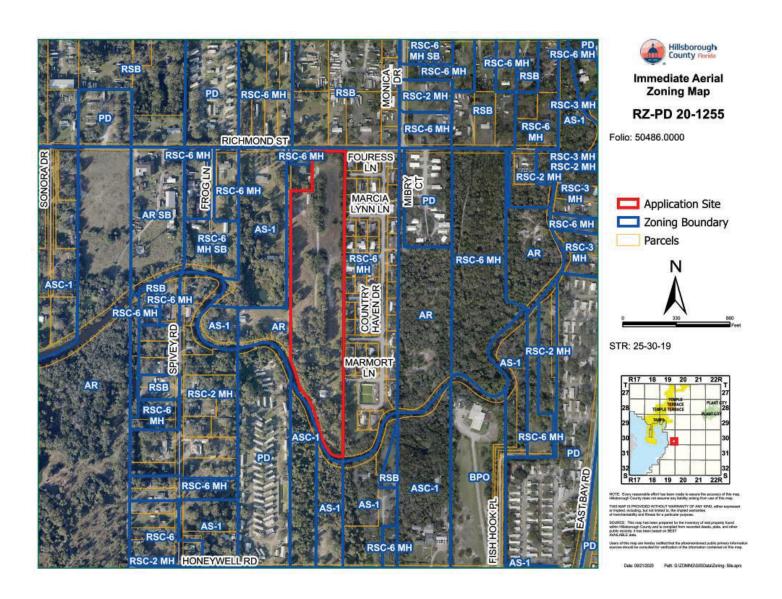


STAFF REPORT

SUBJECT:	PD 20-1255 GB/S	PLANNING AREA:	Gibsonton
REQUEST:	Rezone to Planned Development	SECTOR	South
APPLICANT:	New Hope Farms Florida LLC		
Existing Zoning: A	gricultural Rural (AR)	Comp Plan Category:	RES-6



Application Review Summary and Recommendation

1.0 Summary

1.1 Project Narrative

The applicant seeks to rezone a parcel, currently zoned Agricultural Rural (AR) to Planned Development. The applicant intends to develop the site with a Mobile Home Park. The site is located on the south side of Richmond St., 350 feet west of Monica Dr. in Gibsonton. The site has a FLU designation of RES-6. Total acreage of the project is 11.7.

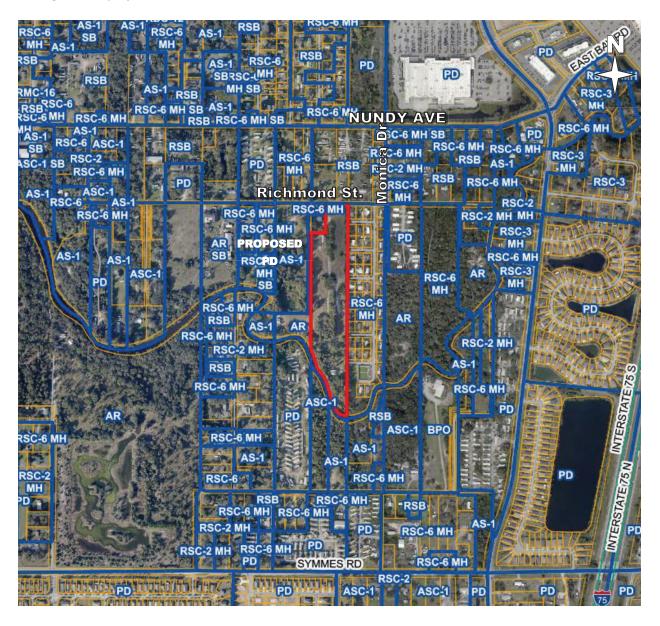


Figure 1 –Subject Site

CASE REVIEWER: Israel Monsanto

Remand

This rezoning application was remanded at the May 11, 2021 BOCC Land Use Meeting to re-open the case to ensure that the record consisting of the Agency Comments and files related to this case are available for the public. Files related to this rezoning application were not accessible during the March 15th ZHM hearing and are now available for review in the public record.

Surrounding zoning and uses are:

LOCATION	ZONING	USE / APPROVED FOR
North	- Residential Show Business (RSB)	Residential show business
South	- Agricultural Single Family (AS-1)	Residential
	- Agricultural Single Family Conventional (ASC-1)	
East	- Residential Single Family Conventional (RSC-6)	Residential
West	- Agricultural Rural (AR)	Residential

The subject property has an existing single-story residence today.

The proposed PD would consist of a maximum of 70 mobile home spaces, subject to the Land Development Code Section 6.11.110. The applicant has not requested variations from this LDC section.

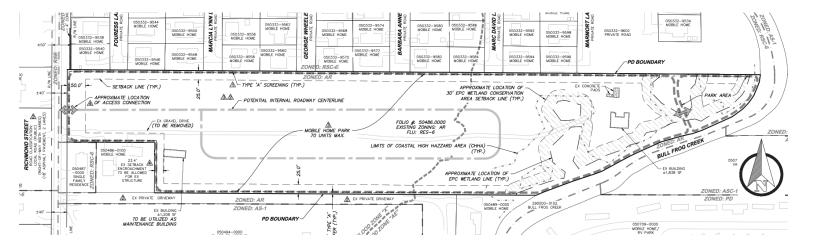


Figure 2 -Proposed PD Plan

The applicant proposes a Type A buffer with a solid fence along the east, west and north project's boundaries.

Portions of the site along the Bull Frog Creek to the south are within the Coastal High Hazard Area (CHHA). This area is depicted in the proposed PD Plan located near the creek and are generally located along wetlands and their setbacks. LDC Sec. 6.11.110 prohibits mobile home communities within the CHHA and LDC Sec. 4.01.07 requires 30 feet or 50 feet of setback from conservation and preservation areas respectively. Development of the project will be restricted within these areas. The proposed site design provides flexibility to avoid these areas. Development of the mobile home park will be subject to all regulations from local and federal agencies pertaining to permitting and placement of structures.

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

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.

Transportation

Richmond St. is a publicly maintained, 2-lane, undivided, substandard, local roadway characterized by +/- 16 feet of pavement in poor condition. The roadway lies within a variable width right-of-way (between +/- 30 feet and +/- 75 feet of right-of-way) in the vicinity of the proposed project. There are no sidewalks or bicycle facilities present on Richmond St.

Monica Dr. is a publicly maintained, 2-lane, undivided, substandard, local roadway characterized by +/- 17 to 18 feet of pavement in below average condition. The roadway lies within a 50-foot wide right-of-way. There are no sidewalks or bicycle facilities present on Richmond Ave.

Nundy Ave. is a publicly maintained, 2-lane, undivided, substandard, local roadway characterized by +/- 20-feet of pavement in average condition. The roadway lies within a variable width right-of-way (between +/- 60 feet to +/- 78 feet) between Monica Dr. and East Bay Rd.

SITE ACCESS AND CONNECTIVITY

The applicant is proposing a single access connection to Richmond St. No other access connections are possible (streets to the east are private roadways). Additionally, no cross access is required pursuant to Section 6.04.03.Q. of the LDC.

The developer will be required to comply with all applicable development regulations, including the Section 6.11.110 LDC standards governing internal roadways for mobile-home parks.

The applicant's Engineer of Record (EOR) submitted a Design Exception Request and an Administrative Variance:

- Design exception for Monica and Richmond dated February 24, 2021
- Variance for Nundy Road dated February 24, 2021

Based on factors presented in both requests, the County Engineer found them approvable. If this zoning is approved, the County Engineer will approve the above referenced Design Exception and Administrative Variance requests.

Roadway level of service:

Richmond St. is not a regulated roadway and was not included within Hillsborough County's 2019 Level of

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

Service Report. As such, LOS information cannot be provided for this roadway.

Impact Fees

Estimated Fees:

Mobile Homes (based on 1,500 s.f. 3 bedroom units)

Mobility: \$2,220 * 70 = \$155,400 Parks: \$1,656 * 70 = \$115,920 School: \$7,027 * 70 = \$491,890 Fire: \$299.00 * 70 = \$20,930 Total: \$784,140

Project Summary/Description:

Urban Mobility, South Parks, South Fire - 70 space mobile home park - prior structures may be eligible to provide credit.

School Board

The Hillsborough County School Board reviewed the request and provided the analysis below:

School Data	Gibsonton Elementary	Dowdell Middle	East Bay High
FISH Capacity	804	1060	2492
2020-21 Enrollment	482	563	1929
Current Utilization	30%	67%	77%
Concurrency Reservations	29	18	320
Students Generated	13	5	7
Proposed Utilization	65%	55%	91%

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

<u>NOTE</u>: Gibsonton Elementary, Dowdell Middle, and East Bay High School have capacity for the proposed project at this time.

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.

1.4 Natural Resources/Environmental

The Environmental Protection Commission, EPC, reviewed the application and does not object. In the site plan's current configuration, a resubmittal is not necessary. The EPC has provided recommended 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

Zoning districts in the immediate area of the subject site consist of residential single family, agricultural, Show Business and residential support uses. Most of the zoning districts in the surroundings permit mobile homes. A mobile home park (Mabrys MH Park) currently exist 500 feet west of the subject parcel. Another mobile home community (Whispering Waters Way) is located further to the west along Richmond St.

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The proposed Mobile Home Park will be subject to the standards found in the Land Development Code Section 6.11.110. Setbacks, minimum space size, maximum height, internal roadways and shelter location will be in accordance with the LDC. The applicant has not requested variations to these standards, or any other standard found in the LDC with the exception of a building setback for an existing structure, not to be utilized for living purposes but as a maintenance building.



Figure 3 – Nearby Development Pattern

Staff finds that the project is compatible with the area. The surroundings are developed today with mobile home communities and neighborhoods. The number of spaces for the mobile home park is at the required maximum density allowed per the FLU designations of RES-6. The site is in the Urban Service Area and will be served by public utilities. Development of the project will be subject to permitting by local and federal agencies for placement and restrictions of the CHHA and within natural areas. Additionally, the park will provide a park along the Bullfrog Creek available for public access to meet the Gibsonton Community Plan's Livable Communities Element. Therefore, based on these considerations, staff recommends approval, with conditions.

1.7 Agency Comments

The following agencies reviewed the application and offer no objections:

- -Conservation and Environmental Lands Management- No comments
- -EPC- with conditions

APPLICATION: PD 20-1255 GB/S ZHM HEARING DATE: June 14, 2021

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

1.8 Exhibits

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

Exhibit 4: Proposed Site Plan PD 20-1255

2.0 Recommendation

2.1 Recommended Conditions of Approval

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

- 1. The project shall be permitted a maximum of 70 mobile home spaces at a maximum density of 6 DU/Ac. Interim use of the parcel for one single family home and uses permitted under the Agricultural Rural zoning shall be permitted until such time the project is developed with a Mobile Home Park. The park shall be permitted an accessory community center and maintenance building.
- 2. Development standards shall be as follows:

Minimum space size: 2,800 sq. ft.

Minimum space front setbacks: 5 ft.

Minimum space rear setbacks: 5 ft. including three-foot easements for utilities

Minimum space side setbacks: 5 ft.

Maximum building height: 35 ft.

- 2.1 There shall be a setback of 50 feet in depth along major streets abutting the mobile home park, and a setback of not less than 25 feet in depth between the mobile homes and the park boundaries, except a common property line shared with other such parks where the setback requirements will be ten feet on each side of the property to the units.
- 2.2 The existing structure located at the northwest corner of the site shall be permitted 23 feet of setback as shown on the General Site Plan. The structure shall be restricted to a maintenance building.
- 3. Unless otherwise specified in these conditions, the mobile home park shall be subject to the standards found in the Land Development Code Section 6.11.110 Mobile Home Parks and Recreational Vehicle Parks.
- 4. The project shall provide a park area adjacent to Bullfrog Creek, as shown on the General Site Plan. The park shall be publicly accessible and operate from dawn until dusk.
- 5. The developer shall provide a 5-foot buffer with Type A screening along the east, west and north boundaries of the project.

APPLICATION: PD 20-1255 GB/S

ZHM HEARING DATE: June 14, 2021

BOCC MEETING DATE: July 20, 2021

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- 6. Portions of the site are within flood zone areas and the Coastal High Hazard. The project shall be developed in accordance with the Federal Emergency Management Agency requirements in addition to all local regulations by the County's Office of Emergency Management, the County's Construction Code and the Florida Building Code.
- 7. The project shall be served by County Water and Wastewater Services.
- 8. Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 9. If PD 20-1255 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated February 24, 2021) which was found approvable by the County Engineer (on March 2, 2021). Approval of this Administrative Variance will waive the Nundy Ave. substandard road improvements required by Section 6.04.03.L. of the LDC.
- 10. If PD 20-1255 is approved, the County Engineer will approve a Design Exception (dated February 24, 2021) which was found approvable by the County Engineer (on March 2, 2021). As Richmond St. and Monica Dr. are substandard roadways, the developer will be required to make certain improvements to Richmond St. and Monica Dr., between the project access and Nundy Ave., consistent with the Design Exception. Specifically, the developer shall:
 - a. Widen the pavement such that there are two, minimum 10-foot wide travel lanes; and,
 - b. Compact and sod the roadway shoulders, as necessary, to ensure there is a 6-foot wide stabilized shoulder along both sides of the roadways.
- 11. 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.
- 12. 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.
- 13. 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).
- 14. 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.

CASE REVIEWER: Israel Monsanto

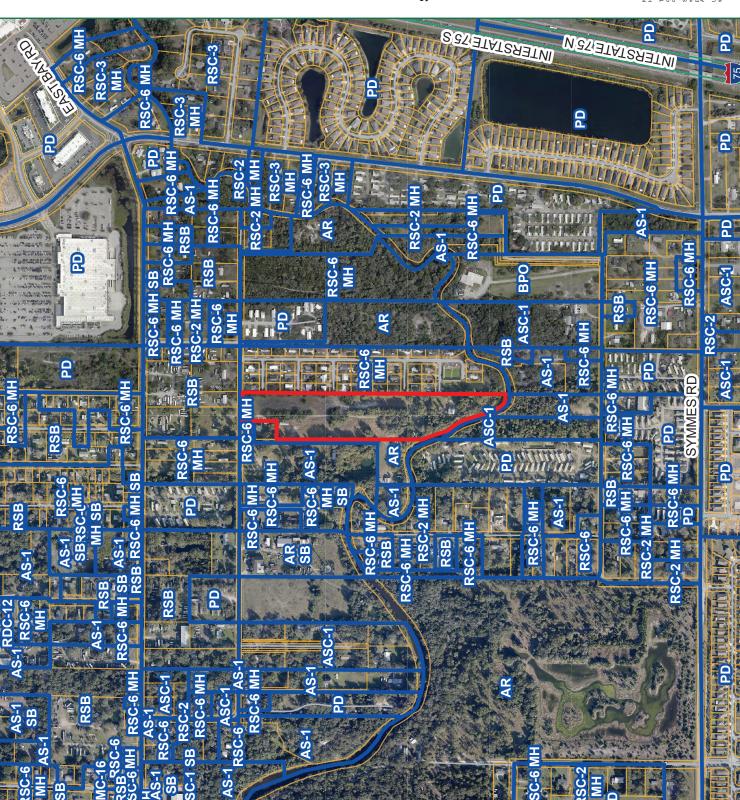
- 15. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 16. 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

J. Brian Grady Sign-off: Thu Jun 3 2021 16:48:42





General Aerial Zoning Map

RZ-PD 20-1255

Folio: 50486.0000

Zoning Boundary Application Site

Parcels

STR: 25-30-19



Zoning Map

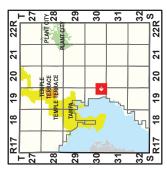
RZ-PD 20-1255

Application Site

FROG LN

STR: 25-30-19

SPIVEYRD



FISH HOOK PL

RSC-6 MH

MONICA AD

MH SB

Immediate Aerial

Folio: 50486.0000

RSC-6 MH

Zoning Boundary **Parcels**

HILLSBOROUGH COUNTY 2020 FUTURE LAND USE

RZ PD 20-1255

Bay.Dr

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RESIDENTIAL PLANNED-2 (.35 FAR) RESIDENTIAL-4 (.25 FAR) RESIDENTIAL-6 (.25 FAR)

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

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

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

SUBURBAN MIXED USE-6 (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR) REGIONAL MIXED USE-35 (2.0 FAR) URBAN MIXED USE-20 (1.0 FAR)

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LIGHT INDUSTRIAL PLANNED (.50 FAR)

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

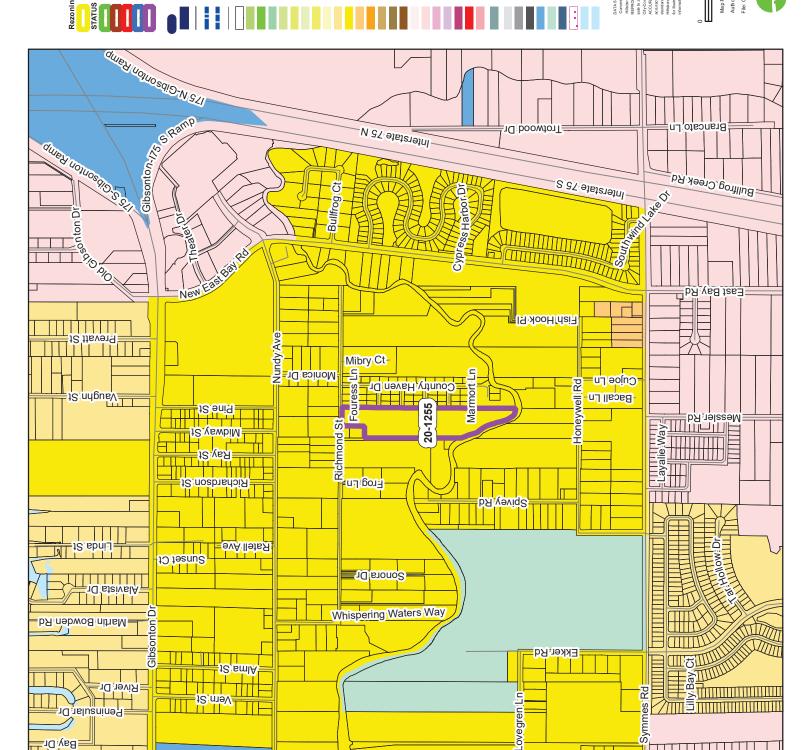


Map Printed from Rezoning System: 9/25/2020 Author: Beverly F. Daniels

North St

File: G:\RezoningSystem\Map!





Alley Pines Cir

0F 1

050489-0000 MOBILE HOME

050491-0000 SINGLE FAMILY RESIDENCE

5.0' TYPE 'A' BUFFER (TYP.)

050494-0000 PLACE OF WORSH

ZONED: RSB ZONED: RSC-6 050496-0400 MOBILE HOME

050496-0300 MOBILE HOME

050710-0000 VACANT

Received Jan 26, 2021 Development Services

GENERAL SITE PLAN

GENERAL SITE PLAN FOR SERERT, GIBSONTON, FLORIDA SS83 RICHMOND STREET, GIBSONTON, FLORIDA SS83 RICHMOND STREET, GIBSONTON, FLORIDA

INANAMMUM AVAHƏAR

CONTACT INFORMATION	OWNER DEVELOPER: TACHANA MINAMANENI ET AL 1511 RINGMORE CT DOVER FL 33527 OFFICE: (848) 774-1222
CONTACT IN	ENGINEER PLANNER. 15957 N. F.ORDA AVE. 15957 N. F.ORDA AVE. 1017. 10. 33549 OFFICE: (813) 968–1081 FAX: (813) 961–5839

CONTACT INFORMATION	G. M.C. COMMER DESELOPER. AVE. 1511 ROMANDAE D. T. AVE. 1511 ROMANDAE D. T. ST. SOVER, FL. 33527 1081 OFFICE: (848) 774–1222 339
CONTAC	ENGINEER/PLANNIER. MCNEAL, ENGINEERING, INC. 19957 N. FLORIDA AVE. SUITE 101 LUTZ, FL. 33549 OFFICE: (813) 968–1081 FAX: (813) 961–5839

SITE DATA TABLE	A TABLE	
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ng Use	SINGLE FAMIL	SINGLE FAMILY RESIDENCE
sed Land Use	MOBILE H	MOBILE HOME PARK
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al Zone (Coastal, Well Head, etc.)	~	N/A
Sensitive Area	Z	YES
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/ Area (AC+/-)	11	11.70
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	Existing	Proposed
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Upland	470,920	026'02#
Wetland	38,732	38,732
: :	Required	Proposed
SetDacks	(FT)	(FT)
North	25	52
East	90	90
South	25	25
West	52	25

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COUNTY OF HILLSBOROUGH

RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER: RZ PD 20-1255 REMAND

DATE OF HEARING: June 14, 2021

APPLICANT: New Hope Farms Florida, LLC

PETITION REQUEST: A request to rezone property from AR to

PD to permit a 70-unit mobile home park

and one single-family home as an

interim use.

LOCATION: 8583 Richmond Street

SIZE OF PROPERTY: 11.7 acres, m.o.l.

EXISTING ZONING DISTRICT: AR

FUTURE LAND USE CATEGORY: RES-6

SERVICE AREA: Urban

COMMUNITY PLAN: Gibsonton

DEVELOPMENT REVIEW STAFF REPORT

1.0 Summary

1.1 Project Narrative

The applicant seeks to rezone a parcel, currently zoned Agricultural Rural (AR) to Planned Development. The applicant intends to develop the site with a Mobile Home Park. The site is located on the south side of Richmond St., 350 feet west of Monica Dr. in Gibsonton. The site has a FLU designation of RES-6. Total acreage of the project is 11.7.

Remand

This rezoning application was remanded at the May 11, 2021 BOCC Land Use Meeting to re-open the case to ensure that the record consisting of the Agency Comments and files related to this case are available for the public. Files related to this rezoning application were not accessible during the March 15th ZHM hearing and are not available for review in the public record.

Surrounding zoning and uses are:

The subject property has an existing single-story residence today.

The proposed PD would consist of a maximum of 70 mobile home spaces, subject to the Land Development Code Section 6.11.110. The applicant has not requested variations from this LDC section.

LOCATION	ZONING	USE / APPROVED FOR
North	- Residential Show Business (RSB)	Residential show business
	 Agricultural Single Family (AS-1) Agricultural Single Family Conventional (ASC-1) 	Residential
East	- Residential Single Family Conventional (RSC-6)	Residential
West	- Agricultural Rural (AR)	Residential

The applicant proposes a Type A buffer with a solid fence along the east, west and north project's boundaries.

Portions of the site along the Bull Frog Creek to the south are within the Coastal High Hazard Area (CHHA). This area is depicted in the proposed PD Plan located near the creek and are generally located along wetlands and their setbacks. LDC Sec. 6.11.110 prohibits mobile home communities within the CHHA and LDC Sec. 4.01.07 requires 30 feet or 50 feet of setback from conservation and preservation areas respectively. Development of the project will be restricted within these areas. The proposed site design provides flexibility to avoid these areas. Development of the mobile home park will be subject to all regulations from local and federal agencies pertaining to permitting and placement of structures.

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.

Transportation

Richmond St. is a publicly maintained, 2-lane, undivided, substandard, local roadway characterized by +/- 16 feet of pavement in poor condition. The roadway lies within a variable width right-of-way (between +/- 30 feet and +/- 75 feet of right-of-way) in the vicinity of the proposed project. There are no sidewalks or bicycle facilities present on Richmond St.

Monica Dr. is a publicly maintained, 2-lane, undivided, substandard, local roadway characterized by +/- 17 to 18 feet of pavement in below average condition. The roadway lies within a 50-foot wide right-of- way. There are no sidewalks or bicycle facilities present on Richmond Ave.

Nundy Ave. is a publicly maintained, 2-lane, undivided, substandard, local roadway characterized by

+/- 20-feet of pavement in average condition. The roadway lies within a variable

width right-of-way (between +/- 60 feet to +/- 78 feet) between Monica Dr. and East Bay Rd.

SITE ACCESS AND CONNECTIVITY

The applicant is proposing a single access connection to Richmond St. No other access connections are possible (streets to the east are private roadways). Additionally, no cross access is required pursuant to Section 6.04.03.Q. of the LDC.

The developer will be required to comply with all applicable development regulations, including the Section 6.11.110 LDC standards governing internal roadways for mobile-home parks.

The applicant's Engineer of Record (EOR) submitted a Design Exception Request and an Administrative Variance:

- Design exception for Monica and Richmond dated February 24, 2021
- Variance for Nundy Road dated February 24, 2021

Based on factors presented in both requests, the County Engineer found them approvable. If this zoning is approved, the County Engineer will approve the above referenced Design Exception and Administrative Variance requests.

Roadway level of service:

Richmond St. is not a regulated roadway and was not included within Hillsborough County's 2019 Level of Service Report. As such, LOS information cannot be provided for this roadway.

Impact Fees

Estimated Fees:

Mobile Homes (based on 1,500 s.f. 3 bedroom units) Mobility: \$2,220 * 70 = \$155,400

Parks: \$1,656 * 70 = School: \$7,027 * 70 = Fire: \$299.00 * 70 = Total:

\$115,920 \$491,890 \$ 20,930 \$784,140

Project Summary/Description:

Urban Mobility, South Parks, South Fire - 70 space mobile home park - prior structures may be eligible to provide credit.

School Board

The Hillsborough County School Board reviewed the request and provided the analysis below:

School Data	Gibsonton Elementary	Dowdell Middle	East Bay High
FISH Capacity	804	1060	2492
2020-21 Enrollment	482	563	1929
Current Utilization	30%	67%	77%
Concurrency Reservations	29	18	320
Students Generated	13	5	7
Proposed Utilization	65%	55%	91%

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

<u>NOTE</u>: Gibsonton Elementary, Dowdell Middle, and East Bay High School have capacity for the proposed project at this time.

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.

1.4 Natural Resources/Environmental

The Environmental Protection Commission, EPC, reviewed the application and does not object. In the site plan's current configuration, a resubmittal is not necessary. The EPC has provided recommended conditions.

1.5 Comprehensive Plan Consistency

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

1.6 Compatibility

Zoning districts in the immediate area of the subject site consist of residential single family, agricultural, Show Business and residential support uses. Most of the zoning districts in the surroundings permit mobile homes. A mobile home park (Mabrys MH Park) currently exist 500 feet west of the subject parcel. Another mobile home community (Whispering Waters Way) is located further to the west along Richmond St.

The proposed Mobile Home Park will be subject to the standards found in the Land Development Code Section 6.11.110. Setbacks, minimum space size, maximum height, internal roadways and shelter location will be in accordance with the LDC. The applicant has not requested variations to these standards, or any other standard found in the LDC with the exception of a building setback for

an existing structure, not to be utilized for living purposes but as a maintenance building.

Staff finds that the project is compatible with the area. The surroundings are developed today with mobile home communities and neighborhoods. The number of spaces for the mobile home park is at the required maximum density allowed per the FLU designations of RES-6. The site is in the Urban Service Area and will be served by public utilities. Development of the project will be subject to permitting by local and federal agencies for placement and restrictions of the CHHA and within natural areas. Additionally, the park will provide a park along the Bullfrog Creek available for public access to meet the Gibsonton Community Plan's Livable Communities Element. Therefore, based on these considerations, staff recommends approval, with conditions.

1.7 Agency Comments

The following agencies reviewed the application and offer no objections: Conservation and Environmental Lands Management- No comments -EPC- with
conditions

1.8 Exhibits

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

Exhibit 4: Proposed Site Plan PD 20-1255

2.0 Recommendation

APPROVAL - Approval of the request is based on the general site plan submitted January 26, 2021.

Zoning conditions, which were presented Zoning Hearing Master hearing, were reviewed and are incorporated by reference as a part of the Zoning Hearing Master recommendation.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on June 14, 2021. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition. He stated that the item was remanded but there has been no change to the request. The issue was technical in nature and the on-line files were inadvertently deleted. Therefore, the agency comments were not available at the time of the public hearing. To

ensure the record is complete, the item was remanded back to permit the agency comments to be a part of the hearing.

Mr. Chris McNeal of McNeal Engineering testified on behalf of the applicant. He stated that there is no new evidence to add to the case and that his prior testimony was complete.

Mr. Israel Monsanto, Development Services Department testified regarding the County's staff report. Mr. Monsanto testified that the request is to rezone a parcel of land zoned Agricultural Rural to Planned Development to develop the property with a mobile home park. He added that the property is located on the south side of Richmond Street, 350 feet west of Monica Drive in Gibsonton. It is designated Residential-6 and is 11.7 acres in size. A maximum of 70 mobile home spaces are proposed and no variations are requested. A Type A buffer with a fence along the eastern, western and northern boundaries will be provided. Bullfrog Creek is located to the south. No development is proposed within the Coastal High Hazard area or wetland setback areas. A single access point to Richmond Street is proposed. He described the surrounding development as having several mobile home parks in the area. He concluded his presentation by stating that there were no objections received from other agencies and that no changes were made from the prior hearing.

Ms. Yeneka Mills of the Planning Commission staff testified that the property is within the Residential-6 Future Land Use category and located in the Urban Service Area and the Gibsonton Community Planning Area. She testified that the request is consistent with the surrounding area. The request is also consistent with Policies 16.1, 16.2 and 16.3 of the Future Land Use Element. She concluded her remarks by stating that the rezoning request is consistent with the Gibsonton Community Plan and the Future of Hillsborough Comprehensive Plan.

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

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

Mr. Grady of the Development Services Department stated that the item would be heard at the July 20, 2021 Board of County Commissioners meeting but the other agenda items at the ZHM would be hearing at the August Land Use meeting.

Mr. McNeal did not have additional comments.

The hearing was then concluded.

EVIDENCE SUBMITTED

No documents were submitted into the record.

PREFACE

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

FINDINGS OF FACT

- The subject site is 11.7 acres in size and is zoned Agricultural Rural (AR).
 The property is designated RES-6 by the Comprehensive Plan and located in the Urban Service Area and the Gibsonton Community Planning Area.
- 2. The request to rezone from AR to Planned Development (PD) is for the purpose of developing a 70-unit mobile home park. An existing single-family home and uses permitted under the AR zoning district is proposed to be utilized as an interim use.
- 3. The Planning Commission found the request to be consistent with the Gibsonton Community Plan. Specifically, the proposed public park in the rear of the property with public access to Bullfrog Creek is consistent with Goal Five of the Gibsonton Community Plan. The request is also consistent with Policies 16.1, 16.2 and 16.3 of the Future Land Use Element. The Planning Commission determined that the request is consistent with the Comprehensive Plan and supports the rezoning request.
- 4. The surrounding area is developed with existing mobile home parks and properties zoned with agricultural, residential and show business zoning districts.
- 5. The requested building setback variance for the existing structure serves to recognize the building which will be used for storage.
- Approval of the Planned Development zoning with the conditions proposed by the Development Services Department serves to provide a compatible land use in the area.

FINDINGS OF COMPLIANCE/NON-COMPLIANCE WITH THE HILLSBOROUGH COUNTY COMPREHENSIVE PLAN

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

CONCLUSIONS OF LAW

Based on the Findings of Fact cited above, there is substantial competent evidence to demonstrate that the requested Planned Development rezoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

SUMMARY

The request is to rezone 1.7 acres from AR to PD to develop a mobile home park with 70 units.

The Planning Commission found the request to be consistent with the Gibsonton Community Plan as the developer has committed to providing a public park in the rear of the property with public access to Bullfrog Creek which is consistent with Goal Five of the Gibsonton Community Plan. The Planning Commission determined that the request is consistent with the Comprehensive Plan and supports the rezoning request.

The request is compatible with the character of the area which is developed with several mobile home parks and is consistent with the intent of the Land Development Code and Comprehensive Plan.

RECOMMENDATION

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

July 5, 2021

Susan M. Finch, AICP Land Use Hearing Officer

Sum M. Fine

Date



Unincorporated Hillsborough County Rezoning			
Hearing Date: June 14, 2021	Petition: PD 20-1255 REMAND		
Report Prepared: June 4, 2021	South of Richmond Street and west of the Richmond Street and Monica Drive intersection		
Summary Data:			
Comprehensive Plan Finding:	CONSISTENT		
Adopted Future Land Use:	Residential-6 (6du/ga;0.25 FAR)		
Service Area:	Urban		
Community Plan:	Gibsonton		
Rezoning Request:	Agricultural Rural (AR) to Planned Development allowing for up to 70-unit Mobile Home Park		
Parcel Size (Approx.):	11.70+/- acres		
Street Functional Classification:	Richmond Street – Local Monica Drive – Local		
Locational Criteria:	N/A		
Evacuation Area:	This site falls within Evacuation Zones A, B, C and D.		



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 11.70 acres south of Richmond Street and west of the Richmond Street and Monica Drive intersection. The subject property is within the Urban Services Area (USA) and within the limits of the Gibsonton Community Plan. The southern portion of the site falls within the Coastal High Hazard Area (CHHA).
- The parcel has a Future Land Use designation of Residential-6 (RES-6), with typical uses such as Residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Non-residential uses shall meet established locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- The subject property is surrounded by Residential-6 (RES-6).
- The subject site is classified as agricultural with Agricultural Rural (AR) zoning. The site is surrounded predominately by single-family residential lots. Single-family, vacant, and mobile home park lots with Residential Show Business (RSB) and Residential Single-Family Conventional-6 (RSC-6) zoning districts are located to the north across Richmond Street. Single-family, mobile home and vacant lots are located to the east with Residential Single-Family Conventional-6 (RSC-6). Single-family, vacant, and mobile parks are located to the south across Bullfrog Creek with Agricultural Single-Family Conventional-1 (ASC-1), Agricultural Single-Family-1 (AS-1) and Residential Show Business (RSB) zoning. Parcels to the west of the subject site include single-family lots and a public/quasi-public property with Residential Single-Family Conventional-6 (RSC-6), Agricultural Rural (AR) and Agricultural Single-Family-1 (AS-1) zoning.
- The applicant requests to rezone the subject property from Agricultural Rural (AR) to Planned Development (PD) allowing for a 70-unit Mobile Home Park. Along with mobile home park, the site plan proposes the potential conversion of the existing residence to a community center, storage building to a maintenance building and proposed office building.

Compliance with Comprehensive Plan:

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

Future Land Use Element

Urban Service Area

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

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

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

Policy 1.3:

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.

Policy 1.5: Within the USA, the use of new private potable water wells and new septic tanks to serve new development will be extremely limited. New development must connect to publicly owned and operated systems. Exceptions to this policy will be limited to documented hardships approved through a variance procedure, or in situations where reasonable use of the property would otherwise be unavailable.

Policy 1.6: Development can occur with existing zoning but still must adhere to utility connection policies outlined in this plan, that is, through the creation or extension of public systems to serve the project.

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

Environmental Considerations

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

Neighborhood/Community Development

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

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

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

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

Policy 16.7: Residential neighborhoods shall be designed to include an efficient system of internal circulation and street stub-outs to connect adjacent neighborhoods together.

Conservation and Aquifer Recharge Element

Wetlands and Floodplain Resources

Objective 4: The County shall continue to apply a comprehensive planning-based approach to the protection of wetland ecosystems assuring no net loss of ecological values provided by the functions performed by wetlands and other surface waters authorized for projects in Hillsborough County, consistent with the Uniform Mitigation Assessment Method. The County shall work with the Environmental Protection Commission, the Southwest Florida Water Management District, the Florida Department of Environmental Protection, and the Tampa Bay Estuary Program to achieve a measurable annual increase in ecological values provided by the functions performed by wetlands and other surface waters. It shall be the County's intent to maintain optimum wetland functions as well as acreage.

Policy 4.1: The County shall, through the land use planning and development review processes, and in cooperation with the Environmental Protection Commission, continue to conserve and protect wetlands from detrimental physical and hydrological alteration.

Policy 4.3: The County shall, through the land planning and development review processes, and in cooperation with the Environmental Protection Commission, continue to prohibit unmitigated encroachment into wetlands.

Policy 4.12: Priority shall be given to avoiding the disturbance of wetlands in the County and to encourage their use only for purposes which are compatible with their natural functions and environmental benefits.

Policy 4.13: Development which impacts wetlands may be deemed appropriate only as a last resort; where:

- 1. reasonable use of the property is otherwise unavailable and/or onsite preservation of a functioning wetland system is deemed unsustainable;
- 2. the adverse impact is offset by the benefit of the development to the public such that it is reasonable, in the public interest and an acceptable mitigation plan is proposed.

This determination shall be made by Hillsborough County and/or the Environmental Protection Commission of Hillsborough County.

Policy 4.14: The development review process, part of a comprehensive program for the protection of wetlands, shall make every effort to maintain natural undisturbed wetlands by way of a sequential review process that first evaluates all means of avoiding wetland impacts in regard to a particular project; if necessary, secondly, evaluates and requires measures to minimize wetland impacts; and if necessary, thirdly, evaluates and requires the mitigation of wetland impacts.

Objective 5: The County shall continue to prevent net loss of 100-year floodplain storage volume in Hillsborough County. The County shall continue to protect and conserve natural wildlife habitat attributes where they exist within the 100-year floodplains of major rivers and streams.

Policy 20.5: Septic tank and drainfield installation shall be prohibited within 200 feet of the EPC wetland lines of the Rivers and their tributaries, except in such cases where the 200-foot criterion cannot be met because of vested lot size or configuration. In such cases, placement and construction of such facilities shall be in accordance with State law and shall prevent adverse impacts to water quality to the greatest extent practicable. This policy shall not prohibit recommended maintenance of existing septic systems if no alternative means of sewerage treatment is available.

Coastal Management Element

Policy 6.2: New development within the coastal high hazard area shall continue to be subject to the applicable site plan review process. As a component of the review process, the property owner shall provide adequate data to assess the impacts of the proposed development upon existing infrastructure within the coastal high hazard area, as well as level of service standards established for shelter capacity and clearance times.

Policy 6.6: The use of septic tanks for new development shall be prohibited in the coastal high hazard area. Regulatory review procedures and criteria for determining exceptions to this policy in cases of undue hardship shall continue to be applied to determine hardship exceptions.

Policy 10.5: The use of septic tanks for new development shall be prohibited in the Coastal High Hazard Area, except in cases of excessive hardship where (1) no reasonable alternative exists, (2) a discharge from a septic tank will not adversely affect public health and will not degrade surface or ground water and (3) where the Health Department determines that soil conditions, water table elevation and setback provisions are adequate to meet state requirements.

Objective 11: The County shall maintain adequate clearance times as identified in the most up-to-date Hurricane Study. Any proposed development shall not increase these clearance times.

Livable Communities Element: Gibsonton Community Plan

IV. and V. Themes, Goals and Strategies

The following themes are intended to implement the community vision and are listed in order of priority. Theme 1 outlines our local community organization, and acts as a foundation for all the remaining themes.

NATURAL RESOURCES

Goal 5: Gibsonton will protect and enhance its public lands for conservation and recreation purposes by:

- Planning its public lands as an open space system rather than a collection of individual sites; and
- Increasing the connectivity of public lands through trails and canoe/kayak/boat routes.

Strategies:

Open Space, Recreation, and Interpretive System Strategy

- Prepare and carry out a master plan for public access and recreation, offering low-impact recreational facilities compatible with the natural resource characteristics and capacity. Integrate access and recreation with the open space system as well as local community parks and river walks.
- Acquire or negotiate an easement for connecting Golden Aster Scrub Nature Preserve to Shultz Park, and work with County and Tampa Electric Company (TECO) to develop a major north-south greenway trail connection along TECO power line corridor, from East Bay High School to the Alafia River.
- Provide a pedestrian bridge over Bullfrog Creek at/near Ekker ELAPP site, with a kayak/canoe launching facility.
- Work with agencies and other organizations to develop and promote blueways along the Alafia River, Tampa Bay Shoreline and Bullfrog Creek. Carry out conservation projects throughout this system to protect, restore and enhance natural resources.
- Require new developments along Bullfrog Creek and the Alafia River to provide open public access to the waterfront via public riverfront parks.
- Require all waterfront development to install "softened shorelines".
- Enhance facilities at Gardenville Recreation Center with gymnasium and fitness trail.

Staff Analysis of Goals Objectives and Policies:

The subject property is located on approximately 11.70 acres south of Richmond Street and west of the Richmond Street and Monica Drive intersection. The subject property is within the Urban Service Area (USA) and within the limits of the Gibsonton Community Plan. The southern portion of the site falls within the Coastal High Hazard Area (CHHA). The applicant is proposing to rezone the subject property from Agricultural Rural (AR) to Planned Development allowing for a 70-unit mobile home park. Along with the mobile home park, the site plan proposes the potential conversion of the existing residence to a

community center, storage building to a maintenance building and proposed office building.

Development Services staff requested the application be remanded to the June 14, 2021 Zoning Hearing Master (ZHM) meeting. At their regularly scheduled Land Use public meeting on May 11, 2021 the Hillsborough Board of County Commissioners remanded the application to the June 14, 2021 ZHM meeting. The remand did not identify any Comprehensive Plan concerns or issues and has not resulted in a change to Planning Commission staff's recommendation.

The subject property is designated Residential-6 (RES-6) on the Future Land Use Map. The intent of the RES-6 Future Land Use category is to designate areas that are suitable for low density residential development. In addition, suburban scale neighborhood commercial, office 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 request is for 70-unit mobile home park. The subject site is surrounded predominately by single-family residential lots. The maximum allowable density is 70 residential units. The minimum allowable density is 52 residential units. A mobile home park is located to the southwest across Bull Frog Creek. The request is compatible with the surrounding area and consistent with the Residential-6 (RES-6) Future Land Use category. The request is consistent with Policies 16.1, 16.2 and 16.3 of the Future Land Use Element (FLUE).

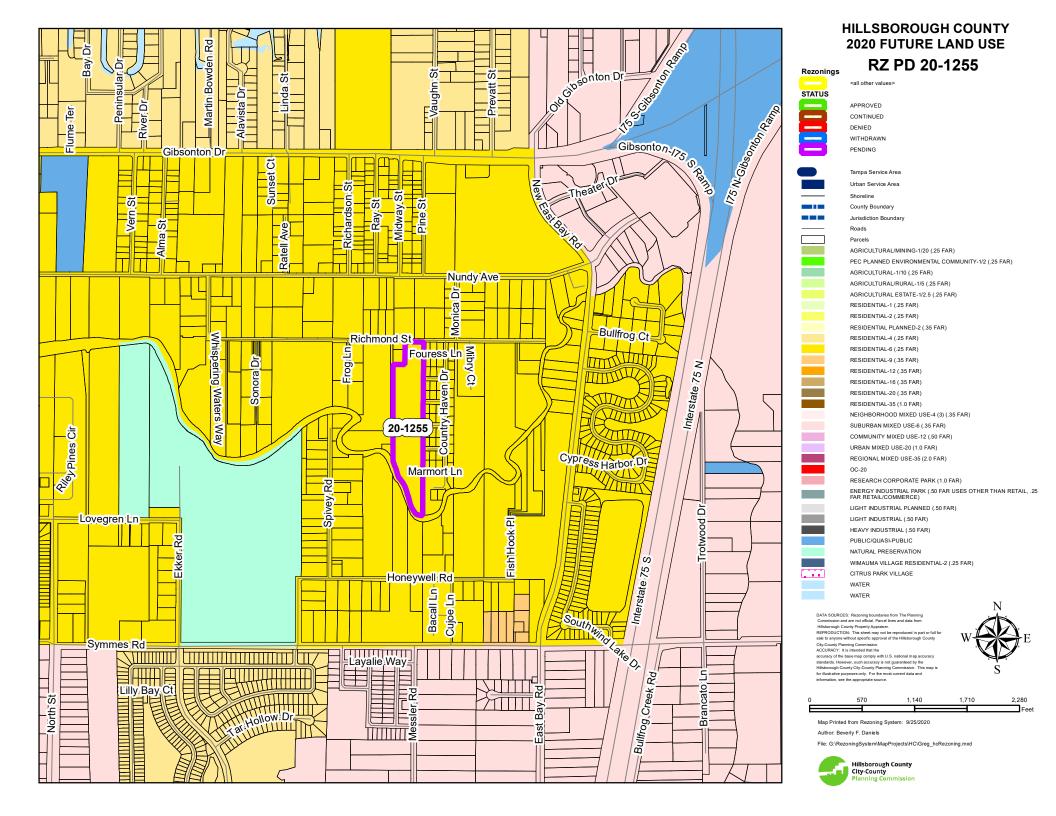
The subject property is located within the limits of the Gibsonton Community Plan. Goal 5 of the Gibsonton Community Plan seeks to protect and enhance its public lands for conservation and recreation purposes by requiring new developments along Bullfrog Creek and the Alafia River to provide open public access to the waterfront via public riverfront parks. The applicant proposes a park area within the southeast corner of the site adjacent to Bull Frog Creek. The park area fulfills the intent of and is consistent with the Gibsonton Community Plan.

There are wetlands present on the property. The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed rezoning. The EPC has determined a resubmittal is not necessary for the site plan's current configuration. If the site plan changes, EPC staff will need to review the zoning again. Planning Commission staff finds this request consistent given that there is a separate approval process for wetland impacts with the Environmental Protection Commission.

Overall, staff finds that the proposed use and density would facilitate growth within the Urban Service Area and supports the vision of the Gibsonton Community Plan. The rezoning would allow for residential development that is consistent with the Goals, Objectives and Policies of the Future Land Use Element of the Future of Unincorporated Hillsborough County Comprehensive Plan for Unincorporated Hillsborough County. The request is compatible with the existing development pattern found within the surrounding area.

Recommendation

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



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

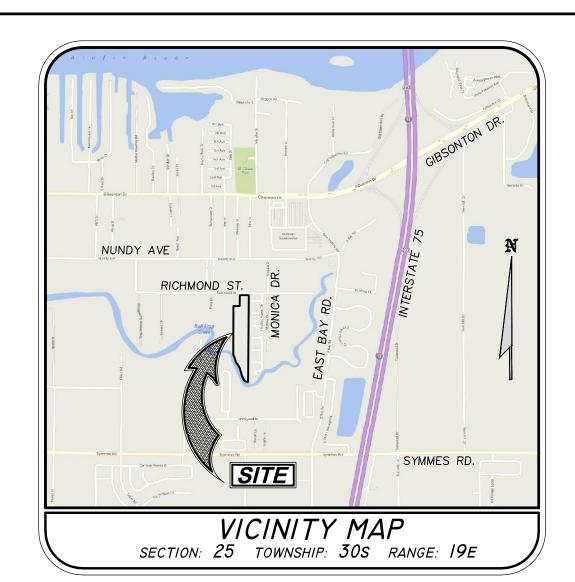
DEPUTY COUNTY ADMINISTRATOR

Lucia E. Garsys

Peggy Caskey

INTERNAL AUDITOR

Project Name:		_
Zoning File:	Modification:	_
Atlas Page:	Submitted:	_
To Planner for Review:	Date Due:	_
Contact Person:	Phone:	_
Right-Of-Way or Land Require	ed for Dedication: Yes No	
() The Development Services Do	epartment HAS NO OBJECTION to this General Site Plan.	
() The Development Services De following reasons:	epartment RECOMMENDS DISAPPROVAL of this General S	Site Plan for the
Reviewed by:	Date:	_
Date Agent/Owner notified of I	Disapproval:	



EXISTING

LEGEND

DESCRIPTION

ASPHALT PAVING

CONCRETE

RIGHT-OF-WAY

CENTERLINE

WETLAND LINE

WETLAND SETBACK LINE

WETLAND SETBACK

TYPE 'A' SCREENING

PROPOSED

LEGAL DESCRIPTION

LOT 32, REVISED MAP OF THE FLORIDA GARDENLANDS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 42, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS THE SOUTH 162.00 FEET OF THE NORTH 247.00 FEET OF THE WEST 135 FEET THEREOF, CONVEYED BY DEED IN OFFICIAL RECORDS BOOK 6316, PAGE 946 AND ALSO LESS THE WEST 135 FEET OF THE NORTH 75 FEET THEREOF, CONVEYED BY DEED IN OFFICIAL RECORDS BOOK 3679, PAGE 78, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

PLANNING NOTES

- 1. PROPOSED DEVELOPMENT AREA IN HILLSBOROUGH COUNTY IDENTIFIED WITHIN FOLIO #050486.0000, CONTAINS 11.7 ACRES, MORE OR LESS.
- 2. ACCORDING TO CURRENT FLOOD INSURANCE RATE MAPS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE PROPERTY SHOWN APPEARS TO LIE WITHIN ZONE 'X' & 'AE', PER COMMUNITY PANEL NOS. 12057C0501H & 12057C0503H, REVISED 08/28/2008. THE BASE FLOOD ELEVATION IS 13 PER FEMA OR 11.22 PER HILLSBOROUGH COUNTY NODE 10218.
- 3. STORMWATER WILL BE REQUIRED. IT SHOULD BE UNDERSTOOD THAT THERE MAY BE SOME REDUCTION IN IMPROVEMENTS (WHICH COULD EFFECT THE TOTAL NUMBER OF UNITS) TO ADDRESS STORMWATER REQUIREMENTS FROM GOVERMENT AGENCIES REVIEW AND PHYSICAL FINDINGS.
- 4. THERE ARE NO SPECIAL ZONES, DESIGNATED SCENIC ROADWAY CORRIDORS OR DESIGNATED HISTORIC LANDMARKS OR OTHER HISTORICAL OR ARCHEOLOGICAL SITES AND STRUCTURES WITHIN OR ADJACENT TO THE PROJECT.
- 5. EXTERIOR LIGHTING WITHIN THE PROJECT SHALL BE IN ACCORDANCE WITH HILLSBOROUGH COUNTY LDC.
- 6. 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.
- 7. SOLID WASTE DISPOSAL SHALL BE MADE BY DUMPSTER.
- 8. LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE HILLSBOROUGH COUNTY LANDSCAPE CODE.
- 9. BUILDING TO COMPLY WITH ALL HILLSBOROUGH COUNTY BUILDING AND FIRE CODES.
- 10. SIDEWALKS TO MEET ALL ADA AND HILLSBOROUGH COUNTY COMPLIANCE REGULATIONS.
- 11. THE DEVELOPER ASSURES THAT ACCESS TO THE PROPERTY WILL SUPPORT SERVICE BY EMERGENCY AND PARATRANSIT—TYPE VEHICLES.
- 12. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH HILLSBOROUGH COUNTY LDC SECTION
- 13. PUBLIC WATER AND SEWER WILL BE PROVIDED VIA CONNECTION TO EXISTING COUNTY UTILITIES WITHIN ADJACENT RIGHT—OF—WAY.
- 14. A STORM SHELTER SHALL BE PROVIDED IN ACCORDANCE WITH HILLSBOROUGH COUNTY LDC SECTION 6.11.110.E. STORM SHELTER MUST BE PLACED OUTSIDE THE FLOOD ZONE.
- 15. IF COMMUNITY CENTER IS PROVIDED IT SHALL BE CENTRALLY LOCATED WITH A MINIMUM OF 50 FEET SETBACK FROM ALL PROPERTY LINES.
- 16. INTERCONNECTIVITY SHALL BE PROVIDED FROM THE MOBILE HOMES TO THE STORM SHELTER AND COMMUNITY CENTER IF IN SEPARATE STRUCTURE.
- 17. EXISTING BUILDINGS ARE OPTIONAL TO REMAIN AND ARE NOT TO BE USED AS LIVING FACILITIES WITH EXCEPTION OF THE EXISTING HOUSE. THE EXISTING HOUSE MAY BE USED AS A LIVING FACILITY WITHIN A INTERIM PERIOD PRIOR TO THE SITE BECOMING A MOBILE HOME

	SITE DATA	TARI F	
	Parcel #	50486-0000	
	Existing Zoning	AR	
	Existing Use	SINGLE FAMILY RESIDENCE	
A	Proposed Land Use	MOBILE HOME PARK	
<u> </u>	Community Planning Area	GIBSC	ONTON
	Service Area	URI	BAN
	Comp Plan Designation (FLU)	RES-6	
	Overlay District	N/A	
	Special Zone (Coastal, Well Head, etc.)	N/A	
Λ	 Peak Sensitive Area	Y	ES
$\overline{\Lambda}$	Coastal High Hazzard Area (CHHA)	YES	
	Parcel Area (SF+/-)	509,652	
	Parcel Area (AC+/-)	11.70	
1/1	Max. Number of MH Spaces	70	
	Building Max. Height (FT)	3	<i>5</i>
	F.A.R.	0.00	
	Description	Existing	Proposed
		(SF)	(SF)
	Upland	470,920	470,920
A	Wetland	38,732	<i>38,732</i>
	Setbacks	Required	Proposed
		(FT)	(FT)
	North	25	25
	East	50	<i>50</i>
	South	25	<i>25</i>
	West	<i>25</i>	<i>25</i>

CONTACT INFORMATION			
ENGINEER/PLANNER: MCNEAL ENGINEERING, INC. 15957 N. FLORIDA AVE. SUITE 101 LUTZ, FL 33549 OFFICE: (813) 968–1081 FAX: (813) 961–5839	OWNER/DEVELOPER: RAGHAVA MUMMANENI ET AL 1511 RINGMORE CT DOVER, FL 33527 OFFICE: (848) 774—1222		

NOTE: FUTURE LAND USE IS RES-6 FOR ALL PROPERTIES SHOWN. SCALE: 1" = 80'🖄 — COUNTRY HAVEN DRIVE MOBILE HOME 050717-0000 SINGLE FAMILY STOP SIGN 050485-0300 ROADWAY CLASSIFICATION: LOCAL ROAD (PRIVATE) MOBILE HOME (50' RIGHT-OF-WAY, 20' ASPHALT PAVEMENT) (2 LANES) RESIDENCE 050332-9552 MOBILE HOME 050332-9576 MOBILE HOME 050332-9532 MOBILE HOME 050332-95904 MOBILE HOME 050485-0200 MOBILE HOME MOBILE HOME MOBILE HOME MOBILE HOME 050332-9536 050332-9588 MOBILE HOME MOBILE HOME MOBILE HOME MOBILE HOME 050332-9600 MOBILE HOME 050332-9534 050332-9562 MOBILE HOME 050332-9580 MOBILE HOME 050332-9586 MOBILE HOME MOBILE HOME MOBILE HOME MOBILE HOME 050332-9550 050332-9568 050332-9598 PRIVATE ROAD MOBILE HOME MOBILE HOME MOBILE HOME MOBILE HOME MOBILE HOME MOBILE HOME ±50'-050719-0100 050332-9560 050332-9572 MOBILE HOME SINGLE 050332-9548 MOBILE HOME MOBILE HOME 050332-9558 050332-9584 050332-9594 050332-9596 050332-9570 050332-9582 FAMILY MOBILE HOME 050332-9546 MOBILE HOME MOBILE HOME MOBILE HOME MOBILE HOME MOBILE HOME MOBILE HOME -PD BOUNDARY RESIDENCE MOBILE HOME ZONED: RSC-6 050488-0200 **ZONED:** AR MOBILE HOME riangle TYPE 'A' SCREENING (TYP.) APPROXIMATE LOCATION OF PADS 30' EPC WETLAND CONSERVATION APPROXIMATE LOCATION AREA SETBACK LINE (TYP.) - POTENTIAL INTERNAL ROADWAY CENTERLINE A OF ACCESS CONNECTION 050710-0000 VACANT FOLIO #: 50486.0000 /(TO BE REMOVED)EXISTING ZONING: AR 050488-0050 MOBILE HOME PARK **ZONED: AS-1** MOBILE HOME FLU: RES-6 70 UNITS MAX. **ZONED: ASC-1** LIMITS OF COASTAL HIGH HAZZARD AREA (CHHA) 050486-0100 MOBILE HOME 23.4 050711-0000 EX SETBACK 4 VACANT 050487 ENCROACHMENT -0000 TO BE ALLOWED APPROXIMATE LOCATION OF SINGLE FOR EX EPC WETLAND LINE (TYP.) STRUCTURE FAMILY RESIDENCE 🤉 ZONED: RSB **ZONED: ASC-1** ZONED: RSC-6 EX PRIVATE DRIVEWAY **ZONED:** PD **ZONED: AR** 050496-0400 050489-0000 MOBILE HOME BULL FROG CREEK ZONED: AS-1 MOBILE HOME EX BUILDING ±1,208 SF PD BOUNDARY TO BE UTILIZED AS MAINTENANCE BUILDING 050709-0000 050494-0000 RV PARK PLACE OF WORSHIP 050496-0300 MOBILE HOME 050491-0000 SINGLE FAMILY RESIDENCE

19-089

KM/CM

21.01.26

R/C 8583

JOB NO.

ACAD FILE:

DRAWN BY:

CHK'D BY:

AGENCY COMMNENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: GB/ South

PETITION NO: RZ 20-1255

This agency has no objection.

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

This agency objects for the reasons set forth below.

REPORT SUMMARY AND CONCLUSIONS

- The proposed project is anticipated to increase the maximum trip generation potential of the subject property at building (by 521 average daily trips, 37 a.m. peak hour trips, and 41 p.m. peak hour trips).
- Vehicular access to the site will be to/from Richmond St.
- Richmond St. and Monica Dr. are substandard local roadways. The applicant requested a Design Exception from the TS-3 non-residential standard for the roadways, which was found approvable by the County Engineer. If the rezoning is approved, the County Engineer will approve the Design Exception request, and the developer will be required to improve the roadways consistent with the Design Exception.
- Nundy Ave. is a substandard local roadway. The applicant requested a Section 6.04.02.B. Administrative Variance from the Section 6.04.03.L. requirement to improve the substandard roadway, which was found approvable by the County Engineer. If the rezoning is approved, the County Engineer will approve the Administrative Variance, upon which the developer will not be required to make improvements to Nundy Ave.
- Transportation Review Section staff has not objection to the proposed request, subject to the conditions of approval provided hereinbelow.

CONDITIONS OF APPROVAL

- 1. Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 2. If PD 20-1255 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated February 24, 2021) which was found approvable by the County Engineer (on March 2, 2021). Approval of this Administrative Variance will waive the Nundy Ave. substandard road improvements required by Section 6.04.03.L. of the LDC.
- 3. If PD 20-1255 is approved, the County Engineer will approve a Design Exception (dated February 24, 2021) which was found approvable by the County Engineer (on March 2, 2021). As Richmond St. and Monica Dr. are substandard roadways, the developer will be required to make certain improvements to Richmond St. and Monica Dr., between the project access and Nundy Ave., consistent with the Design Exception. Specifically, the developer shall:

- a. Widen the pavement such that there are two, minimum 10-foot wide travel lanes; and,
- b. Compact and sod the roadway shoulders, as necessary, to ensure there is a 6-foot wide stabilized shoulder along both sides of the roadways.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 11.7 ac. parcel from Agricultural Rural (AR) to Planned Development (PD). The applicant is proposing a 70-unit mobile home park.

As provided for in the Development Review Procedures Manual (DRPM), the applicant submitted a letter indicating that the proposed development does not trigger the threshold whereby a transportation analysis is required to process this rezoning. Staff has prepared a comparison of the potential trips generated by development permitted, based upon the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition, under the existing and proposed zoning designations utilizing a generalized worst-case scenario.

Existing Zoning:

Anothing Zoning.	24 Hour Two- Way Volume	Total Peak	
Land Use/Size		Hour Trips	
		AM	PM
AR, 2 single-family detached dwelling units (ITE Code 210)	19	1	2

Proposed Zoning:

Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 70-unit mobile home park (ITE Code 240)	540	38	43

Trip Generation Difference:

Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 521	(+) 37	(+) 41

The developer will be required to comply with all applicable Hillsborough County Land Development Code (LDC) standards, including the Section 6.11.110 standards governing Mobile Home Park and Recreational Vehicle Parks.

The developer will be required to construct sidewalks consistent with Section 6.03.02 and other applicable sections of the LDC, to include along the project's Richmond St. frontage and along both sides of internal project roadways.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Richmond St. is a publically maintained, 2-lane, undivided, substandard, local roadway characterized by +/- 16 feet of pavement in poor condition. The roadway lies within a variable width right-of-way (between +/- 30 feet and +/- 75 feet of right-of-way) in the vicinity of the proposed project. There are no sidewalks or bicycle facilities present on Richmond St.

Monica Dr. is a publically maintained, 2-lane, undivided, substandard, local roadway characterized by +/-17 to 18 feet of pavement in below average condition. The roadway lies within a 50-foot wide right-of-way. There are no sidewalks or bicycle facilities present on Richmond Ave.

Nundy Ave. is a publically maintained, 2-lane, undivided, substandard, local roadway characterized by +/- 20-feet of pavement in average condition. The roadway lies within a variable width right-of-way (between +/- 60 feet to +/- 78 feet) between Monica Dr. and East Bay Rd.

SITE ACCESS AND CONNECTIVITY

The applicant is proposing a single access connection to Richmond St. No other access connections are possible (streets to the east are private roadways). Additionally, no cross access is required pursuant to Section 6.04.03.Q. of the LDC.

The developer will be required to comply with all applicable development regulations, including the Section 6.11.110 LDC standards governing internal roadways for mobile-home parks.

REQUESTED DESIGN EXCEPTIONS

Richmond St. and Monica Dr. are substandard local roadways. The applicant's Engineer of Record (EOR) submitted a Design Exception Request (dated February 24, 2021) for Richmond St. and Monica Dr. to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception Request, the County Engineer found the request approvable on March 2, 2021. The deviations from the Hillsborough County Transportation Technical Manual (TTM) TS-3 residential subtype include:

- The developer shall be permitted to eliminate the required 2-foot wide Miami curb on both sides of the roadway; and,
- The developer shall be permitted to utilize a 6-foot stabilized (sod) shoulder, of which none will be paved in lieu of the Miami curb required by TS-3 (or a typical 8-foot wide stabilized shoulder, of which 5 feet is paved, which is typical for a rural configuration, reference TS-7).

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

REQUESTED ADMINISTRATIVE VARIANCES

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated February 24, 2011) from the Section 6.04.03.L. LDC requirement, whereby the developer is required to improve Nundy Ave. (between Monica Dr. and East Bay Rd.) to current County standards. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on March 2, 2021.

If the rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request.

ROADWAY LEVEL OF SERVICE

Richmond St. is not a regulated roadway and was not included within Hillsborough County's 2019 Level of Service Report. As such, LOS information cannot be provided for this roadway.

From: Williams, Michael [WilliamsM@HillsboroughCounty.ORG]

Sent: Tuesday, March 2, 2021 8:24 PM

To: McNeal, Christopher [CMcNeal@mcnealengineering.com]

CC: Tirado, Sheida [TiradoS@hillsboroughcounty.org]; Ratliff, James

[RatliffJa@hillsboroughcounty.org]; Garantiva, Sofia [GarantivaS@hillsboroughcounty.org];

Monsanto, Israel [Monsantol@hillsboroughcounty.org]

Subject: FW: RE: RZ-PD 20-1255 **Attachments:** 20-1255 02-24-21.pdf

Chris - the following documents are APPROVABLE:

- Design exception for Monica and Richmond dated February 24, 2021
- Variance for Nundy Road dated February 24, 2021

Mike

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

Sent: Wednesday, February 24, 2021 2:47 PM

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

Augustine <august@plancom.org>; Yeneka Mills <millsy@plancom.org>
Cc: Grady, Brian <GradyB@HillsboroughCounty.ORG>; Monsanto, Israel
<Monsantol@hillsboroughcounty.org>; Timoteo, Rosalina <TimoteoR@HillsboroughCounty.ORG>;
Garantiva, Sofia <GarantivaS@hillsboroughcounty.org>; Padron, Ingrid
<Padronl@hillsboroughcounty.org>; Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Subject: RE: RZ-PD 20-1255

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

Thank you,

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

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

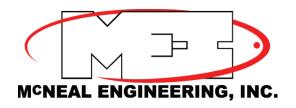
Please note: All correspondence to or from this office is subject to Florida's Public Records law.



Additional / Revised Information Sheet

Date Stamp Here

Application Number: 20-1255	Applicant's Name:	New Hope Farms Florida, LLC
Reviewing Planner's Name: Isr		Date: 2/24/2021
Application Type: Planned Development (PD)	☐ Minor Modification/Personal Appear	
Special Use (SU)	Conditional Use (CU)	Other
Current Hearing Date (if applica	able):	
	The following must be attached	I to this Sheet.
	of the changes and/or additional informite plan must be listed in detail in the Co	nation provided. If a revised Site Plan is being ver Letter.
An updated Project Narrati	ve consistent with the changes or addition	onal information provided, if applicable.
Submittal Via:		
Email (Preferred). Note that r	no follow up paper file is necessary. Pdf format on	ıly. Maximum attachment(s) size is 15 MB.
Email this sheet along all the	additional/revised submittal items in pdf to	o: ZoningIntake-DSD@hcflgov.net
☐ Mail or delivery. Number of	f Plans Submitted: Large Smal	I
For PD, MM, PRS and SU: 7 large For RZ-Standard: if plot plan is lar For Minor Change: 6 large copies For Variances or Conditional Use	copies 24"X36", one small 8.5X11". rger than 8.5"X11", 7 large copies should be subm permits: one 8.5"X11" or larger)	nitted.
Mail to:	ŀ	Hand Deliver to:
Development	Services Department C	County Center
P.O. Box 1110	•	Development Services Department 19th Floor
Tampa, FL 330	601-1110	601 E. Kennedy Blvd., Tampa
	d above are the only changes that have lonal submission and certification.	been made to the submission. Any further
Christopher S. McNeal	Digitally signed by Christopher S. McNeal DN: C=US, =cmcneal@mcnealengineering.com, D="McNeal Engineering, Inc.", CN=Christopher S. McNeal	
	Date: 2021.02.24 13:25:14-05'00' gnature	- Date
	FOR OFFICE USE ONLY	
Notification E-Mail Sent	Scanned into OPTIX	
Transmittal Completed		In-Take Completed by:



Hillsborough County Development Services 601 E. Kennedy Blvd, 19th FL Tampa, FL 33602

Attn: Michael J. Williams, PE c/o Sheida L. Tirado, PE Re: RICHMOND MOBILE HOME PARK

8583 Richmond Street Gibsonton Folio # 050486.0000 RZ 20-1255

> MEI File #19-089 February 24, 2021

REQUEST FOR DESIGN EXCEPTION

Mike:

Background

We are in the General Site Plan review process for the proposed Richmond Mobile Home Park located at 8583 Richmond Street in Gibsonton. Monica Drive and Richmond Street are both local rural sub-standard roadways that connect the proposed project site to the nearest collector, Nundy Road. Both roads service a sporadic mixture of single family and mobile homes. The existing roadways vary in width from 16 to 18 feet. The existing right-of-way varies from a small segment of 60 feet with sidewalk frontage on Richmond Street, while the remaining right-of-way width approaches 50 feet. The roadside drainage conveyance is through shallow swales. The posted speed limit is 25 MPH.

Proposed Design

The improvements proposed for Monica Drive and Richmond Street, from the project site to Nundy Road, to bring up to a reasonable County Standard for a local rural roadway are as follows: Two 10-foot travel lanes for a total roadway width of 20 feet. Two 6-foot stabilized shoulders on both sides of the road, tying back to the existing drainage swales. This Typical Section would be a modification of TS-3 and used for local rural construction, instead of urban and is not found within the Hillsborough County (TTM).

Design Criteria vs Proposed

The Florida Greenbook, Table 3-11, Minimum Widths of Shoulders for Two (2) Lane Rural Roads, allows minimum shoulder width of two (2) feet, for an ADT < 400, all design speeds, 6-foot stabilized shoulder are proposed on both sides of the roadway. With the use of stabilized shoulders and a rural section there is no need for a curb and guttered roadway, as the drainage collection will be achieved through roadside swales.

Justification

The proposed improvements to Monica Drive and Richmond Street can be constructed within the existing limited right-of-way. The utilization of TS-3 would extend well beyond the existing right-of-way into the neighboring parcels. On January 26, 2021, during our conversation, it was agreed that the improvements described above would provide a much safer access for the public than what currently exists.

Design Exception requests are as follows:

1. **Shoulder Width** – Request made for the combined shoulder width to be six (6) feet in width. Support: Monica Drive and Richmond Street are both rural local streets in which there are none, or minimal existing unpaved shoulders.

Michael J. Williams, PE RICHMOND MOBILE HOME PARK MEI File #19-089 February 24, 2021 Page 2 of 2

2.Concrete Gutter - Request made for the removal of the gutter.

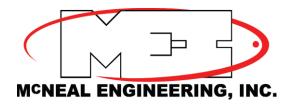
Support: This is a local road with no underground piped drainage system. The roadside drainage collection will be achieved through roadside swales.

If you have questions, or need additional information, please feel free to contact our office at the website or phone number listed below. Thank you very much for your assistance.

	Sincerely,	
	h	
attchs	Christopher S. McNeal, M.Eng, PE	
c: Raghava Mummaneni <i>via</i> email		
Based on the information provided by the applicant, this request i	s:	
Approved		
Disapproved		
If there are any further questions or you need clarification, please (813) 276-8364.	contact Sheida L. Triado, PE at	
	Sincerely,	

Michael J. Williams, PE

Hillsborough County Engineer



Hillsborough County Development Services 601 E. Kennedy Blvd, 19th FL Tampa, FL 33602 Re: RICHMOND MOBILE HOME PARK

8583 Richmond Street Gibsonton Folio # 050486.0000 RZ 20-1255

Attn: Michael J. Williams, PE c/o Sheida L. Tirado, PE

MEI File # 19-089 February 24, 2021

REQUEST FOR ADMINISTRATIVE VARIANCE

Mike:

We are requesting an Administrative Variance per Hillsborough County Land Development Code (LDC) Section 6.04.02.B. for relief from Section 6.04.03.L. supporting RZ 20-1255. The site's access is from Nundy Avenue to Richmond Street *via* Monica Drive.

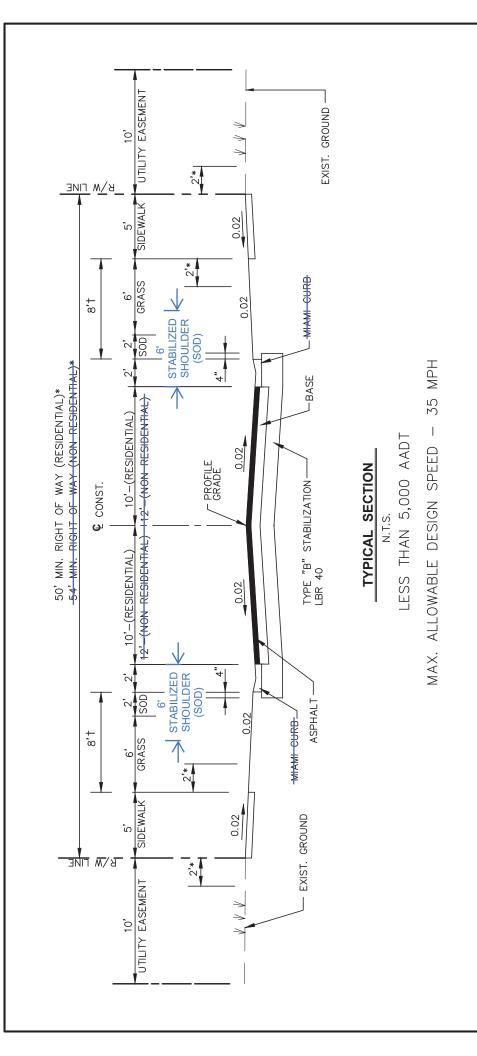
Pursuant to the Hillsborough County (LDC), a request for administrative variance is to be evaluated by the issuing authority based on the following conditions: (a) there is an unreasonable burden on the applicant, (b) the variance would not be detrimental to the public health, safety, and welfare, (c) without the variance, reasonable access cannot be provided. Our comments on conditions a, b, and c are as follows.

- (a) Current Code would require that Nundy Avenue adhere to the County TTM Typical Section TS-7; however, there is insufficient right-of-way to construct the improvements required to bring the subject road up to current county standards within the existing 55 to 75 foot right-of-way, (i.e. increased lane width, addition of 4foot paved shoulders, increased shoulder width, and open ditch reconstruction). The subject road improvements would require private acquisition of additional right-ofway from Monica Drive east to East Bay Road. As a private developer the legal ability to acquire private property from adjacent property owners does not exist.
- (b) Nundy Avenue in the vicinity of Monica Drive, is a two-lane undivided rural road. Based upon archived plans there is a 5-foot concrete sidewalk on the north side of Nundy Avenue, the road varies in width from 20 to 22 feet with 6-foot- stabilized shoulders on each side. We have obtained a 5-year Crash Summary Report (included in this request) from 01/01/2015 to 12/31/2019, the report indicates that there are no relevant crashes that would indicate an issue with the existing travel lane and shoulder widths, or the safety of pedestrian and bicycle movements within this area. For this reason, we see no immediate need for costly improvements that would not produce any significant increase in the health, safety, or welfare of the public for this roadway segment.
- (c) The project does not abut any other roadway network so site access is restricted from Nundy Avenue *via* Monica Drive and Richmond Street.

Michael J. Williams, PE RICHMOND MOBILE HOME PARK MEI File #19-089 February 24, 2021 Page 2 of 2

If you have questions, or need additional information, please feel free to contact our office at the website or phone number listed below. Thank you very much for your assistance.

attchs c: Raghava Mummaneni <i>via</i> email	Sincerely, Christopher S. McNeal, M.Eng, PE McNeal ENGINEERING, INC.
Based on the information provided by the applicant, this request is	s:
Approved	
Disapproved	
If there are any further questions or you need clarification, please 276-8364.	contact Sheida L. Tirado, PE at (813)
	Sincerely,
	Michael J. Williams, PE Hillsborough County Engineer



- ALL DIMENSIONS SHOWN ARE MINIMUM.
- SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE. * . 2 . 2
 - TREES ARE PLANTED IN THE PARKWAY AREA (BETWEEN THE BACK OF CURB AND SIDEWALK) SEE SIDEWALK PROTECTION OPTIONS, DRAWING NO. TD-16 SHEET 7 OF 7 FOR USE WHEN † 4.
 - SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)

REVISION DATE:

TRANSPORTATION TECHNICAL MANUAL

County Florida Hillsborough

LOCAL URBAN ROADS (2 LANE UNDIVIDED) TYPICAL SECTION

0F 1 **TS-3** - DRAWING NO. . 9 SHEET



Report Memo:

Nundy Ave. (between a point just west of Monica Dr. to a point just west of E. Bay Rd.)



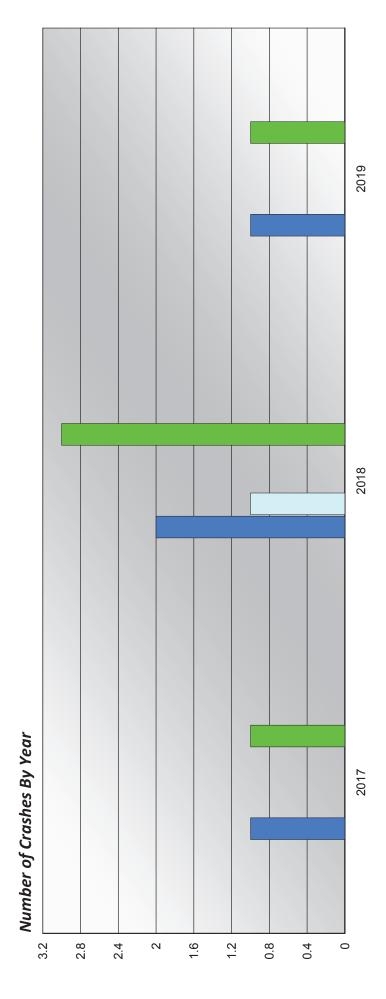
Selections used to generate this report:

Date Range: 1/1/2015 - 12/31/2019 Saved Area 1: -82.35602241791617 27.84641657712322, -82.35596877373588 27.846388117717076, -82.3530827168361 27.846464009450216, -82.35156995095181 27.846682197887187, -82.35131245888643 27.84616044219902, -82.35184890068935 27.845799954984688, -82.355990231408 27.84566630136303, -82.35602241791617 27.84641657712322

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5 Fatalities	Injuries	Peds	Bike	Motorcyc	<u>e</u>	Angles	Head	no I	Intox	ication	Spe	eding	Run	Control	Λ	. Users	Agr	. Driving	Lan	e Depart	At Int.
0	0	0	0	0		0	0			2		0		0		0		0		2	2
					Injury S	everity		ed and Bike		Crash	Гуре					Stra	ategic Hi Safety P	ghway Ian			
													_		Speed	_			Teen	ging	
	Tota	Tot	tal Tota	le Fatal		Non Po				Left		ead Co	mm. Wo	rk No	Agr.	Lane	Ą	Distract		_	
	Crash	es Fatal	ities Injuri	es Crashes	_	Incap Ir	-	\dashv		Turn		_		le Restra	int Drivin	g Depart	Int.	Driving	15-19	65+	Cycle
	4	0	0 0	0	0	0	1	_	-	0	\neg			0	0	1	2	0	0	0 1	0
	1	0	0	0	0	0	0	\neg	0	0	\dashv	0	0 0	0	0	1	0	0	1	0 1	0
	cords Date Range: Crashes Fatalities 18/2017 to 04/19/2019 5 0 Intersection Summary Top 40 Report Click for Drill Down NDY AVE @ MONICA DR	Fatalities Injuri	Fatalities Injuri	Fatalities Injuri	Fatalities Injuries Peds Bike Motorcy	Fatalities Injuries Peds Bike Motorcy	Patalities Injuries Peds Bike Motorcycle Angles	Fatalities Injuries Peds Bike Motorcycle Angles Head	Fatalities Injuries Peds Bike Motorcycle Angles Head On	Fatalities Injuries Peds Bike Motorcycle Angles Head On	Peda Bike Motorcycle Angles Head On Intoxication	Fatalities Injuries Peds Bike Motorcycle Angles Head On Intoxication Spanish	Fatalities Injuries Peds Bike Motorcycle Angles Head On Intoxication Spanish	Fatalities Injuries Peds Bike Motorcycle Angles Head On Intoxication Speeding 0	Fatalities Injuries Peds Bike Motorcycle Angles Head On Intoxication Speeding 0	Fatalities Injuries Peds Bike Motorcycle Angles Head On Intoxication Speeding 0	Fatalities Injuries Peds Bike Angles Head On Intoxication Speeding Run Control Vul. Users 0	Fatalities Injuries Peds Bike Angles Head On Introvication Speeding Run Control Vul. Lsers Ag 0	Fatalities Injuries Peds Bike Angles Head On Introvication Speeding Run Control Vul. Lsers Ag 0	Fatalities Injuries Peds Bike Angles Angles Inchange Incha	Fatalities Pige Bike Angles Head On Intoxication Speeding Run Control Vul. Users Agr. Driving 0

ane Depart At Int.	2 2
Agr. Driving	
Vul. Users	0
Run Control	0
Speeding	0
Intoxication	2
Head On	0
Angles	0
Motorcycle	. 0
Bike	0
Peds	0
Injuries	. 0
Fatalities	0
Crashes	2
Records Date Range:	09/18/2017 to 04/19/2019

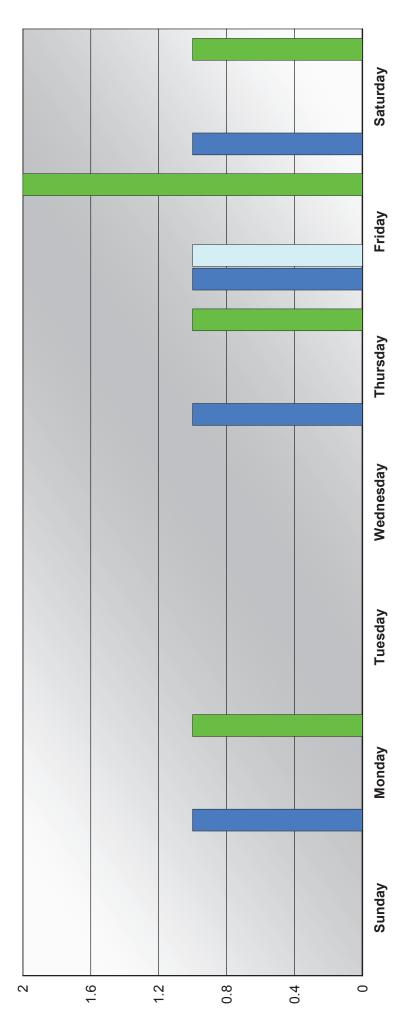


Breakdown of Crashes by Year

	2017	2018	2019	
ОД	1	2	1	
Possible Injury	0	Т	0	
Total Crashes	1	æ	1	

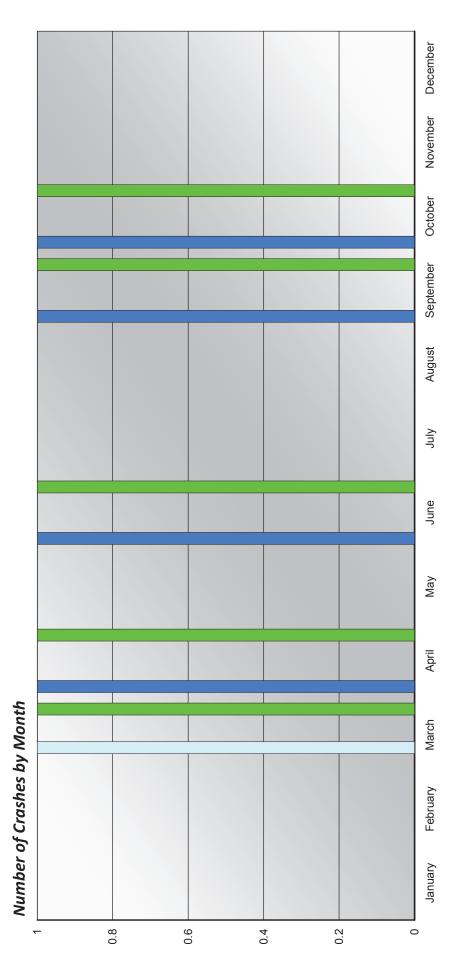
Records Date Range:	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.
09/18/2017 to 04/19/2019	2	0	0	0	0	0	0	0	2	0	0	0	0	2	2

Number of Crashes by Day of Week



		•	•		•	•		
	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Total
PDO	0	1	0	0	1	1	1	4
Possible Injury	0	0	0	0	0	1	0	1
Others	0	0	0	0	0	0	0	0
Total Crashes	0	1	0	0	1	2	1	

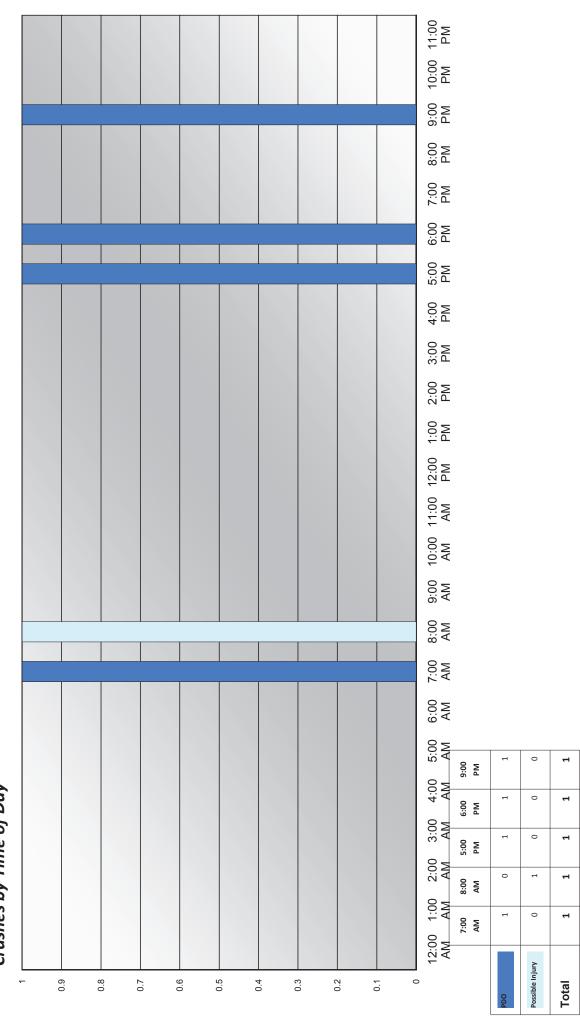
5-Year Crash Summary Report (1/1/2015 to 12/31/2019)	ry Report (1	/1/2015 to	12/31/20)19)								CDMS - Cr	CDMS - Crash Datविक्णवमेवायुक्तमासारअप्रसंस्तर	ıtB ayahagen tent39,stem	Systeme
Records Date Range:	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Angles Head On	Intoxication Speeding	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart At Int.	At Int.
09/18/2017 to 04/19/20	119 5	0	0	0	0	0	0	0	2	0	0	0	0	2	2



	January	February	March	April	Мау	June	July	August	September		November	October November December	Total
PDO	0	0	0	П	0	1	0	0	1	1	0	0	4
Possible Injury	0	0	1	0	0	0	0	0	0	0	0	0	1
Others	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Crashes	0	0	1	1	0	1	0	0	Н	1	0	0	īV

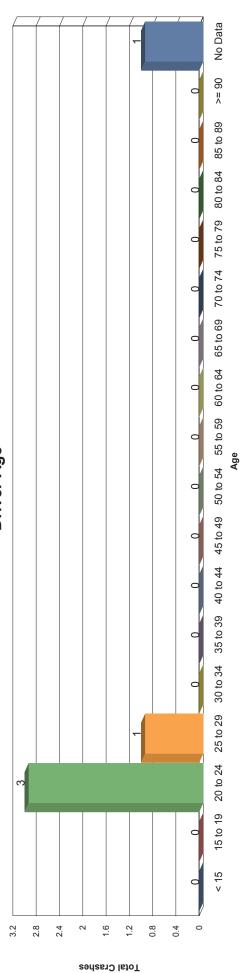
5-Year Crash Summary Report (1/1/2015 to 12/31/2019)	eport (1/	1/2015 to	12/31/20	119)								CDMS - Cro	CDMS - Crash Data ФМанадент	ahagentent	ent-Systemes
Records Date Range:	Crashes	Fatalities	Injuries	Peds Bike	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.
09/18/2017 to 04/19/2019	2	0	0	0	0	0	0	0	2	0	0	0	0	2	2

Crashes by Time of Day



Records Date Range:	Crashes	Fatalities	Injuries Peds	ds Bike	Motorcycle	e Angles	Head On Intox	Intoxication Speeding	ng Run Control	Vul. Users	Agr. Driving	Lane Depart At	At Int.
09/18/2017 to 04/19/2019	5	0	0 0	0	0	0	0	2 0	0	0	0	2	2
Driver Age Summary (Vehicle 1, Driver 1	y (Vehicle 1	, Driver 1)							۵	Driver Actions			
- to C	Crashes	Fatalities	Injuries	Peds	s Bike	Motorcycle	Intoxication	Speeding	Run Control	Run Off-Road	Distraction	Agr. Driving	ing
Age < 15	0	0	0		0	0	0	0	0	0	0	0]
Age 15 to 19	0	0	0	0	0	0	0	0	0	0	0	0	
Age 20 to 24	æ	0	0	0	0	0	2	0	0	0	0	0	
Age 25 to 29	1	0	0	0	0	0	0	0	0	0	0	0	
Age 30 to 34	0	0	0	0	0	0	0	0	0	0	0	0	
Age 35 to 39	0	0	0	0	0	0	0	0	0	0	0	0	
Age 40 to 44	0	0	0	0	0	0	0	0	0	0	0	0	
Age 45 to 49	0	0	0	0	0	0	0	0	0	0	0	0	
Age 50 to 54	0	0	0	0	0	0	0	0	0	0	0	0	
Age 55 to 59	0	0	0	0	0	0	0	0	0	0	0	0	
Age 60 to 64	0	0	0	0	0	0	0	0	0	0	0	0	
Age 65 to 69	0	0	0	0	0	0	0	0	0	0	0	0	
Age 70 to 74	0	0	0	0	0	0	0	0	0	0	0	0	
Age 75 to 79	0	0	0	0	0	0	0	0	0	0	0	0	
Age 80 to 84	0	0	0	0	0	0	0	0	0	0	0	0	
Age 85 to 89	0	0	0	0	0	0	0	0	0	0	0	0	
Age >= 90	0	0	0	0	0	0	0	0	0	0	0	0	
Age No Data	1	0	0	0	0	0	0	0	0	1	0	0	





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5-Year Crash Summary Report (1/1/2015 to 12/31/2019)	eport (1/	1/2015 to	12/31/20	(61)								CDMS - Cr	CDMS - Crash Datविक्षाबमेबक्रुष्टमारञ्जूष्टांक्क्ष	te and a horse and the same	Sgysterres
Records Date Range:	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication Speeding	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.
09/18/2017 to 04/19/2019	2	0	0	0	0	0	0	0	2	0	0	0	0	2	2
Crash Type Summary	lary														

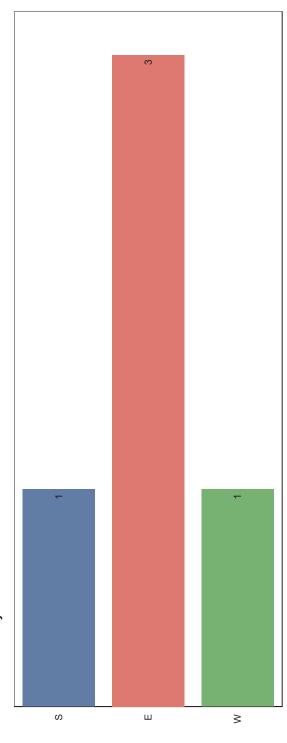
Impact Type								Strategic Highway Safety Plan (SHSP)	y Plan (SHSP)	
Click for Drill Down	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Vulnerable Users	Aggressive Driving	Lane Departure	At Intersection
Angle	1	0	0	0	0	0	0	0	0	0
Front to Rear	2	0	0	0	0	0	0	0	0	2
Unknown	7	0	0	0	0	0	0	0	2	0

Relation to Intersection								Strategic Highway Safety Plan (SHSP)	Plan (SHSP)	
Click for Drill Down	Crashes	Fatalities	Fatalities Injuries	Peds	Bike	Motorcycle	Vulnerable Users	Aggressive Driving	Lane Departure	At Intersection
Intersection	2	0	0	0	0	0	0	0	0	2
Non-Junction	æ	0	0	0	0	0	0	0	2	0

5-Year Crash Summary Report (1/1/2015 to 12/31/2019)	Report (1/	1/2015 to	12/31/20	(11)								CDMC - Cr	CDMC - Crash DatBette borne end #59 actions	The file horne end 150 ket in the s	Search James
	(=) a cod acc	25 25 /5	7-5/									S - CMICO	יאו המופי	япавентел	System
Records Date Range:	Crashes	Fatalities	Injuries	Peds Bike	Bike	Motorcycle	Angles	ss Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart At Int.	At Int.
09/18/2017 to 04/19/2019	2	0	0	0	0	0	0	0	2	0	0	0	0	2	2

Vehicle 1 Direction Summary

Total Crashes By Vehicle 1 Direction



Crash Type By Vehicle 1 Direction

	Angle	Front to Rear	Other, Explain in Narrative	Sideswipe , Opposite Direction
	0	0	-	0
	1	1	0	1
	0	-	0	0
Total	-	2	1	-

5-Year Crash Summary Report (1/1/2015 to 12/31/2019)

Records Date Range:	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.
09/18/2017 to 04/19/2019	5	0	0	0	0	0	0	0	2	0	0	0	0	2	2

At Fault Vehicle Summary

Vehicle Type								Strategic Highway Safety Plan (SHSP)	Plan (SHSP)	
Click for Drill Down	Crashes	Fatalities Injuries Peds	Injuries	Peds	Bike	Motorcycle	Vulnerable Users	Aggressive Driving	Lane Departure	At Intersection
Passenger Car	က	0	0	0	0	0	0	0	1	1
Unknown	1	0	0	0	0	0	0	0	1	0
No Data	1	0	0	0	0	0	0	0	0	П

						_		Strategic rigilway salety Fiam (shor)	(2012)	
Click for Drill Down	rashes	Crashes Fatalities Injuries		Peds	Bike	Motorcycle	Vulnerable Users	Aggressive Driving	Lane Departure	At Intersection
Straight Ahead	2	0	0	0	0	0	0	0	1	1
Making U-Turn	1	0	0	0	0	0	0	0	0	0
Changing Lanes	1	0	0	0	0	0	0	0	0	1
Unknown	1	0	0	0	0	0	0	0	1	0

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Records Date Range:	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.
09/18/2017 to 04/19/2019	5	0	0	0	0	0	0	0	2	0	0	0	0	2	2

Roadway Condition Summary

						_				[
Roadway Location								Strategic Highway Safety Plan (SHSP)	Plan (SHSP)	
Click for Drill Down	Crashes	Fatalities Injuries Peds	Injuries	Peds	Bike	Motorcycle	Vulnerable Users	Aggressive Driving	Lane Departure	At Intersection
On Roadway	4	0	0	0	0	0	0	0	П	2
Off Roadway	1	0	0	0	0	0	0	0	П	0

Road Condition								Strategic Highway Safety Plan (SHSP)	lan (SHSP)	
Click for Drill Down	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Vulnerable Users	Aggressive Driving	Lane Departure	At Intersection
Wet	П	0	0	0	0	0	0	0	1	0
Dry	4	0	0	0	0	0	0	0	П	2

Road Contributing Cause Summar,	ıry							Strategic Highway Safety Plan (SHSP)	Plan (SHSP)	
ويسورا التوليم فرواي	Crashes	Fatalities	Iniuries	Peds	Bike	Motorcycle	Vulnerable Users	Aggressive Driving	Lane Departure	At Intersection
None	5	7	0	0	0	0	0	0	2	2

Records Date Range:	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.
09/18/2017 to 04/19/2019	2	0	0	0	0	0	0	0	2	0	0	0	0	2	2
Traffic Control											Strategic High	Strategic Highway Safety Plan (SHSP)	n (SHSP)		

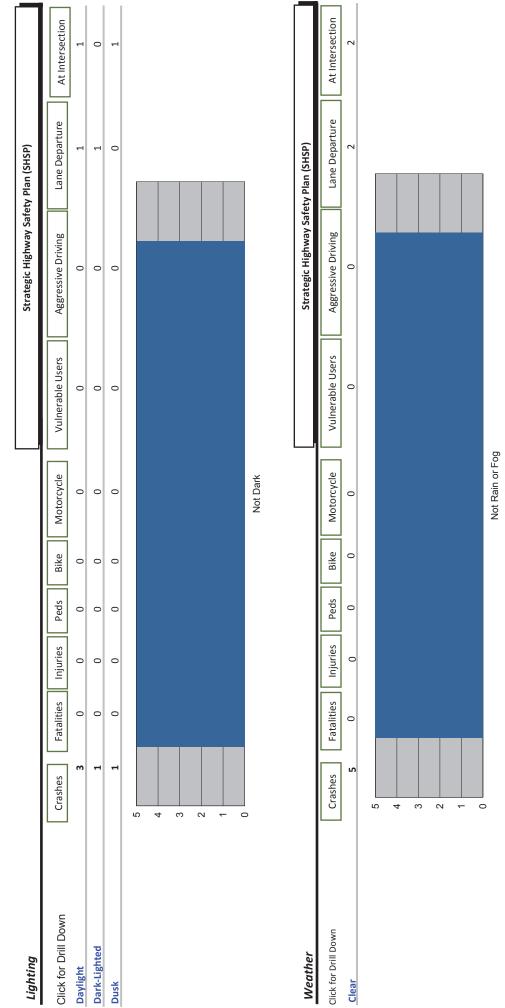
ontrol	
Traffic Co	

Click for Drill Down	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Vulnerable Users	Aggressive Driving	Lane Departure	At Intersection
No Controls	2	0	0	0	0	0	0	0	2	2

Road Alignment								Strategic Highway Safety Plan (SHSP)	Plan (SHSP)	
Click for Drill Down	Crashes	Fatalities Injuries	Injuries	Peds	Bike	Motorcycle	Vulnerable Users	Aggressive Driving	Lane Departure	At Intersection
Straight	4	0	0	0	0	0	0	0	1	2
Curve Left	1	0	0	0	0	0	0	0	1	0

5-Year Crash Summary Report (1/1/2015 to 12/31/2019)	Report (1/	1/2015 to	12/31/20	19)								CDMS - Cr	CDMS - Crash Datव अपनोबाकुक्षमास्मारञ्जारांकुष्टांकुष्ट	анавентеп	Systemes
Records Date Range:	Crashes	Fatalities	Injuries	Peds Bike	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.
09/18/2017 to 04/19/2019	S	0	0	0	0	0	0	0	2	0	0	0	0	2	2

Environment Summary Report



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5-Year Crash Summary Report (1/1/2015 to 12/31/2019)	Report (1/	1/2015 to 1	12/31/20	019)								CDMS - C	rash Data	CDMS - Crash Datविक्षात्रेमवानुष्टमारञ्जारक्षारं	139ysteme
Records Date Range:	Crashes	Fatalities	Injuries	Injuries Peds	Bike	Motorcycle	Angles	Head On	Intoxication Speeding	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.
09/18/2017 to 04/19/2019	2	0	0	0	0	0	0	0	2	0	0	0	0	2	2
Located Crashes	es	Crash	Crashes Fatalities Injuries	ıtalities	Inju	ries			Private Pro	perty, Pa	Private Property, Parking Lot, and Unlocated Crashes Crashes Fatalities In	and Unloca	ated Crash	es Iniuries	
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UNINCORPORATED	٥	_		0	0			-	Totals:						
Totals:		rc		0	0										

COMMISSION

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



DIRECTORS

Janet L. Dougherty EXECUTIVE DIRECTOR

Hooshang Boostani, P.E. WASTE DIVISION Elaine S. DeLeeuw, ADMIN DIVISION Sam Elrabi, P.E. WATER DIVISION Rick Muratti, Esq. LEGAL DEPT Andy Schipfer, P.E. WETLANDS DIVISION Sterlin Woodard, P.E. AIR DIVISION

AGENCY COMMENT SHEET

REZON	NING
HEARING DATE: December 14, 2020	COMMENT DATE: October 16, 2020
PETITION NO.: 20-1255	PROPERTY ADDRESS: 8583 Richmond St, Gibsonton
EPC REVIEWER: Abbie Weeks	FOLIO #, 050497 0000
CONTACT INFORMATION: (813)627-2600 X1101	FOLIO #: 050486.0000
EMAIL: weeksa@epchc.org	STR: 25-30S-19E

REQUESTED ZONING: AR to PD

FINDI	NGS
WETLANDS PRESENT	YES
SITE INSPECTION DATE	September 2, 2020
WETLAND LINE VALIDITY	Need Survey
WETLANDS VERIFICATION (AERIAL PHOTO,	Wetland lines as depicted on the site plan are
SOILS SURVEY, EPC FILES)	approximate

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 field delineation was completed by EPC staff which found wetlands on-site. A survey
 request letter was issued on September 25, 2020. To date, surveys have not been received. Surveys
 must be submitted to EPC for formal review and approval. The approved wetland 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).
- 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.
- 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.

aow/mst

cc: <u>mailrag@gmail.com</u> permitting@mcnealengineering.com

WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETIT	FION NO.: PD20-1255 REVIEWED BY: Randy Rochelle DATE: 5/14/2021
FOLIC	O NO.: 50486.0000
\boxtimes	This agency would ☐ (support), ☒ (conditionally support) the proposal.
	WATER
	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 feet from the site)</u> and is located within the south Right-of-Way of Richmond Street.
	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 force main exists <u>(adjacent to the site)</u> , <u>(approximately 2600</u> feet from the site) and is located east of the subject property within the east Right-of-Way of East Bay Drive.
	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.

AGENCY REVIEW COMMENT SHEET

TO:	ZONING TECHNICIAN, Planning Growth Manag	gement	DATE: 23 Sep. 2020		
REV	TEWER: Bernard W. Kaiser, Conservation and E	nvironmen	tal Lands Management		
APP	LICANT: Christopher McNeal	PETITIO	ON NO: <u>RZ-PD 20-1255</u>		
LOC	LOCATION: 8583 Richmond St, Gibsonton, FL 33534				
FOL	IO NO: 50486.0000	SEC: <u>25</u>	TWN: <u>30</u> RNG: <u>19</u>		
	This agency has no comments.				
	This agency has no objection.				
	This agency has no objection, subject to listed o	r attached	conditions.		
	This agency objects, based on the listed or attac	ched condi	tions.		
COMMENTS:					



AGENCY REVIEW COMMENT SHEET

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

TO: Zoning Review, Development Services DATE: 01/14/2021

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: New Hope Farms Florida, LLC **PETITION NO:** 20-1255

LOCATION: 8583 Richmond St

FOLIO NO: 50486.0000

Estimated Fees:

Mobile Homes (based on 1,500 s.f. 3 bedroom units)

Mobility: \$2,220 * 70 = \$155,400 Parks: \$1,656 * 70 = \$115,920 School: \$7,027 * 70 = \$491,890 Fire: \$299.00 * 70 = \$20,930 Total: \$784,140

Project Summary/Description:

Urban Mobility, South Parks, South Fire - 70 space mobile home park - prior structures may be eligible to provide credit.

VERBATIM TRANSCRIPT

Page 1

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

	>
IN RE:))
ZONE HEARING MASTER HEARINGS)

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

SUSAN FINCH

Land Use Hearing Master

DATE:

Monday, June 14, 2021

TIME:

Commencing at 6:00 p.m.

Concluding at 10:36 p.m.

PLACE:

Cisco Webex

Reported By:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 130
Clearwater, FL 33762
(800) 337-7740

Executive Reporting Service

	Page 25			
1	HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS			
2	ZONING HEARING MASTER HEARINGS			
3	June 14, 2021 ZONING HEARING MASTER: SUSAN FINCH			
4	ZOWING HERICING TRIBIEN. DOURN TINGH			
5	B1:			
6	Application Number: RZ-PD 20-1255 Applicant: New Hope Farms Florida, LLC			
7	Location: 24' W of Inter Country Haven Dr.; Fouress Ln			
8	Folio Number: 050486.0000 Acreage: 9.7 acres, more or less			
9	Comprehensive Plan: R-6 Service Area: Urban			
10	Existing Zoning: AR Request: Rezone to Planned Development			
11	Regene to Framied Beverepment			
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Page 26

MR. GRADY: The first item is agenda item,

B-1. It's Rezoning PD 20-1255. The applicant's

New Hope Farms, LLC.

The request is to rezone from AR to a Planned Development. This is a remand item, Madam Hearing Officer. The reason this is remanded, there's really been no change to the request -- the nature of the request or the specifics of the request.

The issue was that at the last hearing, unfortunately, there was a -- there was a technical issue with our online database, and the file associated with this project was -- was inadvertently deleted. And therefore, the agency comments were not available at the time of the public hearing as part of your recommendation submittal.

Therefore, in order to ensure the record was complete, it's being remanded to ensure that those agency comments are part of the hearing tonight and going forward.

Again, there's been no changes to the request since the last application, and Israel Monsanto will provide a brief overview after you hear from the applicant.

Page 27 HEARING MASTER FINCH: All right. 1 Is the 2 applicant here? I understand the applicant is online. MR. MCNEAL: Good evening, Madam Hearing 4 5 Master. Chris McNeal with McNeal Engineering, 15957 North Florida Avenue, Lutz, Florida. 6 7 Can you hear me okay? 8 HEARING MASTER FINCH: Yes, we can hear you. 9 MR. MCNEAL: Perfect. There's no -- as Mr. Grady mentioned, there's no new evidence to add 10 to the case. Our prior testimony is complete, and 11 12 we're available for any questions should you have 13 them. 14 HEARING MASTER FINCH: I don't have any. As 15 long as the application hasn't changed, thank you 16 for that. I appreciate it. 17 All right. We'll go to Development 18 Services. Anything to add given that this hasn't 19 changed? 20 MR. MONSANTO: Good evening, Madam Hearing 21 Master. This is Israel Monsanto, Development Services. 22 23 I will go very briefly on the presentation 24 that was previously presented to you. I guess I 25 have to swap the screen.

Page 28

1 MR. LAMPE: Yes, sir.

MR. MONSANTO: So the applicant seeks to rezone a parcel zoned AR to Planned Development in order to develop the site with a mobile home park.

The site is located on the south side of Richmond Street, 350 feet west of Monica Drive in Gibsonton. Future Land Use designation is RES-6, and it is 11.7 acres in size.

The park is in the -- will be in the Urban

Service Area and it will be -- and it will connect

to county wastewater system. The plan will consist

of a maximum of 70 spaces subject to Land

Development Code Section 6.11.1.10.

The applicant has not requested variations from Land Development Code sections and a Type A buffer with a solid fence will be provided along the east, west, and north project boundaries.

Proposed PD plan areas -- per the proposed PD plan areas of the site are within the Coastal High Hazard Area, and these will not be developed. And similarly, all required wetland setbacks will not be encroached as stipulated by Land Development Code Section 4.01.07.

Zoning districts in the area of the subject site consists of Residential Single-Family

Page 29 Agricultural, Show Business, and Residential 1 support uses. Most of the zoning districts in the surrounding permits mobile home with existing 4 mobile home parking in the vicinity. 5 Proposed mobile home park will be subject to the standards found in the Land Development Code 6 Section 6.11.1.10 for setbacks, minimum spaces, 8 sizes, maximum height, and internal roadways and shelter locations. 9 Number of spaces for the mobile home park 10 11 will be at the required density per the Future Land 12 Use, and it will provide a park along the Bullfrog 13 Creek available for public access, which will meet the Gibsonton Community Plan's Livable Communities 14 15 Element. 16 No objections were received from other 17 agencies, and no changes were done based on the 18 previous hearing and today's hearing. 19 available if you have any questions. 20 HEARING MASTER FINCH: I don't, but thank 21 you for your testimony. 2.2 Planning Commission, if you could, please, give us a brief summary of your report. 23 24 MS. MILLS: Yeneka Mills, Planning Commission staff. 25

Page 30 Given there are no changes from the prior 1 2 hearing from a Planning Commission perspective, there is no additional testimony other than, again, it's within the Residential-6 Future Land Use 5 classification and the Urban Service Area. Planning Commission staff found the request 6 consistent as per Policy 16.1, 16.2, and 16.3 8 regarding compatibility, and the request is consistent with the Gibsonton Community Plan. based on those considerations, we found the request 10 consistent. Thank you. 11 12 HEARING MASTER FINCH: Thank you. 13 appreciate that. 14 All right. Anyone that would like to speak 15 in favor of this application, either in the room or 16 online? 17 Seeing no one, anyone in opposition to the 18 application? 19 Seeing no one, County Staff, anything 20 further? 21 MR. GRADY: Nothing further. 22 HEARING MASTER FINCH: Mr. McNeal, you get 23 the last word. Anything else? 24 MR. MCNEAL: No, ma'am. Madam Hearing 25 Master, all set.

Executive Reporting Service

	Page 31
1	MR. GRADY: Actually, I do have one thing,
2	Madam Hearing Officer. Procedurally, this is going
3	to be heard at the July 20th Board of County
4	Commissioners Land Use meeting.
5	So I want to put on the record that I do the
6	remand and the nature of the remand, this is going
7	to be heard at the $7/20$ BOCC Land Use meeting. All
8	the other items, except for another item on the
9	agenda, are going to be heard at the August Land
10	Use meeting, but this will be heard at the
11	July 20th meeting.
12	HEARING MASTER FINCH: Does that does
13	that affect the filing
14	MR. GRADY: No.
15	HEARING MASTER FINCH: It doesn't. Okay.
16	Perfect. All right. Thank you for that. I
17	appreciate that clarification.
18	Then with that, we'll close Rezoning-PD
19	20-1255 and go to the next case.
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HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

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

ZONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

SUSAN FINCH

Land Use Hearing Master

DATE:

Monday, March 15, 2021

TIME:

Commencing at 6:00 p.m.

Concluding at 10:35 p.m.

PLACE:

Webex Videoconference

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 133
1	HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS
2	ZONING HEARING MASTER HEARINGS
3	March 15, 2021 ZONING HEARING MASTER: SUSAN FINCH
4	
5	D3:
6	Application Number: RZ-PD <mark>20-1255</mark> Applicant: New Hope Farms Florida, LLC
7	Location: 8583 Richmond St. Folio Number: 050486.0000
8	Acreage: 11.7 acres, more or less Comprehensive Plan: R-6
9	Service Area: Urban Existing Zoning: AR
10	Request: Rezone to Planned Development
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Executive Reporting Service

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MR. GRADY: The next item is agenda item

D-3, Rezoning-PD 20-1255. The applicant is New

Hope Farms LLC -- Florida, LLC. The request is to

rezone from AR to Planned Development.

Israel Monsanto with County Staff will provide staff presentation after presentation by the applicant. I will note that we did have a some revisions in the staff report. Mr. Monsanto will certainly go over those revisions during his presentation.

11 HEARING MASTER FINCH: All right. Thank
12 you.

Is the applicant here? Good evening again.

MR. MCNEAL: Yes, ma'am. Good evening again. Chris McNeal, with McNeal Engineering representing the applicant. Accompanied by the applicant this evening should you have any questions for them.

This site is located on Richmond Street, south of Gibsonton Drive. The Future Land Use is RES-6, and it has been found consistent with the plan. The site is bordered by an institutional use to the west. The creek, Bullfrog Creek, to the south, and mobile home -- mobile home subdivision to the east and some small single-family in this

corner just north to the site.

The request is to convert this from single-family. It has a few mobile homes and a single-family, a storage building on-site to convert it to a mobile home park with a maximum of 70 units.

The site is located in the Urban Service

Area, and water is available directly adjacent to
the site. But sewer is not directly adjacent to
the site, and we understand that we would have to
extend and connect to sewer as part of this
project.

As part of this request, before I get to that, this will give you the nearby mobile home parks and nearby mobile home subdivisions in this area. A lot of this other part is mixed use as well and some mobile home here that I did not highlight, but there's quite a bit of mixed use in the area. This parcel here is the institutional use that borders the majority of the site.

As part of this request, we have requested and been found approvable for a design exception and administrative variance that's related to the off-site roadway improvements relative to Richmond and Monica and the substandard condition at Nundy.

Page 136

The off-site roadway improvements are required as part of this proposed development, and the applicant is aware of that and has agreed to the condition.

We also asked for consideration for a setback of the -- of an existing building. located here on the site to be used as storage facility with a reduced setback to 23 feet. It has a small encroachment there.

One of the neat things about this site is it includes a small area in the back to be used as a community park that they can -- or public park that they can access the Bullfrog Creek. The openings from that are from dawn to dusk, and that's in accordance with the community plan but also to bring something to the area that's kind of different and -- from other projects.

These are just references for the design exception and for the administrative variance that were made recommendation as approvable. Staff has no objections to the request, and we are acceptance of the conditions as written. Any questions I'm available.

24 HEARING MASTER FINCH: I don't have any at this time, but thank you so much.

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Page 137 1 MR. MCNEAL: Thank you. 2 HEARING MASTER FINCH: All right. 3 Development Services, please. MR. MONSANTO: Good evening. Can you hear me? 5 THE CLERK: Sir, we need to come sign in 6 please. MR. LAMPE: Yes, we can, Mr. Monsanto. 9 MR. MONSANTO: I'll start my share the screen one second. 10 And let me know if I need to switch. 11 12 MR. LAMPE: You do need to switch it. Thank 13 you, sir. 14 MR. MONSANTO: Thank you. Israel Monsanto, 15 Development Services. 16 MR. LAMPE: Mr. Monsanto, it looks like 17 you're blocking the PowerPoint a little bit there. Thank you. 18 MR. MONSANTO: We do have a revised staff 19 20 report. The updated report has the school board comments which were received after we filed the 21 22 report. And also on page 3, the north arrow was 23 corrected. It was pointing to the wrong direction. 24 Again, Israel Monsanto, Development 25 Services. The applicant seeks to rezone a parcel

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zoned Agricultural Rural to Planned Development in order to develop the site with a mobile home park.

The site is located on the south side of Richmond Street, 350 feet west of Monica Drive in Gibsonton. The site has a designation of Residential-6 and is 11.7 acres in size.

The parcel is in the Urban Service Area, and the new mobile home park will connect to the water system. The mobile home project will consistent of a maximum 70 spaces subject to the Land Development Code Section 6.11.1.10. The applicant has not requested variation from the Land Development Code.

A Type A buffer with a subject fence along the east, west, and north will be provided. The site is bonded to the south by the Bullfrog Creek and wetlands.

Per the proposed PD plan variance of the site are within the Coastal High Hazard to the south and also wetlands. There is no proposed development encroaching into the wetland setbacks.

The project will have a single access point from the north of Richmond Street and (unintelligible) will be subject to the mobile home park regulations found in the Code.

The applicant's engineer of record submitted

a design exception request and administrative variance for required road improvements as indicated in the transportation report.

Based on factors presented by the applicant, the county engineer found them approvable. If this zoning is approved, the county engineer will approve those design exceptions and the administrative variance.

Zoning district in the immediate area of the subject site consists of residential single-family, agricultural (unintelligible) business and residential support uses. Most of the zoning districts in the surrounding permit mobile home park as indicated in -- in the screen that you have in front of you, there are a few mobile home parks in the immediate area.

The proposed mobile home park will be subject to the standards found in the Land Development Code Section 6.11. Setbacks minimum space sizes, maximum height, internal roadways.

All will be regulated by the Land Development Code and also as indicated by the general site plan.

The number of spaces for the mobile home park is at the required maximum density allowed for the Future Land Use. Additionally, the park will

	Page 140
1	provide a community park along the Bullfrog Creek
2	available for public access, and this is to
3	mitigate community plan liveable (unintelligible).
4	No objections were received from other
5	reviewing agencies, and based on these
6	considerations, the staff recommends approval with
7	conditions. I'm available if you have any
8	questions.
9	HEARING MASTER FINCH: No. You covered my
10	questions. Thank you so much. I appreciate your
11	testimony.
12	Planning Commission.
13	MS. MILLS: Yeneka Mills, Planning
14	Commission staff.
15	The subject property is located within the
16	Residential-6 Future Land Use classification, the
17	Urban Service Area, and the Gibsonton Community
18	Planning area.
19	The intent of the Residential-6 Future Land
20	Use classification is to designate areas that are
21	suitable for low-density residential development.
22	In addition, suburban scale neighborhood
23	commercial, office, and mixed-use (audio
24	interruption) serving the area may be permitted
25	subject to the goals, objectives, and policies of

the Future Land Use Element and applicable development regulations.

The request is compatible with the surrounding area and consistent with the Residential-6 Future Land Use classification. The request is consistent with Policy 16.1, 16.2, and 16.3 of the Future Land Use Element.

The subject property is located within the Gibsonton Community Plan. Goal five of the Gibsonton Community Plan seeks to protect and enhance its public lands and conservation and recreation purposes by requiring new developments along Bullfrog Creek and Alafia River to provide open access to the water via a public waterfront park.

The applicant proposes a park area within the southeast corner of the site adjacent to Bullfrog Creek. A portion of the site is located within the Costal High Hazard Area and will have to adhere to shelter (audio interruption) per capacity and clearance time as per Policy 16.2 of the Coastal Management Element.

And based on those considerations, Planning
Commission staff finds the proposed Planned
Development consistent with the Future of

	Page 142
1	Hillsborough Comprehensive Plan. Thank you.
2	HEARING MASTER FINCH: Thank you. I
3	appreciate it.
4	Is there anyone here that would like to
5	speak in support? Anyone in favor? Seeing no one
6	in the room? Anyone online?
7	All right. Anyone in opposition? No one.
8	No one online.
9	All right. Mr. Grady, anything else?
10	MR. GRADY: Nothing further.
11	HEARING MASTER FINCH: All right. From the
12	applicant, anything further?
13	MR. MCNEAL: I should have mentioned earlier
14	that there are there were several neighbors in
15	support that generated letters, and we submitted
16	those into the record earlier, but I just wanted to
17	mention that.
18	HEARING MASTER FINCH: I appreciate it. And
19	they've already been filed under the County's
20	record you said?
21	MR. MCNEAL: Yes, ma'am.
22	HEARING MASTER FINCH: All right. Perfect.
23	Then with that, we'll close Rezoning 20-1255
24	and go to the next case.
25	

Page 1

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

	X
IN RE:)
ZONE HEARING MASTER HEARINGS)
	X

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

PAMELA JO HATLEY

Land Use Hearing Master

DATE:

Monday, February 15, 2021

TIME:

Commencing at 6:00 p.m.

Concluding at 11:35 p.m.

PLACE:

Appeared via Cisco Webex

Videoconference

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 9
1	statement that we included in the backup listed
2	this incorrectly as a staff as an
3	applicant-requested continuance when, in fact, it's
4	an out-of-order continuance to the April 19th,
5	2021, Zoning Hearing Master Hearing.
6	Item A-10, Major Mod 20-1138. This
7	application is being continued by the applicant to
8	the March 15th, 2021, Zoning Hearing Master
9	Hearing.
10	Item A-11, Rezoning-PD 20-1198. This
11	application is out of order to be heard and is
12	being continued to the March 15th, 2021, Zoning
13	Hearing Master Hearing.
14	Item A-12, Rezoning-PD 20-1252. This
15	application is being continued by staff to the
16	March 15th, 2021, Zoning Hearing Master Hearing.
17	Item A-13, RZ-PD $20-1255$. This application
18	is being continued by staff to the March 15th,
19	2021, Zoning Hearing Master Hearing.
20	Item A-14, Rezoning-PD 20-1256. This
21	application is being continued by the applicant to
22	the March 15th, 2021, Zoning Hearing Master
23	Hearing.
24	Item A-15, Rezoning-PD 20-1264. This
25	application is out of order to be heard and is

EXHIBITS SUBMITTED DURING THE ZHM HEARING

SIGN-IN SHEET: RFR ZHM, PHM, LUHO DATE/TIME: 3 (15/21 6PM) HEARING MASTER: Sugan Finch			
	ARLY, THIS INFORMATION WILL BE USED FOR MAILING		
APPLICATION #	PLEASE PRINT OUG TUESSMAN		
PZ 20-0374	MAILING ADDRESS DO JAY S.#45 CITY J. JOSE STATE TO ZIP 3370/PHONE 804 -		
APPLICATION #	NAME JOHN GYGTEN		
RZ	MAILING ADDRESS 11964 New Rd		
20-0374	CITY LILLE STATEFC ZIP 33547 PHONE \$ 13-4930008		
APPLICATION #	PLEASE PRINT NAME Mai		
KZ VS	MAILING ADDRESS 14031 North Dale Mabry Huy		
21-0242	CITY Tampa STATE FC ZIP 37618 PHONE		
APPLICATION#	NAME Chene Howington		
27p-21	MAILING ADDRESS CILO NO FORK GT		
0129	CITY LICID STATE 71 ZIP 3380 PHONE 8156505024		
APPLICATION #	PLEASE PRINT Deff COX		
RZ US	MAILING ADDRESS 10453 Carroll brook Circle		
21-6267	CITY Tampa STATE FL ZIP 3368 PHONE		
APPLICATION #	NAME OSCIONAL PHONAM		
RZ	MAILING ADDRESS 211) US HULLY 41.		
21-0302	CITY KUSKIN STATE (ZIP 33574PHONE 8/3863		

SIGN-IN SHEET: RFR,	(ZHM,)PHM, LUHO	2	PAGE OF
DATE/TIME: \$\big	216PM HEARING MASTER	: Susan	Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING		
APPLICATION#	PLEASE PRINT NAME PLEASE PRINT NAME	
1 12	MAILING ADDRESS ASSE ASSE ASSESSED	
21-0763	CITY STATE ZIP PHONE	
APPLICATION #	PLEASE PRINT NAME	
\ Z	MAILING ADDRESS 4500 A. DAS ABOX AM	
21-0304	CITYSTATE ZIP_PHONE	
APPLICATION#	PLEASE PRINT J.D. ALSABBAGH	
	MAILING ADDRESS 8370 W. 11 (S AVE # 205	
20-0382	CITY TAMPA STATE PL ZIP 33615 PHONE \$138800700	
APPLICATION # RZ PD	PLEASE PRINT NAME CHZIS MONEAL	
20-1252	MAILING ADDRESS CHENEAL & MCHEST ENGINEERING	
	CITY LUTZ STATE PL ZIP33549 PHONE 32052564	
APPLICATION#	NAME and Barsa	
	MAILING ADDRESS 2535 W. Habana pl	
20-1252	CITY TPQ STATE 4, ZIP3368 PHONE 813857865	
APPLICATION #	PLEASE PRINT NAME CHES MARK	
RZ-PD	MAILING ADDRESS 15957 N. FLORIPA AVE	
20-1255	CITY LUTZ STATE FL ZIP 33549 PHONE 613 205 2564	

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE 3 OF 4		
DATE/TIME: 3/15/21 6PM HEARING MASTER: Susan Finch		
PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING	
APPLICATION#	NAME Kami Corbett	
	MAILING ADDRESS 101 & Kennedy Blud, Ste 3700	
26 - 12 64	CITYTAM DA STATEP L ZIP3422 PHONE 813-227942	
APPLICATION# RZ-PD	PLEASE PRINT— NAME + Subelle albert	
	MAILING ADDRESS 1000 N askley Dr.	
26 - 1264	CITY Tompe STATE PL ZIP 33602 PHONE 813 620 4500	
APPLICATION# RZ-PD	PLEASE PRINT NAME	
20-1264	MAILING ADDRESS SOZS W. (ANEL ST CITY PA STATE L ZIP SSEPHONE OF 2	
APPLICATION #	PLEASE PRINT Anne Pollack	
RZ-PD US	MAILING ADDRESS 433 Central Ave.	
26 - 1264	CITY St. Pete STATE FL ZIP 33701 PHONE	
APPLICATION #	PLEASE PRINT NAME PIGN BOKOP	
RZ-PDUS	MAILING ADDRESS 3209 Bell Shoals Rd	
20 - 1264	CITY Brankon STATE FL ZIP 33511 PHONE	
APPLICATION #	NAME_ JAMES BARRY	
RZ-PD	•	
26 - 1264	MAILING ADDRESS 3028 COLONIAL RINGS DA CITY BRANDO J STATE FL ZIP 33511 PHONE 419-2633	

SIGN-IN SHEET: RFR, (ZHM,) PHM, LUHO PAGE 4 OF 4			
DATE/TIME: 3 15 2 600 HEARING MASTER: Sugan Finch			
	ARLY, THIS INFORMATION WILL BE USED FOR MAILING		
APPLICATION # {2.11 US 26 - 1266	PLEASE PRINT TOUCHT Gardner MAILING ADDRESS 400 N Ashley Dr CITY Tampa STATE FL ZIP 37602 PHONE		
APPLICATION # RZ-PD	PLEASE PRINT NAME Dole Maymon		
	MAILING ADDRESS 10408 Bloowing date HUE		
26-1270	CITY LIVEVUICE STATE F/ ZIP 357CPHONE 813-309 6618		
APPLICATION # RZ-P)	PLEASE PRINT NAME PICHAE FRONKS		
	MAILING ADDRESS 606 Er Adisol		
20-1270	CITY IMPA STATE FL ZIP SSLOW PHONE 503. 9008		
APPLICATION #	PLEASE PRINT NAME MICHAEL YATES		
RZ-PP	MAILING ADDRESS 400 N Tampa St., 15th FLOOR		
20-1270	CITY TAMPA STATE FL ZIP 3360Z PHONE 705 8057		
APPLICATION #	PLEASE PRINT TU MAT		
RZ-PD US	MAILING ADDRESS 14031 North Dale Mabry Hwy		
21-0034	CITY Tampe STATE FLZIP 3368 PHONE		
APPLICATION#	PLEASE PRINT NAME		
12-17	MAILING ADDRESS 14031 North Dale Mabby Hwy		
21-0121 07	CITY Tampa STATE FL ZIP 37618 PHONE		

HEARING TYPE: ZHM, PHM, VRH, LUHO DATE: 3/15/2021

HEARING MASTER: Susan Finch PAGE: 1 OF 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 20-0374	Todd Pressman	Applicant Presentation Packet	No
RZ 21-0303	Michael Horner	Applicant Presentation Packet	No
RZ 21-0304	Michael Horner	Applicant Presentation Packet	No
RZ 20-0382	Brian Grady	Revised Staff Report	Yes (copy)
RZ 20-0382	J.D. Alsabbagh	2. Applicant Presentation Packet	No
RZ 20-1255	Brian Grady	Revised Staff Report	Yes (copy)
RZ 20-1264	Brian Grady	Revised Staff Report	Yes (copy)
RZ 20-1264	Steve Henry	2. Applicant Presentation Packet	No
RZ 20-1264	James Barry	3. Opposition Presentation Packet	No
RZ 20-1264	Steve Henry	4. Applicant Presentation Packet	No
RZ 20-1264	Kami Corbett	5. Applicant Presentation Packet	No
RZ 20-1270	Brian Grady	Revised Staff Report	Yes (copy)
RZ 20-1270	Brian Grady	2. Revised Staff Report	Yes (copy)
RZ 20-1270	Michael Brooks	3. Applicant Presentation Packet	Yes (copy)

MARCH 15, 2021 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, March 15, 2021, at 6:00 p.m., held virtually.

Susan Finch, 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.
- Susan Finch, ZHM, overview of ZHM process.
- ► Senior Assistant County Attorney Mary Dorman overview of oral argument/ZHM process.
- Susan Finch, ZHM, confirmed the Oral arguments date
- Susan Finch, ZHM, Oath
- B. REMANDS Not Addressed.
- C. REZONING STANDARD (RZ-STD):

C.1. RZ 20-0374

- ▶ Brian Grady, Development Services, calls RZ 20-0374.
- Todd Pressman, applicant rep, presents testimony.
- ▶ Brian Grady, Development Services, staff report.
- Susan Finch, ZHM, questions to Development Services Staff.
- ▶ Brian Grady, Development Services Staff, answers ZHM questions.
- Yeneka Mills, Planning Commission, staff report.
- Susan Finch, ZHM, calls proponents.
- ▶ John Grygiel, proponent, presents testimony.
- Susan Finch, ZHM, questions to proponent.
- John Grygiel, proponent, answers ZHM questions.

- ► Susan Finch, ZHM, calls opponents/Development Services/applicant rep.
- Todd Pressman, applicant rep, provides rebuttal.
- Susan Finch, ZHM, closes RZ 20-0374.

C.2. RZ 21-0129

- ▶ Brian Grady, Development Services, calls RZ 21-0129.
- Cherie Howington, applicant rep, presents testimony.
- ► Isis Brown, Development Services, staff report.
- Yeneka Mills, Planning Commission, staff report.
- Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 21-0129.

C.3. RZ 21-0242

- ▶ Brian Grady, Development Services, calls RZ 21-0242.
- Tu Mai, applicant rep, presents testimony.
- ► Isis Brown, Development Services, staff report.
- Susan Finch, ZHM, questions to Development Services Transportation.
- ▶ James Ratliff, Development Services Transportation, introduction.
- ▶ Brian Grady, Development Services, answers ZHM questions.
- ▶ James Ratliff, Development Services Traffic, answers ZHM questions.
- Yeneka Mills, Planning Commission, staff report.
- Susan Finch, ZHM, questions to Planning Commission Staff.
- Yeneka Mills, Planning Commission Staff, answers ZHM questions.
- Susan Finch, ZHM, calls proponents/opponents/Development Services.
- Susan Finch, ZHM, questions to applicant rep.
- Tu Mai, applicant rep, answers ZHM questions.

- Susan Finch, ZHM, questions to applicant rep.
- Tu Mai, applicant rep, answers ZHM questions.
- Brian Grady, Development Service, answers ZHM questions.
- Susan Finch, ZHM, statement to applicant rep.
- Tu Mai, applicant rep, request continuance.
- Susan Finch, ZHM, questions to Development Services.
- ▶ Brian Grady, Development Services, answers ZHM questions.
- Susan Finch, ZHM, continues application to April 19, 2021.

C.4. RZ 21-0267

- ▶ Brian Grady, Development Services, calls RZ 21-0267.
- ▶ Jeff Fox, applicant rep, presents testimony.
- Isis Brown, Development Services, staff report.
- Yeneka Mills, Planning Commission, staff report.
- Susan Finch, ZHM, calls proponents/opponents/Development Services.
- ▶ Brian Grady, Development Services, continues testimony.
- Susan Finch, ZHM, calls applicant rep/closes RZ 21-0267.

C.5. RZ 21-0302

- ▶ Brian Grady, Development Services, calls RZ 21-0302.
- ▶ Josephine Morgana Pittman, applicant rep, presents testimony.
- ► Isis Brown, Development Services, staff report.
- Susan Finch, ZHM, questions to Development Services.
- Isis Brown, Development Services, answers ZHM questions.
- Brian Grady, Development Services, answers ZHM questions.
- Susan Finch, ZHM, questions to Development Services Transportation.

- James Ratliff, Development Services Transportation, answers ZHM questions.
- Yeneka Mills, Planning Commission, staff report.
- Susan Finch, ZHM, calls proponents/opponents/Development Services.
- ▶ Brian Grady, Development Services, questions to applicant rep.
- Josephine Morgana Pittman, applicant rep, answers Development Services questions.
- ▶ Brian Grady, Development Services, statement for the record.
- Yeneka Mills, Planning Commission, responds to Development Services.
- Susan Finch, ZHM, questions to applicant rep.
- Josephine Morgana Pittman, applicant rep, answers ZHM questions.
- Brian Grady, Development Services, responds to applicant rep.
- Susan Finch, ZHM, statement for the record.
- Susan Finch, ZHM, closes RZ 21-0302.

C.6. RZ 21-0303

- ▶ Brian Grady, Development Services, calls RZ 21-0303.
- Michael Horner, applicant rep, presents testimony.
- ► Timothy Lampkin, Development Services, staff report.
- Yeneka Mills, Planning Commission, staff report.
- Susan Finch, ZHM, questions to Planning Commission.
- Yeneka Mills, Planning Commission, answers ZHM questions.
- Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep.
- Michael Horner, applicant rep, provides rebuttal.
- Susan Finch, ZHM, questions to Planning Commission.
- Yeneka Mills, Planning Commission, answers ZHM questions.

Susan Finch, ZHM, closes RZ 21-0303.

C.7. RZ 21-0304

- ▶ Brian Grady, Development Services, calls RZ 21-0304.
- Michael Horner, applicant rep, presents testimony.
- Christopher Grandlienard, Development Services, staff report.
- Yeneka Mills, Planning Commission, staff report.
- Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep.
- Michael Horner, applicant rep, provides rebuttal.
- Susan Finch, ZHM, closes RZ 21-0304.
- D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

D.1. RZ 20-0382

- ▶ Brian Grady, Development Services, calls RZ 20-0382.
- J.D. Alsabbagh, applicant rep, presents testimony.
- Steve Beachy, Development Services, staff report.
- Susan Finch, ZHM, questions to Development Services
- Steve Beachy, Development Services, answers ZHM questions.
- ► Brian Grady, Development Services, answers ZHM questions.
- Yeneka Mills, Planning Commission, staff report.
- ► Susan Finch, ZHM, calls proponents/opponents/Development Services.
- Brian Grady, Development Services, statement for the record.
- Susan Finch, ZHM, calls applicant rep/closes RZ 20-0382.
- Susan Finch, ZHM, break.
- Susan Finch, ZHM, returns from break.

D.2. RZ 20-1252

- ▶ Brian Grady, Development Services, calls RZ 20-1252.
- Chris McNeal, applicant rep, presents testimony.
- Susan Finch, ZHM, questions to applicant rep.
- Chris McNeal, applicant rep, answers ZHM questions and continues testimony.
- Susan Finch, ZHM, questions to applicant rep.
- Chris McNeal, applicant rep, answers ZHM questions, no evidence submitted.
- ▶ Brian Grady, Development Services, staff report.
- Susan Finch, ZHM, questions to Development Services.
- ▶ Brian Grady, Development Services, answers ZHM questions.
- Yeneka Mills, Planning Commission, staff report.
- Susan Finch, ZHM, calls proponents.
- Cindy Barsa, proponent, presents testimony.
- Susan Finch, ZHM, calls opponents/Development Services/applicant rep/closes RZ 20-1252.

D.3. RZ 20-1255

- ▶ Brian Grady, Development Services, calls RZ 20-1255.
- Chris McNeal, applicant rep, presents testimony.
- Israel Monsanto, Development Services, staff report.
- Yeneka Mills, Planning Commission, staff report.
- Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.
- Chris McNeal, applicant rep, provides rebuttal.
- Susan Finch, ZHM, closes RZ 20-1255.

D.4. RZ 20-1264

- ▶ Brian Grady, Development Services, calls RZ 20-1264.
- ► Kami Corbett, ► Isabelle Albert, ► Steve Henry, applicant reps, presents testimony.
- Susan Finch, ZHM, questions to applicant rep.
- ► Steve Henry, applicant rep, answers ZHM questions and continues testimony.
- ► Kami Corbett, applicant rep, continues testimony.
- ► Israel Monsanto, Development Services, staff report.
- Yeneka Mills, Planning Commission, staff report.
- Susan Finch, ZHM, calls proponents.
- Anne Pollack, proponent, presents testimony.
- Susan Finch, ZHM, questions to proponent.
- Anne Pollack, proponent, answers ZHM questions.
- ▶ Brian Bokor, proponent, presents testimony.
- Susan Finch, ZHM, calls opponents.
- ► James Barry, opponent, introduction.
- Susan Finch, ZHM, Oath.
- ► James Barry, opponent, presents testimony.
- Susan Finch, ZHM, calls Development Services.
- James Ratliff, Development Services Transportation, presents testimony.
- Susan Finch, ZHM, calls applicant rep.
- ► Kami Corbett, applicant rep, questions to opponent.
- ▶ James Barry, opponent, answer applicant rep. questions.
- ► Kami Corbett and Steve Henry, applicant reps, provide rebuttal.

Susan Finch, ZHM, closes RZ 20-1264.

D.5. RZ 20-1266

- ▶ Brian Grady, Development Services, calls RZ 20-1266.
- Truett Gardner, applicant rep, presents testimony.
- Susan Finch, ZHM, questions to applicant rep.
- Truett Gardner, applicant rep, answers ZHM questions.
- ▶ Brian Grady, Development Services, answers ZHM questions.
- Truett Gardner, applicant rep, answers ZHM questions
- Susan Finch, ZHM, questions the County Attorney.
- Senior Assistant County Attorney Mary Dorman answers ZHM questions.
- Susan Finch, ZHM, questions to the county Attorney.
- Senior Assistant County Attorney Mary Dorman answers ZHM questions.
- Susan Finch, ZHM, questions to applicant rep.
- Truett Gardner, applicant rep, answers ZHM questions.
- ▶ Brian Grady, Development Services, staff report.
- Yeneka Mills, Planning Commission, staff report.
- ► Susan Finch, ZHM, calls proponents/opponents/Development Services.
- Brian Grady, Development Services, questions to the County Attorney.
- Senior Assistant County Attorney Johanna Lundgren answers Development Services questions.
- Truett Gardner, applicant rep, provides rebuttal.
- Susan Finch, ZHM, closes RZ 20-1266.

D.6. RZ 20-1270

- ▶ Brian Grady, Development Services, calls RZ 20-1270.
- ► Michael Brooks, ► Dale Meryman, ► Michael Yates, applicant reps, presents testimony.
- Michelle Heinrich, Development Services, staff report.
- James Ratliff, Development Services Transportation, staff report
- Yeneka Mills, Planning Commission, staff report.
- Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep.
- Michael Brooks, applicant rep, provides rebuttal.
- Susan Finch, ZHM, closes RZ 20-1270.

D.7. RZ 21-0034

- ▶ Brian Grady, Development Services, calls RZ 21-0034.
- ► Tu Mai, applicant rep, presents testimony.
- ► Susan Finch, ZHM, questions to applicant rep.
- ► Tu Mai, applicant rep, answers ZHM questions.
- ▶ Israel Monsanto, Development Services, staff report.
- Yeneka Mills, Planning Commission, staff report.
- Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 21-0034.

D.8. RZ 21-0121

- ▶ Brian Grady, Development Services, calls RZ 21-0121.
- Hung Mai, applicant rep, presents testimony.
- Israel Monsanto, Development Services, staff report.
- Susan Finch, ZHM, questions to Development Services.

- ▶ Israel Monsanto, Development Services, answers ZHM questions.
- Yeneka Mills, Planning Commission, staff report.
- Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 21-0121.

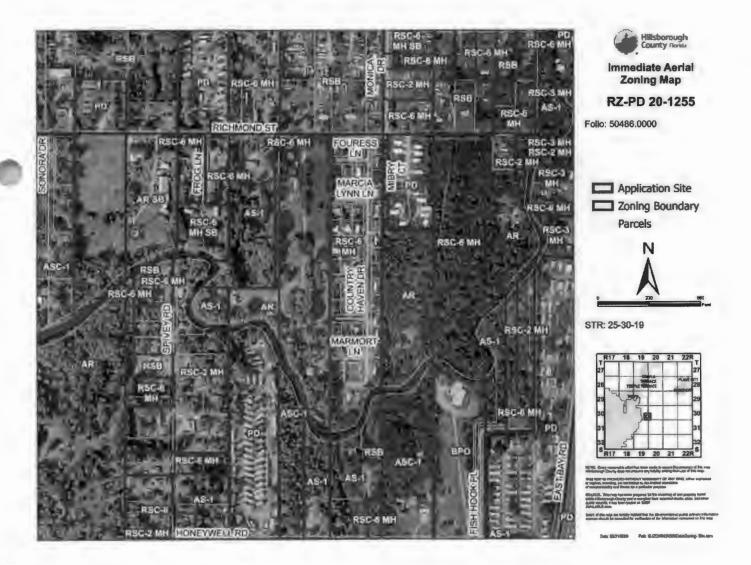
ADJOURNMENT

Susan Finch, ZHM, adjourns the meeting.



STAFF REPORT

SUBJECT:	PD 20-1255 GB/S	PLANNING AREA:	Gibsonton
REQUEST:	Rezone to Planned Development	SECTOR	South
APPLICANT:	New Hope Farms Florida LLC		
Existing Zoning:	Agricultural Rural (AR)	Comp Plan Category:	RES-6



Application No. 20-1355

Name: Brican Grady

Entered at Public Hearing: 21+M

Exhibit # ____ Date: 3 [15] 2

Application Review Summary and Recommendation

1.0 Summary

1.1 Project Narrative

The applicant seeks to rezone a parcel, currently zoned Agricultural Rural (AR) to Planned Development. The applicant intends to develop the site with a Mobile Home Park. The site is located on the south side of Richmond St., 350 feet west of Monica Dr. in Gibsonton. The site has a FLU designation of RES-6. Total acreage of the project is 11.7.

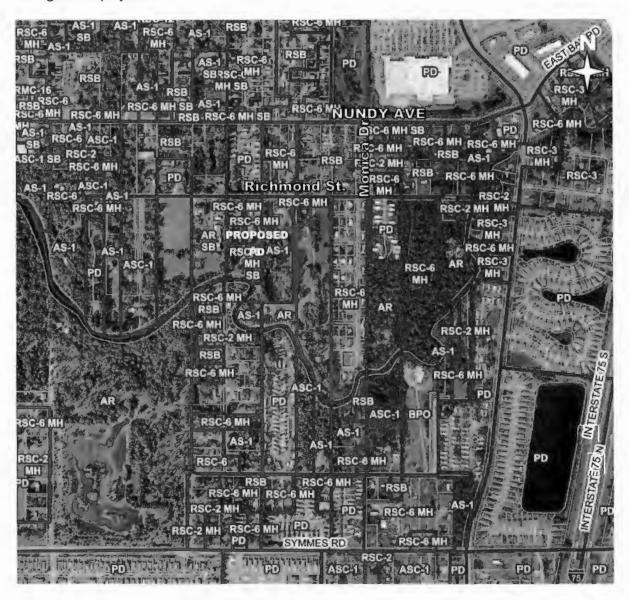


Figure 1 -Subject Site

CASE REVIEWER: Israel Monsanto

Surrounding zoning and uses are:

LOCATION	ZONING	USE / APPROVED FOR
North	- Residential Show Business (RSB)	Residential show business
South	- Agricultural Single Family (AS-1) - Agricultural Single Family Conventional (ASC-1)	Residential
East	- Residential Single Family Conventional (RSC-6)	Residential
West	- Agricultural Rural (AR)	Residential

The subject property has an existing single-story residence today.

The proposed PD would consist of a maximum of 70 mobile home spaces, subject to the Land Development Code Section 6.11.110. The applicant has not requested variations from this LDC section.

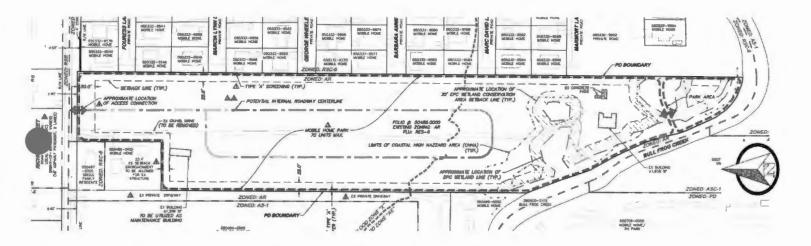


Figure 2 -Proposed PD Plan

The applicant proposes a Type A buffer with a solid fence along the east, west and north project's boundaries.

Portions of the site along the Bull Frog Creek to the south are within the Coastal High Hazard Area (CHHA). This area is depicted in the proposed PD Plan located near the creek and are generally located along wetlands and their setbacks. LDC Sec. 6.11.110 prohibits mobile home communities within the CHHA and LDC Sec. 4.01.07 requires 30 feet or 50 feet of setback from conservation and preservation areas respectively. Development of the project will be restricted within these areas. The proposed site design provides flexibility to avoid these areas. Development of the mobile home park will be subject to all regulations from local and federal agencies pertaining to permitting and placement of structures.

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.

CASE REVIEWER: Israel Monsanto

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.

Transportation

Richmond St. is a publicly maintained, 2-lane, undivided, substandard, local roadway characterized by +/- 16 feet of pavement in poor condition. The roadway lies within a variable width right-of-way (between +/- 30 feet and +/- 75 feet of right-of-way) in the vicinity of the proposed project. There are no sidewalks or bicycle facilities present on Richmond St.

Monica Dr. is a publicly maintained, 2-lane, undivided, substandard, local roadway characterized by +/17 to 18 feet of pavement in below average condition. The roadway lies within a 50-foot wide right-ofway. There are no sidewalks or bicycle facilities present on Richmond Ave.

Nundy Ave. is a publicly maintained, 2-lane, undivided, substandard, local roadway characterized by +/- 20-feet of pavement in average condition. The roadway lies within a variable width right-of-way (between +/- 60 feet to +/- 78 feet) between Monica Dr. and East Bay Rd.

SITE ACCESS AND CONNECTIVITY

The applicant is proposing a single access connection to Richmond St. No other access connections are possible (streets to the east are private roadways). Additionally, no cross access is required pursuant to Section 6.04.03.Q. of the LDC.

The developer will be required to comply with all applicable development regulations, including the Section 6.11.110 LDC standards governing internal roadways for mobile-home parks.

The applicant's Engineer of Record (EOR) submitted a Design Exception Request and an Administrative Variance:

- Design exception for Monica and Richmond dated February 24, 2021
- Variance for Nundy Road dated February 24, 2021

Based on factors presented in both requests, the County Engineer found them approvable. If this zoning is approved, the County Engineer will approve the above referenced Design Exception and Administrative Variance requests.

Roadway level of service:

Richmond St. is not a regulated roadway and was not included within Hillsborough County's 2019 Level of Service Report. As such, LOS information cannot be provided for this roadway.

Impact Fees

Estimated Fees:

Mobile Homes (based on 1,500 s.f. 3 bedroom units)

Mobility: \$2,220 * 70 = \$155,400

CASE REVIEWER: Israel Monsanto

Parks: \$1,656 * 70 = \$115,920 School: \$7,027 * 70 = \$491,890 Fire: \$299.00 * 70 = \$ 20,930 Total: \$784,140

Project Summary/Description:

Urban Mobility, South Parks, South Fire - 70 space mobile home park - prior structures may be eligible to provide credit.

School Board

The Hillsborough County School Board reviewed the request and provided the analysis below:

School Data	Gibsonton Elementary	Dowdell Middle	East Bay
FISH Capacity	804	1060	2492
2020-21 Enrollment	482	563	1929
Current Utilization	30%	67%	77%
Concurrency Reservations	29	18	320
Students Generated	13	5	7
Proposed Utilization	65%	55%	91%

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

<u>NOTE</u>: Gibsonton Elementary, Dowdell Middle, and East Bay High School have capacity for the proposed project at this time.

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.

1.4 Natural Resources/Environmental

The Environmental Protection Commission, EPC, reviewed the application and does not object. In the site plan's current configuration, a resubmittal is not necessary. The EPC has provided recommended 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

Zoning districts in the immediate area of the subject site consist of residential single family, agricultural, Show Business and residential support uses. Most of the zoning districts in the surroundings permit mobile homes. A mobile home park (Mabrys MH Park) currently exist 500 feet west of the subject parcel. Another mobile home community (Whispering Waters Way) is located further to the west along Richmond St.

The proposed Mobile Home Park will be subject to the standards found in the Land Development Code Section 6.11.110. Setbacks, minimum space size, maximum height, internal roadways and shelter location will be in accordance with the LDC. The applicant has not requested variations to these standards, or any other standard found in the LDC with the exception of a building setback for an existing structure, not to be utilized for living purposes but as a maintenance building.

CASE REVIEWER: Israel Monsanto



Figure 3 - Nearby Development Pattern

Staff finds that the project is compatible with the area. The surroundings are developed today with mobile home communities and neighborhoods. The number of spaces for the mobile home park is at the required maximum density allowed per the FLU designations of RES-6. The site is in the Urban Service Area and will be served by public utilities. Development of the project will be subject to permitting by local and federal agencies for placement and restrictions of the CHHA and within natural areas. Additionally, the park will provide a park along the Bullfrog Creek available for public access to meet the Gibsonton Community Plan's Livable Communities Element. Therefore, based on these considerations, staff recommends approval, with conditions.

1.7 Agency Comments

The following agencies reviewed the application and offer no objections:

- -Conservation and Environmental Lands Management- No comments
- -EPC- with conditions

1.8 Exhibits

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

Exhibit 4: Proposed Site Plan PD 20-1255

CASE REVIEWER: Israel Monsanto

2.0 Recommendation

2.1 Recommended Conditions of Approval

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

- The project shall be permitted a maximum of 70 mobile home spaces at a maximum density of 6 DU/Ac. Interim use of the parcel for one single family home and uses permitted under the Agricultural Rural zoning shall be permitted until such time the project is developed with a Mobile Home Park. The park shall be permitted an accessory community center and maintenance building.
- 2. Development standards shall be as follows:

Minimum space size: 2,800 sq. ft.

Minimum space front setbacks: 5 ft.

Minimum space rear setbacks: 5 ft. including three-foot easements for utilities

Minimum space side setbacks: 5 ft.

Maximum building height: 35 ft.

- 2.1 There shall be a setback of 50 feet in depth along major streets abutting the mobile home park, and a setback of not less than 25 feet in depth between the mobile homes and the park boundaries, except a common property line shared with other such parks where the setback requirements will be ten feet on each side of the property to the units.
- 2.2 The existing structure located at the northwest corner of the site shall be permitted 23 feet of setback as shown on the General Site Plan. The structure shall be restricted to a maintenance building.
- Unless otherwise specified in these conditions, the mobile home park shall be subject to the standards found in the Land Development Code Section 6.11.110 - Mobile Home Parks and Recreational Vehicle Parks.
- 4. The project shall provide a park area adjacent to Bullfrog Creek, as shown on the General Site Plan. The park shall be publicly accessible and operate from dawn until dusk.
- The developer shall provide a 5-foot buffer with Type A screening along the east, west and north boundaries of the project.
- 6. Portions of the site are within flood zone areas and the Coastal High Hazard. The project shall be developed in accordance with the Federal Emergency Management Agency requirements in addition to all local regulations by the County's Office of Emergency Management, the County's Construction Code and the Florida Building Code.
- The project shall be served by County Water and Wastewater Services.

CASE REVIEWER: Israel Monsanto

- Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- If PD 20-1255 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated February 24, 2021) which was found approvable by the County Engineer (on March 2, 2021). Approval of this Administrative Variance will waive the Nundy Ave. substandard road improvements required by Section 6.04.03.L. of the LDC.
- 10. If PD 20-1255 is approved, the County Engineer will approve a Design Exception (dated February 24, 2021) which was found approvable by the County Engineer (on March 2, 2021). As Richmond St. and Monica Dr. are substandard roadways, the developer will be required to make certain improvements to Richmond St. and Monica Dr., between the project access and Nundy Ave., consistent with the Design Exception. Specifically, the developer shall:
 - a. Widen the pavement such that there are two, minimum 10-foot wide travel lanes; and,
 - b. Compact and sod the roadway shoulders, as necessary, to ensure there is a 6-foot wide stabilized shoulder along both sides of the roadways.
- 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.
- 12. 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.
- 13. 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).
- 14. 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.
- 15. 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.

CASE REVIEWER: Israel Monsanto

16. 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

Sign-off: Thu Mar 4 2021 16:33:39

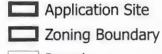




General Aerial Zoning Map

RZ-PD 20-1255

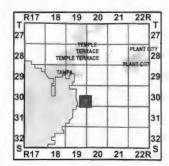
Folio: 50486.0000







STR: 25-30-19



Date: 09/21/2020 Path: G:\ZON

Pata\Zoning- Area,aprx

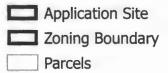




Immediate Aerial Zoning Map

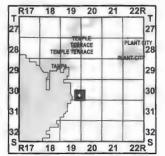
RZ-PD 20-1255

Folio: 50486.0000

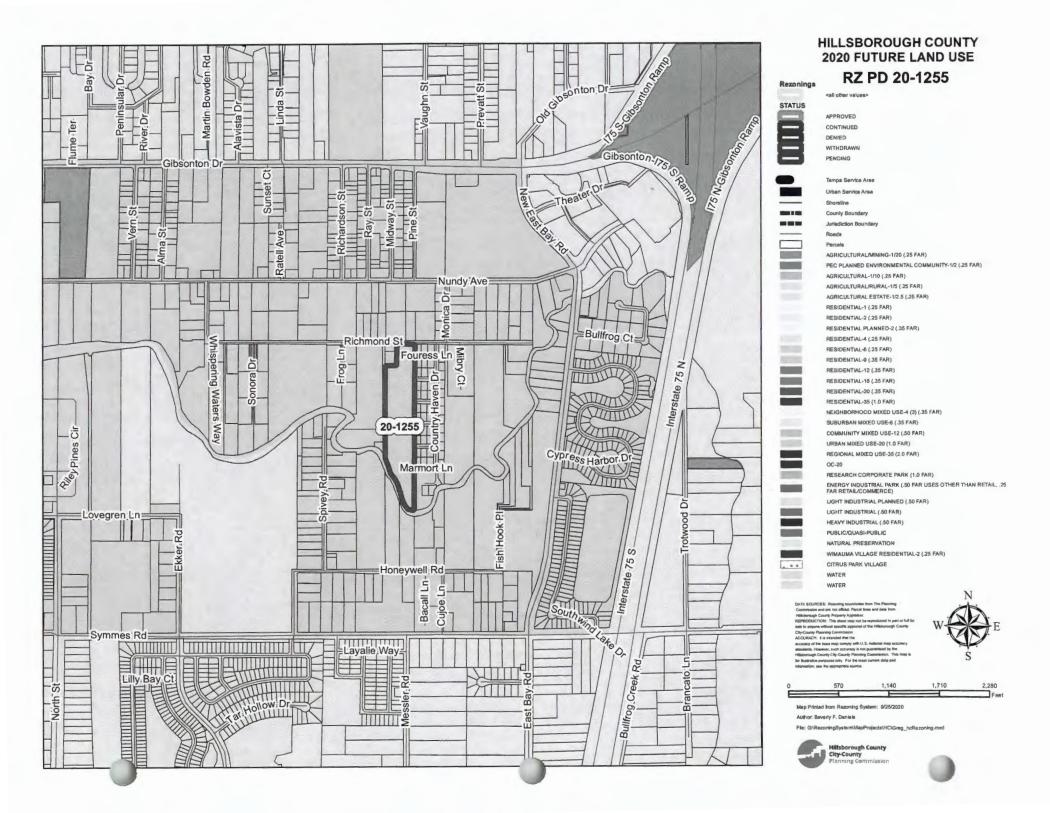




STR: 25-30-19



Date: 09/21/2020 Path: G:\ZONING\GIS\Data\Zoning-Site.aprx



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DAMA, of second a factorial factorial and other factorial fa

Se e e

VICINITY MAP IP: 30S RANGE: 19E

DUSTING

N/A

LEGEND

DESCRIPTION

CONCRETE TYPE 'A' SCREENING A

RIGHT-OF-WAY

CENTERLINE

HETLAND LINE

METLAND SETBACK LINE

PROPOSED

LEGAL DESCRIPTION

LOT 32, REVISED MAP OF THE FLORIDA CARDENLANDS, ACCURDING TO THE MAP OR PLAT THEREON, AS RECORDED IN PLAT BOOK I, FACE RECORDED TO BE ALT BOOK I, FACE RECORDED TO BE ALT BOOK IS THE RECORD THE TO THE MORTH JAKED DEET OF THE WISST 135 FEET THEREOF, CONNEYED BY DEED IN ORTHOLA, RECORDS BOOK 63TM, PAGE PHIS MAD ALS LESS THE WEST 135 FEET OF THE MORTH 75 FEET THEREOF, CONNEYED BY DEED IN ORTHOLA, RECORDS BOOK 36TM, PAGE 78, OF THE PUBLIC RECORDS OF HALBERGOE COUNTY, CORDINE DEED IN ORTHOLA.

PLANNING NOTES

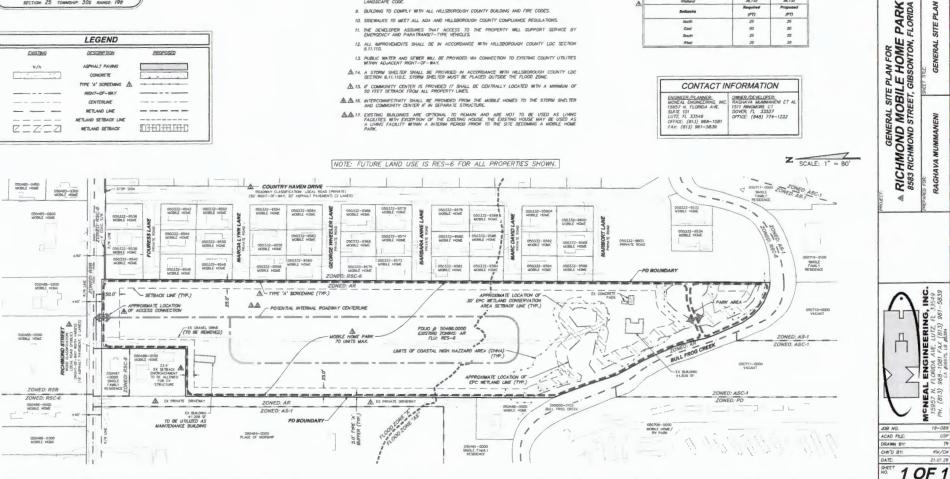
- PROPOSED DEVELOPMENT AREA IN HILLSBOROUGH COUNTY IDENTIFIED WITHIN FOLIO #050486.0000, CONTAINS 11.7 ACRES, MORE OR LESS.
- ACCORDING TO CURRENT FLOOD INSURANCE RATE MAPS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT ACROY, THE PROPERTY SHOWN APPEARS TO LEE WITHIN ZONE, "A E'- AE," PER COMMUNITY PANEL MOS. 1205702501H & 1205702503H, REVISED 08,789,7008. THE BASE FLOOD ELEVATION IS 13 PER FEMA OR 11.22 PER MELSGORDISH COUNTY MODE 10218.
- J. STORMWATER WILL BE REQUIRED. IT SHOULD BE UNDERSTOOD THAT THORE MAY BE SOME REDUCTION IN IMPROVEMENTS (WHICH COULD EFFECT THE TOTAL NUMBER OF UNITS) TO ADDRESS STORMMATER REQUIREMENTS FROM GOVERNMENT AGENCIES REVIEW AND PHYSICAL FRIENDS.
- 4. THERE ARE NO SPECIAL ZONES, DESIGNATED SCENIC ROADWAY CORRIDORS OR DESIGNATED INSTORIC LANDMARKS OR OTHER HISTORICAL OR ARCHEOLOGICAL SITES AND STRUCTURES WITHH OR ADJACENT TO THE PROJECT.
- 5. EXTERIOR LIGHTING WITHIN THE PROJECT SHALL BE IN ACCORDANCE WITH HILLSBOROUGH COUNTY LDC.
- 6. DEVELOPMENT OF THE PROJECT SHALL PROCEED IN STRICT ACCORDANCE WITH THE TORSIS AND CHARTONIS CONTAINED IN THE DEVELOPMENT OFFICER, THE CHARTAL STRE FLAIL THE LAND USE CHARTONIS CONTAINED PEREN AND ALL APPLICABLE PLAIES, REGULATIONS AND ORDINANCES OF HALLSBROUGH COUNTY.
- 7. SOLID WASTE DISPOSAL SHALL BE MADE BY DUMPSTER.
- B. LANDSCAPING SHALL BE PROVIDED BY ACCORDANCE WITH THE HILLSBOROUGH COUNTY LANDSCAPE CODE.
- 9. BUILDING TO COMPLY WITH ALL HILLSBOROUGH COUNTY BUILDING AND FIRE CODES.
- 10. SIDEWALKS TO MEET ALL ADA AND HILLSBOROUGH COUNTY COMPLIANCE REGULATIONS.
- 11. THE DEVELOPER ASSUMES THAT ACCESS TO THE PROPERTY WILL SUPPORT SERVICE BY EMERGENCY AND PARATRANSIT-TYPE VEHICLES.
- 12. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH HILLSBOROUGH COUNTY LDC SECTION 8.11.510.
- PUBLIC WATER AND SEWER MILL BE PROVIDED WA CONNECTION TO EXISTING COUNTY UTILITIES WITHIN ADJACENT RICHT-OF-WAY.
- ▲ 14. A STORM SHELTER SHALL BE PROVIDED IN ACCORDANCE WITH HILLSBOROUGH COUNTY LDC SECTION 6.11.110.E. STORM SHELTER MUST BE PLACED QUITSIDE THE FLOOD ZONE.
- ⚠ 15. IF COMMUNITY CENTER IS PROVIDED IT SHALL BE CENTRALLY LOCATED WITH A MINIMUM OF 50 FEET SETBACK FROM ALL PROPERTY LINES.

▲ 16. INTERCONNECTIVITY SHALL BE PROMDED FROM THE MOBILE HOMES TO THE STORM SHELTER AND COMMUNITY CENTER IF BY SEPARATE STRUCTURE.

△ 17. EXISTING BUILDINGS ARE OPTIONAL TO REMAIN AND ARE NOT TO BE USED AS LIVING FACULIES WITH EXCEPTION OF THE DISTING HOUSE THE DISTING HOUSE MAY BE USED AS A LIVING FACULITY WITHIN A BITURN PERIOD PRIOR TO THE SITE BECOMING A MOBILE HOME PAIR.

SI	TE DATA TABLE		
Percei #	5048	H-0000	
Existing Zoning		AR	
Executy Use	SINGLE FAMI	BINGLE FAMILY RESIDENCE	
Proposed Land Use	MOBILE A	MOBILE HOME PARK	
Community Planning Area		GIBSONTON	
Service Area	LIF	RBAN	
Comp Plen Designation (FLU)	R	F8-8	
Overlay District	,	M64	
Special Zone (Coastal, Well Head,	etc)	W74	
Peak Sensible Area	Area YES		
Coastel High Hazzard Area (CHHA	, ,	HER	
Parcel Area (SF4/-)	80	808,852	
Percel Area (AC+/-)	9	1.70	
Max. Number of MM Speces	1	70	
Building Max Height (FT)		36	
FAR		1.00	
Description	Existing (SF)	Proposed	
Upland	470.920	(BF) 470.900	
	38.732	38 732	
Wedland	Required	Proposed	
Settechs	(77)	(77)	
Morth	25	26	
East	80	80	
South	25	25	
West	26	25	

CONTACT INFORMATION		
ENGINEER/PLANNER: MCNEAL ENGINEERING, INC. 15957 N. FLORIDA AVE. SUITE 101 LUTZ, FL 3J349 OFFICE: (813) 968-1081 FAU: (813) 961-5839	OWNER/DEVELOPER: RAGIAVA MARMANDIE ET A 1511 RINGMORE CT DOVER, N. 33527 OFFICE: (848) 774-1222	



PARTY OF RECORD

NONE