./Max. building frontage:	90% - 100%**

*an additional 2 feet of setback for every 1 foot over 20 feet in height shall be provided where adjacent (not separated by a roadway of at least 50 feet in width) to a single-family detached use.

** attached garages and all building attachments, such as but not including covered porches, colonnades, awnings, porticos, and balconies shall contribute to the minimum/maximum building frontage requirements. The maximum depth of any building attachments shall be 12 feet. These building attachments shall meet the minimum/maximum front yard setback found above.

- 3.1 Each townhome unit shall provide a garage attached to the rear of the unit accessed via a one-way alley located to the rear of the unit. The alley shall be a minimum of 20 feet in width.
- 3.2 Each townhome unit's primary frontage shall be towards a public roadway.
- 3.3 Building height greater than 20 feet shall be set back an additional two feet for every one foot of structure height over 20 feet, which may not be added to the required rear/side setbacks and buffers, where adjacent to existing detached single-family development.
- 5. Residential development shall not be permitted within the Astor Preservation Area and Astor Preservation Compensation Areas.
- 6. Buffering and screening shall be in accordance with LDC Section 6.06.06 unless otherwise stated herein, including a 5-foot wide buffer with Type "A" screening shall be provided both internally and along PD boundaries where single-family attached uses are adjacent to single-family detached uses.
- 7. The project shall be in compliance with all requirements of LDC Section 3.23.00 Wimauma Downtown Overlay District standards, and all other applicable provisions of the Hillsborough County Land Development Code, except as specified herein.
- 8. An evaluation of the property supports the presumption that listed species occur or have restricted activity zones throughout the property. Essential Habitat as defined by the LDC appears to be accurately represented on the rezoning site plan submitted on July 1, 2024. The subdivision construction site plans may be modified from the Certified Site Plan to avoid impacting listed species if necessary based on future site evaluations during the subdivision review process.
- 9. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the conditions of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
- 10. 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.
- 11. 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.
- 12. 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.

- 13. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 14. The project shall be served by (and limited to) one (1) access connection to West Lake Dr. The developer shall construct a southbound to eastbound left turn lane on West Lake Dr. into the subject site prior to or concurrent with the initial increment of development.
- 15. Project roadways shall be publicly accessible, comply with Policy 4.1.4 of the Mobility Element of the Hillsborough County Comprehensive Plan, and shall be ungated. Additionally, the developer shall construct the following:
 - a. One (1) east-west through roadway which connects West Lake Dr. with proposed Roosevelt Dr. along the eastern project boundary as shown on the PD site plan;
 - b. One (1) north-south through roadway which connects the east-west through roadway with the roadway stub out along the southern project boundary (i.e. to the roadway stubout provided within adjacent PD 21-0929;
 - c. One (1) east-west roadway (i.e. a portion of Brigman Ave.) along the project's northern frontage and connecting to proposed Roosevelt Dr., as shown on the PD site plan; and,
 - d. One (1) north-south roadway (i.e. a portion of Roosevelt St.) along the project's eastern boundary, connecting Brigman Ave. to the north and terminating at F St., as shown on the PD site plan.

All internal roadways shall be constructed to either the Typical Section - 3 (TS-3) Typical Section standard as found within the Transportation Technical Manual.

- 16. All rowhouse lots shall be rear loaded, and accessed via one or two-way alleyways as shown on the PD site plan. All alleyways shall comply with Sec. 3.23.08.F of the LDC. One-way alleyways shall comply with the Traditional Neighborhood Development – 1 (TND-1) typical section as found within the Transportation Technical Manual. Two-way alleyways shall utilize the typical section shown on the PD site plan. All alleyways shall be privately maintained with public access easements.
- 17. Construction access shall be limited to the project's West Lake Dr. access. The developer shall include a note in each site/construction plan submittal which indicates same.
- 18. The developer shall install appropriate end of roadway treatments as shown on the proposed PD plan (i.e. where proposed transportation facilities intersect with existing unimproved rights-of-way or substandard roadway) to prevent project traffic from utilizing those unimproved/substandard facilities (or vice versa). Such treatments shall be temporary and may be removed by the County in the future to facilitate future roadway extensions and/or additional connectivity.
- 19. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, additional connections to the public roadway system (e.g. for individual home driveways or other roadways) may be permitted at the sole discretion of Hillsborough County where internal project roadways abut external property (i.e. along the east-west through road, Brigman Ave., and/or Roosevelt St.) and such internal project roadways shall be considered Shared Access Facilities.

- 20. Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary, the intersection of the east-west and north-south through roadways shall be constructed as a 3-way stop controlled intersection (expandable to a 4-way stop controlled intersection in the future upon development of adjacent properties to the north), and subject to such stop control being warranted and approved by Hillsborough County. If such stop control is not warranted or approved by Hillsborough County, then the developer shall incorporate traffic calming measures into the construction of the east-west and north-south roadways. Eligible traffic calming measures which satisfy this requirement shall include use of chicanes, use of neckdowns/flares/street narrowing/intersection throating (as further described in Sec. 5.08.09.E., use vertical curbing, and/or other measures which help mitigate speeding issues created by uninterrupted grid patterns with long runs (as is shown on the PD site plan). Installation of traditional speed bumps shall not satisfy this traffic calming requirement.
- 21. The developer shall dedicate and convey to Hillsborough County sufficient right-of-way along the project's western boundary such that there is a minimum of 64-feet of right-of-way available (more where turn lanes are proposed, or other design constraints exist) such that the Typical Section which includes 5-foot separation between the roadway and multi-purpose pathway (reference condition X, below) can be utilized.
- 22. The developer shall dedicate and convey to Hillsborough County sufficient right-of-way to accommodate the east-west through roadway (i.e. a minimum of 50-feet of right-of-way per TS-3). Except as otherwise shown on the PD site plan, the east-west through roadway shall be constructed so as to abut adjacent properties to the north to the greatest extent possible. No landscaping or other "spite strips" shall be permitted between the public right-of-way and adjacent properties.
- 23. The developer shall dedicate and convey to Hillsborough County sufficient right-of-way along the project's northern and eastern boundaries such the minimum right-of-way necessary to construct the required segments of Brigman Ave. and Roosevelt St. (i.e. a minimum of 50-feet of right-of-way per TS-3).
- 24. If RZ 24-0791 is approved, the County Engineer will approve a Design Exception (dated July 15, 2024) which was found approvable by the County Engineer (on July 15, 2024) for the West Lake Dr. substandard road improvements. As West Lake Dr. is a substandard collector roadway, the developer will be required to make certain improvements to West Lake Rd. consistent with the Design Exception. Specifically, between SR 674 and Bishop Rd. the developer shall:
 - a. Widen the roadway such that turn lanes and travel lanes are a minimum of 11-feet in width;
 - b. Install Type "F" curb and gutter along both sides of the roadway;
 - c. Install stormwater ponds and related infrastructure outside of the right-of-way as necessary to treat/convey/attenuate stormwater flows; and
 - d. Construct 10-foot-wide multi-purpose pathways along both sides of the road.

The above improvements shall conform to one of two Typical Sections, which differ in the placement of the multi-purpose pathways. The use of the Typical Section which eliminates the 5-foot separation (i.e. grass/planting strip) between the multi-purpose pathway and the Type "F" curb shall be restricted to situations where (a) the available right-of-way is less than 64-feet, and (b) in such other locations, as authorized by the County Engineer, where final engineering demonstrates the existence of Design Constraints that necessitate its use in order to construct the improvements in a reasonable, cost efficient manner and/or without acquisition of additional right-of-way.

25. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as

proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.

- 26. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- 27. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- 28. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
- 29. 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

LICATION	NUMBER:	PD 24-

ZHM HEARING DATE: BOCC LUM MEETING DATE:

APP

PD 24-0791 July 22, 2024 September 10 <u>August 13</u>, 2024

Case Reviewer: Tim Lampkin, AICP

Zoning Administrator Sign Off:

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.

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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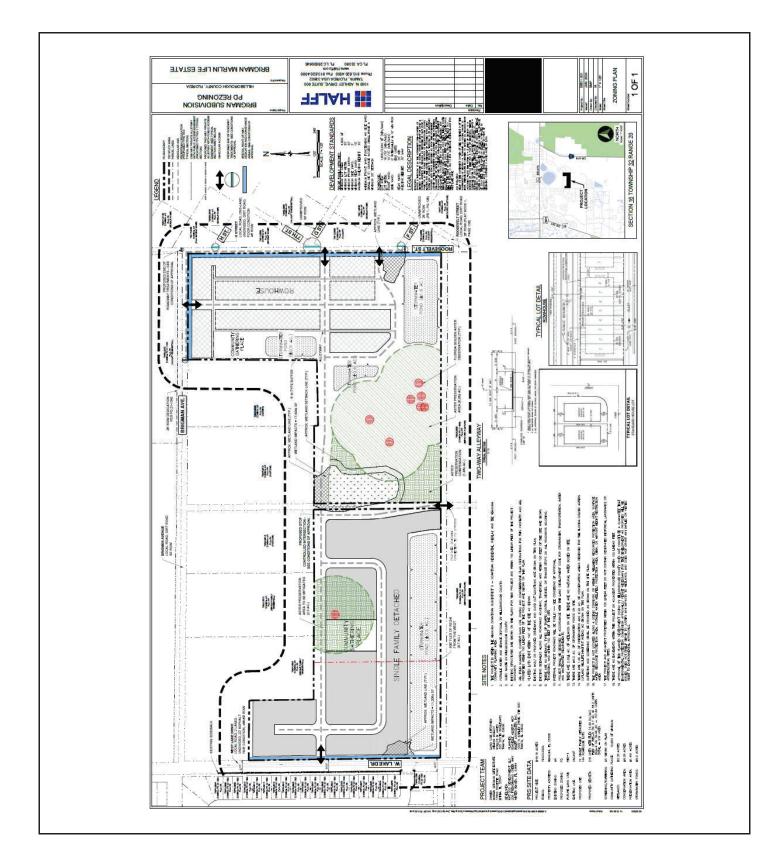
7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

ZHM HEARING DATE: July 22 BOCC LUM MEETING DATE: Septer

July 22, 2024 September 10 <u>August 13</u>, 2024

Case Reviewer: Tim Lampkin, AICP

8.0 PROPOSED SITE PLAN (FULL)



APPLICATION NUMBER: PD 24-0791

ZHM HEARING DATE:July 22, 2024BOCC LUM MEETING DATE:September 10 August 13, 2024

Case Reviewer: Tim Lampkin, AICP

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services DepartmentDATE: 7/15/2024REVIEWER: James Ratliff, AICP, PTP, Principal PlannerAGENCY/DEPT: TransportationPLANNING AREA/SECTOR: WM/ SouthPETITION NO: RZ 24-0791

This agency has no comments.

This agency has no objection.

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

This agency objects for the reasons outlined below.

CONDITIONS OF APPROVAL

- 1. Notwithstanding anything herein or shown on the PD site 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 (1) access connection to West Lake Dr. The developer shall construct a southbound to eastbound left turn lane on West Lake Dr. into the subject site prior to or concurrent with the initial increment of development.
- 3. Project roadways shall be publicly accessible, comply with Policy 4.1.4 of the Mobility Element of the Hillsborough County Comprehensive Plan, and shall be ungated. Additionally, the developer shall construct the following:
 - a. One (1) east-west through roadway which connects West Lake Dr. with proposed Roosevelt Dr. along the eastern project boundary as shown on the PD site plan;
 - b. One (1) north-south through roadway which connects the east-west through roadway with the roadway stubout along the southern project boundary (i.e. to the roadway stubout provided within adjacent PD 21-0929;
 - c. One (1) east-west roadway (i.e. a portion of Brigman Ave.) along the project's northern frontage and connecting to proposed Roosevelt Dr., as shown on the PD site plan; and,
 - d. One (1) north-south roadway (i.e. a portion of Roosevelt St.) along the project's eastern boundary, connecting Brigman Ave. to the north and terminating at F St., as shown on the PD site plan.

All internal roadways shall be constructed to either the Typical Section - 3 (TS-3) Typical Section standard as found within the Transportation Technical Manual.

- 4. All rowhouse lots shall be rear loaded, and accessed via one or two-way alleyways as shown on the PD site plan. All alleyways shall comply with Sec. 3.23.08.F of the LDC. One-way alleyways shall comply with the Traditional Neighborhood Development 1 (TND-1) typical section as found within the Transportation Technical Manual. Two-way alleyways shall utilize the typical section shown on the PD site plan. All alleyways shall be privately maintained with public access easements.
- 5. Construction access shall be limited to the project's West Lake Dr. access. The developer shall include a note in each site/construction plan submittal which indicates same.
- 6. The developer shall install appropriate end of roadway treatments as shown on the proposed PD plan (i.e. where proposed transportation facilities intersect with existing unimproved rights-of-way or substandard roadway) to prevent project traffic from utilizing those unimproved/substandard facilities (or vice versa). Such treatments shall be temporary and may be removed by the County in the future to facilitate future roadway extensions and/or additional connectivity.
- 7. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, additional connections to the public roadway system (e.g. for individual home driveways or other roadways) may be permitted at the sole discretion of Hillsborough County where internal project roadways abut external property (i.e. along the east-west through road, Brigman Ave., and/or Roosevelt St.) and such internal project roadways shall be considered Shared Access Facilities.
- 8. Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary, the intersection of the east-west and north-south through roadways shall be constructed as a 3-way stop controlled intersection (expandable to a 4-way stop controlled intersection in the future upon development of adjacent properties to the north), and subject to such stop control being warranted and approved by Hillsborough County. If such stop control is not warranted or approved by Hillsborough County, then the developer shall incorporate traffic calming measures into the construction of the east-west and north-south roadways. Eligible traffic calming measures which satisfy this requirement shall include use of chicanes, use of neckdowns/flares/street narrowing/intersection throating (as further described in Sec. 5.08.09.E., use vertical curbing, and/or other measures which help mitigate speeding issues created by uninterrupted grid patterns with long runs (as is shown on the PD site plan). Installation of traditional speed bumps shall not satisfy this traffic calming requirement.
- 9. The developer shall dedicate and convey to Hillsborough County sufficient right-of-way along the project's western boundary such that there is a minimum of 64-feet of right-of-way available (more where turn lanes are proposed, or other design constraints exist) such that the Typical Section which includes 5-foot separation between the roadway and multi-purpose pathway (reference condition X, below) can be utilized.
- 10. The developer shall dedicate and convey to Hillsborough County sufficient right-of-way to accommodate the east-west through roadway (i.e. a minimum of 50-feet of right-of-way per TS-3). Except as otherwise shown on the PD site plan, the east-west through roadway shall be constructed so as to abut adjacent properties to the north to the greatest extent possible. No landscaping or other "spite strips" shall be permitted between the public right-of-way and adjacent properties.
- 11. The developer shall dedicate and convey to Hillsborough County sufficient right-of-way along the project's northern and eastern boundaries such the minimum right-of-way necessary to construct the required segments of Brigman Ave. and Roosevelt St. (i.e. a minimum of 50-feet of right-of-way per TS-3).

- 12. If RZ 24-0791 is approved, the County Engineer will approve a Design Exception (dated July 15, 2024) which was found approvable by the County Engineer (on July 15, 2024) for the West Lake Dr. substandard road improvements. As West Lake Dr. is a substandard collector roadway, the developer will be required to make certain improvements to West Lake Rd. consistent with the Design Exception. Specifically, between SR 674 and Bishop Rd. the developer shall:
 - a. Widen the roadway such that turn lanes and travel lanes are a minimum of 11-feet in width;
 - b. Install Type "F" curb and gutter along both sides of the roadway;
 - c. Install stormwater ponds and related infrastructure outside of the right-of-way as necessary to treat/convey/attenuate stormwater flows; and
 - d. Construct 10-foot-wide multi-purpose pathways along both sides of the road.

The above improvements shall conform to one of two Typical Sections, which differ in the placement of the multi-purpose pathways. The use of the Typical Section which eliminates the 5-foot separation (i.e. grass/planting strip) between the multi-purpose pathway and the Type "F" curb shall be restricted to situations where (a) the available right-of-way is less than 64-feet, and (b) in such other locations, as authorized by the County Engineer, where final engineering demonstrates the existence of Design Constraints that necessitate its use in order to construct the improvements in a reasonable, cost efficient manner and/or without acquisition of additional right-of-way.

Other Conditions:

- Prior to certification of the General Development Plan (GDP), the applicant shall revise the GDP to:
 - Revise the Rowhouse Typical Lot Layout to change the proposed front setback from a minimum of 2-feet to instead read a minimum of 10 feet. Staff notes that pursuant to the TS-3 typical section, 10-foot utility easements are required along both sides of the roadway (outside of the right-of-way). Since buildings are not permitted to be constructed over utility easements, minimum front setback cannot be 2-feet.
 - Revise note 10 to instead state, "Alleyways will be privately maintained with public access easements. Roadways may be public or privately maintained. If private, roadways will be publicly accessible (i.e. have public access easements). Internal roadways shall comply with Policy 4.1.4 of the Hillsborough County Mobility Element, which will be determined at the time of plat/site/construction plan review."

PROJECT SUMMARY AND TRIP GENERATION

The applicant is requesting to rezone a +/- 49.16 ac. parcel, from Agricultural Rural (AR) to Planned Development (PD). The applicant is requesting approval of 72 single-family detached dwelling units and 144 rowhouse (townhome) units.

In accordance with the Development Review Procedures Manual (DRPM), the developer submitted a transportation and site access analysis for the proposed project. Staff has prepared a comparison of the number of trips potentially generated under the existing and proposed zoning designations, generally consistent with the applicant's transportation analysis, utilizing a generalized worst-case scenario. Data

presented below is based on the Institute of Transportation Engineer's (ITE) <u>Trip Generation Manual</u>, 11th Edition.

Existing Zoning:

Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
Land Use/Size	Way Volume	AM	PM
AR, 9 Single-Family Detached Dwelling Units (ITE LUC 210)	84	8	8

Proposed Zoning:

Land Use/Size	24 Hour Two-	Total Peak Hour Trips		
Land Use/Size	Way Volume	AM	PM	
PD, 72 Single-Family Detached Dwelling Units (ITE Code 210)	746	55	73	
PD, 144 Townhome Units (ITE Code 215)	1,046	69	83	
Subtotal:	1,792	124	156	

Trip Generation Difference:

Land Use/Size	24 Hour Two-	Total Net Pea	к Hour Trips	
Land Use/Size	Way Volume	AM	PM	
Difference	(+) 1,708	(+) 116	(+) 148	

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

West Lake Dr. is a 2-lane, undivided, substandard, collector roadway characterized by +/-20-21 feet of pavement in average condition. The roadway lies within a variable width right-of-way (between +/-45 and +/-60 feet in width) along the project's frontage. There are +/-5-foot-wide sidewalks along portions of the west side of West Lake Dr. in the vicinity of the proposed project. There are no bicycle facilities on West Lake Dr. in the vicinity of the proposed project.

The adjacent project to the south (PD 21-0959) received a Design Exception approval which required that developer to make certain improvements to West Lake Rd. consistent with the Design Exception. Specifically, between SR 674 and Bishop Rd. the developer was required to:

- b. Widen the roadway such that turn lanes and travel lanes are a minimum of 11-feet in width;
- e. Install Type "F" curb and gutter along both sides of the roadway;
- f. Install stormwater ponds and related infrastructure outside of the right-of-way as necessary to treat/convey/attenuate stormwater flows; and
- g. Construct 10-foot-wide multi-purpose pathways along both sides of the road.

The above improvements were required to conform to one of two Typical Sections, which differ in the placement of the multi-purpose pathways. The use of the Typical Section which eliminates the 5-foot separation (i.e. grass/planting strip) between the multi-purpose pathway and the Type "F" curb was restricted to situations where (a) the available right-of-way is less than 64-feet, and (b) in such other locations, as authorized by the County Engineer, where final engineering demonstrates

the existence of Design Constraints that necessitate its use in order to construct the improvements in a reasonable, cost efficient manner and/or without acquisition of additional right-of-way.

Once the adjacent project completes the improvements (which are in progress), the roadway will be deemed to satisfy the Essential Elements as specified within Sec. 3.23.09 of the LDC.

The developer of the subject PD also will have the same requirements, as discussed in the Design Exception request section, hereinbelow.

SITE ACCESS AND CONNECTIVITY

Generally

The applicant is proposing to take access to the project via West Lake Dr. As shown in the applicant's transportation analysis, the developer will be required to construct a southbound to eastbound left turn lane on West Lake Dr. at the project entrance as required by Section 6.04.04.D. of the Hillsborough County Land Development Code (LDC). No other auxiliary (turn) lane improvements were found to be warranted.

In additional to other internal project roadways which will be constructed to serve the project, the applicant is proposing to construct an east-west roadway, as well as portions of Roosevelt St. and Brigman Ave., which are necessary for compliance with LDC Sec. 3.23.08 of the LDC.

Other External Connectivity

Where staff uses the term "through road" below, it should be noted that this term is used loosely to denote any road connection or stubout (whether or not there is a roadway currently planned to connect to the stubout). It is anticipated in the future that additional connections (to the north) along the east-west roadway, as well as additional connections (to the east) along Roosevelt St., will be permitted. Roosevelt St. may also be extended further north, and Brigman Ave. may be extended further west (depending upon whether those adjacent properties choose to redevelop).

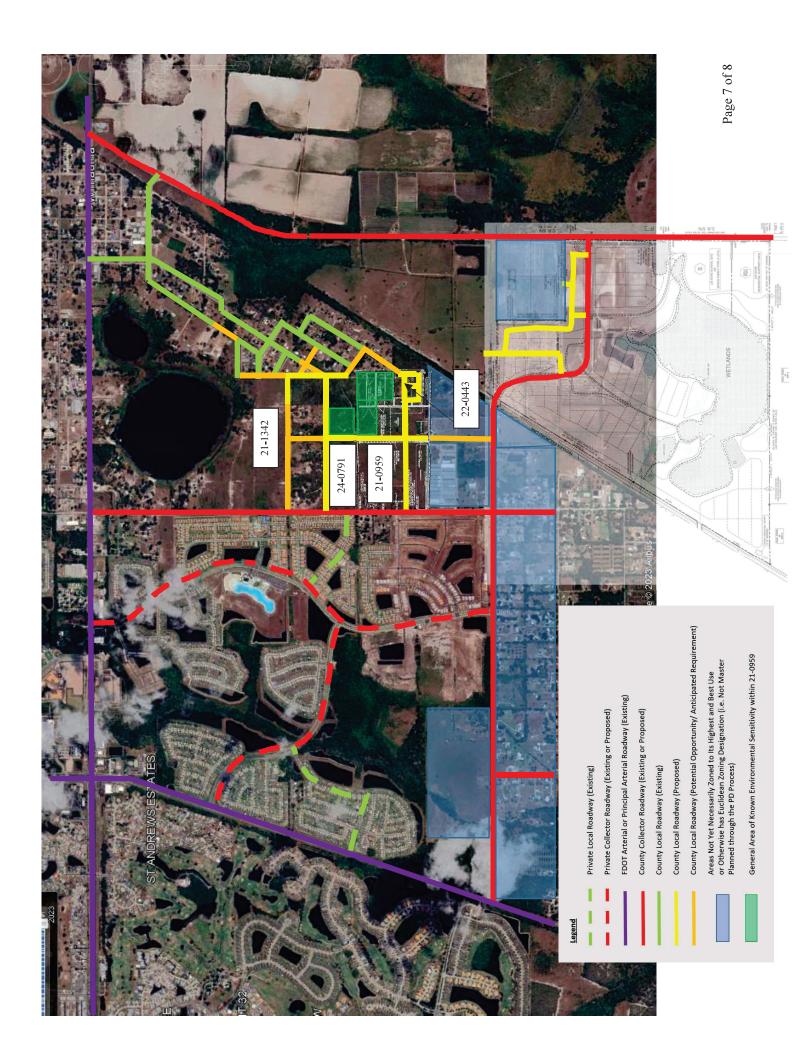
Staff notes that 25-feet of the necessary right-way necessary to construct Brigman Ave. is being dedicated by the School District of Hillsborough County, in accordance with PD 21-1342 zoning condition 24. The developer of the subject PD will be required to dedicate any additional right-of-way necessary to ensure 50-feet is available for the construction of the required Brigman Ave. segment along the northern PD boundary. Similarly, the developer will be required to dedicate any additional right-of-way needed as necessary to construct Roosevelt St. along the eastern boundary.

Staff has included a rough and ready graphic, below, to demonstrate how the proposed development interfaces with existing and planned roadways in the vicinity of the project. Staff has overlaid certain PD site plans from surrounding projects on an aerial, all of which have been approved.

For clarity of the graphic, not all existing or proposed local roadways are shown on the PD site plan (only those staff deemed valuable in demonstrating connectivity are shown). Also, the general locations of two pending PDs have been shown on the graphic. It should be noted that where orange roadways are shown (i.e. those local roadway connections identified as a "Potential Opportunity/Anticipated Requirement"), no final determinations have been made as to the viability of these connections, and there are any number of reasons (environmental, legal, development timing, insufficient right-of-way, etc.) which could preclude their construction. These should only be perceived as representing potentially viable connections based on known factors at this time, do not take into account existing property owner plans or wishes, and are not representative of all known viable connections.

Lastly, it should be noted that where green roadways are shown (i.e. those local roadways identified as "Existing"), those roadways are substandard. Significant investment would likely be required to bring the

roadways up to current standards and in many (but not all) cases, additional right-of-way would have to be dedicated/conveyed or otherwise acquired in order to accommodate improvements to the roadway network to a level sufficient to support any new development/redevelopment.



REQUESTED DESIGN EXCEPTION

Given that West Lake Dr. is a substandard collector roadway, the applicant is required to make certain improvements between the project driveway and nearest roadway meeting standards (i.e. SR 674). Transportation Review Section staff was advised that the applicant submitted the proper documentation required pursuant LDC Sec. 3.23.09.C. necessary to authorize consideration of a Design Exception per the Wimauma Downtown Overlay requirements. The applicant's Engineer of Record (EOR) submitted a Design Exception request (dated July 15, 2024) for West Lake Dr. to determine the specific improvements that would be required by the County Engineer between Bishop Rd. and SR 674. Based on factors presented in the Design Exception request, the County Engineer found the request approvable (on July 15, 2024). The Design Exception would authorize deviations from the TS-4 Typical Section (for 2-lane, Undivided, Urban Collector Roadways) as found in the Hillsborough County Transportation Technical Manual (TTM). Specifically:

- 1. Within Rights-of-way a Minimum of Way 64-feet in Wide or Greater (including those areas along the project's frontage where the developer of the subject PD, or another developer, is required to dedicate and convey additional right-of-way to the County to ensure a minimum of 64-feet exists):
 - a. The developer shall be permitted to utilize 10-foot-wide multi-purpose pathways on both sides of the roadway, instead of 5-foot sidewalks and 7-foot buffered bicycle lanes required per TS-4; and,
 - b. The developer shall be permitted to reduce the minimum separation between the nearest travel lane and multi-purpose pathway from 14 feet to 7 feet.
- 2. Within Rights-of-Way Less than 64-feet in Width or Where Constraints Exist Which Preclude Utilization of the Preferred Typical Section:
 - a. The developer shall be permitted to utilize 10-foot wide multi-purpose pathways on both sides of the roadway, instead of 5-foot sidewalks and 7-foot buffered bicycle lanes required per TS-4; and,
 - b. The developer shall be permitted to reduce the minimum separation between the nearest travel lane and multi-purpose pathway from 14 feet to 2 feet.
- If PD 21-0959 is approved, the County Engineer will approve the above referenced Design Exception.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Information for West Lake Dr. was not included in the 2020 Hillsborough County LOS report. As such, LOS information for the facility cannot be provided.

From:	Williams, Michael
То:	Steven Henry
Cc:	wmolloy@mjlaw.us; Ratliff, James; Lampkin, Timothy; Heinrich, Michelle; Tirado, Sheida; PW-CEIntake; De Leon, Eleonor
Subject:	FW: PD 24-0791 - Design Exception Review
Date:	Monday, July 15, 2024 6:38:09 PM
Attachments:	<u>image002.png</u> <u>24-0791 DEAd 07-15-24.pdf</u> <u>image001.png</u>

Steve,

I have found the attached Design Exception (DE) for PD 24-0791 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-</u> <u>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 <TiradoS@hcfl.gov>
Sent: Monday, July 15, 2024 6:32 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Ratliff, James <RatliffJa@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>
Subject: PD 24-0791 - Design Exception Review

Hello Mike,

The attached DE is approvable to me, please include the following people in your response:

shenry@lincks.com wmolloy@mjlaw.us ratliffja@hcfl.gov lampkint@hcfl.gov heinrichm@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>

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

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Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at <u>deleone@HCFL.gov</u> or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	 Section 6.04.02.B. Administrative Variance Technical Manual Design Exception Request Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.) 			
Submittal Type (check one)	New Request X Revised Request Additional Information			
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	 ×1. Brigman Subdivision PD Rezoning □4. ×2. Brigman Subdivision PD Rezoning □5. 3. □6. 			
submittal number/name to each separate request. number previously identified. It is critical that the ap	tests (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 plicant 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 Brigman Subdivi	sion PD Rezoning			
Important: The name selected must be used on all fu If request is specific to a discrete phase, please also	ture communications and submittals of additional/revised information relating to this variance. Ist that phase.			
Folio Number(s) 79523.0000	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. Folio y the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, 89"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789;			
Name of Person Submitting Request	Steve Henry, P.E.			
Important: For Design Exception (DE) Requests, the p DE request letter must be signed and sealed.	erson submitting must be a Professional Engineer (PE) licensed within the state of Florida. The			
Current Property Zoning Designation	PD			
Designation. Typing "N/A" or "Unknown" will result in	ily Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) your application being returned. This information may be obtained via the Official Hillsborough <u>os.hillsboroughcounty.org/maphillsborough/maphillsborough.html</u> . For additional assistance, or Development Services at (813) 272-5600 Option 3.			
Pending Zoning Application Number	24-0791			
Important: If a rezoning application is pending, ent Applicable". Use PD for PD rezoning applications, MI	er the application number proceeded by the case type prefix, otherwise type "N/A" or "Not M for major modifications, PRS for minor modifications/personal appearances.			
Related Project Identification Number (Site/Subdivision Application Number)	N/A			
Important: This 4-digit code is assigned by the Cente Construction, and Preliminary/Final Plat applications	er for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision . If no project number exists, please type "N/A" or "Not Applicable".			
	1 of 1 06/2024			

LINCKS & ASSOCIATES, LLC



July 15, 2024

Mr. Mike Williams Hillsborough County Government 601 East Kennedy Blvd., 22nd Floor Tampa, FL 33602

Re: Brigman Subdivision PD Rezoning Pd 24-0791 Folio 79523.0000 Lincks Project No. 22113

The purpose of this letter is to request a Design Exception to the Hillsborough County Transportation Technical Manual per Section 1.7.2 to meet Land Development Code Section 6.04.03L for West Lake Drive from SR 674 to Bishop Road. The subject property is proposed to be rezoned to Planned Development to allow the following land uses:

- Single Family 71 Dwelling Units
- Rowhouses 142 Dwelling Units

According to the Hillsborough County Functional Classification Map, West Lake Drive is classified as a collector roadway and the subject site is within the Hillsborough County Urban Service Area.

Table 1 provides the trip generation for the proposed Planned Development.

The access to serve the project is proposed to be via one full access to West Lake Drive. In addition, there are future accesses to Brigman Avenue and Roosevelt Street.

Lennar, Hillsborough County BOCC and the Hillsborough County School Board have entered into a Development Agreement to improve West Lake Drive from Bishop Road to SR 674. The roadway plans for West Lake Drive per the Development Agreement have been approved and are currently under construction. Therefore, the Design Exception is based on the typical sections that are under construction.

In addition, the Essential Elements for West Lake Drive were based on the approved construction plans for West Lake Drive. A copy of the Essential Elements is included with this submittal.

The request is for a Design Exception to TS-4 of the Hillsborough County Transportation Technical Manual for West Lake Drive. This segment of West Lake Drive is currently a

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

two-lane roadway. The following exceptions are requested to accommodate the proposed project.

- 1) Bike Lanes TS-4 has 7 foot buffered bike lanes. The approved typical section does not have bike lanes but instead provides 10 foot sidewalks on both sides of the road.
- 2) Sidewalk TS-4 has sidewalks on both sides of the roadway. The approved typical section provides 10 foot sidewalks.

The justification for the Design Exception is as follows:

The Development Agreement provides two alternative sections. The first is where there is sufficient right of way to provide the proposed section which is shown in Figure 1. Figure 2 illustrates the proposed section where right of way is limited and/or there are design constraints. The primary difference in these sections is the distance from the back of the curb to the sidewalk. It should be noted that the distance between the back of the curb and sidewalk can vary depending on the right of way and roadway constraints. This section will be minimized to the greatest extent feasible. The sections include the following:

- Bike Lanes Due to the three schools that are proposed along the subject segment of West Lake Drive, 10 foot sidewalks are proposed on each side of West Lake Drive in lieu of the bike lanes. From a safety standpoint, the 10 foot sidewalks provide a better option for students walking and riding bikes to school than students riding bikes within West Lake Drive or pedestrian and bikes on a 5 foot sidewalk. Due to right of way constraints along the roadway, it is not feasible to provide the bike lanes and the 10 foot sidewalks.
- Sidewalk 10 foot sidewalk on both sides of the roadway are proposed instead of the bike lanes. As stated above, given the roadway will serve the 3 schools, the 10 foot sidewalks provide a better option for the school students.

Based on the above, it is our opinion, the proposed improvements to West Lake Drive will alleviate the impact of the project and meet the intent of the Transportation Technical Manual to the extent feasible.

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

Best Regards Steven J Henr

President Lincks & Associates, LLC P.E. #51555



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

_____ Disapproved

_____ Approved

_____ Approved with Conditions

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E.

Sincerely,

Michael J. Williams Hillsborough County Engineer

Ľ	Total	72	81	153	
l Peak Ho Trin Ends	Ort	27	33	60	
đ	드	45	48	93	
ŗ	Total	55	68	123	
// Peak Ho Trin Fnds	Ont	41	51	92	
AN	드	14	17	31	
Daily	Trip Ends	736	142 DU's <u>1,032</u> <u>17</u> <u>51</u> <u>68</u> <u>48</u> <u>33</u> <u>81</u>	1,768	
	Size	71 DU's	142 DU's	Total	
ITE and I so	Code	210	215		
	Land Use	Single Family	Rowhouses		

ESTIMATED PROJECT TRIP GENERATION (1)

TABLE 1

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

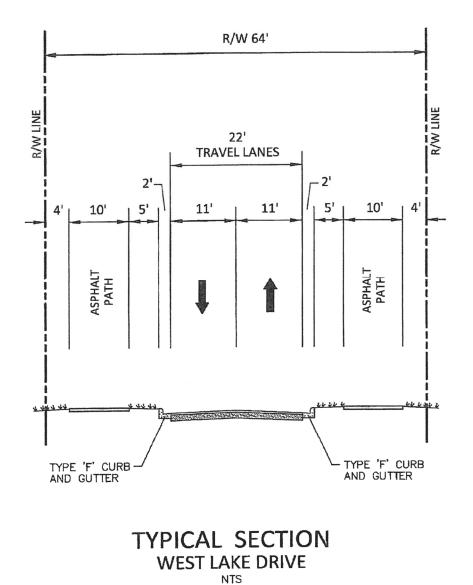


FIGURE 1

Mr. Mike Williams July 15, 2024 Page 6

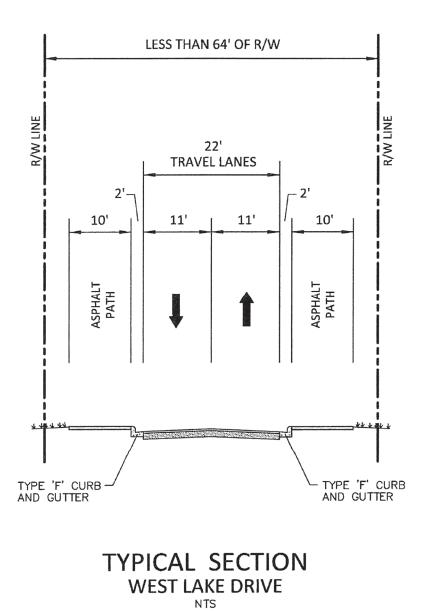


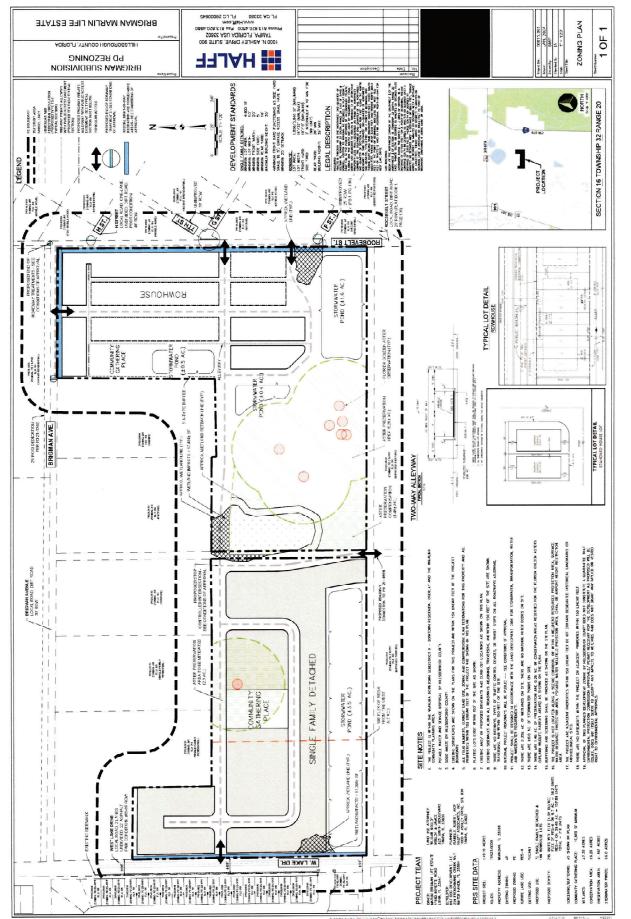
FIGURE 2

APPENDIX

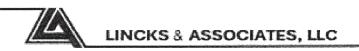


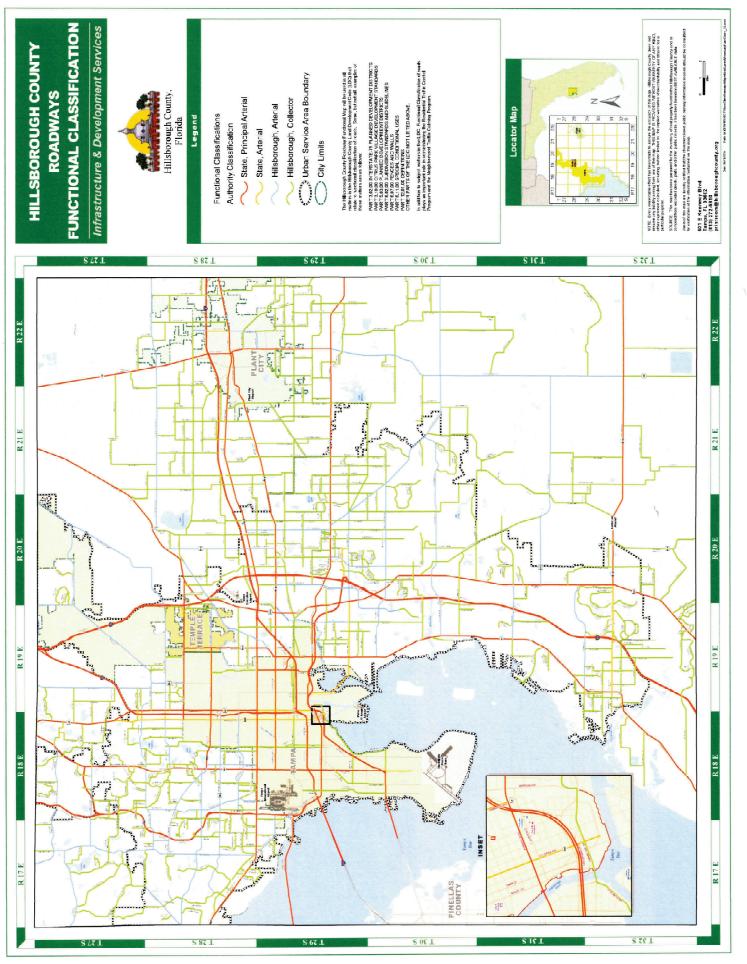
PD PLAN





HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION MAP

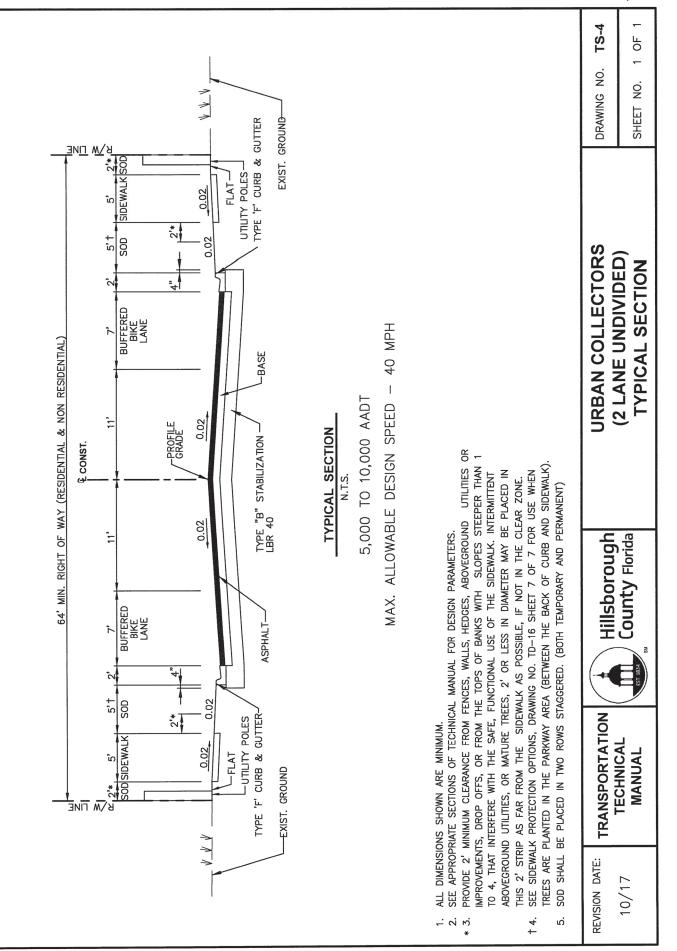




Received July 15, 2024 Development Services

TS-4





Received July 15, 2024 Development Services

24-0791

ESSENTIAL ELEMENTS

The purpose of this document is to provide an assessment of the Essential Elements per LDC Section 3.24.06 – Substandard Roadways, for West Lake Drive from SR 674 to Bishop Road in conjunction with the rezoning of the above referenced project. The subject property is proposed to be rezoned to Planned Development to allow the following land uses:

- Single Family 72 Dwelling Units
- Rowhouses 144 Dwelling Units

According to the Hillsborough County Functional Classification Map, West Lake Drive is classified as a collector roadway and the subject site is within the Hillsborough County Urban Service Area.

The access to serve the project is proposed to be via one full access to West Lake Drive. In addition, there are future accesses to Brigman Avenue and Roosevelt Street.





LINCKS & ASSOCIATES, LLC

Based on the zoning conditions for PD 21-0959, West Lake Drive from Bishop Road to SR 674 is required to be improved. The roadway plans for West Lake Drive per the zoning conditions have been approved and are currently under construction. In addition, a Design Exception was approved for PD 21-0959 for the typical section utilized in the construction plans.

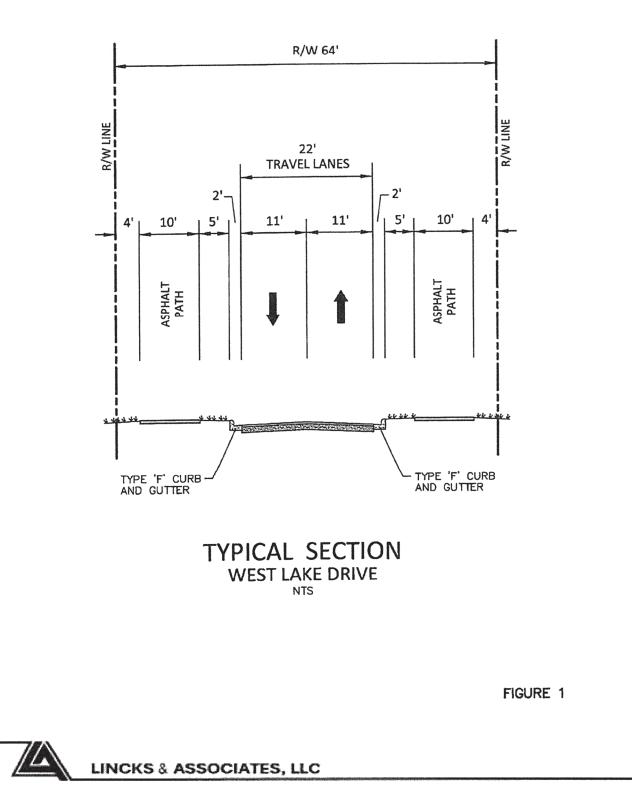
This evaluation is based on the typical section for the Design Exception approved for West Lake Drive and the construction plans. The Essential Elements are as follows:

- a. Curb and Gutter Curb and Gutter is proposed along the section of the roadway.
- b. Stabilized Shoulders No shoulders are proposed since this is proposed to be curb and gutter.
- Roadside Safety With the typical section, the clear recovery requirements have been met.
- d. Bicycle Facilities 10 foot sidewalks on both sides of the road are to be provided instead of bike lanes. This was done to allow school children to safely ride bikes to school on the 10 foot sidewalk.
- e. Sidewalk 10 foot sidewalks on both sides of the road are to be provided.

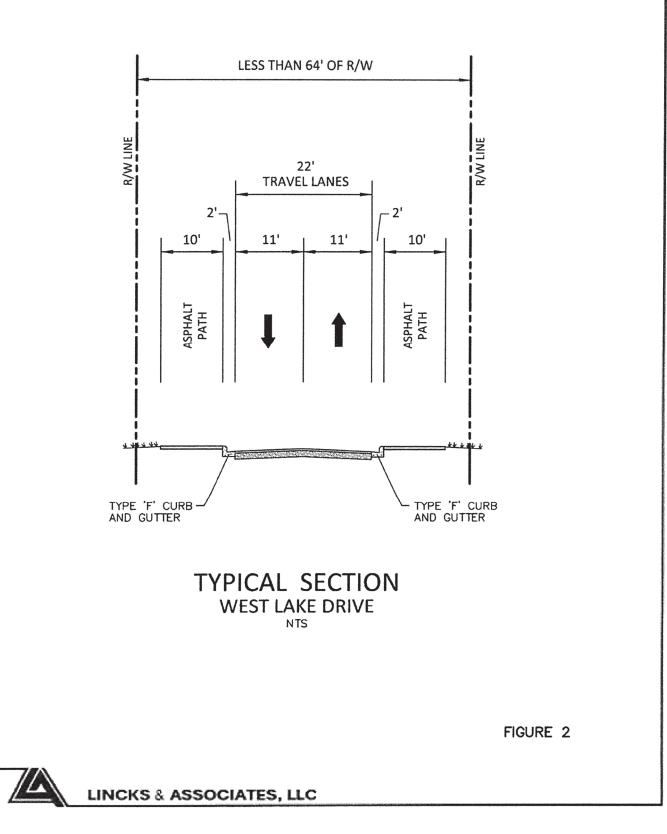
Figures 1 and 2 provide the proposed typical sections.

With the improvements identified above, Section 3.24.06 of the LDC would be satisfied.





24-0791



Adjoining Roadway	Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements		
West Lake Dr.	County Collector - Rural	2 Lanes ⊠Substandard Road □Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other 		
	Choose an item.	Choose an item. Lanes Substandard Road Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other 		
	Choose an item.	Choose an item. Lanes Substandard Road Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other 		
	Choose an item.	Choose an item. Lanes Substandard Road Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other 		

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

Project Trip Generation Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	84	8	8	
Proposed	1,792	124	156	
Difference (+/-)	(+) 1,708	(+) 116	(+) 148	

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

Primary Access	Additional Connectivity/Access	Cross Access	Finding
	Vehicular & Pedestrian	None	Meets LDC
	Vehicular & Pedestrian	None	Meets LDC
	Vehicular & Pedestrian	None	Meets LDC
Х	Vehicular & Pedestrian	None	Meets LDC
	Primary Access	Primary Access Connectivity/Access Vehicular & Pedestrian Vehicular & Pedestrian Vehicular & Pedestrian Vehicular & Pedestrian	Primary Access Connectivity/Access Cross Access Vehicular & Pedestrian None Vehicular & Pedestrian None Vehicular & Pedestrian None Vehicular & Pedestrian None

Design Exception/Administrative Variance Not applicable for this request				
Road Name/Nature of Request Type Finding				
West Lake Dr./ Substandard Road	Design Exception Requested	Approvable		
	Choose an item.	Choose an item.		
Notes:				

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

COUNTY OF HILLSBOROUGH

RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER:	RZ PD 24-0791
DATE OF HEARING:	July 22, 2024
APPLICANT:	Rat Dog Development, LLC
PETITION REQUEST:	A request to rezone property from AR to PD to permit 144 rowhouse dwelling units and 72 single-family homes
LOCATION:	East Side of the Intersection of Salt Chime Street and West Lake Drive
SIZE OF PROPERTY:	49.16 acres, m.o.l.
EXISTING ZONING DISTRICT:	AR
FUTURE LAND USE CATEGORY:	RES-4
SERVICE AREA:	Urban
COMMUNITY PLAN:	Wimauma

DEVELOPMENT REVIEW STAFF REPORT

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

1.0 APPLICATION SUMMARY



Applicant: R.D. Development, LLC

FLU Category: RES-4

Service Area: Urban

Site Acreage: Approximately 49.16 acres

Community Plan Area: Wimauma-Southshore

Overlay: Wimauma Downtown Subdistrict: Downtown Residential Overlay



Introduction Summary:

The applicant seeks to develop an approximately 49.16-acre property located on the east side of West Lake Drive and south of Brigman Avenue. The request is for a rezoning from Agricultural Rural (AR) to Planned Development (PD) to allow for the development of 144 rowhouse units and 72 single-family homes for a total of 216 dwelling units. The applicant is proposing a FLEX of the RES-6 FLU from the east to allow the proposed unit count/density.

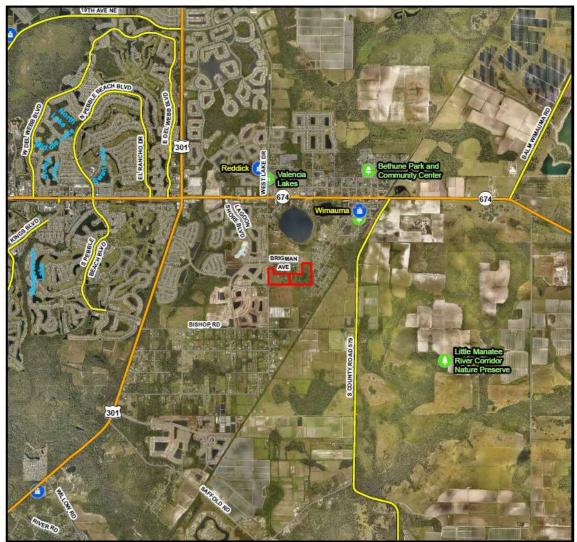
Development Standards:	Existing	Proposed
District(s)	AR	PD
Setbacks/Buffering and Screening	Front: 50 ft. Rear: 50 ft. Side: 25 ft. Height: 50 ft.	Rowhouse Lot (Per *Table 5-2, Sec. 3.23.00): Front: Min 10', Max. 15' Rear: *Min. 20' (alley accessed units) Side: Min. 0' interior units; 10' min. side units Min./Max Lot Area: 1,800 sf / 3,840 sf Single-family detached: Front: Min. 20' Side: Min. 20' Side: Min. 5' Rear: Min. 10' Min. Lot Area: 4,800 sf Buffers: Adjacent to folio 79524.0000— 5'-wide buffer with Type "A" landscape

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

PD Variations: None.

Development Services Recommendation: Supportable

Planning Commission Recommendation: Consistent

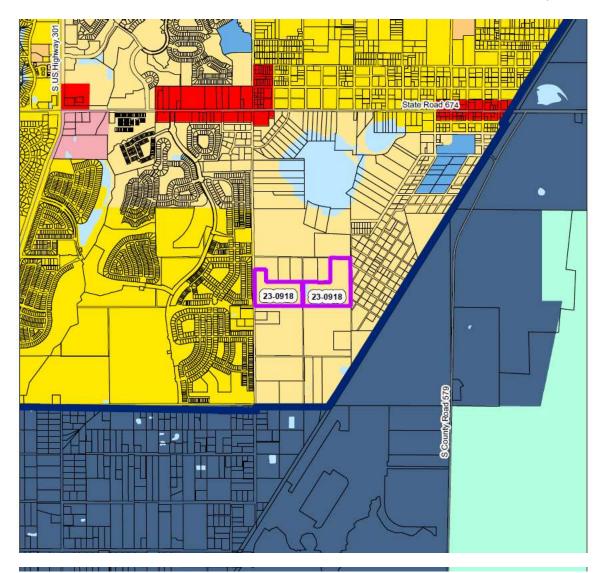


2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map

Context of Surrounding Area:

The subject property is located on the east side of West Lake Drive and south Brigman Avenue. The subject property is within the Urban Service Area and within the limits of the Wimauma Community Plan.

The subject property is surrounded predominately by agricultural uses and single-family neighborhoods. To the immediate south is the location of PD 21-0959, approved for up to 299 single-family attached or detached residential units on 74.75 acres. West located along Westlake Drive are detached single-family homes that are part of a 794-acre PD approved for a 794-acre mixed use project consisting of commercial and residential (single-family detached, single-family attached, multi-family and villa/condo) uses.

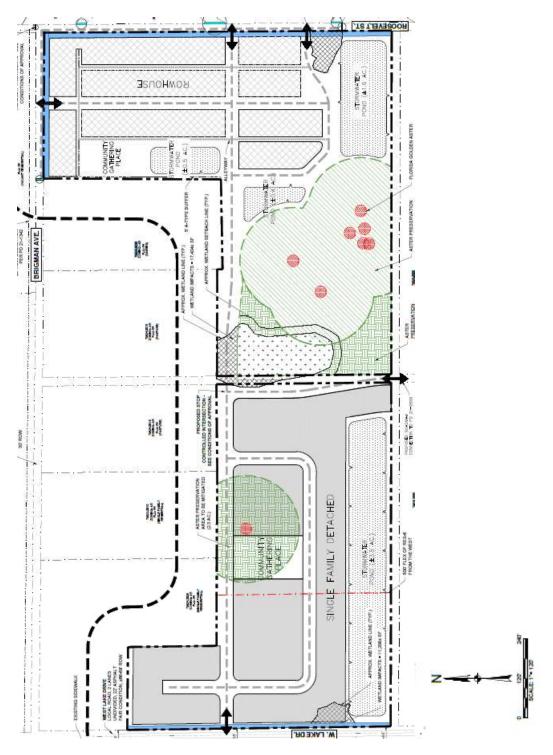


2.0 LAND USE MAP SET AND SUMMARY DATA 2.2 Future Land Use Map



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)



Road Name	Classification	Current Conditions	Select Future Improvements
West Lake Dr.	County Collector - Rural	2 Lanes ⊠Substandard Road □Sufficient ROW Width	 □ Corridor Preservation Plan ☑ Site Access Improvements ☑ Substandard Road Improvements □ Other
	Choose an item.	Choose an item. Lanes Substandard Road Sufficient ROW Width	Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other
	Choose an item.	Choose an item Lanes Substandard Road Sufficient ROW Width	Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other
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Primary Access	Additional Connectivity/Access	Cross Access	Finding
20	Vehicular & Pedestrian	None	Meets LDC
6 (9 (Vehicular & Pedestrian	None	Meets LDC
	Vehicular & Pedestrian	None	Meets LDC
X	Vehicular & Pedestrian	None	Meets LDC
	X	Vehicular & Pedestrian Vehicular & Pedestrian Vehicular & Pedestrian Vehicular & Pedestrian	Connectivity/Access Vehicular & Pedestrian None Vehicular & Pedestrian None Vehicular & Pedestrian None Vehicular & Pedestrian None

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

Impact/Mobility Fees

Townhouse (Fee estimate is based on a 1,500 s.f., 1-2 Story) Mobility: \$6,661 * 136 = \$905,896 Parks: \$1,957 * 136 = \$266,152 School: \$7,027 * 136 = \$955,672

Fire: \$249 * 136 = \$33,864 Total estimated townhome impact fees: \$2,161,584 Single Family Detached (Fee estimate is based on a 2,000 s.f.) Mobility: \$9,183 * 80 = \$734,640 Parks: \$2,145 * 80 = \$171,600

School: \$8,227 * 80 = \$658,160 Fire: \$335 * 80 = \$26,800 Total estimated single family home impact fees: \$1,591,200 Total both: \$3,752,784

Total per House: \$19,890 * 71 = \$1,412,190

	Comments Received		Conditions Requested	Additional Information/Comments
Planning Commission				
Meets Locational Criteria N/A Locational Criteria Waiver Requested Minimum Density Met N/A	Yes No	Inconsistent Consistent		See Planning Commission Report

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The request is for a rezoning from Agricultural Rural (AR) to Planned Development (PD) to allow for the development of 144 rowhouse units and 72 single-family homes for a total of 216 dwelling units on a 49.16-acre property located on the east side of West Lake Drive and south of Brigman Avenue. The property is located within Wimauma Downtown Subdistrict: Downtown Residential Overlay.

The subject property is surrounded on the north by agricultural and larger lot single-family homes. Immediately south of the subject property is PD 21-0959, which was approved in 2022, for up to 299 single-family attached or detached residential units on 74.75 acres. The application for PD 21-0959 was filed prior to the effective date of the Wimauma Downtown Overlay and not subject to the Downtown Residential Subdistrict requirements. Also south is PD 22-0443, which was subject to the new Wimauma development standards. Together, both approved Planned Developments to the south have changed the character of the immediate area to the south from a rural character to a more typical suburban character development.

The applicant is proposing an internal circulation and street stub-outs to connect adjacent neighborhoods together while also being responsive to the

environmentally sensitive land on site. The site plan shows a focus on open spaces which include a community gathering space, wetland conservation area, retention areas, and preservation area. This includes an Aster (Plant) Preservation Area consisting of 6.26 acres and another 1.46 acres totaling 7.72 acres of Aster Preservation Area. Another identified 2.3-acre Aster Preservation Area that is within a proposed single-family home and community gathering space is essentially preserving an area adjacent to existing preservation area in hopes of the adjacent aster plants re-seeding into the expanded preservation area to the immediate east.

The site plan meets the requirements of LDC Section 6.06.06 Buffering and Screening. The applicant is required to provide a 5-foot-wide buffer with Type "A screening along the western boundary of the Rowhouse Lots adjacent to AR zoning. The Rowhouse lots are strategically oriented towards the to-be-constructed Roosevelt Street with a Community Gathering Place and stormwater pond providing a separation between the adjacent single-family lot on the west side.

The applicant proposes that the attached residential homes shall comply with LDC Section 3.23.05, Table 5-2 with no waivers requested. The applicant is increasing the rear setback for the Rowhouse Lots from a minimum of 15 ft. to a minimum of 20 ft. to ensure pedestrian safety relative to the rear lot boundary per LDC Section 3.23.00, Table 5-2 Note (7)C.1.g.ii. For the single-family detached homes, the applicant proposes standards similar to the RSC-9 standards with a minimum lot size of 4,800-sf instead of 5,000-square-feet lots and a rear yard setback of 10-feet. These standards are also an applicant proposed condition.

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.

The Planning Commission found that the proposed rezoning meets the intent of the Wimauma Community Plan and would be consistent with the Unincorporated Hillsborough County Comprehensive Plan.

5.2 Recommendation

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

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 July 22, 2024. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition. She stated that the case would be heard at the August 13, 2024 Board land use meeting.

Hearing Master Finch stated she had agreed to an expedited recommendation by August 6, 2024.

Ms. Isabelle Albert 1000 North Ashley Drive Suite 900 testified on behalf of the applicant. Ms. Albert stated that the subject property is 49 acres and located in the Wimauma Community Plan. Ms. Albert showed a PowerPoint presentation to discuss the location of the site and the surrounding area. The request for a rezoning to Planned Development is to permit 72 single-family homes on the west side of the property and 144 rowhouse also known as townhomes on the east side of the parcel. A flex of the Residential-6 land use category is proposed and supported by the Planning Commission. Ms. Albert detailed a neighborhood meeting that was held. The main topics of discussion were transportation and environmental issues. She detailed proposed road improvements and stated that the environmental review did not find scrub jays which had been found previously but did find some golden aster and a preservation area is shown on the site plan.

Mr. Tim Lampkin, Development Services Department testified regarding the County's staff report. He stated the staff report was amended to reflect the new BOCC date. Mr. Lampkin testified that the request is to rezone 49 acres from AR to Planned Development to permit144 rowhouses and 72 single-family homes for a total of 216 dwelling units. He described the surrounding land uses and stated that the application was filed prior to the effective date of the Wimauma Downtown Overlay and therefore is not subject to its requirements. Mr. Lampkin stated that the request meets the applicable policies and regulations and staff found the request approvable.

Ms. Jillian Massey of the Planning Commission staff testified that the property is within the Residential-4 Future Land Use category and located in the Wimauma Community Plan and the Urban Service Area. She listed numerous policies that the requested rezoning complies with and stated that the request is consistent the Wimauma Community Plan and the Future of Hillsborough Comprehensive Plan.

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

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

Ms. Heinrich of the Development Services Department stated that the agent

authorization was revised and did not include Ms. Albert. She asked Mr. Molloy to confirm Ms. Albert was authorized to speak.

Mr. William Molloy testified that Ms. Albert was authorized to testify on behalf of the applicant.

Ms. Albert testified during the rebuttal period that there is an error in the Planning Commission staff report on page three as it states that there is Significant Wildlife Habitat on the subject property but that is incorrect. There is an aster preservation area but not significant wildlife. Ms. Albert submitted a letter of support from Ms. Sandy Murman into the record.

The hearing was then closed.

EVIDENCE SUBMITTED

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

Ms. Albert submitted a copy of her PowerPoint presentation and a sign-in sheet from the neighborhood meeting into the record.

Mr. Molloy submitted a letter of support 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 49.16 acres in size and is zoned Agricultural Rural (AR). The property is designated Residential-4 (RES-4) by the Comprehensive Plan. The subject property is located in the Wimauma Community Plan and the Urban Service Area.
- 2. The request to rezone from AR to PD is to permit the development of 144 rowhouse dwelling units and 72 single-family homes for a total of 216 dwelling units.
- 3. No Planned Development variations or waivers are requested.
- 4. The Planning Commission staff supports the rezoning request. The applicant is requesting a flex of the RES-6 land use category from the east. Staff found the rezoning consistent with the Wimauma Community Plan and the Future of Hillsborough Comprehensive Plan.

- 5. The surrounding parcels are zoned AR, RSC-4 and PD and permit a mix of residential dwelling types. The PD to the west permits both residential and commercial land uses.
- 6. The Golden Aster plant was found on-site. The applicant will provide preservation areas to protect the Golden Aster as shown on the proposed site plan.
- 7. The rezoning to PD for the development of 216 dwelling units is consistent with the Land Development Code and the Comprehensive Plan.

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 49.16 acres from AR to PD for the purpose of developing 144 rowhouse units and 72 single-family homes for a total of 216 dwelling units.

No Planned Development variations or waivers are requested.

The Planning Commission staff supports the request including the flex of the RES-6 land use category from the east and found the rezoning consistent with the Wimauma Community Plan and the Comprehensive Plan.

The rezoning to PD for the development of 216 dwelling units is consistent with the Land Development Code and the Comprehensive Plan.

RECOMMENDATION

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

Sum M. Fine

Susan M. Finch, AICP Land Use Hearing Officer

August 6, 2024

Date



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

Unincorporated Hillsborough County Rezoning Consistency Review			
Hearing Date: July 22, 2024	Case Number: PD 24-0791		
Report Prepared: July 11, 2024	Folio(s): 79523.0000		
	General Location : East side of West Lake Drive and south of Brigman Avenue		
Comprehensive Plan Finding	CONSISTENT		
Adopted Future Land Use	Residential-4 (4 du/ga; 0.25 FAR)		
Service Area	Urban		
Community Plan(s)	Wimauma-SouthShore		
Rezoning Request	Rezoning from Agricultural Rural (AR) to Planned Development (PD) to develop a maximum of 72 single family detached units and 144 rowhouse units with the utilization of a flex		
Parcel Size	+/- 49.16 acres		
Street Functional Classification	West Lake Drive – County Collector Brigman Avenue – Local		
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	Agricultural Rural	Agricultural
North	Residential-4	Agricultural Rural	Single-Family Residential + Agricultural+ Educational
South	Residential-4	Planned Development	Vacant
East	Residential-4	Residential Single Family Conventional-4	Single- Family Residential+ Public/Quasi Public
West	Residential-6	Planned Development	Single-Family Residential

Staff Analysis of Goals, Objectives and Policies:

The subject site is located on approximately $49.16 \pm$ acres on the east side of West Lake Drive and south Brigman Avenue. The subject property is within the Urban Service Area (USA) and within the limits of the Wimauma Community Plan and SouthShore. The applicant requests to rezone the subject site from AR to PD to develop a maximum of 72 single family dwelling units and 144 rowhouse units with the utilization of a Flex.

The subject property is designated Residential-4 (RES-4) on the Future Land Use Map. The intent of the RES-4 Future Land Use category is to designate areas that are suitable for low density residential development. In addition, suburban scale neighborhood commercial, office, multi-purpose and mixed-use projects serving the area may be permitted, subject to the Goals, Objectives, and Policies of the Future Land Use Element, as well as applicable development regulations and conforming to established locational criteria for specific land use. The proposed use is consistent with the Residential-4 Future Land use classification.

The subject property is in the Urban Service Area, where 80% or more of new growth is to be directed per the Comprehensive Plan. The proposal meets the intent of Objective 1 and Policies 1.2 and 1.4 of the Future Land Use Element of the Comprehensive Plan (FLUE) by providing growth within the Urban Service Area. Policy 1.2 covers developments within the USA. Categories allowing 4 units per acre or greater must meet least 75% minimum density of the Future Land Use Category. The minimum density for the subject site is 157 dwelling units and the applicant is proposing 216 dwelling units which meets the minimum density required for properties within the RES-4 Future Land Use.

Policy 13.3 indicates how to calculate properties with wetlands. The property has 10 acres of wetlands and environmentally sensitive areas which are considered less than 25% of the site. Therefore, density calculations shall be for the entire site and not limited to upland area.

The applicant is requesting a Flex of the RES-6 Future Land Use category from the east on 9.7 acres of the subject site. PC staff has reviewed the request for consistency with Flex Policies 7.3 and 7.4 and has determined that the Flex is appropriately applied. Though the proposed 216 dwelling units exceed the maximum permitted in the RES-4 Future Land Use category, the request is found consistent and compatible with the surrounding development pattern. Overall, the proposed 216 residential units meets Policies 1.2, 1.4, 7.3, 7.4 and 13.3 of the Comprehensive Plan.

The subject property is surrounded by predominately agricultural uses and low density, single family neighborhoods in the RES-4 and RES-6 Future Land Use designations. The application is consistent with Objective 16, and Policies 16.2, 16.3 and 16.8 of the Future Land Use Element (FLUE) as well as Objective 12-1 and Policy 12-1.4 of the Community Design Component (CDC). The applicant is proposing an internal circulation and street stub-outs to connect adjacent neighborhoods together while also being sensitive to the environmentally sensitive land on site. This meets the intent of FLUE Policy 16.7 and Wimauma Community Plan Goal 5.

The Environmental Objective of the SouthShore Areawide Systems Plan seeks to achieve harmony between development and the natural environment. To achieve this objective, the community plan requires that development proposals work with EPC and other government agencies to monitor and protect natural resources. The EPC Wetlands Division has reviewed the proposed site plan that was submitted into Optix. The EPC has determined that a resubmittal is not necessary for the site plan's current configuration. Given that there is a separate approval process for wetland impacts with the Environmental Protection Commission and they currently do not object, Planning Commission staff finds this request consistent with Objective 13 and associated policies in the FLUE and Objective 3.5 and associated policies in the E&S.

At the time of filing this report, final transportation and zoning comments were not yet available in Optix. Therefore, the Planning Commission Staff finding did not take them into consideration for the analysis of this request.

The request is consistent with Goal 2 of the Wimauma Community Plan, as there is a large focus on open spaces which include a community gathering space, wetland conservation area, retention areas, and the significant wildlife habitat preservation area. The request is consistent with Goal 6 of the Wimauma Village Community Plan as the proposal fosters an economically integrated community by not being gated and provides housing to accommodate a diverse population and income level by providing various style residential units.

Overall, staff finds that the proposed planned development is compatible with the existing development pattern found within 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*.

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

Future Land Use Element

Urban Service Area

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

Policy 1.2: Minimum Density

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

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

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

Policy 7.3: The land use category boundaries may be considered for interpretation as flexible boundaries in accordance with the Flex Provision as follows:

Through application of the flex provision, the land use category boundaries shall be deemed to extend beyond the precise line to include property adjoining or separated by a man made or natural feature from the existing boundary line.

The line may be relocated a maximum of 500 feet from the existing land use boundary of the adopted Land Use Plan Map. Right-of-Way is not included in the measurement of the 500 foot flex.

No new flexes can be extended from an existing flexed area.

All flexes must be parallel to the land use category line.

Flexes are not permitted in the Rural Area or in areas specified in Community Plans.v Flexes are also not permitted from the Urban Service Area into the Rural Area. All flexes in the Rural Area approved prior to July 2007 are recognized and are not to be considered non-conforming.

Flexes to increase residential density are not permitted in the Coastal High Hazard Area.

Flexes are not permitted from a municipality into the unincorporated county.

A flex must be requested as part of planned development or site plan oriented rezoning application. Major Modification to approved zoning that changes the intensity, density or the range of uses will require that the previous flex request be re-evaluated for consistency and a new flex request may be required.vi

Applicants requesting a flex must provide written justification that they meet the criteria for a flex as outlined below.

The Board of County Commissioners may flex the plan category boundary to recognize or grant a zoning district which is not permitted in the land use category but lies within the distance of a conforming land use category, as described above. Prior to the determination by the Board of County Commissioner, the staff of the Planning Commission shall make a recommendation on the consistency of the request with the Comprehensive Plan.

Policy 7.4: The criteria for consideration of a flex request are as follows:

The availability and adequacy of public facilities to serve the proposed development accommodated by the flex;

The compatibility with surrounding land uses and their density and intensity;

The uitlization of the flex furthers other goals, objectives and policies of the Future Land Use *Element*.

Relationship to Land Development Regulations

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

Environmental Considerations

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

Policy 13.3: Environmentally Sensitive Land Credit

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

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

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

Policy 13.2: In an effort to assist projects preserving upland significant and essential wildlife habitat and for the purpose of calculating density and intensity, a 100% density transfer may be allowed.

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

Neighborhood/Community Development

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

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

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

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

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

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

Policy 16.7: Residential neighborhoods shall be designed to include an efficient system of internal circulation and street stub-outs to connect adjacent neighborhoods together. **Policy 16.8:** The overall density and lot sizes of new residential projects shall reflect the character of the surrounding area, recognizing the choice of lifestyles described in this Plan.

Community Design Component (CDC)

5.0 NEIGHBORHOOD LEVEL DESIGN 5.1 COMPATIBILITY

PD 24-0791

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

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

Environmental and Sustainability Section (E&S)

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

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

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

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

Livable Communities Element

SouthShore Areawide Systems Plan

Environmental Objective: The community is working to achieve harmony between development and the natural environment; ensuring that the bay and the supporting water systems are clean and healthy, supporting wildlife and recreation. Species habitats represent an extensive, interlocking network of environmental resources.

The community desires to:

1. Sustainability - Manage environmental resources and species habitats to maintain, protect and enhance the flora and fauna using an integrated, inclusive approach.

g) Continue to work with the Florida Department of Environmental Protection (FDEP), Hillsborough County Environmental Protection Commission (EPC), and other government agencies to monitor and protect air and soil resources.

Wimauma Village Community Plan

2. Parks, Recreation, and Conservation – Protect and enhance Wimauma's natural

environment

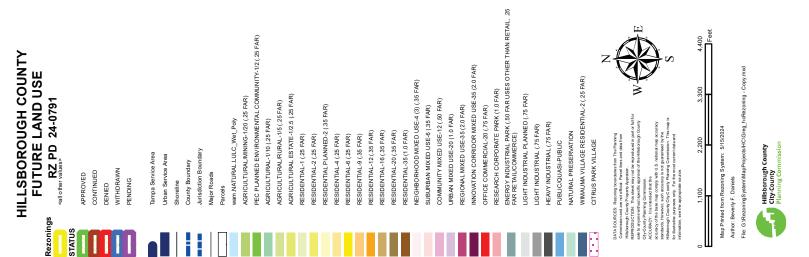
• Require open space to be established as a focal point of new subdivisions with 50 or more dwelling units

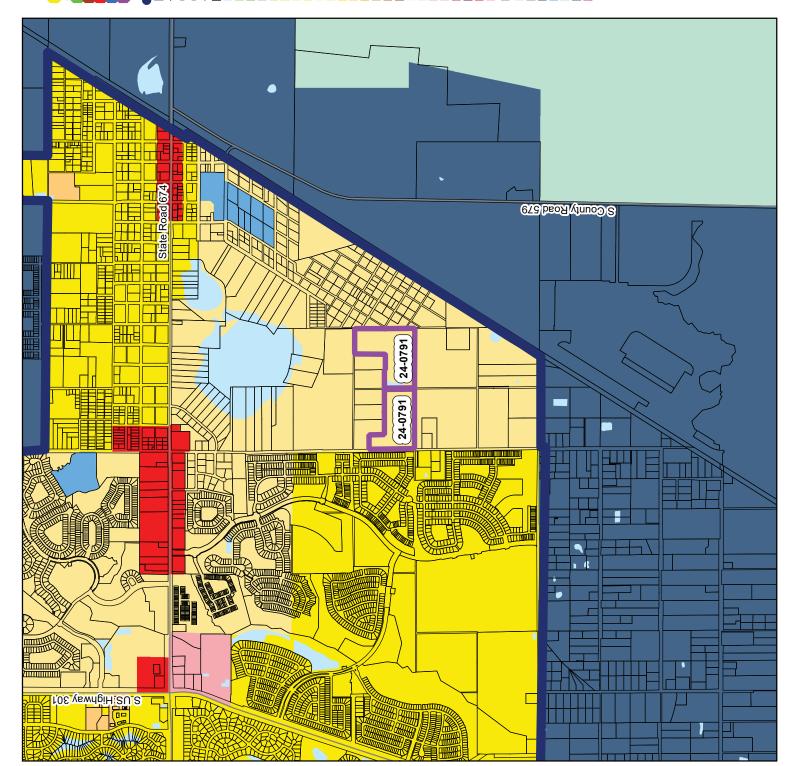
6. Housing and Neighborhoods

- Discourage gated subdivisions in order to foster an economically integrated community
- Encourage housing to accommodate a diverse population and income level

5. Transportation – Ensure a balanced transportation system that reflects the community's character and provides for options including walking, bicycling and transit

• Outside of the existing platted portion of Wimauma, through streets shall be established approximately every 1,320 feet, except where prohibited by environmentally sensitive lands





GENERAL SITE PLAN FOR CERTIFICATION



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

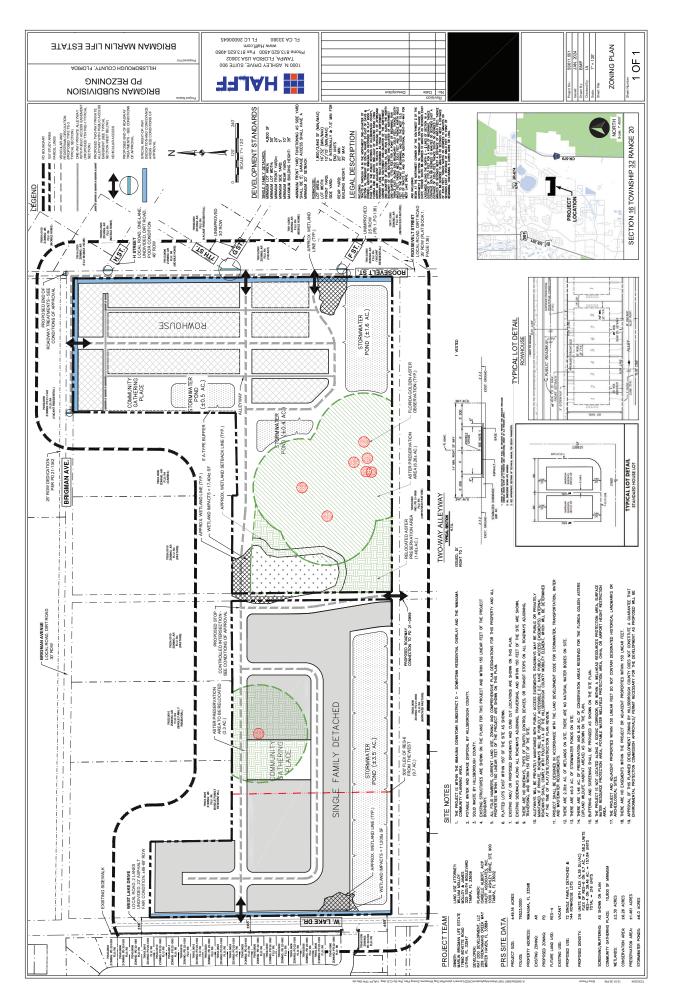
HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

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: Brigman Subdivision			
Zoning File: RZ PD 24-0791	Modification: None		
Atlas Page: None	Submitted: 07/23/2024		
To Planner for Review: 07/23/2024	Date Due: ASAP		
	Phone: 813.331.0976/ialbert@halff.com		
Right-Of-Way or Land Required for I			
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:} 07-23-2024		
Date Agent/Owner notified of Disapp	roval:		



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department REVIEWER: James Ratliff, AICP, PTP, Principal Planner PLANNING AREA/SECTOR: WM/ South

DATE: 7/15/2024 AGENCY/DEPT: Transportation PETITION NO: RZ 24-0791

This agency has no comments.

This agency has no objection.

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

This agency objects for the reasons outlined below.

CONDITIONS OF APPROVAL

- 1. Notwithstanding anything herein or shown on the PD site 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 (1) access connection to West Lake Dr. The developer shall construct a southbound to eastbound left turn lane on West Lake Dr. into the subject site prior to or concurrent with the initial increment of development.
- 3. Project roadways shall be publicly accessible, comply with Policy 4.1.4 of the Mobility Element of the Hillsborough County Comprehensive Plan, and shall be ungated. Additionally, the developer shall construct the following:
 - a. One (1) east-west through roadway which connects West Lake Dr. with proposed Roosevelt Dr. along the eastern project boundary as shown on the PD site plan;
 - b. One (1) north-south through roadway which connects the east-west through roadway with the roadway stubout along the southern project boundary (i.e. to the roadway stubout provided within adjacent PD 21-0929;
 - One (1) east-west roadway (i.e. a portion of Brigman Ave.) along the project's c. northern frontage and connecting to proposed Roosevelt Dr., as shown on the PD site plan; and,
 - d. One (1) north-south roadway (i.e. a portion of Roosevelt St.) along the project's eastern boundary, connecting Brigman Ave. to the north and terminating at F St., as shown on the PD site plan.

All internal roadways shall be constructed to either the Typical Section - 3 (TS-3) Typical Section standard as found within the Transportation Technical Manual.

- 4. All rowhouse lots shall be rear loaded, and accessed via one or two-way alleyways as shown on the PD site plan. All alleyways shall comply with Sec. 3.23.08.F of the LDC. One-way alleyways shall comply with the Traditional Neighborhood Development 1 (TND-1) typical section as found within the Transportation Technical Manual. Two-way alleyways shall utilize the typical section shown on the PD site plan. All alleyways shall be privately maintained with public access easements.
- 5. Construction access shall be limited to the project's West Lake Dr. access. The developer shall include a note in each site/construction plan submittal which indicates same.
- 6. The developer shall install appropriate end of roadway treatments as shown on the proposed PD plan (i.e. where proposed transportation facilities intersect with existing unimproved rights-of-way or substandard roadway) to prevent project traffic from utilizing those unimproved/substandard facilities (or vice versa). Such treatments shall be temporary and may be removed by the County in the future to facilitate future roadway extensions and/or additional connectivity.
- 7. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, additional connections to the public roadway system (e.g. for individual home driveways or other roadways) may be permitted at the sole discretion of Hillsborough County where internal project roadways abut external property (i.e. along the east-west through road, Brigman Ave., and/or Roosevelt St.) and such internal project roadways shall be considered Shared Access Facilities.
- 8. Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary, the intersection of the east-west and north-south through roadways shall be constructed as a 3-way stop controlled intersection (expandable to a 4-way stop controlled intersection in the future upon development of adjacent properties to the north), and subject to such stop control being warranted and approved by Hillsborough County. If such stop control is not warranted or approved by Hillsborough County, then the developer shall incorporate traffic calming measures into the construction of the east-west and north-south roadways. Eligible traffic calming measures which satisfy this requirement shall include use of chicanes, use of neckdowns/flares/street narrowing/intersection throating (as further described in Sec. 5.08.09.E., use vertical curbing, and/or other measures which help mitigate speeding issues created by uninterrupted grid patterns with long runs (as is shown on the PD site plan). Installation of traditional speed bumps shall not satisfy this traffic calming requirement.
- 9. The developer shall dedicate and convey to Hillsborough County sufficient right-of-way along the project's western boundary such that there is a minimum of 64-feet of right-of-way available (more where turn lanes are proposed, or other design constraints exist) such that the Typical Section which includes 5-foot separation between the roadway and multi-purpose pathway (reference condition X, below) can be utilized.
- 10. The developer shall dedicate and convey to Hillsborough County sufficient right-of-way to accommodate the east-west through roadway (i.e. a minimum of 50-feet of right-of-way per TS-3). Except as otherwise shown on the PD site plan, the east-west through roadway shall be constructed so as to abut adjacent properties to the north to the greatest extent possible. No landscaping or other "spite strips" shall be permitted between the public right-of-way and adjacent properties.
- 11. The developer shall dedicate and convey to Hillsborough County sufficient right-of-way along the project's northern and eastern boundaries such the minimum right-of-way necessary to construct the required segments of Brigman Ave. and Roosevelt St. (i.e. a minimum of 50-feet of right-of-way per TS-3).

- 12. If RZ 24-0791 is approved, the County Engineer will approve a Design Exception (dated July 15, 2024) which was found approvable by the County Engineer (on July 15, 2024) for the West Lake Dr. substandard road improvements. As West Lake Dr. is a substandard collector roadway, the developer will be required to make certain improvements to West Lake Rd. consistent with the Design Exception. Specifically, between SR 674 and Bishop Rd. the developer shall:
 - a. Widen the roadway such that turn lanes and travel lanes are a minimum of 11-feet in width;
 - b. Install Type "F" curb and gutter along both sides of the roadway;
 - c. Install stormwater ponds and related infrastructure outside of the right-of-way as necessary to treat/convey/attenuate stormwater flows; and
 - d. Construct 10-foot-wide multi-purpose pathways along both sides of the road.

The above improvements shall conform to one of two Typical Sections, which differ in the placement of the multi-purpose pathways. The use of the Typical Section which eliminates the 5-foot separation (i.e. grass/planting strip) between the multi-purpose pathway and the Type "F" curb shall be restricted to situations where (a) the available right-of-way is less than 64-feet, and (b) in such other locations, as authorized by the County Engineer, where final engineering demonstrates the existence of Design Constraints that necessitate its use in order to construct the improvements in a reasonable, cost efficient manner and/or without acquisition of additional right-of-way.

Other Conditions:

- Prior to certification of the General Development Plan (GDP), the applicant shall revise the GDP to:
 - Revise the Rowhouse Typical Lot Layout to change the proposed front setback from a minimum of 2-feet to instead read a minimum of 10 feet. Staff notes that pursuant to the TS-3 typical section, 10-foot utility easements are required along both sides of the roadway (outside of the right-of-way). Since buildings are not permitted to be constructed over utility easements, minimum front setback cannot be 2-feet.
 - Revise note 10 to instead state, "Alleyways will be privately maintained with public access easements. Roadways may be public or privately maintained. If private, roadways will be publicly accessible (i.e. have public access easements). Internal roadways shall comply with Policy 4.1.4 of the Hillsborough County Mobility Element, which will be determined at the time of plat/site/construction plan review."

PROJECT SUMMARY AND TRIP GENERATION

The applicant is requesting to rezone a +/- 49.16 ac. parcel, from Agricultural Rural (AR) to Planned Development (PD). The applicant is requesting approval of 72 single-family detached dwelling units and 144 rowhouse (townhome) units.

In accordance with the Development Review Procedures Manual (DRPM), the developer submitted a transportation and site access analysis for the proposed project. Staff has prepared a comparison of the number of trips potentially generated under the existing and proposed zoning designations, generally consistent with the applicant's transportation analysis, utilizing a generalized worst-case scenario. Data

presented below is based on the Institute of Transportation Engineer's (ITE) <u>Trip Generation Manual</u>, 11th Edition.

Existing Zoning:

Land Use/Size	24 Hour Two-	Total Peak	Hour Trips
Land Use/Size	Way Volume	AM	PM
AR, 9 Single-Family Detached Dwelling Units (ITE LUC 210)	84	8	8

Proposed Zoning:

Land Use/Size	24 Hour Two-	Total Peak	Hour Trips
Land Use/Size	Way Volume	AM	PM
PD, 72 Single-Family Detached Dwelling Units (ITE Code 210)	746	55	73
PD, 144 Townhome Units (ITE Code 215)	1,046	69	83
Subtotal:	1,792	124	156

Trip Generation Difference:

Land Use/Size	24 Hour Two-	Total Net Pea	ak Hour Trips
Land Use/Size	24 Hour Two- Way Volume (+) 1,708	AM	PM
Difference	(+) 1,708	(+) 116	(+) 148

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

West Lake Dr. is a 2-lane, undivided, substandard, collector roadway characterized by +/- 20-21 feet of pavement in average condition. The roadway lies within a variable width right-of-way (between +/- 45 and +/- 60 feet in width) along the project's frontage. There are +/- 5-foot-wide sidewalks along portions of the west side of West Lake Dr. in the vicinity of the proposed project. There are no bicycle facilities on West Lake Dr. in the vicinity of the proposed project.

The adjacent project to the south (PD 21-0959) received a Design Exception approval which required that developer to make certain improvements to West Lake Rd. consistent with the Design Exception. Specifically, between SR 674 and Bishop Rd. the developer was required to:

- b. Widen the roadway such that turn lanes and travel lanes are a minimum of 11-feet in width;
- e. Install Type "F" curb and gutter along both sides of the roadway;
- f. Install stormwater ponds and related infrastructure outside of the right-of-way as necessary to treat/convey/attenuate stormwater flows; and
- g. Construct 10-foot-wide multi-purpose pathways along both sides of the road.

The above improvements were required to conform to one of two Typical Sections, which differ in the placement of the multi-purpose pathways. The use of the Typical Section which eliminates the 5-foot separation (i.e. grass/planting strip) between the multi-purpose pathway and the Type "F" curb was restricted to situations where (a) the available right-of-way is less than 64-feet, and (b) in such other locations, as authorized by the County Engineer, where final engineering demonstrates

the existence of Design Constraints that necessitate its use in order to construct the improvements in a reasonable, cost efficient manner and/or without acquisition of additional right-of-way.

Once the adjacent project completes the improvements (which are in progress), the roadway will be deemed to satisfy the Essential Elements as specified within Sec. 3.23.09 of the LDC.

The developer of the subject PD also will have the same requirements, as discussed in the Design Exception request section, hereinbelow.

SITE ACCESS AND CONNECTIVITY

Generally

The applicant is proposing to take access to the project via West Lake Dr. As shown in the applicant's transportation analysis, the developer will be required to construct a southbound to eastbound left turn lane on West Lake Dr. at the project entrance as required by Section 6.04.04.D. of the Hillsborough County Land Development Code (LDC). No other auxiliary (turn) lane improvements were found to be warranted.

In additional to other internal project roadways which will be constructed to serve the project, the applicant is proposing to construct an east-west roadway, as well as portions of Roosevelt St. and Brigman Ave., which are necessary for compliance with LDC Sec. 3.23.08 of the LDC.

Other External Connectivity

Where staff uses the term "through road" below, it should be noted that this term is used loosely to denote any road connection or stubout (whether or not there is a roadway currently planned to connect to the stubout). It is anticipated in the future that additional connections (to the north) along the east-west roadway, as well as additional connections (to the east) along Roosevelt St., will be permitted. Roosevelt St. may also be extended further north, and Brigman Ave. may be extended further west (depending upon whether those adjacent properties choose to redevelop).

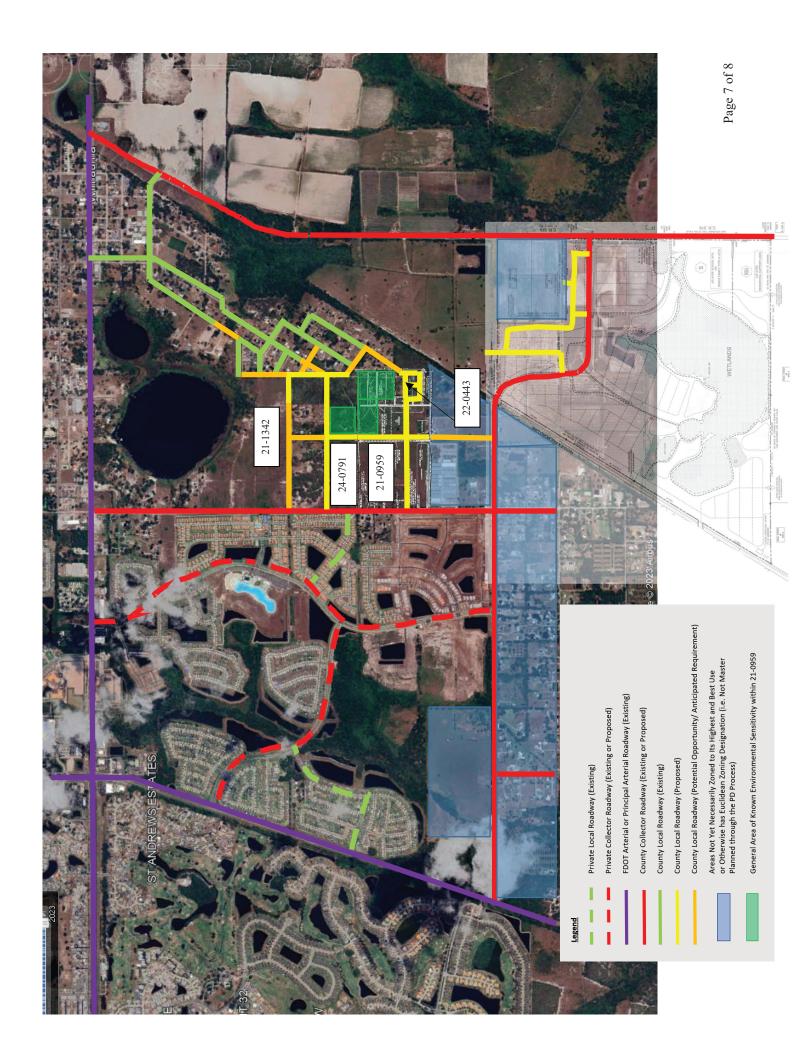
Staff notes that 25-feet of the necessary right-way necessary to construct Brigman Ave. is being dedicated by the School District of Hillsborough County, in accordance with PD 21-1342 zoning condition 24. The developer of the subject PD will be required to dedicate any additional right-of-way necessary to ensure 50-feet is available for the construction of the required Brigman Ave. segment along the northern PD boundary. Similarly, the developer will be required to dedicate any additional right-of-way needed as necessary to construct Roosevelt St. along the eastern boundary.

Staff has included a rough and ready graphic, below, to demonstrate how the proposed development interfaces with existing and planned roadways in the vicinity of the project. Staff has overlaid certain PD site plans from surrounding projects on an aerial, all of which have been approved.

For clarity of the graphic, not all existing or proposed local roadways are shown on the PD site plan (only those staff deemed valuable in demonstrating connectivity are shown). Also, the general locations of two pending PDs have been shown on the graphic. It should be noted that where orange roadways are shown (i.e. those local roadway connections identified as a "Potential Opportunity/Anticipated Requirement"), no final determinations have been made as to the viability of these connections, and there are any number of reasons (environmental, legal, development timing, insufficient right-of-way, etc.) which could preclude their construction. These should only be perceived as representing potentially viable connections based on known factors at this time, do not take into account existing property owner plans or wishes, and are not representative of all known viable connections.

Lastly, it should be noted that where green roadways are shown (i.e. those local roadways identified as "Existing"), those roadways are substandard. Significant investment would likely be required to bring the

roadways up to current standards and in many (but not all) cases, additional right-of-way would have to be dedicated/conveyed or otherwise acquired in order to accommodate improvements to the roadway network to a level sufficient to support any new development/redevelopment.



REQUESTED DESIGN EXCEPTION

Given that West Lake Dr. is a substandard collector roadway, the applicant is required to make certain improvements between the project driveway and nearest roadway meeting standards (i.e. SR 674). Transportation Review Section staff was advised that the applicant submitted the proper documentation required pursuant LDC Sec. 3.23.09.C. necessary to authorize consideration of a Design Exception per the Wimauma Downtown Overlay requirements. The applicant's Engineer of Record (EOR) submitted a Design Exception request (dated July 15, 2024) for West Lake Dr. to determine the specific improvements that would be required by the County Engineer between Bishop Rd. and SR 674. Based on factors presented in the Design Exception request, the County Engineer found the request approvable (on July 15, 2024). The Design Exception would authorize deviations from the TS-4 Typical Section (for 2-lane, Undivided, Urban Collector Roadways) as found in the Hillsborough County Transportation Technical Manual (TTM). Specifically:

- 1. Within Rights-of-way a Minimum of Way 64-feet in Wide or Greater (including those areas along the project's frontage where the developer of the subject PD, or another developer, is required to dedicate and convey additional right-of-way to the County to ensure a minimum of 64-feet exists):
 - a. The developer shall be permitted to utilize 10-foot-wide multi-purpose pathways on both sides of the roadway, instead of 5-foot sidewalks and 7-foot buffered bicycle lanes required per TS-4; and,
 - b. The developer shall be permitted to reduce the minimum separation between the nearest travel lane and multi-purpose pathway from 14 feet to 7 feet.
- 2. Within Rights-of-Way Less than 64-feet in Width or Where Constraints Exist Which Preclude Utilization of the Preferred Typical Section:
 - a. The developer shall be permitted to utilize 10-foot wide multi-purpose pathways on both sides of the roadway, instead of 5-foot sidewalks and 7-foot buffered bicycle lanes required per TS-4; and,
 - b. The developer shall be permitted to reduce the minimum separation between the nearest travel lane and multi-purpose pathway from 14 feet to 2 feet.

If PD 21-0959 is approved, the County Engineer will approve the above referenced Design Exception.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Information for West Lake Dr. was not included in the 2020 Hillsborough County LOS report. As such, LOS information for the facility cannot be provided.

From:	<u>Williams, Michael</u>
То:	Steven Henry
Cc:	wmolloy@mjlaw.us; Ratliff, James; Lampkin, Timothy; Heinrich, Michelle; Tirado, Sheida; PW-CEIntake; De Leon, Eleonor
Subject:	FW: PD 24-0791 - Design Exception Review
Date:	Monday, July 15, 2024 6:38:09 PM
Attachments:	<u>image002.png</u> <u>24-0791 DEAd 07-15-24.pdf</u> <u>image001.png</u>

Steve,

I have found the attached Design Exception (DE) for PD 24-0791 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-</u> <u>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 <TiradoS@hcfl.gov>
Sent: Monday, July 15, 2024 6:32 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Ratliff, James <RatliffJa@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>
Subject: PD 24-0791 - Design Exception Review

Hello Mike,

The attached DE is approvable to me, please include the following people in your response:

shenry@lincks.com wmolloy@mjlaw.us ratliffja@hcfl.gov lampkint@hcfl.gov heinrichm@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>

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.



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 Eleonor de Leon at <u>deleone@HCFL.gov</u> or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	 Section 6.04.02.B. Administrative Variance Technical Manual Design Exception Request Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	New Request × Revised Request Additional Information
submittal number/name to each separate request. number previously identified. It is critical that the ap	 I. Brigman Subdivision PD Rezoning 4. I. Brigman Subdivision PD Rezoning 5. I. Brigman Subdivision PD Rezoning 5. I. Brigman Subdivision PD Rezoning 6. I. Brigman Subdivision PD Rezoning 6.
Project Name/ Phase Brigman Subdivi	sion PD Rezoning ture communications and submittals of additional/revised information relating to this variance. list that phase.
numbers must be provided in the format provided by	Check This Box If There Are More Than Five Folio Numbers to a maximum of five. If there are additional folios, check the box to indicate such. Folio the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, 89"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789;
Name of Person Submitting Request	Steve Henry, P.E.
Important: For Design Exception (DE) Requests, the p DE request letter must be signed and sealed.	erson submitting must be a Professional Engineer (PE) licensed within the state of Florida. The
Current Property Zoning Designation	PD
Designation. Typing "N/A" or "Unknown" will result in	ily Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) your application being returned. This information may be obtained via the Official Hillsborough <u>os.hillsboroughcountv.org/maphillsborough/maphillsborough.html</u> . For additional assistance, or Development Services at (813) 272-5600 Option 3.
Pending Zoning Application Number	24-0791
Important: If a rezoning application is pending, ent Applicable". Use PD for PD rezoning applications, MI	er the application number proceeded by the case type prefix, otherwise type "N/A" or "Not M for major modifications, PRS for minor modifications/personal appearances.
Related Project Identification Number (Site/Subdivision Application Number)	N/A
Important: This 4-digit code is assigned by the Center Construction, and Preliminary/Final Plat applications	er for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision . If no project number exists, please type "N/A" or "Not Applicable".
	1 of 1 06/2024

LINCKS & ASSOCIATES, LLC



July 15, 2024

Mr. Mike Williams Hillsborough County Government 601 East Kennedy Blvd., 22nd Floor Tampa, FL 33602

Re: Brigman Subdivision PD Rezoning Pd 24-0791 Folio 79523.0000 Lincks Project No. 22113

The purpose of this letter is to request a Design Exception to the Hillsborough County Transportation Technical Manual per Section 1.7.2 to meet Land Development Code Section 6.04.03L for West Lake Drive from SR 674 to Bishop Road. The subject property is proposed to be rezoned to Planned Development to allow the following land uses:

- Single Family 71 Dwelling Units
- Rowhouses 142 Dwelling Units

According to the Hillsborough County Functional Classification Map, West Lake Drive is classified as a collector roadway and the subject site is within the Hillsborough County Urban Service Area.

Table 1 provides the trip generation for the proposed Planned Development.

The access to serve the project is proposed to be via one full access to West Lake Drive. In addition, there are future accesses to Brigman Avenue and Roosevelt Street.

Lennar, Hillsborough County BOCC and the Hillsborough County School Board have entered into a Development Agreement to improve West Lake Drive from Bishop Road to SR 674. The roadway plans for West Lake Drive per the Development Agreement have been approved and are currently under construction. Therefore, the Design Exception is based on the typical sections that are under construction.

In addition, the Essential Elements for West Lake Drive were based on the approved construction plans for West Lake Drive. A copy of the Essential Elements is included with this submittal.

The request is for a Design Exception to TS-4 of the Hillsborough County Transportation Technical Manual for West Lake Drive. This segment of West Lake Drive is currently a

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

two-lane roadway. The following exceptions are requested to accommodate the proposed project.

- 1) Bike Lanes TS-4 has 7 foot buffered bike lanes. The approved typical section does not have bike lanes but instead provides 10 foot sidewalks on both sides of the road.
- 2) Sidewalk TS-4 has sidewalks on both sides of the roadway. The approved typical section provides 10 foot sidewalks.

The justification for the Design Exception is as follows:

The Development Agreement provides two alternative sections. The first is where there is sufficient right of way to provide the proposed section which is shown in Figure 1. Figure 2 illustrates the proposed section where right of way is limited and/or there are design constraints. The primary difference in these sections is the distance from the back of the curb to the sidewalk. It should be noted that the distance between the back of the curb and sidewalk can vary depending on the right of way and roadway constraints. This section will be minimized to the greatest extent feasible. The sections include the following:

- Bike Lanes Due to the three schools that are proposed along the subject segment of West Lake Drive, 10 foot sidewalks are proposed on each side of West Lake Drive in lieu of the bike lanes. From a safety standpoint, the 10 foot sidewalks provide a better option for students walking and riding bikes to school than students riding bikes within West Lake Drive or pedestrian and bikes on a 5 foot sidewalk. Due to right of way constraints along the roadway, it is not feasible to provide the bike lanes and the 10 foot sidewalks.
- Sidewalk 10 foot sidewalk on both sides of the roadway are proposed instead of the bike lanes. As stated above, given the roadway will serve the 3 schools, the 10 foot sidewalks provide a better option for the school students.

Based on the above, it is our opinion, the proposed improvements to West Lake Drive will alleviate the impact of the project and meet the intent of the Transportation Technical Manual to the extent feasible.

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

Best Regards

Steven J Henry President Lincks & Associates, LLC P.E. #51555



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

_____ Disapproved

_____ Approved

_____ Approved with Conditions

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E.

Sincerely,

Michael J. Williams Hillsborough County Engineer

'n		Total	72	<u>81</u>	153
/ Peak Ho	Trip Ends	Out	27	33	60
A N		드	45	48	93
Ŀ		Total	55	68	123
1 Peak Ho	Trip Ends	Out	41	51	92
AN	•	드	14	<u>17</u>	31
	Daily	Trip Ends	71 DU's 736 14 41 55 45 27 72	1,032	1,768
		Size	71 DU's	142 DU's	Total
ШЕ	Land Use	Code	210 7	215	
		Land Use	Single Family	Rowhouses	

ESTIMATED PROJECT TRIP GENERATION (1)

TABLE 1

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

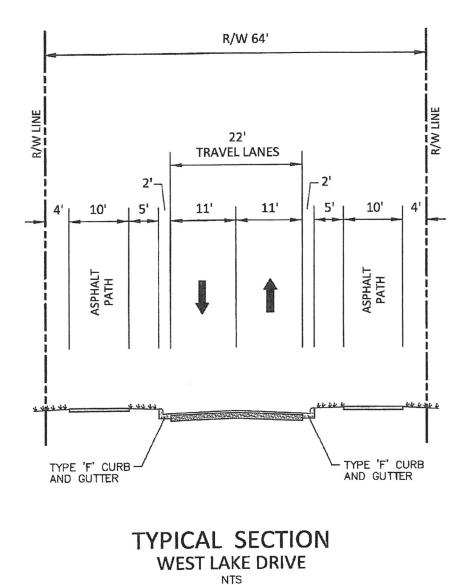


FIGURE 1

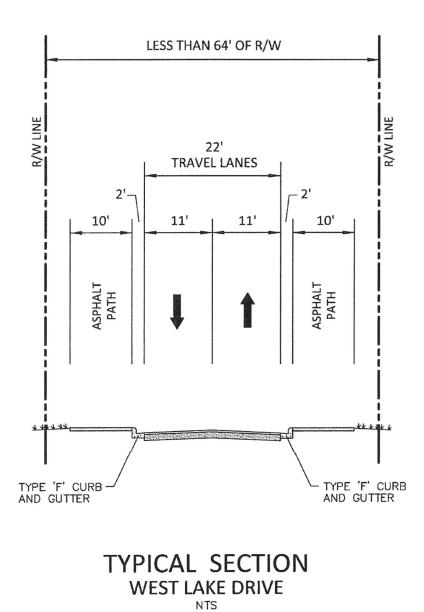


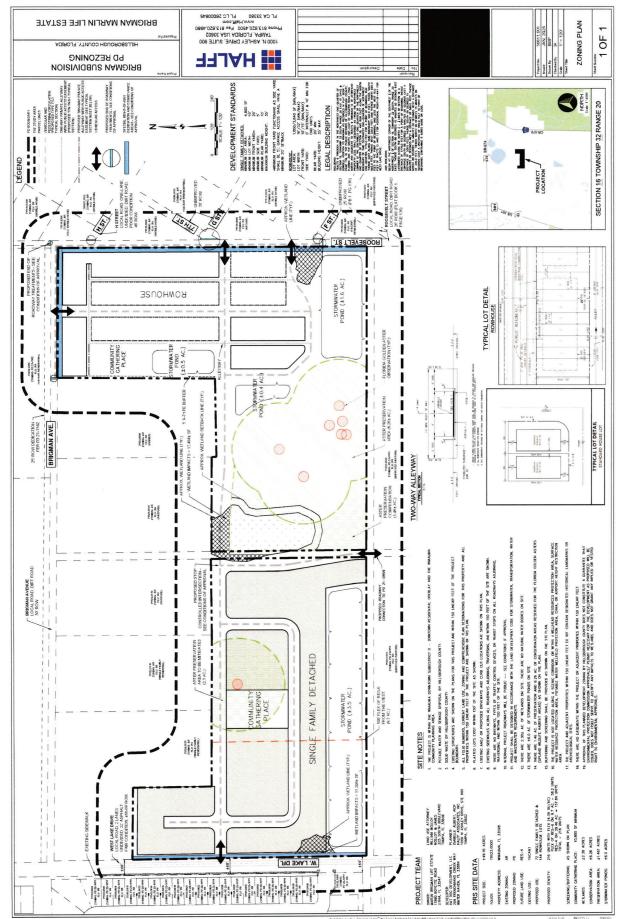
FIGURE 2

APPENDIX



PD PLAN

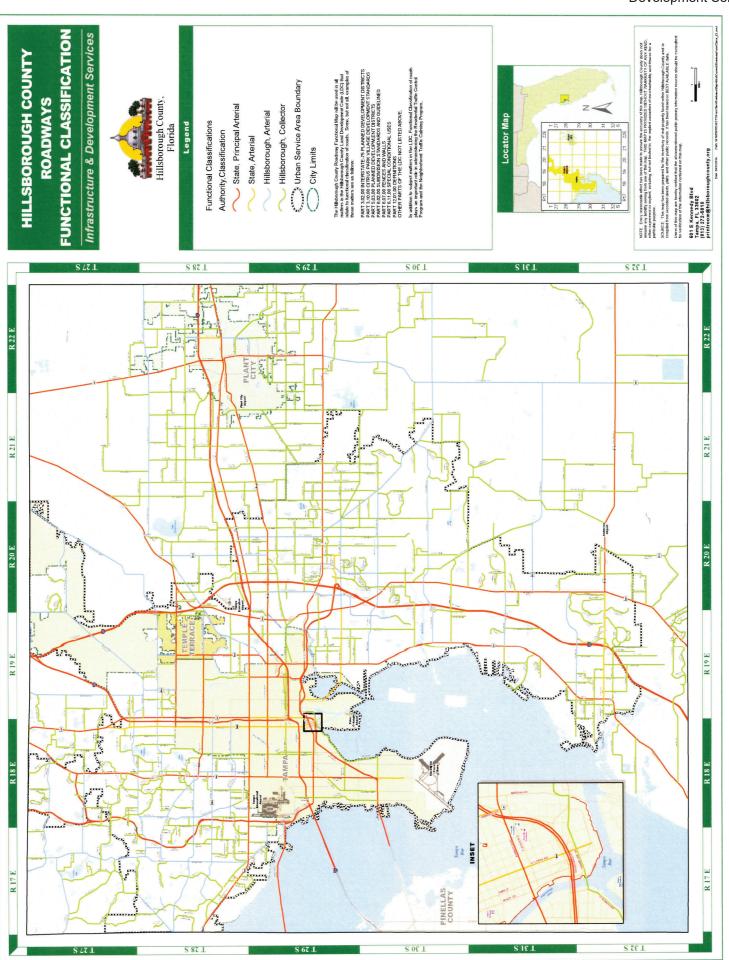




HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION MAP

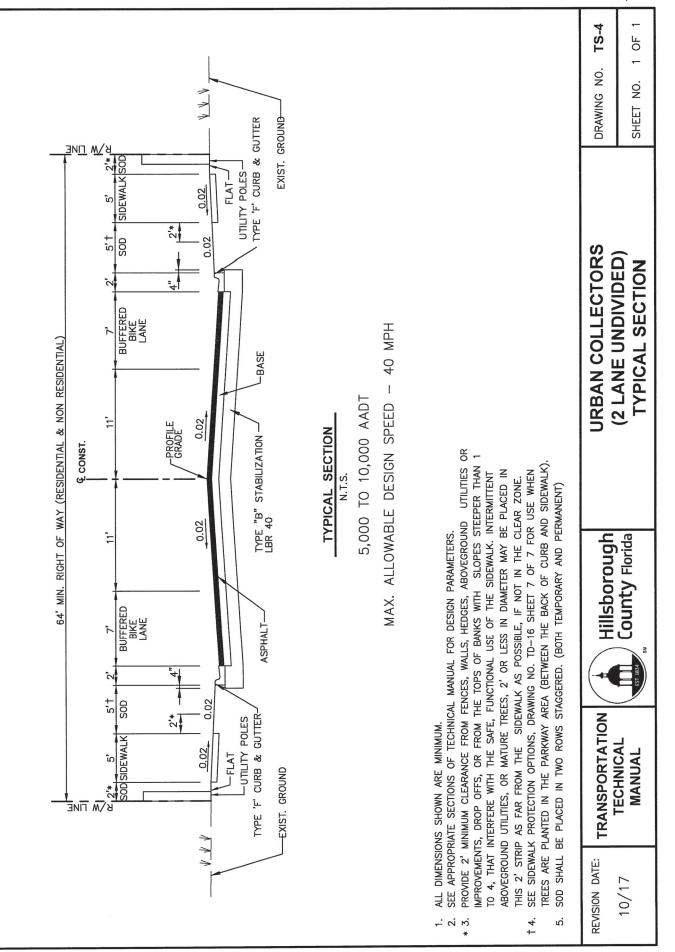


Received July 15, 2024 Development Services



TS-4





Received July 15, 2024 Development Services

24-0791

ESSENTIAL ELEMENTS

The purpose of this document is to provide an assessment of the Essential Elements per LDC Section 3.24.06 – Substandard Roadways, for West Lake Drive from SR 674 to Bishop Road in conjunction with the rezoning of the above referenced project. The subject property is proposed to be rezoned to Planned Development to allow the following land uses:

- Single Family 72 Dwelling Units
- Rowhouses 144 Dwelling Units

According to the Hillsborough County Functional Classification Map, West Lake Drive is classified as a collector roadway and the subject site is within the Hillsborough County Urban Service Area.

The access to serve the project is proposed to be via one full access to West Lake Drive. In addition, there are future accesses to Brigman Avenue and Roosevelt Street.





Based on the zoning conditions for PD 21-0959, West Lake Drive from Bishop Road to SR 674 is required to be improved. The roadway plans for West Lake Drive per the zoning conditions have been approved and are currently under construction. In addition, a Design Exception was approved for PD 21-0959 for the typical section utilized in the construction plans.

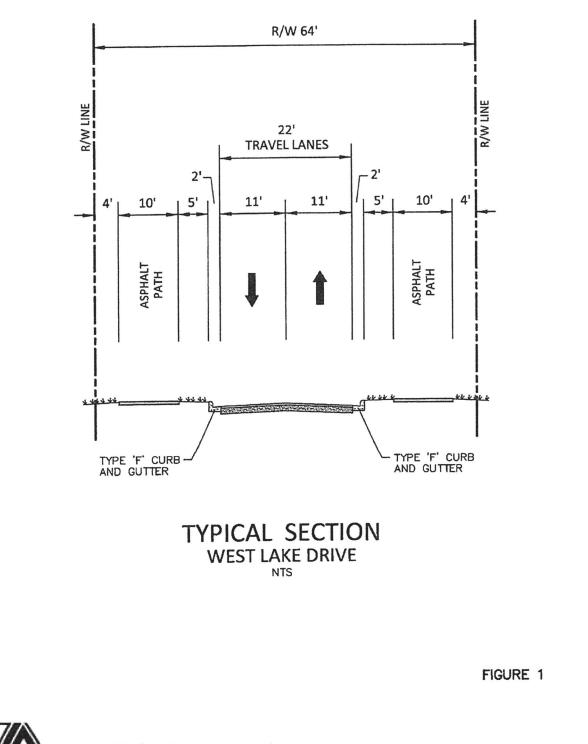
This evaluation is based on the typical section for the Design Exception approved for West Lake Drive and the construction plans. The Essential Elements are as follows:

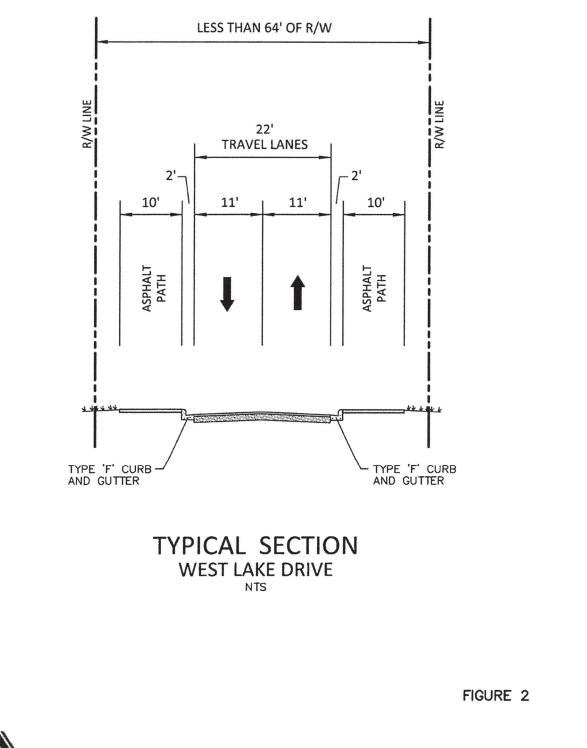
- a. Curb and Gutter Curb and Gutter is proposed along the section of the roadway.
- b. Stabilized Shoulders No shoulders are proposed since this is proposed to be curb and gutter.
- Roadside Safety With the typical section, the clear recovery requirements have been met.
- d. Bicycle Facilities 10 foot sidewalks on both sides of the road are to be provided instead of bike lanes. This was done to allow school children to safely ride bikes to school on the 10 foot sidewalk.
- e. Sidewalk 10 foot sidewalks on both sides of the road are to be provided.

Figures 1 and 2 provide the proposed typical sections.

With the improvements identified above, Section 3.24.06 of the LDC would be satisfied.







Adjoining Roadways (check if applicable)					
Road Name	Classification	Current Conditions	Select Future Improvements		
West Lake Dr.	County Collector - Rural	2 Lanes ⊠Substandard Road □Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other 		
	Choose an item.	Choose an item. Lanes Substandard Road Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other 		
	Choose an item.	Choose an item. Lanes Substandard Road Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other 		
	Choose an item.	Choose an item. Lanes Substandard Road Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other 		

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

Project Trip Generation Not applicable for this request					
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	84	8	8		
Proposed	1,792	124	156		
Difference (+/-)	(+) 1,708	(+) 116	(+) 148		

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

Design Exception/Administrative Variance				
Road Name/Nature of Request Type Finding				
West Lake Dr./ Substandard Road	Design Exception Requested	Approvable		
	Choose an item.	Choose an item.		
Notes:				

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

COMMISSION

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AGENCY COMMENT SHEET

REZONING	
HEARING DATE: June 17, 2024	COMMENT DATE: May 15, 2024
PETITION NO.: 24-0791	PROPERTY ADDRESS: West Lake Drive,
EPC REVIEWER: Kelly M. Holland CONTACT INFORMATION: (813) 627-2600 X EMAIL: <u>hollandk@epchc.org</u>	Wimauma FOLIO #: 0795230000 STR: 16-32S-20E
REQUESTED ZONING: Rezone from AR to PD	

FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	07/21/2022 & 11/22/2023
WETLAND LINE VALIDITY	EPC Survey valid through 5-7-2029
WETLANDS VERIFICATION (AERIAL PHOTO,	Near Southeast and Southwest corners as well as
SOILS SURVEY, EPC FILES)	the center of the property

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

- Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be

Environmental Excellence in a Changing World

Environmental Protection Commission - Roger P. Stewart Center 3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

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

INFORMATIONAL COMMENTS:

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

- The subject property contains wetland/OSW areas, which have been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11.
- The site plan depicts wetland impacts that have not been authorized by the Executive Director of the EPC. The wetland impacts are indicated for an internal access road. Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan. If you choose to proceed with the wetland impacts depicted on the plan, a separate wetland impact/mitigation proposal and appropriate fees must be submitted to this agency for review.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

kmh / app

ec: Isabelle Albert, Agent – <u>ialbert@halff.com</u>

Environmental Excellence in a Changing World



Adequate Facilities Analysis: Rezoning

Date: May 21, 2024

Acreage: 49.16 (+/- acres)

Future Land Use: R-4

Jurisdiction: Hillsborough County

Parcel Folio Number(s): 79523 0000

Case Number: 24-0791

HCPS #: RZ 619

Maximum Residential Units: 80/136

Address: W Lake Drive

Residential Type: Single Family

Proposed Zoning: Planned Development

Detached/Single Family Attached

Farcer Follo Number (5). 19525.0000			
School Data	Wimauma Elementary	Shields Middle	Sumner High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	975	1557	3301
2023-24 Enrollment K-12 enrollment on 2023-24 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	485	1739	3738
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	50%	112%	113%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 5/20/2024	429	0	0
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	32	14	21
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	97%	113%	114%

Notes: Adequate capacity exists at Wimauma Elementary for the residential impact of the proposed rezoning. Although Shields Middle and Sumner High Schools are projected to be over capacity, state law requires the school district to consider whether capacity exists in adjacent concurrency service areas (i.e., school attendance boundaries). At this time, additional capacity exists at the high school level but, there is no adjacent capacity available at middle school level. The applicant is advised to contact the school district for more information.

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

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	g/Code Administration, Devel	opment Services Department
FROM:	Reviewer: Carla Shelton Knight Date: July 15, 2024		
Agen		ey: Natural Resources	Petition #: 24-0791
	() ()	This agency has no commen This agency has no objection	ns
	(X)	This agency has no objection conditions	ns, subject to listed or attached
	()	This agency objects, based of	on the listed or attached issues.

- 1. An evaluation of the property supports the presumption that listed species occur or have restricted activity zones throughout the property. Essential Habitat as defined by the LDC appears to be accurately represented on the rezoning site plan submitted on July 1, 2024. The subdivision construction site plans may be modified from the Certified Site Plan to avoid impacting listed species if necessary based on future site evaluations during the subdivision review process. 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. **This statement should be identified as a condition of the rezoning**.
- 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.

23-0918 Natural Resources February 5, 2024

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



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

TO:	Zoning Review, Development Services	DATE: 06/03/2024
REVIEWER:	Ron Barnes, Impact & Mobility Fee Coordinator	
APPLICANT:	Rat Dog Development, LLC	PETITION NO: 24-0791
LOCATION:	W Lake Drive	
FOLIO NO:	79523.0000	

Estimated Fees:

Townhouse (Fee estimate is based on a 1,500 s.f., 1-2 Story) Mobility: 6,661 + 136 = 905,896Parks: 1,957 + 136 = 266,152School: 7,027 + 136 = 955,672Fire: 249 + 136 = 33,864Total estimated townhome impact fees: 2,161,584

Single Family Detached (Fee estimate is based on a 2,000 s.f.) Mobility: \$9,183 * 80 = \$734,640 Parks: \$2,145 * 80 = \$171,600 School: \$8,227 * 80 = \$658,160 Fire: \$335 * 80 = \$26,800 Total estimated single family home impact fees: \$1,591,200 Total both:\$3,752,784

Project Summary/Description:

Urban Mobility, South Parks/Fire - 80 SFR, 136 Townhome Units

WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: <u>RZ-PD 24-0791</u> REVIEWED BY: <u>Clay Walker, E.I.</u> DATE: <u>5/28/2024</u>

FOLIO NO.: 79523.0000

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A <u>4</u> inch water main exists (adjacent to the site), (approximately <u>2,350</u> feet from the site) <u>and is located north of the subject property within the east Right-of-Way</u> <u>of West Lake Drive</u>. 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 <u>12</u> inch wastewater forcemain exists (adjacent to the site), (approximately <u>4,350</u> feet from the site) and is located north of the subject property within the north <u>Right-of-Way of State Road 674</u>. 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. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the South County Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.



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:	5/14/2024
REVIEWER:	Kim Cruz, Environmental Supervisor	REVIEW DATE:	5/22/2024
PROPERTY OWNER:	Marlin Brigman Life estate	PID:	24-0791
APPLICANT:	Rat Dog Development, LLC		
LOCATION:	CATION: West Lake Drive Wimauma, FL 33598		
FOLIO NO.:	79523.0000		

AGENCY REVIEW COMMENTS:

According to the current Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site does not appear to be located within a Wellhead Resource Protection Area (WRPA), Surface Water Resource Protection Area (SWRPA) and/or Potable Water Wellfield Protection Area (PWWPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

HC EVSD has no objection.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth ManagementDATE: <u>14 May 2024</u>			
REVIEWER:	Bernard W. Kaiser, Conservation and	Environmental Lan	ds Management
APPLICANT:	Isabelle Albert	PETITION NO:	RZ-PD 24-0791
LOCATION:	Wimauma, FL 33598		
FOLIO NO:	79523.0000	SEC: <u>16</u> TWN: <u>16</u>	<u>32</u> RNG: <u>20</u>

This agency has no comments.

This agency has no objection.

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

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

COMMENTS: _____.

VERBATIM TRANSCRIPT

ZHM Meeting July 22, 2024			
HILLSBOROUGH COUNTY, FLORIDA Board of County Commissioners			
IN RE:) ZONE HEARING MASTER) HEARINGS)X			
	HEARING MASTER HEARING F TESTIMONY AND PROCEEDINGS		
BEFORE:	Susan Finch		
	Land Use Hearing Master		
DATE:	Monday, July 22, 2024		
TIME:	Commencing at 6:00 p.m. Concluding at 9:32 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			

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1	MS. HEINRICH: Our next application is Item D.7,
2	PD 24-0791. The applicant is requesting a rezoning from AR to
3	Planned Development. Tim Lampkin with Development Services will
4	provide staff findings. And also, I would note this is an
5	application that is scheduled for the August 13th BOCC meeting,
6	which is in a revised staff report. But just so for anyone
7	listening or attending tonight, that is scheduled for the 8/13
8	BOCC Land Use Meeting.
9	HEARING MASTER: All right. And I have agreed to do
10	an expedited decision or recommendation by August 6th of 2024
11	MS. HEINRICH: Yes.
12	HEARING MASTER: to meet that. Thank you so much.
13	Good evening.
14	MS. ALBERT: Good evening. Thank you. Isabelle
15	Albert with Half 1000 North Ashley Drive, Suite 900.
16	I'm here today to discuss this 49-acre site that's
17	located in the Wimauma Community Plan. It's on the east side of
18	West Lake Drive, south of Brigman Avenue. And it is also
19	located in the urban service area and also within the Wimauma
20	downtown subdistrict, which is the downtown overlay, residential
21	overlay. More specifically, just to zoom out a little bit, the
22	property to the north of us in purple, that is the school board
23	multi-campus school campus which will have a Pre-K to 12th
24	grade. And and then just north of that, that little dark
25	area, that's Lake Wimauma.

Γ

1	To the south of us is a development that was recently
2	approved for 299 units with a mixture of single-family
3	residential and townhomes. And to the east of us is the South
4	Shore Bay, also known as where the lagoon is located. So the
5	area is predominantly residential with some retail commercial.
6	The zoning is residential four and the zoning
7	sorry, the comp plan is residential four and the zoning is
8	agriculture rural. So here's the request for tonight. This is
9	for residential development requesting a planned development to
10	allow single-family units on the west side for 72 units. And on
11	the east side with the more orange shaded area, that's for a
12	rural house development, also known as a townhome development.
13	And this is as I stated earlier, located in the downtown overlay
14	district. And there's these new regulations in the
15	comprehensive in the Land Development Code Section 3.23.00,
16	that has these additional requirements regulations to develop
17	these sites, which we meet all of them.
18	Part of the request is also requesting a flex of the
19	Residential-6 as shown here. And Planning Commission reviewed
20	that and found that met numerous policies in the comprehensive
21	plan. And each of these developments will have their own
22	community area community gathering places.
23	We had a neighborhood meeting back earlier this year
24	and the main topics of discussion was transportation and
25	environmental. Transportation, we are improving West Lake

127

Drive. We requested design exception, which was found to be 1 approvable. We're also constructing an east/west road to 2 connect from West Lake to the Roosevelt Drive to the east. 3 4 We're also constructing a north to south road in order to 5 connect to the development to the south that I mentioned 6 earlier. We are also going to construct a portion of this road 7 as well a portion -- a portion of that road. And these are all requirements of the new Wimauma regulations. 8

9 In terms of environmental, Clemente Environmental 10 Consultant, who is here tonight, prepared a wildlife and plant 11 survey report. This property has in the past had some scrub 12 jays. And from review with her and other agencies, they found 13 that there was no scrub jay's present on the site. And that's 14 in the environmental report that's in the record. And I'll 15 submit one again.

And but -- they did find some golden aster and -through work with staff we were able to increase the preservation area as a compensation area as shown on the site plan. And with that, the work with the Clemente and staff at -found that approvable.

Again, all reviewing agencies found this application approvable and no objections from anyone, from reviewing agencies. And I'm here if you have any questions.

HEARING MASTER: No questions at this time, but thankyou so much.

1	MS. ALBERT: Thank you.
2	HEARING MASTER: Don't forget to sign in.
3	Development Services.
4	MR. LAMPKIN: Good evening. Tim Lampkin,
5	Development Services.
6	Michelle already had mentioned the only revision to
7	the report was changing in the date on the cover page and he
8	headers to the August Land Use Meeting.
9	HEARING MASTER: Right.
10	MR. LAMPKIN: The applicants are proposing to develop
11	approximately 49 acre property. It's located on the east side
12	of West Lake Drive in South of Brigman. The request is to
13	rezone from agricultural rural to planned development. They're
14	proposing to develop 144 row house units in 72 single-family
15	homes for a total of 216 dwellings. And as the applicant
16	stated, they're proposing and flex of the RES-6 FLUE from the
17	east to allow the unit count density.
18	The subject property is surrounded on the north by
19	agricultural and larger lot single-family homes. Immediately
20	south of the subject property is PD 21-0959, which was approved
21	in 2022 for up to 299 single-family attached and detached
22	residential units on about 74 acres. That application was filed
23	prior to the effective date of the Wimauma downtown overlay and
24	was not subject to the downtown residential subdistrict
25	requirements.

Also south is PD 22-0443, which was subject to the new Wimauma development standards, together are both approved planned developments to the south of change the character of the immediate area to the south when rural character to a more typical suburban character development.

The applicant is proposing an internal circulation 6 7 street sub -- stub outs to connect adjacent neighborhoods. They're also showing the -- as the applicant sated they, have an 8 aster plant preservation area that they're proposing to relocate 9 to another area to create a larger aster preservation area. 10 The 11 site plan does meet all the requirements of LDC Section 6.06.06, 12 buffering and screening. The applicant is required to provide 13 five-foot buffer type A along the western boundary of the row 14 house lots adjacent to the AR zoning. The applicant proposes 15 the attached residential homes comply with LDC Section 323.05, 16 which is a table five-two with no waivers requested.

The site will comply with and conform to all the applicable policies, including the Land Development Code. Planning Commission found to proposed rezoning meets the intent of the Wimauma community plan and would be consistent with the Unincorporated Hillsborough County Comprehensive Plan.

Staff finds the request approvable. And that
concludes my presentation unless you have any questions.
HEARING MASTER: No questions, but I appreciate it.
MR. LAMPKIN: Thank you.

HEARING MASTER: Thank you so much. Planning
 Commission.

3 MS. MASSEY: Jillian Massey with Planning Commission4 Staff.

5 The subject site's located in the residential four 6 Future Land Use designation. It's in the urban service area and 7 within the limits of the Wimauma Community Plan and South Shore Area Wide Systems Plan. The proposal meets the intent of 8 Objective 1 and Policies 1.2 and 1.4 of the Future Land Use 9 Element by providing growth within the urban service area. The 10 minimum density for the subject site would be 157 dwelling units 11 and the applicant is proposing 216 dwelling units, meeting the 12 minimum density requirements listed under Policy 1.2. And this 13 14 density is appropriate in the residential four Future Land Use 15 designation.

The applicant is requesting reflex of residential six 16 17 category from the east 9.7 acres of the subject site. Planning 18 Commission Staff has reviewed the request requests for consistency with the flex provisions under Policy 7.3 and 7.4 19 and has determined that it's appropriately applied through the 20 21 proposed 216 dwelling units. They exceed the maximum permitted 22 density in the res -- residential four category. The request is 23 found consistent and compatible with the surrounding development 24 pattern.

25

The application is also consistent with the Objective

16 and associated policies in the Future Land Use Element 1 relating to neighborhood development and neighborhood 2 The applicant is proposing an internal circulation 3 protection. 4 and street stub outs the -- to connect to the adjacent 5 neighborhoods while also being sensitive to the environmentally 6 sensitive land on site. And this meets the intent of Future 7 Land Use Element Policy 16.7 and Wimauma Community Plan Goal number five. 8

The request is consistent with Goal number two of 9 Wimauma community plan as there's a large focus on open spaces 10 11 which include a gathering -- a community gathering space, 12 wetland conservation area and retention areas. The request is 13 consistent also with Goal six of the community plan as the 14 proposal fosters an economically integrated community by not 15 being gated and provides housing to accommodate a diverse population and income level by providing various residential 16 17 units.

And based on these considerations, Planning Commission Staff finds the proposed planned development consistent with the comprehensive plan, subject to the conditions proposed by the Development Services Department.

HEARING MASTER: Thank you so much. Is there anyone in the room or online that would like to speak in support? Anyone in favor? I'm seeing no one.

Anyone in opposition? All right. No one.

25

1	Ms. Heinrich?
2	MS. HEINRICH: Just one more thing before the item
3	closes. We noticed that we originally had an authorization for
4	agent that listed both Mr. Molloy and Ms. Albert and then we
5	received a revised one on 6/4 which crossed her out and put only
6	his name. So if he could just put on the record that he's
7	authorized her to speak.
8	HEARING MASTER: I'm sure it wasn't personal.
9	MS. HEINRICH: Correct.
10	MR. MOLLOY: William Molloy, 325 South Boulevard.
11	Good evening. I assure you Ms. Albert is authorized to testify
12	on our behalf.
13	HEARING MASTER: Thank you so much. If you could
14	please sign in.
15	MR. MOLLOY: Yeah.
16	HEARING MASTER: All right. Thank you.
17	So Ms. Albert, now that you're authorized to speak, do
18	you have anything you'd like to say in rebuttal?
19	MS. ALBERT: I actually just wanted to put into the
20	record that an error in the Planning Commission Staff report
21	page three when she was talking about Goal two, she she
22	didn't state it because we spoke earlier, but the report says
23	that we have significant wildlife habitat on our site, which I
24	believe what they wanted to write was the aster preservation and
25	not significant wildlife.

1	HEARING MASTER: Ah.
2	MS. ALBERT: I just wanted to clarify that for the
3	record.
4	HEARING MASTER: All right. Thank you so much.
5	Then with that, we'll close
6	MS. ALBERT: Oh no, actually, I'm sorry. We do have a
7	letter of support that was put into the record from Sandy
8	Merman.
9	HEARING MASTER: Oh.
10	MS. ALBERT: She was here, but she had to leave, so
11	she did write a letter of support.
12	HEARING MASTER: Okay.
13	MR. MOLLOY: She used to sit right there.
14	HEARING MASTER: I did see her, yes.
15	MS. ALBERT: Thank you.
16	HEARING MASTER: All right. Thank you so much. Then
17	with that, we'll close Rezoning 24-0791 and go to the last case.
18	
19	
20	
21	
22	
23	
24	
25	

1		
2		OROUGH COUNTY, FLORIDA f County Commissioners
3	Board O	r councy commissioners
4		X
5	IN RE:)
6	ZONE HEARING MASTER HEARINGS)
7) X
8		21
9		HEARING MASTER HEARING F TESTIMONY AND PROCEEDINGS
10	INANGENITI O	F TESTIMONT AND TROCEEDINGS
11	BEFORE:	Susan Finch Land Use Hearing Master
12		Land obe nearing habeer
13	DATE:	Monday, June 17, 2024
14	TIME:	Commencing at 6:00 p.m. Concluding at 7:39 p.m.
15		
16	LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard
17		Second Floor Boardroom Tampa, Florida 33601
18		
19		
20		
21		
22		
23	Reported by: Diane DeMarsh, AAERT No.	1654
24	Digital Reporter	
25		

Г

1	hearing.
2	Item A.3, Major Mod 24-0300. This application is
3	being continued by Staff to the July 22, 2024 ZHM hearing.
4	Item A.4, Major Mod 24-0397. This application is
5	being continued by the applicant to the July 22, 2024 ZHM
6	hearing.
7	Item A.5, Major Mod 24-0402. This application is
8	being continued by the applicant to the July 22, 2024 ZHM
9	hearing.
10	Item A.6, PD 24-0459. This application is out of
11	order to be heard and is being continued to the July 22, 2024
12	ZHM hearing.
13	Item A.7, Major Mod 24-0468. This application is out
14	of order to be heard and is being continued to the July 22, 2024
15	ZHM hearing.
16	Item A.8, PD 24-0537. This application is out of
17	order to be heard and is being continued to the July 22, 2024
18	ZHM hearing.
19	Item A.9, PD 24-0538. This application is being
20	continued by Staff to the July 22, 2024, ZHM hearing.
21	Item A.10, Standard Rezoning 24-0690. This
22	application has been withdrawn from the hearing process.
23	And Item A.11, PD 24-0791. This application is out of
24	order to be heard and is being continued to the July 22, 2024
25	ZHM hearing.

EXHIBITS SUBMITTED DURING THE ZHM HEARING

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE 1 OF 4 DATE/TIME: 7/22/24 G:00 PM HEARING MASTER: SUSAN Finch ____

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING							
APPLICATION $\#$	PLEASE PRINT NAME TODD Pressman						
24-0775	MAILING ADDRESS 200 2nd Ave 5. # 451						
010112	CITY St. Pete STATE FL ZIP PHONE						
APPLICATION #	PLEASE PRINT NAME Todd Pressman						
24-0807	MAILING ADDRESS 200 2 AVE THE STATIS						
07 0001	CITY T. POP STATE ZIP CCO PHONE Say -						
APPLICATION #	PLEASE PRINT NAME Todd Pressman						
24-0836	MAILING ADDRESS 200 24 Aug 7. F(E) 722						
	CITY T. CO STATE ZIP PHONE J.4 (16c						
APPLICATION #	PLEASE PRINT NAME DIMETRI ARTABUSHEU						
24-0836	MAILING ADDRESS 1585 W. Hillsborgh An						
	CITY Tampa STATE FF ZIP 33/03 PHONE 13-237-0529						
APPLICATION #	NAME Ming (Brian Kiraly)						
24-0034	MAILING ADDRESS 400 N TAMPH ST #1320						
	CITY TPA STATE FL ZIP 33602 PHONE (SB) 416- 7913						
$\stackrel{\text{APPLICATION \#}}{(\uparrow \uparrow \uparrow \uparrow \uparrow)}$	NAME POlly ROUSH						
24-0034	MAILING ADDRESS SII 6 State Road 674						
VS	CITY Wimaumg STATE FL ZIP33598 PHONE 941-725-425						

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE 2 OF 4 DATE/TIME: 7/22/24 6:000 HEARING MASTER: SUSAN Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING							
APPLICATION # RZ 24-0124	PLEASE PRINT NAME <u>All Halaoui</u> MAILING ADDRESS 202 windward <u>PSge</u> CITY <u>Chr. Reh</u> STATE <u>FC</u> ZIP <u>3376</u> PHONE <u>P/3-263-6</u> RT						
APPLICATION # RZ 24-0124	PLEASE PRINT NAME						
$\frac{\text{APPLICATION} \#}{\text{MM}}$ $\frac{34-0300}{300}$	PLEASE PRINT NAME <u>Kami Cov bet</u> MAILING ADDRESS <u>OI Element</u> Blud Ste 3700 CITY TAMP STATE FC ZIP 2002 PHONE 813 2278424						
$\frac{\text{APPLICATION #}}{MM}$ $\frac{34-0300}{300}$	PLEASE PRINT NAME SAM STACK MAILING ADDRESS 5776 ROYAL LYTYMM CT CITY DODUW STATE OF ZIP 2017 PHONE 64394 7057						
$\frac{\text{APPLICATION #}}{MM}$ $\frac{34-0300}{300}$	PLEASE PRINT: NAME Stephan Sposafo MAILING ADDRESS 505 FZ Jachan ST. CITY Tamp STATE FC ZIP33600 PHONE \$13-375-0010						
APPLICATION # RZ 24-0538	PLEASE PRINT NAME Kami Corket MAILING ADDRESS/OF & Kenned Havd SAU 3700 CITY MANN STATE ZIP3200 PHONE 813 307 8/21						

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE <u>3 of 4</u> DATE/TIME: <u>7/22/24</u> 6:00pm HEARING MASTER: <u>Susan Finch</u>

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING							
$\frac{\text{APPLICATION} \#}{RZ}$	PLEASE PRINT NAME Stepher Sporato, UNA/24 MAILING ADDRESS 505 E Jachson						
	CITY Jampa STATE FL ZIP3362 PHONE S13.376-061						
APPLICATION #	NAME Ethel Hammer						
24-0538	MAILING ADDRESS 19825 Angel Lane						
NS	CITY <u>Odessa</u> STATE <u>PL</u> ZIP <u>33556</u> PHONE <u>813-781-</u> 9866						
APPLICATION #	NAME David M. Smith						
24-0676	MAILING ADDRESS 401 E. Jackson St. St. 2100						
	CITY TAMPL STATE FI ZIP3360 PHONE 813 222 5010						
APPLICATION #	NAME David Mechanik						
24-0678	MAILING ADDRESS 305 S. Boulevard						
VS	CITY Tampa STATE FL ZIP33606 PHONE 813-928-9152						
APPLICATION #	PLEASE PRINT NAME Joubelle albert						
24-0791	MAILING ADDRESS 1000 N. ashley Dr.						
	CITY Compare STATE & ZIP 32000 PHONE 813 331-0976						
APPLICATION #	PLEASE PRINT / M Maly						
KZ NILOZGI	MAILING ADDRESS 325 5 BLU St						
24-0791	CITY Tape STATE TC ZIP3tub PHONE						

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE $\frac{4}{7}$ OF $\frac{4}{7}$ DATE/TIME: $\frac{7}{2}$

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING							
APPLICATION #	PLEASE PRINT MAN (Tyler Hudson) NAME Man (Tyler Hudson) MAILING ADDRESS 400 N. Ally Mr. #100						
24-0805	CITY Toya STATE ZIP ³³⁶⁰² PHONE 8/5-721-96 ¹⁰⁰						
APPLICATION #	PLEASE PRINT NAME Addie Clark						
24-0805	MAILING ADDRESS 400 N. Ashley Dr. Ste. 1100 CITY Tampa STATE FL ZIP 33602PHONE 513-221-9600						
APPLICATION #	PLEASE PRINT NAME Joseph W. Seivold						
MM	MAILING ADDRESS 4811 Kelly Rd.						
24-0805	CITY TAMPA STATE FL ZIP 33615 PHONE 813-885-1673						
APPLICATION #	PLEASE PRINT NAME KIM LOWESS						
mm	MAILING ADDRESS (0/1 2182 Are ~						
24-0805	CITY St. petc STATE F. ZIP 37 PHONE TA7-215- G883						
APPLICATION #	PLEASE PRINT NAME PRO L. PORTA POZ						
	MAILING ADDRESS 8610 Blosson ave						
24-0805	CITY TOMPO STATE FL ZIP 3364PHONE 813- 389-6927						
$\mathcal{M}\mathcal{M}$	PLEASE PRINT Andrew Wright						
	MAILING ADDRESS 1211 N. Westshor Blue #800						
24-0805	CITY Janpa STATE FL ZIP 3360 PHONE 8/3-839-7320						

HEARING TYPE:

ZHM, PHM, VRH, LUHO

DATE:7/22/2024

HEARING MASTER: Susan Finch

PAGE: 1 of 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 24-0807	Todd Pressman	1. Applicant Presentation Packet-thumb drive	No
RZ 24-0836	Todd Pressman	1. Applicant Presentation Packet-thumb drive	No
MM 24-0034	Rosa Timoteo	1. Revised Staff Report – email	Yes (Copy)
MM 24-0034	Rosa Timoteo	2. Revised Staff Report – email	Yes (Copy)
MM 24-0034	Brian Kiraly	3. Applicant Presentation Packet-thumb drive	No
RZ 24-0124	Timothy Healey	1. Applicant Presentation Packet	No
MM 24-0300	Kami Corbett	1. Applicant Presentation Packet-thumb drive	No
MM 24-0300	Stephen Sposato	2. Applicant Presentation Packet	No
RZ 24-0538	Stephen Sposato	1. Applicant Presentation Packet	No
RZ 24-0538	Kami Corbett	2. Applicant Presentation Packet	No
RZ 24-0538	Kami Corbett	3. Applicant Letter of Support	No
RZ 24-0676	Rosa Timoteo	1. Revised Staff Report – email	Yes (Copy)
RZ 24-0676	Rosa Timoteo	2. Revised Staff Report – email	Yes(Copy)
RZ 24-0676	Rosa Timoteo	3. Transportation Staff Report - email	Yes(Copy)
RZ 24-0676	Rosa Timoteo	4. Transportation Staff Report - email	Yes (Cop)
MM 24-0678	Rosa Timoteo	1. Revised Staff Report - email	Yes(Copy)
RZ 24-0791	Rosa Timoteo	1. Revised Staff Report - email	Yes(Copy)
RZ 24-0791	Rosa Timoteo	2. Revised Staff Report email	Yes(Copy)
RZ 24-0791	Isabelle Albert	3. Applicant Presentation Packet	No
RZ 24-0791	William Molloy	4. Applicant Letter of Support	No

JULY 22, 2024 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, July 22, 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), introduced staff and reviewed the changes to the agenda. Continued with the changes/withdrawls/continuances.

Susan Finch, ZHM, overview of ZHM process.

Cheif Assistant County Attorney Cameron Clark, overview of evidence/ZHM/BOCC Land Use process.

Susan Finch, ZHM, Oath.

B. REMANDS - None.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 24-0775

Michelle Heinrich, DS, called RZ 24-0775.

Testimony provided.

Susan Finch, ZHM, continued RZ 24-0775 to September 16, 2024, ZHM hearing.

C.2. RZ 24-0807

Michelle Heinrich, DS, called RZ 24-0807.

Testimony provided.

Susan Finch, ZHM, closed RZ 24-0807.

C.3. RZ 24-0836

Michelle Heinrich, DS, called RZ 24-0836.

Testimony provided.

Susan Finch, ZHM, closed RZ 24-0836.

MONDAY, JULY 22, 2024

REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM): D. D.1. MM 24-0034 Michelle Heinrich, DS, called MM 24-0034. Testimony provided. Susan Finch, ZHM, closed MM 24-0034. D.2. RZ 24-0124 Michelle Heinrich, DS, called RZ 24-0124. Testimony provided. Susan Finch, ZHM, closed RZ 24-0124. D.3. MM 24-0300 Michelle Heinrich, DS, called MM 24-0300 Testimony provided. Susan Finch, ZHM, closed MM 24-0300. D.4. RZ 24-0538 Michelle Heinrich, DS, called RZ 24-0538. Testimony provided. Susan Finch, ZHM, closed RZ 24-0538. D.5. RZ 24-0676 Michelle Heinrich, DS, called RZ 24-0676. Testimony provided. Susan Finch, ZHM, closed RZ 24-0676.

D.6. MM 24-0678

- Michelle Heinrich, DS, called MM 24-0678.
- ▶ Testimony provided.
- Susan Finch, ZHM, closed MM 24-0678.

D.7. RZ 24-0791

- Michelle Heinrich, DS, called RZ 24-0791.
- ▶ Testimony provided.
- Susan Finch, ZHM, closed RZ 24-0791.

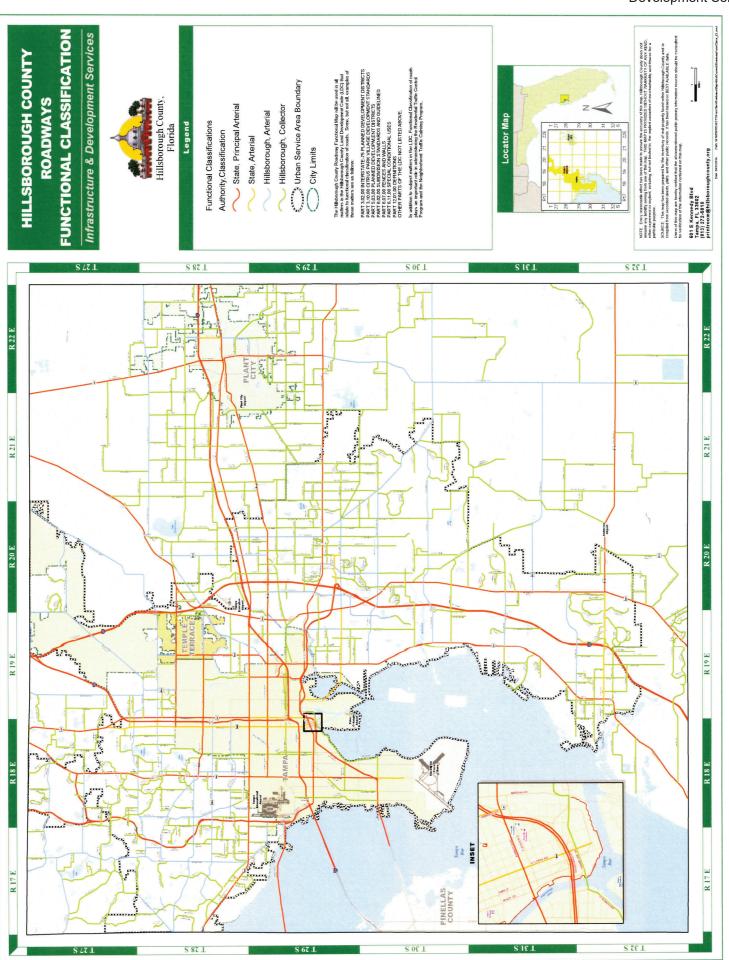
D.8. MM 24-0805

- Michelle Heinrich, DS, called MM 24-0805.
- Testimony provided.
- Susan Finch, ZHM, closed MM 24-0805.
- E. ZHM SPECIAL USE None.

ADJOURNMENT

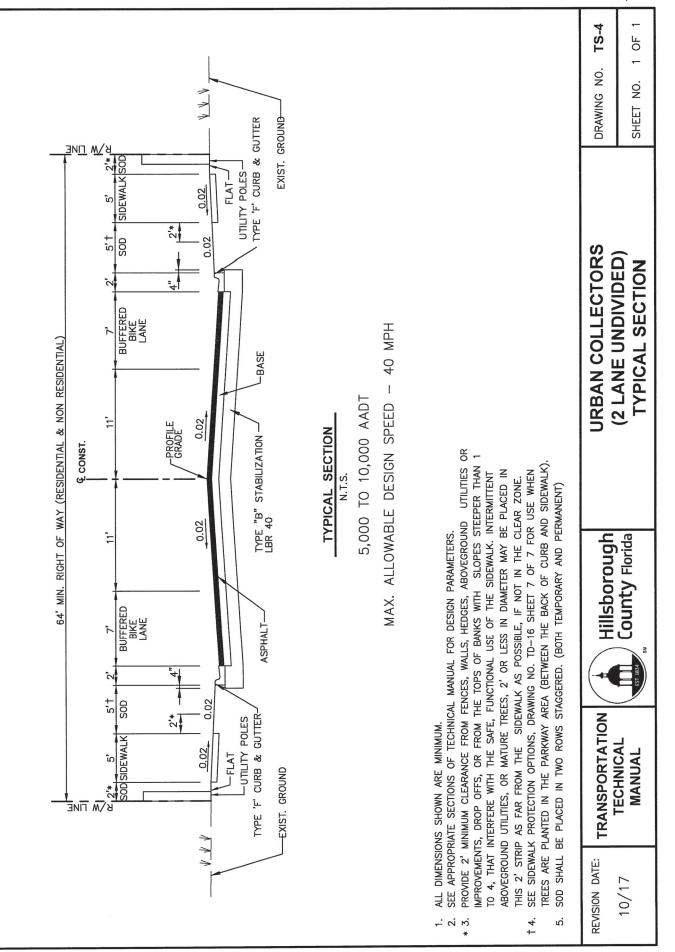
Susan Finch, ZHM, adjourned the meeting at 9:32 p.m.

Received July 15, 2024 Development Services



TS-4





Received July 15, 2024 Development Services

24-0791

ESSENTIAL ELEMENTS

The purpose of this document is to provide an assessment of the Essential Elements per LDC Section 3.24.06 – Substandard Roadways, for West Lake Drive from SR 674 to Bishop Road in conjunction with the rezoning of the above referenced project. The subject property is proposed to be rezoned to Planned Development to allow the following land uses:

- Single Family 72 Dwelling Units
- Rowhouses 144 Dwelling Units

According to the Hillsborough County Functional Classification Map, West Lake Drive is classified as a collector roadway and the subject site is within the Hillsborough County Urban Service Area.

The access to serve the project is proposed to be via one full access to West Lake Drive. In addition, there are future accesses to Brigman Avenue and Roosevelt Street.





LINCKS & ASSOCIATES, LLC

Based on the zoning conditions for PD 21-0959, West Lake Drive from Bishop Road to SR 674 is required to be improved. The roadway plans for West Lake Drive per the zoning conditions have been approved and are currently under construction. In addition, a Design Exception was approved for PD 21-0959 for the typical section utilized in the construction plans.

This evaluation is based on the typical section for the Design Exception approved for West Lake Drive and the construction plans. The Essential Elements are as follows:

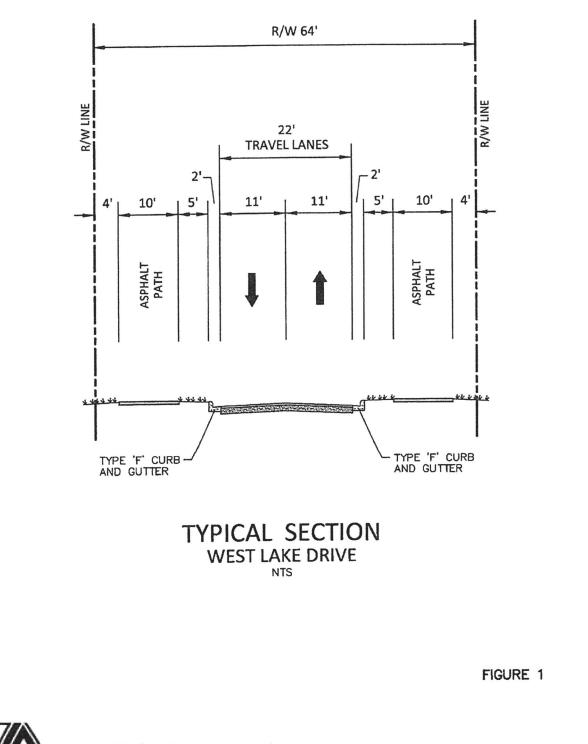
- a. Curb and Gutter Curb and Gutter is proposed along the section of the roadway.
- b. Stabilized Shoulders No shoulders are proposed since this is proposed to be curb and gutter.
- Roadside Safety With the typical section, the clear recovery requirements have been met.
- d. Bicycle Facilities 10 foot sidewalks on both sides of the road are to be provided instead of bike lanes. This was done to allow school children to safely ride bikes to school on the 10 foot sidewalk.
- e. Sidewalk 10 foot sidewalks on both sides of the road are to be provided.

Figures 1 and 2 provide the proposed typical sections.

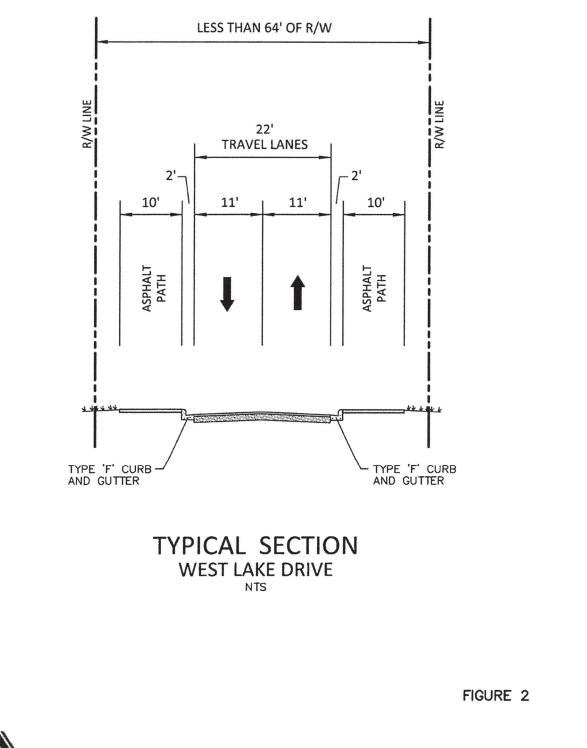
With the improvements identified above, Section 3.24.06 of the LDC would be satisfied.



LINCKS & ASSOCIATES, LLC



LINCKS & ASSOCIATES, LLC



LINCKS & ASSOCIATES, LLC

Adjoining Roadway	ys (check if applicable)		
Road Name	Classification	Current Conditions	Select Future Improvements
West Lake Dr.	County Collector - Rural	2 Lanes ⊠Substandard Road □Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other
	Choose an item.	Choose an item. Lanes Substandard Road Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other
	Choose an item.	Choose an item. Lanes Substandard Road Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other
	Choose an item.	Choose an item. Lanes Substandard Road Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other

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

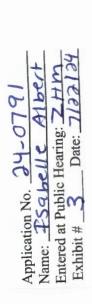
Project Trip Generation	□ □Not applicable for this request		
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	84	8	8
Proposed	1,792	124	156
Difference (+/-)	(+) 1,708	(+) 116	(+) 148

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

Connectivity and Cross	s Access □Not app	licable for this request		
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Vehicular & Pedestrian	None	Meets LDC
South		Vehicular & Pedestrian	None	Meets LDC
East		Vehicular & Pedestrian	None	Meets LDC
West	Х	Vehicular & Pedestrian	None	Meets LDC
Notes:	- -		·	·

Design Exception/Administrative Varianc	e □Not applicable for this request	
Road Name/Nature of Request	Туре	Finding
West Lake Dr./ Substandard Road	Design Exception Requested	Approvable
	Choose an item.	Choose an item.
Notes:		

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



Halff



PD 24-0791

Zoning Hearing Master Hearing

July 22, 2024

In f V O CONNECT WITH US. LIKE US. FOLLOW US.

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SUBJECT SITE

East of West Lake Drive and South of Brigman Avenue

49.16 +/- ACRES

Wimauma Community Plan

Wimauma Downtown Subdistrict: Downtown Residential Overlay

Urban Service Area



SURROUNDING AREA

Surrounded predominately residential development for the exception of the underconstruction school campus PK-12th (MM 21-1342). PD 21-0959 to the south is approved for up to 299 single-family & townhome units on 74.75 acres.

To the west are single-family homes that are part of a 794-acre PD (Southshore Bay) approved for a mixed-use project



FLU & ZONING

Future Land Use: RES-4



Current Zoning: Agricultural Rural (AR)

III halff

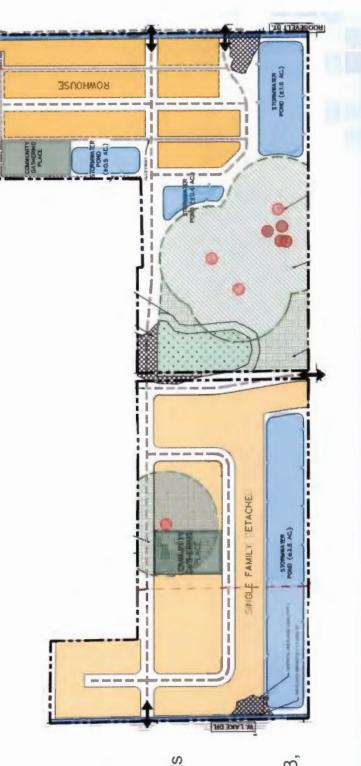
REQUEST

Rezoning to Planned Development (PD) 216 dwelling units (72 single-family & 144 rowhouse units) Meets LDC regulations 3.23.00 Wimauma Downtown Overlay Districts

FLEX of the RES-6 FLU from the east

Meets Policies 1.2, 1.4, 7.3, 7.4 and 13.3 of the Comprehensive Plan

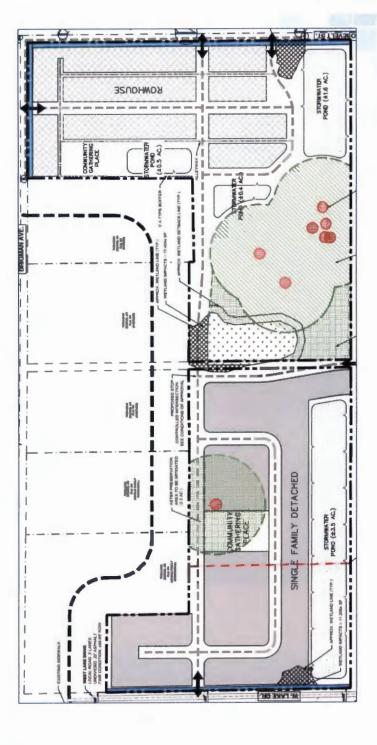




NEIGHBORHOOD MEETING

Neighborhood meeting held February 26, 2024, at the Wimauma Civic Center Approximately 30 attendees

Main topics of discussion: Transportation and Environmental

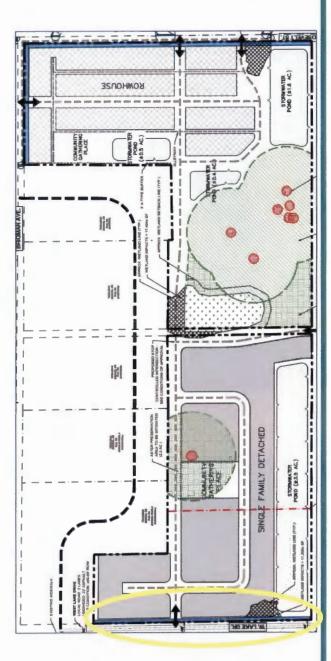


PD 24-0791 7

TRANSPORTATION

Access from West Lake Drive: The developer shall construct a southbound to eastbound left turn lane on West Lake Dr. into the subject site.

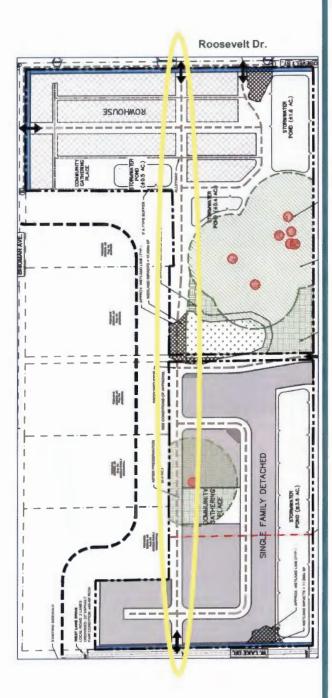
Design Exceptions submitted and found approvable for West Lake Drive.



PD 24-0791 8

TRANSPORTATION

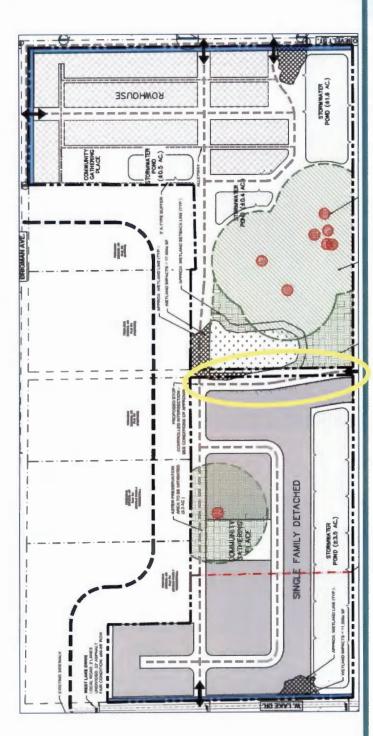




PD 24-0791 | 9

TRANSPORTATION

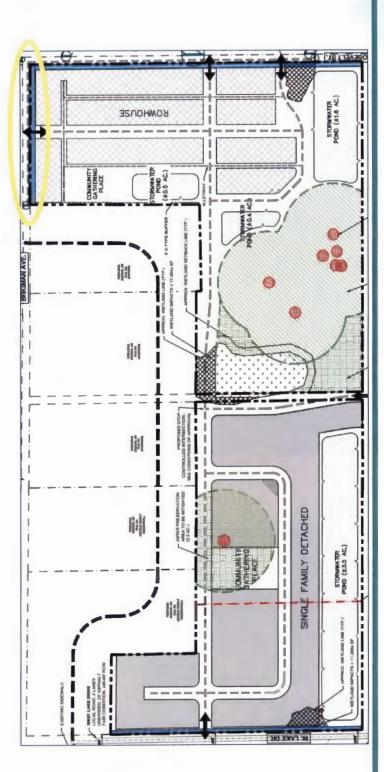




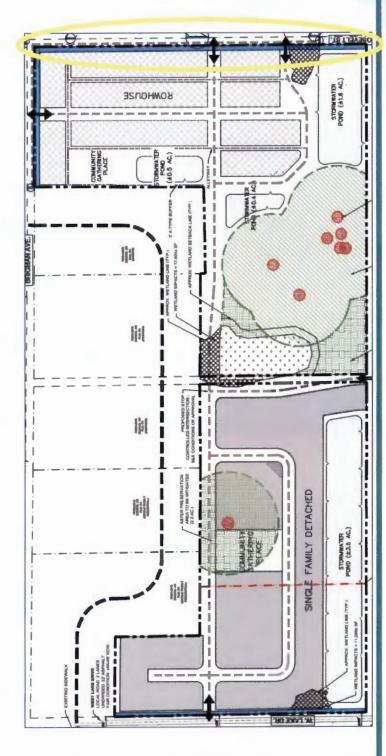
PD 24-0791 | 10



One (1) east-west roadway (i.e. a portion of Brigman Ave.) along the project's northern frontage;



TRANSPORTATION



One (1) north-south roadway (i.e. a portion of Roosevelt St.).

III halff

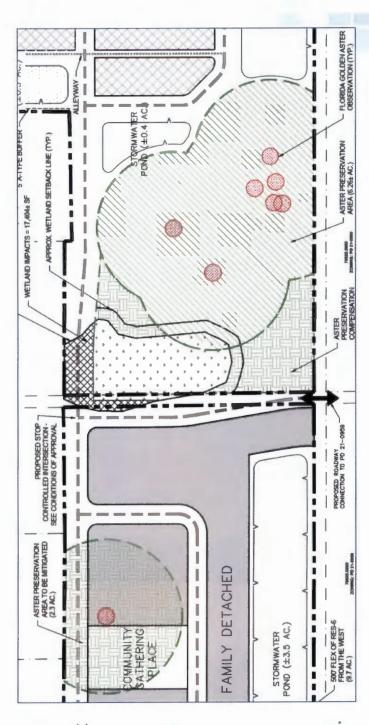
ENVIRONMENTAL

Clementi Environmental Consulting LLC prepared a Wildlife and Plant Survey Report

No Scrub Jays reported

Florida Golden Aster were found

7.72 acres of Aster Preservation Area and Compensation Natural Resources staff who found the request **approvable** subject to conditions of approval.



STAFF FINDINGS

PLANNING COMMISSION STAFF FOUND THE REQUEST CONSISTENT WITH THE FUTURE LAND USE ELEMENT & LIVABLE COMMUNITY ELEMENT OF THE WIMAUMA COMMUNITY PLAN. DEVELOPMENT SERVICES FOUND THE REQUEST APPROVABLE SUBJECT TO CONDITIONS OF APPROVAL.

NO OBJECTIONS FROM REVIEWING AGENCIES.







CLEMENTI ENVIRONMENTAL CONSULTING, LLC

Brigman Tract Folio 79523-0000 Wimauma, Hillsborough County

Clementi Environmental Consulting (CEC) was retained to review wildlife and plant survey reports on the Subject Property and tangentially on the property to the south owned by Lennar Homes (Figures 1 and 2). Applied Bionomics performed a survey in September 2022 and reported on October 13, 2022, on the Brigman Tract. Ecological Consulting Solutions performed a similar survey on the Lennar property on January 28 and March 21, 2021. We are not going to duplicate the descriptions of the soil and FLUCCS maps as they are found in the attached reports. The important issue is to understand the behavioral biology and family dynamics of the scrub jay.

The average family needs at least 25 acres of suitable habitat. The optimal habitat is mostly of treeless expanses of low shrubs interspersed with bare sandy patches. Oaks and other shrubs are generally 4 to 5.5 feet tall. Essentially this scrub habitat is the Florida desert. If the shrub layer exceeds 5.5' the scrub jay numbers are documented to decline. It is important for the scrub jays to be able to see across their territory which explains why low shrubs and trees are essential. Optimal scrub jay habitat contains 10 to 50% open ground with bare sand or low grasses. Scrub jays avoid heavily treed forest areas. Scrub jays do best with less than one tree per acre (From FWC Scrub Jay Management Guidelines 2019).

Scrub jays maintain their territory as a family with young from previous clutches staying with their parents to help raise the next few clutches. Females that are breeding age are forced to leave the family and must search for a mate from another family. Young males stay and "inherit" territory from the parents. This requires that there are areas for control and disbursal for the young male.

The Brigman tract is for several reasons not even sub-optimal scrub jay habitat. Attached is an aerial from 1973 (Figure 3). The habitat on the Brigman tract is isolated with no suitable habitat nearby to allow for the growth of a family or an area of disbursal for the females. Figure 4 is a closer look at the habitat in 1973 that was much sparser than today. The dense tree stands are probably the result of the lack of fire.

The two previous study reports scrub jay sightings on the southeast side of the Brigman tract in September 2022. In fact, the scientist did not get a visual sighting but heard "scrub jay" calls in return to the play back station events. It is known that mockingbirds are known to mimic scrub jay calls. Scrub jays are known to disburse/wander after the breeding season. This is not evidence of a site suitable for nesting and full-time residence on this property. ECS completed a scrub jay survey on the Lennar tract to the south.

Brigman Tract Wildlife Report Page 2 of 2

ECS reports seeing two scrub jays on March 10-12, 2021, on the Lennar tract and flying into the Brigman tract. Mating season is from March to June. This survey did not note any breeding or courting activity.

CEC duplicated the survey on the Brigman tract over several days for the Florida scrub jay and the Florida Golden aster beginning May 24 and completed on June 7 (See Table 1). We estimated the potential habitat considered suitable is 12 acres (See Figure 5). Figure 6 are the playback stations we used to complete our scrub jay survey. A recording of a nesting female alarm call was used according to the criteria required by the FWS and FWC. The surveys were completed from 7:15 am to 12:00 pm which is the optimal time for avian activities. There were no instances in which we elicited a response by a scrub jay on the Brigman tract or coming in from the south from the Lennar tract. In fact, the responses we did get were from blue jays. This is a critical observation as these two species do not coexist. The scrub habitat suitable for the scrub jay is too harsh for the blue jay. Scrub jays would not likely be able to compete with blue jays in this sub-optimal habitat. The blue jays are not "liked" by most songbirds as they are very aggressive and known to be nest predators to other birds.

As a test of the utility of the recorded call were we using and the timing, on May 29, 2023, we went to a site on SR 64 in Manatee County we suspected would have scrub jays. We got an immediate response on the roadside from a scrub jay. Figure 7 is an aerial of the area around this property in Manatee County. Notice the areas to the north and east for dispersal. The Brigman tract is an island with no potential for breeding scrub jays. Birds seen on the property in September 2021 and March 2022 were likely wandering looking for suitable habitat. There is no evidence the birds stayed on this property for nesting. There is no value for scrub jay conservation by requiring any portion of this property be conserved for them. Figure 8 provides an aerial of this region in the Wimauma area. There are no other contiguous or nearby scrub areas for a scrub jay family to acquire or migrate. We have had extensive conversations with staff of FWS who experts in the behavior and breeding of scrub jays. They have told us if we did not see or hear them during our survey it would mean that this property is not suitable habitat for scrub jays. We will send them a copy of this report. If they believe we have completed this survey according to the acceptable criteria, they will not require any additional survey events.

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5/28/2023	MS. AB	732	66F, N 4mph, 10% clcov;	1128	82F, NE 8mph, 70% clcov	No scrub jays
			good vis, no precip		Good vis, no precip	
5/29/2023	MS. AB	750	70F, NW 6mph, 30% clcov	1003	85F, N 8mph, 70% clcov	No scrub jays
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SURVEY RESULTS: NO SCRUB JAYS FOUND

BRIGMAN TRACT



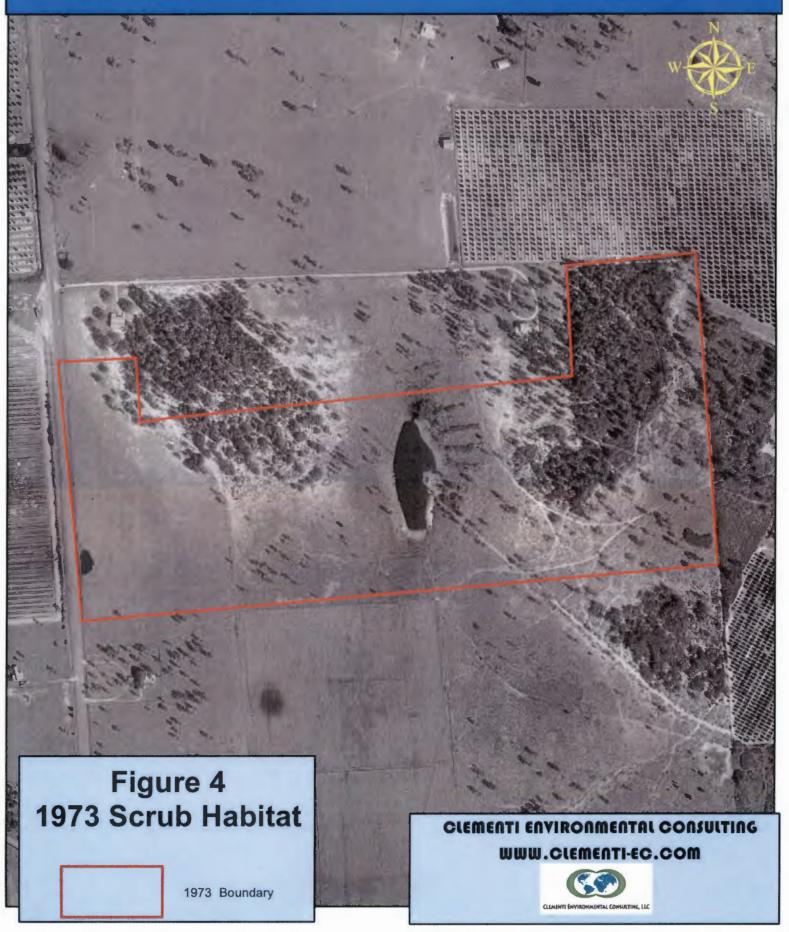




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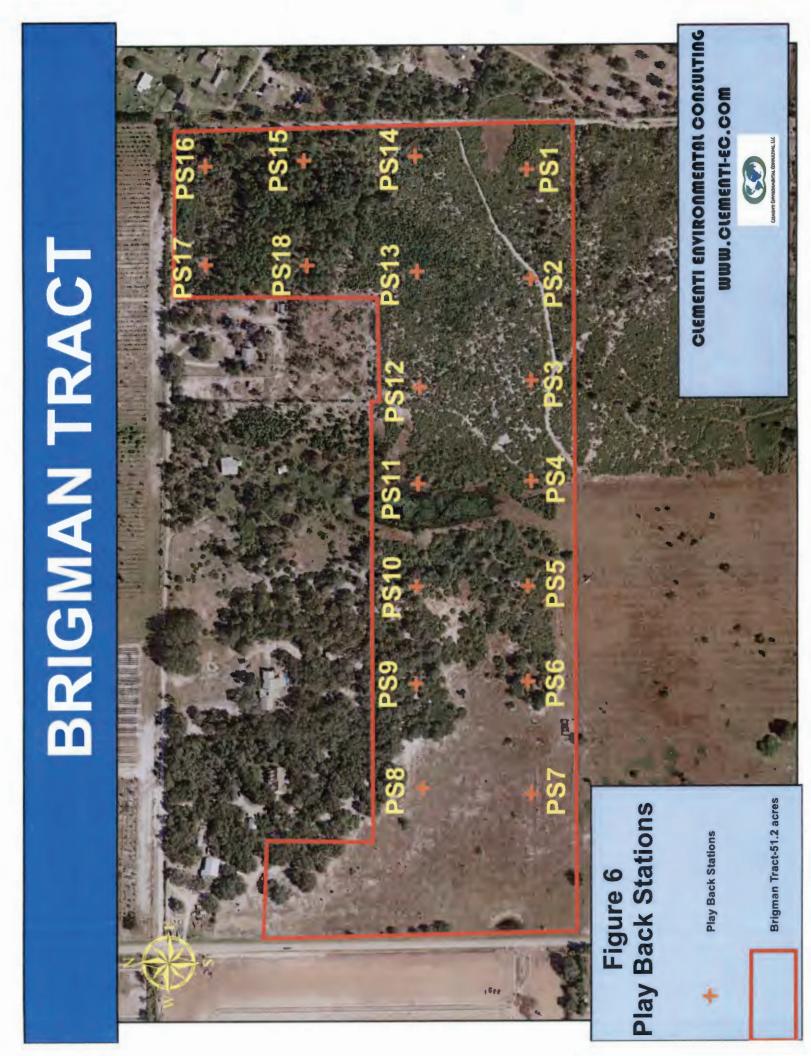


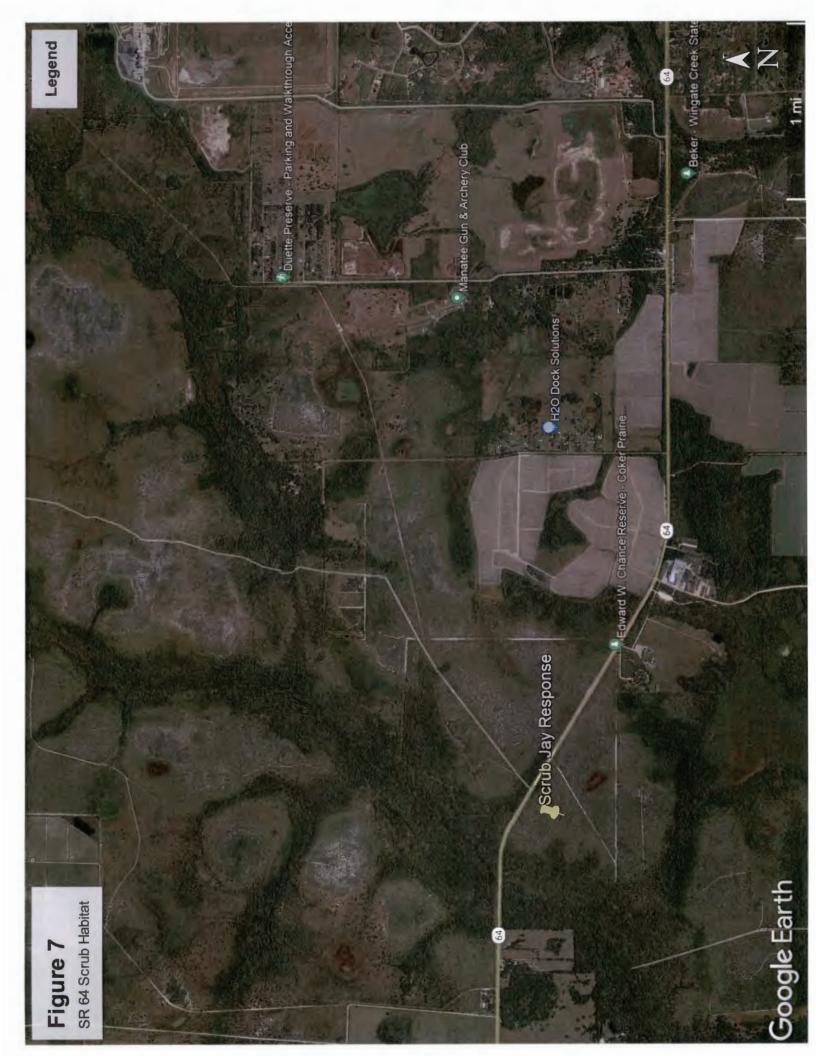
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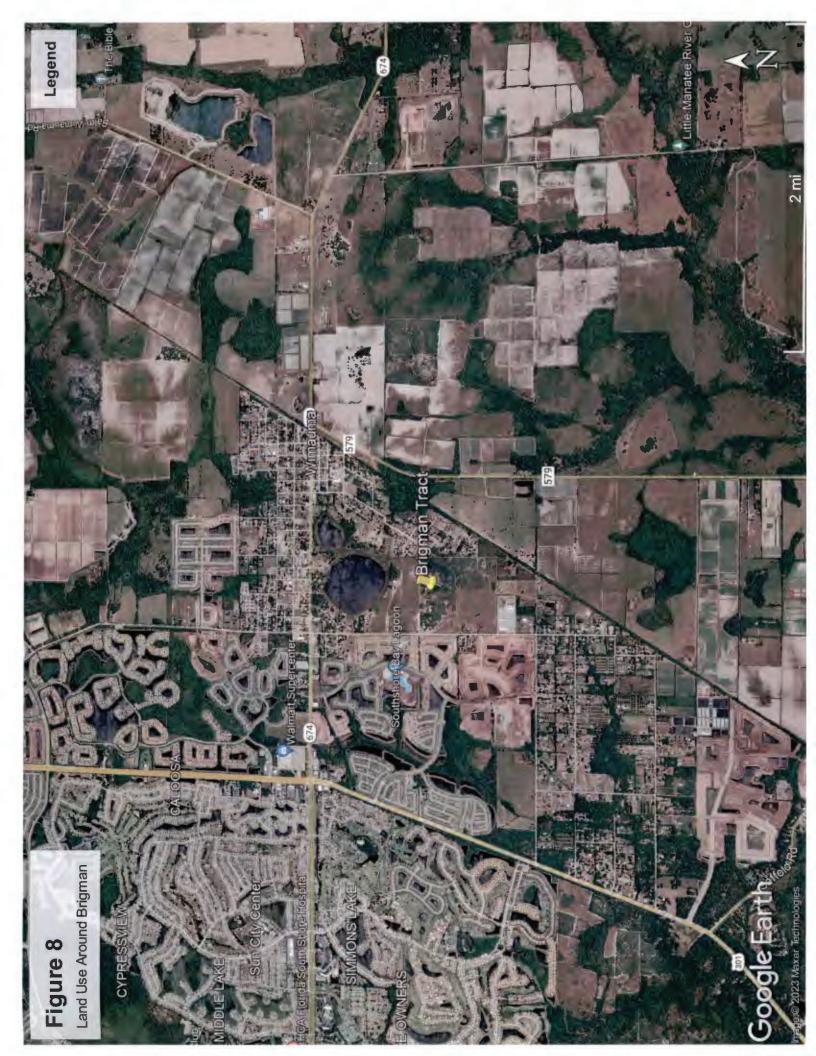




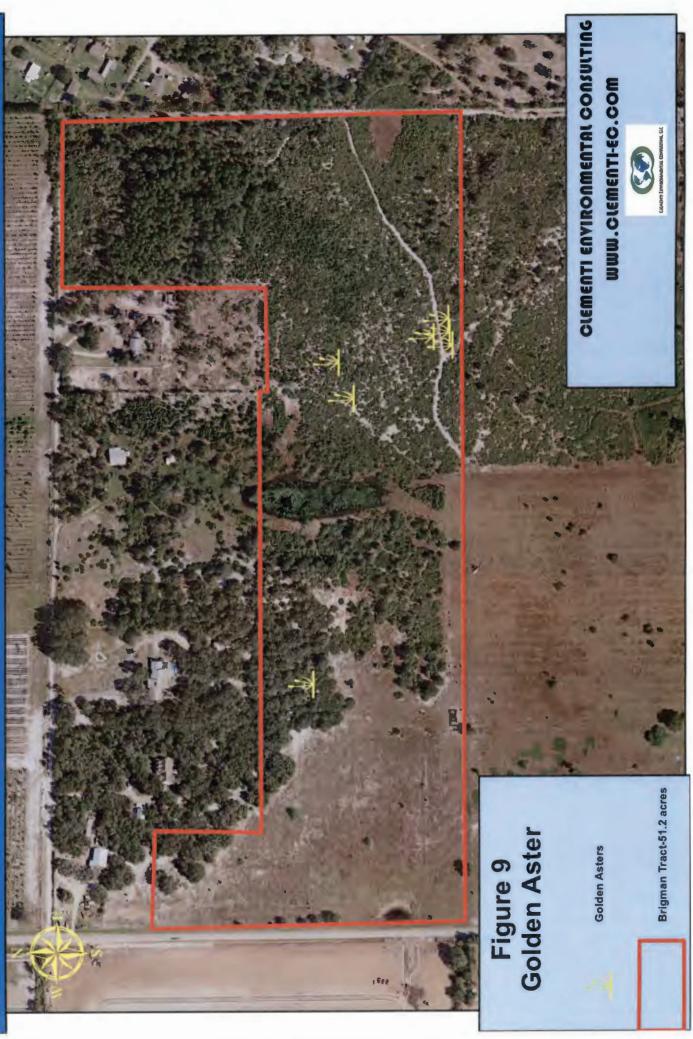












BRIGMAN TRACT GOLDEN ASTER



Picture of a flowering golden aster





Size of the golden aster at the time of this survey



NEIGHBORHOOD MEETING MINUTES Neighborhood meeting requested by a resident that received mailed notice LDC Section 5.03.06.B.2

Citizen requesting the meeting:	Wimauma CDC, Gil Martinez, Director of Economic Development
Date / Time of the meeting:	February 26, 2024, at 6:00 pm – 7:30 pm
Location of the meeting:	Wimauma Civic Center, 5705 Hillsborough St. Wimauma, FL 33598

Meeting Summary:

- The applicant's team, Billy Molloy (Molloy & James), Brice Pinson (Halff Associates), and Rosanne Clementi (Principal, Clementi Environmental Consulting), met with approximately 30 citizens to discuss the Planned Development rezoning request.
- Mr. Molloy gave an overview of the overall area, the approved projects in the area and a summary of the rezoning proposal.
- Citizens in attendance brought up the following topics of discussion:
 - o **Transportation**
 - Concerns of the internal ROW/street width and parking along the ROW which may inhibit passage of fire trucks or garbage trucks
 - How to prevent parking along the ROW of these internal streets is this controlled by the County or the HOA
 - What buffering is planned to protect proposed homes that are adjacent to West Lake Drive from traffic
 - What improvements are required for West Lake Drive and any signalization, and are these improvements required to be completed before the development of the homes

The applicant team explained that the roadways will be designed to meet the code/Transportation Technical Manual requirements and parking along public ROW is not permitted anywhere in the County. Homes proposed along West Lake Drive are not directly against the ROW. Mr. Molloy also summarized the required traffic improvements for West Lake Drive and that construction plans must be completed for these improvements prior to the development of the homes.

- Community benefits
 - What benefits are being offered
 - What is proposed to be within the community gathering places on the site plan
 - Are the community gathering places to be public or private
 - Is there affordable housing proposed

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The applicant team explained that the Wimauma Downtown Overlay does not require Community Benefits such as the WVR-2 does. The community gathering places on the plan do not have specific uses proposed yet but will be a passive recreation open space area for the neighborhood. There was confusion on whether these community gathering places are required to be public per the Wimauma Downtown Overlay, but community gathering places are governed by a separate section of the LDC (Sec. 6.02.18.) and are privately maintained by the developer, homeowners association, community development district or similar entity. These spaces will be private and to be used by this community. Mr. Molloy also explained that there is no affordable housing proposed in this development.

- o Conservation Area
 - Heavy discussion centered around the golden aster and scrub jay conservation area reserved on site. Citizens very concerned that scrub jays exist on site and that more area needs to be conserved. Proposed the stormwater pond in the southeast corner of the site be relocated.

Ms. Clementi thoroughly described the survey techniques completed in order to ensure that the scrub jay birds no longer settle in this vicinity and described all of the information her team has found, and the coordination efforts with the County's environmental department to ensure the necessary conservation areas on site are protected.

• Attendance sheet is attached.

Sign in sheet

Kosanne Name: (part of applicant team) Phone Number: & (Email: DEGUNAC TEC , Com pmen Address: 6- Tampa 33602 67

ent John Tros Name: Phone Number: 813-731-4243 Email: (ohngoose quoil. On Clantoneorose phose an. Address: 4721 Avila Whey & D. Mauna PL 33598

Name: Brian Slader Phone Number: 813 - 597 - 5486 Email: rame 260 juno- 40m Way Windows Address: 5005 Cli

ez Name: Luis+ » Phone Number: 954-816 -746 Email: <u>acroduce</u> <u>email</u> Winly Grow Dr. Address: 5200





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Sign in sheet

Holens & Mer hast Hall Name: Phone Number: 910-381.3092 Email: ADHallb20adicom Address:

Name: DEtty A- DWER = Phone Number: 661-674-8468 Email: bowens 462 ad.com Address:

AineR Name: A - 237-5545 Phone Number: 57/ Email: Address: _____

Name: ________ Phone Number: ________ S09-995-6624 Email: dcambensy Address: 1815433 Santa Pula Drive



Sign in sheet

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Name: Mary Minu
Phone Number: 260-214-0604
Email:
Address:
Name: Janis Lamm
Phone Number: 814-441-1844
Empile
Address: 16848 Whisper Elm St. Widmanna
Name: JON & KAREN HANNEMANN
Phone Number: 920 788 7411
Email:
Address: 16833 ANCHOR ROOT ST WIMAMMA
Name: André Helon Glangrew
Phone Number: 703. 283-2900
Email: Jetury A: Hig) Gmain
Address: 16837 ANCHOR Root St. WIMAUMA



Sign in sheet

ania Name: 386 Phone Number: q tedcant hot muil I cam Email: 0 98 PL 33. Dr. WIMAUMA Address: 15 FT4

Name:	JOHN KEGAN	
Phone Num	nber: 813-938-49 5098	
Email:	REGANTR421@BMAIL, COM	
Address:	5051 ZANDY BROOK CIR	WIMAMA

Name: Augre Gree
Phone Number: 781-799-7299
Email: Agrace 118 to gol. com
Address: 15821 Cabble Mill Dr. Wimanne

Name: MANICE IOUNSERIO Phone Number: 679- 794-6303 Email: ATCTOWN 1 @ MSN. COM Address: 5205 LANGSIENA DR. 33598

Received July 18, 2024 Development Services

Nolly Jamieon 312-401-1126 hollyruns 26,20 gmail.com 5105 Inclien Shores PI

Sign in sheet

Name: WilhiAm HORISZY	
Phone Number: 941. 209-0063	
Email: SALEbill\$ 20 VELIZON. NET.	
Address: 2221 W. LAKE DRIVE	

Name: Fredie Bonily Phone Number: 773 - 383 - 0854 Email: <u>fredie lamae sbc alobal net</u> Address: 16554 Delia

Name: Don Hampton Phone Number: 856-296-0653 Email: Address: _____ Vivienne H Name: Phone Number: _____ Email:_____ Address: _____

Sign in sheet

Name: BEV GEORGE OOKS Phone Number: 944-623-7113 Email: GCOOKS Stragmail-com Address: 6012 EDINA St.

Name: Shawnake Pusey Phone Number: 646. 338. 4724 Email: Shawing be puser of quail. com Address: SIOZ Bistop Rd



Name: Gil Martinez, Wimauma CDC	
Phone Number:	
Email:	
Address:	

Name: Laura Cessna, Wimauma CDC	
Phone Number:	
Email:	
Address:	

Application No. <u>24-0791</u> Name: <u>William Molloy</u> Entered at Public Hearing: <u>ZHM</u> Exhibit # <u>4</u> Date: <u>7-22-29</u>

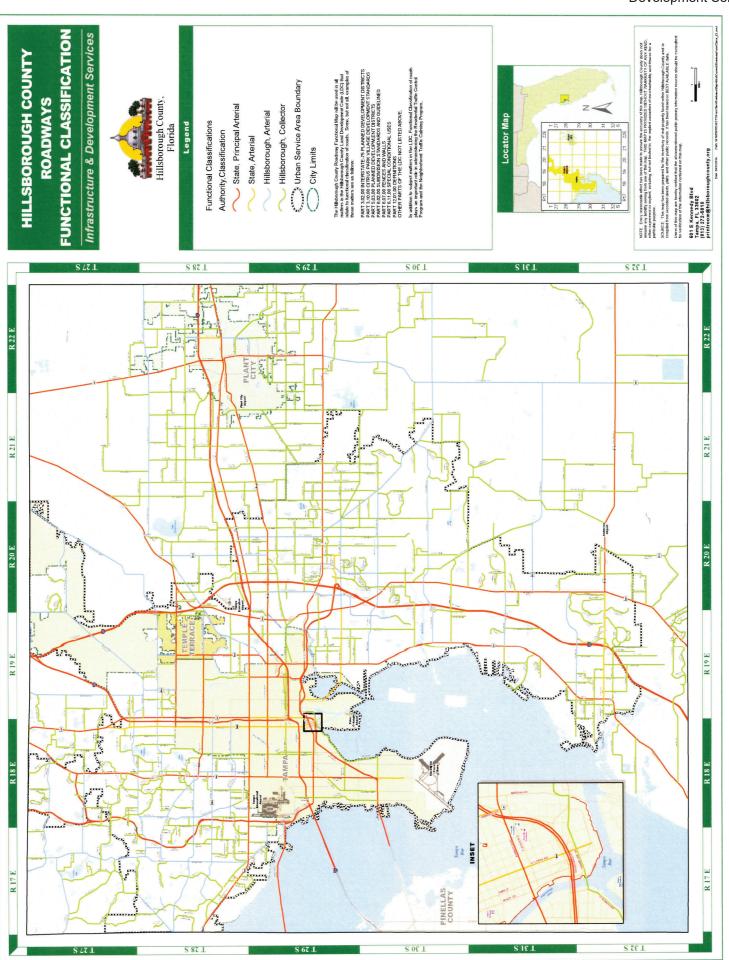
7/22/24

Sam in support of

Project 24-07-91

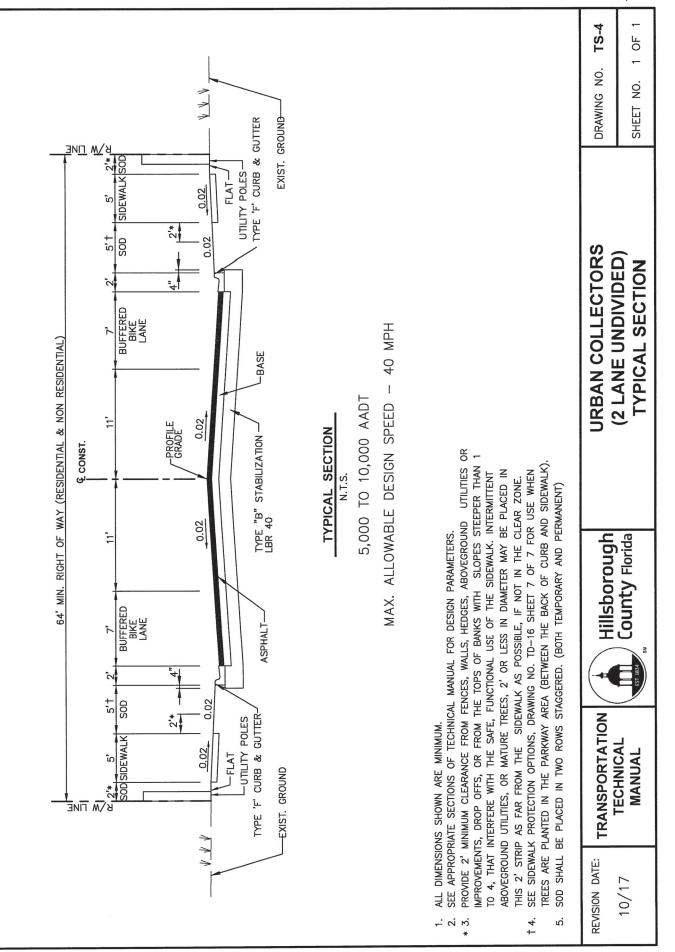
SANDRA L. MURMAN

Received July 15, 2024 Development Services



TS-4





Received July 15, 2024 Development Services

24-0791

ESSENTIAL ELEMENTS

The purpose of this document is to provide an assessment of the Essential Elements per LDC Section 3.24.06 – Substandard Roadways, for West Lake Drive from SR 674 to Bishop Road in conjunction with the rezoning of the above referenced project. The subject property is proposed to be rezoned to Planned Development to allow the following land uses:

- Single Family 72 Dwelling Units
- Rowhouses 144 Dwelling Units

According to the Hillsborough County Functional Classification Map, West Lake Drive is classified as a collector roadway and the subject site is within the Hillsborough County Urban Service Area.

The access to serve the project is proposed to be via one full access to West Lake Drive. In addition, there are future accesses to Brigman Avenue and Roosevelt Street.





Based on the zoning conditions for PD 21-0959, West Lake Drive from Bishop Road to SR 674 is required to be improved. The roadway plans for West Lake Drive per the zoning conditions have been approved and are currently under construction. In addition, a Design Exception was approved for PD 21-0959 for the typical section utilized in the construction plans.

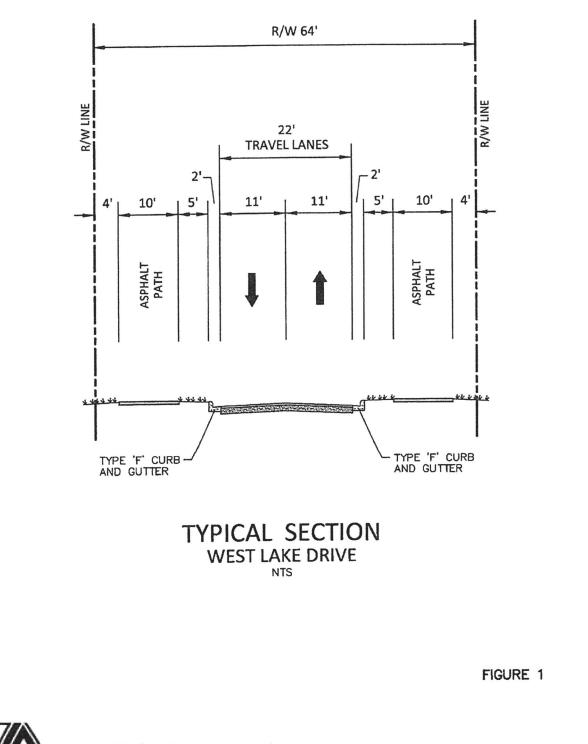
This evaluation is based on the typical section for the Design Exception approved for West Lake Drive and the construction plans. The Essential Elements are as follows:

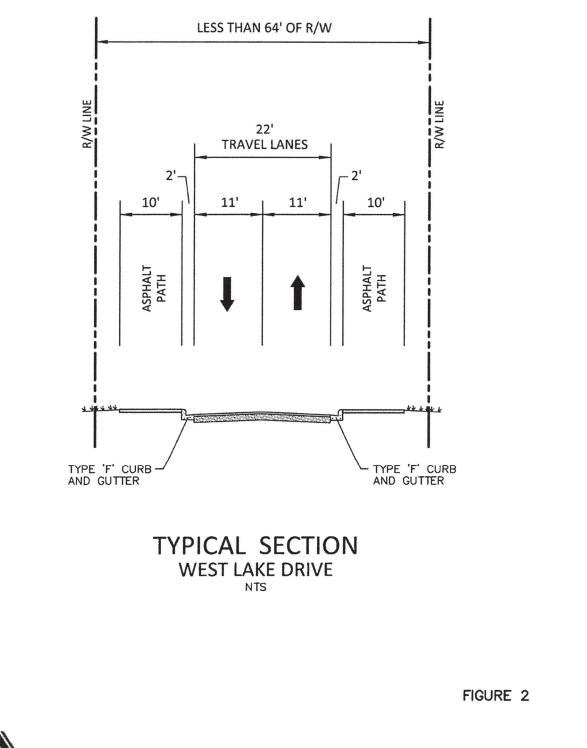
- a. Curb and Gutter Curb and Gutter is proposed along the section of the roadway.
- b. Stabilized Shoulders No shoulders are proposed since this is proposed to be curb and gutter.
- Roadside Safety With the typical section, the clear recovery requirements have been met.
- d. Bicycle Facilities 10 foot sidewalks on both sides of the road are to be provided instead of bike lanes. This was done to allow school children to safely ride bikes to school on the 10 foot sidewalk.
- e. Sidewalk 10 foot sidewalks on both sides of the road are to be provided.

Figures 1 and 2 provide the proposed typical sections.

With the improvements identified above, Section 3.24.06 of the LDC would be satisfied.







Adjoining Roadway	ys (check if applicable)		
Road Name	Classification	Current Conditions	Select Future Improvements
West Lake Dr.	County Collector - Rural	2 Lanes ⊠Substandard Road □Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other
	Choose an item.	Choose an item. Lanes Substandard Road Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other
	Choose an item.	Choose an item. Lanes Substandard Road Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other
	Choose an item.	Choose an item. Lanes Substandard Road Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other

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

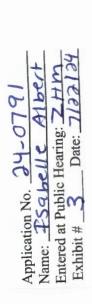
Project Trip Generation	□ □Not applicable for this request		
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	84	8	8
Proposed	1,792	124	156
Difference (+/-)	(+) 1,708	(+) 116	(+) 148

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

Connectivity and Cross	s Access □Not app	licable for this request		
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Vehicular & Pedestrian	None	Meets LDC
South		Vehicular & Pedestrian	None	Meets LDC
East		Vehicular & Pedestrian	None	Meets LDC
West	Х	Vehicular & Pedestrian	None	Meets LDC
Notes:	- -		·	·

Design Exception/Administrative Varianc	e □Not applicable for this request	
Road Name/Nature of Request	Туре	Finding
West Lake Dr./ Substandard Road	Design Exception Requested	Approvable
	Choose an item.	Choose an item.
Notes:		

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



Halff



PD 24-0791

Zoning Hearing Master Hearing

July 22, 2024

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SUBJECT SITE

East of West Lake Drive and South of Brigman Avenue

49.16 +/- ACRES

Wimauma Community Plan

Wimauma Downtown Subdistrict: Downtown Residential Overlay

Urban Service Area



SURROUNDING AREA

Surrounded predominately residential development for the exception of the underconstruction school campus PK-12th (MM 21-1342). PD 21-0959 to the south is approved for up to 299 single-family & townhome units on 74.75 acres.

To the west are single-family homes that are part of a 794-acre PD (Southshore Bay) approved for a mixed-use project



FLU & ZONING

Future Land Use: RES-4



Current Zoning: Agricultural Rural (AR)

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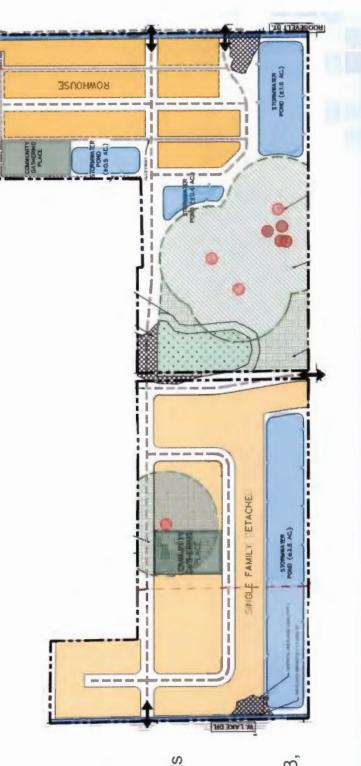
REQUEST

Rezoning to Planned Development (PD) 216 dwelling units (72 single-family & 144 rowhouse units) Meets LDC regulations 3.23.00 Wimauma Downtown Overlay Districts

FLEX of the RES-6 FLU from the east

Meets Policies 1.2, 1.4, 7.3, 7.4 and 13.3 of the Comprehensive Plan

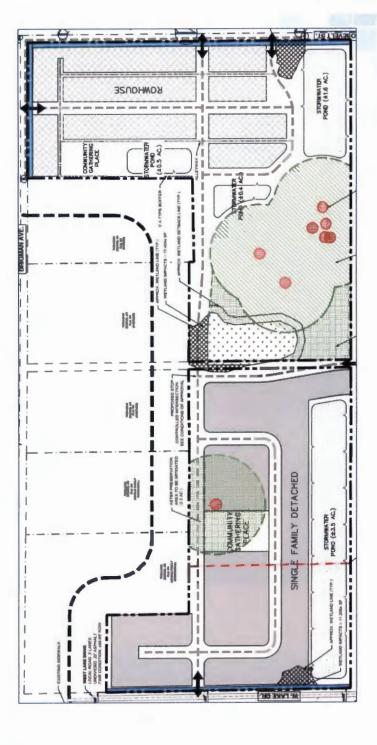




NEIGHBORHOOD MEETING

Neighborhood meeting held February 26, 2024, at the Wimauma Civic Center Approximately 30 attendees

Main topics of discussion: Transportation and Environmental

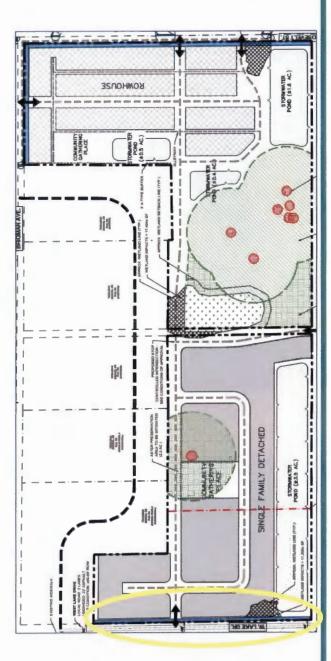


PD 24-0791 7

TRANSPORTATION

Access from West Lake Drive: The developer shall construct a southbound to eastbound left turn lane on West Lake Dr. into the subject site.

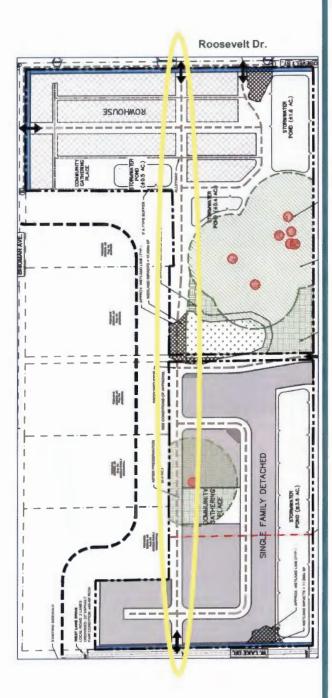
Design Exceptions submitted and found approvable for West Lake Drive.



PD 24-0791 8

TRANSPORTATION

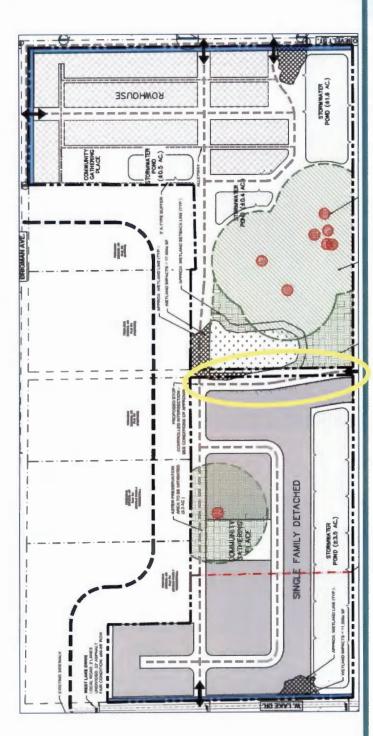




PD 24-0791 | 9

TRANSPORTATION

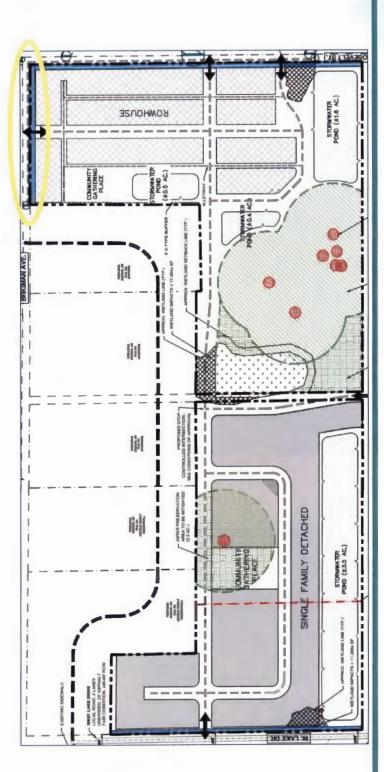




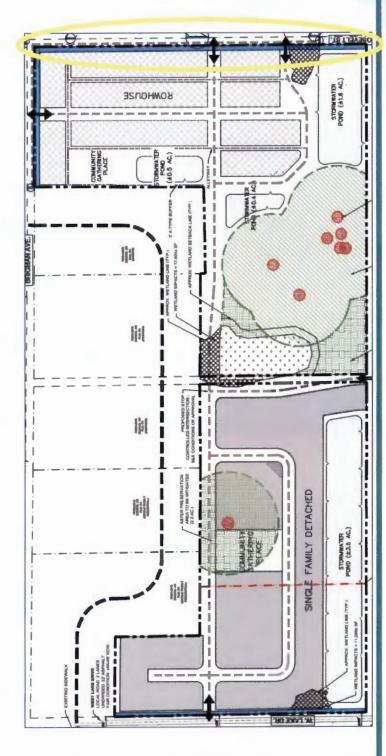
PD 24-0791 | 10



One (1) east-west roadway (i.e. a portion of Brigman Ave.) along the project's northern frontage;



TRANSPORTATION



One (1) north-south roadway (i.e. a portion of Roosevelt St.).

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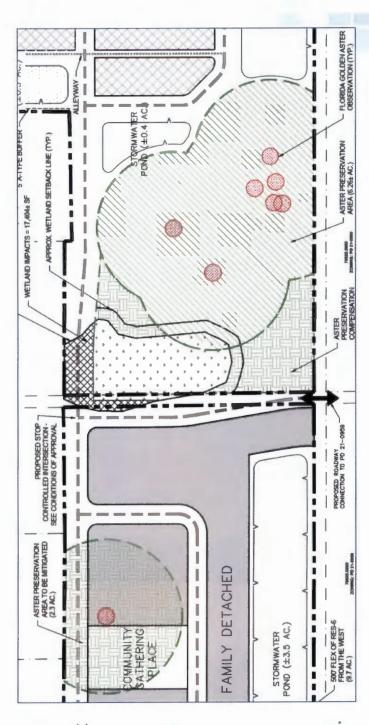
ENVIRONMENTAL

Clementi Environmental Consulting LLC prepared a Wildlife and Plant Survey Report

No Scrub Jays reported

Florida Golden Aster were found

7.72 acres of Aster Preservation Area and Compensation Natural Resources staff who found the request **approvable** subject to conditions of approval.



STAFF FINDINGS

PLANNING COMMISSION STAFF FOUND THE REQUEST CONSISTENT WITH THE FUTURE LAND USE ELEMENT & LIVABLE COMMUNITY ELEMENT OF THE WIMAUMA COMMUNITY PLAN. DEVELOPMENT SERVICES FOUND THE REQUEST APPROVABLE SUBJECT TO CONDITIONS OF APPROVAL.

NO OBJECTIONS FROM REVIEWING AGENCIES.







CLEMENTI ENVIRONMENTAL CONSULTING, LLC

Brigman Tract Folio 79523-0000 Wimauma, Hillsborough County

Clementi Environmental Consulting (CEC) was retained to review wildlife and plant survey reports on the Subject Property and tangentially on the property to the south owned by Lennar Homes (Figures 1 and 2). Applied Bionomics performed a survey in September 2022 and reported on October 13, 2022, on the Brigman Tract. Ecological Consulting Solutions performed a similar survey on the Lennar property on January 28 and March 21, 2021. We are not going to duplicate the descriptions of the soil and FLUCCS maps as they are found in the attached reports. The important issue is to understand the behavioral biology and family dynamics of the scrub jay.

The average family needs at least 25 acres of suitable habitat. The optimal habitat is mostly of treeless expanses of low shrubs interspersed with bare sandy patches. Oaks and other shrubs are generally 4 to 5.5 feet tall. Essentially this scrub habitat is the Florida desert. If the shrub layer exceeds 5.5' the scrub jay numbers are documented to decline. It is important for the scrub jays to be able to see across their territory which explains why low shrubs and trees are essential. Optimal scrub jay habitat contains 10 to 50% open ground with bare sand or low grasses. Scrub jays avoid heavily treed forest areas. Scrub jays do best with less than one tree per acre (From FWC Scrub Jay Management Guidelines 2019).

Scrub jays maintain their territory as a family with young from previous clutches staying with their parents to help raise the next few clutches. Females that are breeding age are forced to leave the family and must search for a mate from another family. Young males stay and "inherit" territory from the parents. This requires that there are areas for control and disbursal for the young male.

The Brigman tract is for several reasons not even sub-optimal scrub jay habitat. Attached is an aerial from 1973 (Figure 3). The habitat on the Brigman tract is isolated with no suitable habitat nearby to allow for the growth of a family or an area of disbursal for the females. Figure 4 is a closer look at the habitat in 1973 that was much sparser than today. The dense tree stands are probably the result of the lack of fire.

The two previous study reports scrub jay sightings on the southeast side of the Brigman tract in September 2022. In fact, the scientist did not get a visual sighting but heard "scrub jay" calls in return to the play back station events. It is known that mockingbirds are known to mimic scrub jay calls. Scrub jays are known to disburse/wander after the breeding season. This is not evidence of a site suitable for nesting and full-time residence on this property. ECS completed a scrub jay survey on the Lennar tract to the south.

Brigman Tract Wildlife Report Page 2 of 2

ECS reports seeing two scrub jays on March 10-12, 2021, on the Lennar tract and flying into the Brigman tract. Mating season is from March to June. This survey did not note any breeding or courting activity.

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SURVEY RESULTS: NO SCRUB JAYS FOUND

BRIGMAN TRACT



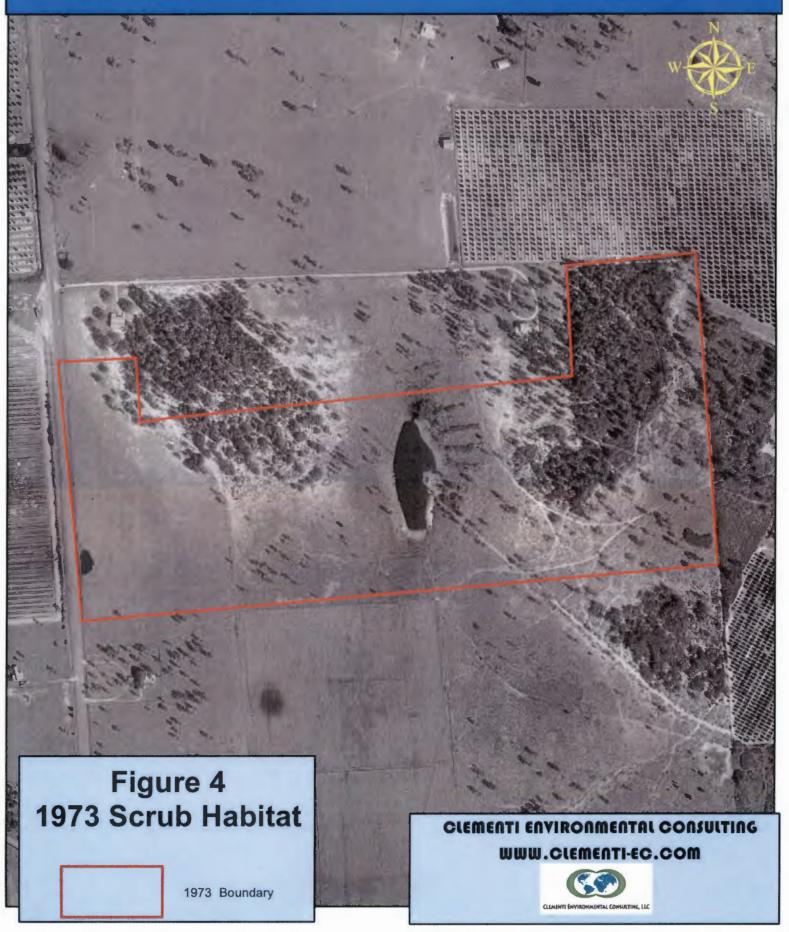




BRIGMAN TRACT

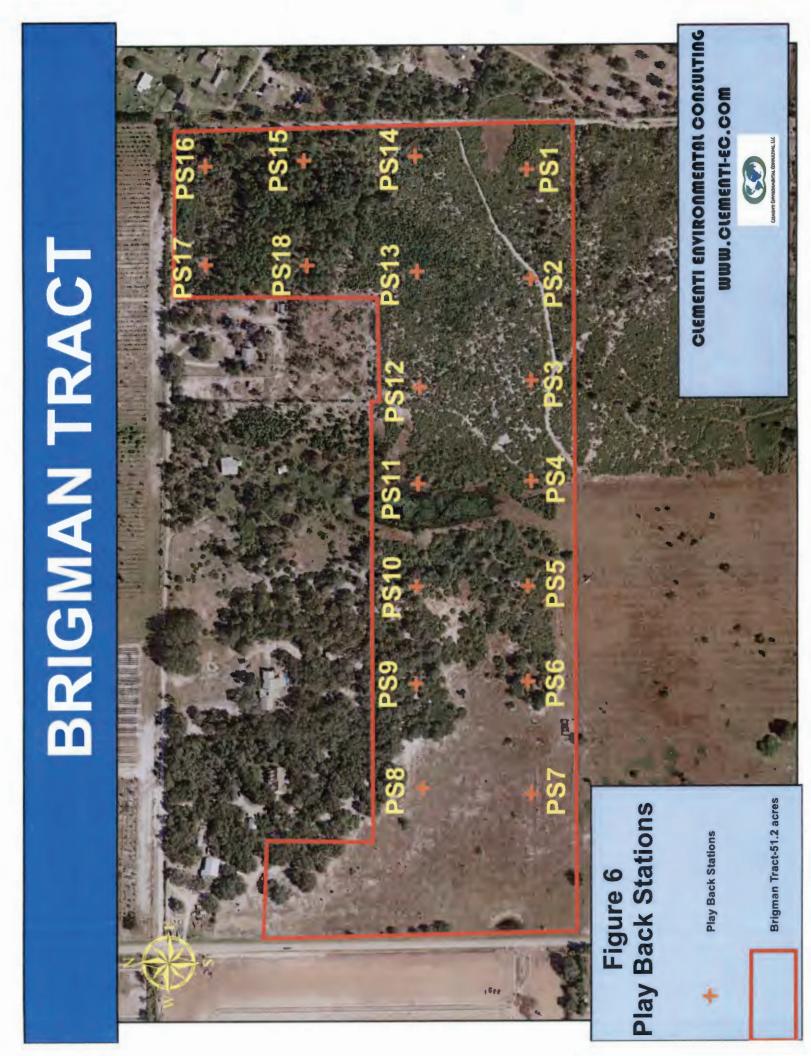


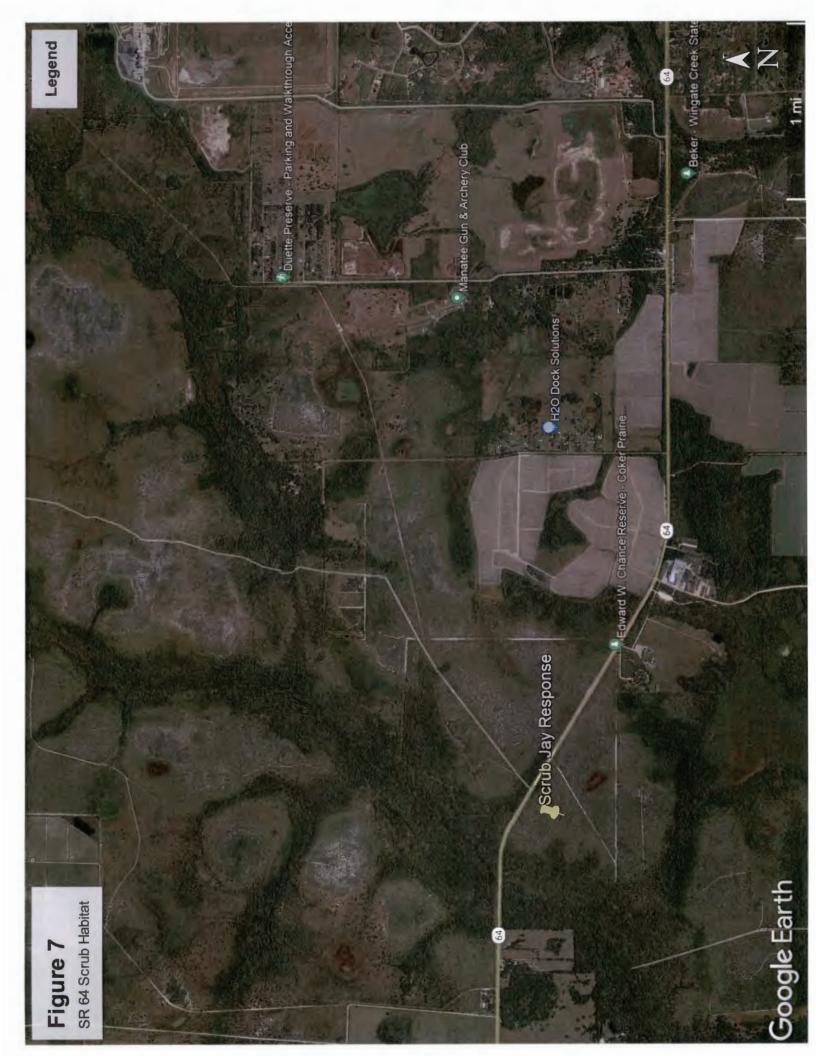
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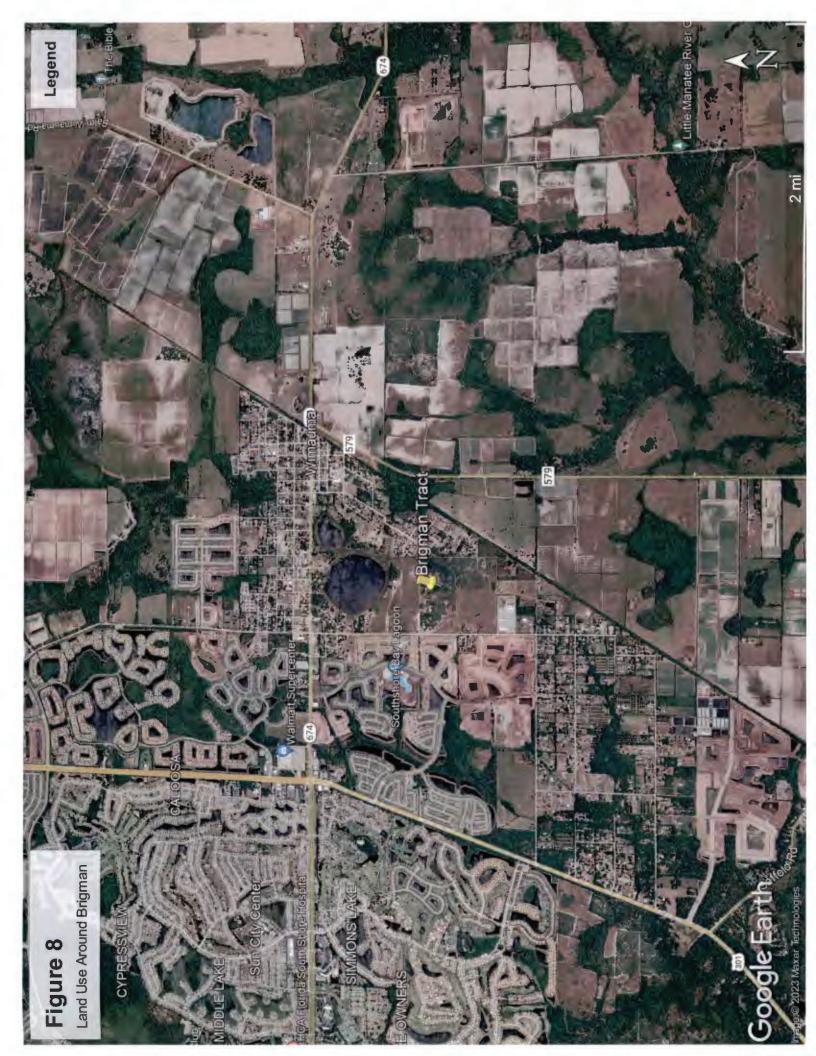




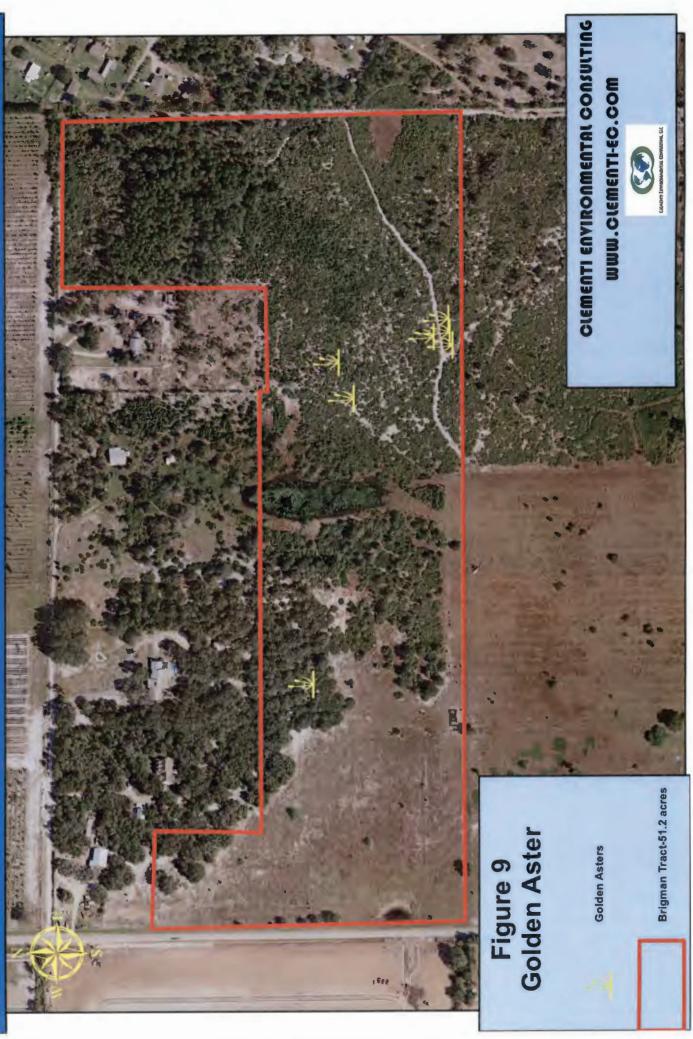












BRIGMAN TRACT GOLDEN ASTER



Picture of a flowering golden aster





Size of the golden aster at the time of this survey



NEIGHBORHOOD MEETING MINUTES Neighborhood meeting requested by a resident that received mailed notice LDC Section 5.03.06.B.2

Citizen requesting the meeting:	Wimauma CDC, Gil Martinez, Director of Economic Development
Date / Time of the meeting:	February 26, 2024, at 6:00 pm – 7:30 pm
Location of the meeting:	Wimauma Civic Center, 5705 Hillsborough St. Wimauma, FL 33598

Meeting Summary:

- The applicant's team, Billy Molloy (Molloy & James), Brice Pinson (Halff Associates), and Rosanne Clementi (Principal, Clementi Environmental Consulting), met with approximately 30 citizens to discuss the Planned Development rezoning request.
- Mr. Molloy gave an overview of the overall area, the approved projects in the area and a summary of the rezoning proposal.
- Citizens in attendance brought up the following topics of discussion:
 - o **Transportation**
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Name: Brian Slader Phone Number: 813 - 597 - 5486 Email: rame 260 juno- 40m Way Windows Address: 5005 Cli

ez Name: Luis+ » Phone Number: 454-816 -746 Email: <u>acroduce</u> <u>email</u> Winly Grow Dr. Address: 5200





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Holens Me hast Hall Name: Phone Number: 910-381.3092 Email: ADHallb20adicom Address:

Name: DEtty A- DWER = Phone Number: 661-674-8468 Email: bowens 462 ad.com Address:

AineR Name: A - 237-5545 Phone Number: 57/ Email: Address: _____

Name: ________ Phone Number: ________ S09-995-6624 Email: dcambensy Address: 1815433 Santa Pula Drive



Sign in sheet

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Name: Mary Minu
Phone Number: 260-214-0604
Email:
Address:
Name: Janis Lamm
Phone Number: 814-441-1844
Empile
Address: 16848 Whisper Elm St. Widmanna
Name: JON & KAREN HANNEMANN
Phone Number: 920 788 7411
Email:
Address: 16833 ANCHOR ROOT ST WIMAMMA
Name: André Helon Glangrew
Phone Number: 703. 283-2900
Email: Jetury A: Hig) Gmain
Address: 16837 ANCHOR Root St. WIMAUMA



ania Name: 386 Phone Number: q tedcant hot muil I cam Email: 0 98 PL 33. Dr. WIMAUMA Address: 15 FT4

Name:	JOHN KEGAN	
Phone Num	ber: 813-938-407-5098	
Email:	REGANTRY 21 COMAIL, COM	
Address:	5051 ZANDY BROOK CIR	WIMAMA

Name: Augre Gree
Phone Number: 781-799-7299
Email: Agrace 118 to gol. com
Address: 15821 Cabble Mill Dr. Wimanne

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Received July 18, 2024 Development Services

Nolly Jamieon 312-401-1126 hollyruns 26,20 gmail.com 5105 Inclien Shores PI

Name: WilhiAm HORISZY	
Phone Number: 941. 209-0063	
Email: SALEbill\$ 20 VELIZON. NET.	
Address: 2221 W. LAKE DRIVE	

Name: Fredie Bonily Phone Number: 773 - 383 - 0854 Email: <u>fredie lamae sbc alobal net</u> Address: 16554 Delia

Name: Don Hampton Phone Number: 856-296-0653 Email: Address: _____ Vivienne H Name: Phone Number: _____ Email:_____ Address: _____

Name: BEV GEORGE OOKS Phone Number: 944-623-7113 Email: GCOOKS Stragmail-com Address: 6012 EDINA St.

Name: Shawnake Pusey Phone Number: 646. 338. 4724 Email: Shawing be puser of quail. com Address: SIOZ Bistop Rd



Name: Gil Martinez, Wimauma CDC	
Phone Number:	
Email:	
Address:	

Name: Laura Cessna, Wimauma CDC	
Phone Number:	
Email:	
Address:	

Application No. <u>24-0791</u> Name: <u>William Molloy</u> Entered at Public Hearing: <u>ZHM</u> Exhibit # <u>4</u> Date: <u>7-22-29</u>

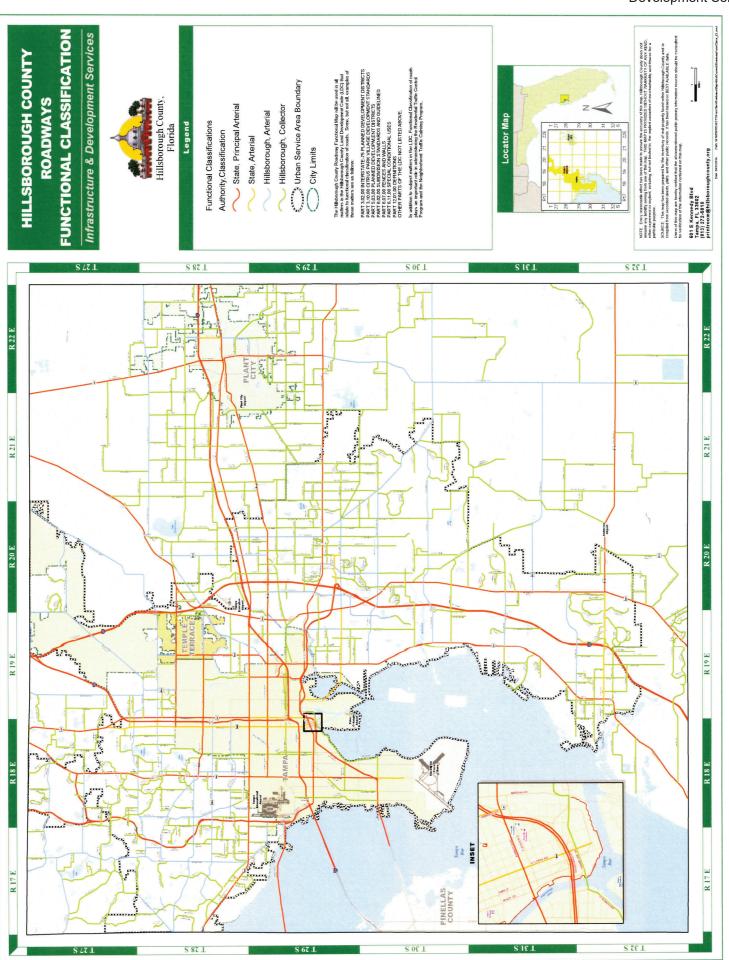
7/22/24

Sam in support of

Project 24-07-91

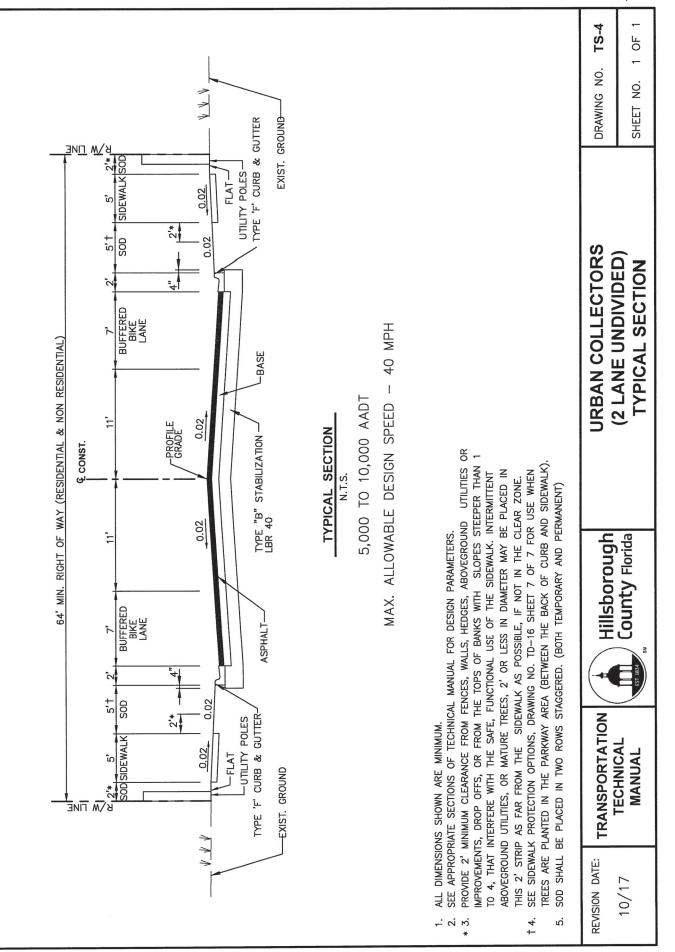
SANDRA L. MURMAN

Received July 15, 2024 Development Services



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Received July 15, 2024 Development Services

24-0791

ESSENTIAL ELEMENTS

The purpose of this document is to provide an assessment of the Essential Elements per LDC Section 3.24.06 – Substandard Roadways, for West Lake Drive from SR 674 to Bishop Road in conjunction with the rezoning of the above referenced project. The subject property is proposed to be rezoned to Planned Development to allow the following land uses:

- Single Family 72 Dwelling Units
- Rowhouses 144 Dwelling Units

According to the Hillsborough County Functional Classification Map, West Lake Drive is classified as a collector roadway and the subject site is within the Hillsborough County Urban Service Area.

The access to serve the project is proposed to be via one full access to West Lake Drive. In addition, there are future accesses to Brigman Avenue and Roosevelt Street.





Based on the zoning conditions for PD 21-0959, West Lake Drive from Bishop Road to SR 674 is required to be improved. The roadway plans for West Lake Drive per the zoning conditions have been approved and are currently under construction. In addition, a Design Exception was approved for PD 21-0959 for the typical section utilized in the construction plans.

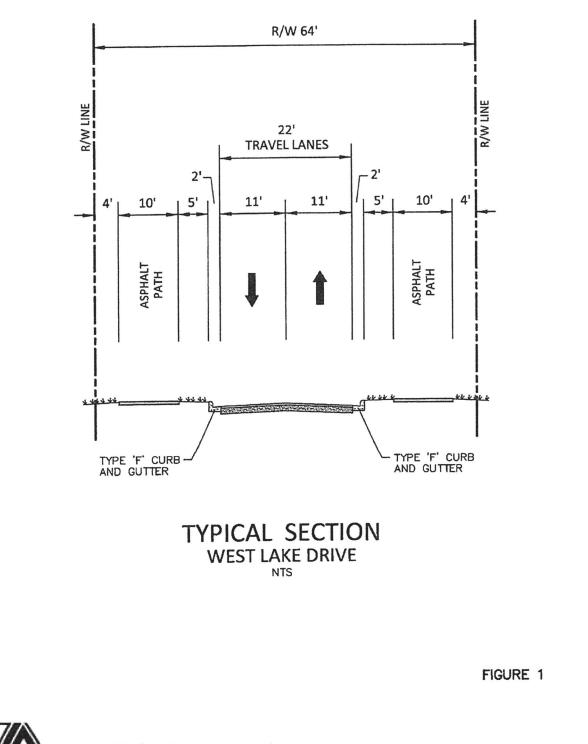
This evaluation is based on the typical section for the Design Exception approved for West Lake Drive and the construction plans. The Essential Elements are as follows:

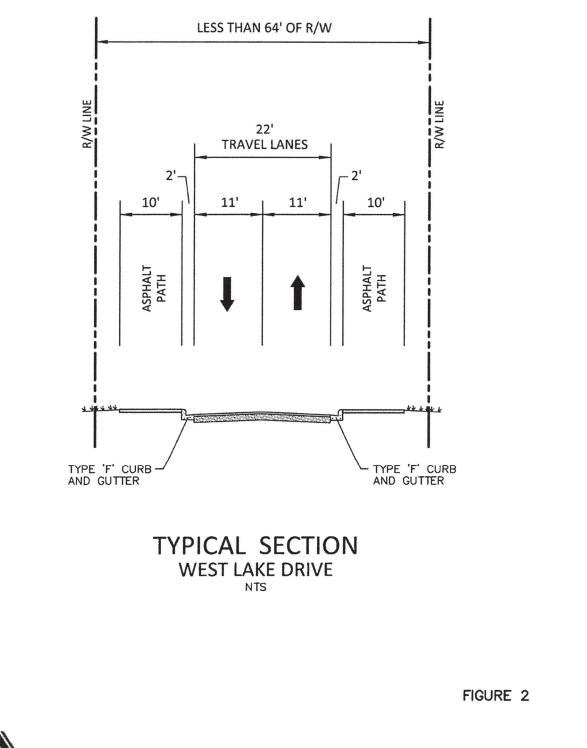
- a. Curb and Gutter Curb and Gutter is proposed along the section of the roadway.
- b. Stabilized Shoulders No shoulders are proposed since this is proposed to be curb and gutter.
- Roadside Safety With the typical section, the clear recovery requirements have been met.
- d. Bicycle Facilities 10 foot sidewalks on both sides of the road are to be provided instead of bike lanes. This was done to allow school children to safely ride bikes to school on the 10 foot sidewalk.
- e. Sidewalk 10 foot sidewalks on both sides of the road are to be provided.

Figures 1 and 2 provide the proposed typical sections.

With the improvements identified above, Section 3.24.06 of the LDC would be satisfied.







Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements	
West Lake Dr.	County Collector - Rural	2 Lanes ⊠Substandard Road □Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other 	
	Choose an item.	Choose an item. Lanes Substandard Road Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other 	
	Choose an item.	Choose an item. Lanes Substandard Road Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other 	
	Choose an item.	Choose an item. Lanes Substandard Road Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other 	

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

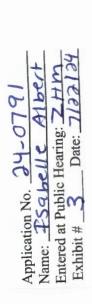
Project Trip Generation Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	84	8	8	
Proposed	1,792	124	156	
Difference (+/-)	(+) 1,708	(+) 116	(+) 148	

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

Design Exception/Administrative Variance Not applicable for this request				
Road Name/Nature of Request Type Finding				
West Lake Dr./ Substandard Road	Design Exception Requested	Approvable		
	Choose an item.	Choose an item.		
Notes:				

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



Halff



PD 24-0791

Zoning Hearing Master Hearing

July 22, 2024

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SUBJECT SITE

East of West Lake Drive and South of Brigman Avenue

49.16 +/- ACRES

Wimauma Community Plan

Wimauma Downtown Subdistrict: Downtown Residential Overlay

Urban Service Area



SURROUNDING AREA

Surrounded predominately residential development for the exception of the underconstruction school campus PK-12th (MM 21-1342). PD 21-0959 to the south is approved for up to 299 single-family & townhome units on 74.75 acres.

To the west are single-family homes that are part of a 794-acre PD (Southshore Bay) approved for a mixed-use project



FLU & ZONING

Future Land Use: RES-4



Current Zoning: Agricultural Rural (AR)

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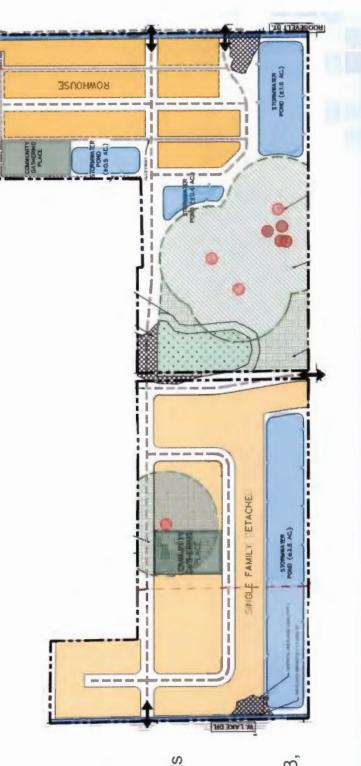
REQUEST

Rezoning to Planned Development (PD) 216 dwelling units (72 single-family & 144 rowhouse units) Meets LDC regulations 3.23.00 Wimauma Downtown Overlay Districts

FLEX of the RES-6 FLU from the east

Meets Policies 1.2, 1.4, 7.3, 7.4 and 13.3 of the Comprehensive Plan

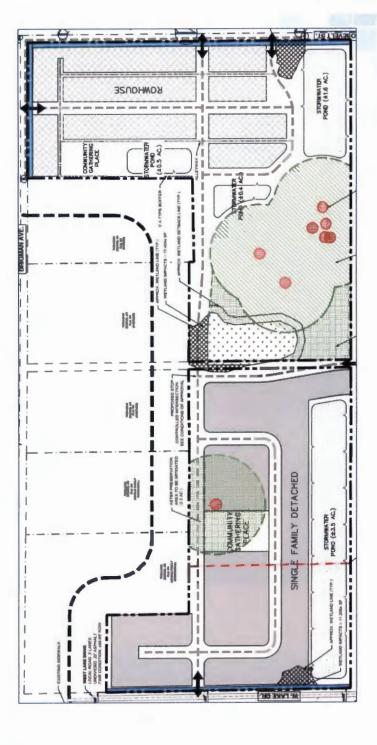




NEIGHBORHOOD MEETING

Neighborhood meeting held February 26, 2024, at the Wimauma Civic Center Approximately 30 attendees

Main topics of discussion: Transportation and Environmental

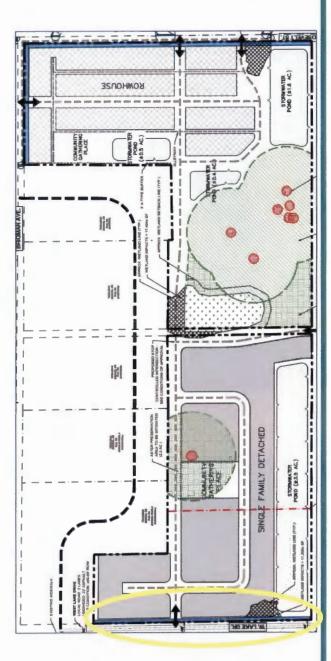


PD 24-0791 7

TRANSPORTATION

Access from West Lake Drive: The developer shall construct a southbound to eastbound left turn lane on West Lake Dr. into the subject site.

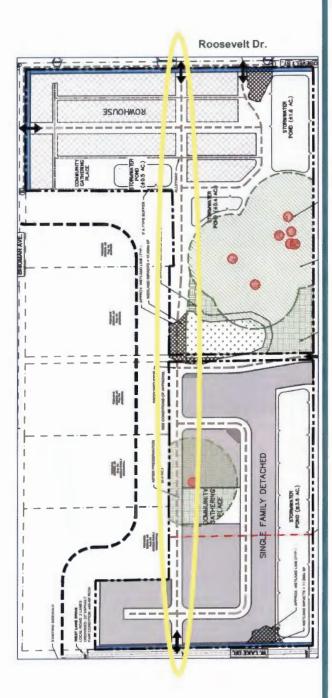
Design Exceptions submitted and found approvable for West Lake Drive.



PD 24-0791 8

TRANSPORTATION

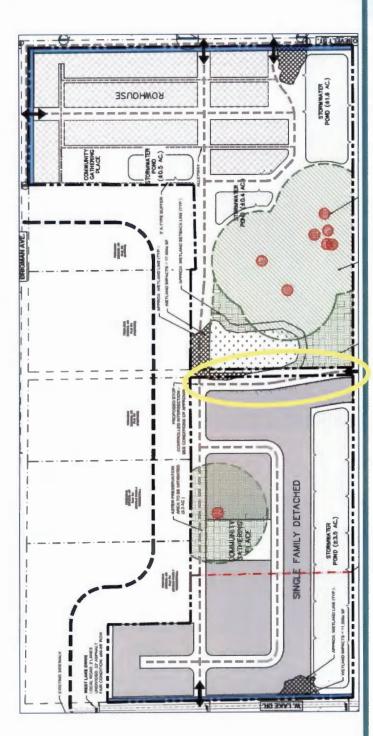




PD 24-0791 | 9

TRANSPORTATION

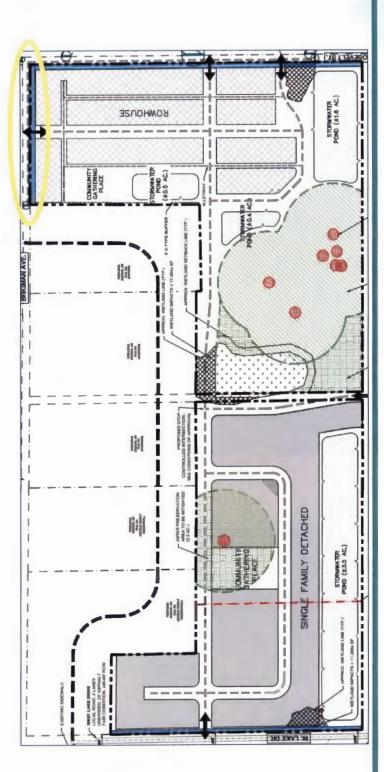




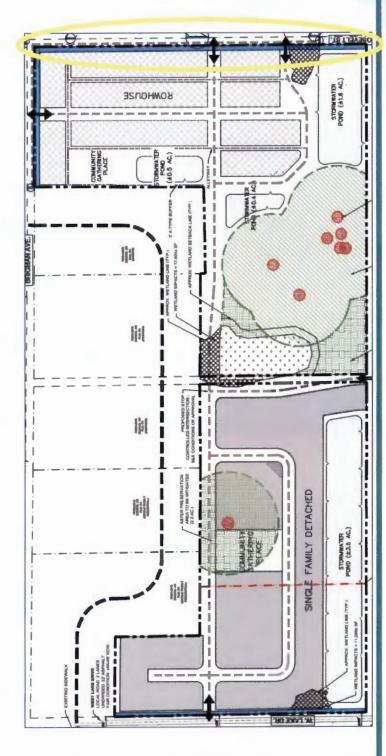
PD 24-0791 | 10



One (1) east-west roadway (i.e. a portion of Brigman Ave.) along the project's northern frontage;



TRANSPORTATION



One (1) north-south roadway (i.e. a portion of Roosevelt St.).

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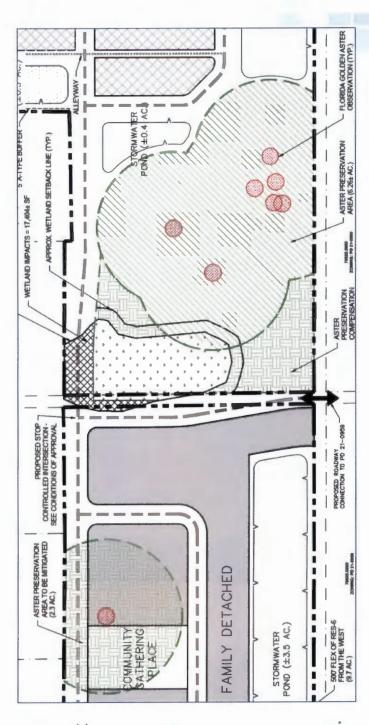
ENVIRONMENTAL

Clementi Environmental Consulting LLC prepared a Wildlife and Plant Survey Report

No Scrub Jays reported

Florida Golden Aster were found

7.72 acres of Aster Preservation Area and Compensation Natural Resources staff who found the request **approvable** subject to conditions of approval.



STAFF FINDINGS

PLANNING COMMISSION STAFF FOUND THE REQUEST CONSISTENT WITH THE FUTURE LAND USE ELEMENT & LIVABLE COMMUNITY ELEMENT OF THE WIMAUMA COMMUNITY PLAN. DEVELOPMENT SERVICES FOUND THE REQUEST APPROVABLE SUBJECT TO CONDITIONS OF APPROVAL.

NO OBJECTIONS FROM REVIEWING AGENCIES.







CLEMENTI ENVIRONMENTAL CONSULTING, LLC

Brigman Tract Folio 79523-0000 Wimauma, Hillsborough County

Clementi Environmental Consulting (CEC) was retained to review wildlife and plant survey reports on the Subject Property and tangentially on the property to the south owned by Lennar Homes (Figures 1 and 2). Applied Bionomics performed a survey in September 2022 and reported on October 13, 2022, on the Brigman Tract. Ecological Consulting Solutions performed a similar survey on the Lennar property on January 28 and March 21, 2021. We are not going to duplicate the descriptions of the soil and FLUCCS maps as they are found in the attached reports. The important issue is to understand the behavioral biology and family dynamics of the scrub jay.

The average family needs at least 25 acres of suitable habitat. The optimal habitat is mostly of treeless expanses of low shrubs interspersed with bare sandy patches. Oaks and other shrubs are generally 4 to 5.5 feet tall. Essentially this scrub habitat is the Florida desert. If the shrub layer exceeds 5.5' the scrub jay numbers are documented to decline. It is important for the scrub jays to be able to see across their territory which explains why low shrubs and trees are essential. Optimal scrub jay habitat contains 10 to 50% open ground with bare sand or low grasses. Scrub jays avoid heavily treed forest areas. Scrub jays do best with less than one tree per acre (From FWC Scrub Jay Management Guidelines 2019).

Scrub jays maintain their territory as a family with young from previous clutches staying with their parents to help raise the next few clutches. Females that are breeding age are forced to leave the family and must search for a mate from another family. Young males stay and "inherit" territory from the parents. This requires that there are areas for control and disbursal for the young male.

The Brigman tract is for several reasons not even sub-optimal scrub jay habitat. Attached is an aerial from 1973 (Figure 3). The habitat on the Brigman tract is isolated with no suitable habitat nearby to allow for the growth of a family or an area of disbursal for the females. Figure 4 is a closer look at the habitat in 1973 that was much sparser than today. The dense tree stands are probably the result of the lack of fire.

The two previous study reports scrub jay sightings on the southeast side of the Brigman tract in September 2022. In fact, the scientist did not get a visual sighting but heard "scrub jay" calls in return to the play back station events. It is known that mockingbirds are known to mimic scrub jay calls. Scrub jays are known to disburse/wander after the breeding season. This is not evidence of a site suitable for nesting and full-time residence on this property. ECS completed a scrub jay survey on the Lennar tract to the south.

Brigman Tract Wildlife Report Page 2 of 2

ECS reports seeing two scrub jays on March 10-12, 2021, on the Lennar tract and flying into the Brigman tract. Mating season is from March to June. This survey did not note any breeding or courting activity.

CEC duplicated the survey on the Brigman tract over several days for the Florida scrub jay and the Florida Golden aster beginning May 24 and completed on June 7 (See Table 1). We estimated the potential habitat considered suitable is 12 acres (See Figure 5). Figure 6 are the playback stations we used to complete our scrub jay survey. A recording of a nesting female alarm call was used according to the criteria required by the FWS and FWC. The surveys were completed from 7:15 am to 12:00 pm which is the optimal time for avian activities. There were no instances in which we elicited a response by a scrub jay on the Brigman tract or coming in from the south from the Lennar tract. In fact, the responses we did get were from blue jays. This is a critical observation as these two species do not coexist. The scrub habitat suitable for the scrub jay is too harsh for the blue jay. Scrub jays would not likely be able to compete with blue jays in this sub-optimal habitat. The blue jays are not "liked" by most songbirds as they are very aggressive and known to be nest predators to other birds.

As a test of the utility of the recorded call were we using and the timing, on May 29, 2023, we went to a site on SR 64 in Manatee County we suspected would have scrub jays. We got an immediate response on the roadside from a scrub jay. Figure 7 is an aerial of the area around this property in Manatee County. Notice the areas to the north and east for dispersal. The Brigman tract is an island with no potential for breeding scrub jays. Birds seen on the property in September 2021 and March 2022 were likely wandering looking for suitable habitat. There is no evidence the birds stayed on this property for nesting. There is no value for scrub jay conservation by requiring any portion of this property be conserved for them. Figure 8 provides an aerial of this region in the Wimauma area. There are no other contiguous or nearby scrub areas for a scrub jay family to acquire or migrate. We have had extensive conversations with staff of FWS who experts in the behavior and breeding of scrub jays. They have told us if we did not see or hear them during our survey it would mean that this property is not suitable habitat for scrub jays. We will send them a copy of this report. If they believe we have completed this survey according to the acceptable criteria, they will not require any additional survey events.

We concur on the approximate location of the golden aster plants. They are scattered along sandy trails in palmetto stands (See attached Figure 9 and Pictures). The tenacre preservation area included in the Wimauma Subdivision should adequately protect the largest concentration of the golden aster. The western cluster is difficult to preserve. The applicant would like to propose to attempt to transplant those plants to suitable areas in the proposed preservation area.

Table	

Date	Observers	Start	Starting Weather	End	Ending Weather	Observation
		Time		Time		
/2023	5/24/2023 MS/EH/RC/AB	800	78F, ENE 6mph, good	1208	86F, E 4mph, 60% cl cov, good	No scrub jays
			visibility; no precip		visibility; no precip	
5/25/2023	EH, AB	822	77F, ENE 5mph, 20% clcov;	1145	80F,80F SW 7mph, 40% clcov;	No scrub jays
			good vis; no precip		good vis; no precip	
5/28/2023	MS. AB	732	66F, N 4mph, 10% clcov;	1128	82F, NE 8mph, 70% clcov	No scrub jays
			good vis, no precip		Good vis, no precip	
5/29/2023	MS. AB	750	70F, NW 6mph, 30% clcov	1003	85F, N 8mph, 70% clcov	No scrub jays
			Good vis, no precip		Good vis, no precip	
6/7/2023	MS, AB	745	78F, SW 6mph, 10% Clcov	1100	85F, WSW 8mph, 60% clcov	No scrub jays
			Good vis. no precip	-	Good vis, no precip	•

SURVEY RESULTS: NO SCRUB JAYS FOUND

BRIGMAN TRACT



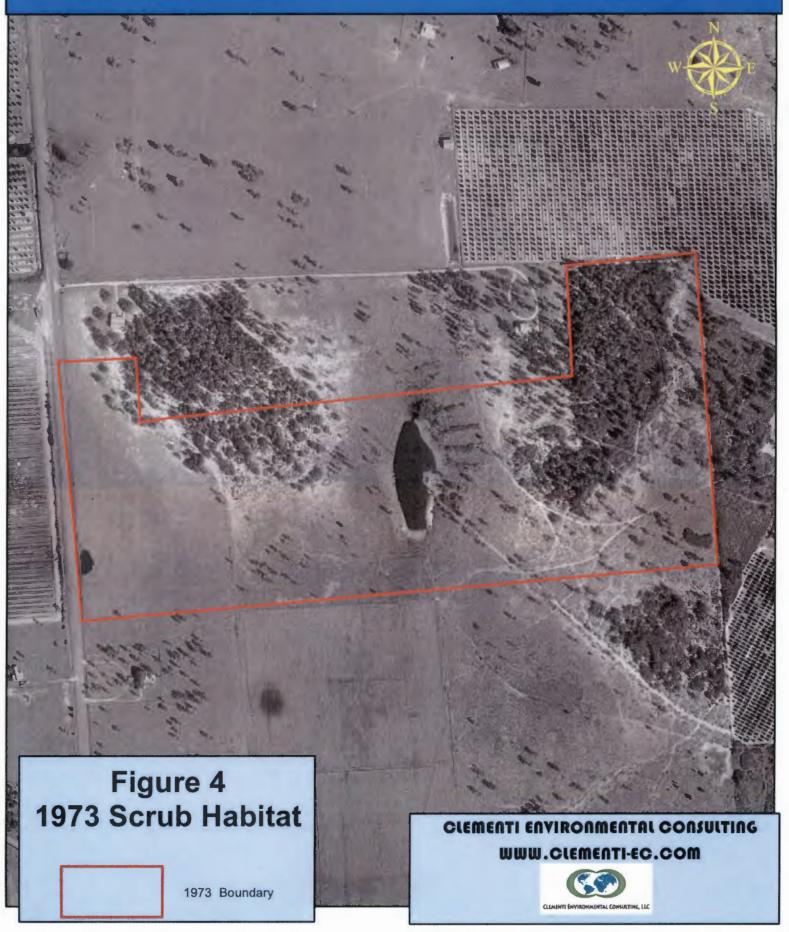




BRIGMAN TRACT

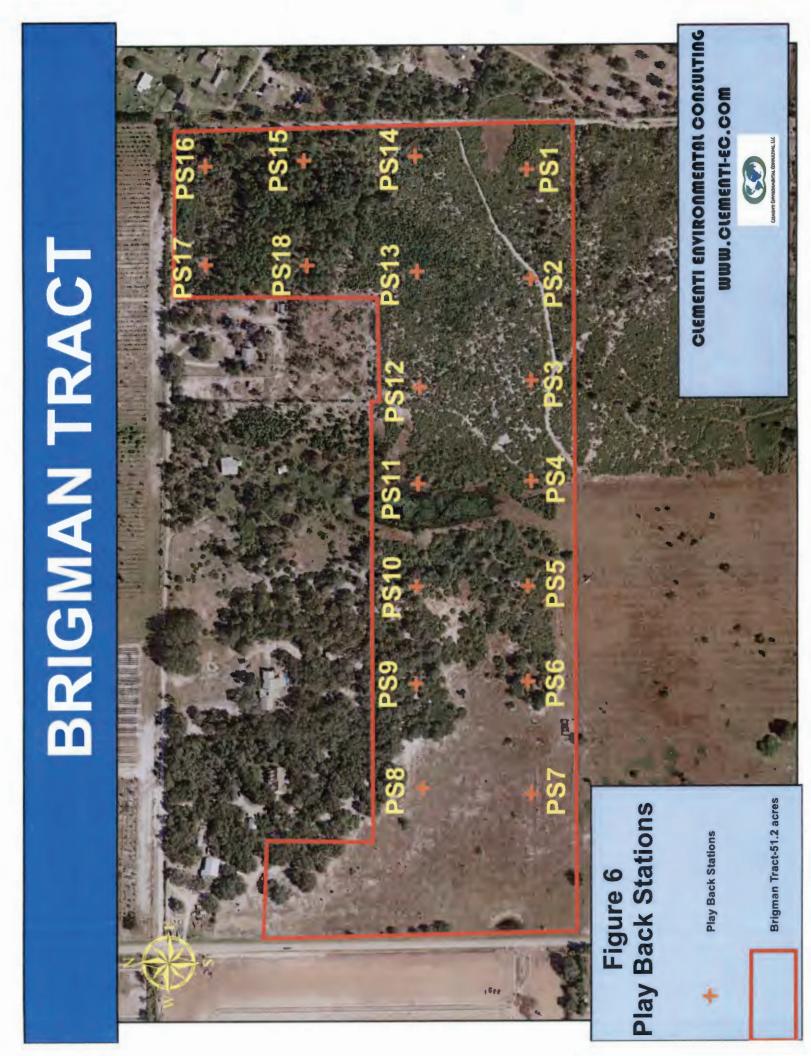


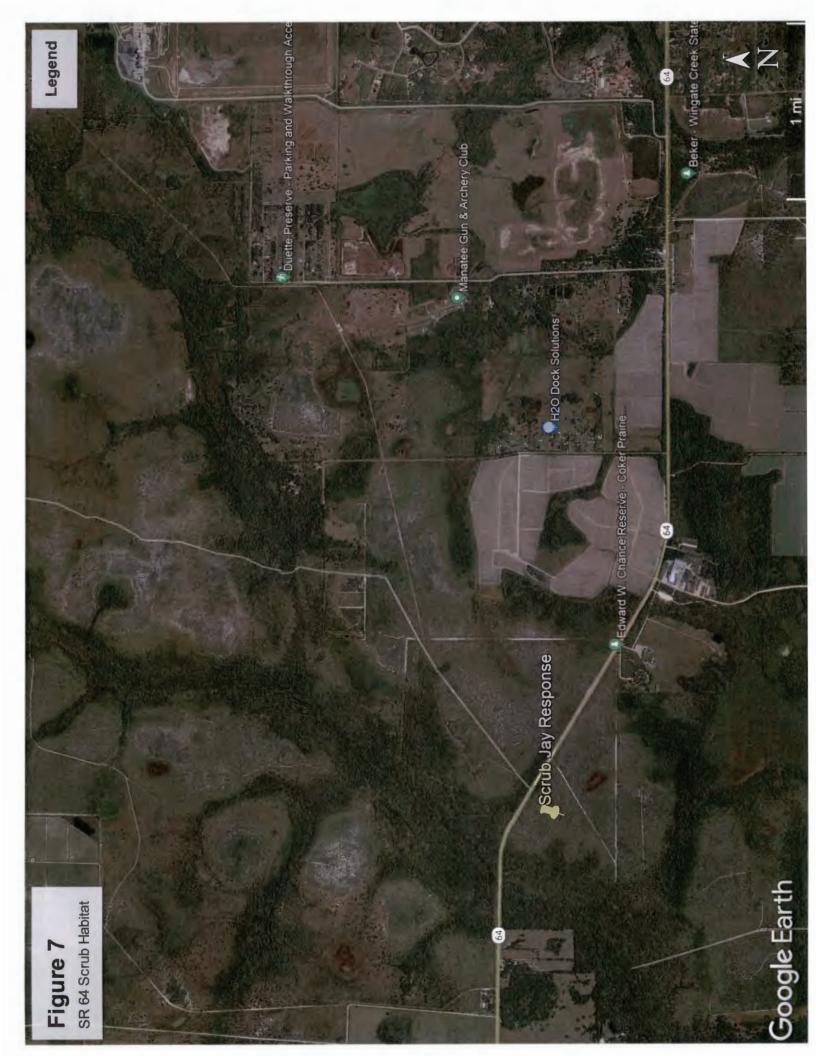
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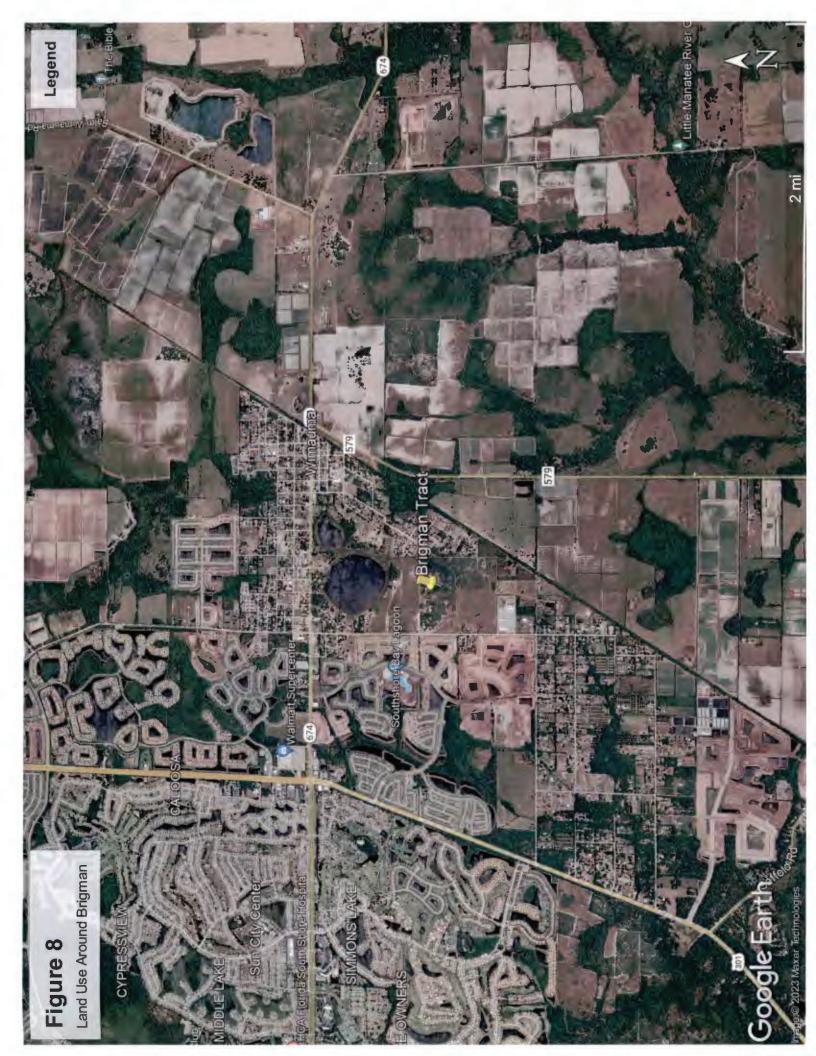




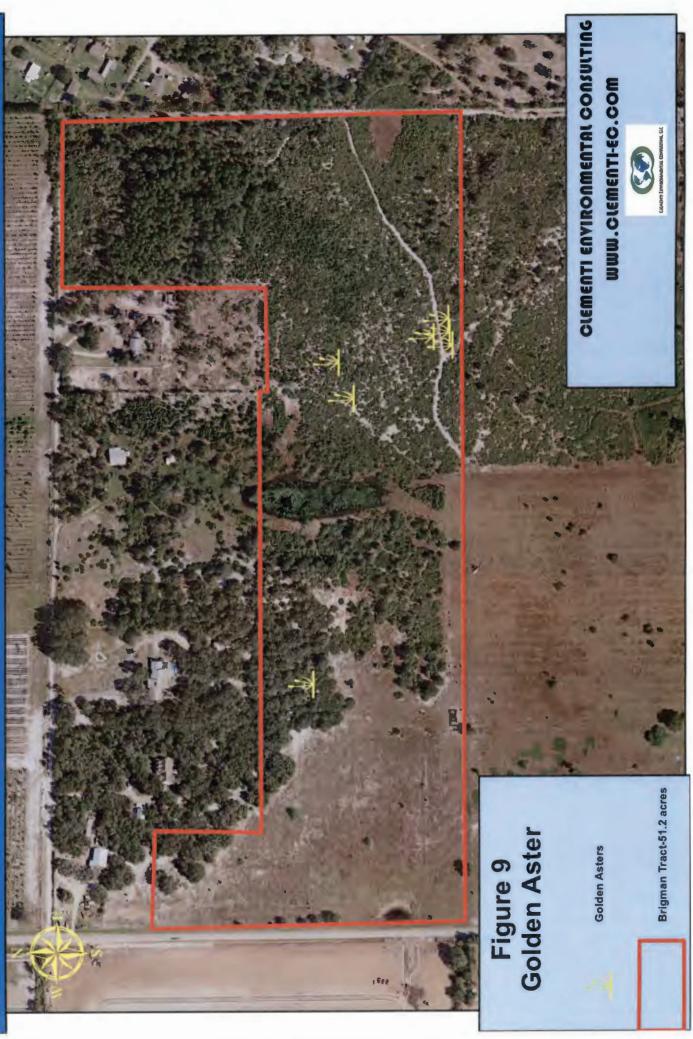












BRIGMAN TRACT GOLDEN ASTER



Picture of a flowering golden aster





Size of the golden aster at the time of this survey



NEIGHBORHOOD MEETING MINUTES Neighborhood meeting requested by a resident that received mailed notice LDC Section 5.03.06.B.2

Citizen requesting the meeting:	Wimauma CDC, Gil Martinez, Director of Economic Development
Date / Time of the meeting:	February 26, 2024, at 6:00 pm – 7:30 pm
Location of the meeting:	Wimauma Civic Center, 5705 Hillsborough St. Wimauma, FL 33598

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ent John Tros Name: Phone Number: 813-731-4243 Email: (ohngoose quoil. On Clantoneorose phose an. Address: 4721 Avila Whey & D. Mauna PL 33598

Name: Brian Slader Phone Number: 813 - 597 - 5486 Email: rame 260 juno- 40m Way Windows Address: 5005 Cli

ez Name: Luis+ » Phone Number: 454-816 -746 Email: <u>acroduce</u> <u>email</u> Winly Grow Dr. Address: 5200





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Holens + Mo as Hall Name: 910-381.3092 Phone Number: Email: ADHallb20ad.com Address:

Email: bowens 462 ad.com Address:

AineR Name: - 237-5545 Phone Number: 57/ Email: Address: _____

Name: Dave Cambensy
Name:
509 - 945 - 6629
Email: dcambens?
Phone Number: Email: Address: Address:



P-1
Name: Mary Muni
Phone Number:) 260-214-0604
Email:
Address:
1
Name: Janis Lamm
Phone Number: 814-441-1844
Address: 16848 Whispen Elmist. Widnawna
Name: JON & KAREN HAMNEMANN
Phone Number: 920 788 7411
Email:
Address: 16833 ANCHOR ROOT ST WIMAUMA
Name: Andre & Helon GIANGREW
Phone Number: 703.283-2100
Email: Jetury Acttig Gmain
Address: 16837 ANCHOR Root St. WIMAUMA

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AMA Name: 386 Phone Number: edican 4 hot muil I CAM Email: P 98 PL 33 WIMAUMA Address:

Name:	JOHN KEGAN	
Phone Num	iber: 813-938-407-5098	
Email:	REGANTRY 21 COMAIL, COM	
Address:	5051 ZANDY MROOK CIR	WIMMA

Hugie Grae Name: Phone Number: 781-799-7299 Agracelle to golicon Email: Or. Cobble Mill Wimanne Address: 15821

100 Name: MANIC SHAID Phone Number: ____ 6303 Email: ATCTOWN 1 @ MSN. COM Address: 5205 LANCE SIENA DR. 33598

Received July 18, 2024 Development Services

Nolly Jamieon 312-401-1126 hollyruns 26,20 gmail.com 5105 Inclien Shores PI

Name: WilhiAm HORISZY	
Phone Number: 941. 209-0063	
Email: SALEbill\$ 20 VELIZON. NET.	
Address: 2221 W. LAKE DRIVE	

Name: Fredie Bonily Phone Number: 773 - 383 - 0854 Email: <u>fredie lamae sbc alobal net</u> Address: 16554 Delia

Name: Don Hampton Phone Number: 856-296-0653 Email: Address: _____ Vivienne H Name: Phone Number: _____ Email:_____ Address: _____

Name: BEV GEORGE OOKS Phone Number: 944-623-7113 Email: GCOOKS Stragmail-com Address: 6012 EDINA St.

Name: Shawnake Pusey Phone Number: 646. 338. 4724 Email: Shawing be puser of quail. com Address: SIOZ Bistop Rd



Name: Gil Martinez, Wimauma CDC	
Phone Number:	
Email:	
Address:	

Name: Laura Cessna, Wimauma CDC	
Phone Number:	
Email:	
Address:	

Application No. <u>24-0791</u> Name: <u>William Molloy</u> Entered at Public Hearing: <u>ZHM</u> Exhibit # <u>4</u> Date: <u>7-22-29</u>

7/22/24

Sam in support of

Project 24-07-91

SANDRA L. MURMAN

PARTY OF RECORD

