

# **STAFF REPORT**

SUBJECT:	PD 20-0330	PLANNING AREA:	Thonotosassa
<b>REQUEST:</b> Rezone to Planned Development <b>SECTOR:</b> Cent		Central	
APPLICANT: Potomac Land Company/Sean Cashen, Gulf Coast Consulting, Inc. (Applicant's Rep.)			
Existing Zoning: Agricultural Rural (AR)   Comp Plan Category: RES-4			RES-4



# **Application Review Summary and Recommendation**

# 1.0 Summary

# **1.1 Project Narrative**

The applicant is requesting to rezone approximately 13.88 +/- acres from Agricultural Rural (AR) to a Planned Development (PD). Proposed development is for 47 single-family residential dwelling units. The Future Land Use of the subject property is RES-4 and is located within the Urban Service Area. The subject site is located within the Thonotosassa Plan Area, east of Williams Road with frontage on Harney Road. The applicant is proposing specific lot development standards such as minimum lot size/width, setbacks, building coverage and maximum building height.

Proposed development standards are as follows:

- Minimum lot size: 6,000 square feet
- Minimum lot width: 50 feet
- Front yard setback: 20 feet
  - Front setback shall be reduced to 10 feet if there is a side facing garage
  - Front setback shall be reduced to 15 feet if there is a front porch
- Rear yard setback: 20 feet
- Side yard setback: 5 feet
  - Side yards functioning as secondary front yards on corner lots shall be increased to 10 feet
  - Any lots with side yards abutting the PD boundary shall be increased to 10 feet
- Maximum building height: 35 feet
- Maximum building coverage: 60 percent

### 1.2 Compliance Overview with Land Development Code and Technical Manuals

The applicant has not requested any variations to Land Development Code Section 6.05.00 (Parking/Loading), 6.06.00 (Landscaping/Buffering) or 6.07.00 (Fences/Walls).

### **1.3 Analysis of Recommended Conditions**

Conditions are proposed for a maximum of 47 single-family residential dwellings, with specific lot development standards. A minimum lot area of 6,000 square feet with a minimum lot width of 50 feet is proposed. A front setback of 20 feet, side yard setback of 5 feet and rear yard setback of 20 feet are proposed for each lot.

### 1.4 Evaluation of Existing and Planned Public Facilities

### Utilities

This site is located within the Hillsborough County Urban Wastewater Service Area, therefore the subject property should be served by Hillsborough County Wastewater Service. The site also falls within the City of Tampa Water Service Area. This comment sheet does not guarantee water or wastewater service or a point of connection. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.

### School Board

The applicant must coordinate with the County and the School District to ensure adequate capacity is available to accommodate the future students generated by this proposal.

### **Transportation**

Transportation Review Section staff has no objection to the proposed rezoning, subject to the proposed conditions. The proposed rezoning is anticipated to increase the trip generation of the subject property at by 425 daily trips (34 AM Peak hour and 45 PM peak hour trips).

The subject property is located on Harney Road, a two lane undivided collector road characterized by 10 foot +/- lanes in average condition. The roadway lies within a 52-foot +/- wide right-of-way. There are paved shoulders present on Harney Road. There are sidewalks along the roadway in the vicinity of the project but not a continuous connection. Harney Road is currently operating at LOS "D".

The subject property will have direct access to Tom Folsom Road as well as access via a cross access connection. Tom Folsom Road is a two lane undivided collector road characterized by 10 foot +/- lanes in average condition. The roadway lies within a 52-foot +/- wide right-of-way. There are unpaved stabilized shoulders on Tom Folsom Road. There are no sidewalks along the roadway in the vicinity of the project. Level of Service information is not available for Tom Folsom Road.

Given that Tom Folsom Road is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request (on October 7, 2020) for Tom Folsom Road (dated September 21, 2020) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Roadway Design Exception approvable (on September 25, 2020). The deviations from the TS-7 Typical Section (for 2-lane Undivided, Local and Collector Rural Roads) include:

- The developer shall be permitted to utilize the existing 10-foot wide travel lanes in lieu of the 12foot wide travel lanes typically required by the Hillsborough County Transportation Technical Manual's (TTM) TS-7 Typical Section;
- In lieu of a 29-foot separation between the edge of the travel lane and sidewalk, the developer shall be permitted to place the proposed sidewalk within 10 feet of the of edge of the travel lane;
- In lieu of the utilizes being placed 36 feet from the nearest travel lane, the developer shall be permitted to let existing utility poles remain in their current locations (the closest pole is located approximately 6-feet from the nearest travel lane), which also has the effect of reducing the minimum clear zone from 8 feet to 6-feet;
- In lieu of an 8-foot wide stabilized shoulder, of which 5 feet is required to be paved per TS-7, the existing conditions shall be permitted to remain (i.e. without pavement or stabilization);

As a part of the above Design Exception, the applicant is proposing to construct a minimum 5-foot sidewalk, approximately 1,200 linear feet, between the southern property line to the Harney Road and Tom Folsom Road intersection.

If this rezoning petition is approved, the County Engineer will approve the above referenced Design Exception.

The applicant submitted (on September 22,2020) a Section 6.04.02.B. Administrative Variance request (dated September 11, 2020) from the Section 6.04.07 LDC access spacing requirements relating to the project's Tom Folsom Rd. access connection. As a Class 4 roadway with a posted speed of 40 mph, the LDC requires a minimum spacing of 330 feet. According to the applicant, the proposed access on Tom Folsom Rd. is located approximately 200 feet from Dels Acre Rd. (to the south). For reasons outlined in the variance request letter, the County Engineer found the +/- 130-foot spacing variance approvable on September 24, 2020. If this rezoning petition is approved, the County Engineer will approve the administrative variance.

The applicant submitted (on October 27, 2020 a Section 6.04.02.B. Administrative Variance request (dated September 22, 2020) from the Section 6.04.03 LDC requirement to improved Harney Road (between the access and nearest standard roadway) to current County standards. For the reasons outlined in the variance request letter, the County Engineer found the variance approvable on October 29, 2020. If this rezoning petition is approved, the County Engineer will approve the administrative variance.

The Transportation staff report provides the details of requests and reviews.

# Stormwater

The area in question lies within a sub-basin of the Hillsborough River Watershed that is defined as being Volume Sensitive or a "closed basin".

Projects proposed in that area would be required to meet some of the most restrictive design criteria (100year design event vs. a 25-year design event), while also demonstrating no-adverse impacts to adjoining properties.

# 1.6 Comprehensive Plan Consistency

Planning Commission staff has found the proposed planned development **CONSISTENT** with the Future of Hillsborough Comprehensive Plan, subject to conditions proposed by the Development Services Department.

# **1.7 Connectivity**

The applicant is proposing one connection on Harney Road and one connection to Tom Folsom Road. The applicant is also proposing cross access to the adjacent southern parcels as well as cross access to Oak Ranch Heritage Place, to the north, which will provide a connection to Tom Folsom Road.

# **1.8** Compatibility

The proposed site is located within the Thonotosassa Plan Area, east of Williams Road with frontage on Harney Road. North and adjacent to the subject site is property zoned PD 14-0237. PD 14-0237 is approved for 5,000 square feet of Commercial Neighborhood (CN) uses and 28 single-family dwellings. Directly east of the subject site is Tom Folsom Road, and beyond Tom Folsom Road is agriculturally zoned property. Directly west of the subject property is Harney Road, and beyond Harney Road is a mixture of uses, property zoned Agricultural Rural (AR), Commercial General (CG), and Residential Multi-Family Conventional (RMC-12). Adjacent and south of the subject site, property is zoned Agricultural Rural (AR) and Planned Development (PD). Specifically, PD 18-0377 allows for 39,572 square feet for a mini-storage facility with outdoor storage and PD 03-0422 allows for 3 single-family dwellings. As outlined above, the subject site is surrounded by a mixture of uses, including agricultural, commercial, and residential uses. Therefore, Development Services staff finds the proposed rezoning is consistent with the development pattern in the area.

# **1.9 Agency Comments**

The following agencies have reviewed the request and offer no objections:

- Environmental Protection Commission
- Conservation and Environmental Lands Management
- Water Resource Services
- Transportation Department

- Streets & Addresses
- Tampa International Aviation Authority

# 1.10 Exhibits

Exhibit 1: Immediate Area Aerial Map Exhibit 2: Future Land Use Map Exhibit 3: General Aerial Zoning Map Exhibit 4: Proposed Site Plan

# 2.0 Recommendation

Approvable, subject to the following conditions:

# **CHANGES TO CONDITIONS**

**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted October 20, 2020.

- 1. Development of the project shall be limited to a maximum of 47 single-family residential dwelling units.
- 2. The project shall be permitted a maximum of 47 single-family residential dwelling units and developed according to the following development standards:

Minimum lot size:	6,000 square feet
Minimum lot width:	50 feet
Front yard setback:	20 feet (Front setback shall be reduced to 10 feet if there is a side facing garage; Front setback shall be reduced to
	15 feet if there is a front porch)
Rear yard setback:	20 feet
Side yard setback:	5 feet (Side yards functioning as secondary front yards on corner lots shall be increased to 10 feet; Any lots with side yards abutting the PD boundary shall be increased to 10 feet)
Maximum building height:	35 feet
Maximum building coverage:	60%

- 3. Buffer and screening shall be provided as required by the Land Development Code, <u>unless</u> otherwise specified herein. Residential lots along the southern boundary shall include a 10-foot landscape/drainage easement. Within the easement a 6-foot opaque PVC fence and trees, 3" caliper and 10 feet high, planted on 40-foot centers shall be provided.
- 4. The applicant shall be allowed one access connection on Harney Road.
- 5. The applicant shall construct a sidewalk along the property's frontage on Harney Road and all internal roadways.
- 6. The applicant shall provide a southern cross access connection to folio # 60990.0000.
- 7. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

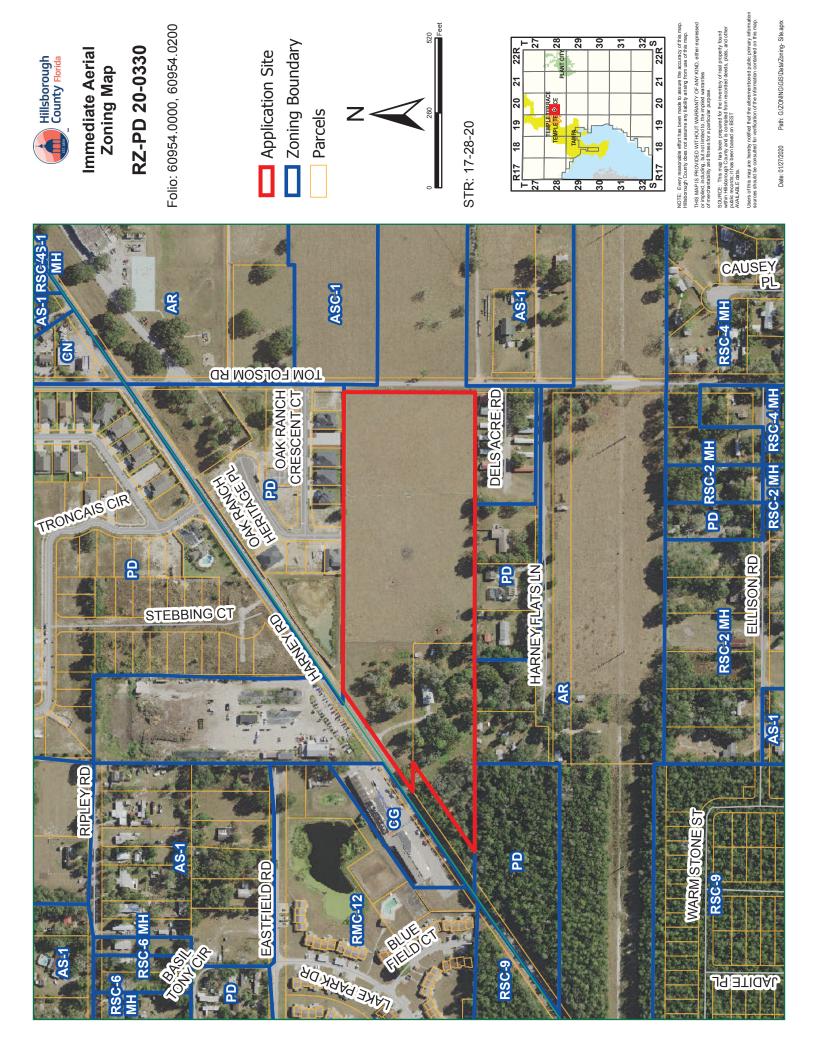
- 8. The developer shall construct a TTM compliant roadway connection between the internal road network and the existing public roadway (Oak Ranch Heritage Place) north of the project. Such connection shall provide full vehicular and pedestrian access.
- 9. The developer shall construct a public roadway stub-out to its southern property boundary (to Folio # 60990.0000). In addition to any end-of-roadway treatment/signage required by the MUTCD, the developer shall place signage which identifies the stub-out as a "Future Roadway Connection".
- 10. If RZ 20-0330 is approved, the County Engineer will approve the Design Exception (dated September 21, 2020 and submitted on October 7, 2020) which was found approvable on September 24, 2020, for the Tom Folsom Road substandard improvements. As Tom Folsom Road is a substandard rural collector roadway, the developer will be required to make certain improvements to Tom Folsom Road, between the southernmost project boundary and Harney Road, consistent with the Design Exception. Specifically, the developer shall construct a 5-foot-wide sidewalk on the western side of Tom Folsom Road between the southern project boundary and Harney Road.
- 11. If RZ 20-0330 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated September 11, 2020 and submitted on September 22, 2020), which was found approvable by the County Engineer on September 24, 2020. Approval of this Administrative Variance will permit reduction of the minimum access spacing (between the Tom Folsom Rd. access and next connection to its south) such that a minimum spacing of +/- 200 feet is permitted.
- 12. If RZ 20-0330 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated October 22, 2020 and submitted on October 27, 2020), which was found approvable by the County Engineer on October 29, 2020. Approval of this Administrative Variance will permit reduction of the minimum access spacing (between the Tom Folsom Rd. access and next connection to its south) such that a minimum spacing of +/- 200 feet is permitted.
- 13. 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.
- 14. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as regulations in effect at the time of preliminary plan/plat approval.
- 15. The Development of the project shall proceed in accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

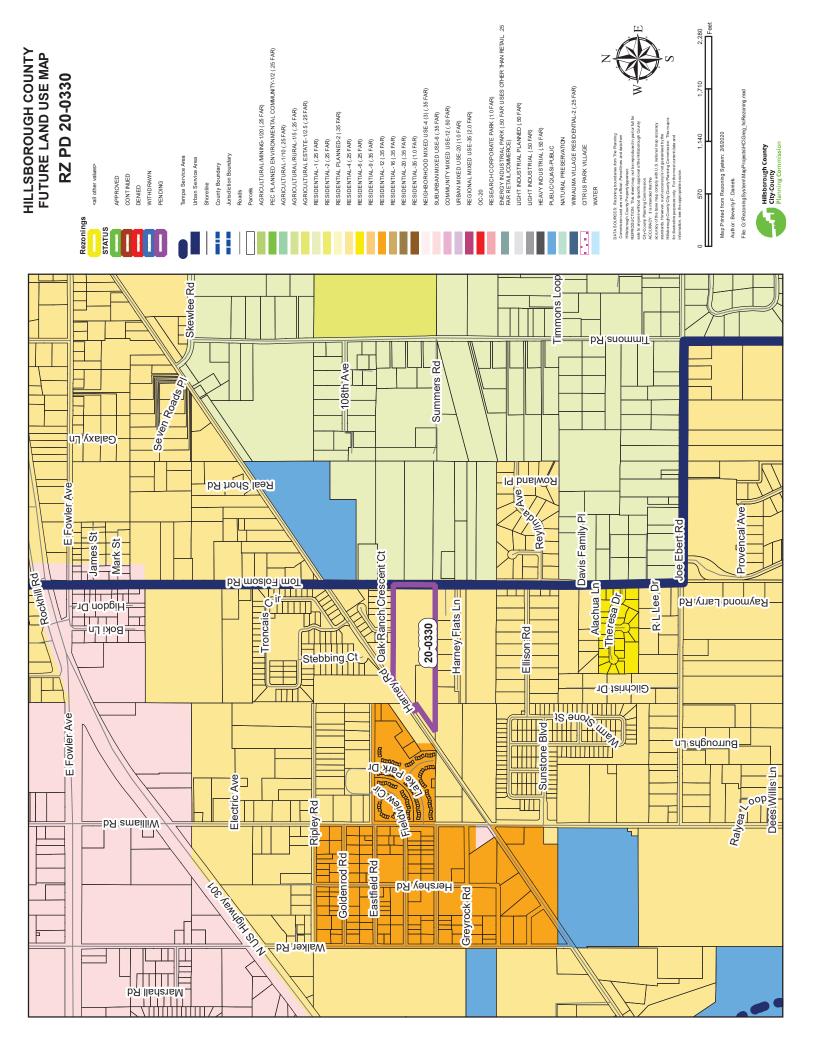
# APPLICATION: PD 20-0330 TH/C ZHM HEARING DATE: November 16, 2020 BOCC MEETING DATE: January 12, 2021

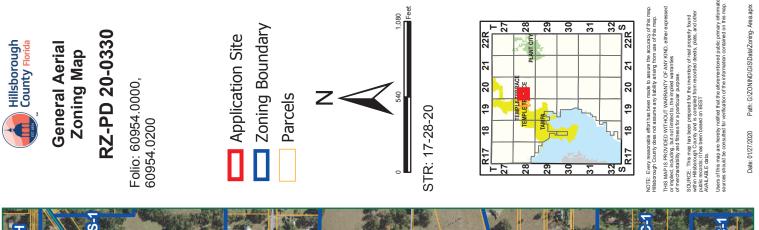
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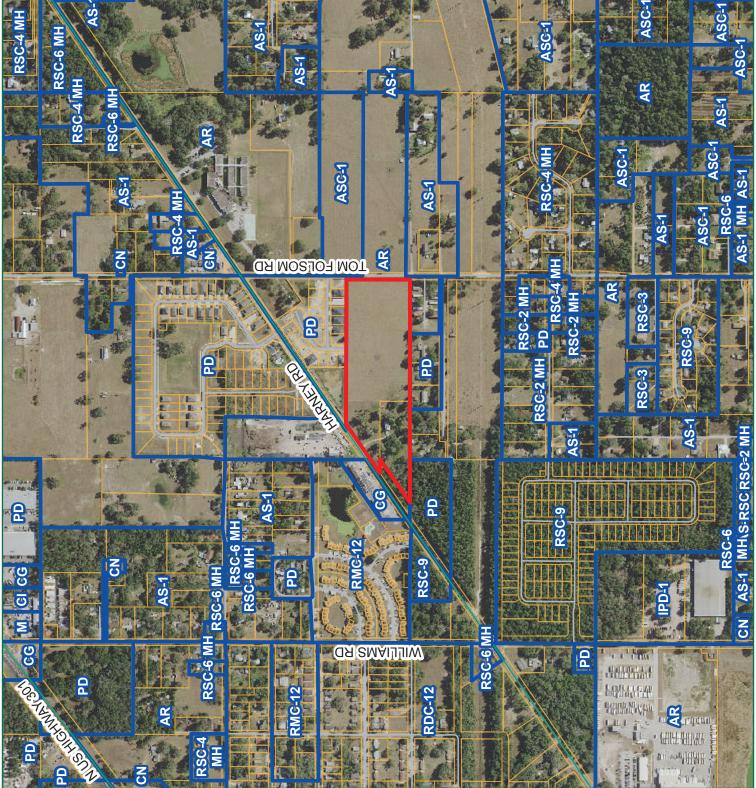
# CASE REVIEWER: J. Brian Grady

Staff's Recommendation: Approvable, Subject to Conditions			
Zoning Administrator Sign-off:	J. Brian Grady Fri Nov 20 2020 08:45:20		

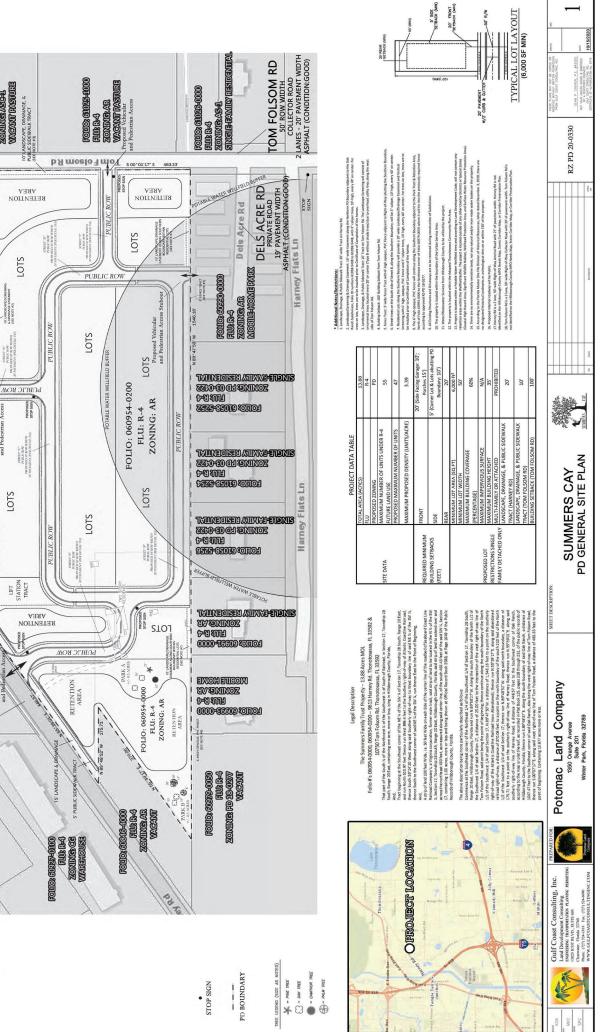








20-0330



20-0330 10-20-2020 RECEIVED DEVELOPMEN

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# COUNTY OF HILLSBOROUGH RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER:	RZ-PD 20-0330
DATE OF HEARING:	November 16, 2020
APPLICANT:	Potomac Land Company
PETITION REQUEST:	The applicant is requesting to rezone the subject property from Agricultural Rural (AR) to a Planned Development (PD) for 47 single-family residential dwelling units.
LOCATION:	9945 Harney Rd.
SIZE OF PROPERTY:	13.88 Acre±
EXISTING ZONING:	AR
FUTURE LAND USE:	R-4
SERVICE AREA:	Urban
COMMUNITY PLAN:	Thonotosassa

# **APPLICATION REVIEW SUMMARY AND RECOMMENDATION**

# DEVELOPMENT REVIEW STAFF REPORT

# 1.0 Summary

# **1.1 Project Narrative**

The applicant is requesting to rezone approximately 13.88 +/- acres from Agricultural Rural (AR) to a Planned Development (PD). Proposed development is for 47 single-family residential dwelling units. The Future Land Use of the subject property is RES-4 and is located within the Urban Service Area. The subject site is located within the Thonotosassa Plan Area, east of Williams Road with frontage on Harney Road. The applicant is proposing specific lot development standards such as minimum lot size/width, setbacks, building coverage and maximum building height.

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- o Maximum building height: 35 feet
- o Maximum building coverage: 60 percent

# **1.2 Compliance Overview with Land Development Code and Technical Manuals**

The applicant has not requested any variations to Land Development Code Section 6.05.00 (Parking/Loading), 6.06.00 (Landscaping/Buffering) or 6.07.00 (Fences/Walls).

# **1.3 Analysis of Recommended Conditions**

Conditions are proposed for a maximum of 47 single-family residential dwellings, with specific lot development standards. A minimum lot area of 6,000 square feet with a minimum lot width of 50 feet is proposed. A front setback of 20 feet, side yard setback of 5 feet and rear yard setback of 20 feet are proposed for each lot.

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### Utilities

This site is located within the Hillsborough County Urban Wastewater Service Area, therefore the subject property should be served by Hillsborough County Wastewater Service. The site also falls within the City of Tampa Water Service Area. This comment sheet does not guarantee water or wastewater service or a point of connection. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.

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The applicant must coordinate with the County and the School District to ensure adequate capacity is available to accommodate the future students generated by this proposal.

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The subject property is located on Harney Road, a two lane undivided collector road characterized by 10-foot +/- lanes in average condition. The roadway lies within a 52-foot +/- wide right-of-way. There are paved shoulders present on Harney Road. There are sidewalks along the roadway in the vicinity of the project but not a continuous connection. Harney Road is currently operating at LOS "D".

The subject property will have access to Tom Folsom Road via a cross access connection. Tom Folsom Road is a two lane undivided collector road characterized by 10-foot +/- lanes in average condition. The roadway lies within a 52-foot +/- wide right-of-way. There are unpaved stabilized shoulders on Tom Folsom Road. There are no sidewalks along the roadway in the vicinity of the project. Level of Service information is not available for Tom Folsom Road.

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- Water Resource Services
- Transportation Department
- Streets & Addresses
- Tampa International Aviation Authority

# 1.10 Exhibits

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# 2.0 Recommendation

Approvable, subject to conditions based on the general site plan submitted October 20, 2020.

# SUMMARY OF HEARING<sup>1</sup>

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on November 16, 2020. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the Petition.

Sean Cashen, 13825 lcot Boulevard, Clearwater, Florida 33760, provided presentation on behalf of the applicant. He testified that the name of the project is Summers Cay. The 13.9-acre tract is located on the east side of Harney Road, approximately a third mile southwest of the Tom Folsom-Harney Road intersection. The request is to rezone from Agricultural Rural, AR, to PD. The PD zoning proposes a single-family subdivision with 47 lots. The Future Land Use designation is R-4 and the 47 proposed lots equates to a 3.39 units per acre density, meeting the 75 percent allowable based on the four units per acre for sites within the Urban Service Area per Policy 1.2. Surrounding Future Land Use designations are R-1 to the east, R-4 north and south and R-12 a little further to the west, on the west side of Harney Road. The property's current zoning is AR, and to the north of it is existing Oak Ranch development, a 28-unit PD that is PD 14-0237. ASC-1 is to the east, and a smaller PD to the south along with an AR zoning. There is also an approximate 12-unit mobile home park located to the southeast of the site, and to the southwest of the site is PD 18-0277, which is approved for an almost 40,000-square-foot mini storage. There are various office warehouse uses on the west side of Harney Road, and further to the east is RMC-12 zoning. Mr. Cashen stated that the site is located in the Urban Service Area. He displayed the general site plan and explained that the applicant is proposing 6,000-square-foot lots with a minimum lot width of 50 feet, with a 10-foot landscape buffer proposed along both roadway frontages to the east and the west, as well as a 10-foot buffer where the lots abut to the north and to the south. The landscape buffer would consist of a 6-foot-high fence with 3-inch caliper trees every 40 feet. Mr. Cashen explained that this is a volume-sensitive area and the drainage design will adhere to the criteria of the Hillsborough County Stormwater Regulations.

Mr. Cashen reiterated that the typical lot layout is for 6,000-square-foot lots, minimum lot width 50 feet. There is the vertical landscape screening; 6-foot-high fence, 3-inch caliper trees to the north and the south. Also, to the south where the roadway is shown in the general site plan, the applicant would have a 3-foot-wide tract adjacent to the roadway with the same type of buffer. There is a concept plan showing 47 lots, but it has been renumbered to 46 lots. He stated that the site abuts Harney Road to the west, which is an arterial road, while Tom Folsom Road, which is a collector road, is to the east of the site. The applicant has requested roadway design variances and exceptions. Those are an administrative variance for Tom Folsom Road for roadway spacing, and a design exception also for Tom Folsom Road. In lieu of meeting roadway standards, the applicants is proposing a 670-foot sidewalk extension that will connect into the existing sidewalk providing access to Folsom Elementary School. The applicant has also requested an administrative variance for the Harney Road Drive connection.

<sup>&</sup>lt;sup>1</sup> The summary of testimony is intended only to summarize pertinent points of testimony received. For a thorough understanding of testimony the reader is referred to the verbatim transcript made part of the hearing record.

Mr. Cashen displayed the connectivity map and stated that the proposed development would be connected to the existing Oak Ranch development to the north by way of Oak Ranch Heritage Road, as well as to Tom Folsom to the east. The main access is to Harney Road to the west, and a stub-out is proposed to the southeast. In closing, Mr. Cashen stated that the project is an infill development that will adhere to the surrounding development pattern of two to five units per acre to the north and part of the south. Adjacent to the south and west are two higher intensive uses, a warehouse and open mini storage. The future best use of the property is for a single-family development according to Mr. Cashen. This PD zoning design allows for an efficient lot layout and to comply with the Land Development Code requirements for stormwater drainage and buffering.

William Sullivan with the Potomac Land Company, 1350 Orange Avenue, Suite 201, Winter Park, Florida 32789, testified that he needed to make a clarification to what was stated as buffering to the north. It is screening, not buffering.

Mr. Williams stated that they had reached out to the community with a community meeting on March 2<sup>nd</sup>, and scheduled a second one for March 18<sup>th</sup>. That was when COVID hit and everything shut down. Subsequently they held a Zoom meeting with the Oak Ranch community on September 3<sup>rd</sup> of this year, and at that time, before the meeting with Oak Ranch, they had reached out to the individuals along the subject property's northern boundary. They met with the property owners to find out if there are any more concerns before moving forward with the rezoning process. They did discover one. Mr. Williams explained that they did not have an entrance out to Tom Folsom from the project site at the time, and that has been added. In return for adding the additional entrance, the Oak Ranch Homeowners Association provided a letter of recommendation for the community, which is part of the presentation package.

Mr. Williams then addressed the compatibility of the project and provided a rendering of the project when it is built. He pointed out the location of the mini storage to the southwest, which is not yet built, then the community adjacent to the north, and the trailers to the south. Directly across on Harney Road is a commercial strip. He pointed out that one important thing they did when designing the community is they took into account that they are at the edge of the Urban Service Area; and so they designed two ponds directly on Tom Folsom, thereby providing a 100-foot setback from Tom Folsom Road in their conditions. Additionally, there is a large oak tree onsite and they designed the entrance to meander and to accentuate the approximately 125-year-old oak tree that is roughly 70 inches in diameter. It is a huge, really nice, impressive oak tree, and they wanted to accentuate it at the entrance to the development. Additionally, the community is called Summers Cay, and that is in honor of the former owner, Kay Summers, who passed away just a few years ago. Mr. Williams indicated that they had met with everyone and did everything they could to make the project compatible.

Brian Grady with the Development Services Department provided a summary of his previously submitted staff report. He noted that the applicant had mentioned the enhanced screening along the southern-northern boundaries. That is not specifically referenced in the conditions. Therefore, staff would amend the conditions to include those details for that screening graphic provided in the presentation, which is all in their site plan and in their submittal. It did not get reflected in the staff report. Staff will make sure to include that to memorialize those commitments to the screening as outlined in the staff report.

Melissa Lienhard with the Planning Commission staff testified that the subject property is located in the Residential-4 Future Land Use category. It is in the Urban Service Area and also within the limits of the Thonotosassa Community Plan. The applicant is requesting to rezone the subject property from AR, which is Agricultural Rural, to a Planned Development to allow for the construction of 47 single-family dwellings on 6,000-square-foot lots. The subject property is surrounded by a variety of uses. Light industrial uses are located to the west and south. To the southwest and north are several single-family

residential neighborhoods. There is also multi-family residential to the west and agricultural uses to the east and south. The request is compatible with the general development pattern of the surrounding area and therefore meets the intent of Future Land Use Policy 1.4. While the subject property is located within the Urban Service Area, it is adjacent to the Urban Service Area boundary as Tom Folsom Road serves as the dividing line between the Urban Service Area and the Rural Service Area. Surrounding the subject property is a variety of residential lot sizes. There are rural sized lots, half-acre to an acre, to the south, while there are urban and suburban-sized 6,000 to 8,000 square feet lots to the north, west, and south. The proposal to develop single-family dwellings on 6,000-square-foot lots is compatible with the existing residential density of the area and serves as an appropriate example of infill development. The site plan for the Planned Development demonstrates adequate connectivity to adjacent neighborhoods and properties consistent with policy direction. There is vehicular and pedestrian access to the west to Harney Road, to the north to Oak Ranch Heritage Place, and a stub-out has been provided to the southern boundary for potential future access. At the request of the neighborhood property owners, the applicant added a direct connection to Tom Folsom Road from the subject site. This additional access is consistent with policy direction regarding connectivity. A diversity of housing types and lot sizes is emphasized by Policy 1-1.1 of the Community Design Component in the Future Land Use Element. The proposal meets Goal 8, Objective 8 of the Community Design Component by preserving the character of the surrounding area. The proposal meets compatibility requirements as defined in Goal 12 and Objective 12 of the Community Design Component; particularly Policy 12-1.3 that requires new residential development in low-density residential areas to be developed according to the Planned Development process. The proposed rezoning is providing lot sizes that are consistent with the Thonotosassa Community Plan as the Community Plan promotes a variety of housing types and styles. Based upon those considerations, Planning Commission staff found the proposed Planned Development consistent with the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County subject to the conditions proposed by Development Services.

The Zoning Hearing Master then asked for any audience members in support of the request. There were none.

The Zoning Hearing Master then asked for any audience members in opposition to the request. There were none.

The hearing was then concluded.

# **EVIDENCE SUBMITTED**

The following evidence was submitted at the hearing:

None

# PREFACE

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

# **FINDINGS OF FACT**

- 1. The subject site is presently zoned AR and lies within the RES-4 Future Land Use category of the Comprehensive Plan, within the Urban Service Area as well as the Thonotosassa Community Plan.
- The 13.88+/- acre site is generally located on the western side Tom Folsom Road, south of Harney Road.

- The applicant is requesting to rezone the subject property from Agricultural Rural (AR) to a Planned Development (PD) to allow for the construction of 47 single family dwellings on minimum 6,000 square foot lots.
- 4. While the subject property is located within the Urban Service Area (USA), it is adjacent to the USA boundary, as Tom Folsom Road serves as the dividing line between the USA and the Rural Area.
- 5. The subject property is surrounded by a variety of uses. Light industrial uses are located to the west and south. To the south, west and north are single-family uses. There is also multi-family residential to the west and agricultural uses to the east and south.
- 6. The request is compatible with the general development pattern of the surrounding area and therefore meets the intent of Future Land Use Policy 1.4.
- 7. The proposal to develop single-family dwellings on 6,000-square-foot lots is compatible with the existing residential density of the area and serves as an appropriate example of infill development.
- 8. The proposal meets Goal 8, Objective 8 of the Community Design Component by preserving the character of the surrounding area. The proposal meets compatibility requirements as defined in Goal 12 and Objective 12 of the Community Design Component; particularly Policy 12-1.3 that requires new residential development in low-density residential areas to be developed according to the Planned Development process.
- 9. The applicant is proposing a total of three connection points, one connection on Harney Road, one connection to Tom Folsom Road and one connection Oak Ranch Heritage Place. The applicant is also proposing a stub-out to the adjacent southern parcel, which will provide local road connectivity upon (re)development of the adjacent parcel.
- 10. The applicant has coordinated with the County Engineer regarding necessary design improvements to Tom Folsom Rd and Harney Rd as well as acceptable access spacing for the Tom Folsom Rd access connection.
- 11. Overall, the subject request will result in development that is compatible with the development pattern in the area.

# FINDINGS OF COMPLIANCE/NON-COMPLIANCE WITH COMPREHENSIVE PLAN

The rezoning request is in compliance with and does further the intent of the Concept Plan and 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 13.88+/- acre site is generally located on the western side Tom Folsom Road, south of Harney Road. The applicant is requesting to rezone the subject property from Agricultural Rural (AR) to a Planned Development (PD) to allow for the construction of 47 single family dwellings on minimum 6,000 square foot lots. The proposal to develop single-family dwellings on 6,000-square-foot lots is compatible with the existing residential density of the area and serves as an appropriate example of infill development. The applicant has coordinated with the County Engineer regarding necessary design improvements to Tom Folsom Rd and Harney Rd as well as acceptable access spacing for the Tom Folsom Rd access connection.

Overall, the subject request will result in development that is compatible with the development pattern in the area.

# RECOMMENDATION

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

12/9/20 Date

James A. Scarola Land Use Hearing Officer

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# Hillsborough County City-County Planning Commission

Unincorporated Hillsborough County Rezoning			
Hearing Date: November 16, 2020 Report Prepared: November 2, 2020	Petition: PD 20-0330 10750 Tom Folson Road West of Tom Folson Road, south of Harney Road		
Summary Data:			
Comprehensive Plan Finding: CONSISTENT			
Adopted Future Land Use:	Residential-4 (4 du/ga; 0.25 FAR)		
Service Area	Urban		
Community Plan:	Thonotosassa		
Requested Zoning:	Agricultural Rural (AR) to Planned Development (PD) to allow for the development of 47 single family detached residences on 6,000 square feet lots		
Parcel Size:	13.88+/- acres		
Street Functional Classification:	Harney Road – <b>Arterial</b> Williams Road – <b>Collector</b>		
Locational Criteria	N/A		
Evacuation Zone	The subject property is not located in an Evacuation Zone		



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

# Context

- The 13.88+/- acre site is generally located on the western side Tom Folson Road, south of Harney Road. The subject property is located within the limits of the Thonotosassa Community Plan.
- The subject site's Future Land Use designation is Residential-4 (RES-4). Typical uses allowed in this category include residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects.
- The area surrounding the subject site is primarily designated RES-4, with a mix of areas • designated Residential-1 (RES-1) to the east. Other nearby Future Land Use categories include Public/Quasi-Public (P/QP) to the northeast, Residential-12 (RES-12) to the west, Residential-6 (RES) to the south and Suburban Mixed Use-6 (SMU-6) to the north.
- While the site is located in the Urban Service Area, properties to the east of Tom Folson Road are in the Rural Area.
- The subject property is zoned Agricultural Rural (AR) and is surrounded mostly by AR zoning, Agricultural Single Family Conventional-1 (ASC-1) zoning and Agricultural Single Family-1 (AS-1) zoning. There are other pockets of various zoning districts nearby such as Residential Duplex Conventional-12 (RDC-12), Residential Single Family Conventional-4 (RSC-4), Commercial General (CG) and Planned Development (PD).
- The subject property is surrounded by a multitude of uses such as: light industrial to the west and south; single family residential to the south, west and north; multi-family residential to the west; and agricultural uses to the east and south.

<u>Compliance with Comprehensive Plan:</u> The following Goals, Objectives, and Policies apply to this Planned Development request and are used as a basis for a consistency finding.

# **Future Land Use Element**

### Urban Service Area

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

Policy 1.2: Minimum Density All new residential or mixed-use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.

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

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

# Neighborhood/Community Development

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

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

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

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

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

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

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

# Community Design Component

# 4.0 COMMUNITY LEVEL DESIGN 4.2 SUBURBAN RESIDENTIAL CHARACTER

**GOAL 8:** Preserve existing suburban uses as viable residential alternatives to urban and rural areas.

**OBJECTIVE 8-1:** Within future residential areas in the suburban locations promote better design that incorporates a greater mix of uses.

# 5.0 NEIGHBORHOOD LEVEL DESIGN

# 5.1 COMPATIBILITY

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

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

**Policy 12-1.3:** New development in existing, lower density communities should utilize the planned development process of rezoning in order to fully address impacts on the existing community. Additionally, pre-application conferences are strongly encouraged with the staffs of the Planning Commission and Hillsborough County Planning and Growth Management Department.

**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.

# 5.2 URBAN/SUBURBAN

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

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

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

# Livable Communities Element: Thonotosassa Community Plan

### Goals

4. Diversity of People, Housing and Uses – Maintain the existing diversity of housing types and styles. Provide for commerce and jobs but protect the community identity and limit the location, type and size of new businesses to fit the surrounding area.

# Staff Analysis of Goals, Objectives and Policies:

The applicant is requesting to rezone the subject property from Agricultural Rural (AR) to a Planned Development (PD) to allow for the construction of 47 single family dwellings on 6,000 square foot lots. The subject property is surrounded by a variety of uses. Light industrial uses are located to the west and south. To the south, west and north are several single-family residential neighborhoods. There is also multi-family residential to the west and agricultural uses to the east and south. The request is compatible with the general development pattern of the surrounding area and therefore meets the intent of Policy 1.4 of the Future Land Use Element (FLUE) of the Comprehensive Plan.

The proposal meets the intent of FLUE Objective 1 and Policies 1.2 and 1.3, which direct growth to the Urban Service Area (USA) and require residential developments in the USA

to meet a minimum density 75% of the maximum density allowed by the plan category. Based on the Residential-4 (RES-4) Future Land Use category, up to 55 single family dwellings can be built on 13.88 acres. The proposal is for 47 single family dwelling units, which meets the minimum density requirement and is therefore consistent with FLUE Policy 1.2.

While the subject property is located within the Urban Service Area (USA), it is adjacent to the USA boundary, as Tom Folson Road serves as the dividing line between the USA and the Rural Area. Surrounding the subject property is a variety of residential lot sizes. There are rural-sized lots (1/2 acre to an acre) to the south, while there are urban/suburban-sized 6,000-8,000 square foot lots to the north, west and south. The proposal to develop single family dwellings on 6,000 square foot lots is compatible with the existing residential density of the area and serves as an appropriate example of infill development. According to FLUE Policy 1.4, compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development. The proposed rezoning meets the intent of Future Land Use Element (FLUE) Objective 16 and Policies 16.2, 16.3, 16.8, 16.10, 16.11 that require compatibility of residential development to the surrounding area.

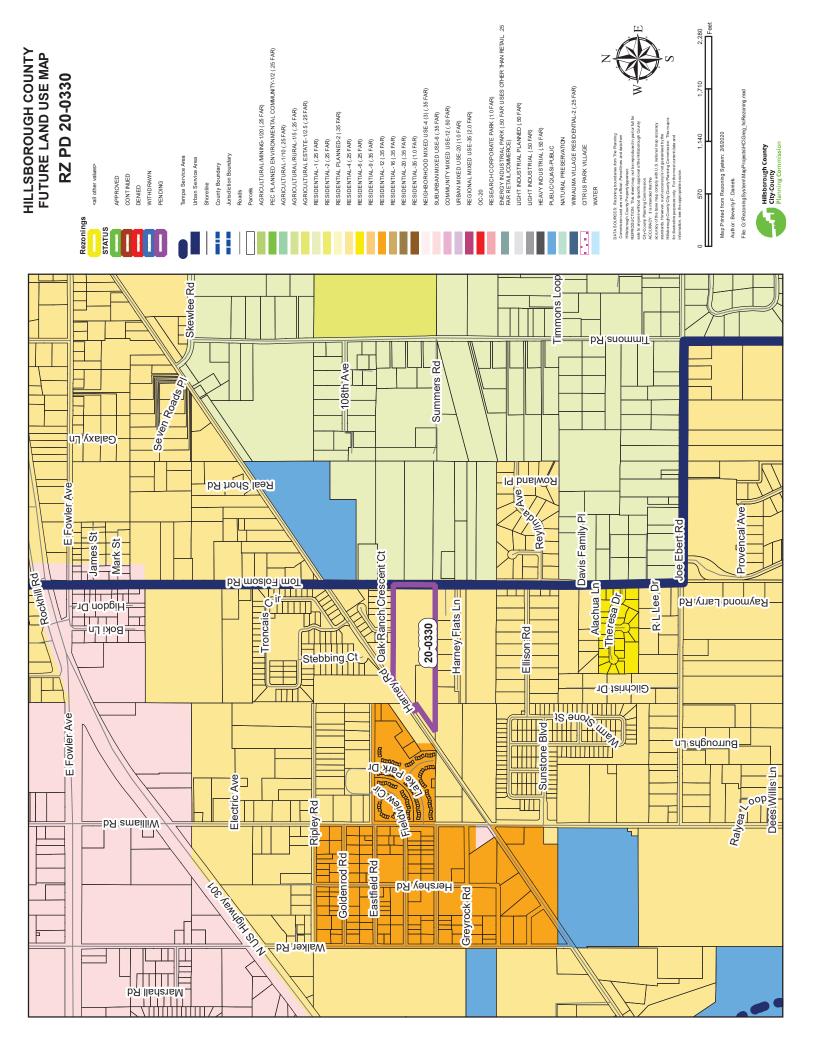
The site plan for the Planned Development demonstrates adequate connectivity to adjacent neighborhoods and properties, consistent with policy direction. There is vehicular and pedestrian access to the west, to Harney Road; to the north, to Oak Ranch Heritage Place; and a stub out has been provided to the southern property for a potential future access. At the request of neighborhood property owners, the applicant added a direct connection to Tom Folson Road from the subject site. This additional access is consistent with policy direction regarding connectivity. Specifically, the provision of connections to adjacent neighborhoods and surrounding areas meets FLUE Goal 1, Objective 1 and its accompanying policies, as well as Policy 13-1.4 regarding connectivity in the Community Design Component (CDC).

A diversity of housing types and lot sizes is emphasized by Policy 1-1.1 of the CDC. The proposal meets Goal 8, Objective 8 of the CDC by preserving the character of the surrounding area. The proposal meets compatibility requirements defined in Goal 12, Objective 12 of the CDC, particularly Policy 12-1.3 that requires new residential development in low density residential areas to be developed according to the Planned Development process. The proposed rezoning is providing lot sizes that are consistent with the Thonotosassa Community Plan, as the Community Plan promotes a variety of housing types and styles.

Overall, the proposed rezoning would allow for development that is consistent with the Goals, Objectives and Policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, and is compatible with the existing and planned development pattern found in the surrounding area.

# **Recommendation**

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



# GENERAL SITE PLAN FOR CERTIFICATION

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# **DEVELOPMENT SERVICES** PO Box 1110 Tampa, FL 33601-1110

# HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

**GENERAL SITE PLAN REVIEW/CERTIFICATION** 

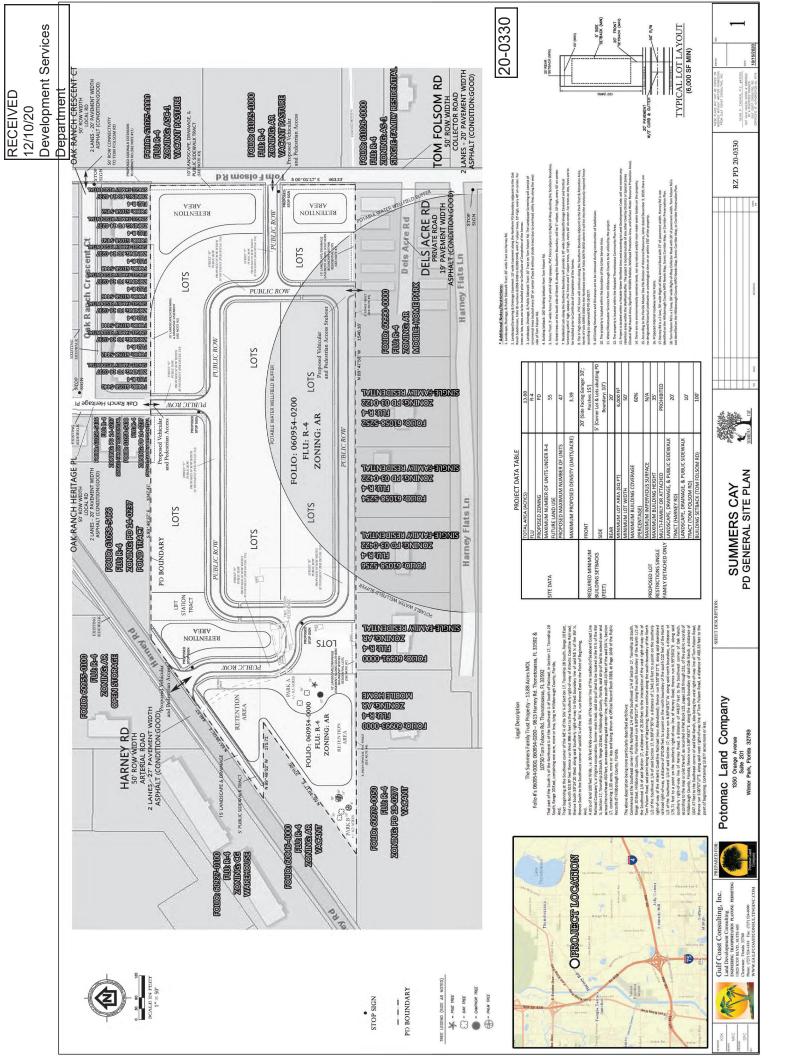
BOARD OF COUNTY COMMISSIONERS Ken Hagan Pat Kemp Lesley "Les" Miller, Jr. Sandra L. Murman Kimberly Overman Mariella Smith Stacy R. White COUNTY ADMINISTRATOR Michael S. Merrill COUNTY ATTORNEY Christine M. Beck INTERNAL AUDITOR Peggy Caskey

# DEPUTY COUNTY ADMINISTRATOR

Lucia E. Garsys

Project Name:	
RZ-PD 20-0330	Modification:
	Submitted:
To Planner for Review:	Date Due:
Sean Cashen Contact Person:	
Right-Of-Way or Land Required for	
( 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: J. Brian Grady	Date: 12/11/2020

Date Agent/Owner notified of Disapproval:



# AGENCY COMMNENTS

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# AGENCY REVIEW COMMENT SHEET

REVIEWER: Charles E. White, AICP, PTP       AGENCY/DEPT: Transportation         PLANNING SECTOR/AREA: Central/TH       PETITION NO: RZ 20-0330         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, based on the listed or attached conditions.	TO: ZONING TECHNICIAN, Development Services Department			DATE: 03/10/2020 Revised by JR 11/09/2020
<ul> <li>This agency has no comments.</li> <li>This agency has no objection.</li> <li>X This agency has no objection, subject to listed or attached conditions.</li> </ul>	REVIEV	WER: Charles E. White, AICP, PTP	AGENCY/DEPT: Tr	ansportation
<ul> <li>This agency has no objection.</li> <li>X This agency has no objection, subject to listed or attached conditions.</li> </ul>	PLANN	ING SECTOR/AREA: Central/TH	PETITION NO: RZ	20-0330
X       This agency has no objection, subject to listed or attached conditions.		This agency has no comments.		
		This agency has no objection.		
This agency objects, based on the listed or attached conditions.	Χ	This agency has no objection, subject to listed or attached conditions.		
		This agency objects, based on the listed or attac	hed conditions.	

# **SUMMARY OVERVIEW**

- The proposed rezoning would result in an increase of 425 daily trips and 34 AM Peak hour and 45 PM Peak hour trips.
- Access connections are being proposed to Harney Rd., Tom Folsom Rd. and Oak Heritage Pl. An additional stubout for future street connectivity is being provided to the southern property boundary.
- A sidewalk will be required along the project's Harney Road and Tom Folsom Rd. frontages, as well as along both sides of internal project roadways.
- Consistent with the Design Exception found approvable by the County Engineer, the developer will be required to construct sidewalk along the west side of Tom Folsom Rd., between the southern property boundary and Harney Rd.
- Consistent with the Section 6.04.02.B Administrative Variance request found approvable by the County Engineer, the developer will be permitted to construct the project access such that it no closer than +/- 200 feet from Dels Acre Rd.
- Consistent with the Section 6.04.02.B. Administrative Variance request found approvable by the County Engineer, no substandard road improvements to Harney Rd. will be required.
- The developer will be required to improve Harney Rd. (between the project driveway and nearest standard roadway) to current standards.
- Staff has no objection to the proposed rezoning, subject to the conditions provided hereinbelow.

# **CONDITIONS OF APPROVAL**

- 1. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 2. The developer shall construct a TTM compliant roadway connection between the internal road network and the existing public roadway (Oak Ranch Heritage Place) north of the project. Such connection shall provide full vehicular and pedestrian access.
- 3. The developer shall construct a public roadway stub-out to its southern property boundary (to Folio # 60990.0000). In addition to any end-of-roadway treatment/signage required by the MUTCD, the developer shall place signage which identifies the stub-out as a "Future Roadway Connection".

- 4. If RZ 20-0330 is approved, the County Engineer will approve the Design Exception (dated September 21, 2020 and submitted on October 7, 2020) which was found approvable by the County Engineer on September 24, 2020, for the Tom Folsom Road substandard improvements. As Tom Folsom Road is a substandard rural collector roadway, the developer will be required to make certain improvements to Tom Folsom Road, between the southernmost project boundary and Harney Road, consistent with the Design Exception. Specifically, the developer shall construct a 5-foot-wide sidewalk on the western side of Tom Folsom Road between the southern project boundary and Harney Road.
- 5. If RZ 20-0330 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated September 11, 2020 and submitted on September 22, 2020), which was found approvable by the County Engineer on September 24, 2020. Approval of this Administrative Variance will permit reduction of the minimum access spacing (between the Tom Folsom Rd. access and next connection to its south) such that a minimum spacing of +/- 200 feet is permitted.
- 6. If RZ 20-0330 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated October 22, 2020 and submitted on October 27, 2020), which was found approvable by the County Engineer on October 29, 2020. Approval of this Administrative Variance will result in a waiver of the requirement to improve Harney Rd. to current County standards.

# **PROJECT OVERVIEW & TRIP GENERATION**

The applicant is requesting to rezone a 13.88-acre parcel from RMC-6 to a Planned Development. The applicant is proposing to construct 47 single family dwelling units.

As required by the Development Review Procedures Manual (DRPM), the applicant submitted information indicating that the project will generate fewer than 50 peak hour trips; therefore, no transportation analysis is required to process this rezoning. Utilizing a generalized worst-case scenario, staff has prepared a comparison of the trips generated by development under the existing and proposed zoning designations below, based on the 10th Edition of the ITE Trip Generation Handbook.

# **Existing Use:**

Land Use/Size	24 Hour Two- Total Peak Hour Trips		Hour Trips
Land Use/Size	Way Volume	AM	PM
RMC-6, 2 Single Family Residential DU's (LUC 210)	19	1	2

Proposed Use:Land Use/Size24 Hour Two-Way VolumeTotal Peak Hour TripsPD, 47 Single Family Residential DU's (LUC 210)4443547

# **Trip Generation Difference:**

Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 425	(+) 34	(+) 45

The proposed rezoning could result in an increase of 425 daily trips, 34 AM peak hour trips, and 45 PM peak hour trips from the current zoning.

### EXISTING AND PROPOSED TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

This site is located on Harney Road a 2-lane, undivided, substandard arterial road. Harney Road is characterized by +/- 10-foot lanes in average condition. The roadway lies within a +/- 52-foot wide right-of-way. There are paved shoulders present on Harney Road. There are sidewalks along the roadway in the vicinity of the project but not a continuous connection.

Tom Folsom Road is a 2-lane, undivided, substandard collector roadway characterized by +/- 10-foot lanes in average condition. The roadway lies within a +/- 52-foot wide right-of-way. There are unpaved shoulders on Tom Folsom Road. There are no sidewalks along the roadway in the vicinity of the project.

Oak Ranch Heritage Place is a 2-lane, undivided, local, urban roadway which is fully compliant with Typical Section TS-3 as found within the Hillsborough County Transportation Technical Manual (i.e. there are 10-foot wide lanes, Miami-curbing on both sides, and the roadway was constructed within a 50-foot wide right-of-way). There are sidewalks along both sides of the roadway. No bicycle facilities are present along Oak Ranch Heritage Place.

#### SITE ACCESS AND CONNECTIVITY

The applicant is proposing a total of three connection points, one connection on Harney Road, one connection to Tom Folsom Road and one connection Oak Ranch Heritage Place. The applicant is also proposing a stub-out to the adjacent southern parcel, which will provide local road connectivity upon (re)development of the adjacent parcel. Connection to the existing Oak Ranch Heritage Place stubout is a requirement of the LDC (as further detailed below). Additionally, the PD for the project included provisions for such connection, and Oak Ranch Heritage Place is located within a public right-of-way which fully extends to the property boundary.

#### Relevant Policies within the LDC

LDC Section 6.02.01.A., relating to Access, contains various provisions which support the above access, including:

- 1. Subparagraph 13 states that "A proposed development shall provide *multiple direct connections* in its local street system to and between local destinations..." [*emphasis added*];
- 2. Subparagraph 14 states "Unless restricted by conditions of an approved Planned Development or existing development, each development shall incorporate and continue all collector or local streets stubbed to the boundary of the development plan by previously approved but unbuilt development." [*emphasis added*];
- Subparagraph 15 states that "To ensure future street connections where a proposed development abuts unplatted land or a future development phase of the same development, <u>street stubs shall be provided</u> to provide access to all abutting properties or to logically extend the street system into the surrounding area." [<u>emphasis added</u>]; and,
- 4. Subparagraph 16 states that "Streets within and contiguous to the subdivision shall be coordinated with other existing or planned streets within the general area as to location, widths, grades, and drainage. Such streets <u>shall be aligned and coordinated</u> with existing or planned streets in existing or future adjacent or contiguous to adjacent subdivisions. All streets, alleys, and pedestrian pathways in any subdivision or site plan <u>shall connect</u> to other streets and <u>to existing and projected streets outside the proposed subdivision</u> or other development." [<u>emphasis added</u>]

#### **DESIGN EXCEPTION REQUEST**

Given that Tom Folsom Road is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request (on October 7, 2020) for Tom Folsom Road (dated September 21, 2020) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Roadway Design Exception approvable (on September

25, 2020). The deviations from the TS-7 Typical Section (for 2-lane Undivided, Local and Collector Rural Roads) include:

- The developer shall be permitted to utilize the existing 10-foot wide travel lanes in lieu of the 12- foot wide travel lanes typically required by the Hillsborough County Transportation Technical Manual's (TTM) TS-7 Typical Section;
- In lieu of a 29-foot separation between the edge of the travel lane and sidewalk, the developer shall be permitted to place the proposed sidewalk within 10 feet of the of edge of the travel lane;
- In lieu of the utilizes being placed 36 feet from the nearest travel lane, the developer shall be permitted to let existing utility poles remain in their current locations (the closest pole is located approximately 6-feet from the nearest travel lane), which also has the effect of reducing the minimum clear zone from 8 feet to 6-feet;
- In lieu of an 8-foot wide stabilized shoulder, of which 5 feet is required to be paved per TS-7, the existing conditions shall be permitted to remain (i.e. without pavement or stabilization);

As a part of the above Design Exception, the applicant is proposing to construct a minimum 5-foot sidewalk, approximately 1,200 linear feet, between the southern property line to the Harney Road and Tom Folsom Road intersection.

If this rezoning petition is approved, the County Engineer will approve the above referenced Design Exception.

#### ADMINISTRATIVE VARIANCE REQUEST #1 – ACCESS SPACING (TOM FOLSOM RD.)

The applicant submitted (on September 22,2020) a Section 6.04.02.B. Administrative Variance request (dated September 11, 2020) from the Section 6.04.07 LDC access spacing requirements relating to the project's Tom Folsom Rd. access connection. As a Class 4 roadway with a posted speed of 40 mph, the LDC requires a minimum spacing of 330 feet. According to the applicant, the proposed access on Tom Folsom Rd. is located approximately 200 feet from Dels Acre Rd. (to the south). For reasons outlined in the variance request letter, the County Engineer found the +/- 130-foot spacing variance approvable on September 24, 2020. If this rezoning petition is approved, the County Engineer will approve the administrative variance.

### ADMINISTRATIVE VARIANCE REQUEST #2 – SUBSTANDARD ROAD (HARNEY RD.)

Harney Rd. is a substandard arterial roadway. The applicant submitted (on October 27, 2020) a Section 6.04.02.B. Administrative Variance request (dated September 22, 2020) from the Section 6.04.03 LDC requirement to improve Harney Rd. (between the project access and nearest standard roadway) to current County standards. For reasons outlined in the variance request letter, the County Engineer found variance approvable on October 29, 2020. If this rezoning petition is approved, the County Engineer will approve the administrative variance.

#### LEVEL OF SERVICE (LOS)

FDOT Generalized Level of Service				
Roadway	From	То	LOS	
HARNEY RD	US HWY 301	US HWY 301	С	

Source: 2019 Hillsborough County Level of Service (LOS) Report

Tom Folsom Road is not included in the 2019 Hillsborough County Level of Service (LOS) Report. As such, no LOS data for this facility can be provided.

### **Ratliff**, James

From:	Williams, Michael
Sent:	Thursday, September 24, 2020 5:06 PM
То:	Elizabeth Rodriguez
Cc:	Kniesly, Benjamin; Tirado, Sheida; Ratliff, James; PW-CEIntake; Padron, Ingrid
Subject:	FW: )Sorry to be dramatic, but) 🌢 🗰 🌢 🗰 🏶 IMPORTANT - FIVE DAY DEADLINE -
	Harney Summers Cay Variance and DE - ATTACHED
Attachments:	Design Exception Sub 09-21-20 Summers Cay.pdf; Summers Cay Harney Dway
	Spacing Variance SEPT 2020.pdf

Libby – the design exception and variance are APPROVABLE.

From: Elizabeth Rodriguez <libbytraffic@yahoo.com> Sent: Tuesday, September 22, 2020 5:32 PM To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>; Kniesly, Benjamin <KnieslyB@HillsboroughCounty.ORG> Subject: )Sorry to be dramatic, but...) ② 涎 ③ 涎 ③ IMPORTANT - FIVE DAY DEADLINE - Harney Summers Cay Variance and DE - ATTACHED

[External]

Sent from my iPhone

Begin forwarded message:

From: Elizabeth Rodriguez <<u>libbytraffic@yahoo.com</u>>
Date: September 21, 2020 at 7:19:53 PM EDT
To: Benjamin Kniesly <<u>knieslyb@hillsboroughcounty.org</u>>, Michael Williams
<<u>williamsm@hillsboroughcounty.org</u>>
Subject: IMPORTANT - FIVE DAY DEADLINE - Harney Summers Cay Variance and DE - ATTACHED

Please see attached. We discussed in that conf call a week or so ago ...

These are really straight forward. The variance is to allow the driveway onto Tom Folsom. The DE builds sidewalk to the Harney intersection.

The driveway was an eleventh hour change - we gotten punted from Sept ZHM. Now, Sean Cashen is telling me James Ratliff said we will also get punted from Oct ZHM if these are not rendered approvable this week.

(Sorry this one is such a mad dash...)

Libby 813.545.3316

This email is from an **EXTERNAL** source and did not originate from a Hillsborough County email address. Use caution when clicking on links and attachments from outside sources.

### -Additional / Revised Information Sheet

Hillsborough County Development Services Department 601 E. Kennedy Blvd., 19th Floor (813) 272 5600

Date Stamp Here

Application Number: <u>RZ 20-0330</u>	Applicant's Name: <u>William</u>	Sullivan, Potomac Land Company
Reviewing Planner's Name: Brian Grady		
Application Type: Planned Development	Current Hearing Date 10/1	9/2020
Please check (X) all appropriate changes	/ additions:	
Revised Plans or Request information	n: # of Plans Submitted: Electronic sul	omissionLarge Small
Acreage (Added / Removed)	) # of Acres: (	Changes to Requested Uses
Revised Building or Lot Layout		Revised Square Footage (FAR) Info
Access Point(s) - (Added / D	Deleted / Moved)	Detail added
Changes to Requested Number of Ur	nits ( 🗌 - Increase, 🛄 - Decrease, 🛄	- Reallocation)
Other:Request for Design Exception for T	Com Folsom Road prepared by Project Engi	neer with Exhibits;
Administrative Variance for Driveway Sp	acing on Tom Folsom Road prepared by Tr	affic Consultant
Other Additions:		
Revised/Corrected Legal Description	Traffic Analysis (re	vised)
Party of Record Letter(s) or Petition	Additional Fees – I	Receipt #
Letter Requesting a Continuance /		·
Other:		
	FOR OFFICE USE ONLY	
🗍 Notification E-Mail Sent 🛛 Scann	ed into OPTIX	
Transmittal Completed	In-Take Completed b	y:
Transmit to: (check () all that apply)		
⊠ BOCC Records	HARTLine	Sheriff's Department
Planning Commission [	Parks & Recreation	SWFWMD
	Community Planning	Water – Reclaimed
	Natural Resources	Water Utilities
	PGM Project Review	Water – Wastewater
Fire Department	School Board	
City of Plant City	FDOT	Polk County
City of Tampa – Sewer	Hazard Mitigation	Public Works – Traffic
	H.C. Aviation Authority	Public Works – Roadway
	H.C Health Department	Real Estate
	MacDill Air Base	Tampa Bay Water
	Pasco County Pinellas County	University Dev Corp
Other:		L LUNE Area Civic Assoc

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

September 11, 2020

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

Dear Mr. Williams:

### **RE:** Administrative Variance for Driveway Spacing - Summers Cay (RZ- 20-0330) - FOLIO # 60954-0000 and 60954-0200

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

**"Sec. 6.04.07. - Table: Minimum Spacing** – CLASS 4 - New and existing roadways primarily in areas without extensive development or extensive subdivided properties. These corridors will be distinguished by nonrestrictive median treatments or highways with two-way left turn lanes. - >45 mph 660 ft≤45 mph 330 ft."

The subject property is in for review, as is shown on the attached **Site Plan** and **Location Map**. This variance is to request that the developer not be required to meet LDC driveway spacing.

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

- 1. Site Information: *FOLIO* # 60954-0000 and 60954-0200
- 2. Associated Application Numbers: RZ- 20-0330
- 3. Type of Request: Administrative variance to Section 6.04.07
- 4. Section of the LDC from which the variance is being sought, as well as any associated zoning conditions which require said improvements: *Relief from LDC Section 6.04.07 is sought*.

- 5. Description of what the LDC/zoning conditions require: Section 6.04.07 requires the proposed driveway to be 330 feet from the other driveways/intersections. However, the driveway is proposed to be about 200 feet from the intersection of Summers Road to the south. Summers Road is an unpaved roadway serving several residences.
- 6. Description of existing roadway conditions (e.g. Pavement width, lane width, condition, number of lanes, bicycles/sidewalk facilities): *Tom Folsom Road adjacent to this site is the subject of a concurrent Design Exception, and it is described in detail therein. Tom Folsom Road has a 50 foot right-of-way and two 20 foot lanes. The pavement is in overall good condition.*
- 7. Justification for request and any information you would like considered such as cost/benefit analysis, land use plans, policies, and local traffic circulation/operation of the site and adjacent areas. Justification must address Section 6.04.02B.3 criteria (a) and (b) if applicable (c). In the consideration of the variance request, the issuing authority shall determine to the best of its ability whether the following circumstances are met:

a. There is an unreasonable burden on the applicant. *Due to the size and configuration of the site, the parcel cannot meet spacing on Tom Folsom Road. The driveway is sought so as to provide connectivity to the east. The county places a priority on connectivity, and this driveway is a means of providing connectivity to Tom Folsom Road without all project traffic connecting through the adjacent neighborhood, which the neighbors felt would overwhelm their small neighborhood.* 

b. The variance would not be detrimental to the public health, safety, and welfare. The variance is not expected to be detrimental to the public, health, safety, and welfare because this is a relatively small subdivision, and the roadway to south with which spacing cannot be met is Summers Road - an unpaved roadway serving several residences. There is minimal expected conflict as traffic volumes are expected to be low to/from both access points.

c. Without the variance, reasonable access cannot be provided. In the evaluation of the variance request, the issuing authority shall give valid consideration to the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas. Due to the size and configuration of the site, it is impossible to meet LDC minimum spacing standards with regard to direct access to Tom Folsom Road. It is not reasonable for 100% of access to Tom Folsom Road to take place through the adjacent small neighborhood whose residents feel that the additional traffic would overwhelm the neighborhood. And, without the variance, reasonable access cannot be provided.

8. Documentation/other attachments: Attached are site plan and location map.

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

Sincerely

Elizabeth Rodriguez

Based upon the information provided by the application, this request is:

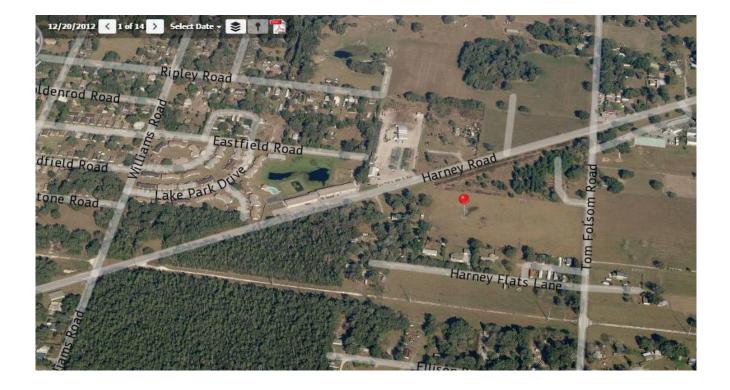
\_\_\_\_\_ Disapproved

\_\_\_\_\_ Approved

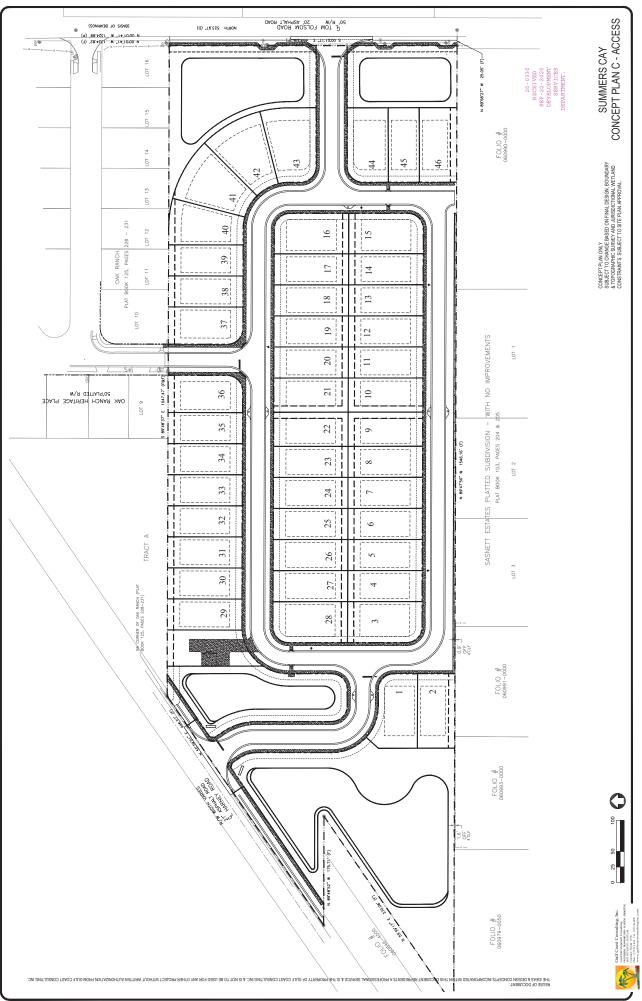
If there are any further questions or you need clarification, please contact Benjamin Kniesly, P.E. at (813) 307-1758.

Sincerely,

Michael J. Williams, P.E. Hillsborough County Engineer



# LOCATION MAP



Α.\νατταφορογισμόπουνας cpi (16-org/)(pawin/8c)crosobo/se-org consols c - veccaser well' 40(1000 μ.31 11 γω Α.)

20-0330



### -Additional / Revised Information Sheet

Hillsborough County Development Services Department 601 E. Kennedy Blvd., 19th Floor (813) 272 5600

Date Stamp Here

Application Number: <u>RZ 20-0330</u>	Applicant's Name: <u>William</u>	Sullivan, Potomac Land Company
Reviewing Planner's Name: Brian Grady		
Application Type: Planned Development	Current Hearing Date 10/1	9/2020
Please check (X) all appropriate changes	/ additions:	
Revised Plans or Request information	n: # of Plans Submitted: Electronic sul	omissionLarge Small
Acreage (Added / Removed)	) # of Acres: (	Changes to Requested Uses
Revised Building or Lot Layout		Revised Square Footage (FAR) Info
Access Point(s) - (Added / D	Deleted / Moved)	Detail added
Changes to Requested Number of Ur	nits ( 🗌 - Increase, 🛄 - Decrease, 🛄	- Reallocation)
Other:Request for Design Exception for T	Com Folsom Road prepared by Project Engi	neer with Exhibits;
Administrative Variance for Driveway Sp	acing on Tom Folsom Road prepared by Tr	affic Consultant
Other Additions:		
Revised/Corrected Legal Description	Traffic Analysis (re	vised)
Party of Record Letter(s) or Petition	Additional Fees – I	Receipt #
Letter Requesting a Continuance /		·
Other:		
	FOR OFFICE USE ONLY	
🗍 Notification E-Mail Sent 🛛 Scann	ed into OPTIX	
Transmittal Completed	In-Take Completed b	y:
Transmit to: (check () all that apply)		
⊠ BOCC Records	HARTLine	Sheriff's Department
Planning Commission [	Parks & Recreation	SWFWMD
	Community Planning	Water – Reclaimed
	Natural Resources	Water Utilities
	PGM Project Review	Water – Wastewater
Fire Department	School Board	
City of Plant City	FDOT	Polk County
City of Tampa – Sewer	Hazard Mitigation	Public Works – Traffic
	H.C. Aviation Authority	Public Works – Roadway
	H.C Health Department	Real Estate
	MacDill Air Base	Tampa Bay Water
	Pasco County Pinellas County	University Dev Corp
Other:		L LUNE Area Civic Assoc

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

September 11, 2020

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

Dear Mr. Williams:

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- 3. Type of Request: Administrative variance to Section 6.04.07
- 4. Section of the LDC from which the variance is being sought, as well as any associated zoning conditions which require said improvements: *Relief from LDC Section 6.04.07 is sought*.

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- 7. Justification for request and any information you would like considered such as cost/benefit analysis, land use plans, policies, and local traffic circulation/operation of the site and adjacent areas. Justification must address Section 6.04.02B.3 criteria (a) and (b) if applicable (c). In the consideration of the variance request, the issuing authority shall determine to the best of its ability whether the following circumstances are met:

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8. Documentation/other attachments: Attached are site plan and location map.

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

Sincerely

Elizabeth Rodriguez

Based upon the information provided by the application, this request is:

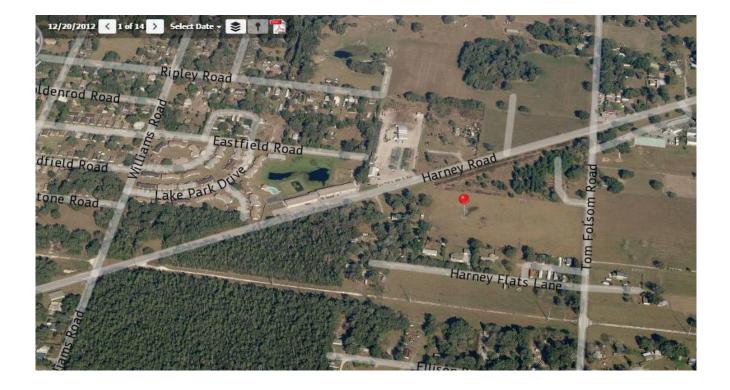
\_\_\_\_\_ Disapproved

\_\_\_\_\_ Approved

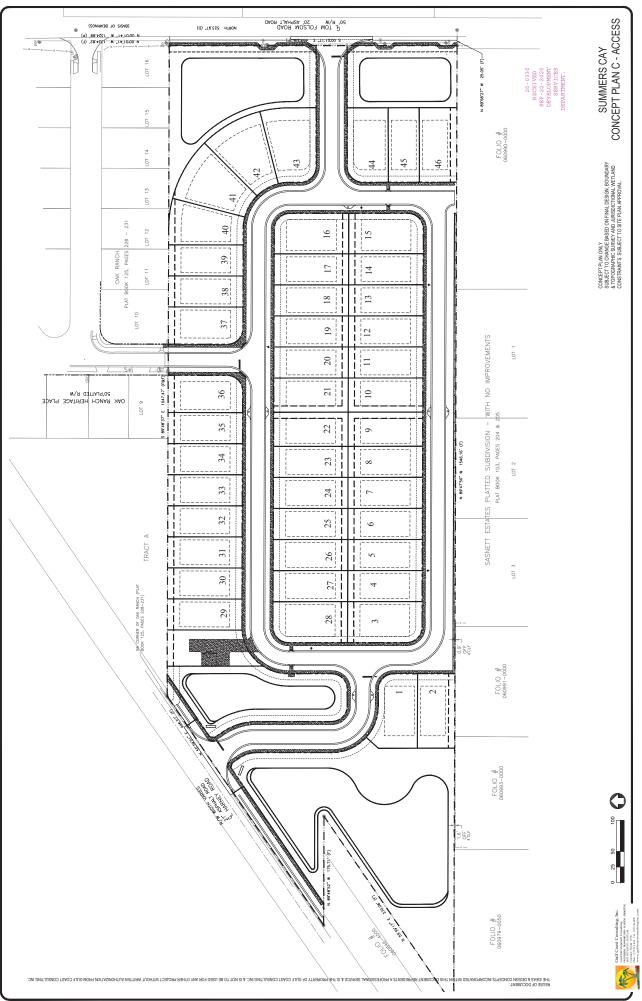
If there are any further questions or you need clarification, please contact Benjamin Kniesly, P.E. at (813) 307-1758.

Sincerely,

Michael J. Williams, P.E. Hillsborough County Engineer



# LOCATION MAP



Α.\νατταφορογισμόπουνας cpi (16-org/)(pawin/8c)crosobo/se-org consols c - veccaser well' 40(1000 μ.31 11 γω Α.)

20-0330



From:	Williams, Michael
Sent:	Thursday, October 29, 2020 9:20 AM
То:	Padron, Ingrid; PW-CEIntake; Tirado, Sheida; Ratliff, James; Garantiva, Sofia
Cc:	Elizabeth Rodriguez
Subject:	FW: 20-0330
Attachments:	20-0330 Rev Req 10-27-20.pdf

All – this was already found to be APPROVABLE, but was not sure if it had been submitted through Intake and now it definitely has.

From: Camacho, Juan <CamachoJu@hillsboroughcounty.org>

Sent: Thursday, October 29, 2020 8:33 AM

To: Ackett, Kelli <AckettK@hillsboroughcounty.org>; Albert Marrero <marreroa@plancom.org>; Alvarez, Alicia <AlvarezA@hillsboroughcounty.org>; Amanda Shaw <ashaw@hcso.tampa.fl.us>; Amber Dickerson <amber.dickerson@hcps.net>; Ayesha Brinkley <ayesha.brinkley@sdhc.k12.fl.us>; Blinck, Jim <BlinckJ@HillsboroughCounty.ORG>; Brown, Gregory <BrownGr@hillsboroughcounty.org>; Cabrera, Richard <CabreraR@HillsboroughCounty.ORG>; Castro, Jason <CastroJR@HillsboroughCounty.ORG>; Danny Santos <Daniel.Santos@dot.state.fl.us>; David Skrelunas <David.Skrelunas@dot.state.fl.us>; Dickerson, Ross < DickersonR@HillsboroughCounty.ORG>; Ellen Morrison <ellen.morrison@swfwmd.state.fl.us>; Franklin, Deborah <FranklinDS@hillsboroughcounty.org>; Holman, Emily - PUD <HolmanE@HillsboroughCounty.ORG>; Hudkins, Michael <HudkinsM@hillsboroughcounty.org>; Hummel, Christina <HummelC@hillsboroughcounty.org>; Impact Fees <ImpactFees@hillsboroughcounty.org>; Ivana Kajtezovic <Ikajtezovic@tampabaywater.org>; James Hamilton <jkhamilton@tecoenergy.com>; Jessica Rohr <jrohr@hcso.tampa.fl.us>; Jiwuan Haley <haleyj@plancom.org>; Kaiser, Bernard <KAISERB@HillsboroughCounty.ORG>; Katz, Jonah <KatzJ@hillsboroughcounty.org>; Kelly O'Connor <kelly.oconnor@myfwc.com>; Mineer, Lindsey <Lindsey.Mineer@dot.state.fl.us>; Lindstrom, Eric <LindstromE@hillsboroughcounty.org>; Mackenzie, Jason <MackenzieJ@hillsboroughcounty.org>; Matthew Pleasant <matthew.pleasant@hcps.net>; McGuire, Kevin <McGuireK@HillsboroughCounty.ORG>; Melanie Ganas <mxganas@tecoenergy.com>; Melissa Lienhard <lienhardm@plancom.org>; Ortiz, Ines <OrtizI@HillsboroughCounty.ORG>; Petrovic, Jaksa <PetrovicJ@HillsboroughCounty.ORG>; Pezone, Kathleen <PezoneK@hillsboroughcounty.org>; Ratliff, James <RatliffJa@hillsboroughcounty.org>; Hessinger, Rebecca <HessingerR@hillsboroughcounty.org>; Carroll, Richard <CarrollR@HillsboroughCounty.ORG>; Rochelle, Randy <RochelleR@HillsboroughCounty.ORG>; Rodriguez, Dan <RodriguezD@gohart.org>; Salma Ahmad <ahmads@plancom.org>; Sanchez, Silvia <sanchezs@epchc.org>; Schipfer, Andy <Schipfer@epchc.org>; Shelton, Carla <SheltonC@HillsboroughCounty.ORG>; Garantiva, Sofia <GarantivaS@hillsboroughcounty.org>; Tapley, Kimberly <tapleyk@epchc.org>; Thompson, Mike <Thompson@epchc.org>; Tony Mantegna <tmantegna@tampaairport.com>; Salisbury, Troy <SalisburyT@hillsboroughcounty.org>; Turbiville, John (Forest) <TurbivilleJ@HillsboroughCounty.ORG>; Valdez, Rick <ValdezR@HillsboroughCounty.ORG>; Yeneka Mills <millsy@plancom.org> Cc: Grady, Brian <GradyB@HillsboroughCounty.ORG>; Williams, Michael <WilliamsM@HillsboroughCounty.ORG> Subject: 20-0330

Good Day All,

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

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

Planner: BRIAN GRADY Contact: – <u>Gradyb@hillsboroughcounty.org</u>

All the best.

Juan Camacho MBA. Planning & Zoning tech Development Services

P: (813) 272-5595 E: <u>CamachoJu@HCFLGov.net</u> W: <u>HCFLGov.net</u>

Hillsborough County 601 E. Kennedy Blvd., Tampa, FL 33602 (813) 272-5900

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

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

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

Attachment: 20-0330 Rev Re	Oct-27-2020 DEVELOPMENT		
Hillsborough County I	vised Information		SERVICES DEPARTMENT.
601 E. Ker (8	Date Stamp Here		
Application Number: <u>RZ 20-0330</u>	Applicant's Name	: William Sullivan	, Potomac Land Company
Reviewing Planner's Name: Brian Gra	<u>ady</u>		
Application Type: Planned Developme	ent Current Hearing I	Date <u>11/16</u> /2020	
Please check (X) all appropriate char	nges / additions:		
Revised Plans or Request inform	nation: # of Plans Submitted:	Large	_ Small
Acreage (Added / Remo	oved) # of Acres:	Changes	to Requested Uses
Revised Building or Lot Layou	t	Revised S	Square Footage (FAR) Info
Access Point(s) - (Added /	Deleted / Moved)	Detail ad	ded
Changes to Requested Number	of Units ( 🗌 - Increase, 🗌 - Decre	ease, 🗌 - Reallo	cation)
Other:			
Other Additions:			
Revised/Corrected Legal Descript	ion Traffic An	alysis (revised)	
Party of Record Letter(s) or Petitic	on Additiona	l Fees – Receipt #	!
Letter Requesting a Continuar	nce / Remand / Withdrawal		
Other: RZ 20-0330 Harney Road-	Design Variance dated 10-22-2020		
	FOR OFFICE USE ONLY		
— —		Reviewed	
Transmittal Completed	In-Take Con	mpleted by:	
Transmit to: (check () all that apply)			
⊠ BOCC Records	HARTLine		ff's Department
Planning Commission Transportation	Parks & Recreation Community Planning	SWF	WMD r – Reclaimed
Community Improvement	Natural Resources		r Utilities
EPC	PGM Project Review	Wate	r – Wastewater
Fire Department	School Board		
City of Plant City	FDOT	🗌 Polk (	County
City of Tampa – Sewer	Hazard Mitigation		Works – Traffic
<ul> <li>City of Tampa – Water</li> <li>City of Temple Terrace</li> </ul>	<ul> <li>H.C. Aviation Authority</li> <li>H.C Health Department</li> </ul>	Public Real F	Works – Roadway
Federal Aviation Admin	MacDill Air Base		a Bay Water
FDA	Pasco County	Unive	rsity Dev Corp
☐ FL Dept of Envir. Prot. ☐ Other:	Pinellas County	USF A	Area Civic Assoc

RECEIVED

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

October 22, 2020

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

Dear Mr. Williams:

### **RE:** Administrative Variance for Harney Road/Summers Cay (RZ- 20-0330) – FOLIO # 60954-0000 and 60954-0200

Please accept this letter as a formal request for your approval of an administrative variance to Section 6.04.03.L(1) of the Hillsborough County Land Development Code (LDC), which states:

"Improvements and upgrading of existing roadways are to conform with standards for new roadways of the same access class. Exception to these standards shall be allowed only where physically impossible for the permittee to comply or otherwise upgrade existing site conditions. All such exceptions shall be approved by the Director of Public Works." The "standards for new roadways" to which this section of the LDC refers are included in the Hillsborough County Transportation Technical Manual (TTM). The portion of Harney Road at this location is deemed an arterial roadway and the mandated Typical Section, per the TTM, is discussed below.

The subject property is submitted for review as RZ 20-0330, as detailed on the attached **Site Plan** and **Location Map**. This variance is to request that the developer not be required to bring Harney Road up to TTM standards.

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

*1.* Site Information: *FOLIO* #'s 60954-0000 and 60954-0200

- 2. Associated Application Numbers: RZ 20-0330
- 3. Type of Request: Administrative variance to Section 6.04.03.L(1)
- 4. Section of the LDC from which the variance is being sought, as well as any associated zoning conditions which require said improvements: Section 6.04.03.L(1) requires Harney Road to be improved to conform with the TTM. The segment of Harney Road adjacent to the project's frontage represents a hybrid typical section, with a curb and gutter section on the west side that is typical of TS-4, and a rural section on the east side that is typical of TS-7. (Note that TS-7 was deemed more appropriate than TS-3, as the daily traffic volumes (See attached excerpt from 'Hillsborough County LOS Manual') are just under 10,000 AADT. TS-7 is associated with traffic volumes of less than 10,000 AADT, while TS-3 is associated with traffic volumes of less than 5,000 AADT.)
- 5. Description of what the LDC/zoning conditions require: Section 6.04.03.L(1) requires Harney Road to be improved to conform with the TTM; the TTM would mandate that it conform with TS-4 on the west side and TS-7 on the east side.
- 6. Description of existing roadway conditions (e.g. Pavement width, lane width, condition, number of lanes, bicycles/sidewalk facilities): *Harney Road is functionally classified as an arterial roadway with posted speed of 45 mph. Pavement width/lane width measurements for Harney Road are attached as an Exhibit. The lane widths are a minimum of 10 feet from the project frontage to the intersection with Tom Folsom Road.*

This Exhibit details that the pavement width averages 26 feet wide with lane widths of approximately 10 feet. Thus, the paved shoulders along both sides of this section of the road are about 3 feet wide. There are also 5 foot stabilized grass shoulders, for a total of 8 foot shoulders, which meet the Florida Design Manual standard.

Sidewalks exist along some of the adjacent property frontages and not along others. Note that the developer will provide sidewalk along his frontage on Harney and Tom Folsom Roads, and is constructing additional sidewalk along Tom Folsom Road to provide pedestrian access to Folsom Elementary School.

As the Utility Pole Exhibit indicates, the poles are on the opposite side of the street, and are at least 6 feet from the edge of pavement, with the exception of one pole that is 5'7" from edge of pavement. This places them at 9 feet from the travel lane. Per Florida Design Manual Table 215.2.1., the utility poles must be at least 14 feet from travel lane for this 45 mph. However, the Florida Design Manual also specifies that poles do not need to be relocated if there have been 2 or fewer crashes involving the poles in the past 5 year period. The attached Hillsborough County crash data indicates that, while there was one vehicle-on-vehicle crash at a driveway, there have been <u>no crashes involving poles</u> along Harney Road from the proposed driveway to the Tom Folsom Road intersection in the past 5 years.

The right-of-way width is about 68 feet adjacent to the site, which is very close to the required 69 feet for the TS-4 urban section, but less than that required for the TS-7, which is probably why an urban section was constructed on the west side of Harney Road adjacent to the site.

7. Justification for request and any information you would like considered such as cost/benefit analysis, land use plans, policies, and local traffic circulation/operation of the site and adjacent areas. Justification must address Section 6.04.02B.3 criteria (a) and (b) – if applicable (c). In the consideration of the variance request, the issuing authority shall determine to the best of its ability whether the following circumstances are met:

a. There is unreasonable burden on the applicant. *Trip generation for the proposed development is attached, and 46 PM peak hour trips are expected among the three access points.* Because this is a small residential development, the impacts will be low and there does not appear to be a reasonable nexus between the financial expenditure it would take to bring Harney Road up to standard and the actual impacts of the development. In addition, the developer is constructing sidewalk both along both frontages as well as off-site sidewalk within Tom Folsom right-of-way up to the Tom Folsom Road/Harney Road intersection. This offsite sidewalk will provide a continuous sidewalk connection to Folsom Elementary School for both new and existing residents of the area.

b. The variance would not be detrimental to the public health, safety, and welfare. *The attached traffic counts detail relatively low background/existing traffic. Harney Road carries relatively low existing and project traffic and is already standard in some respects, so the variance is not expected to be detrimental to the public, health, safety, and welfare. Note that Harney Road currently operates at LOS C, and will continue to operate at LOS C with the addition of project traffic.* 

c. Without the variance, reasonable access cannot be provided. In the evaluation of the variance request, the issuing authority shall give valid consideration to the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas. As the previous sections of this variance letter have explained, it would be unreasonable to require this roadway to be brought up to standards to accommodate relatively low project traffic volumes. Most significantly, right-of-way does not exist to continue the rural section on the subject side of Harney Road. The developer could dedicate such right-of-way, but then the roadway would not transition properly to segments of Harney Road in front of adjacent properties where the developer has no ability to acquire right-of-way. Requiring such improvements as a condition of granting access to the public roadway system would, therefore, be unreasonable. Thus, without the variance, reasonable access cannot be provided.

8. Documentation/other attachments: Attached are (a) pavement width/lane width measurements and distances to utility poles (b) trip generation (c) site plan and location map, (d) county traffic counts, and (e) Hillsborough County crash data.

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

Sincerely

 $\Box$ 

Elizabeth Rodriguez

Based upon the information provided by the application, this request is:

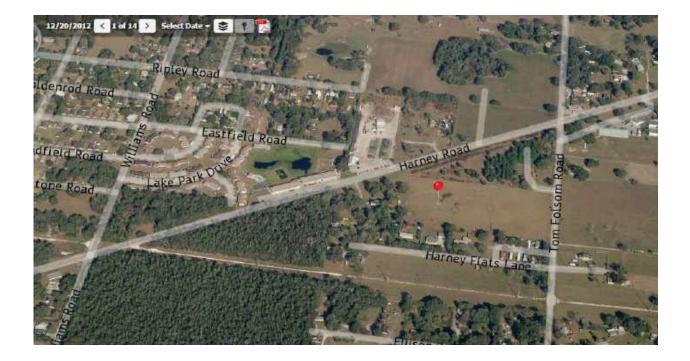
\_\_\_\_\_ Disapproved

Approved

If there are any further questions or you need clarification, please contact Benjamin Kniesly, P.E. at (813) 307-1758.

Sincerely,

Michael J. Williams, P.E. Hillsborough County Engineer



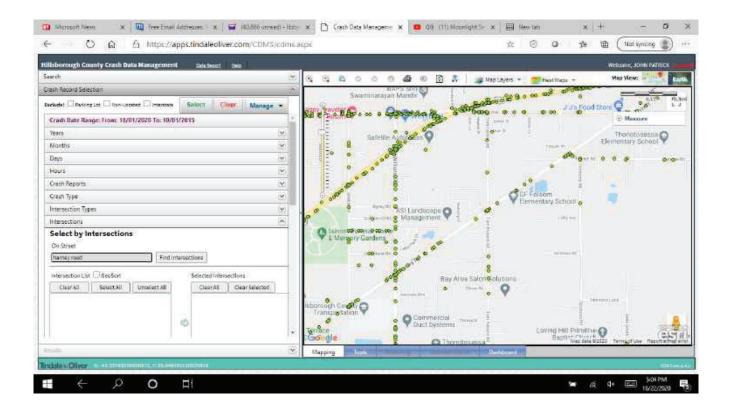
## LOCATION MAP

ITE Code	Land Use Type	Size 000's	Daily Trips	AM Peak- Hour Trips In	AM Peak- Hour Trip Out	PM Peak- Hour Trips In	PM Peak- Hour Trips Out
210	Single Family	46	434	9	25	29	17
	TOTAL	46	434	9	25	29	17

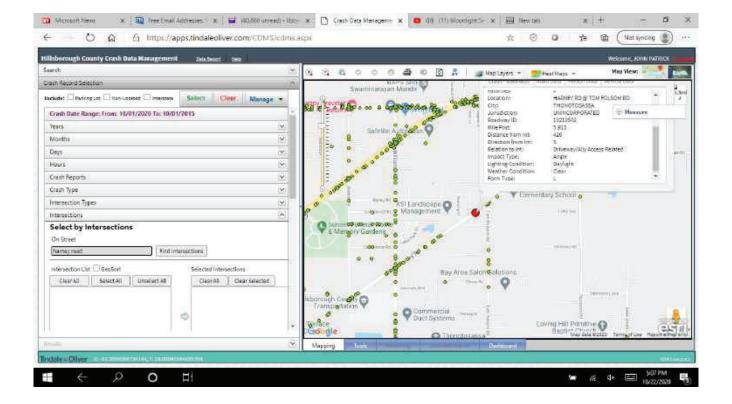
### **Trip Generation**

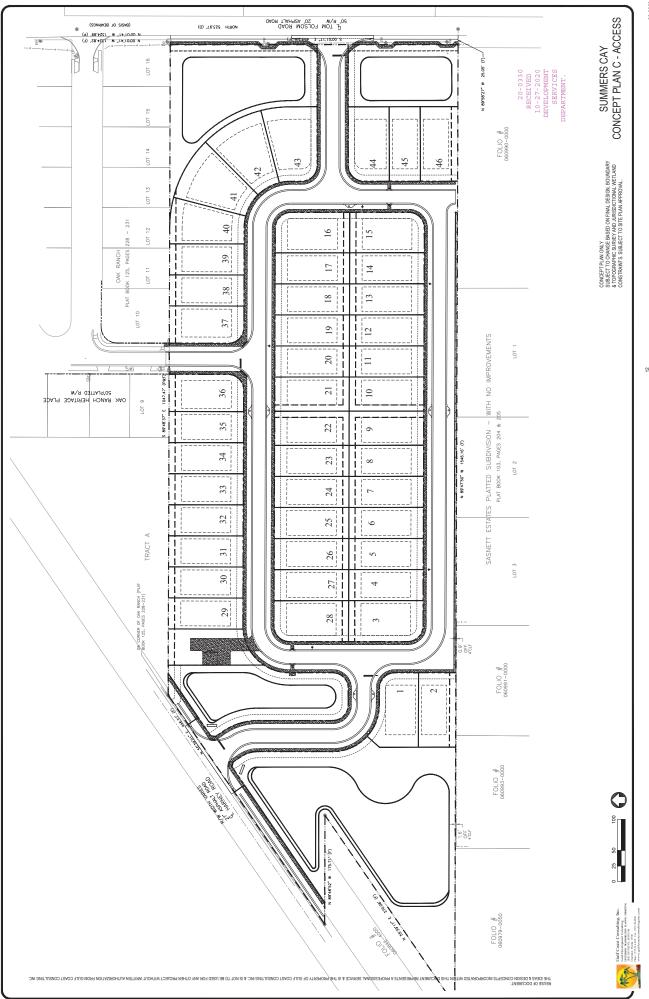
#### CRASH DATA - 2015-2020

Note there is one crash between the proposed driveway and the Tom Folsom Road intersection that is not associated with the intersection. <u>It is not associated with a Fixed Object/utility pole.</u> There is information about that crash on the next page.



There was one crash between the proposed driveway and the Tom Folsom Road intersection in the past five years that was not associated with the intersection, itself. The information reported below indicates that it was associated with a driveway. <u>Therefore there have been no objects associated with Fixed Objects, or specifically, utility poles.</u>

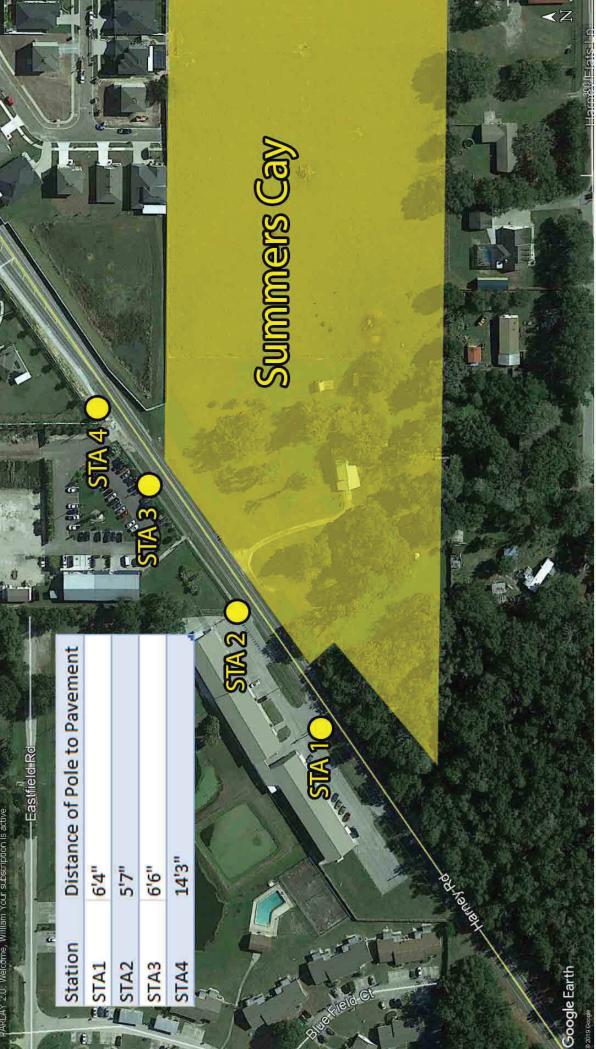




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20-0330

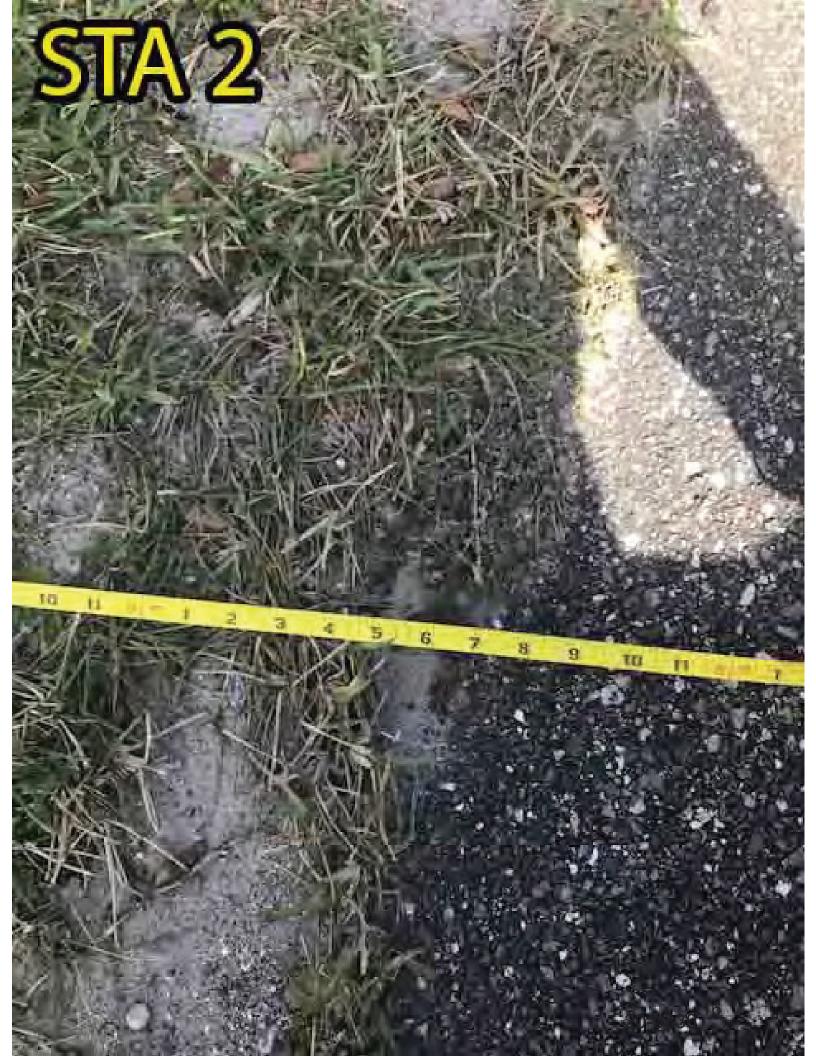




Methodology: Field Survey 1-09-2020 by one man crew using stakes and 300' measuring Tape



















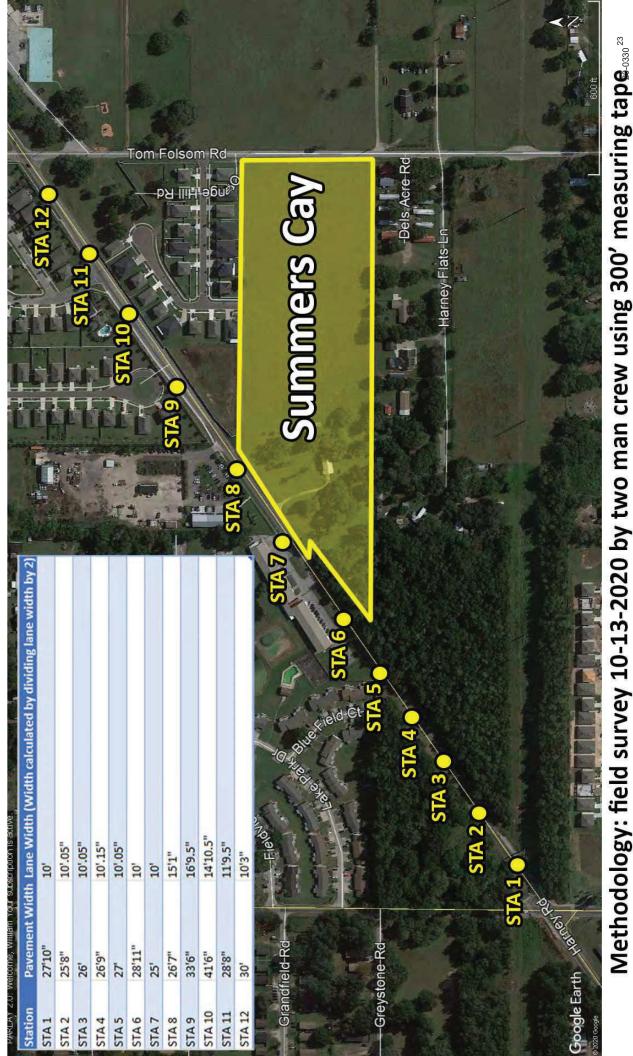
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On Street	From	To	Lane No	Lane Type	5 Length	Speed Limit LOS	LOS Std AA	AADT* Pk	Peak Hour Pk Dir Vol D	Daily MSV	Daily v/c Ratio	Daily LOS	Pk Hr Pk Dir MSV	<ul> <li>Pk Hr Pk Dir v/c Ratio</li> </ul>	<ul> <li>Pk Hr Pk Dir LOS</li> </ul>	Jurisdiction	Local Func
FALKENBURG RD	PROGRESS BLVD	HWY 301	4	F	H	F	L	729		37.810	0.39	J	1900	0.43	U	g	L
FALKENBURG RD	US HWY 301	LUMSDEN RD	. 4		1.07			17.452	785	37.810	0.46	0	1900	0.41		CR 1	. ◄
FALKENBURG RD	LUMSDEN RD	LEE ROY SELMON EXPY ON RAMP	4	. 0	0.44			37,500	1911	37,810	0.99	0	1900	1.01		S	<ul> <li></li> </ul>
FALKENBURG RD	LEE ROY SELMON EXPY ON RAMP		4	٥	1.03	45	٥	25,780	1314	37,810	0.68	υ	1900	0.69	U	CR	A
FALKENBURG RD	ADAMO DR		4	٥	2.59		٥	27,303	1412	37,810	0.72	U	1900	0.74	С	ß	U
FALKENBURG RD	M L KING	BRYAN RD	4	D	0.26		D	10,471	645	37,810	0.28	c	1900	0.34	С	CR	C
FALKENBURG RD	BRYAN RD	HILLSBOROUGH AVE	2	N	0.72	45	D	10,471	645	16,815	0.62	С	836	0.77	С	CR	C
FISH HAWK BLVD	BELL SHOALS RD	LITHIA PINECREST	2	n	4.60		D	22,182	1162	16,815	1.32	ш	836	1.39	F	CR	A
FLETCHER AVE	DALE MABRY HWY	ARMENIA AVE	4	٥	1.27	45	Е	39,163	1790	37,811	1.04	Ŀ	1901	0.94	C	CR	A
FLETCHER AVE	ARMENIA AVE	FLORIDA AVE	4	٥	1.59	45	Е	39,000	1987	37,811	1.03	Ŀ	1901	1.05	щ	CR	A
FLETCHER AVE	NEBRASKA AVE	30TH ST	4	۵	1.53	45	ш	36,802	1875	37,811	0.97	D	1901	0.99	D	CR	A
FLETCHER AVE	30TH ST	42ND ST	4	٥	0.73		Ш	43,551	1690	32,110	1.36	Ľ	1615	1.05	ш	CR	A
FLETCHER AVE	42ND ST	50TH ST	4	٥	0.25	45	Е	43,551	1690	37,811	1.15	٤	1901	0.89	U	CR	A
FLETCHER AVE	50TH ST	MORRIS BRIDGE RD	4	٥	2.59		٥	39,365	1854	37,810	1.04	Ŀ	1900	0.98	D	CR	A
FORBES RD	TRAPNELL RD	M L KING BLVD	2	D	2.45	45	υ	7,195	409	13,680	0.53	υ	675	0.61	U	CR	U
FORBES RD	M L KING BLVD	US HWY 92	2	n	1.27	45	U	8,562	409	13,680	0.63	υ	675	0.61	U	CR	J
FORBES RD	US HWY 92	THONOTOSASSA RD	2	n	1.29	35	υ	9,156	740	13,680	0.67	υ	675	1.10	D	CR	U
FORBES RD	THONOTOSASSA RD	THONOTOSASSA-SAM ALLEN	2	n	0.51		υ	6,748	347	13,680	0.49	υ	675	0.51	U	CR	U
FORT KING RD	MAIN ST	KNIGHTS GRIFFIN	2	D	1.37		υ	2,339	153	17,300	0.14	в	850	0.18	В	CR	U
FRONT ST	SEFFNER-VALRICO RD	VALRICO RD	2	D	1.12	35	٥	8,549	436	24,400	0.35	в	1200	0.36	В	CR	U
GEORGE RD	MEMORIAL HWY	HILLSBOROUGH AVE	2	U	1.02		D	9,700	494	14,060	0.69	D	713	0.69	D	CR	С
GERACI RD	DALE MABRY HWY	CRYSTAL LAKE RD	2	U	1.44		С	5,687	290	13,680	0.42	С	675	0.43	С	CR	С
GIBSONTON DR	US HWY 41	I-75 N RAMP	4	٥	2.34		٥	14,367	707	37,810	0.38	υ	1900	0.37	U	CR	A
GIBSONTON DR	I-75 N RAMP	US HWY 301	4	۵	1.16	45	D	42,516	1879	37,810	1.12	ш	1900	0.99	D	CR	A
GORNTO LAKE RD	<b>BLOOMINGDALE AVE</b>	PROVIDENCE RDG	4	٥	0.69		٥	16,575	910	30,780	0.54	D	1549	0.59	D	CR	U
GORNTO LAKE RD	PROVIDENCE RDG	PROVIDENCE LAKES EXT	2	∍	0.78		٥	16,575	910	14,060	1.18	L.	713	1.28	LL I	CR	U
GORNTO LAKE RD	PROVIDENCE LAKES EXT	LUMSDEN RD	4	٥	0.73		٥	16,575	910	37,810	0.44	υ	1900	0.48	C	CR	U
GORNTO LAKE RD	LUMSDEN RD	BRANDON TOWN CENTER	4		0.50			13,494	565	37,810	0.36	U	1900	0.30	U	СR	U
GRAND REGENCY BLVD	SR 60	WOODBERRY RD	4	<u> </u>	0.97		0	9,721	595	30,780	0.32	υ	1549	0.38	U	Ю.	U
GULF CITY RU		US HWY 41	7 0	→ :	4.23	40	5	1,59/ 10.00F	75	13,680	0.12		6/9	0.11		S S	
			7 (	-	4.90			20 20 20	1200	15,390	01.1		190	1.24		5 5	A .
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HANNA RD	VANDERVORT RD	SUNSETIANE	۰ ۱	> =	2.75			3 315	169	13.680	10.24		675	0.75		5 8	
HARNEY RD	56TH ST	SLIGH AVE	- 2		1.98	45		5.021	307	16.815	0.30	0	836	0.37	0 0	CR	•
HARNEY RD	SLIGH AVE	TEMPLE TERRACE HWY	2	n	2.20		٥	12.626	674	14.060	06.0	٥	713	0.95	٥	CR	A
HARNEY RD	TEMPLE TERRACE HWY	US HWY 301	4	٥	0.33		٥	12,626	674	37,810	0.33	υ	1900	0.35	U	CR	A
HARNEY RD	US HWY 301	US HWY 301	2	D	2.88	45	٥	9,899	703	16,815	0.59	J	836	0.84	С	CR	A
HENDERSON RD	WATERS AVE	LINEBAUGH AVE	2	٥	1.03		٥	13,760	833	17,656	0.78	U	878	0.95	D	CR	U
HENDERSON RD	LINEBAUGH AVE	GUNN HWY	2	n	1.60		D	11,500	833	16,815	0.68	J	836	1.00	D	CR	С
HIGHVIEW RD	WINDHORST RD	M L KING BLVD / SR 574	2	U	1.51	40	D	7,467	266	16,815	0.44	С	836	0.32	С	CR	С
HIMES AVE	CITY LIMITS	BUSCH BLVD	2	D	2.54		Е	14,265	585	14,820	0.96	Е	760	0.77	D	CR	A
HOOVER BLVD	HILLSBOROUGH AVE	SLIGH AVE	4	D	1.05		۵	17,000	866	37,810	0.45	U	1900	0.46	U	CR	A
HUTCHINSON RD	EHRLICH RD	NORTHDALE BLVD / WILCOX RD	2	∍	1.61	45	٥	10,179	466	15,390	0.66	υ	760	0.61	c	CR	U
HUTCHINSON RD	NORTHDALE BLVD / WILCOX RD	N MOBLEY RD	2	∍	1.62		U	10,179	466	13,680	0.74	J	675	0.69	c	CR	U
I-4 FRONTAGE RD N	WILDER RD	SWINDELL RD	2		2.48		٥	1,741	8	24,400	0.07	В	1200	0.07	8	CR	U
JACKSON SPRINGS RD		WEBB RD	2 6	- =	1.01	30		3,424	175	14,060	0.24	υu	713	0.25		5	
			7	5			2	<b>3,42</b>	C/T	T4,000	0.24	ر	CT/	C7-D	ſ	C	ر
	TRADNFI I RD	SPARKMAN RD	~	=	0 50		<i>c</i>	13 419	684	24 400	0 55	L	1200	0 57	J	g	C

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22

# Summers Cay Pavement and Lane Width exhibit RZ 20-0330



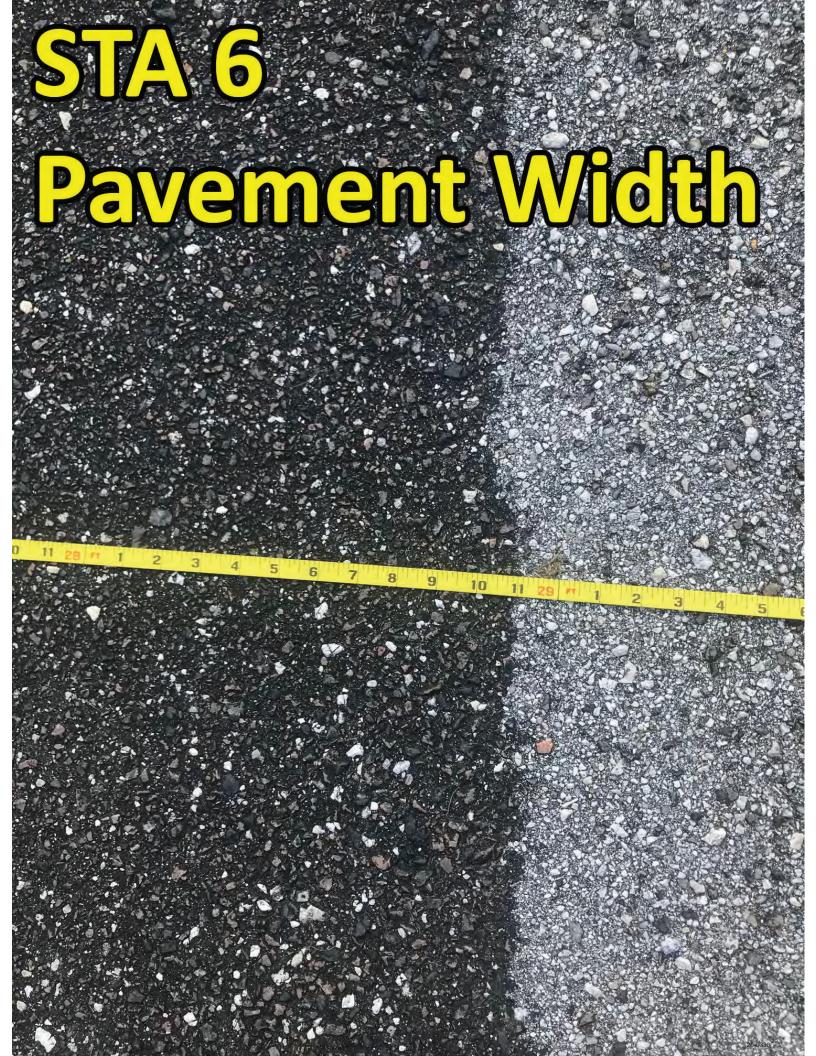










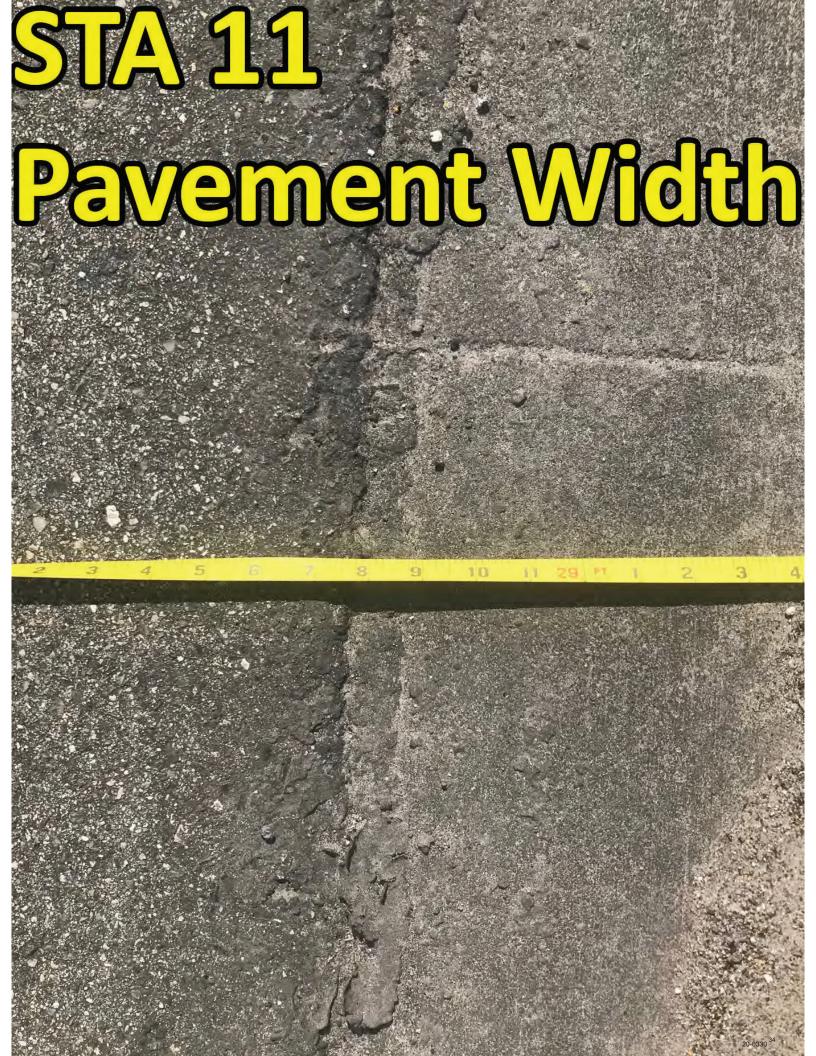












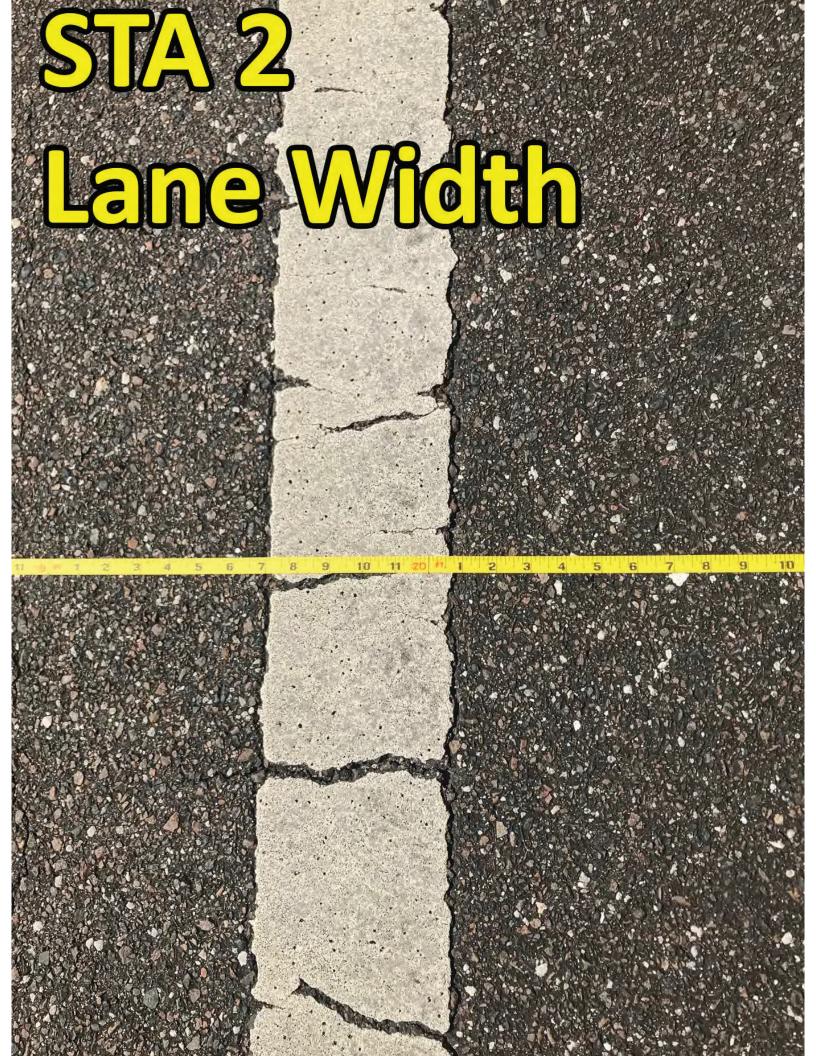


# STAI Lane Width









# STAS Lane Watch

# STAA Lane Width







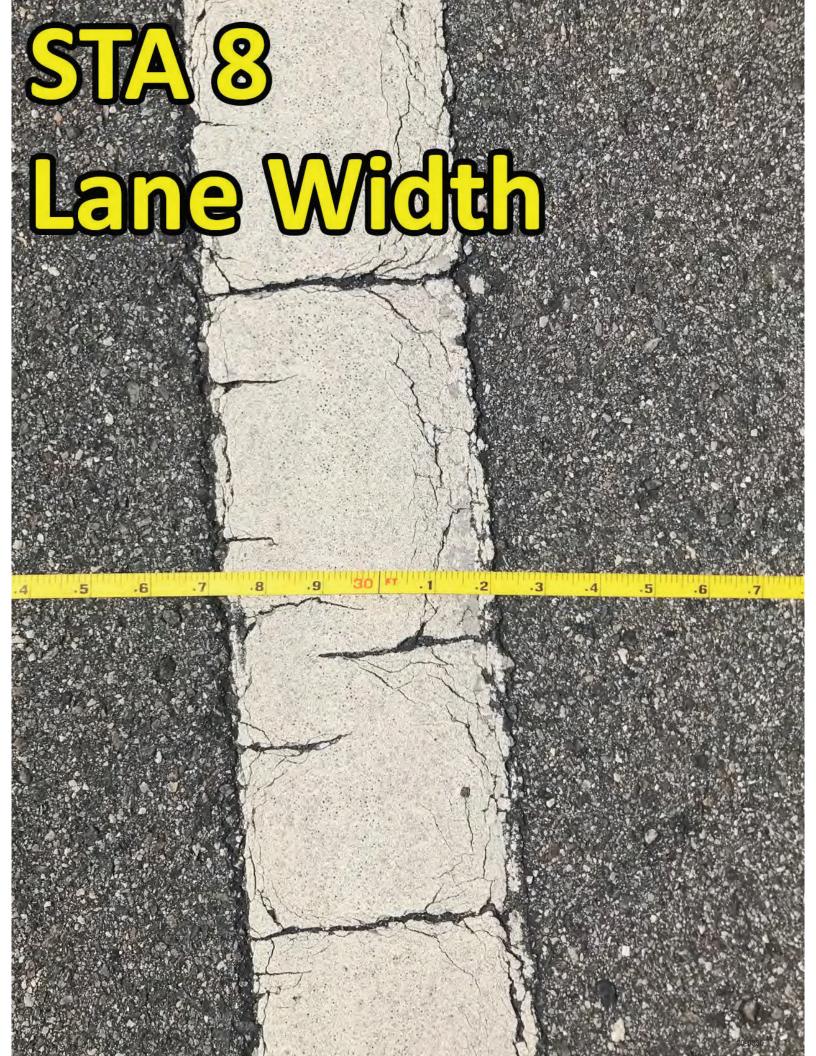
# STAS Lane Width





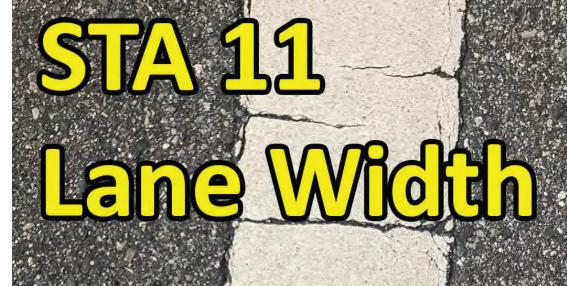
# STAG Lane Width

## STA7 Lane Width





# STA 10 Lane Width









# STA 12 Lane Width

4 5 6 7 8 9 1

# STA 12 Lane Width

From:	Holland, Kelly
То:	Glynisdekle@gmail.com; scashen@gulfcoastconsultinginc.com
Cc:	reinboldj@hillsboroughcounty.org; Thompson, Michael
Subject:	Summer revisions RZ 20-0330 EPC comments # 69602
Date:	Wednesday, September 16, 2020 5:11:00 PM
Attachments:	20-0330 EPC 06-16-2020.pdf

EPC has previously determined that no wetlands exist within the project boundaries; therefore, the previous comments dated 2-18-2020 (attached) still apply. This email will be uploaded into Optix.

Please do not hesitate to contact me if you have any questions or need further assistance. Thank you,

## Kelly M. Holland

Environmental Scientist III Wetlands Division (813) 627-2600 ext. 1222 | <u>www.epchc.org</u>

## **Environmental Protection Commission**

3629 Queen Palm Drive, Tampa, FL 33619 Our mission is *"to protect our natural resources, environment, and quality of life in Hillsborough County."* Follow us on: <u>Twitter | Facebook | YouTube</u> <u>Track Permit Applications</u>

Please be advised that due to the evolving COVID-19 crisis, you may experience delays in response time and processing. We are making every effort to continue to provide excellent customer service and appreciate your understanding.

## COMMISSION

Mariella Smith CHAIR Pat Kemp VICE-CHAIR Ken Hagan Lesley "Les" Miller, Jr. Sandra L. Murman Kimberly Overman Stacy White



## DIRECTORS

Janet L. Dougherty EXECUTIVE DIRECTOR

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## AGENCY COMMENT SHEET

REZO	NING
HEARING DATE: April 13, 2020	COMMENT DATE: February 18, 2020
<b>PETITION NO.:</b> 20-0330	<b>PROPERTY ADDRESS:</b> 9613 Harney and 10750 Tom Folsom Roads
EPC REVIEWER: Kelly M. Holland	FOLIO #s: 0609540000 and 0609540200
<b>CONTACT INFORMATION:</b> (813) 627-2600 X 1222	<b>STR:</b> 17-28S-20E
EMAIL: hollandk@epchc.org	
REQUESTED ZONING: Rezoning to Planned Development	

FIND	INGS
WETLANDS PRESENT	NO
SITE INSPECTION DATE	02/14/2020
WETLAND LINE VALIDITY N/A	
WETLANDS VERIFICATION (AERIAL PHOTO,	N/A
SOILS SURVEY, EPC FILES)	
· · · · · ·	N/A

**INFORMATIONAL COMMENTS:** 

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

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

kmh /mst



## Adequate Facilities Analysis (Rezoning)

Date: Wednesday, March 4, 2020	Acreage: 13.87 +/- acres
Jurisdiction: Hillsborough County	Proposed Zoning: PD
Case Number: RZ-PD 20-0330	Future Land Use: RES-4
HCPS #: RZ-265	Maximum Residential Units: 47 Units
Address: 9613 Harney Road & 10750 Tom Folsom Road	Residential Type: Single-Family Detached

Parcel Folio Number(s): 60954.0000 & 60954.0200

School Data	Folsom Elementary	Jennings Middle	King High
FISH Capacity	663	1,143	2,286
2019-20 Enrollment	465	703	1,776
Current Utilization	70%	62%	78%
Concurrency Reservations	36	105	46
Students Generated	9	6	7
Proposed Utilization	77%	71%	80%

Source: 2019-20 40<sup>th</sup> Day Enrollment Count with Updated Concurrency Reservations.

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

Charles andrews

Charles Andrews, AICP, CNU-A Manager, Planning & Siting Growth Management Department Operations Division Hillsborough County Public Schools E: <u>charles.andrews1@sdhc.k12.fl.us</u> P: 813.272.4429



**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.

то:	Zoning Review, Development Services	DATE:
<b>REVIEWER:</b>	Ron Barnes, Impact & Mobility Fee Coordinator	
APPLICANT:	Potomac Land Company	PETITION NO: 20-0330
LOCATION:	9613 Harney Rd & 10750 Tom Folsom Rd	
FOLIO NO:	60954.0000, 60954.0200	

## **Estimated Fees:**

(Fee estimate is based on a 2,000 square foot, 3 bedroom, Single Family Detached Unit) Mobility: \$5,094.00 \* 48 units = \$244,512.00 Parks: \$352.09 \* 48 units = \$ 16,900.32 School: \$8,227.00 \* 48 units = \$394,896.00 Fire: \$335.00 \* 48 units = \$ 16,080.00 Total Single Family Detached = \$672,388.32

## **Project Summary/Description:**

Urban Mobility, Northeast Parks/Fire - 48 Single family detached residences

## AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth	Management DATE: 05/15/2020
<b>REVIEWER:</b> Deborah S. Franklin. Streets and A	Addresses
<b>PETITION NO: 20-0330</b>	LOCATION: 9613 Harney Rd
APPLICANT: Potomac Land Company – Sean Ca	ashen
FOLIO NO: 060954.0000 & 060954.0200	SEC: <u>17</u> TWN: <u>28</u> RNG: <u>20</u>

- $\boxtimes$  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.



## AVIATION AUTHORITY LAND USE REVIEW

## **Hillsborough County - OPTIX**

DATE: March 13, 2020

## PROPOSED USE INFORMATION:

Case No.: 20-0330 Reviewer: Tony Mantenga

Location: 9613 Harney & 10750 Tom Folsom Rd

Folio: 060954.0000, 060954.0200

Current use of Land: Resident/vacant

Zoning: <u>AR</u>

REQUEST: 48 single family detached residences

## COMMENTS:

<u>The proposed site falls within Zone "A" on the Airport Height Zoning Map. Any structure</u> <u>including construction equipment that exceeds 90' - 110' feet Above Mean Sea Level may</u> require an Airport Height Zoning Permit and must be reviewed by the Airport Zoning Director.

Compatible without conditions (see comments above) - <u>This location is in close proximity to</u> <u>Tampa Executive Airport and may be subject to aircraft overflight. The property falls outside of</u> <u>the 65 dnl noise contour around the airport and is a compatible but occupants may be subjected</u> <u>to noise from aircraft operating to and from the airport and should be informed at the time of</u> <u>sale.</u>

Not compatible (comments) - \_\_\_\_\_

Compatible with conditions (see comments above) – \_\_\_\_\_

cc: Aviation Authority Zoning Director/Legal/Records Management/Central Records



### AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Manag	ement	DATE: <u>17 Feb. 2020</u>
REVIEWER: Bernard W. Kaiser, Conservation and En	vironmental Lands	Management
APPLICANT: Sean Cashen	PETITION NO: R	Z-PD 20-0330
LOCATION: 9613 Harney Rd., Thonotosassa, FL 33592		
FOLIO NO: <u>60954.0000 &amp; 60954.0200</u>	<b>SEC:</b> <u>17</u> <b>TWN</b> : <u>28</u>	<b>RNG:</b> <u>20</u>

 $\square$  This agency has no comments.

This agency has no objection.

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

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

COMMENTS: \_\_\_\_\_.

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

PETITION NO.:PD20-0330REVIEWED BY:Randy RochelleDATE:1/24/2020		
FOLI	O NO.: 60954.0200 & 60954.0000	
$\square$	This agency would 🗌 (support), 🖾 (conditionally support) the proposal.	
	WATER	
$\boxtimes$	The property lies within the <u>Hillsborough County</u> Water Service Area. The applicant should contact the provider to determine the availability of water service.	
	No Hillsborough County water line of adequate capacity is presently available.	
	A <u>8</u> inch water main exists (adjacent to the site), (approximately <u>45</u> feet from the site) <u>and is located east of the subject property within the east Right-of-Way of Tom Folsom Road</u> .	
	Water distribution improvements may be needed prior to connection to the County's water system.	
	No CIP water line is planned that may provide service to the proposed development.	
	The nearest CIP water main ( inches), will be located [] (adjacent to the site), [] (feet from the site at). Expected completion date is	
	WASTEWATER	
	The property lies within the <u>Hillsborough County</u> Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.	
	No Hillsborough County wastewater line of adequate capacity is presently available.	
	A <u>4</u> inch wastewater force main exists $\boxtimes$ (adjacent to the site), $\square$ (approximately <u></u> feet from the site) and is located wthin the southeast Right-of-Way of Harney Road.	
	Wastewater distribution improvements may be needed prior to connection to the County's wastewater system.	
	No CIP wastewater line is planned that may provide service to the proposed development.	
	The nearest CIP wastewater main ( inches), will be located 🗌 (adjacent to the site), 🗌 (feet from the site at). Expected completion date is	
COM	MENTS: <u>This site is located within the Hillsborough County Urban Service Area</u> , <u>therefore the subject property should be served by Hillsborough County Water and</u> <u>Wastewater Service</u> . This comment sheet does not guarantee water or wastewater <u>service or a point of connection</u> . Developer is responsible for submitting a utility service <u>request at the time of development plan review and will be responsible for any on-site</u>	

improvements as well as possible off-site improvements.

# VERBATIM TRANSCRIPT

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	Page 1 SBOROUGH COUNTY, FLORIDA D OF COUNTY COMMISSIONERS
IN RE: ZONE HEARING MASTE HEARINGS	X ) ) ) ER ) ) ) )
-	NG HEARING MASTER HEARING I OF TESTIMONY AND PROCEEDINGS
BEFORE:	JAMES SCAROLA and SUSAN FINCH Land Use Hearing Masters
DATE:	Monday, November 16, 2020
TIME:	Commencing at 6:00 p.m. Concluding at 11:38 p.m.
PLACE:	Appeared via Webex Videoconference
Exec Ulr 13555 <i>A</i>	Reported By: hristina M. Walsh, RPR cutive Reporting Service merton Business Center Automobile Blvd., Suite 100 Clearwater, FL 33762 (800) 337-7740

	Page 224
1	HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS
2	ZONING HEARING MASTER HEARINGS
3	November 16, 2020
4	ZONING HEARING MASTER: JAMES SCAROLA
5	
6	D2: Application Number: RZ-PD 20-0330
7	Applicant:Potomac Land CompanyLocation:9945 Harney Rd.Folio Number:0954.0000 & 060954.0200
8	Acreage: 13.88 acres, more or less
9	Comprehensive Plan: R-4 Service Area: Urban
10	Existing Zoning: AR Request: Rezone to Planned Development
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Executive Reporting Service

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Page 225 MR. GRADY: The next item is agenda item 1 2 D-2, Rezoning PD 20-0330. The applicant is Potomac Land Company. The request is to rezone from AR to 3 4 Planned Development. 5 I'll provide staff recommendation after 6 presentation by the applicant. 7 HEARING MASTER SCAROLA: Good evening. 8 MR. CASHEN: Good evening. Sean Cashen, 13825 Icot Boulevard, Clearwater, Florida. 9 We have a brief PowerPoint presentation for 10 you tonight. That is the name of the project, 11 12 Summers Kay, the rezoning number. 13 The project location. It's a 13.9-acre tract 14 located on the east side of Harney Road, 15 approximately a third mile southwest of Tom 16 Folson-Harney Road intersection. We are proposing 17 for rezone from Agricultural Rural, AR, to PD. 18 The PD zoning proposes a single-family subdivision with 47 lots. Future Land Use -- I'm 19 20 trying to go back here. This is going forward. 21 Okay. Operator error. Sorry about that. 22 Future Land Use is R-4. The 47 proposed 23 lots equates to 3.39 units per acre density. 24 Meeting the 75 percent allowable based on the four units per acre for sites within the Urban Service 25

Page 226

1 Area per Policy 1.2.

2	We have R-1 to the east, R-4 north and
3	south, and we have R-12 that's a little bit further
4	to the west, on the west side of Harney Road.
5	Current zoning is AR. We have an existing Oak
6	Ranch development to the north, which is a 28-unit
7	PD. That's PD 14-0237. ASC-1 to the east, a
8	smaller PD to the south along with a AR zoning.
9	There is also an approximate 12-unit mobile
10	home park that's located to the southeast of the
11	site, and to the southwest of the site are PD
12	18-0277. That is approved for an almost
13	40,000-square-foot mini storage.
14	There are various office warehouse uses to
15	the west. Actually, in the west side of Harney
16	Road, and further to the east, you have the RMC-12
17	zoning. We are in the Urban Service Area. That is
18	our general site plan.
19	We are proposing 6,000-square-foot lots with
20	a minimum lot width of 50 feet, with a 10-foot
21	landscape buffer proposed along both roadway
22	frontages to the east and the west. And also a
23	10-foot buffer is proposed where our lots abut to
24	the north and to the south.
25	The landscape buffer will consist of a

Page 227 6-foot-high fence with 3-inch caliper trees every 1 2 40 feet. Also I just want to mention the drainage 3 will be in accordance with Hillsborough County 4 stormwater regulations, and this is a 5 volume-sensitive area, and we will adhere to that criteria. 6 Typical lot layout, 6,000-square-foot lots, 7 minimum lot width 50 feet. There is the vertical 8 landscape screening; 6-foot-high fence, 3-inch 9 10 caliper trees to the north and the south. 11 Also, I might mention to the south where we 12 have the roadway that was shown in the general site 13 plan, we're also going to have a 3-foot-wide tract 14 adjacent to the roadway with the same type of 15 buffer. 16 There is a concept plan showing 47 lots. 17 Actually, it's renumbered. It's actually 46 lots. 18 Traffic -- I'll just point and go to this one right 19 here. We abut Harney Road, which is to the west. 20 That is an arterial road, and we have Tom Folson 21 Road, which is a collector road to the east of the 22 site. Let me catch up here. Sorry. 23 Roadway design variances and exceptions. 24 Administrative variance for Tom Folson Road, 25 roadway spacing. A design exception also for Tom

Folson Road. In lieu of meeting roadway standards, we will -- we are proposing a 670-foot sidewalk extension, which is on the next slide, that will go up to the north to connect to Folson Elementary School.

6 We also had an administrative variance for 7 the Harney Road Drive connection. There is a 8 sidewalk improvements that shows the sidewalk along 9 the frontage on the east side with Tom Folson Road 10 and the approximate 670-foot sidewalk extension 11 that will connect into the existing sidewalk 12 providing access to Folson Elementary School.

Connectivity map. We are connected to the existing Oak Ranch development to the north by way of Oak Ranch Heritage Road; Tom Folson to the east. Main access is to Harney Road to the west, and we also have a proposed stub-out to the southeast as shown.

In closing, this is an infill development that will adhere to the surrounding development pattern of two to five units per acre to the north and part of the south. And adjacent to the south and west, two higher intensive uses, a warehouse and open mini storage.

And the future best use of this property is

#### Executive Reporting Service

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	Page 229
1	for a single-family development. This PD zoning
2	design allows for an efficient lot layout and to
3	comply with the Land Development Code requirements
4	for stormwater drainage and buffering.
5	That concludes my part of the presentation,
6	and my client, Bill Sullivan, will come up here and
7	say a few words as well. Thank you.
8	HEARING MASTER SCAROLA: Okay. Thank you.
9	Yes, sir.
10	MR. SULLIVAN: I'm William Sullivan, 1350
11	Orange Avenue, Suite 201, Winter Park, Florida
12	332789. Potomac Land Company.
13	I just wanted to start for the first when he
14	began back moving back a few slides, as he said,
15	there was buffering to the north and then the
16	it's screening. It's not buffering. The County
17	has changed the terminology. It's screening. Just
18	to clarify.
19	So let's go with the community outreach. We
20	met with the community on more than one occasion.
21	First, we had a meeting a community meeting
22	attending on March 2nd. We had a second scheduled
23	for March 18th, and that's when COVID hit and
24	everything shut down.
25	We subsequently held a Zoom meeting with Oak

#### Page 230

Ranch community on September 3rd of this year, and at that time before the meeting with Oak Ranch, we had reached out to the individuals along Oak Ranch along our southern -- or along our northern boundary.

6 Individually met with them to find out if there are any more concerns before we moved 7 8 forward. We did discover one. We did not have an entrance out to Tom Folson from our project at the 9 time and the plan. We then added it. Added two 10 11 extra months to the -- to the planned time. That's 12 why we're back here instead of two months ago just 13 getting through the process, but we did add that.

In return for us adding the additional entrance, the Oak Ranch Homeowners Association provided a letter of recommendation for the community, and so that we have their letter of recommendation and it's behind you. And so, you know, it's part of the package.

And hold on there. Let's go back forward. I wanted to show you a little bit on the compatibility. I think this shows it best. Our artists have showed how it will look when it's -when it's built.

And as you can see, you're going to have a

#### Executive Reporting Service

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Page 231 mini storage over to the southwest of us, which 1 2 isn't on the map because it's not built. But it'll be to the south -- to the southwest of us. 3 4 And then also to the north of us, you know, 5 the community and then the trailers to the south of 6 us as well and then across the street is, you know, 7 kind of an intensive -- there's a commercial strip 8 directly across the street. 9 One thing we did do that was quite important when we designed this community is we took into 10 account that we were next to the Urban Service 11 12 Area -- we were at the edge of the Urban Service 13 Area, and so we built two ponds directly on Tom 14 Folson, and we have 100-foot setback from Tom 15 Folson in our conditions. 16 So we -- you know, we took into account --17 and then also we wanted to preserve -- there's a 18 large oak tree right there. If you can see the --19 the way the entrance kind of meanders in, it's to 20 accentuate about 125-year-old oak tree that's, I 21 believe, if my recollection is -- it's about 22 60-some-odd inches or 70 inches. It's huge. It's 23 really nice, impressive oak tree, and we wanted to accentuate it as you're coming in. 24 Additionally, if you might have noticed, the 25

Page 232 community's called Summers Kay, and that's in honor 1 2 of the former owner, who is Kay Summers. And she 3 passed away just a few years ago. 4 And so we met with everyone and kind of did 5 everything we could. That concludes our portion of 6 the --7 HEARING MASTER SCAROLA: All right. Thank 8 you for that. 9 And Development Services. MR. GRADY: Brian Grady, Hillsborough County 10 11 Development Services. 12 As noted, the applicant's requesting to 13 rezone approximately 13.88-acre parcels from 14 Agricultural Rural to Planned Development for 47 15 single-family homes. The minimum lot size is 6,000 square feet. 16 17 The applicant did a very thorough job in 18 their presentation outlining issues regarding 19 connectivity and its mixed-use development pattern 20 in the area addressing compatibility, which is also outlined in our staff report. 21 22 I will note that one thing to add is that 23 this area lies within the sub-basin of the 24 Hillsborough River Watershed that's defined as 25 being volume sensitive or a closed basin.

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Projects present in this area would be 1 2 required to meet some of the most restricted design criteria; 100-year design event versus a 25-year 3 4 design event while also demonstrating no adverse 5 impacts to adjoining properties. Staff -- based on the mixes of uses as 6 outlined in the applicant's presentation, our staff 7 8 report does find the request consistent and compatible with the surrounding area. 9 10 I will note that, you know, the applicant mentioned the enhanced screening along the 11 12 southern-northern boundaries. That's not 13 specifically referenced in the conditions. So we 14 will amend the conditions to include that -- those 15 details for that screening graphic that they 16 provided in the presentation, which is all in their 17 site plan and in their submittal. It just didn't 18 get reflected in the staff report. 19 So we'll make sure to include that just to 20 memorialize those commitments to the screening as 21 outlined in the staff report. But again, the staff 22 does find this request approvable, and I'm 23 available for questions. 24 HEARING MASTER SCAROLA: Okay. Brian, thank 25 you. No, I don't have any questions.

Page 234 And the Planning Commission, please. 1 2 MS. LIENHARD: Thank you. Melissa Lienhard, 3 Planning Commission staff. 4 The subject property is located in the 5 Residential-4 Future Land Use category. It is in the Urban Service Area and also within the limits 6 7 of the Thonotosassa Community Plan. 8 The applicant is requesting to rezone the subject property from AR, which is Agricultural 9 Rural, to a Planned Development to allow for the 10 construction of 47 single-family dwellings on 11 12 6,000-square-foot lots. 13 The subject property is surrounded by a 14 variety of uses. Light Industrial uses are located 15 to the west and south. To the southwest and north 16 are several single-family residential 17 neighborhoods. There's also multifamily 18 residential to the west and Agricultural uses to 19 the east and south. 20 The request is compatible with the general 21 development pattern of the surrounding area and, 22 therefore, meets the intent of Future Land Use 23 Policy 1.4. 24 While the subject property is located within 25 the Urban Service Area, it is adjacent to the Urban

Page 235 Service Area boundary that is Tom Folson Road 1 2 serves as the dividing line between the Urban Service Area and the Rural Area. 3 4 Surrounding the subject property is a 5 variety of residential lot sizes. There are rural 6 sized lots, half acre to an acre to the south; 7 while there are urban- and suburban-sized lots that 8 are 6,000 to 8,000 square feet lots to the north, west, and south. 9 10 The proposal to develop single-family dwellings on 6,000-square-foot lots is compatible 11 12 with the existing residential density of the area 13 and serves as an appropriate example of infill 14 development. 15 The site plan for the Planned Development 16 demonstrates adequate connectivity to adjacent 17 neighborhoods and properties consistent with policy 18 direction. There's vehicular and pedestrian access 19 to the west to Harney Road, to the north to Oak 20 Ranch Heritage Place, and a stub-out has been 21 provided to the southern boundary for potential 22 future access. 23 At the request of the neighborhood property owners, the applicant added a direct connection to 24 25 Tom Folson Road from the subject site. This

Page 236 additional access is consistent with policy 1 2 direction regarding connectivity. A diversity of housing types and lot sizes is emphasized by Policy 3 1-1.1 of the Community Design Component in the 4 5 Future Land Use Element. The proposal meets Goal 8, Objective 8 of 6 7 the design element or design component by providing 8 the -- preserving the character of the surrounding 9 area. 10 The proposal meets compatibility requirements as defined in Goal 12 and Objective 12 11 12 of the design component. Particularly Policy 13 12-1.3 that requires new residential development in low density residential areas to be developed 14 15 according to the Planned Development process. 16 The proposed rezoning is providing lot sizes 17 that are consistent with the Thonotosassa Community 18 Plan as the community plan promotes a variety of 19 housing types and styles. 20 Based upon those considerations, Planning 21 Commission staff finds the proposed Planned 22 Development consistent with the Future of 23 Hillsborough Comprehensive Plan for unincorporated 24 Hillsborough County subject to the conditions 25 proposed by Development Services. Thank you.

	Page 237
1	HEARING MASTER SCAROLA: Thank you, Melissa.
2	Is there anybody here tonight in support of
3	this request?
4	Seeing none, is there any opposition to the
5	request?
6	Anything else from the applicant? Nope.
7	With that, we're going to close PD 20-330.
8	Thank you.
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	Page 1 BOROUGH COUNTY, FLORIDA OF COUNTY COMMISSIONERS
IN RE: ZONING HEARING MAS HEARING	) ) ) TER (ZHM) ) ) )
	G HEARING MASTER HEARING OF TESTIMONY AND PROCEEDINGS
BEFORE:	SUSAN FINCH Zoning Hearing Master
DATE:	Monday, October 19, 2020
TIME:	Commencing at 6:00 p.m. Concluding at 8:57 p.m.
PLACE:	Cisco Webex Video Conference
Exec Ulmerton	Reported By: Le T. Emery, CMRS, FPR Sutive Reporting Service Business Center, Suite 100 Elearwater, FL 33762

	Page 5
1	PROCEEDINGS
2	HEARING MASTER FINCH: Good evening, if you
3	could please stand for the Pledge of Allegiance.
4	(Pledge of Allegiance.)
5	HEARING MASTER FINCH: Thank you. Please be
6	seated. Good evening, everyone. I want to
7	welcome you to the October 19, 2020, Zoning
8	Hearing Master hearing. My name is Susan Finch,
9	and I'll be presiding as the hearing officer over
10	tonight's agenda. Let me start by introducing
11	Mr. Brian Grady of the Development Services
12	department, who will go over our changes for
13	tonight's agenda.
14	MR. GRADY: Good evening, Ms. Finch. Again
15	for the record Brian Grady, Hillsborough County
16	Development Services. We have two changes to the
17	published agenda. The first change is on page 6
18	of the agenda, Item D.3., rezoning application PD
19	20-0330. Staff is requesting this item be
20	continued to the November 16, 2020, Zoning Hearing
21	Master hearing.
22	Madam Hearing Officer, the reason for the
23	continuance request is that there's a design
24	exception that needs to be reviewed as part of the
25	zoning application that has not been placed in the

Page 6 record and reviewed yet. And per Board direction, 1 2 all design exceptions for roadway improvements have to be included in the record as part of the 3 zoning. And, therefore, because of the lack of 4 5 that information being in the record and being reviewed, this will need to be continued in order 6 7 to give time for that to be reviewed and included in the record. 8 9 HEARING MASTER FINCH: Okay. Let me just ask 10 if there's anyone here that wants to address the continuance of agenda item D.3., which is rezoning 11 12 PD 20-0330. Anyone here to address that item 13 regarding the continuance only? 14 MR. CAMPO: Yes, this is Matthew Campo. Can 15 you hear me? 16 HEARING MASTER FINCH: Excuse me? 17 MR. CAMPO: This is Matthew Campo. I'm 18 virtual. 19 HEARING MASTER FINCH: Okay. Good evening, 20 Mr. Campo. 21 MR. CAMPO: I'm representing the applicant on 22 I'm just available for any questions. this. What 23 Mr. Grady mentioned was correct. It's what we 24 consider to be a minor item but obviously it needs 25 to be completed. So the extra time will allow

Page 7 1 us --2 MR. GRADY: 392, not 330. 3 HEARING MASTER FINCH: Yeah. 4 MR. GRADY: That's the next one on the change. 5 Mr. Campo, we'll be dealing with your item next. MR. CAMPO: What are the odds of that? 6 Two in 7 a row. 8 MR. GRADY: We're on the one before that, D.3. 9 So we'll be with you shortly. HEARING MASTER FINCH: All right. 10 MR. CAMPO: All right. Sorry. 11 12 HEARING MASTER FINCH: Is the applicant here 13 for rezoning PD 20-0330, item D.3.? Yes, sir. 14 You just want to put your name on the record or --15 is that necessary, Brian? 16 MR. GRADY: No. 17 HEARING MASTER FINCH: Yeah, because it's a 18 design exception issue. Okay. All right. Then 19 seeing no one here that would like to speak to the 20 continuance other than the applicant, we'll 21 continue item rezoning PD 20-0330 to the November 22 16, 2020, Zoning Hearing Master hearing at 6:00 23 p.m. 24 MR. GRADY: The next change in the agenda item is also on page 6, item D.4., which is rezoning 25

### HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

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IN RE:

ZONE HEARING MASTER HEARINGS

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ZONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

- BEFORE: JAMES SCAROLA Land Use Hearing Master
- DATE: Tuesday, September 15, 2020
- TIME: Commencing at 6:00 p.m. Concluding at 9:45 p.m.
- PLACE: Cisco WebEx Video Conference

Reported By: Kelley N. Black, RPR, FPR Executive Reporting Service 13555 Automobile Boulevard, Suite 100 Clearwater, Florida 33672 (727) 823-4155

Page 7 So that's why we are doing that, so that the 1 2 staff can analyze the additional entrance as well. 3 HEARING MASTER SCAROLA: Thank you very much 4 for that. 5 Anybody else interested in this continuance 6 request? This is Rezoning -- Item D.6 on the 7 agenda, Rezoning 20-0330. 8 Seeing none, that will be continued to the 10/19/2020 meeting. 9 10 THE CLERK: Mr. Sullivan, I need you to come 11 in and sign in with me. 12 HEARING MASTER SCAROLA: It's right over 13 here. 14 MR. SULLIVAN: I've got to get used to this. 15 This is all --16 THE CLERK: Thank you. 17 MR. GRADY: Now I'll go through the 18 withdrawals and continuances. Page 4, we have one 19 item, that's Item A.1, Rezoning Standard 20-0358, 20 this application is out of order to be heard and 21 is being continued to the October 19th, 2020 22 Zoning Hearing Master Hearing. 23 Those are all the withdrawals and 24 continuances. 25 HEARING MASTER SCAROLA: Okay. And ladies

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# EXHIBITS SUBMITTED DURING THE ZHM HEARING

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# PARTY OF RECORD

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From:HearingsSent:Wednesday, May 27, 2020 1:16 PMTo:Timoteo, RosalinaSubject:FW: In Reference to RZ-PD 20-0330

Thank you,

Joseph Reinbold Planning and Zoning Technician Development Services Department

P: (813) 276-8366 F: (813) 635-7362 E: <u>reinboldj@HillsboroughCounty.org</u> W: <u>HCFLGov.net</u>

Hillsborough County 601 E. Kennedy Blvd. 20<sup>th</sup> Floor, Tampa, FL 33602

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From: Eric Wykle [mailto:ewyklejr@yahoo.com]
Sent: Wednesday, May 27, 2020 1:02 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Cc: rcorso99@gmail.com; feliciawykle@hotmail.com
Subject: In Reference to RZ-PD 20-0330

[External]

To whom it may concern,

I am emailing you in reference to the application for Potomac Land Company to purchase the plot of land behind our home. As I have been lead to believe the current plan of action would result in an apartment complex being built and the resulting complex would be connected to our HOA's main road. In no uncertain terms: this is a horrendous idea.

Setting aside the obvious side effects of the utter eyesore of an apartment complex and the *minimum* 20% drop in property values, I can assure you that this would result in more harm than good and make for unsafe living conditions. The crossroads that this complex would sit on has, in the last 15 months since we've moved into our home, had **no less than** half-a-dozen car accidents. One of those accidents was so severe that emergency air support had to be called in to rush the poor soul to the hospital.

The driving conditions in this area are already incredibly hectic not to mention unsafe. Add to that a 47-unit complex, the insanity that would result in even less safe conditions than their already are. Combine the traffic with the non-existent safe pedestrian paths on either of those crossroads (i.e. Harney and Tom Folsom) and I would expect pedestrian involved accidents would also skyrocket.

There's also the issue of increased traffic through our community's own road, Oak Ranch Crescent Court. We already have times where the number of vehicles at each home impedes traffic in the existing entrance. If you were to connect our road with the complex this would further increase traffic, leaving us to deal with the consequences. We are working class homeowners who wanted nothing more than to live in semi-peaceful homes. If this complex is added then we will have to deal with the fallout and damages. Not to mention the risk that increased traffic poses to my family who often play in the neighborhood streets. If a second entrance is added, interconnecting our HOA with the apartments, cars will be constantly travelling through our neighborhood putting my children at risk of being hit by a vehicle, it would completely defeat the purpose of purchasing a home in a cul-de-sac.

Please do not allow this action to be taken. This complex would be an inconvenience at the least and a flat-out traffic disaster at the worst. I implore you on behalf of all of the residents of Oak Ranch Crescent Ct.

Very Respectfully,

Eric Wykle, Jr.

Sent from Mail for Windows 10

This email is from an **EXTERNAL** source and did not originate from a Hillsborough County email address. Use caution when clicking on links and attachments from outside sources.

From:	Hearings
Sent:	Thursday, May 28, 2020 1:39 PM
То:	Timoteo, Rosalina
Subject:	FW: APPLICATION NUMBER: RZ-PD 20-0330 Attn: Community
	Development Division

Thank you,

Joseph Reinbold Planning and Zoning Technician Development Services Department

P: (813) 276-8366 F: (813) 635-7362 E: <u>reinboldj@HillsboroughCounty.org</u> W: <u>HCFLGov.net</u>

Hillsborough County 601 E. Kennedy Blvd. 20<sup>th</sup> Floor, Tampa, FL 33602

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From: Meka Taylor [mailto:mekataylor3@gmail.com]
Sent: Thursday, May 28, 2020 1:37 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: APPLICATION NUMBER: RZ-PD 20-0330 Attn: Community Development Division

[External]

Good evening, My name is Lenetta Velasquez. I'm a homeowner at 10808 Oak Ranch Heritage Place Thonotosassa, Fl. 33592. I wanted to contact you in an effort to voice my concerns

regarding the proposed development of 47 new homes within/near our current residence of 22 homes. One of my biggest concerns is that the developer want to open the closed off road at Oak Ranch Cresent Court and Oak Ranch Heritage Place. This opening would substantially increase the traffic flow through our currently congested community. We already have issues with getting in and out of our community and opening up that enterance to 47 new homes would be a disaster. As a healthcare professional, I could only image what disaster this could and will cause for emergency response vehicles. For the safety of all, please consider keeping that proposed entrance closed and redirect traffic elsewhere, not through an already congested community. My second concern is the crossing at Harney Road and Tom Folsom. With the current traffic flow of neighbors and not to mention the school that also sits on this corner, adding another 47 homes with no traffic light, is another disaster.

for considering my concerns in this matter. Lenetta Velasquez 10808 Oak Ranch Heritage place. APPLICATION NUMBER: RZ-

PD 20-0330 Attn: Community Development Division

This email is from an **EXTERNAL** source and did not originate from a Hillsborough County email address. Use caution when clicking on links and attachments from outside sources.

From:HearingsSent:Wednesday, May 27, 2020 11:42 AMTo:Timoteo, RosalinaSubject:FW: Not Happy

Hi Rosa!

POR?

Thank you,

#### Joseph Reinbold Planning and Zoning Technician Development Services Department

P: (813) 276-8366 F: (813) 635-7362 E: <u>reinboldj@HillsboroughCounty.org</u> W: <u>HCFLGov.net</u>

**Hillsborough County** 601 E. Kennedy Blvd. 20<sup>th</sup> Floor, Tampa, FL 33602

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From: jerre norton [mailto:jerrenorton@hotmail.com] Sent: Wednesday, May 27, 2020 11:37 AM To: Hearings < Hearings@HillsboroughCounty.ORG> Subject: Re: Not Happy

[External]

RZ-PD 20-0330

Sent from my Verizon, Samsung Galaxy smartphone

From: Hearings < Hearings@HillsboroughCounty.ORG >
Sent: Wednesday, May 27, 2020 11:34:16 AM
To: jerre norton < jerrenorton@hotmail.com >
Subject: RE: Not Happy

Good Morning,

Is there a case number, 20-\*\*\*\*, that you see on a sign on the property? If I can get that from you I can route your concerns to the appropriate parties.

Thank you,

Joseph Reinbold Planning and Zoning Technician Development Services Department

P: (813) 276-8366 F: (813) 635-7362 E: <u>reinboldj@HillsboroughCounty.org</u> W: <u>HCFLGov.net</u>

Hillsborough County 601 E. Kennedy Blvd. 20<sup>th</sup> Floor, Tampa, FL 33602

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From: jerre norton [mailto:jerrenorton@hotmail.com] Sent: Wednesday, May 27, 2020 11:30 AM To: Hearings <<u>Hearings@HillsboroughCounty.ORG</u>> Subject: Not Happy

# [External]

My name is Jerre Norton, I live at 9707 Oak Ranch Crescent Court. I am expressing thats im very dissatisfied with your proposal of opening up a road at Oak Ranch Crescent and Oak Ranch Heritage Place, the traffic for the already established homes is more than enough and to add 47 more homes to come through is ludicrous. This is totally unacceptable and I am speaking totally against this..do not do this, I will be at the next meeting to express again my dissatisfaction of this. Good day

Sent from my Verizon, Samsung Galaxy smartphone

This email is from an **EXTERNAL** source and did not originate from a Hillsborough County email address. Use caution when clicking on links and attachments from outside sources.

From:HearingsSent:Monday, June 1, 2020 7:36 AMTo:Timoteo, RosalinaSubject:FW: APPLICATION NUMBER: RZ-PD 20-0330

Good Morning Rosa.

Thank you,

Joseph Reinbold Planning and Zoning Technician Development Services Department

P: (813) 276-8366 F: (813) 635-7362 E: <u>reinboldj@HillsboroughCounty.org</u> W: <u>HCFLGov.net</u>

Hillsborough County

601 E. Kennedy Blvd. 20<sup>th</sup> Floor, Tampa, FL 33602

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From: Nam Nguyen [mailto:nqn200@gmail.com]
Sent: Saturday, May 30, 2020 10:48 AM
To: Hearings < Hearings@HillsboroughCounty.ORG>
Subject: APPLICATION NUMBER: RZ-PD 20-0330

[External]

Dear Zoning Hearing Master,

This email is in reference to the proposed development with application no. RZ-PD 20-0330. We currently live at 10812 Oak Ranch Heritage Place, Thonotosassa, FL 33592, which is the adjacent subdivision to the proposed development.

There are a couple concerns that I hope you can take into consideration:

1. The traffic on Harney Road would definitely increase with this additional development. Would it be possible to decrease the current speed limit from 45 mph to something less to make things safer?

2. There is currently a Truck Sign on Harney Road. We see semi-trucks coming through here all the time even though there is US 301 to the north that parallel to Harney Road. Would it be possible to convert the Truck Sign to something for local deliveries only so that the big trucks would be encourage to use US 301 instead?

3. The intersection of Harney Road & Tom Folsom Road is already a challenge currently at morning/evening traffic hours with only a 2-way Stop Sign. Would it be possible to convert this to a traffic light? If not possible, would a 4-way Stop Sign work?



Thank you for your time.

## Nam Nguyen

From:	Bob Corso <rcorso99@gmail.com></rcorso99@gmail.com>
Sent:	Thursday, May 28, 2020 6:32 PM
То:	Timoteo, Rosalina
Subject:	Re:

[External]

RZ-PD-20-0330

Thank You

On Thu, May 28, 2020 at 2:52 PM Timoteo, Rosalina <<u>TimoteoR@hillsboroughcounty.org</u>> wrote:

Good afternoon,

What is the applications for the attached document?

Thank you,

## **Rosa Timoteo**

#### Senior Planning & Zoning Technician

Development Services Dept.

P: (813) 307-1752

E: timoteor@hillsboroughcounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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From:	Timoteo, Rosalina
Sent:	Thursday, May 28, 2020 2:52 PM
То:	'rcorso99@gmail.com'
Attachments:	05.28.2020.07.00.29_FW- Zoning for New Community_Hearings.pdf

Good afternoon,

What is the applications for the attached document?

Thank you,

#### Rosa Timoteo Senior Planning & Zoning Technician Development Services Dept.

P: (813) 307-1752 E: <u>timoteor@hillsboroughcounty.org</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.

From:HearingsSent:Thursday, May 28, 2020 7:00 AMTo:Timoteo, RosalinaSubject:FW: Zoning for New Community

Thank you,

Joseph Reinbold Planning and Zoning Technician Development Services Department

P: (813) 276-8366 F: (813) 635-7362 E: <u>reinboldj@HillsboroughCounty.org</u> W: <u>HCFLGov.net</u>

Hillsborough County 601 E. Kennedy Blvd. 20<sup>th</sup> Floor, Tampa, FL 33602

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From: Bob Corso [mailto:rcorso99@gmail.com]
Sent: Wednesday, May 27, 2020 6:18 PM
To: Hearings < Hearings@HillsboroughCounty.ORG>
Subject: Zoning for New Community

[External]

To Whom It May Concern,

As the homeowner of 9714 Oak Ranch Crescent Court I am writing in reference to the application of Potomac Land Company to purchase the plot of land adjacent the community of Oak Ranch. Their plan of action to construct a housing development connected to our main road.(Crescent Court) is in no uncertain terms, a horrendous idea.

Besides the obvious side effects of an increase in density of the overall area I can assure you that this would directly result in more harm than good and make for unsafe living conditions.

The crossroads that this development would sit on has, in the last 15 months since we've moved into our home, had *no less than* half-a-dozen car accidents. One of those accidents was so severe that emergency air support had to be called in to rush the poor soul to the hospital.

The driving conditions in this area are already incredibly hectic not to mention unsafe. Add to that a 47-unit development and insanity would result with even less safe conditions than their already are. The present lack of pedestrian paths on either Harney and Tom Folsom combined with an increase in vehicular traffic would, I imagine, make pedestrian accidents skyrocket.

There is also the issue of creating a second entrance through our community's own road, Oak Ranch Crescent Court. We already have times where the number of vehicles at each home impedes traffic at the existing entrance. The addition of an entrance to connect our road with this proposed development would further increase traffic, leaving my community to deal with the consequences. And the consequences are not only an inconvenience but a danger. This proposed new entrance will allow increased thru-traffic. An increased number of cars will constantly be travelling through our neighborhood and pose a risk to all our children who play in our neighborhood on this currently closed-end neighborhood street. They either incur the risk of being hit by a vehicle or have removed from them a community place to enjoy the outdoors.

But not only would this pose a danger. It would destroy a peaceful community and reduce property values. We all know that living on a cul-de-sac is much more desirable that living on a thru-street. It would completely defeat the purpose of purchasing a home in a cul-de-sac. It is simply *unfair* and *unjust*.

Please do not allow this action to be taken. I am against this development and **most particularly** against the opening of a second and connecting entrance to Oak Ranch. This would be an inconvenience at the least and a flat-out traffic disaster at the worst. **I implore you on behalf of** all of the residents of Oak Ranch Crescent Court.

Respectfully

Robert J Corso

Owner, 9714

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