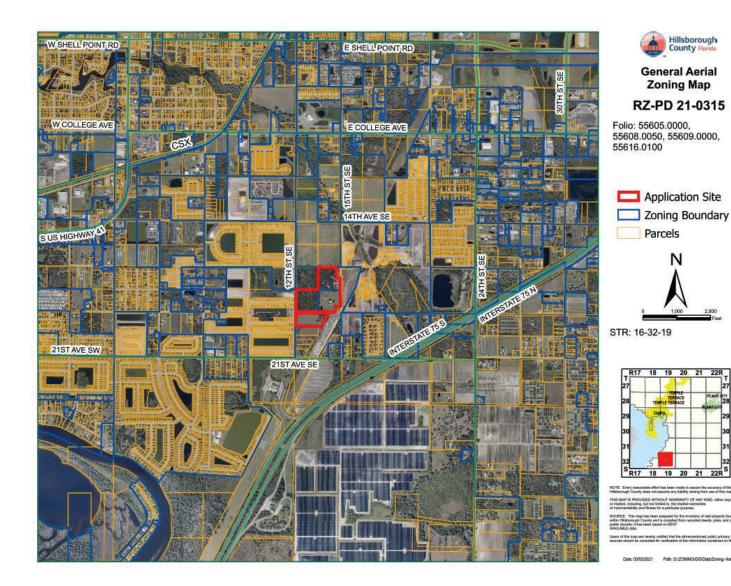


STAFF REPORT

SUBJECT:	PD 21-0315RU/S	PLANNING AREA:	Ruskin
REQUEST:	Rezone to Planned Development	SECTOR	South
APPLICANT:	: Eisenhower Property Group, LLC		
Existing Zoning: PD 19-0104, AR, RSC-4 Comp Plan Category: R-4		R-4	



CASE REVIEWER: Israel Monsanto

Application Review Summary and Recommendation

1.0 Summary

1.1 Project Narrative

The applicant seeks to rezone four parcels, currently zoned Agricultural Rural, Planned Development (19-0904) and Residential Single Family Conventional-4, to a new Planned Development (PD). The proposed PD would be approximately 35 acres and is located on the east side of 12th Street SE, 650 feet south of 16th Ave. SE, in Ruskin. The Future Land Use classification is R-4 (Residential). The site is mostly vacant but portions are occupied by single family homes.



Figure 1 –Subject Site

CASE REVIEWER: Israel Monsanto

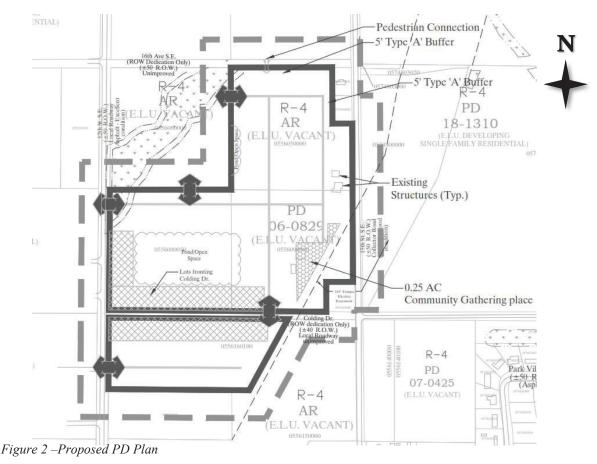
This new PD would remove land from an existing PD (19-0904), approved for a maximum of 78 residential single family detached units, with similar lot development standards as the ones proposed by the new PD. A PRS (21-0619) to PD 19-0904 was filed on March 2021 to remove the acreage being rezoned as part of this request. The respective PRS is intended to run in parallel to this Planned Development application and be heard at the July 20, 2021 BOCC Land Use Meeting.

The proposed PD district would be bisected by Colding Dr. and have a northern and southern portion. The PD would consist of:

- Up to 142 single-family detached units,
- 6,000 square feet minimum lots,
- 55 feet in width. At least 20% of the lots would be 60 feet wide.

The Applicant proposes the access points for the Site be located on 12th Street SE, with access across Colding Dr. in the southern portion of the Site. As part of the Project, the Applicant proposes to extend Colding Dr. through the Site, across from 15th St. SE and through to 12th St. SE. Access from the Site's single family lots will have a pedestrian connection to 16th Ave., 15th St. SE and Colding Dr., from the southern PD portion.

According to the narrative, the proposed project represents infill development in a suburban location of approved, developing, and existing single family homes, and will result in a continuation of the existing subdivision street grid block pattern. The streets will be public and non-gated. Therefore the only modifications proposed to this grid network will be to design streets around minor wetlands, which are to be protected, and around a 250-ft. wide major TECO power line transmission corridor; otherwise access to all streets in the area is proposed.



CASE REVIEWER: Israel Monsanto

The subject PD is within the Ruskin Community Plan and is regulated by the Ruskin Community Character Guidelines of the Land Development Code, Part 3.22.00. Per the submitted project narrative and site plan, the proposed site will comply with these Guidelines.

Surrounding zoning and uses are:

LOCATION	ZONING	USE / APPROVED FOR
North	Planned Development 19-0104 and 07-0426	Residential SF detached
South	Agricultural Rural – AR	Vacant (TECO)
East	Agricultural Rural – AR	Residential and Vacant (TECO)
West	Planned Development 04-0967	Residential SF detached

As noted, the subject PD is located in the Ruskin Community Plan Area. Pursuant to LDC Section 3.22.02, all rezoning, major and minor modification to planned development zonings applications for residential use for property located in the area and with a Future Land Use Map designation described by Figure 1 (Figure below): Ruskin Neighborhood Area Map shall be evaluated for consistency with the character of the respective neighborhood area.

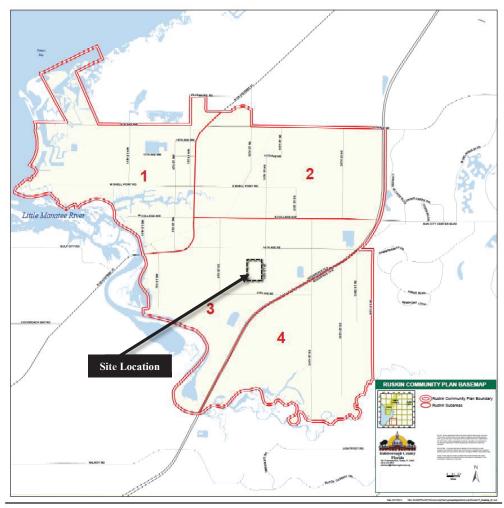


Figure 3 – Ruskin Community Plan and Sub areas

The proposed Planned Development is located within Area 3 of the Ruskin Neighborhood Area Map (Figure 3). Since a new PD district is being requested, the site needs to be consistent with the character identified by the Ruskin Community Plan for the corresponding neighborhood areas and is required to comply with the following, per the Ruskin Neighborhood Character Guidelines:

CASE REVIEWER: Israel Monsanto

A. Residential type: Single Family detached.

B. Projects 50 acres or less: All lots: At least 6,000 square feet. At least 20% of all lots: 60 feet wide. Remaining lots: Minimum of 55 foot lot width.

Per the project narrative and General Site Plan, the proposed PD would meet all three requirements of Sub Area 3, for projects less than 50 acres in size.

Minimum front and rear yard setbacks would be 20 feet, with side yard setback of 5 feet.

The project will not be gated and will have three full access points, two from the west (12th Street SE) and another from the south (Colding Dr). Pedestrian connections are proposed to the north, to 16th Ave SE, as well as to the east to 15th St, and to Colding Dr. from the south portion of the PD. Additionally, street stub outs to PD 19-0904 to the northwest will be provided to maintain the cross access points currently approved by PD 19-0904. The applicant also proposes to place lots fronting existing public roads, along the west and south of the project.

1.2 Compliance Overview with Land Development Code and Technical Manuals

The applicant has not requested variations from the general site development requirements found in Parts 6.05.00, Parking and Loading; 6.06.00, Landscaping, Irrigation and Buffering Requirements; or 6.07.00, Fences and Walls of the Land Development Code.

1.3 Evaluation of Existing and Planned Public Facilities *Public Utilities*

This site is located within the Hillsborough County Urban Service Area, therefore the subject property should be served by Hillsborough County Water and Wastewater Service. 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

Ruskin Elementary School has capacity for the proposed project, and capacity exists in a concurrency service area adjacent to Shields Middle School to accommodate students at this time. Lennard High School, however, is at capacity and no additional capacity exists in adjacent concurrency service areas. The applicant has been advised to contact the school district for more information regarding school capacity in this area. A school concurrency review will be issued PRIOR TO preliminary plat or site plan approval.

School Data	Ruskin Elementary	Shields Middle	Lennard High
FISH Capacity	936	1556	2500
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Current Utilization	73%	108%	92%
Concurrency Reservations	167	849	474
Students Generated	28	13	20
Proposed Utilization	94%	163%	111%

Sources: 2020-21 40th Day Enrollment Count with Updated Concurrency Reservation as of 3/8/2021

CASE REVIEWER: Israel Monsanto

Transportation

12th St. SE is an undivided local roadway, characterized by +/- 10-foot wide travel lanes in good condition along the project's frontage. The roadway lies within a 60-foot wide right-of-way. There are no bicycle facilities on 12th St. SE. There are +/- 5-foot wide sidewalks along portions of the west side of the roadway in the vicinity of the proposed project.

Will Scarlett Ave. is an undivided local roadway, characterized by +/- 20 feet of pavement in good condition. The roadway lies within a +/- 50-foot wide right-of-way. There are no bicycle facilities on Will Scarlett Ave. There are currently no sidewalks along Will Scarlett Ave. (although these will be installed by the homes to be constructed along the facility.

The developer is proposing to construct an extension of Colding Dr. (between 12th St. SE and 15th St. SE). The developer does not control the entire frontage necessary to construct the roadway. As such, there is a segment of the right-of-way which is only 40-feet in width which necessitated a Design Exception being requested in order to allow the developer to construct the extension of Colding Dr. (while still having sidewalks on both sides of the new facility).

Requested Design Exception

The applicant has requested a Design Exception affecting Colding Dr. The Engineer of Record (EOR) submitted a request (dated April 23, 2021) to determine the specific improvements that would be required by the County Engineer. Based on the factors presented in the Design Exception request, the County Engineer found the request approval on May 3, 2021. The deviations from the Hillsborough County Transportation Technical Manual (TTM) TS-3 residential subtype include:

- The eastern 350 feet of the roadway shall be permitted to be constructed within a 40 foot wide rightof-way;
- The distance between the back of curb and sidewalk has been reduced from 8 feet to 3 feet within this section; and,
- Type "F" curbing instead of "Miami" curbing will be used within this segment.

If this zoning is approved, the County Engineer will approve the Design Exception.

Roadway Level Of Service (LOS) Information

12th St. SE, 15th SE, and Colding Dr. are not included in the 2019 Hillsborough County Level of Service (LOS) Report. As such, data regarding the LOS of these roadways cannot be provided.

Impact Fees

Estimated Fees:

(Fee estimate is based on a 2,000 square foot, 3 bedroom, Single Family Detached)

Mobility: \$5,921.00 * 142 units = \$ 840,782 Parks: \$1,815 * 142 units = \$ 257,730 School: \$8,227.00 * 142 units = \$1,168,234 Fire: \$335.00 * 142 units = \$ 47,570 142 Single Family Detached = \$2,314,316

Project Summary/Description

Urban Mobility, South Park/Fire - 142 Single Family Units

CASE REVIEWER: Israel Monsanto

1.4 Natural Resources/Environmental

The Environmental Protection Commission (EPC) has reviewed the application and offers no objections, subject to conditions.

1.5 Comprehensive Plan Consistency

The Planning Commission staff finds the proposed re-zoning **consistent** with the <u>Future of Hillsborough</u> Comprehensive Plan.

1.6 Compatibility

Nearby zoning districts, located to the west, north and east, are zoned for residential uses. Other areas consist of agricultural-residential parcels. Residential neighborhoods developed in the vicinity of the subject site are approved today for residential uses with similar lot development standards as proposed with this PD request. Many of those PD predate the Neighborhood Guidelines found in the LDC.



Figure 4 – Surrounding zoning districts

CASE REVIEWER: Israel Monsanto

The proposed project will meet all the requirements found in the Land Development Code (LDC) Part 3.22.00 (Ruskin Community Character Guidelines) and no deviation from the neighborhood Character Review Guidelines is being requested. The PD would also be consistent with the Ruskin Community Plan of the Hillsborough Comprehensive Plan. Residential density will be below the maximum allowed, which is 4 DU/Ac.

The project will provide lots fronting existing public roadways to the west and south, which would enhance the intent of the Ruskin Community Plan avoiding isolated neighborhoods and better integrate it with existing residential development which also have platted lots fronting existing roads around those projects. The proposed PD will provide interconnectivity to the adjacent public road network system with pedestrian and vehicular connections north, south, east and west, and also include street improvements and extensions linking to the public road network. The extension of Colding Dr. would create a new eastwest connection, improving the overall street grid pattern and traffic flow. The creation of the new PD would maintain existing entitlements and general road configuration for the adjacent PD to the northwest and would not affect its integrity. Based on these considerations, staff finds the re-zoning supportable, with conditions.

1.7 Agency Comments

The following agencies reviewed the application and offer no objections:

- Conservation and Environmental Lands Management
- EPC, with proposed conditions.

1.7 Exhibits

Exhibit 1: General Aerial Map Exhibit 2: Immediate Zoning Map Exhibit 3: Future Land Use Map

Exhibit 4: Proposed Site Plan PD 21-0315

2.0 Recommendation

Staff recommends approval, subject to the following conditions.

2.1 Recommended Conditions of Approval

CONDITIONS:

Prior to PD Site Plan Certification, the applicant shall revise the PD General Site Plan to:

- 1. Note on the plan the existing structures to be removed.
- 2. Add the current zoning, not proposed, FLU of the subject site on the drawing, within the limits of the site. Indicate the parcel lines in the legend. Identify the PD number for the existing parcel being rezoned to the new PD.
- 3. All plats, parcel lines, easements and property folio numbers within 150 feet of the project boundaries.
- 4. Remove the PD number 06-0829 indicated within the proposed PD boundaries. This PD was rezoned to RSC-4 in 2017.
- 5. Add a note for the improvement/extension of Colding Dr., "See conditions of approval".

APPLICATION: PD 21-0315 RU

ZHM HEARING DATE: May 17, 2021

BOCC MEETING DATE: July 20, 2021

CASE REVIEWER: Israel Monsanto

- 6. Add internal line work between 16th Ave. SE and the internal roadway network as shown below and label as "Sidewalk Connection". Add internal line work between 15th St. SE and the internal roadway network as shown below and label as "Sidewalk Connection" and shift the Pedestrian Connection arrow north such that it aligns with the Sidewalk Connection.
- 7. Correct the vehicular access arrow onto the Colding Rd. extension. The arrow is misleading in that it implies there will be vehicular access to the southern portion of the project to/from Colding Rd. (i.e. that portion south of Colding Rd.). Additionally, an arrow should be added to the project to match the other pedestrian only access connections and labeled identically to those access connections.
- 8. Add roadways and required roadway data.
- 9. Within the first sentence of General Note 12, delete the word "generally". PDs are site plan-controlled zoning districts. Only minor deviations from the locations shown may (but are not required to be) be permitted at the time of plat/site/construction plan review.
- 10. Within General Note 13, delete the word "Cross". The access stubouts are meant to serve as primary access connections, not cross access connections.
- 11. Revise General Note 19. It states, "Existing access points are shown." Existing access points are not shown, nor are the disposition of those access points stated. Please show/label all existing driveways and label as "Existing Access To Be Removed". This is a requirement of the DRPM.
- 12. Revise the last part of General Note 24 to state "...concurrent with the initial increment of development." This is for consistency with the proposed conditions of approval.

APPROVAL - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted March 26, 2021.

- 1. The project shall be developed with up to 142 single-family conventional detached residential units. Interim agricultural uses shall be permitted.
- 2. Development standards shall be as follows:

Minimum lot area: 6,000 square feet

Minimum lot width 55 feet; 20% of lots: At least 60 feet

Maximum building height 35 feet

Minimum front yard setback 20 feet, except for front yards functioning as side yards,

a minimum front yard setback of 10 feet shall be permitted, except for garages which shall be setback a

minimum of 20 feet.

Minimum side yard setback 5 feet
Minimum rear yard setback 15 feet
Maximum lot coverage 45 percent

- 3. Open space and Community Gathering Areas shall be in accordance with the Land Development Code Section 6.02.18.
- 4. Design features such as gates and walls that isolate or segregate development from the community shall not be permitted.

APPLICATION: PD 21-0315 RU

ZHM HEARING DATE: May 17, 2021

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- 5. With respect to the project access points on 12th St. SE, the developer shall:
 - a. Align the northernmost access point with Will Scarlett Ave.; and,
 - b. Align the southernmost access point with Swaying Sawgrass Ave.
- 6. In addition to the three pedestrian and vehicular access connections shown on the PD site plan, the developer shall construct three bicycle/pedestrian connections between the internal roadway network and the sidewalks to be constructed by the developer along its project frontages. The intent of such connections is to enhance the pedestrian grid within the area. As such, these connections shall align with other sidewalks/connections within the project to the greatest extent feasible.
- 7. Concurrent with the initial increment of development, the developer shall construct an extension of Colding Dr. which connects 15th St. SE and 12th St. SE. In accordance with the Design Exception request (dated April 23, 2021) which was found approvable by the County Engineer on (May X, 2021), the developer shall be permitted to deviate from the TS-3 standards, as indicated within the Design Exception, for the easternmost +/- 350 feet of the Colding Dr. extension. If PD 21-0315 is approved the County Engineer will approve the Design Exception.
- 8. Concurrent with the increment of development within the subject PD which is adjacent to the northernmost access with folio 55608.0000, the developer shall submit sufficiently detailed information and/or designs indicating that the proposed location of the connection can be accommodated within 55608.0000 without necessitating an impact to the wetland or 30 foot wetland buffer within that parcel. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, the developer shall be permitted to relocate such access to the extent necessary to avoid impacts to the wetland or wetland buffer.
- 9. 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.
- 10. All roadways within the project shall be publicly maintained and ungated. Such roadways shall be designed to provide primary legal access for that portion of future development within folio 55608.0000, east of the wetland.
- 11. Notwithstanding anything shown on the PD site plan to the contrary, the developer shall be required to comply with all requirements of the Transportation Technical Manual and other applicable regulations in effect at the time of plat/site/construction plan review. For example, a cul-de-sac or other approved dead-end roadway termination will be required for development within the southernmost parcel.
- 12. In addition to any end-of-way treatment/signage required by the Manual of Uniform Traffic (MUTCD), the developer shall place signage which identifies roadway stub-outs as a "Future Roadway Connection".
- 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.

CASE REVIEWER: Israel Monsanto

- 14. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- 15. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- 16. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
- 17. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 18. The Development of the project shall proceed in strict 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.

Staff's Recommendation: Approval, subject to conditions

Zoning

Administrator

W/Brian Grady / Sign-off: Fri May 7 2021 07:39:33



SHELL POINT RE

General Aerial

Zoning Map

RZ-PD 21-0315

30TH ST SE

Folio: 55605.0000, 55608.0050, 55609.0000, 55616.0100

Zoning Boundary Application Site

Parcels

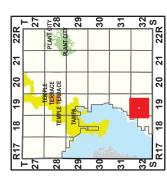


STR: 16-32-19

21ST AVE SE

21ST AVE SW

12TH ST SE





Immediate Aerial Zoning Map

RZ-PD 21-0315

Folio: 55605.0000, 55608.0050, 55609.0000, 55616.0100

Application Site

Parcels

Zoning Boundary

STR: 16-32-19



Rezonings STATUS 3011 St SE 3S is'47z-SGLengt 421st Ave SE E.College Avel. II Shell Point Rd П 21-0315 21-0315 Ш CD/VSWAQIH SUS W.Shell Point Rd Ш

HILLSBOROUGH COUNTY **FUTURE LAND USE**

RZ PD 21-0315

<all other values>

WITHDRAWN CONTINUED PENDING Jrban Service Area County Boundary

Tampa Service Area

Jurisdiction Boundary

Major Roads

AGRICULTURAL/MINING-1/20 (.25 FAR)

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

AGRICULTURAL ESTATE-1/2.5 (.25 FAR) AGRICULTURAL/RURAL-1/5 (.25 FAR) RESIDENTIAL-1 (.25 FAR)

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

RESIDENTIAL-4 (.25 FAR) RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-12 (.35 FAR)

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

NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR) SUBURBAN MIXED USE-6 (.35 FAR) RESIDENTIAL-35 (1.0 FAR)

COMMUNITY MIXED USE-12 (.50 FAR) URBAN MIXED USE-20 (1.0 FAR)

REGIONAL MIXED USE-35(2.0 FAR)

RESEARCH CORPORATE PARK (1.0 FAR.)

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

HEAVY INDUSTRIAL (.50 FAR) LIGHT INDUSTRIAL (.50 FAR)

NATURAL PRESERVATION

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR) CITRUS PARK VILLAGE

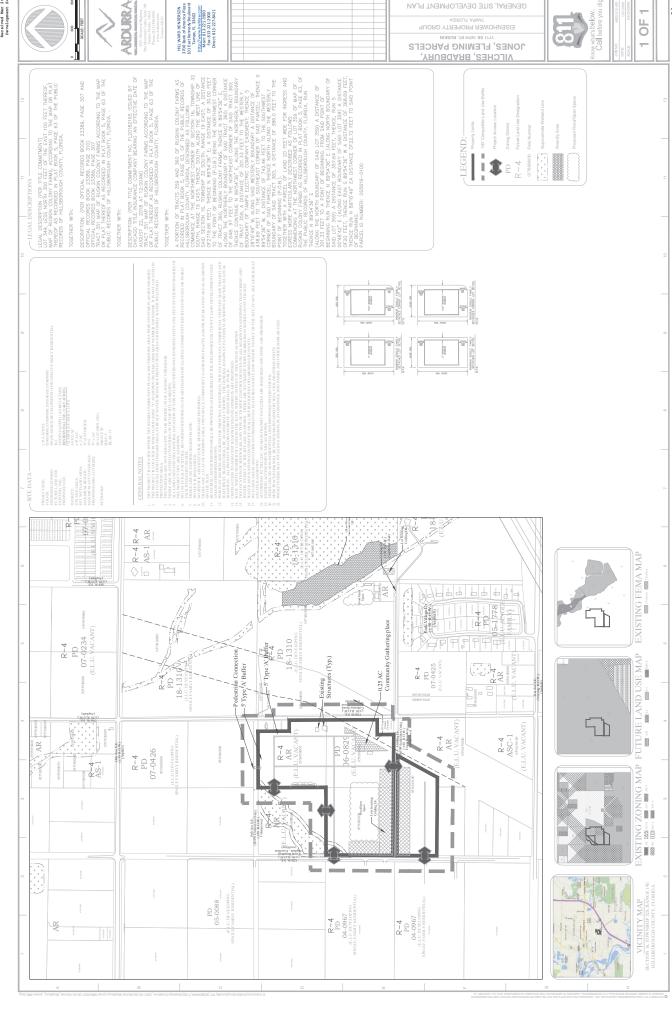
3,300 2,200

1,100

Map Printed from Rezoning System: 2/15/2021 Author: Beverly F. Daniels

File: G:\RezoningSystem\MapP





21-0315

GENERAL SITE DEVELOPMENT PLAN

EISENHOWER PROPERTY GROUP
TAMPA, FLORIDA

COUNTY OF HILLSBOROUGH LAND USE HEARING OFFICER'S RECOMMENDATION

Application number:	RZ PD 21-0315
Hearing date:	May 17, 2021
Applicant:	Eisenhower Property Group, LLC
Request:	Rezone approximately 35 acres from Agricultural Rural (AR), Planned Development (PD 19-0904), and Residential, Single-Family Conventional (RSC-4), to a new Planned Development.
Location:	Northwest corner of Colding Drive and 15th Street SE
Parcel size:	35.7 acres +/-
Existing zoning:	PD 19-0104, AR, RSC-4
Future land use designation:	Residential-4 (4 du/ga; 0.25 FAR)
Service area:	Urban
Community planning area:	Ruskin, Southshore Areawide Systems

A. APPLICATION REVIEW

DEVELOPMENT SERVICES STAFF REPORT APPLICATION REVIEW SUMMARY AND RECOMMENDATION

OCC MEETING DATE: July 20, 2021 CASE REVIEWER: Israel Monsanto

Application Review Summary and Recommendation

1.0 Summary

1.1 Project Narrative

The applicant seeks to rezone four parcels, currently zoned Agricultural Rural, Planned Development (19-0904) and Residential Single Family Conventional-4, to a new Planned Development (PD). The proposed PD would be approximately 35 acres and is located on the east side of 12th Street SE, 650 feet south of 16th Ave. SE, in Ruskin. The Future Land Use classification is R-4 (Residential). The site is mostly vacant but portions are occupied by single family homes.



Figure 1 –Subject Site

CASE REVIEWER: Israel Monsanto

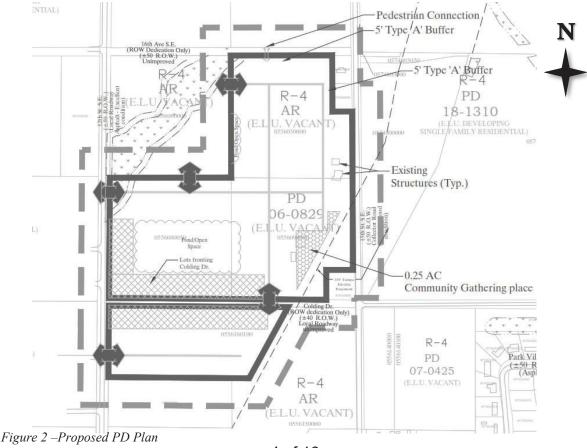
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The proposed PD district would be bisected by Colding Dr. and have a northern and southern portion. The PD would consist of:

- Up to 142 single-family detached units,
- 6,000 square feet minimum lots,
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The Applicant proposes the access points for the Site be located on 12th Street SE, with access across Colding Dr. in the southern portion of the Site. As part of the Project, the Applicant proposes to extend Colding Dr. through the Site, across from 15th St. SE and through to 12th St. SE. Access from the Site's single family lots will have a pedestrian connection to 16th Ave., 15th St. SE and Colding Dr., from the southern PD portion.

According to the narrative, the proposed project represents infill development in a suburban location of approved, developing, and existing single family homes, and will result in a continuation of the existing subdivision street grid block pattern. The streets will be public and non-gated. Therefore the only modifications proposed to this grid network will be to design streets around minor wetlands, which are to be protected, and around a 250-ft. wide major TECO power line transmission corridor; otherwise access to all streets in the area is proposed.



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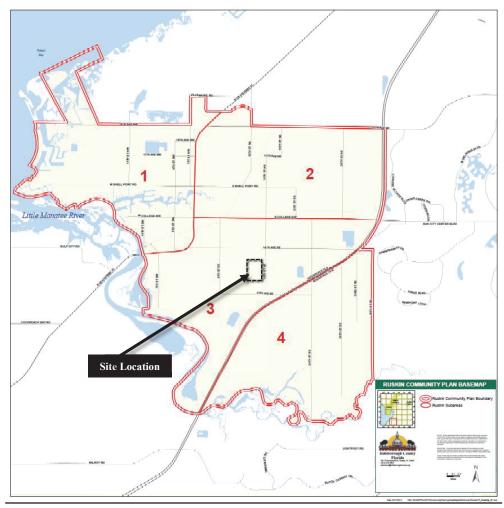


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CASE REVIEWER: Israel Monsanto

A. Residential type: Single Family detached.

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BOCC MEETING DATE: July 20, 2021 CASE REVIEWER: Israel Monsanto

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12th St. SE is an undivided local roadway, characterized by +/- 10-foot wide travel lanes in good condition along the project's frontage. The roadway lies within a 60-foot wide right-of-way. There are no bicycle facilities on 12th St. SE. There are +/- 5-foot wide sidewalks along portions of the west side of the roadway in the vicinity of the proposed project.

Will Scarlett Ave. is an undivided local roadway, characterized by +/- 20 feet of pavement in good condition. The roadway lies within a +/- 50-foot wide right-of-way. There are no bicycle facilities on Will Scarlett Ave. There are currently no sidewalks along Will Scarlett Ave. (although these will be installed by the homes to be constructed along the facility.

The developer is proposing to construct an extension of Colding Dr. (between 12th St. SE and 15th St. SE). The developer does not control the entire frontage necessary to construct the roadway. As such, there is a segment of the right-of-way which is only 40-feet in width which necessitated a Design Exception being requested in order to allow the developer to construct the extension of Colding Dr. (while still having sidewalks on both sides of the new facility).

Requested Design Exception

The applicant has requested a Design Exception affecting Colding Dr. The Engineer of Record (EOR) submitted a request (dated April 23, 2021) to determine the specific improvements that would be required by the County Engineer. Based on the factors presented in the Design Exception request, the County Engineer found the request approval on May 3, 2021. The deviations from the Hillsborough County Transportation Technical Manual (TTM) TS-3 residential subtype include:

- The eastern 350 feet of the roadway shall be permitted to be constructed within a 40 foot wide rightof-way;
- The distance between the back of curb and sidewalk has been reduced from 8 feet to 3 feet within this section; and,
- Type "F" curbing instead of "Miami" curbing will be used within this segment.

If this zoning is approved, the County Engineer will approve the Design Exception.

Roadway Level Of Service (LOS) Information

12th St. SE, 15th SE, and Colding Dr. are not included in the 2019 Hillsborough County Level of Service (LOS) Report. As such, data regarding the LOS of these roadways cannot be provided.

Impact Fees

Estimated Fees:

(Fee estimate is based on a 2,000 square foot, 3 bedroom, Single Family Detached)

Mobility: \$5,921.00 * 142 units = \$ 840,782 Parks: \$1,815 * 142 units = \$ 257,730 School: \$8,227.00 * 142 units = \$1,168,234 Fire: \$335.00 * 142 units = \$ 47,570 142 Single Family Detached = \$2,314,316

<u>Project Summary/Description</u>

Urban Mobility, South Park/Fire - 142 Single Family Units

CASE REVIEWER: Israel Monsanto

1.4 Natural Resources/Environmental

The Environmental Protection Commission (EPC) has reviewed the application and offers no objections, subject to conditions.

1.5 Comprehensive Plan Consistency

The Planning Commission staff finds the proposed re-zoning **consistent** with the <u>Future of Hillsborough</u> Comprehensive Plan.

1.6 Compatibility

Nearby zoning districts, located to the west, north and east, are zoned for residential uses. Other areas consist of agricultural-residential parcels. Residential neighborhoods developed in the vicinity of the subject site are approved today for residential uses with similar lot development standards as proposed with this PD request. Many of those PD predate the Neighborhood Guidelines found in the LDC.



Figure 4 – Surrounding zoning districts

CASE REVIEWER: Israel Monsanto

The proposed project will meet all the requirements found in the Land Development Code (LDC) Part 3.22.00 (Ruskin Community Character Guidelines) and no deviation from the neighborhood Character Review Guidelines is being requested. The PD would also be consistent with the Ruskin Community Plan of the Hillsborough Comprehensive Plan. Residential density will be below the maximum allowed, which is 4 DU/Ac.

The project will provide lots fronting existing public roadways to the west and south, which would enhance the intent of the Ruskin Community Plan avoiding isolated neighborhoods and better integrate it with existing residential development which also have platted lots fronting existing roads around those projects. The proposed PD will provide interconnectivity to the adjacent public road network system with pedestrian and vehicular connections north, south, east and west, and also include street improvements and extensions linking to the public road network. The extension of Colding Dr. would create a new eastwest connection, improving the overall street grid pattern and traffic flow. The creation of the new PD would maintain existing entitlements and general road configuration for the adjacent PD to the northwest and would not affect its integrity. Based on these considerations, staff finds the re-zoning supportable, with conditions.

1.7 Agency Comments

The following agencies reviewed the application and offer no objections:

- Conservation and Environmental Lands Management
- EPC, with proposed conditions.

1.7 Exhibits

Exhibit 1: General Aerial Map Exhibit 2: Immediate Zoning Map Exhibit 3: Future Land Use Map

Exhibit 4: Proposed Site Plan PD 21-0315

2.0 Recommendation

Staff recommends approval, subject to the following conditions.

2.1 Recommended Conditions of Approval

CONDITIONS:

Prior to PD Site Plan Certification, the applicant shall revise the PD General Site Plan to:

- 1. Note on the plan the existing structures to be removed.
- Add the current zoning, not proposed, FLU of the subject site on the drawing, within the limits of the site. Indicate the parcel lines in the legend. Identify the PD number for the existing parcel being rezoned to the new PD.
- 3. All plats, parcel lines, easements and property folio numbers within 150 feet of the project boundaries.
- 4. Remove the PD number 06-0829 indicated within the proposed PD boundaries. This PD was rezoned to RSC-4 in 2017.
- 5. Add a note for the improvement/extension of Colding Dr., "See conditions of approval".

CASE REVIEWER: Israel Monsanto

- 6. Add internal line work between 16th Ave. SE and the internal roadway network as shown below and label as "Sidewalk Connection". Add internal line work between 15th St. SE and the internal roadway network as shown below and label as "Sidewalk Connection" and shift the Pedestrian Connection arrow north such that it aligns with the Sidewalk Connection.
- 7. Correct the vehicular access arrow onto the Colding Rd. extension. The arrow is misleading in that it implies there will be vehicular access to the southern portion of the project to/from Colding Rd. (i.e. that portion south of Colding Rd.). Additionally, an arrow should be added to the project to match the other pedestrian only access connections and labeled identically to those access connections.
- 8. Add roadways and required roadway data.
- 9. Within the first sentence of General Note 12, delete the word "generally". PDs are site plan-controlled zoning districts. Only minor deviations from the locations shown may (but are not required to be) be permitted at the time of plat/site/construction plan review.
- 10. Within General Note 13, delete the word "Cross". The access stubouts are meant to serve as primary access connections, not cross access connections.
- 11. Revise General Note 19. It states, "Existing access points are shown." Existing access points are not shown, nor are the disposition of those access points stated. Please show/label all existing driveways and label as "Existing Access To Be Removed". This is a requirement of the DRPM.
- 12. Revise the last part of General Note 24 to state "...concurrent with the initial increment of development." This is for consistency with the proposed conditions of approval.

APPROVAL - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted March 26, 2021.

- 1. The project shall be developed with up to 142 single-family conventional detached residential units. Interim agricultural uses shall be permitted.
- 2. Development standards shall be as follows:

Minimum lot area: 6,000 square feet

Minimum lot width 55 feet; 20% of lots: At least 60 feet

Maximum building height 35 feet

Minimum front yard setback 20 feet, except for front yards functioning as side yards,

a minimum front yard setback of 10 feet shall be permitted, except for garages which shall be setback a

minimum of 20 feet.

Minimum side yard setback 5 feet
Minimum rear yard setback 15 feet
Maximum lot coverage 45 percent

- 3. Open space and Community Gathering Areas shall be in accordance with the Land Development Code Section 6.02.18.
- 4. Design features such as gates and walls that isolate or segregate development from the community shall not be permitted.

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- 5. With respect to the project access points on 12th St. SE, the developer shall:
 - a. Align the northernmost access point with Will Scarlett Ave.; and,
 - b. Align the southernmost access point with Swaying Sawgrass Ave.
- 6. In addition to the three pedestrian and vehicular access connections shown on the PD site plan, the developer shall construct three bicycle/pedestrian connections between the internal roadway network and the sidewalks to be constructed by the developer along its project frontages. The intent of such connections is to enhance the pedestrian grid within the area. As such, these connections shall align with other sidewalks/connections within the project to the greatest extent feasible.
- 7. Concurrent with the initial increment of development, the developer shall construct an extension of Colding Dr. which connects 15th St. SE and 12th St. SE. In accordance with the Design Exception request (dated April 23, 2021) which was found approvable by the County Engineer on (May X, 2021), the developer shall be permitted to deviate from the TS-3 standards, as indicated within the Design Exception, for the easternmost +/- 350 feet of the Colding Dr. extension. If PD 21-0315 is approved the County Engineer will approve the Design Exception.
- 8. Concurrent with the increment of development within the subject PD which is adjacent to the northernmost access with folio 55608.0000, the developer shall submit sufficiently detailed information and/or designs indicating that the proposed location of the connection can be accommodated within 55608.0000 without necessitating an impact to the wetland or 30 foot wetland buffer within that parcel. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, the developer shall be permitted to relocate such access to the extent necessary to avoid impacts to the wetland or wetland buffer.
- 9. 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.
- 10. All roadways within the project shall be publicly maintained and ungated. Such roadways shall be designed to provide primary legal access for that portion of future development within folio 55608.0000, east of the wetland.
- 11. Notwithstanding anything shown on the PD site plan to the contrary, the developer shall be required to comply with all requirements of the Transportation Technical Manual and other applicable regulations in effect at the time of plat/site/construction plan review. For example, a cul-de-sac or other approved dead-end roadway termination will be required for development within the southernmost parcel.
- 12. In addition to any end-of-way treatment/signage required by the Manual of Uniform Traffic (MUTCD), the developer shall place signage which identifies roadway stub-outs as a "Future Roadway Connection".
- 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.

CASE REVIEWER: Israel Monsanto

- 14. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- 15. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- 16. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
- 17. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 18. The Development of the project shall proceed in strict 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.

Staff's Recommendation: Approval, subject to conditions

Zoning

Administrator

| Brian Grady | Sign-off: Fri May 7 2021 07:39:33

B. HEARING SUMMARY

This case was heard by the Hillsborough County Land Use Hearing Officer on May 17, 2021. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Applicant

Ms. Kami Corbett spoke on behalf of the applicant, Eisenhower Property Group LLC. Ms. Corbett stated she had reviewed the Development Services and Planning Commission staff reports and both are very thorough. Ms. Corbett displayed a graphic depicting the subject property and surrounding area. She stated the subject property is in Ruskin and is surrounded by similar suburban residential subdivisions. She stated the rezoning request is for a maximum of 142 single-family detached homes with minimum lot sizes of 6,000 square feet. She stated at least 20 percent of the lots will be 60 feet wide as mandated by the Ruskin Overlay Land Development Code (LDC) requirements for the area, which is Area 3 of the Ruskin Community Plan.

Ms. Corbett stated the rezoning request is consistent with the Ruskin Community Plan Goal 5, which is neighborhood and community character. She stated the subdivision streets will be ungated and public. She stated the applicant will provide interconnections with surrounding neighborhoods and extend the planned grid pattern. She stated there are streets every quarter mile, which is consistent with the Ruskin Colony Farms Plat of 1909, and additional pedestrian connections will extend the planned public grid.

Ms. Corbett stated the rezoning request is consistent with Ruskin Community Plan Goal 8 related to transportation, which repeats the same policies for extending the grid pattern and proposing connection points to extend Colding Drive through the project site. Ms. Corbett stated the applicant will provide lots with direct access of frontage on Colding Drive.

Ms. Corbett stated the applicant is requesting a design exception. She introduced Mr. Steve Henry to provide details of the scope and nature of the design exception.

Mr. Steve Henry stated the applicant is requesting a design exception to Colding Drive. Mr. Henry displayed a drawing and pointed out the subject property, a corridor owned by Tampa Electric Company (TECO), and Colding Drive. He stated Colding Drive is cutting through the TECO property and the right-of-way through the TECO property is only 40 feet in width. He stated the Transportation Technical Manual (TTM) requires a Typical Section-3 (TS-3) that is 50 feet in width. Mr. Henry displayed graphics showing the TS-3 as normally required, which the applicant will construct west of the TECO property. He displayed a graphic showing the roadway section as the applicant will construct it within the TECO property. He stated in the design exception area within the TECO property the applicant will provide 10-foot lanes similar to the TS-3, and a 5-foot sidewalk. He stated the grass area between the back of the curb and the sidewalk will be reduced from 8 feet to 3 feet on each side of the roadway. He stated to mitigate for that difference the applicant

will use a Type F curb, which is more upright than a Miami curb and will provide more protection since the sidewalk will be closer to the street.

Ms. Corbett stated the Planning Commission found the rezoning request consistent with the comprehensive plan and compatible with the surrounding area. She stated there will be no deviations from the Ruskin Community Character Guidelines. She stated the request is consistent with the Ruskin Community Plan and Development Services staff recommended approval with conditions. She stated the applicant agrees with the conditions.

Development Services Department

Mr. Israel Monsanto, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted into the record.

Planning Commission

Ms. Melissa Lienhard, Hillsborough County City-County Planning Commission, presented a summary of the findings and analysis as detailed in the Planning Commission report previously submitted into the record.

Proponents

The hearing officer asked whether there was anyone at the hearing in person or online to speak in support of the application. There were none.

Opponents

The hearing officer asked whether there was anyone at the hearing in person or online to speak in opposition to the application. There were none.

Development Services Department

Mr. Grady stated Development Services Department had nothing further.

Applicant Rebuttal

Ms. Corbett stated the Development Services staff report outlines all changes the applicant needs to make prior to certification and the applicant does not object and will make those changes.

C. EVIDENCE SUMBITTED

Mr. Steve Henry submitted into the record at the hearing a drawing depicting the subject property, the TECO corridor property, and the design exception limits; an illustration depicting a typical road section with Type F curbs and gutters; a copy of Drawing no. TS-3 depicting a Typical Section for Local Urban Roads from the Transportation Technical Manual; Resume of Steven J. Henry, P.E.

Ms. Kami Corbett submitted into the record at the hearing a copy of her presentation slides providing details of the rezoning request.

D. FINDINGS OF FACT

- 1. The subject property consists of approximately 35 acres located on the east side of 12th Street SE, 650 feet south of 16th Avenue SE in Ruskin.
- 2. The subject property is designated RES-4 on the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County* Future Land Use Map. The subject property is in the Urban Services Area and is within the Ruskin Community Plan and Southshore Areawide Systems plan.
- 3. The subject property is currently zoned AR, PD 19-0904, and RSC-4.
- 4. The applicant has requested to rezone the subject property to a new PD to allow a residential subdivision of up to 142 single-family detached units with minimum lot sizes of 6,000 square feet.
- 5. The proposed rezoning would remove land from an existing PD 19-0904. A companion PRS minor modification request has been submitted (PRS 21-0619) to remove folio 055608-0050 from PD 19-0904. The PRS 21-0619 is intended to be considered at the July 20, 2021 Board of County Commissioners' land use meeting.
- 6. The proposed project will comply with the Ruskin Community Plan and the Ruskin Neighborhood Character Guidelines of LDC Part 3.22.00. The proposed project will meet the intent of the Ruskin Community Plan vision and goals that require preserving and enhancing the traditional grid street pattern.
- 7. The applicant has not requested variations from the general site development requirements of Land Development Code Part 6.05.00 (Parking and Loading), Part 6.06.00 (Landscaping, Irrigation, and Buffering), or Part 6.07.00 (Fences and Walls).
- 8. The applicant has requested a design exception for the extension of Colding Drive between 12th Street SE and 15th Street SE because the applicant does not control the entire frontage necessary to construct the roadway and a segment of the rightof-way is only 40 feet wide. The County Engineer found the requested design exception approvable.
- 9. Surrounding land uses include PD 19-010 and PD 07-0426, which are approved for residential single-family detached development north of the subject property; AR zoning with vacant land and a TECO transmission line corridor south and east of the subject property; PD 04-0967 approved for residential single-family detached development west of the subject property.

E. FINDINGS OF COMPLIANCE OR NON-COMPLIANCE WITH COMPREHENSIVE PLAN

The rezoning request is in compliance with, and does further the intent of the Goals, Objectives, and Policies of the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County.

F. CONCLUSIONS OF LAW

A development order is consistent with the comprehensive plan if "the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government." § 163.3194(3)(a), Fla. Stat. (2020). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant's testimony and evidence, there is substantial competent evidence demonstrating the requested rezoning is consistent with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, and does comply with the applicable requirements of the Hillsborough County Land Development Code.

G. SUMMARY

The applicant has requested to rezone the subject property to a new PD to allow a residential subdivision of up to 142 single-family detached units with minimum lot sizes of 6,000 square feet.

H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of the rezoning request.

Pamela Jo Hatley June 7, 2021
Pamela Jo Hatley PhD, D Date:
Land Use Hearing Officer



Unincorporated Hillsborough County Rezoning		
Hearing Date: May 17, 2021	Petition: PD 21-0315	
Report Prepared: May 6, 2021	Northwest corner of Colding Drive and 15th Street SE	
Summary Data:		
Comprehensive Plan Finding:	CONSISTENT	
Adopted Future Land Use:	Residential-4 (4 du/ga; 0.25 FAR)	
Service Area:	Urban	
Community Plan:	Ruskin, Southshore Areawide Systems	
Request:	A rezoning from Planned Development (PD), Agricultural Rural (AR) and Residential Single Family Conventional (RSC-4) to a Planned Development (PD) to allow for 142 single family dwelling units	
Parcel Size (Approx.):	35.7 +/- acres	
Street Functional Classification:	15 th Street SE – Collector Colding Drive – Local 16 th Avenue SE – Local	
Locational Criteria:	N/A	
Evacuation Area:	The subject property is not in an Evacuation Area.	



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

Context

- The subject property is located on approximately 35.7 acres on the northwest corner of Colding Drive and 15th Street southeast. The subject property is located in the Urban Service Area (USA). It falls within the limits of Area 3 of the Ruskin Community Plan and the Southshore Areawide Systems Plan.
- The site has a Future Land Use designation of Residential-4 (RES-4) with typical uses of residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element. Non-residential uses shall meet established locational criteria for specific land use.
- The Residential-4 Future Land Use category surrounds the site in all directions. Further north is Suburban Mixed Use-6 (SMU-6) and further south is Agricultural/Rural 1/5 (A/R 1/5), Residential-1 (RES-1) and Natural Preservation (N).
- The existing land use for the property immediately north is agriculture with Planned Development (PD) zoning for 188 single family detached residential units. The property immediately to the south is agricultural with Agricultural-Rural (PD) zoning. Properties to the west are primarily vacant and single-family lots with Planned Development (PD) zoning. The property immediately northwest is vacant with Planned Development (PD) zoning for with 78 single family residential units. Properties on the east of 15th Street SE are classified as agricultural vacant, public institutional, single family with Agricultural-Rural and Planned Development zoning.
- The subject property is composed of four parcels currently used as vacant residential, pasture and single family residential. The applicant is requesting to rezone the subject site from Planned Development (PD), Agricultural/Rural (A/R), and Residential-Single-Family Conventional (RSC-4) to Planned Development (PD) zoning district to allow for the development of 142 single family dwelling units.

Compliance with Comprehensive Plan:

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

Future Land Use Element

Urban Service Area (USA)

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

Policy 1.2: 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

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75% of the allowable density of the land use category, unless the development meets the criteria of Policy 1.3.

Policy 1.3 Within the USA and within land use categories permitting 4 du/ga or greater, new rezoning approvals for residential development of less than 75% of the allowable density of the land use category will be permitted only in cases where one or more of the following criteria are found to be meet:

- Development at a density of 75% of the category or greater would not be compatible (as defined in Policy 1.4) and would adversely impact with the existing development pattern within a 1,000 foot radius of the proposed development;
- Infrastructure (Including but not limited to water, sewer, stormwater and transportation) is not planned or programmed to support development.
- Development would have an adverse impact on environmental features on the site or adjacent to the property.
- The site is located in the Coastal High Hazard Area.
- The rezoning is restricted to agricultural uses and would not permit the further subdivision for residential lots.

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

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

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

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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 16.5: Development of higher intensity non-residential land uses that are adjacent to established neighborhoods shall be restricted to collectors and arterials and to locations external to established and developing neighborhoods.

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 16.15: Single family detached, single family attached, and townhome residential development of 50 units or greater shall include gathering places in accordance with requirements of the Land Development Code. Community gathering places shall be provided in a proportionate manner based on the size of the project, density of dwelling units, amount of private open space in the project or other similar manner. A minimum square footage shall be established ensuring a functional gathering place for residential developments at or near the Hillsborough County Future Land Use 30 threshold of 50 units. Community gathering places shall not be required in residential subdivisions with platted lot sizes of 1/3 acre or greater. To ensure minimum density policies can be achieved or greater, minimum lot size reductions may be considered. Incentives for a higher quality of design of the gathering places should be provided. The Land Development Code should address the location of gathering places to ensure compatibility with adjacent uses. Most community gathering places that do not require parking should be within walking distance of residences. The Land Development Code should include a process such as but not limited to variances or waivers to consider reductions in the gathering place requirement.

Community Design Component

Urban/Suburban

Goal 13: Within urban and/or suburban areas of the County, encourage new developments or infill developments to incorporate a mix of uses. Make it possible to develop in a traditional urban pattern in designated urbanizing areas of the County.

Objective 13-1: Flexible urban design standards should be considered to guide new development and redevelopment in urban/suburban areas. Those areas within the County which may be considered as urban in character, or which are moving in that direction, shall be targeted for

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community planning to determine appropriate modifications to land development and other regulations.

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.

Livable Communities Element: Ruskin Community Plan

Ruskin Community Vision Statement

Our plan identifies four distinct neighborhoods, each having a defined character that provides home-styles serving all Ruskin residents. The scale and type of residential development shall vary according to the character of each of the four neighborhoods that were identified during our community mapping exercise.

The "Old Ruskin" neighborhood west of downtown will feature lower density single family housing in keeping with the traditional character of the area. The area east of downtown and west of the I-75 employment center will accommodate a variety of housing types including multi-family and entry level housing. The area south of College Avenue will accommodate a more suburban style, and type, of residential development with environmental safeguards for the redevelopment of property along the Little Manatee River. The area southeast of I-75 will retain its rural and agricultural character and provide for enhanced interaction and access to the publicly owned lands adjacent to the Little Manatee.

Ruskin Community Planning Area

Goal 3. Environment – Protect and enhance Ruskin's natural environment and ensure that it remains an integral part of the community. Strategies:

- Density calculations will be based on upland areas and no density credits will be assigned to wetland areas for new development within the Ruskin Community Plan area.
- Support the restoration of Marsh Creek and identify possible public uses.
- Support surveying Marsh Creek to determine the extent of County-owned property.
- Support replacing the US 41 and 2nd Street culverts to improve water flow and to provide pedestrian access to Marsh Creek.
- Implement the Hillsborough County Greenways Master Plan within the Ruskin Community.
- Support continued acquisition and restoration of environmentally valuable, or sensitive, lands by the County's Environmental Lands Acquisition and Protection Program, the Southwest Florida Water Management District and Florida Communities Trust, and encourage connection of existing publicly owned lands to form a greenway system.
- Support regulations to enhance protection of the Little Manatee River.
- Enhance and expand passive and low-impact access to the Ruskin waterfront, including the Little Manatee and Marsh Creek shorelines.
- Minimize the impact of recreation facilities on the Little Manatee River by encouraging passive uses, such as hiking, nature study, fishing and canoeing.
- Native landscaping and trees should be used in new development. Maximize the retention of native plant species when new development occurs.
- Require new development to remove invasive non-native plants.

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- Protect and improve water quality in the Little Manatee River, its creeks and inlets.
- Support environmental education for homeowners, boaters and children.
- Create "Low Impact Development" (LID) principles to guide new growth, and protect the Little Manatee River, Marsh Creek, Tampa Bay and wetland areas.

Goal 5. Community and Neighborhood Character – Provide for a diversity of home styles and types while protecting Ruskin's small town character.

Strategies:

- Eliminate the "flex" provisions within and into the Ruskin Community Plan area.
- Limit the height of new residential development to 50 feet, unless a more restrictive limitation exists.
- Implement the Characteristics of Livable Neighborhood Guidelines for future residential development within Ruskin to ensure an attractive community that balances new development with historic uses.
- Encourage development that is connected with, and integrated into, the Ruskin community. Design features (e.g. walls, gates) that isolate or segregate development from the community is inconsistent with the community's character and should be discouraged.
- Developments should continue and/or replicate the traditional "grid" street pattern found in Ruskin to the greatest extent practicable.
- Support housing to accommodate a diverse population and income levels.
- Recognize the four distinct neighborhood areas depicted on the Ruskin Neighborhood Area Map. Each neighborhood has a unique character and associated development guidelines. The areas are listed below.
 - Area 1- Northwest Ruskin.
 - Area 2- Northeast Ruskin
 - Area 3-South Ruskin
 - Area 4- Rural Ruskin
- Subdivisions and other development existing prior to this plan do not set precedents for future development that would be inconsistent with this community plan.
- Initiate and support community clean-up efforts.
- Promote beautification and landscaping along US 41, College Avenue and Shell Point Road
- Prohibit pole signs and limit ground signs to eight (8) feet in height.

Goal 8: Transportation – Ensure a balanced transportation system that reflects the community's character and provides for options including walking, bicycling and transit.

Strategies:

- Support and implement the SouthShore Corridor Plan
- Ensure that roadways are designed to preserve the community character of Ruskin.
- Preserve and enhance the traditional "grid" pattern of roadways.
- Support implementation of the "Scenic Corridor" designation and design considerations for 19th Avenue N.E., S.R. 674 and roadways in the SouthShore Corridor Plan with the "Scenic Corridor" designation.
- 19th Avenue N.E. from U.S. 41 to U.S. 301 should not be designated as a truck route.

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- Retain Shell Point Road as a 2-lane roadway, allowing only intersection and siterelated improvements.
- Complete sidewalks along Shell Point Road West.
- Support mass transit opportunities.
- Expand and enhance opportunities for biking and walking

Staff Analysis of Goals, Objectives, and Policies:

The application requests a rezoning on approximately 35.7 acres located on the northwest corner of Colding Drive and 15th Street SE from Planned Development (PD), Agricultural Rural (AR) and Residential Single Family Conventional (RSC-4) to Planned Development (PD) zoning to allow 142 dwelling units. Per the Ruskin Community Plan, the upland development portion of the site is approximately 35.5 acres and the development could be considered for up to 142 dwelling units. The site will be designed with 6,000 sq. ft. minimum lot size, with a minimum lot width of 55-foot and a minimum of 20% of lots at 60 feet wide. A companion PRS minor modification application has also been submitted to remove the existing Planned Development (PD) zoning (19-0104) on folio no. 055608-0050, so the requested application may encompass that folio without conflict with a prior Planned Development (PD).

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

The application is consistent with Future Land Use Element (FLUE) Objective 16 and Policies 16.1, 16.2, 16.3 and 16.5. The proposed residential development provides a gradual transition to single-family lots, vacant acreage, TECO easements, mobile homes and agricultural land located within the general area. The application is also consistent with Policy 16.15 which requires residential developments of 50 units or greater to include a gathering place. The applicant will be providing a 0.25 acre community gathering place, with an internal dead-end roadway, on the northeastern portion of the site, consistent with policy direction.

The subject site is located within the limits of Area 3 of the Ruskin Community Plan. The vision for Area 3 specifies a more suburban style residential development type with environmental safeguards for the redevelopment of property along the Little Manatee River. The proposed single family residential development is consistent with the Area 3 vision of the Ruskin Community Plan. Goal 3 of the Ruskin Community Plan states that all density calculations will be based on upland areas only and no density credits for wetland areas will be assigned for new development. The subject site totals approximately 35.7 acres with 0.2 acres designated as wetlands. The approximate 35.5 acres of upland area equates to a maximum of 142 dwelling units allowed in the RES 4 Future Land Use Category. The proposed site is requesting the maximum 142 units and meets the intent of Goal 3 of the Ruskin Community Plan.

The proposed modification also meets the intent of the Ruskin Community Plan Goals 5 and 8 which provide specific language on preserving and enhancing the traditional "grid" street pattern currently found in Ruskin. The site plan proposes roadway connections to

PD 21-0315 7

the west, south and northwest which facilitate interconnectivity to nearby Planned Developments, 12th Street SE and the proposed construction of Colding Drive. Lots will be fronting 12th Street SE and Colding Drive. The applicant has stated that the proposed roadway connections will result in a continuation of the existing subdivision street grid block pattern. All streets will be non-gated and accessible to the public. The applicant has submitted a narrative that indicates roadway connections have been made every ¼ mile, extending the existing roadway grid. The applicant has noted that the ¼ mile grid pattern is based on the Ruskin Colony Farms Plat that was established in 1909.

Planning Commission staff encourages street connections to 16th Avenue SE and 15th Street SE. Access from the site's single family lots will not connect directly north to 16th Avenue SE or east to 15th Street southeast. The applicant has stated that both connections are difficult due to existing site constraints. 16th Avenue SE is currently not constructed but will be built by the developer to the north. The applicant has stated that there is a wide drainage ditch along the south side of 16th Avenue SE. While vehicular access is not proposed, the applicant is proposing a pedestrian connection to 16th Avenue SE. For 15th Street SE, the applicant has stated that there is a TECO/Amerit powerline easement corridor and TECO is not amenable to private use of their corridors. To compensate for this, the applicant is providing a sidewalk connection east to 15th Street SE and a vehicular and pedestrian access connection east to west by extending Colding Drive through the site from 12th Street SE to connect to 15th Street SE. The provisions of the aforementioned connections, both vehicular and pedestrian, are consistent with the vision of the Ruskin Community Plan.

Planning Commission staff also encouraged the vehicle connection to Colding Drive via the southern parcel (folio 55616.0100). The applicant has stated that a TECO easement to the east prevents a roadway connection and will be providing a sidewalk connection to be included in the site plan prior to certification.

The applicant is committing to extending Colding Drive creating an east to west roadway connection from 12th Street southeast to 15th Street southeast, which is a collector roadway. Planning Commission staff has requested from the applicant concrete documentation verifying their commitment to build this east to west roadway, which is vital to maintaining the traditional grid pattern. Prior to certification, the applicant must submit an updated site plan that documents the commitment to building Colding Drive to County roadway standards. In addition, Colding Drive must be constructed concurrent with Phase 1 of this development and this must be memorialized in the conditions of approval. Due to a portion of the eastern side of Colding Drive being outside the parcel lines, County Transportation staff have conditionally approved a design variance from the applicant. Colding Drive will have sidewalks and placement will be in coordination with County Transportation staff.

The applicant is proposing two vehicular and pedestrian access connections to the west onto 12th Street SE. For the southern parcel, the applicant proposes an additional roadway connection to 12th Street SE. That roadway will serve lots fronting Colding Drive. County Transportation Staff are requiring that the existing internal roadway connection on folio 55616.0100 needs to be updated to County standards for a cul-de-sac roundabout. This roundabout will need to be updated on the site plan prior to certification.

PD 21-0315

Additional site plan details will be required to be provided by the applicant prior to certification. The existing structures shown on the eastern portion of folio 55605.0000 are proposed for removal. The sidewalk

connection east to 15th Street SE and the sidewalk connection from the southern parcel (folio 55616.0100) to Colding Drive needs to be shown on the site plan. Colding Drive must be shown as a committed roadway connecting from 12th Street SE to 15th Street SE. Additionally, the applicant will need to address all Development Service Department comments related to zoning designations, fixed roadway access points, plats and parcel lines and any other site plan issues prior to certification.

The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again.

Overall, the proposed rezoning would allow for development that is consistent with the Goals, Objectives and Policies of the Future Land Use Element of the Unincorporated Hillsborough County Comprehensive Plan. The west to east roadway connection of Colding Drive is essential to maintaining the traditional roadway grid per the Ruskin Community Plan. The request would facilitate the vision of the Riverview Community Plan.

Recommendation

Based upon the above considerations, 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.

PD 21-0315

Rezonings STATUS 3011 St SE 3S is'47z-SGLengt 421st Ave SE E.College Avel. II Shell Point Rd П 21-0315 21-0315 Ш CD/VSWAQIH SUS W.Shell Point Rd Ш

HILLSBOROUGH COUNTY **FUTURE LAND USE**

RZ PD 21-0315

<all other values>

WITHDRAWN CONTINUED

Jrban Service Area County Boundary

Tampa Service Area

PENDING

Jurisdiction Boundary Major Roads AGRICULTURAL/MINING-1/20 (.25 FAR)

AGRICULTURAL ESTATE-1/2.5 (.25 FAR)

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR) AGRICULTURAL/RURAL-1/5 (.25 FAR) AGRICULTURAL-1/10 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR) RESIDENTIAL-1 (.25 FAR) RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-12 (.35 FAR)

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

RESIDENTIAL-35 (1.0 FAR)

NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR) SUBURBAN MIXED USE-6 (.35 FAR) URBAN MIXED USE-20 (1.0 FAR)

REGIONAL MIXED USE-35(2.0 FAR)

ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE) RESEARCH CORPORATE PARK (1.0 FAR.)

LIGHT INDUSTRIAL PLANNED (.50 FAR)

LIGHT INDUSTRIAL (.50 FAR)

HEAVY INDUSTRIAL (.50 FAR)

NATURAL PRESERVATION

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR) CITRUS PARK VILLAGE



1,100

Map Printed from Rezoning System: 2/15/2021 Author: Beverly F. Daniels

File: G:\RezoningSystem\MapP



GENERAL SITE PLAN FOR CERTIFICATION



DEVELOPMENT SERVICES

PO Box 1110, Tampa, FL 33601-1110

HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

BOARD OF COUNTY COMMISSIONERS

Harry Cohen
Ken Hagan
Pat Kemp
Gwendolyn "Gwen" Myers
Kimberly Overman
Mariella Smith
Stacy R. White
COUNTY ADMINISTRATOR
Bonnie M. Wise
COUNTY ATTORNEY
Christine M. Beck

DEPUTY COUNTY ADMINISTRATOR

Lucia E. Garsys

Peggy Caskey

INTERNAL AUDITOR

Proj	ect Name:			
		Modification:	_ Modification:	
		Submitted:	_ Submitted:	
То Р	lanner for Review:	Date Due:		
Cont	tact Person:	Phone:		
Righ	nt-Of-Way or Land Required	I for Dedication: Yes	No	
()	The Development Services De	partment HAS NO OBJECT	ION to this General Site Plan	
()	The Development Services De following reasons:	partment RECOMMENDS	DISAPPROVAL of this Genera	ıl Site Plan for the
Revi	ewed by:		Date:	
Date	e Agent/Owner notified of D	isapproval:		

SCALE: FEET

4921 Memorial Highway

One Memorial Center, Suite 300

Tampa, Florida 33634

Phone: (813) 880-8881

www.Ardurra.com

License #2610

HILL WARD HENDERSON

3700 Bank of America Plaza

101 East Kennedy Boulevard

Tampa, FL 33602

http://www.hwhlaw.com

Main: 813-221-3900

Fax: 813-221-2900

Direct: 813-227-8421

±35.6 ACRES 0556050000, 0556090000, 0556160100, 0556080050

AR, RSC-4, PD 19-0104 PD (PLANNED DEVELOPMENT) FOR SINGLE FAMILY RESIDENTIAL

UNDEVELOPED / AGRICULTURE

RESIDENTIAL USE (±44.5 ACRES): 142 SINGLE-FAMILY LOTS 4.0 DU/AC

UPLAND AREA: ±35.4AC EST. WETLAND AREA: $\pm .2$ AC MAXIMUM HEIGHT: 35' (2-STORIES) MAXIMUM LOT COVERAGE:

55' x 110' 60' x 110' (MIN. 20%) FRONT: 20' **REAR: 15'**

GENERAL NOTES

THE PROJECT IS LOCATED WITHIN THE RUSKIN COMMUNITY PLAN & SOUTHSHORE AREA WIDE SYSTEMS PLAN BOUNDARIES. THE PROJECT IS LOCATED IN FEMA FLOOD ZONE "X" AS SHOWN ON FEMA FIRM MAP NUMBER 12057C0658H. IT IS NOT LOCATED IN THE COASTAL HIGH HAZARD AREA, SURFACE WATER RESOURCE PROTECTION AREA OR POTABLE WATER WELLFIELD

THE PARCELS ARE NOT ADJACENT TO OR WITHIN 150' OF A SCENIC CORRIDOR.

THERE ARE PLATTED LOTS WITHIN 150' OF THE SITE AS SHOWN. ALL LAND USES AND THE GENERAL LOCATION OF STRUCTURES WITHIN ONE HUNDRED FIFTY (150) FEET OF THE BOUNDARIES OF THE PROJECT SITE ARE AS SHOWN.

NO CULTURAL FACILITIES, RECORDED HISTORICAL OR ARCHAEOLOGICAL SITES, COMMUNITY RECREATION USES OR PUBLIC FACILITIES EXIST ON-SITE.

THERE ARE NO EXISTING ROADS ON-SITE.

NO FLEX IS REOUESTED. NO SPECIFIC ARCHITECTURAL DESIGNS ARE PROPOSED.

0. THERE ARE ±.25 AC OF COMMON AREA, OPEN SPACE, COMMUNITY GATHERING PLACES AND/OR RECREATION AREAS AS SHOWN

BUFFERING AND SCREENING SHALL BE PROVIDED AS REQUIRED BY THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE UNLESS OTHERWISE SHOWN.

POINTS OF INGRESS AND EGRESS FOR PRINCIPAL PEDESTRIAN, PRIVATE VEHICLES, COMMERCIAL VEHICLES, MASS TRANSIT AND WATERWAY TRAFFIC SHALL BE AS SHOWN. THE ROADWAY PATTERN IS AS SHOWN AND WILL BE LOCAL ROADWAY. ALL PROJECT ROADWAYS/DRIVE AISLES SHALL BE PUBLIC.

14. R.O.W. WIDTH, NUMBER OF LANES IN THE R.O.W. WITHIN 150 FEET OF THE SITE IS AS SHOWN.

THE LOCATION OF SIDEWALKS, AND TYPE OF TRAFFIC CONTROL DEVICES ON ALL ROADWAYS ADJOINING, TRAVERSING AND WITHIN 150 FEET OF THE SITE ARE AS SHOWN. THERE ARE NO TRANSIT STOPS OR BIKEWAYS WITHIN 150' OF THE SITE. 6. WATER AND WASTEWATER SERVICE SHALL BE PROVIDED BY HILLSBOROUGH COUNTY.

7. WETLAND AREAS AND OTHER ENVIRONMENTAL FEATURES ON-SITE AND WITHIN 150 FEET OF THE SITE, IF ANY, ARE GENERALLY

LOCATED AS SHOWN. 18. ACCORDING TO THE LDC, NO MASS TRANSIT FACILITIES ARE REQUIRED AND NONE ARE PROPOSED.

19. THERE ARE NO NON-RESIDENTIAL USES PROPOSED WITHIN THE PD.

20. OPEN SPACE/PARK WILL BE OWNED/MAINTAINED BY HOA, CDD, OR OTHER ENTITY. 21. POCKET PARKS MAY INCLUDE GAZEBOS, PLAYGROUNDS, DOG PARKS, AND OTHER SIMILAR USES.

22. ALL EXISTING STRUCTURES LOCATED WITHIN THE PD ARE TO BE REMOVED.

3. FOR THE IMPROVEMENTS/EXTENSION OF COLDING DR. (SEE CONDITIONS OF APPROVAL).

- LEGAL DESCRIPTIONS

LEGAL DESCRIPTION (PER TITLE COMMITMENT) LOT 349, LESS NORTH 300 FEET OF THE EAST 100 FEET THEREOF, MAP OF RUSKIN COLONY FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 63 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

TOGETHER WITH:

DESCRIPTION: (PER OFFICIAL RECORDS BOOK 23389, PAGE 307 AND OFFICIAL RECORDS BOOK 23389, PAGE 310) OFFICIAL RECORDS BOOK 23389, PAGE 307

TRACT 351 MAP OF RUSKIN COLONY FARMS ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 63 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

TOGETHER WITH:

DESCRIPTION: (PER TITLE COMMITMENT NO. FL20182165 ISSUED BY CHICAGO TITLE INSURANCE COMPANY BEARING AN EFFECTIVE DATE OF AUGUST 22, 2018 AT 12:00AM)

TRACT 351 MAP OF RUSKIN COLONY FARMS ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 63 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF TRACTS 359 AND 360 OF RUSKIN COLONY FARMS AS RECORDED IN PLAT BOOK 5, PAGE 63, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 32 SOUTH, RANGE 19 EAST: THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 16, TOWNSHIP 32 SOUTH, RANGE 19 EAST; A DISTANCE OF2719.66 FEET; THENCE N 89°54'36" E; A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING (P.O.B.) BEING THE NORTHWEST CORNER OF TRACT 360. RUSKIN COLONY FARMS. THENCE N 89°54'36" E. ALONG THE NORTHERLY BOUNDARY OF SAID TRACT 360: A DISTANCE OF 648. 97 FEET TO THE NORTHEAST CORNER OF SAID TRACT 360; THENCE CONTINUE N 89°54'36" E. ALONG THE NORTHERLY BOUNDARY OF TRACT 359, A DISTANCE OF 301.33 FEET TO THE WESTERLY BOUNDARY OF TAMPA ELECTRIC COMPANY EASEMENT; THENCE S 28°16'49" W. ALONG SAID WESTERLY BOUNDARY A DISTANCE OF 438.69 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE S 89°54'36" W, A DISTANCE OF 742.46 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTH ALONG THE WESTERLY BOUNDARY OF SAID TRACT 360, A DISTANCE OF 386.0 FEET TO THE POINT OF BEGINNING (P.O.B.). TOGETHER WITH A PARCEL OF LAND 20 FEET WIDE FOR INGRESS AND

EGRESS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 359 OF MAP OF RUSKIN COLONY FARMS AS RECORDED IN PLAT BOOK 5, PAGE 63, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, RUN THENCE N 89°54'36" E

(ALONG THE NORTH BOUNDARY OF SAID LOT 359) A DISTANCE OF 301.33 FEET TO A POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN THENCE N 89°54'36" E (ALONG NORTH BOUNDARY OF SAID LOT 359) A DISTANCE OF 357.64 FEET, THENCE, RUN S 00°48'42" E (ALONG EAST BOUNDARY OF SAID LOT 359) A DISTANCE OF20 FEET, THENCE RUN S 89°54'36" W A DISTANCE OF 368.69 FEET THENCE RUN N 89°16'49" EA DISTANCE OF22.72 FEET TO SAID POINT OF BEGINNING. PARCEL ID NUMBER: 0S5616-0100

5' MINIMUM → SETBACK 0.0' MINIMUM — - SETBACK 5' MINIMUM -SETBACK MINIMUM SINGLE FAMILY
DETACHED CORNER LOT DETAIL
N.T.S.

60.0' MIN.

55.0′ MIN.

LEGEND:

Property Limits 150' Compatible Land Use Buffer Hillsborough County PAO **Project Access Location**

Zoning District

Future Land Use Designation

0776990000 Folio Number Approximate Wetland Line

Amenity Area

Proposed Pond/Open Space

4802-012-00 06-18-202 AS SHOW

Call before you dig

1 OF 1

PD 21-0315

AGENCY COMMNENTS

AGENCY REVIEW COMMENT SHEET

	EWER: James Ratliff, AICP, PTP, Principal Planner	AGENCY/DEPT: Transportation
PLAN	INING AREA/SECTOR: Ruskin	PETITION NO: PD 21-0315
	This agency has no comments.	
	This agency has no objection.	
X	This agency has no objection, subject to listed or attack	hed conditions.
	This agency objects, based on the listed or attached con	nditions.

REPORT HIGHLIGHTS AND CONCLUSIONS

- The proposed rezoning is anticipated to increase the number of trips potentially generated from development of the subject parcels (by 632 daily trips, 49 a.m. peak hour trips, and 66 p.m. peak hour trips).
- The developer is proposing to construct an extension of Colding Dr. between 15th St. SE and 12th St. SE. The developer is proposing two vehicular and pedestrian access connections to 12th St. SE and one to the Colding Dr. extension. Three additional bicycle/pedestrian only connections are proposed to 16th Ave. SE, 15th St. SE and the Colding Dr. extension. Staff believes that these improvements/connections meet the intent of the Ruskin Community Plan which seeks to maintain and enhance the traditional grid pattern of area roadways.
- The developer obtained a finding of approvability for a Design Exception which is necessary for the developer to construct a portion of the Colding Dr. extension. If the zoning is approved, the County Engineer will approve the Design Exception.
- Transportation Review Section staff has no objection to this request, subject to the conditions of approval provided hereinbelow.

CONDITIONS OF APPROVAL

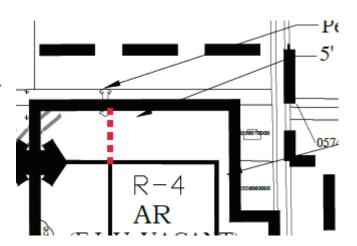
- 1) With respect to the project access points on 12th St. SE, the developer shall:
 - a. Align the northernmost access point with Will Scarlett Ave.; and,
 - b. Align the southernmost access point with Swaying Sawgrass Ave.
- 2) In addition to the three pedestrian and vehicular access connections shown on the PD site plan, the developer shall construct three bicycle/pedestrian connections between the internal roadway network and the sidewalks to be constructed by the developer along its project frontages. The intent of such connections is to enhance the pedestrian grid within the area. As such, these connections shall align with other sidewalks/connections within the project to the greatest extent

feasible.

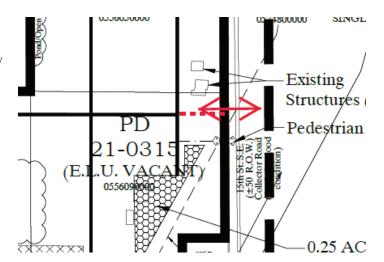
- 3) Concurrent with the initial increment of development, the developer shall construct an extension of Colding Dr. which connects 15th St. SE and 12th St. SE. In accordance with the Design Exception request (dated April 23, 2021) which was found approvable by the County Engineer on (May 3, 2021), the developer shall be permitted to deviate from the TS-3 standards, as indicated within the Design Exception, for the easternmost +/- 350 feet of the Colding Dr. extension. If PD 21-0315 is approved the County Engineer will approve the Design Exception.
- 4) Concurrent with the increment of development within the subject PD which is adjacent to the northernmost access with folio 55608.0000, the developer shall submit sufficiently detailed information and/or designs indicating that the proposed location of the connection can be accommodated within 55608.0000 without necessitating an impact to the wetland or 30 foot wetland buffer within that parcel. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, the developer shall be permitted to relocate such access to the extent necessary to avoid impacts to the wetland or wetland buffer.
- 5) Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 6) All roadways within the project shall be publicly maintained and ungated. Such roadways shall be designed to provide primary legal access for that portion of future development within folio 55608.0000, east of the wetland.
- 7) Notwithstanding anything shown on the PD site plan to the contrary, the developer shall be required to comply with all requirements of the Transportation Technical Manual and other applicable regulations in effect at the time of plat/site/construction plan review. For example, a cul-de-sac or other approved dead-end roadway termination will be required for development within the southernmost parcel.
- 8) In addition to any end-of-way treatment/signage required by the Manual of Uniform Traffic (MUTCD), the developer shall place signage which identifies roadway stub-outs as a "Future Roadway Connection".

Other Conditions

- Prior to PD Site Plan Certification, the applicant shall revise the PD site plan to:
 - Add internal line work between 16th Ave. SE and the internal roadway network as shown below and label as "Sidewalk Connection";

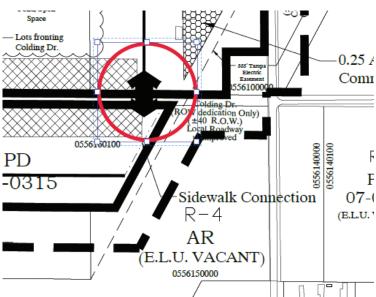


Add internal line work between 15th St. SE and the internal roadway network as shown below and label as "Sidewalk Connection" and shift the Pedestrian Connection arrow north such that it aligns with the Sidewalk Connection.



O Correct the vehicular access arrow onto the Colding Rd. extension. The arrow is misleading in that it implies there will be vehicular access to the southern portion of the project to/from Colding Rd. (i.e. that portion south of Colding Rd.). Additonally, an arrow should be added to the proejet to match the other pedestrian only access connections, and labeled identically to those access connections.

locating this document.



- The PD site plan does not meet
 minimum requirements per the
 DRPM. As has been previously requested, the applicant shall correct the plan to include
 all required plan elements. For example, adjacent zoning and parcel line data is incorrect,
 and roadways and required roadway data are missing. Transportation Review Section
 staff has previously provided (and can again provide if desired) a checklist of items to aid
 in the provision of this information. Please let staff know if you need assistance in
- O Within the first sentence of General Note 12, delete the word "generally". PDs are site plan-controlled zoning districts. Only minor deviations from the locations shown may (but are not required to be) be permitted at the time of plat/site/construction plan review.
- O Within General Note 13, delete the word "Cross". The access stubouts are meant to serve as primary access connections, not cross access connections.
- o General Note 19 is incorrect. It states, "Existing access points are shown." Existing access points are not shown, nor are the disposition of those access points stated. Please show/label all existing driveways and label as "Existing Access To Be Removed". This

is a minimum required of the DRPM.

• Revise the last part of General Note 24 to state "...concurrent with the initial increment of development." This is for consistency with the proposed conditions of approval.

PROJECT OVERVIEW & ANALYSIS

The applicant is requesting the rezoning of multiple parcels, totaling +/- 35.73 acres from Agricultural Rural (AR), Residential Single-Family Conventional – 4 (RSC-4) and Planned Development (PD) #19-0104 to PD. The existing PD is zoned for

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a transportation analysis for the subject property. Staff has prepared a comparison of the trips generated by development under the existing and proposed zoning designations, generally consistent with the applicant's analysis and based upon a generalized worst-case scenario. Information shown was developed using Institute of Transportation Engineer's Trip Generation Manual, 10th Edition.

Existing Use:

I 1II /G'	24 Hour Two-	Total Peak Hour Trips	
Land Use/Size	Way Volume	AM	PM
PD 19-0104 (partial): 40 Single-Family Detached Dwelling Units (ITE LUC 210)	378	30	40
AR, 1 Single-Family Detached Dwelling Units (ITE LUC 210)	9	1	1
RSC-4, 34 Single-Family Detached Dwelling Units (ITE LUC 210)	321	25	34
Subtotal:	708	56	75

Proposed Use:

110 poseu eser				
Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips		
2010 000 020		AM	PM	
PD: 142 Single-Family Detached Dwelling Units (ITE LUC 210)	1,340	105	141	

Trip Generation Difference:

Land Hea/Siza	24 Hour Two- Way Volume	24 Hour Two- Total Peak Hour Trips	
Land Use/Size		AM	PM
Difference	(+) 632	(+) 49	(+) 66

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

12th St. SE is an undivided local roadway, characterized by +/- 10-foot wide travel lanes in good condition along the project's frontage. The roadway lies within a 60-foot wide right-of-way. There are no bicycle facilities on 12th St. SE. There are +/- 5-foot wide sidewalks along portions of the west side of the roadway in the vicinity of the proposed project.

Will Scarlett Ave. is an undivided local roadway, characterized by +/- 20 feet of pavement in good condition.

The roadway lies within a +/- 50-foot wide right-of-way. There are no bicycle facilities on Will Scarlett Ave. There are currently no sidewalks along Will Scarlett Ave. (although these will be installed by the homes to be constructed along the facility.

The developer is proposing to construct an extension of Colding Dr. (between 12th St. SE and 15th St. SE). The developer does not control the entire frontage necessary to construct the roadway. As such, there is a segment of the right-of-way which is only 40-feet in width which necessitated a Design Exception being requested in order to allow the developer to construct the extension of Colding Dr. (while still having sidewalks on both sides of the new facility).

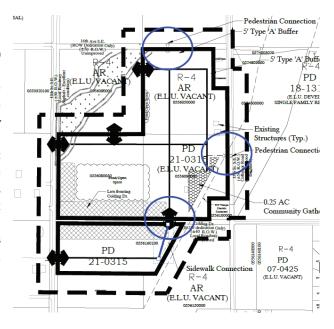
SITE ACCESS AND CONNECTIVITY

External Vehicular and Pedestrian Connections

The applicant is proposing two (2) vehicular and pedestrian connections to 12th St. SE. The northernmost connection is proposed to a lign with Will Scarlet Ave. The southernmost connection will align with Swaying Sawgrass Ave. The applicant is also proposing one (1) vehicular and pedestrian connection to the Colding Dr. extension, which the developer will be required to construct between 12th St. SE and 15th St. SE. These improvements and vehicular connections are show in red. It should be noted that the arrow onto the future Colding Dr. extension appears to show a connection to the southernmost portion of the project (south of Colding Dr.); however, no vehicular connectivity is proposed in this location.

External Pedestrian Only Connections

In addition to the three vehicular and pedestrian connections described above, there are three (3) pedestrian only connections proposed to serve the project. The intent of these pedestrian connections is to enhance the gridded development pattern and create smaller, more walkable blocks without requiring additional vehicular connections. With respect to the middle connection (to 15th St. SE) staff does not concur with the placement shown on the site plan. The intent of the connection is the form a grid pattern to the greatest extent possible. As such, the sidewalk should be a ligned with the Will Scarlet Ave. sidewalk which will be extended into the project (to create a grid to the greatest extent possible). Staff has proposed a condition requiring this access be relocated such that it aligns as described above.



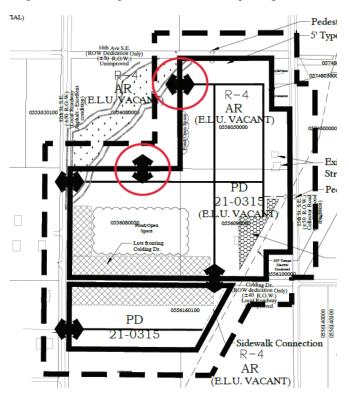
Connectivity Analysis

Goal 8 of the Ruskin Community Plan, within the Livable Communities Element of the Hillsborough County Comprehensive Plan contains strategies stating, "Preserve and enhance the traditional 'grid' pattern of roadways" and "Expand and enhance opportunities for biking and walking". Despite this guidance, neither the Ruskin Community Plan nor the Land Development Code provides standards for evaluating what constitutes a "traditional 'grid' pattern". As such, staff reviewed the vehicular connections and proposed roadways surrounding the project to ensure that this project (or others) were committed to completing constructing of the existing grid pattern, which provides for a +/- 1,320-foot (quarter mile) vehicular grid. Although not specific to the Ruskin community planning area, there is precedence for this spacing in the

Wimauma Village Community Plan. Staff further worked the developer to ensure a +/- 660-foot (one-eight mile) spacing for pedestrian connections, in order to create a more walkable, connected development pattern without adding unnecessary vehicular connections to the collector roadway boarding the project. Staff also reviewed the project to ensure that the proposed vehicular connections aligned with the existing pattern of approved streets which are under development.

Other Vehicular and Pedestrian Connections

The developer is also proposing two connections to the portion of the existing PD which will remain in the northwest corner of the project. These connections are shown in red in the image at right. With respect to the northernmost of these two connections, staff engaged with the applicant regarding the location and design of this connection, to ensure that it could be effectuated without requiring the adjacent property owner to impact the wetland or 30-foot wide wetland setback. Staff has included zoning conditions to this effect.



REQUESTED DESIGN EXCEPTION

Since the applicant does not control land on both the north and south sides of the existing Colding Dr. right-of-way (within a +/- 350 foot area corresponding to the easternmost portion of the proposed Colding Dr. extension, the applicant's Engineer of Record (EOR) submitted a Design Exception request (dated April 23, 2021) to determine the specific improvements that would be required by the County Engineer. Based on the factors presented in the Design Exception request, the County Engineer found the request approval on May 3, 2021. The deviations from the Hillsborough County Transportation Technical Manual (TTM) TS-3 residential subtype include:

- The eastern 350 feet of the roadway shall be permitted to be constructed within a 40 foot wide right-of-way;
- The distance between the back of curb and sidewalk has been reduced from 8 feet to 3 feet within this section; and,
- Type "F" curbing instead of "Miami" curbing will be used within this segment.

If this zoning is approved, the County Engineer will approve the Design Exception.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

12th St. SE, 15th SE, and Colding Dr. are not included in the <u>2019 Hillsborough County Level of Service</u> (LOS) Report. As such, data regarding the LOS of these roadways cannot be provided.

 From:
 Tirado, Sheida

 To:
 Ratliff, James

 Subject:
 FW: RE RZ PD 21-0315

Date: Friday, May 7, 2021 2:41:33 PM

Attachments: 21-0315 04-23-21.pdf

image001.png

FYI

Best Regards,

Sheida L. Tirado, PE

Transportation Review ManagerDevelopment Services Department

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

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

From: Williams, Michael < Williams M@Hillsborough County. ORG>

Sent: Monday, May 3, 2021 6:18 PM **To:** Steven Henry <shenry@lincks.com>

Cc: PW-CEIntake < PW-CEIntake @hillsboroughcounty.org>; Tirado, Sheida

<TiradoS@hillsboroughcounty.org> **Subject:** FW: RE RZ PD 21-0315

Steve – the Design Exception request imbedded in the attached file for a modification to the typical section for Colding Drive is APPROVABLE.

Mike

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

Sent: Friday, April 23, 2021 5:05 PM

 $\textbf{\textbf{To:}} \ \, \textbf{AckettK@hillsboroughcounty.org} \textbf{>;} \ \, \textbf{Albert Marrero} < \underline{\textbf{marreroa@plancom.org}} \textbf{>;} \\ \textbf{-} \ \, \textbf{-} \\ \textbf{-} \ \, \textbf{-} \ \, \textbf{-} \ \, \textbf{-} \ \, \textbf{-} \\ \textbf{-} \ \, \textbf{-} \ \, \textbf{-} \ \, \textbf{-} \\ \textbf{-} \ \, \textbf{-} \ \, \textbf{-} \ \, \textbf{-} \\ \textbf{-} \ \, \textbf{-} \ \, \textbf{-} \ \, \textbf{-} \\ \textbf{-} \ \, \textbf{-} \ \, \textbf{-} \ \, \textbf{-} \\ \textbf{-} \ \, \textbf{-} \ \, \textbf{-} \ \, \textbf{-} \\ \textbf{-} \ \, \textbf{-} \ \, \textbf{-} \ \, \textbf{-} \\ \textbf{-} \ \, \textbf{-} \ \, \textbf{-} \ \, \textbf{-} \\ \textbf{-} \ \, \textbf{-} \ \, \textbf{-} \ \, \textbf{-} \\ \textbf{-} \ \, \textbf{-} \\ \textbf{-} \ \, \textbf{-} \ \, \textbf{-} \\ \textbf{-} \ \, \textbf{-} \\ \textbf{-} \ \, \textbf{-} \\ \textbf{-} \ \, \textbf{-} \ \, \textbf{-} \\ \textbf{-} \ \, \textbf{-} \\ \textbf{-} \ \, \textbf{-} \\ \textbf{-} \ \, \textbf{-} \ \, \textbf{-} \\ \textbf{-} \ \, \textbf{-} \ \, \textbf{-} \\ \textbf{-} \ \, \textbf{-} \ \, \textbf{-} \\ \textbf{-} \ \, \textbf{-} \\ \textbf{-} \ \, \textbf{-} \ \, \textbf{-} \\ \textbf{-} \ \, \textbf{-} \\ \textbf{-} \ \, \textbf{-} \ \, \textbf{-} \\ \textbf{-} \ \, \textbf{-} \\ \textbf{-} \ \, \textbf{-} \ \,$

Alvarez, Alicia <<u>AlvarezA@hillsboroughcounty.org</u>>; Amber Dickerson

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Brinkley <a yesha.brinkley@sdhc.k12.fl.us>; Blinck, Jim BlinckJ@HillsboroughCounty.ORG; Brown,

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Tapley, Kimberly <a href="mailto:tapleyk@epchc.org">tapleyk@epchc.org</a>; Thompson, Mike <a href="mailto:Thompson@epchc.org">Thompson@epchc.org</a>; Tony Mantegna
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John (Forest) < <a href="mailto:TurbivilleJ@HillsboroughCounty.ORG">TurbivilleJ@HillsboroughCounty.ORG</a>; Valdez, Rick
< <u>ValdezR@HillsboroughCounty.ORG</u>>; Will Augustine < <u>august@plancom.org</u>>; Yeneka Mills
<millsy@plancom.org>
```

Cc: Grady, Brian < <u>GradyB@HillsboroughCounty.ORG</u>>; Monsanto, Israel < <u>Monsantol@hillsboroughcounty.org</u>>; Timoteo, Rosalina < <u>TimoteoR@HillsboroughCounty.ORG</u>>;

Vazquez, Bianca <<u>VazquezB@hillsboroughcounty.org</u>>; Padron, Ingrid

< <u>Padronl@hillsboroughcounty.org</u>>; Perez, Richard < <u>PerezRL@hillsboroughcounty.org</u>>; Williams,

Michael < Williams M@Hillsborough County. ORG >

Subject: RE RZ PD 21-0315

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: Israel Monsanto

Contact: monsantoi@hillsboroughcounty.org

Have a good one,

Ashley Rome

Planning & Zoning Technician

Development Services Dept.

P: (813) 272-5595

E: romea@hillsboroughcounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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Additional / Revised Information Sheet

Date Stamp Here

Application Number: RZ PD	21-0315 Appli	icant's Name: Eise	nhower Property Group, LLC
Reviewing Planner's Name: ISI	ael Monsanto		_{Date:} 4/23/2021
Application Type: Planned Development (PD) Variance (VAR)	Development of Region		Major Modification (MM)
Special Use (SU)	Conditional Use (CU)		Other
Current Hearing Date (if application)	able):		
	The following must k	e attached to th	is Sheet.
Cover Letter with summary submitted, all changes on the s	- -		rovided. If a revised Site Plan is being er.
An updated Project Narrat	ve consistent with the char	nges or additional info	ormation provided, if applicable.
Submittal Via:			
Email (Preferred). Note that	no follow up paper file is necessa	ry. Pdf format only. Maxin	num attachment(s) size is 15 MB.
Email this sheet along all the	additional/revised submittal	items in pdf to: Zoning	Intake-DSD@hcflgov.net
☐ Mail or delivery. Number o	f Plans Submitted: Large	Small	
For RZ-Standard: if plot plan is la For Minor Change: 6 large copies	e copies 24"X36", one small 8.5X1 rger than 8.5"X11", 7 large copies s. e permits: one 8.5"X11" or larger)	s should be submitted.	
		19th Floo	Tenter The ment Services Department
I certify that changes describe changes will require an addition			ade to the submission. Any further
La	mi Cabeth		4/23/2021
S	ignature		Date
Notification E-Mail SentTransmittal Completed	FOR OFF		e Completed by:
- Hansinittai Completed		III-Take	completed by.

SENDER'S DIRECT DIAL: (813) 227-8421

SENDER'S E-MAIL: Kami.Corbett@hwhlaw.com

April 23, 2021

Israel Monsanto Development Services County Center 601 E. Kennedy Blvd., 19th Floor Tampa, FL 33602 VIA EMAIL

Re: RZ-PD 21-0315

Revised Narrative and Design Exception Request

Dear Israel:

On behalf of the Applicant, Eisenhower Property Group, LLC, enclosed under cover of this letter, please find an Additional/Revised Information Sheet, a request for design exception, and a revised narrative, which was revised to address comments from the Planning Commission dated April 2, 2021.

The revised narrative addresses the proposed PD's consistency with the Ruskin Community Plan, and provides an exhibit demonstrating the proposed PD's relation to and connectivity with the patchwork of existing PDs in the surrounding area.

In addition, the Applicant has provided answers to the specific questions raised by the Planning Commission, which are included in the body of this letter.

Date: April 23, 2021

Page 2 of 4

Applicant responses to Planning Commission questions (Applicant responses in BOLD):

Goal 5

"Encourage development that is connected with, and integrated into, the Ruskin community. Design features (e.g. walls, gates) that isolate or segregate development from the community is inconsistent with the community's character and should be discouraged."

We are interconnecting and extending the grid. We have lots fronting several of the adjacent streets. We are not proposing any gates/roads will be open to the public. These lots will not be isolated and/or segregated.

We have lots that will be fronting on 12th St SE and Colding Dr. demonstrating that the proposed community will integrate seamlessly with the adjoining streets and neighborhoods.

"Developments should continue and/or replicate the traditional "grid" street pattern found in Ruskin to the greatest extent practicable."

Yes. This is well understood and have been following this policy for years. The grid pattern alluded to in the Comprehensive Plan is the Ruskin Colony Farms Plat that was established in 1909 and has streets every quarter mile.

The subject rezoning does continue the grid pattern and does have streets every quarter mile.

Goal 8

"Ensure that roadways are designed to preserve the community character of Ruskin."

Understood. This is being done. As further described in detail in the above response and in earlier correspondence with DSD staff (provided to you for your review).

The quarter mile grid network is being extended. The streets will not be gated. The grid pattern is seamlessly extended into this new community representing a expansion of the existing pattern of development.

"Preserve and enhance the traditional "grid" pattern of roadways."

Yes. Understood and is being implemented.

It was also suggested that we look to provide additional street connection at less than quarter mile spacings.

It was asked if we could consider making a street connection north to 16th Ave. SE. A street connection at some point between 12th St. SE to the west and 15th St. SE to the east is difficult

Date: April 23, 2021

Page 3 of 4

due to existing site constraints. There is a wide drainage ditch along the south side of 16th Ave SE, we can however commit to providing a pedestrian connection to 16th Ave. SE.

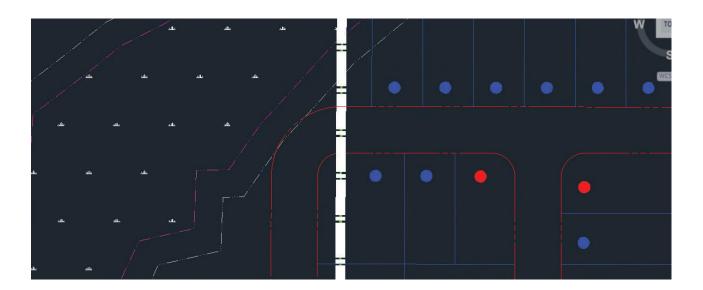
It was asked if we could consider making a street connection to the east between 16th Ave SE to the north and Colding Drive to the south. There is a large TECO powerline corridor located in the location where such a connection would be located making a connection at this location not ideal. Furthermore, for the same reason (the TECO powerline corridor) there is no corresponding connection at this midpoint further east.

Based on survey data which conflicts with the 1909 plat, we have reason to believe the northern portion of 15th is encumbered by the TECO easement, and therefore it is infeasible to construct a connection there.

In response to your specific comments:

- This proposed zoning plan is extending and providing for connectivity.
- Another one of your comments I believe is referring to the northern cross-access to the west the CAD drawing below shows how the design can accommodate the 50 ft r-o-w. Please keep in mind the actual pavement is approximately 24 ft within this subdivision street r-o-w.

James, asked and answered during the 19-0104 rezoning. Yes, this works, see below where we have looked at this, a detailed CAD/engineering drawing.



• The overall stitching together of the multiple rezonings demonstrates how we have designed, permitted and developed the area in detail and shows how the subject rezoning is intended to be designed and developed.

Date: April 23, 2021

Page 4 of 4

Please accept these items for addition to the record for this application, and please contact our office with any questions.

Thank you.

Sincerely,

HILL WARD HENDERSON

Kami Corbett

KC/JRM Enclosures

cc: Andrea Papandrew

Project Narrative PD Rezoning Application Folio Nos. 055608-0050, 055605-0000, 055609-0000, and 055616-0100

Eisenhower Property Group, L.L.C. (the "Applicant") seeks to rezone the above-referenced property (the "Site") from its current mix of PD, AR, and RSC-2, to a new PD district. The proposed PD district will consist of 142 single family lots on the Site, which totals approximately 35.7 acres in size. The resulting density under the proposed PD plan is a maximum of 4 UPA. The entirety of the Site lies within the Urban Service Area.

PD zoning is necessary for the Site, since the Site currently includes a mix of zoning and therefore no coherent, uniform residential community can be constructed on it with the current mix of zoning regulations that apply. A companion PRS minor modification application will follow this application, to remove the existing PD Zoning (19-0104) on folio no. 055608-0050, so that the requested PD zoning district may encompass that folio without conflict with a prior PD. In addition, access and infrastructure improvements are required for the Site as proposed, which requires more involved and creative planning to which a PD zoning district is well-suited.

The Applicant proposes the access points for the Site be located on 12th Street SE, with cross access across Colding Dr. in the southern portion of the Site. As part of the Project, the Applicant proposes to extend 16th St. through the Site, across from 15th St. SE and through to 12th St. SE, however, access from the Site's single family lots will not connect directly to 16th, or to 15th on the east. The spacing of the roadway grid is sufficient as proposed, and therefore internal access to 16th is not necessary. The proposed project represents infill development in a suburban location of approved, developing, and existing single family homes, and will result in a continuation of the existing subdivision street grid block pattern. The streets will be public and non-gated. Therefore the only modifications proposed to this grid network will be to design streets around minor wetlands, which are to be protected, and around a 250-ft. wide major TECO power line transmission corridor; otherwise access to all streets in the area is proposed.

The project proposed on Site is consistent with the Ruskin Community Character Guidelines of Section 3.22.00 of the LDC. The Site is in Area 3 of the Ruskin Community Area. Single family detached dwelling units are allowed in this area of the plan. At under 50 acres, the project will satisfy the Code's required 6,000 s.f. minimum lots, with a minimum of 55-foot lot widths and 20% of lots at 60 feet wide. Area 3 contemplates suburban residential development, which the proposed PD site will create. As described more fully below, the proposed PD seamlessly integrates into the existing patchwork of PD plans surrounding it. In fact, the proposed PD fills the "hole in the donut", and stiches together the center portion of this cluster of PDs. The proposed PD will continue the grid of streets that is characteristic of the Ruskin Community, and provides interconnectivity to and between the surrounding area to the maximum possible extent. Please see Exhibit A, which shows this patchwork of PDs, with the proposed PD in the center.

The project is consistent with the applicable goals of the Ruskin Community Plan, specifically:

- Goal 3: Environment

- The project will feature a large, attractive pond along the Site frontage on 12th St. SE, which will be consistent with and help to minimize project impacts on the wetlands to the northwest of the Site.
- This pond will also provide attractive, natural space, and will visually buffer 12th St. SE from the proposed residential uses, and will likewise buffer future residents from the right-of-way, which is in line with the Ruskin Community Plan's overall goal of a preserving the rural, natural feel of the community.

Goal 5: Community and Neighborhood Character

- Heights of homes on the Site will not exceed 50' in fact, the heights of the proposed single family dwelling units on the Site will be a maximum of 35'.
- The single family units will provide housing in the area that will aid in accommodating a diverse population.
- The proposal interconnects with surrounding proposed neighborhoods, and extends the planned grid pattern of these developments. The proposed PD continues the grid pattern with streets every quarter mile, in keeping with the Ruskin Colony Farms Plat of 1909.
- Several lots within the proposed PD front adjacent streets (12 St. SE and Colding Dr.), and no gates are proposed all roads will be open to the public.
- A pedestrian connection point is proposed at the north of the PD area, onto 16th Ave.
- The project recognizes and is consistent with its location in the Area 3-South Ruskin. The proposed PD community will integrate seamlessly with adjoining streets and surrounding neighborhoods, as demonstrated by Exhibit A.

- Goal 8: Transportation

- The project will include extension and improvement of 16th St., which will benefit the surrounding area in terms of access and traffic conditions, and will benefit the Site as well by maintaining the grid-like street pattern of the surrounding area which promotes access to the Site and surrounding neighborhoods.
- As described above, the project will extend and seamlessly continue the grid
 pattern of the area, and will integrate into the surrounding PDs and street network.
 This represents an expansion of the existing pattern of development in the area,
 and promotes and upholds the character of the Ruskin Community Plan.
- A pedestrian connection to 16th Ave. is proposed, at the north of the proposed PD boundary. A street connection to 16th Ave. is impractical due to the existence of environmentally sensitive areas and stormwater systems on site, specifically, a wide drainage ditch along the south side of 16th Ave..
- A street connection to the east between 16th Ave. and Colding Drive is impractical due to the large TECO/Amerit powerline corridor. TECO is not amenable to

private use of their corridors, and therefore this area cannot be traversed/developed for a connection. Please refer to Exhibit A; the Spencer Creek PD to the east of the proposed site is similarly constrained by the TECO corridor, as indicated by the Spencer Creek's irregular shape on its western boundary and a lack of roadways through the corridor.

- Colding Drive is being constructed from 12th St. SE to 15th St. SE, and lots in the proposed PD will front and have direct access to Colding. A street connection will be made to Colding as well, which will run north from Colding.
- Aside from the wetland and TECO constraints, cross-connections to surrounding PDs are proposed to the greatest extent possible. Please refer to Exhibit A, and to the site plan submitted with this application.

The proposed project on Site also satisfies applicable goals, objectives, and policies of the Hillsborough County Comprehensive Plan, specifically:

- <u>Urban Service Area – Objective 1</u>

- Policy 1.2: the project will satisfy the requirement for a density of 4 du/ga within the USA.
- Policy 1.5: the Site will utilize publicly owned and operated systems for potable and waste water.

- Relationship to the Future Land Use Map – Objective 7

 Policy 7.1: the project promotes this policy, as it is consistent with the FLU map category of R-4, which identifies the Site as an appropriate place for residential development, at 4.0 UPA.

- Land Use Categories – Objective 8

O Policy 8.1: as described above, the project proposal on Site is consistent with the FLU category of R-4, in terms of building/use types, density, and character of the area.

- <u>Provision of Public Facilities to Serve Development – Objective 11</u>

o Policy 11.1: the project will ensure concurrency and availability of County services to the Site, which is feasible due to its location within the USA.

- Neighborhood/Community Development - Objective 16

- o Policy 16.2: the project will ensure buffering from lower-density uses via appropriate landscaping, and the pond, as described above.
- O Policy 16.3: the project will integrate with surrounding and adjacent land uses by creating cross-access points to and through the site to the surrounding streets, improving transportation by extending 16th Ave., and mitigating adverse impacts through appropriate buffering and preservation of open space.

- Policy 16.7: as described above, the Site will include internal circulation as well as stub-outs/cross-access points, to promote the maximum possible level of neighborhood interconnectivity with the surrounding PD patchwork.
- Policy 16.8: the density and lot sizes proposed by this project are compatible with the existing character, density, and lot sizes of surrounding and adjacent neighborhoods, as well as with the character of the Area 3-South Ruskin guidelines.
- O Policy 16.11: the project will be design with variation in setbacks, architectural features, driveway patterns, and landscaping.
- o Policy 16.15: gathering places shall be included in accordance with the requirements of the LDC.

Received Apr 23, 2021 Development Services



LINCKS & ASSOCIATES, INC.

April 23, 2021

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

Re: Vilches/Bradbury/Jones

Folio Number 055608.0050,0556005,0000, 055609.0000 & 055616.0100

RZ PD 21-0315 Lincks Project No. 21008

The purpose of this letter is to request a Design Exception to Section 6.02.07 of the Hillsborough County Land Development for the Colding Drive from 12th Street SE to 15th Street SE. The developer proposes to develop the subject property for up to142 Single Family Homes.

According to the Hillsborough County Functional Classification Map, Colding Drive is classified as a local roadway. The subject site is within the Hillsborough County Urban Service Area.

The access to serve the project is proposed to be as follows:

- Two (2) full accesses to 12th Street
- One (1)full access to Colding Drive

Table 1 provides the trip generation for the project

On April 9, 2021, the following individuals met to discuss proposed project and Design Exception for Colding Drive:

- Mike Williams
- Rick Perez

The request is for a Design Exception to TS-3 of the Hillsborough County Transportation Technical Manual for Colding Drive within the TECO property. The developer proposes to construct the subject segment of Colding Drive. The eastern approximately 330 feet of the proposed roadway traverses the TECO property in which there is only 40 feet of existing right of way. Therefore, a Design Exception is required to accommodate the roadway within the existing right of way. The following exceptions are requested to accommodate the proposed project.

5023 West Laurel Street Tampa, FL 33607 813 289 0039 Telephone 8133 287 0674 Telefax www.Lincks.com Website Mr. Mike Williams April 23, 2021 Page 2

- 1) Right of Way TS-3 has 50 feet of right of way. The right of way within the TECO property is 40 feet.
- 2) TS-3 has 8 feet between the back of the curb and sidewalk. The proposed section reduces this to 3 feet.
- 3) Curb TS-3 has Miami curb. Type F curb is proposed for the subject segment.

The justification for the Design Exception is as follows:

- 1. Due to limited right of way within the TECO property, the distance between the back of the curb and sidewalk was reduced.
- 2. To mitigate the reduction in the distance between the back of curb and sidewalk, Type F curb is proposed from west of the TECO property to 15th Street.

Figure 1 illustrates the proposed typical section and Figure 2 illustrates the limits of the proposed section.

Based on the above, it is our opinion, the proposed typical section will mitigate the impact of the project and meet the intent of the Transportation Technical Manual to the extent feasible.

Mr. Mike Williams April 23, 2021 Page 3

Please do not hesitate to contact us if you have a	any questions or require any additional
information.	
Best Regards,	
Steven J Henry	
President/ Lincks & Associates, Inc.	// Xax
P.E #51555	(/1x)20x
Based on the information provided by the application. Disapproved	olicant, this request is:
Approved	
If there are any further questions or you need Benjamin Kniesley, P.E. at (813) 307-1758	l clarification, please contact
	Sincerely,
	Michael J. Williams

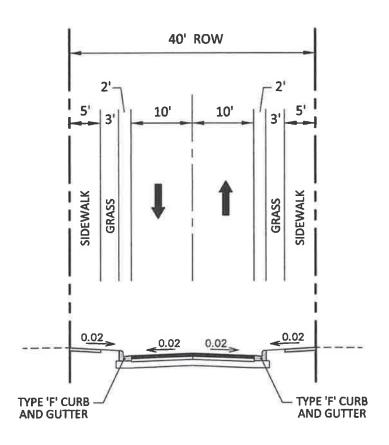
Hillsborough County Engineer

TABLE 1

ESTIMATED PROJECT TRIP ENDS (1)

lour	S	Total	142
Peak H	r can r rip End	In Out Total	53
PM		듸	83
Hour	spi	In Out Total	106
Peak	rip Er	Ort	79
AM		드	27
	Daily	Trip Ends	1,436
		Size	142 DU's
	빝		210
		Land Use	Single Family

(1) Source: TE Trip Generation Manual, 10th Edition, 2017.



TYPICAL SECTION

FIGURE 1
TYPICAL SECTION

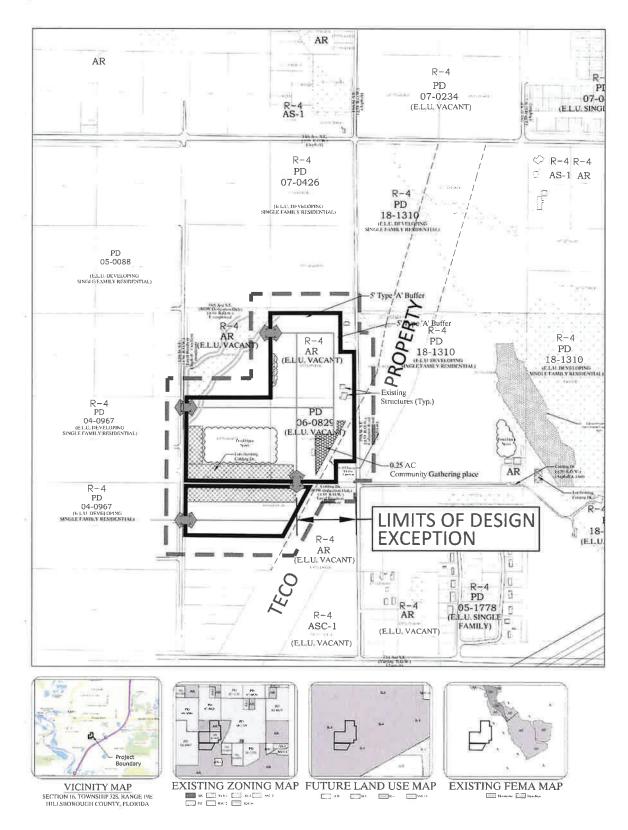
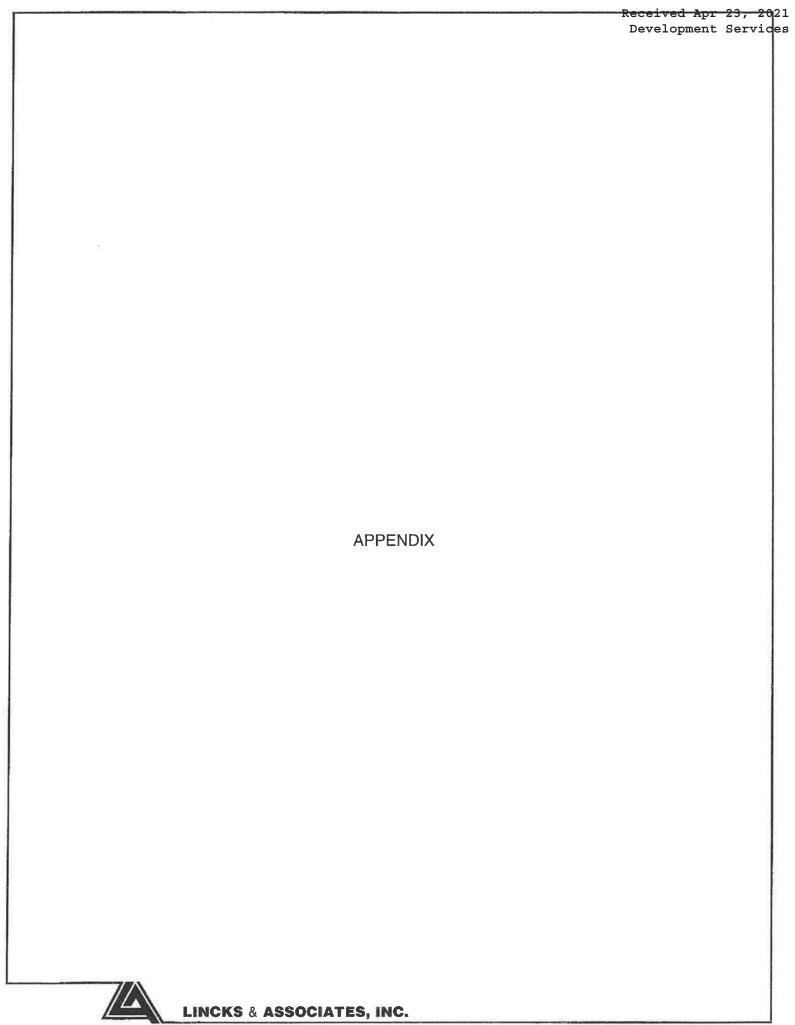
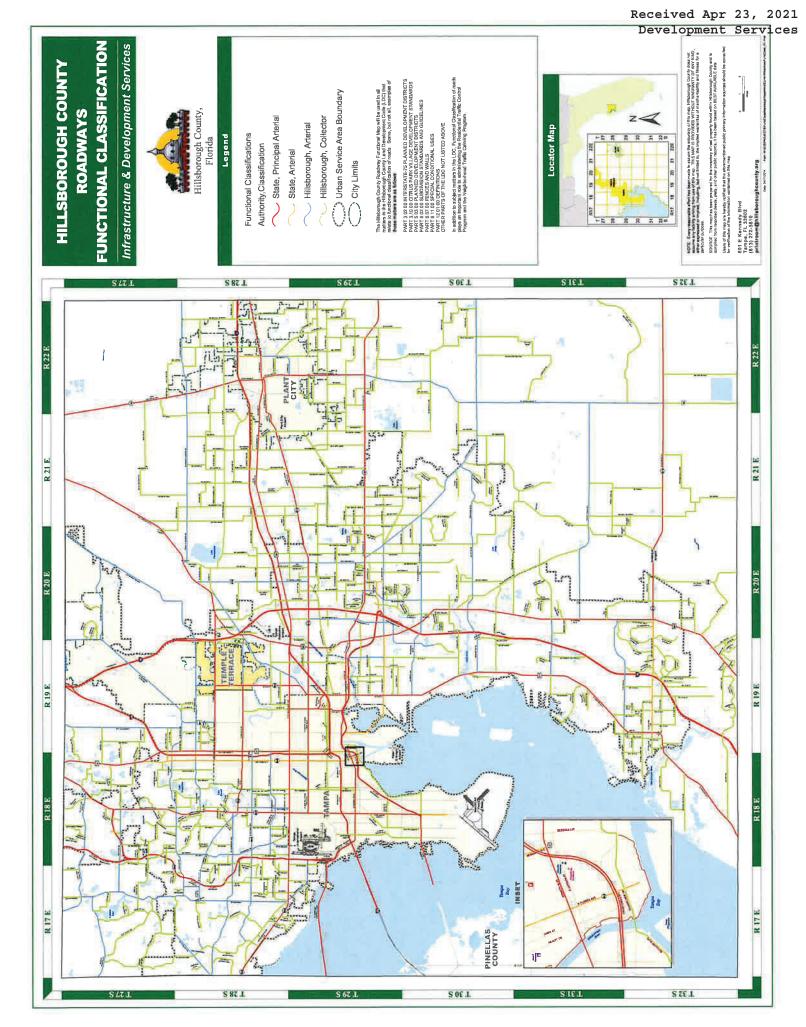


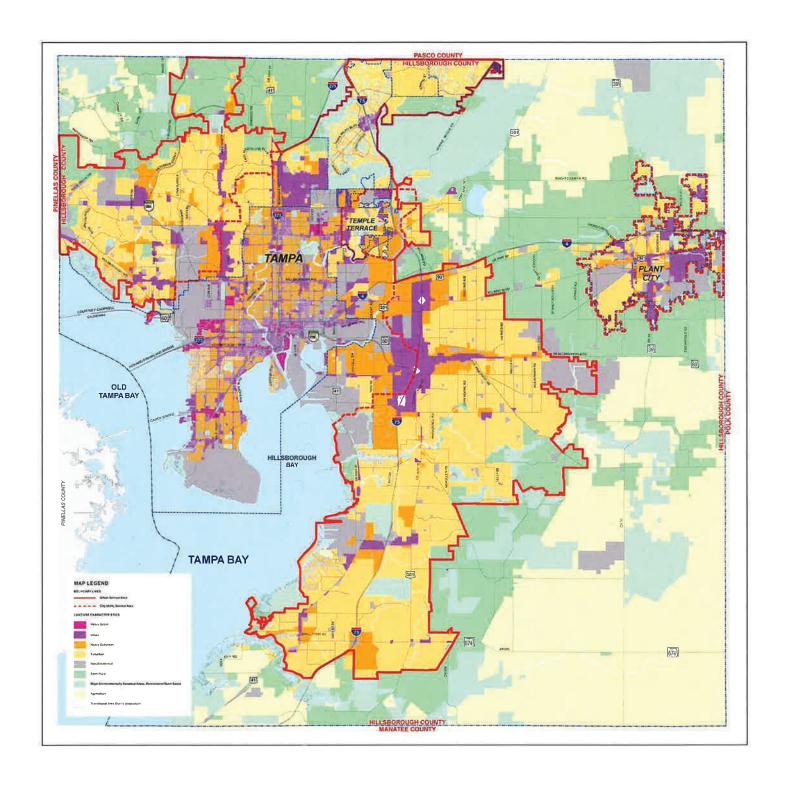
FIGURE 2



		Development	Service	e
	HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION MAP			
78.1				
	NCKS & ASSOCIATES INC			



	Development Service
HILLSBOROUGH COUNTY	
URBAN SERVICE AREA	
	ĺ
LINCKS & ASSOCIATES, INC.	



				Development	Servic	es
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						l
		DO A DIA/AI/ A/	OCCOMENT			
		ROADWAY AS	SSESSMENT			
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	LINCKS & ASS	SOCIATES, INC	C.			
	<u> </u>			21	-031	.5

100		7								Lake Magdalene I
Lake IV	Lake Magualerie BIVO			Lan	Lane Pavement	ent	Type of Road:	Type of Road: 2 lane crown asphalt	sphalt	
Special F	ield Survey for Suk	Special Field Survey for Substandard Road Assessment	ssment	Left Slope	Width	Right Slope	Pav't condition: Good	Good		
W. Fletch	er Ave to 250' pas	W. Fletcher Ave to 250' past Clay Magnum LN	Minimum:	0.1%	20,	0.9%	Shoulder condition: Fair to good	Fair to good		
	By: WLR	LR	Maximum:	2.7%	36'	4.0%	Swales:	Swales: Left and Right		
	Date of Survey: 01/14/21	1/14/21	Average:	0.8%	20.6′	2.6%	Notes:	Notes: Pav't cond, Good	poo	
	Speed Limit: 40 mph	hdm (Dimensions from thru lane edges	om thru lan	e edges
	Left Slopes and	es and Swales	Left Shoulder	Lan	Lane Pavement	ent	Right Shoulder	Right S	Right Slopes and Swales	Swales
Station	Back Slope E (Width/slope) (Bottom Front Slope (width) (width/slope)	Total/Paved/Slope	Left Slope	Width	Right Slope	Total/Paved/Slope	Front Slope (width/slope)	Bottom (width)	Back Slope (width/slope)
0+61	30'/33%	0' 16'/15%		%9.0	36.0′	-2.8%	6'(nom.)/2/10%	Eroded flat		
	0+70 end of curb	LT 0+70 end of curbed return, 'C' inlet 16' LT, 5' wood fence 30' LT, 0+26 U.P.	LT, 5' wood fence 3	0' LT, 0+	-26 U.P.	13' LT				
Α.	0+61 end of curb	RT 0+61 end of curbed return, 'C' inlet 12' RT, 5' conc. S/W 17' RT, 0+25 U.P. 12' RT	RT, 5' conc. S/W 17	" RT, 0+;	25 U.P. 1	12' RT				
Note	SO+00 at EOP Flet	Notes 0+00 at EOP Flethcer Ave, 0+04 to 0+14 Crosswalk. 3 layers asph. 1",1.5", 2" Rdwy Sect.: 13' thru, 11' left turn, 12' thru	14 Crosswalk, 3 lay	ers asph	. 1",1.5",	2" Rdw	y Sect.: 13' thru, 11	' left turn, 12' th	Jru	
2+00	8/37%	1' 7'/42%	8/11/10%	0.7%	26.0'	-4.0%	6'(nom.)/1/23%	10'/23%	1.	6'/14%
LT										
RT	5' conc. S/W 17'	5' conc. S/W 17' RT, 7' conc. Wall 24' R	RT							
Note	SRT shoulder and	Notes RT shoulder and swale erosion 0+80 to	o 1+82, 1+80 end of LT turn taper,	LT turn t		lwy Sect	Rdwy Sect.: 10' thru, 6' painted median, 10 thru	d median, 10 th	ונו	
4+00	Slope away from road	road		0.1%	22.0.	-3.4%	6'(nom.)/0/6%	18/6%	.0	4./7%
	LT 4+20 mtl. Trans. Pole 15' LT	Pole 15' LT								
	15' conc. S/W 22'	RTS' conc. S/W 22' RT, 4+80 pole and meters, util box 24' RT	eters, util box 24' RT							
Note	Notes 5+88 centerline Moran Rd	Aoran Rd								
00+9	20'/24%	0' 11'/18%	6'(nom)/0'/18%	2.7%	34.0'	-1.8%	•	9	ì	į
	F6+10 mtl transmit	LT 6+10 mtl transmission pole, 7+40 U.P. 1	15'LT							
RT	112' acceleration I.	12' acceleration lane, 5' conc S/W 24' RT, 7' conc. Wall 31' RT, 7+07 U.P. 23' RT	RT, 7' conc. Wall 31	RT, 7+0	77 U.P. 2	3' RT				
Notes	100									
8+00	1' deep x 5' wide ditch	ditch 9'/9%	%6/.0/(mou),9	0.7%	23.0'	-2.1%	6'(nom.)/0/13%	23/13%	ŧ,	
	T8' wood fence, 21	LT8' wood fence, 21' LT, 8+20 mtl. Transmission pole 15' LT	mission pole 15' LT							
RT	T5' conc. S/W 23' I	conc. S/W 23' RT, 7' conc. Wall 30' RT	RT							
Notes	S									
10+00	24'/8%	0' 12'/16%	6'(nom)/0'/16%	1.0%	20.0	-2.7%	%6/.0/(mou),9	24'/9%	v	1
	TU.P. 15' LT, 5' co	LT U.P. 15' LT, 5' conc. S/W 24' LT, 0+70 mtl. Transmission pole 15' LT	mtl. Transmission p	ole 15' L	L.					
RT	T5' conc. S/W 22'	5' conc. S/W 22' RT, U.P. 23' RT, 7' con	onc. Wall 30' RT							
Notes	S									
12+00	24'/12%	0' 16'/19%	6'(nom)/0'/19%	0.2%	20.0'	-2.1%	6'(nom)/0'/25%	15/25%	,0	7'/24%
LT	T5' conc. S/W 24'	5' conc. S/W 24' LT, 7' conc. Wall 30' LT	LT, 12+78 mtl transmission pole 15'	ission p	ole 15' L'	_				
R	T5' conc. S/W 25'	RT 5' conc. S/W 25' RT, 12+67 to 13+04 5'	5' wood walkway bridge 10' RT, 12+80 U.P.	lge 10' R	T, 12+80	0 U.P. 4'	4' RT			
Note	s 12+81 24" RCP c	Notes 12+81 24" RCP culvert, Headwalls 5' LT	LT, 6' RT							
1										

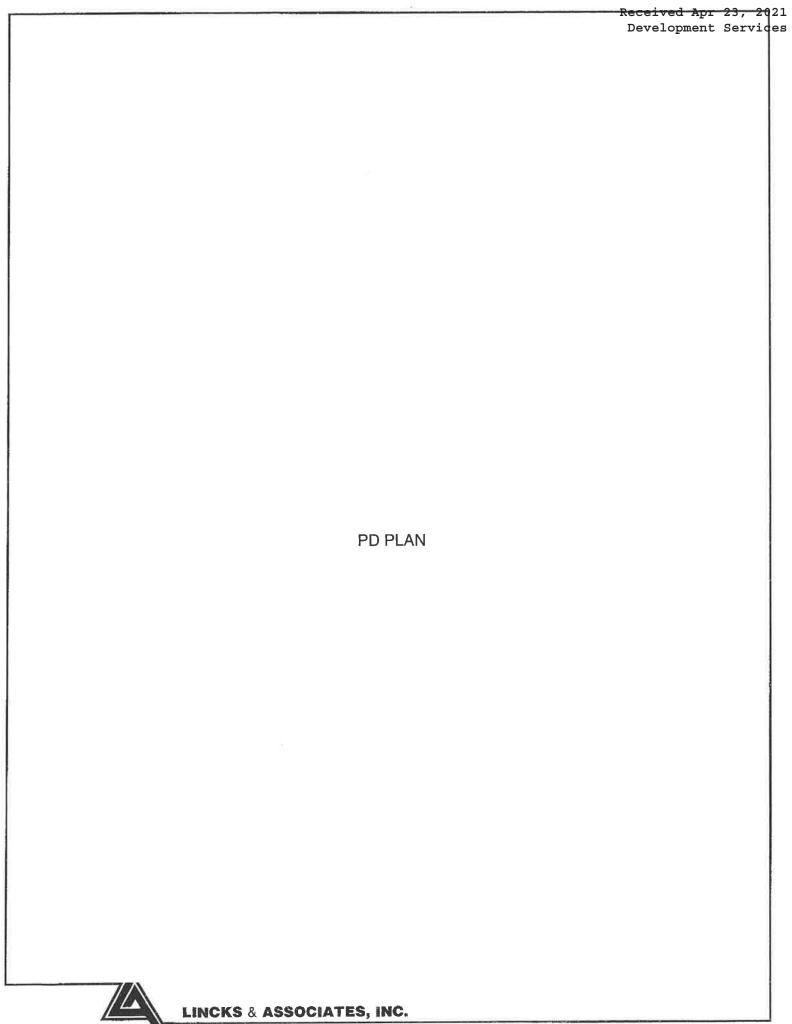
Lincks & Associates, Inc. Lake Magdalene Blvd

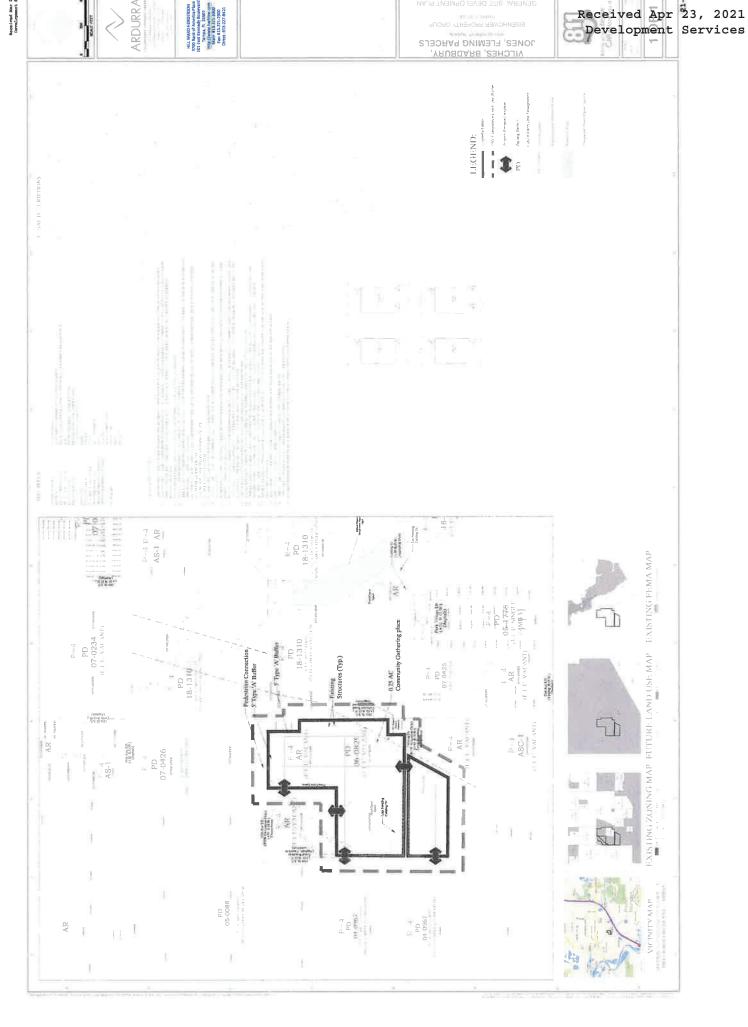
	Left Slop	Left Slopes and S	Swales	Left Shoulder	Lane	Lane Pavement	ent	Right Shoulder	Right SI	Right Slopes and	Lake Magdalene E
Station	Back Slope (Width/slope)	Bottom (width)	Front Slope (width/slope)	Total/Paved/Slope	Left Slope	Width	Right Slope	Total/Paved/Slope	Front Slope (width/slope)	Bottom (width)	Back Slope
14+00	10'/28%	,0	17./24%	6'(nom)/0'/24%	1.3%	20.0	-				
5	LT 14+90 18" Sabal palm 13' RT, 14+95 mtl	Il palm 13	RT, 14+95 mt	I transmission pole 15' LT	15' LT						
RT	6' conc. S/W 4' RT, alum. Guiderail back	RT, alum.	Guiderail back		t swale b	behind S	W. 4 ba	of S/W, 7' wide flat swale behind S/W, 4' barb wire fence 17' RT			
Notes	9										
16+00	10'/24%	0,	20'/26%	6'(nom)/0'/26%	0.5%	20.0'	-0.9%				
	16+44 centerline	e Clay Ma	gnum LN, 16+	LT 16+44 centerline Clay Magnum LN, 16+84 begin 5' S/W LT,	, 16+98	mtl trans	mission	16+98 mtl transmission pole 15' LT			
R	RT6' conc. S/W 4' RT, alum. Guiderail back	RT, alum.	Guiderail back	c of S/W, 7' wide flat swale behind S/W, 4' barb wire fence	t swale t	behind S	/w. 4 ba	rb wire fence 17' RT			
Notes	(0)										
18+00	97/18%	ō	11'/3%	4'/0'/0%	0.7%	20.0′	-3.1%	6'(nom)/0'/11%	11% to fence		
	LT 5' conc. S/W 4' LT, 6' mtl fence 40' LT, 1	LT, 6' mtl	fence 40' LT, 1	19+10 mtl transmission pole 15' LT	sion pole	15' LT		1			
R	RT 4' barb wire fence 14' RT	ce 14' RT									
Notes	(A)										
20+00	10/1%	o,	6/16%	4'/0'/0%	0.5%	20.0	-3.6%	6'(nom)/0'/14%	14% to fence		
	LT 5' conc. S/W 4' LT, swale behind S/W	LT, swale	behind S/W					1			
R	RT 4' barb wire fence 15' RT	ce 15' RT									
Notes	Notes Asph. Condition good - only occasional	o - poob	nly occasional	longitudinal cracks.							
	End of seament at station 20±00	at ctation	00+00								
	Notes.	at Station	20.07								
	NOIES.	-									
	1. Segment Is a	flushed s	houlder roadw	 Segment is a flushed shoulder roadway except at intersection with Fletcher Ave. 	ction wit	h Fletche	er Ave.				
	2. Swales are or	n both sid	es of the roadv	2. Swales are on both sides of the roadway for the full segment	nent						
	3. There is a util	lity pole el	ncroachment w	3. There is a utility pole encroachment within 6' of the lane edge on RT side at station 12+80	edge on	RT side	at station	12+80			
	4. There are 3 light poles on side streets	ght poles	on side streets	near Lake Magda	lene Blvd	but non	e on Lak	near Lake Magdalene Blvd but none on Lake Magdalene Blvd.			
	5. Pavement co	ndition is	good througho	ut the segment. As	sphalt an	d base d	epths no	Pavement condition is good throughout the segment. Asphalt and base depths not determined exactly.	y. Observed asphalt thickness	sphalt thic	kness 4.5"+
	6. There is shou	ilder and	swale erosion (There is shoulder and swale erosion on the right side from sta. 0+80 to sta. 1+82	m sta. 04	-80 to sta	a. 1+82				
	7. Southbound I	eft turn la	ne length of 12	Southbound left turn lane length of 120' at W. Fletcher Ave. less than FDOT standards.	ve. less t	than FDC	JT stand	ards.			
	8. Signalized int	ersection	Signalized intersection at beginning of	f segment at W. Fletcher Ave.	etcher Av	e.					
	9. Metal power t	transmissi	on poles are 1	9. Metal power transmission poles are 15' from edge of lane on left side for the entire segment.	e on left	side for t	he entire	segment.			
	10. Traffic signs	are most	ly not breakaw	ay and a few are w	ithin the	FDOT re	commer	10. Traffic signs are mostly not breakaway and a few are within the FDOT recommended 12' from lane edges.	daes.		
	11. There is a school zone from about sta	chool zon	e from about s	ta. 10+80 to sta. 1£	3+70 with	flashing	lights w	a. 10+80 to sta. 18+70 with flashing lights when a 20 mph speed limit is in effect.	I limit is in effe	ct.	

	Received Apr 23, 2021
	Development Services
80 No. 10 No.	
TS-3	
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n n	
71	
LINCKS & ASSOCIATES, INC.	

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† 4.





COMMISSION

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Harry Cohen
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AGENCY COMMENT SHEET

REZO	NING
HEARING DATE: 4/19/2021	COMMENT DATE: 3/25/2021
PETITION NO.: 21-0315	PROPERTY ADDRESS: 1703, 1711, 1803 15th St
EPC REVIEWER: Chris Stiens	SE., Ruskin
CONTACT INFORMATION: (813)627-2600 X1225	FOLIOs: #0556050000 / #0556080050 / #0556090000 / #0556160100
EMAIL: stiensc@epchc.org	STR: 16-32S-19E
REQUESTED ZONING: PD, AR & RSC-2 to PD	

FIND	INGS
WETLANDS PRESENT	YES
SITE INSPECTION DATE	12/15/2020
WETLAND LINE VALIDITY	Partial project only
WETLANDS VERIFICATION (AERIAL PHOTO,	EPC files and aerial review
SOILS SURVEY, EPC FILES)	

REVISED EPC COMMENTS 3/25/2021

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

- Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.

- Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change
 pending formal agency jurisdictional determinations of wetland and other surface water
 boundaries and approval by the appropriate regulatory agencies.

INFORMATIONAL COMMENTS:

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

- A wetland delineation file #71364 identified wetlands on folio #0556080050 within the project. EPC files also indicate wetlands exist on other portions of the project. These remaining portions of the subject project contain wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- EPC has received a wetland impact request for folio #055608-0050. The wetland impact and mitigation file #71640, is currently under review.
- The site plan implies other wetland impacts that have not been authorized by the Executive Director of the EPC. The wetland impacts are for cross-access to folio #51616-0100, possible lots & roads. Chapter 1-11, prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan. If you choose to proceed with the wetland impacts depicted on the plan, a separate wetland impact/mitigation proposal and appropriate fees must be submitted to this agency for review.
- Please note that the construction and location of the other proposed wetland/other surface water
 impacts and mitigation plan shall be reviewed separately by EPC pursuant to Chapter 1-11 and
 Basis of Review. Please be aware that a submittal provides no reliance that the wetlands may be
 developed as proposed and that EPC staff cannot approve plans at the construction phase if
 unapproved wetland impacts are depicted.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface
 waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters
 are further defined as Conservation Areas or Preservation Areas and these areas must be designated
 as such on all development plans and plats. A minimum setback must be maintained around the
 Conservation/Preservation Area and the setback line must also be shown on all future plan

submittals.

Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

cs/mst



Treparing Students for Life

Adequate Facilities Analysis: Rezoning

Date: March 8, 2021

Jurisdiction: Hillsborough

Case Number: RZ 21-0315

HCPS #: RZ-353

Location: Northwest of 15th St. SE and Colding Drive,

Ruskin, 33570

Parcel Folio Number(s): 0556050000, 0556090000,

0556160100, 0556080050

Acreage: 35.7 (+/- acres)

Proposed Zoning: Planned Development

Future Land Use: R-4

Maximum Residential Units: 142 Units

Residential Type: Single-Family Detached

School Data	Ruskin Elementary	Shields Middle	Lennard High
FISH Capacity	936	1556	2500
2020-21 Enrollment	687	1674	2293
Current Utilization	73%	108%	92%
Concurrency Reservations	167	849	474
Students Generated	28	13	20
Proposed Utilization	94%	163%	111%

Sources: 2020-21 40th Day Enrollment Count with Updated Concurrency Reservation as of

3/8/2021

NOTE: Ruskin Elementary School has capacity for the proposed project, and capacity exists in a concurrency service area adjacent to Shields Middle School to accommodate students at this time. Lennard High School, however, is at capacity and no additional capacity exists in adjacent concurrency service areas. The applicant is advised to contact the district with any questions regarding high school capacity.

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.

Matthew Pleasant

Department Manager, Planning & Siting Growth Management Department

Hillsborough County Public Schools

Matthew Pleasant

E: matthew.pleasant@hcps.net

P: 813.272.4429



AGENCY REVIEW COMMENT SHEET

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

TO: Zoning Review, Development Services DATE: 04/30/2021

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Eisenhower Property Group, LLC **PETITION NO:** 21-0315

LOCATION: 1703 SE 15 St Ruskin

FOLIO NO: 55608.0050; 55605.0000; 55609.0000; 55616.0100

Estimated Fees:

(Fee estimate is based on a 2,000 square foot, 3 bedroom, Single Family Detached)

Mobility: \$5,921.00 * 142 units = \$ 840,782 Parks: \$1,815 * 142 units = \$ 257,730 School: \$8,227.00 * 142 units = \$1,168,234 Fire: \$335.00 * 142 units = \$ 47,570 142 Single Family Detached = \$2,314,316

Project Summary/Description:

Urban Mobility, South Park/Fire - 142 Single Family Units

AGENCY REVIEW COMMENT SHEET

TO:	TO: ZONING TECHNICIAN, Planning Growth Management DATE: 22 Feb. 2021				
REV	IEWER: Bernard W. Kaiser, Conservation and En	nvironmental Lands	Management		
APPI	LICANT: Kami Corbett	PETITION NO: R	Z-PD 21-0315		
LOC	ATION: Ruskin, FL 33570				
	IO NO: 55608.0050, 55605.0000, 55609.0000,	SEC: <u>16</u> TWN: <u>32</u>	RNG: <u>19</u>		
55616	5.0100				
\boxtimes	This agency has no comments.				
	This agency has no objection.				
	This agency has no objection, subject to listed o	attached condition	S.		
	This agency objects, based on the listed or attac	had conditions			
	This agency objects, based on the listed of attac	nea conditions.			
COMN	MENTS:				

WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETIT	FION NO.: PD21-0315 REVIEWED BY: Randy Rochelle DATE: 1/28/2021
FOLI	O NO.: 55608.0050 Plus Multiple More
	This agency would ☐ (support), ☒ (conditionally support) the proposal. WATER
	WAILK
	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 <u>(adjacent to the site)</u> , <u>(approximately 50</u> feet from the site) <u>and is located within the west Right-of-Way of 12th Street SE.</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>8</u> inch wastewater gravity main exists <u>(adjacent to the site)</u> , <u>(approximately 25</u> feet from the site) and is located within the Right-of-Way of 12 th Street SE.
	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
COMN	MENTS: This site is located within the Hillsborough County Urban Service Area, therefore the subject property should be served by Hillsborough County Water and Wastewater Service. 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.

VERBATIM TRANSCRIPT

Page 1

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

	X
IN RE:)
ZONE HEARING HEARINGS	MASTER)
	×

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

PAMELA JO HATLEY

Land Use Hearing Master

DATE:

Monday, May 17, 2021

TIME:

Commencing at 6:00 p.m.

Concluding at 10:31 p.m.

PLACE:

Cisco Webex

Reported By:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 100
Clearwater, FL 33762
(800) 337-7740

Executive Reporting Service

	Page 159
1	HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS
2	
3	ZONING HEARING MASTER HEARINGS May 17, 2021
4	ZONING HEARING MASTER: PAMELA JO HATLEY
5	D6:
6	Application Number: RZ-PD 21-0315 Applicant: Eisenhower Property Group, LLC
7	Location: 225' North of Intersection 12th
8	St. SE, Tidal Rock Ave. Folio Number: 055605.0000, 055608.0050, 055609.0000 & 055616.0100
9	Acreage: 35.73 acres, more or less
10	Comprehensive Plan: R-4 Service Area: Urban
11	Existing Zoning: RSC-4, 17-0935, PD, 19-0104 & AR
12	Request: Rezone to Planned Development
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Executive Reporting Service

	Page 160
1	MR. GRADY: The next item is agenda item,
2	D-6, Rezoning-PD 21-315. The applicant is
3	Eisenhower Property Group, LLC.
4	The request is to rezone from RSC-4 and
5	Planned Development and AR to a Planned
6	Development. Israel Monsanto will provide staff
7	recommendation after presentation by the applicant.
8	MS. CORBETT: Good evening. Kami Corbett,
9	with the Law Firm of Hill Ward Henderson
10	representing the applicant. I do not believe our
11	team has been sworn.
12	HEARING MASTER HATLEY: All right. If
13	you'll stand, please, and we'll swear you in.
14	All right. Do you swear the testimony
15	you're about to give is the truth, the whole truth,
16	and nothing but the truth?
17	(Witnesses affirmed to the oath.)
18	HEARING MASTER HATLEY: Thank you.
19	MS. CORBETT: Thank you. I've reviewed both
20	the staff report from Development Services and the
21	Planning Commission and both are very, very
22	thorough.
23	So I'm going to be very brief this evening
24	just in interest of time. If you could just go to
25	the next slide, please. This shows the surrounding

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area. We are in Ruskin. You'll see that we're surrounded by similar suburban residential subdivisions. Next slide.

Our rezoning request is for a maximum of 142 single-family detached homes. We are providing the minimum 6,000-square-foot lot size and at least 20 percent of those lots will be 60 feet wide.

Those are as mandated by the Ruskin Overlay Land Development Code requirements for this area, which is Area 3 of the Ruskin Community Plan.

Next slide. We're also consistent with the Ruskin Community Plan Goal 5, which is neighborhood and community character. Our subdivision streets will be ungated and public. We are providing interconnections with the surrounding neighborhoods and extending the planned grid pattern.

We got streets every quarter mile, which is consistent with the Ruskin Colony Farms Plat of 1909. And we are providing additional pedestrian connections to extend the planned public grid.

Next slide. Also, consistent with Goal 8, which is transportation, which repeats those same policies with respect to extending the grid pattern and proposing connection points to extend Colding Drive through the site. And also, we have lots

Page 162 that will be and the proposed PD will have direct 1 2 access in frontage on Colding Drive. And we are asking for a design exception, and at this time I'd like to have Steve Henry 4 5 provide you with the details regarding the scope 6 and nature of that design exception. MR. HENRY: Good evening. Steve Henry, 7 8 Lincks & Associates, 5023 West Laurel, Tampa, 33607. 9 10 As Ms. Corbett indicated, we are asking for a 11 design exception to Colding Drive. If you go to 12 the ELMO. So the reason we're asking for a design 13 exception --14 MR. GRADY: Mr. Henry, you need to be on the 15 microphone. 16 MR. HENRY: So if you look at that, I have 17 highlighted the TECO property in yellow, and our 18 property is outlined in black. You can see where 19 Colding Drive is going through there. It is 20 cutting through the TECO property. 21 And that right-of-way through the TECO 22 property is only 40 feet. The TTM for that section 23 for a TS-3 is 50 feet. This is actually from the 24 TTM. The TS-3 that shows you the section that it

would normally be required, and that we actually

Page 163 are constructing to the west of the TECO property. 1 2 Within the TECO property, what we have to do is shrink that down to 40 feet, and all we've really done is we're still providing the 10-foot 4 5 lanes, very similar to what is in the TS-3. We're providing the 5-foot sidewalk. 6 7 The only difference is the grass area between the back of the curb and the sidewalk is 8 8 feet on each side. In the TS-3, we're making it 9 3 feet. That gets to 5 feet on each side makes it 10 down to 40 feet. 11 12 To mitigate for that, instead of using Miami 13 curb, which is the more flat-type curb, we're using a Type F, which is more of an upright curb, to get 14 15 a little bit more protection since we're pushing 16 the sidewalk closer to the street. 17 So that concludes my presentation, unless you've got any questions? 18 19 HEARING MASTER HATLEY: Nope. I understand. 20 Thank you. 21 MS. CORBETT: Kami Corbett, again. 22 If we could go just to the last slide. slide. And, finally, the Planning Commission has 23 24 found us to be consistent -- consistent with the 25 Comprehensive Plan, compatible with the surrounding

Page 164 area. We have no deviations from the Ruskin 1 Community Character Guidelines. We're consistent with the Ruskin Community 4 Development Services are recommending approval with condition, and we're in agreement 5 with all of those conditions. And with that, we're 6 here to answer any questions and we respectfully 8 request your approval. 9 HEARING MASTER HATLEY: Thank you very much. 10 I have no questions right now. All right. We'll go to Development 11 12 Services. 13 MR. MONSANTO: Good evening. Israel Monsanto Development, Services. I will share my 14 15 screen. Let me know if I need to swap the 16 presentation. 17 MR. PUTNAM: Yes -- no. 18 MR. MONSANTO: I need to do that. 19 MR. PUTNAM: One more. Just swap it. 20 MR. MONSANTO: Okay. Thank you. Is that 21 okay? 22 MR. PUTNAM: Yes, it is. 23 HEARING MASTER HATLEY: All right. 24 you. Israel Monsanto, Development Services. 25 This is a Rezoning Application PD 21-0315.

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Page 165 The applicant seeks to rezone four parcels 1 currently zoned Agricultural Rural, Planned Development, and Residential Single-Family Conventional-4 to a new Planned Development. 5 The proposed PD would be approximately 6 35 acres in size. It's located in Ruskin, south of College Avenue, west of I-75. The site is mostly vacant today, but portions are occupied by single-family residential homes. The official land use of the site 10 highlighted in the pink line is Residential-4 11 12 represented in yellow in this map, which allows the 13 density of no more than four dwelling units per the 14 acre for residential uses and a maximum floor area 15 ratio of .25 for nonresidential uses. 16 The surrounding areas are single-family 17 Future Land Use Residential-4 and the site is 18 within the Ruskin Community Plan. The area 19 generally today consists of Planned Development 20 districts approved for residential uses, suburban in scale. 21 22 The Planned Development mostly consists of 23 single-family detached subdivisions in this area 24 with 50, 55, and 60 feet wide lots. This lot --

these are located to the north, west -- to the

Page 166

north and west of the site. And TECO corridor borders the site to the east and south and southeast. Other parcels to the northeast are zoned Agricultural Rural.

Planned Development projects in this area are subject to the standards of the Ruskin neighborhood guidelines found in the Land Development Code. This project is within Area 3 of the Ruskin Neighborhood Area Map.

Many of these PDs in the area were approved before the adoption of these guidelines. However, any new project or modification to PDs in this area need to be evaluated for consistency with the character of the respected neighborhood areas they are located.

The proposed project will consist of up to 142 single-family detached homes; 6,000 square feet minimum lots, 55 feet in width, and at least 20 percent of the lots will be 60 feet wide. These are the requirements for projects less than 50 acres in size per the Ruskin Neighborhood Character Guidelines.

Therefore, the project -- the proposed PD would meet all these requirements for sub Area 3.

This new Planned Development will remove land from

Page 167 an existing Planned Development 19-0904, which is 1 2 this rectangular shape here. Approved for a maximum of 78 residential single-family detached 4 units with similar lot development standards as the 5 one proposed by the new Planned Development. 6 Again, I will go -- I don't know if you can see my cursor, but Planned Development 19-0904 is 8 this rectangle here. 9 HEARING MASTER HATLEY: We can see it. MR. MONSANTO: Okay. Good. 10 The 11 modification to the Planned Development 19-0904 has 12 been filed to remove the acres that has been 13 proposed by this new Planned Development. 14 And this minor modification will be heard 15 concurrently at the Board of County Commissioners 16 Land Use meeting on July 20th. This property will 17 not be gated and will have three full access points 18 from the west and another one from the south. 19 Pedestrian connections are proposed to also 20 run in rows. The street stub-outs of Planned 21 Development 19-0904 to the northwest will be 22 provided. The applicant also proposes to place 23 lots fronting existing public roads in this area 24 here. 25 And the county engineer review a request, as

Page 168 explained by the engineer of record by the 1 applicant, and based on factors presented in the design exception request, the county engineer found those requests approvable. 5 The staff has reviewed this request and 6 finds it approvable with conditions. The proposed project will meet all the requirements of the 8 Ruskin Community Character Guidelines, and no deviation has been requested by the applicant. The Planned Development would also be 10 consistent with the Ruskin Community Plan. 11 Residential density will be below the maximum 12 13 allowed, which is four dwelling units per the acre. 14 The project will provide lots fronting 15 existing public right-of-way to the west and south 16 which would enhance the intent of the Ruskin 17 Community Plan avoiding isolated neighborhoods and 18 better integrated with existing residential 19 neighborhoods. 20 We also have platted lots from existing 21 roadways. The proposed Planned Development will 22 provide interconnectivity to the adjacent public 23 road network system with pedestrian or vehicular 24 connections north, south, east, and west.

Executive Reporting Service

I've also included the street improvements

Page 169 and extension linking to the public road network. 1 2 This will improve the overall street grid pattern and traffic flow of the area. 4 No objections were received by other 5 reviewing agencies, including the Environmental 6 Protection Commission, and this concludes the staff presentation. I'm available if you have any 8 questions. HEARING MASTER HATLEY: Thank you. All right. We'll go to Planning Commission. 10 11 MS. LIENHARD: Thank you. Melissa Lienhard, Planning Commission staff. 12 13 The subject property is located in the 14 Residential-4 Future Land Use category. It is in 15 the Urban Service Area, and the property is located 16 within the limits of the Ruskin Community Plan, as 17 well as the Southshore Areawide Systems Plan. 18 The subject site is located within the 19 limits of Area 3 of the Ruskin Community Plan. 20 vision for Area 3 specifies a more suburban-style 21 residential development type with environmental 22 safeguards for the redevelopment of property along 23 Little Manatee River. 24 The proposed single-family residential 25 development is consistent with the Area 3 vision of

Page 170 the Ruskin Community Plan. The proposed 1 modification also meets the intent of the Ruskin Community Plan Goals 5 and 8, which provides specific language on preserving and enhancing the traditional grade street pattern currently found in Ruskin. 6 The site plan proposes roadway connections 8 to the west, south, and northwest which facilitate interconnectivity to nearby Planned Developments on 12th Street Southeast and the proposed construction 10 of Colding Drive. 11 12 Lots will be fronting 12th Street Southeast 13 and Colding Drive. The applicant has stated that 14 the proposed roadway connections will result in a 15 continuation of the existing subdivision street 16 gridlock pattern. 17 All streets will be nongated and accessible 18 to the public. The applicant has submitted a 19 narrative that indicates roadway connections have 20 been made every quarter mile extending the existing 21 roadway grid. 22 And the applicant has noted that the 23 quarter-mile grid pattern is based on the Ruskin

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Colony Farms Plat that was established in 1909.

Planning Commission staff encourages three

24

Page 171 connections to 16th Avenue Southeast and 15th 1 Street Southeast. Access from the site's single-family lots will not connect directly north to 16th Avenue or east to 15th Street Southeast. 5 The applicant has stated that both connections are difficult due to existing site 6 constraints. 16th Avenue is currently not constructed but will be built by the developer to the north. The applicant has stated that there is a 10 wide drainage ditch along the south side of 16th 11 12 Avenue Southeast. While vehicular access is not 13 proposed, the applicant is proposing a pedestrian 14 connection to 16th Avenue Southeast. 15 For 15th -- or 15th Street Southeast, the 16 applicant has stated that there's a TECO power line easement corridor and TECO is not amenable to 17 18 private use of their corridors. 19 To compensate for this, the applicant is 20 providing a sidewalk connection east to 15th Street 21 Southeast and a vehicular and pedestrian access 22 connection east to west by extending Colding Drive 23 through the site from 12th Street Southeast 24 connected to 15th Street Southeast. 25 The provisions of the aforementioned

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Page 172 connections, both vehicular and pedestrian, are 1 consistent with the vision of the Ruskin Community Plan. 4 The applicant is committing to extending 5 Colding Drive creating an east-west connection from 12th Street Southeast to 15th Street Southeast, 6 which is a collector roadway. 8 Planning Commission staff has requested from the applicant concrete documentation verifying 9 their commitment to build this east-west roadway 10 which is vital to maintaining the traditional grid 11 12 pattern. 13 Prior to certification, the applicant must 14 submit an updated site plan that documents the 15 commitment to build Colding Drive to county roadway 16 standards. 17 In addition Colding Drive must be 18 constructed concurrent with phase one of this 19 development, and this must be memorialized in 20 conditions of approval. 21 Due to the portion of the eastern side of 22 Colding Drive being outside of the parcel lines, 23 county Transportation Staff has conditionally approved a design variance from the applicant. 24 25 Colding Drive will have sidewalks in

Page 173

placement will be in coordination with county

Transportation Staff. Additional site plan details

would be required to be provided by the applicant

prior to certification.

The existing structure shown on the eastern portion of one of the folios that's proposed for removal. The sidewalk connection to east to 15th Street Southeast and the sidewalk connection to the southern parcel to Colding Drive need to be shown on the site plan.

Colding Drive must be shown as a committed roadway connecting 12th Street to 15th Street Southeast. Additionally, the applicant will need to address all Development Services Department comments relating to zoning designations, fix roadway access points, plat and parcel lines, and any other site plan issues prior to certification.

Based upon those 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

caused by the Development Services Department.

Thank you.

HEARING MASTER HATLEY: Thank you.

	Page 174
1	All right. Are there any persons in the
2	room or online who wish to speak in support of this
3	application? All right. Not seeing any.
4	Are there any persons in the room or online
5	who wish to speak in opposition to this
6	application? Okay. Don't see any.
7	Development Services have anything further?
8	MR. GRADY: Nothing further.
9	HEARING MASTER HATLEY: All right.
10	Applicant, anything further?
11	MS. CORBETT: Kami Corbett for the record.
12	I just wanted to note that I believe that
13	the Development Services staff report outlines all
14	of the changes that we need to make prior to
15	certification, and we have no objection to that,
16	and we'll be taking care of those.
17	HEARING MASTER HATLEY: Thank you.
18	All right. This will close the hearing on
19	PD 21-0315.
20	
21	
22	
23	
24	
25	

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Page 1

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

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ZONE HEARING MASTER)
HEARINGS)
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ZONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

SUSAN FINCH

Land Use Hearing Master

DATE:

Monday, April 19, 2021

TIME:

Commencing at 6:00 p.m.

Concluding at 8:03 p.m.

PLACE:

Cisco Webex

Reported By:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 100
Clearwater, FL 33762
(800) 337-7740

Executive Reporting Service

Page 8 This application is being withdrawn from the Zoning 1 2 Hearing Master process. 3 Item A-17, Major Mod Application 21-0310. This application is out of order to be heard and is 5 being continued to the May 17th, 2021, Zoning Hearing Master Hearing. 6 Item A-18, Major Modification 21-0312. application is being continued by the applicant to the May 17th, 2021, Zoning Hearing Master Hearing. Item A-19, Rezoning-PD 21-0314. 10 application is out of order to be heard and is 11 12 being continued to the May 17th, 2021, Zoning 13 Hearing Master Hearing. Item A-20, Rezoning-PD 21-0315. 14 This 15 application is continued by the applicant to the 16 May 17th, 2021, Zoning Hearing Master Hearing. 17 Item A-21, Major Modification Application This application is out of order to be 18 21-0316. 19 heard and is being continued to the May 17th, 2021, 20 Zoning Hearing Master Hearing. 21 Item A-22, Rezoning-PD 21-0318. 22 application is being continued by the applicant to 23 the May 17th, 2021, Zoning Hearing Master Hearing. 24 Item A-23, Rezoning-PD 21-0319. 25 application is out of order to be heard and is

EXHIBITS SUBMITTED DURING THE ZHM HEARING

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE \downarrow OF $\underline{\psi}$						
DATE/TIME: 5/17/21 GPM HEARING MASTER: Pamela Jo Harley						
PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING					
APPLICATION #	PLEASE PRINT					
RZ 21-0371	NAME COULD FRESSMAN					
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RZ 21-0371						
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*	CITY Soffer STATE f1 ZIP 3358 PHONE 813299493=					
APPLICATION #	NAME DAVID SCHAKZ					
RZ 21-0371						
	MAILING ADDRESS 901 US 92 E					
	CITY-Seffer STATEFL ZIP3592 PHONE 2995038					
APPLICATION#	NAME Stephanie Mortellaro					
RZ-21-0371	MAILING ADDRESS 705 Bryan Rd					
	CITY Brandon STATE F (ZIP 3351/PHONE 813-997-8675					
APPLICATION #	PLEASE PRINT WILL TO SOME (A)					
RZ 21-0110	NAME OUG TO TOME OF THE STATE O					
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	CITY TOPHONE ZIP ZIP ZIP ZIP ZIP					
	(20)					
APPLICATION#	NAME Seat Fitzpatrick					
12 01 0110	MAILING ADDRESS 811-B Cypres Villege Blut.					
	CITY Riskin STATE FL ZIP 32573 PHONE 634-5425					
	CITY LUSTIN STATE / ZIP STONE 637-5925					

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

PAGE 2 OF 6

DATE/TIME: 6:00pm 5/17/21 HEARING MASTER: Pamela Jo Harley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT APPLICATION # NAME RZ-PD-21-0123 MAILING ADDRESS (452) STATE C ZH PLEASE PRINT **APPLICATION #** NAME TO THE RZ-PD-21-0123 MAILING ADDRESS 2220 Bow Lance CITY Satety Hardon STATE E ZIP 34695 PHONE 727-638-3366 PLEASE PRINT GROWN **APPLICATION #** Angles CL RZ-PD-21-0123 CITY STATE PI ZIP 3/895 PHONE 727 4/8/475 PLEASE PRINT NAME **APPLICATION #** RZ-PD-21-0123 MAILING ADDRESS 811 Knowles Kd CITY Brancon STATE 7 ZIP335/ PHONE 3-7/6-**APPLICATION #** MM 21-0312 MAILING ADDRESS 601 N. Astres CITY /AMPA STATEST ZIP 3360 PHONE (813) 229 . 770 PLEASE PRINT REDOCCOR Kert **APPLICATION #** RZ 21-0314 MAILING ADDRESS 606 E Madison CITY TAMPA STATE ZIP 3860 PHONE

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

DATE/TIME: 5/17/21 6pm HEARING MASTER: Pamela To Harley

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PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING					
APPLICATION# RZ 21-0314	NAME Christic Barreiro				
	MAILING ADDRESS 5904-A HAMPTON OAKT PAKENAY				
•	CITY TAMPA STATE PL ZIP 33610PHONE 813 253 . 53/1				
APPLICATION# RZ 21-0314	NAME Styley ON89C				
1	MAILING ADDRESS RUSOBORSMAILEON				
	CITY TPA STATE F ZIP 33618 PHONE 81395 482 8160				
APPLICATION# RZ 21-0314	PLEASE PRINT NAME AM HANNAM				
	MAILING ADDRESS 13602 ORNING Sunset Dr.				
	CITY STATE ZIP 36 6 PHONE 539-3121				
APPLICATION# RZ 21-0314	NAME MADOULA M DERMOTT				
	MAILING ADDRESS 13322 MORAN DR				
	CITY THA STATE FL ZIP 3368 PHONE 8/3 961-963				
APPLICATION #	PLEASE PRINT, NAME ANDREW R LAVIN				
	MAILING ADDRESS 13322 MORAN Dr.				
RZ 21-0314	CITY TPA STATE 12 ZIP 33618 PHONE 913) 961-9103				
APPLICATION #	PLEASE PRINT NAME				
	MAILING ADDRESS 523 W. CAVLED				
127 21 25	CITY PA STATE TIZIP PHONE 33607				
RZ 21-0314					

SIGN-IN SHEET: RFR,	ZHM, PHM, LUHO PAGE $\frac{\cancel{\prime}}{}$ OF $\frac{}{}$				
DATE/TIME: 5/17/21 6pm HEARING MASTER: Pamela Jo Hatley					
PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING					
APPLICATION #	NAME MICHAE BROKE				
21-0314	MAILING ADDRESS 606 F Midisol Avz				
0	CITYSTATE FL ZIPS ZIPS PHONE 543.5900				
APPLICATION #	PLEASE PRINT NAME PLEASE PRINT				
21-0315	MAILING ADDRESS 523 W. CAMEZ ST				
	CITY TPA STATE ZIP 3360 PHONE CC39				
APPLICATION #	PLEASE PRINT NAME Kami Cor bett 3500				
RZ 21-0315	MAILING ADDRESS 101 E Kennedy Blvd, Ste 300				
	MAILING ADDRESS 101 E Kennedy Blvd Ste 3000 CITY TAMPA STATEFY ZIP PHONE 13-227 8421				
APPLICATION#	NAME LANON SEICKLENTER				
RZ 21-0319	MAILING ADDRESS 601 N ASING DR				
	CITY JAMPA STATET ZIP 3360 PHONE (\$13) 229-7200				
APPLICATION#	PLEASE PRINT NAME Nameyah Francis				
21-0319	MAILING ADDRESS 9501 Torobaga Place Riveryow, FC				
	CITY FIVER VIEW STATE FL ZIP 33578 PHONE 8/3-504-9560				
APPLICATION#	NAME Indiva Walle				
21-0319	MAILING ADDRESS 9901 OS. 20th SV.				
	CITY Tamph STATE DZ ZIP 334 PHONE 813-4693				

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

DATE/TIME: 5/17/21 Gem HEARING MASTER: Pamela To Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING NAME WUL ON ATOWSKY APPLICATION # R7 MAILING ADDRESS 10445 FIVE COEST DRIVE 21-0319 CITY HVECVIES STATE 9 ZIP3878 PHONE 6329798 NAME Edith Satter **APPLICATION #** RZ MAILING ADDRESS 9606 Mothor R 21-03/9 CITY RIVERVIEW STATE PC ZIP 35 8 PHONE GIL 0907 PLEASE PRINTING (Strachan APPLICATION # RZ MAILING ADDRESS 9345 MATHOG RD 21-0319 CITYRYFW STATE F ZIP 33578 PHONE 5625 NAME Wich Ael SAlter APPLICATION # 21-03/9 MAILING ADDRESS 9606 MATHOC DO

CITY TAMPA STATE TA ZIPSS PHONE 404-2135

APPLICATION #
RZ

21-0319

MAILING ADDRESS 33878 9345 MATHOG RP

CITY River virastate FL ZIP PHONE 813 319 3282

APPLICATION # RZ

NAME PETER PENSA, AICP, AND GROUP

MAILING ADDRESS 2300 CURLEW RD, SHE 201, PALM HARROR 34683

CITY______STATE___ZIP___PHONE 727-234-8015

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

PAGE 6 OF 6

DATE/TIME: 3/17/21 600 HEARING MASTER: Pamela To Harley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINTP
NAME APPLICATION # RZ MAILING ADDRESS 5023 1/2 21-0319 CITY TPA STATE ZIP 33 PLEASE PRINT **APPLICATION #** NAME Elizabeth Belcher (virrual) 21-0371 MAILING ADDRESS 617 Penn National Road CITY Seffrer STATE FL ZIP 33584PHONE PLEASE PRINT APPLICATION # NAME Grace Mc Comas (virrual) R7 MAILING ADDRESS 805 Old Darby Street 21-0371 CITY Se Aner STATE FL ZIP 33584PHONE PLEASE PRINT APPLICATION # NAME Edgardo Hernandez (Virrunt) RZ-PD MAILING ADDRESS 971 Knowles Road 21-0123 CITY Brandon STATE FL ZIP 33511 PHONE **APPLICATION #** NAME Tyler Hudson (virrual) RZ 21-0577 MAILING ADDRESS 400 North Ashley Drive CITY Tampa STATE FL ZIP 35602PHONE PLEASE PRINT APPLICATION # NAME Tyler Hudson (Virtual) MM 21-0344 MAILING ADDRESS 400 North Ashley Drive. CITY Tampa STATE FL ZIP 33601 PHONE

HEARING TYPE: ZHM, PHM, VRH, LUHO DATE: 5-17-2021

HEARING MASTER: Pamela Jo Hatley PAGE: 1 OF 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 21-0371	Todd Pressman	1. Applicant Rep Presentation Packet	No
MM 21-0312	Clayton Bricklemyer	1. Applicant Rep Presentation Packet	No
MM 21-0312	Clayton Bricklemyer	2. Applicant Rep Presentation Packet	No
RZ 21-0110	Todd Pressman	1. Applicant Rep Presentation Packet	No
RZ 21-0110	Scott Fitzpatrick	2. Applicant Rep Presentation Packet	No
RZ 21-0123	Michael Horner	1. Applicant Rep Presentation Packet	No
RZ 21-0314	Christie Barreiro	1. Applicant Rep Presentation Packet	No
RZ 21-0314	Steve Henry	2. Applicant Rep Presentation Packet	No
RZ 21-0315	Steve Henry	1. Applicant Rep Presentation Packet	No
RZ 21-0315	Kami Corbett	2. Applicant Rep Presentation Packet	No

MAY 17, 2021 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, May 17, 2021, at 6:00 p.m., held virtually.

Pamela Jo Hatley, ZHM, called the meeting to order and led in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

Brian Grady, Development Services, reviewed changes/withdrawals/continuances.

D.3. MM 21-0169

- Pamela Jo Hatley, ZHM, sought verification of continued agenda item D.3. MM 21-0169.
- Pamela Jo Hatley, ZHM, announced D.3 MM 21-0222 was continued to June 14, 2021.
- Brian Grady, Development Services, made comments on how to proceed.
- Pamela Jo Hatley, ZHM, calls proponents/opponents on MM 21-0169.
- Pamela Jo Hatley, ZHM, continued MM 21-0169 to June 14, 2021.
- Brian Grady, Development Services, reviewed withdrawals/continuances.
- Pamela Jo Hatley, ZHM, reviewed the meeting procedures.
- Assistant County Attorney Mary Dorman overview of oral argument/ZHM process.
- Pamela Jo Hatley, ZHM, oath.
- B. REMANDS Not Addressed.
- C. REZONING STANDARD (RZ-STD):

C.1. RZ-STD 21-0371

- Brian Grady, Development Services, calls RZ 21-0371.
- Todd Pressman, applicant rep, presents testimony, submitted exhibits.
- Pamela Jo Hatley, ZHM, questions to applicant rep.

MONDAY, MAY 17, 2021

- Todd Pressman, applicant rep, answers questions and continues testimony.
- Christopher Grandlienard, Development Services, staff report.
- Melissa Lienhard, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls proponents.
- Alan Moyer, proponent, presents testimony.
- David Schanz, proponent, presents testimony.
- Stephanie Mortellaro, proponent, presents testimony.
- Pamela Jo Hatley, ZHM, calls opponents.
- Elizabeth Belcher, opponent, presents testimony.
- Grace McComas, opponent, presents testimony.
- Pamela Jo Hatley, ZHM, calls for Development Services.
- Brian Grady, Development Services, made remarks.
- Pamela Jo Hatley, ZHM, called for applicant rep.
- Brian Grady, Development Services, added comments.
- Todd Pressman, applicant rep, gave rebuttal.
- Pamela Jo Hatley, ZHM, closes RZ 21-0371

C.2. RZ-STD 21-0577

- Brian Grady, Development Services, calls RZ 21-0577.
- Tyler Hudson, applicant rep, presents testimony.
- Pamela Jo Hatley, ZHM, questions to applicant rep.
- Tyler Hudson, applicant rep, answers questions and continues testimony.
- Christopher Grandlienard, Development Services, staff report.
- Melissa Lienhard, Planning Commission, staff report.

MONDAY, MAY 17, 2021

- Pamela Jo Hatley, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 21-0577.
- D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

D.1. RZ-PD 21-0110

- Brian Grady, Development Services, calls RZ 21-0110.
- Todd Pressman, applicant rep, presents testimony.
- Michelle Heinrich, Development Services, staff report.
- Melissa Lienhard, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents/opponents.
- Scott Fitzpatrick, opponent, presents testimony.
- Pamela Jo Hatley, ZHM, calls for Development Services/applicant rep.
- James Ratliff, Development Services, transportation staff report.
- Brian Grady, Development Services, made remarks.
- Pamela Jo Hatley, ZHM, calls applicant rep.
- Todd Pressman, applicant rep, gave rebuttal.
- Pamela Jo Hatley, ZHM, closes RZ 21-0110.

D.2. RZ-PD 21-0123

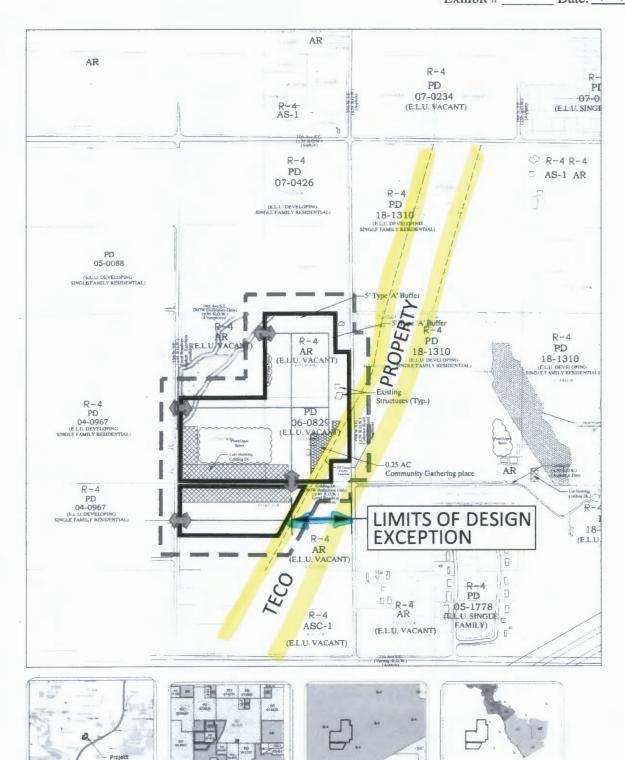
- Brian Grady, Development Services, calls RZ 21-0123.
- Michael Horner, applicant rep, presents testimony.
- Scott Hinrichs, applicant rep, presents testimony.
- Gregory Soulliere, applicant rep, presents testimony.
- Kevie Defranc, Development Services, staff report.
- Melissa Lienhard, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls proponents/opponents
- Edgardo Hernandez, opponent, presents testimony.

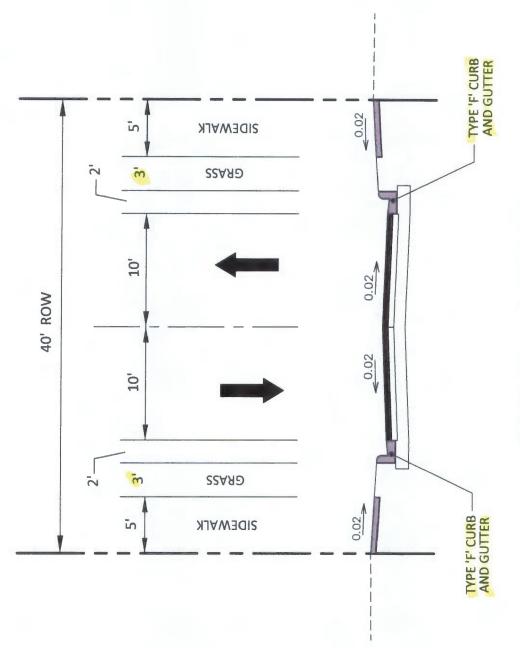
Application No. 21-0315

Name: Stove Henry

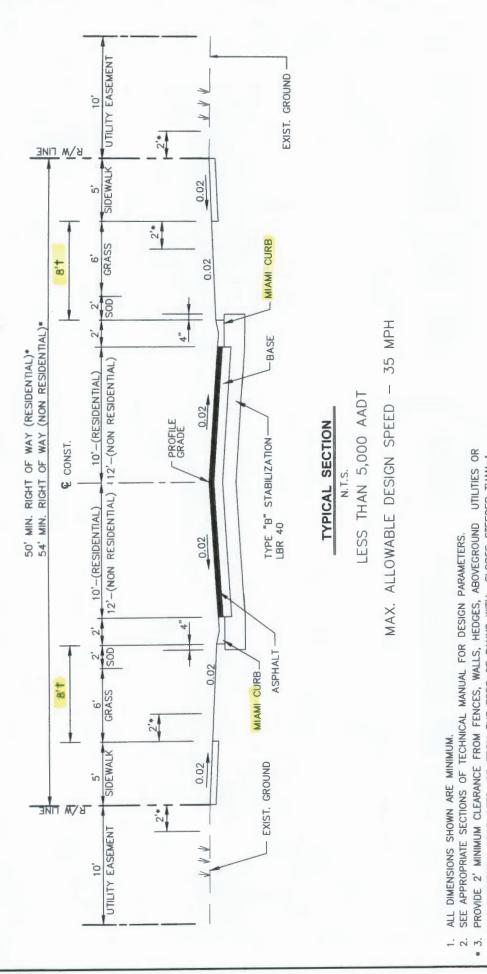
Entered at Public Hearing: ZHM

Exhibit # Date: 5-17-21





TYPICAL SECTION



PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR
IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1
TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT
ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN
THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
 A SFF SIDEWALK PROTECTION OPTIONS. DRAWING NO. TD—16 SHEET 7 OF 7 FOR USE WHEN

14. SEE SIDEWALK PROTECTION OPTIONS, DRAWING NO. TD-16 SHEET 7 OF YOR USE WHEN TREES ARE PLANTED IN THE PARKWAY AREA (BETWEEN THE BACK OF CURB AND SIDEWALK)

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

TECHNICAL
TECHNICAL
MANUAL

Hillsborough County Florida

(2 LANE UNDIVIDED)
TYPICAL SECTION

DRAWING NO. TS-3

SHEET NO. 1 OF 1

STEVEN J. HENRY, P.E. TRANSPORTATION & CIVIL ENGINEER

EDUCATION: North Carolina State University - 1984

Bachelor of Science in Civil Engineering

REGISTRATION: Professional Engineer: Florida

RESPONSIBILITIES: President

Senior Project Manager Transportation/Site Planner

PROFESSIONAL EXPERIENCE:

Professional experience includes site engineering, roadway design, and management of engineering studies to evaluate and develop recommendations for public and private projects. Work included the development of final roadway plans for State and City projects, preliminary and final geometric design, interchange design, construction traffic control plans, pavement marking plans, preparing project reports, traffic modelling, Development of Regional Impact Studies, feasibility studies, Environmental Impact Statements, Planned Development Amendment Proposals, Analysis of Development Factors reports, Transportation Analysis studies for rezoning petitions and driveway permits, and site engineering drawings for private developments.

As a former real estate developer, Mr. Henry has been involved in the development of private commercial projects which involved determining the site feasibility, coordination with local and state agencies to obtain approval of projects, and overseeing the construction of the projects.

Mr. Henry has been involved in over 400 rezonings and transportation studies for both private clients and public agencies. Representative projects include:

- Office Depot at Tampa Commons Coordination of all engineering services for new retail/office complex while being primarily responsible for rezoning and land planning services.
- Luria's Rezoning, transportation planning, and site engineering services for new site in Tampa,
 Florida.
- Home Depot Planning and engineering services for proposed new store sites and relocations throughout Florida.
- Kash n' Karry Food Stores Development feasibility and transportation planning services for grocery store chain for various sites throughout Florida.
- Barnett Banks, inc. Preparation of development feasibility studies, site planning, and transportation engineering services for proposed new bank branches throughout the state.
- University Community Hospital (UCH) and UCH-Carrollwood Master planning, site engineering, and transportation services, Hillsborough County, Florida.
- Museum of Science & Industry Transportation and planning services for expansion of existing "hands-on" museum, Hillsborough County, Florida.

STEVEN J. HENRY, P.E. TRANSPORTATION & CIVIL ENGINEER PAGE 2

- Apollo Beach DRI Transportation Analysis (2,500 acre planned unit development), Hillsborough County, Florida.
- Trinity Communities DRI Transportation Analysis (4,000 acre planned unit development), Pasco County, Florida.
- Meadow Point DRI Transportation Analysis (1,800 acre planned unit development), Pasco County, Florida.
- Lakeview DRI Transportation Analysis (3,500 acre planned unit development), Polk County, Florida.
- North Palms Village DR! Transportation Analysis (124 acre planned unit development), Hillsborough County, Florida
- Tri-County Business Park DRI Transportation Analysis (Industrial Park), Hillsborough County, Florida
- Tampa Palms Transportation Analysis (8,500 acre planned unit development), Tampa, Florida.
- Polk Power Station Transportation Analysis (4,000 acre new power station).
- State Road 39 Project Development & Environmental Study.

PROFESSIONAL AFFILIATIONS:

Institute of Transportation Engineers American Planning Association Tampa Bay FSUTMS Users Group

PROFESSIONAL ENGAGEMENTS:

1991-Date Lincks & Associates, Inc.

Tampa, Florida

1990-1991 Skorman-Waxman Development Corp.

Tampa, Florida

1987-1991 Lincks & Associates, Inc.

Tampa, Florida

1985-1987 DSA Group, Inc.

Tampa, Florida

Application No. 31-0315

Name: Ko-mi Corb 34

Entered at Public Hearing: 5/17/21

Exhibit # 2 Date: 5/17/21

RZ-PD 21-0315

Applicant: Eisenhower Property Group, LLC Representative: Kami Corbett, Esq.

Surrounding Area



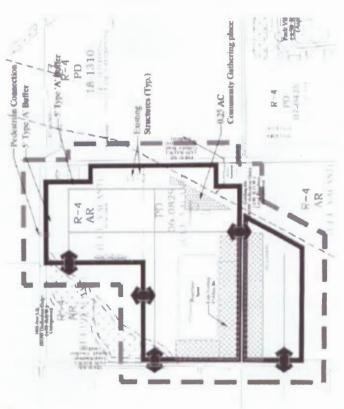
Rezoning Request

- 35.7 acres in Ruskin
- Within Urban Service Area
- Located South of 16th Ave SE and East of 12th Street SE
- Future Land Category Res-4
- PD Zoning District consisting of:
- Max. 142 single-family detached homes
- 6,000 s.f. minimum lot sizes
- 55 foot minimum lot width; min. 20% of lots 60 feet wide



Ruskin Community Plan Goal 5

- Goal 5 Neighborhood and Community Character
- All subdivision streets are ungated and public
- Project will interconnect seamlessly with surrounding neighborhoods, extending planned grid pattern
- Streets every quarter mile, per Ruskin Colony Farms Plat of 1909
- Additional pedestrian connections to extend planned public grid pattern



Ruskin Community Plan - Goal 8

- Goal 8 Transportation
- · Continues street grid pattern
- Proposed connection points:
- Extend Colding Dr. through site from 12th Street SE to 15th Street SE
- Connections to 15th St. SE and 12th St. SE
- Pedestrian connections to 16th Ave., 15th St. and Colding Dr.
- Lots in the proposed PD will have direct access/frontage on Colding Drive



Consistency

- Planning Commission finds proposal CONSISTENT
- Consistent with Comprehensive Plan
- Compatible with the Surrounding Area
- No Deviations from Ruskin Community Character Guidelines (LDC)
- Consistent with Ruskin Community Plan
- DSD Staff recommends APPROVAL, with conditions
- Conditions Consistent with Ruskin Community Character Guidelines
- No variations from general development requirements (Parking, Landscaping, Buffering, Fences, etc.)
- Within Urban Service Area
- No objection from EPC/Natural Resources

THANK YOU

Questions?

Transportation Improvements & Access

- segment where the Applicant does not control land on either side of Colding Design Exception requested for 350 feet of Colding Drive for the 350 foot
- Easternmost 350 foot segment of the 1,300 feet of new road to be constructed within 40' wide right-of-way; with lane widths constructed to County standards
- Distance between back of curb and sidewalk reduced from 8' to 3' within same
- Type "F" instead of "Miami" curbing to be used in this section
- Project access points on 12th St. SE to be aligned
- At northernmost access point with Will Scarlett Ave.
- At southernmost access point with Swaying Sawgrass Ave.

- Myrtle Cail, opponent, presents testimony.
- Pamela Jo Hatley, ZHM, calls Development Services/applicant rep.
- Michael Horner, applicant rep, gave rebuttal.
- Pamela Jo Hatley, ZHM, closes RZ 21-0123.
- ZHM Breaks
- ZHM Resumes Hearing

D.4. MM 21-0312

- Brian Grady, Development Services, calls MM 21-0312.
- Clayton Bricklemyer, applicant rep, presents testimony.
- Tania Chapela, Development Services, staff report.
- Melissa Lienhard, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls proponents/opponents/Development Services/applicant rep/closes MM 21-0312.

D.5. RZ-PD 21-0314

- Brian Grady, Development Services, calls RZ 21-0314.
- Rebecca Kert, applicant rep, presents testimony.
- Christie Barreiro, applicant rep, presents testimony.
- Pamela Jo Hatley, ZHM, questions to applicant rep.
- Rebecca Kert, applicant rep, answers ZHM questions.
- Kevie Defranc, Development Services, staff report.
- Melissa Lienhard, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls proponents/opponents.
- Stanley O'Neal, opponent, presents testimony.
- Pamela Hannam, opponent, presents testimony.

MONDAY, MAY 17, 2021

- Madonna McDermott, opponent, presents testimony.
- Andrew Lavin, opponent, presents testimony.
- Pamela Jo Hatley, ZHM, call Development Services/applicant rep.
- Michael Brooks, applicant rep, gave rebuttal.
- 🖺 Steve Henry, applicant rep, gave rebuttal.
- Michael Brooks, applicant rep, gave rebuttal.
- Pamela Jo Hatley, ZHM, closes RZ 21-0314.

D.6. RZ-PD 21-0315

- Brian Grady, Development Services, calls RZ 21-0315.
- Kami Corbett, applicant rep, presents testimony.
- Steve Henry, applicant rep, presents testimony.
- Kami Corbett, applicant rep, presents testimony.
- 🛂 Israel Monsanto, Development Services, staff report.
- Melissa Lienhard, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep.
- Kami Corbett, applicant rep, made rebuttal.
- Pamela Jo Hatley, ZHM, closes RZ 21-0315.

D.7. RZ-PD 21-0319

- Brian Grady, Development Services, calls RZ 21-0319.
- Clayton Bricklemyer, applicant rep, presents testimony.
- Pamela Jo Hatley, ZHM, questions to application rep.
- Clayton Bricklemyer, applicant rep, answers question.
- Michelle Heinrich, Development Services, staff report.

MONDAY, MAY 17, 2021

- Melissa Lienhard, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents/opponents
- Shameyah Francis, opponent, presents testimony.
- Andrea Waller, opponent, presents testimony.
- Brian Grady, Development Services, made comments.
- Rick Gnatowsky, opponent, presents testimony.
- Edith Salter, opponent, presents testimony.
- Carol Strachan, opponent, presents testimony.
- Michael Salter, opponent, presents testimony.
- Dim Ladner, opponent, presents testimony.
- Pamela Jo Hatley, ZHM, call Development Services
- James Ratliff, Development Services, transportation staff report.
- Pamela Jo Hatley, ZHM, calls applicant rep.
- Clayton Bricklemyer, applicant rep, gave rebuttal.
- Peter Pensa, applicant rep, gave rebuttal.
- Steve Henry, applicant rep, gave rebuttal.
- Pamela Jo Hatley, ZHM, closes RZ 21-0319.

D.8. MM 21-0344

- Brian Grady, Development Services, calls RZ 20-1282.
- Tyler Hudson, applicant rep, presents testimony.
- Steven Beachy, Development Services, staff report.
- Melissa Lienhard, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 20-1282

ADJOURNMENT

Pamala Jo Hatley, ZHM, adjourns the meeting.

PARTY OF RECORD

NONE