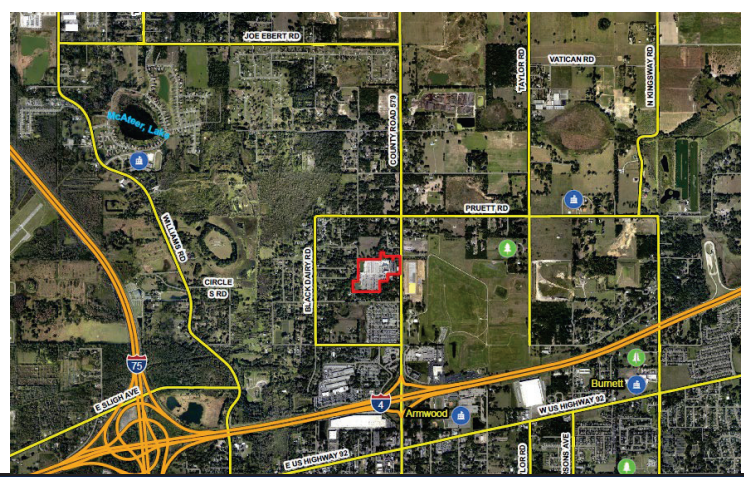


1.0 APPLICATION SUMMARY

Applicant: Cast-Crete USA, LLC
FLU Category: RES-4
Service Area: Rural
Site Acreage: 25.93 +/-
Community Plan Area: Thonotosassa
Overlay: None



Introduction Summary:

The 25 acre site is used for the manufacturing of pre-cast and pre-stressed concrete products. The site consists of office buildings, manufacturing buildings, recycled product storage, outdoor manufacturing and open storage with more than 200 employees. The current zonings of CG and AS-1 do not permit the current use; however, the use began when the site was zoned for manufacturing uses (M-1) as early as the 1960s. The Zoning Conformance process downzoned the property in 1992 and created the nonconforming use. The site received legal nonconforming use status under NCU 97-0366 in 1997. Per Land Development Code Section 11.03.06.J, any change, expansion or rebuilding of a nonconforming use requires a Nonconformity Special Use Permit for final decision by the Board of County Commissioners. Under SU 02-0389, the property was approved for an expansion of the legal nonconforming use to 17,095 additional square feet and two “curing kilning” lines. This application is requested for the purpose of replacing existing concrete batch equipment. This change will not increase the square footage of the use, expand the use area or its intensity.

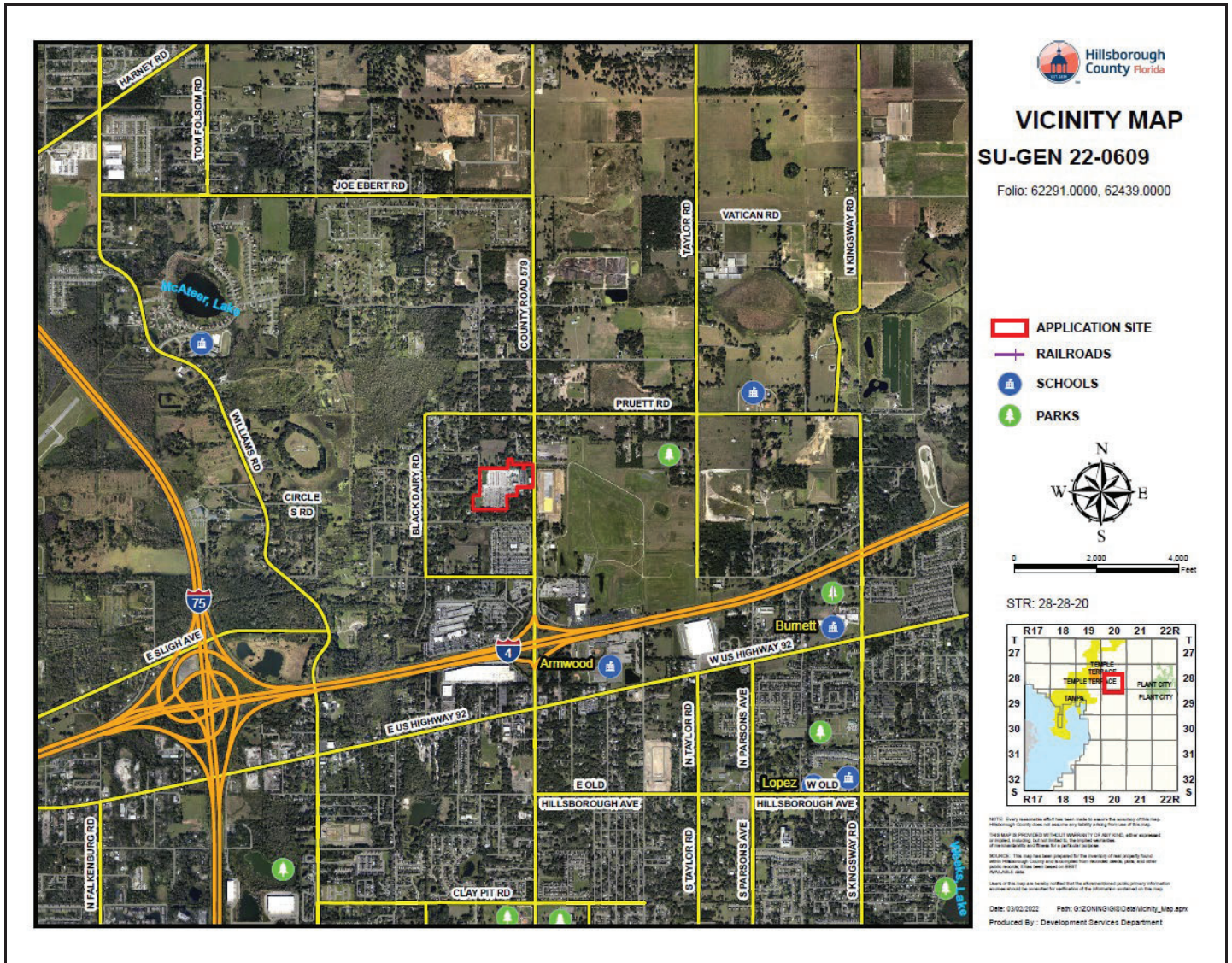
Existing Approval(s):	Proposed Modification(s):
Concrete batch equipment as delineated on the SU 02-0389 site plan	Replacement of concrete batch equipment as delineated on the SU 22-0609 site plan

Additional Information:	
PD Variation(s):	None Requested as part of this application
Waiver(s) to the Land Development Code:	None requested as part of this application

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable, subject to proposed conditions
--	---

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

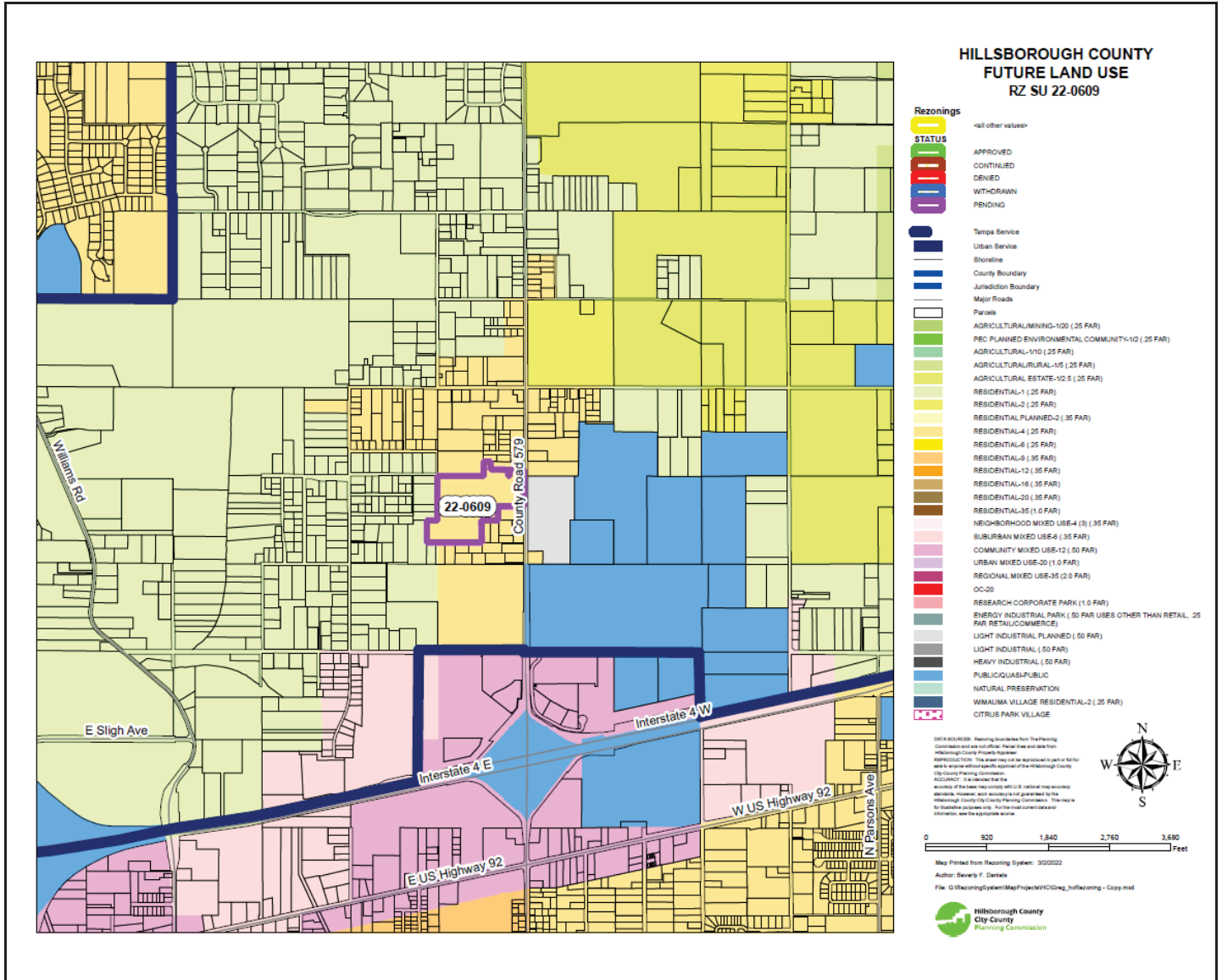


Context of Surrounding Area:

The site is located in the southwestern portion of Thonotosassa community on the west side of CR 579, north of Interstate 4 and east of Interstate 75. The rural/suburban area is developed with a variety of uses, which includes agricultural, residential, industrial and commercial uses found around the CR 579 and I-4 exchange. A county owned 200+ acre landfill and community collection site is also present within the general area.

2.0 LAND USE MAP SET AND SUMMARY DATA

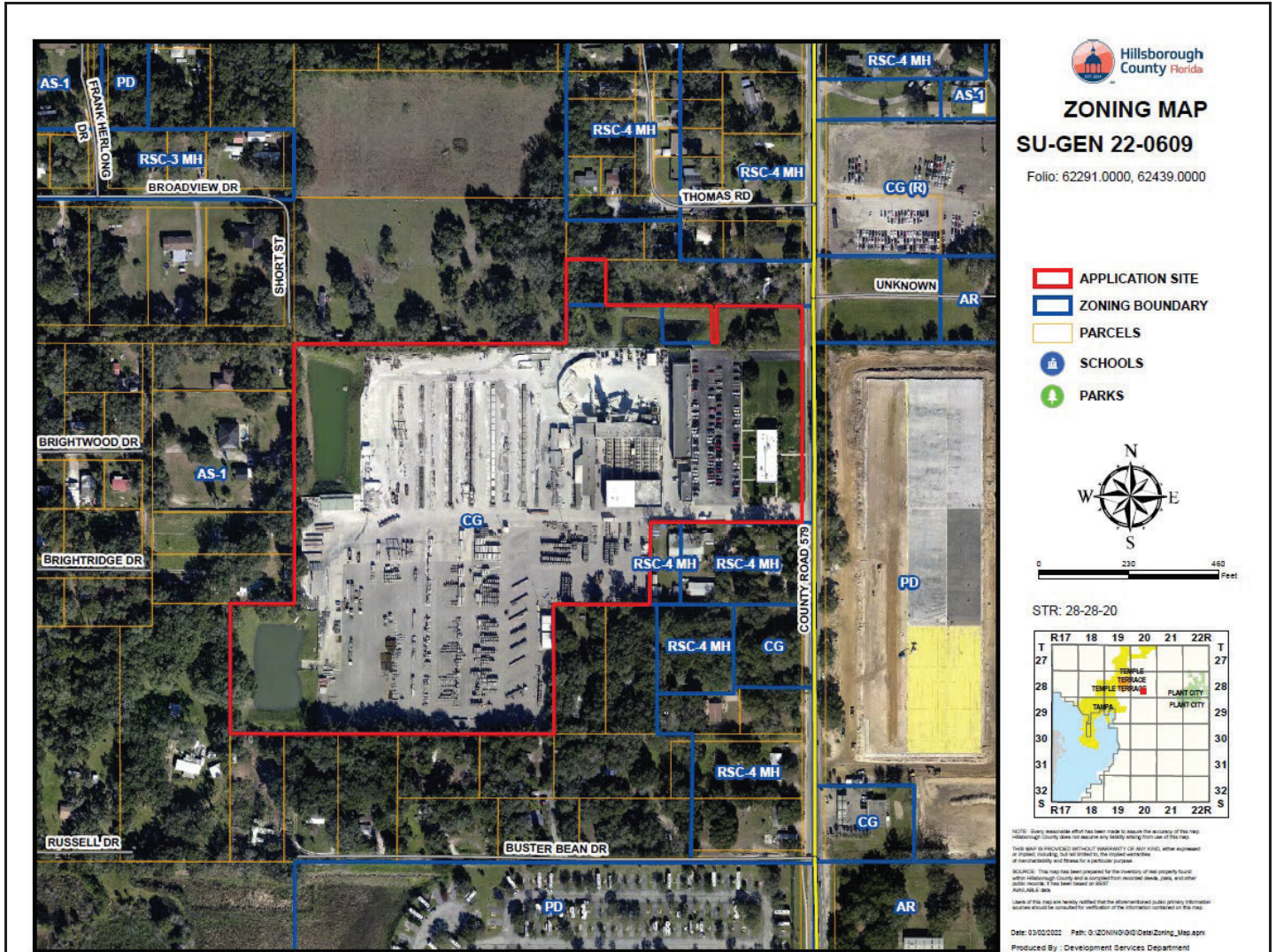
2.2 Future Land Use Map



Subject Site Future Land Use Category:	RES-4
Maximum Density/F.A.R.:	4 units per acre / 0.25
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

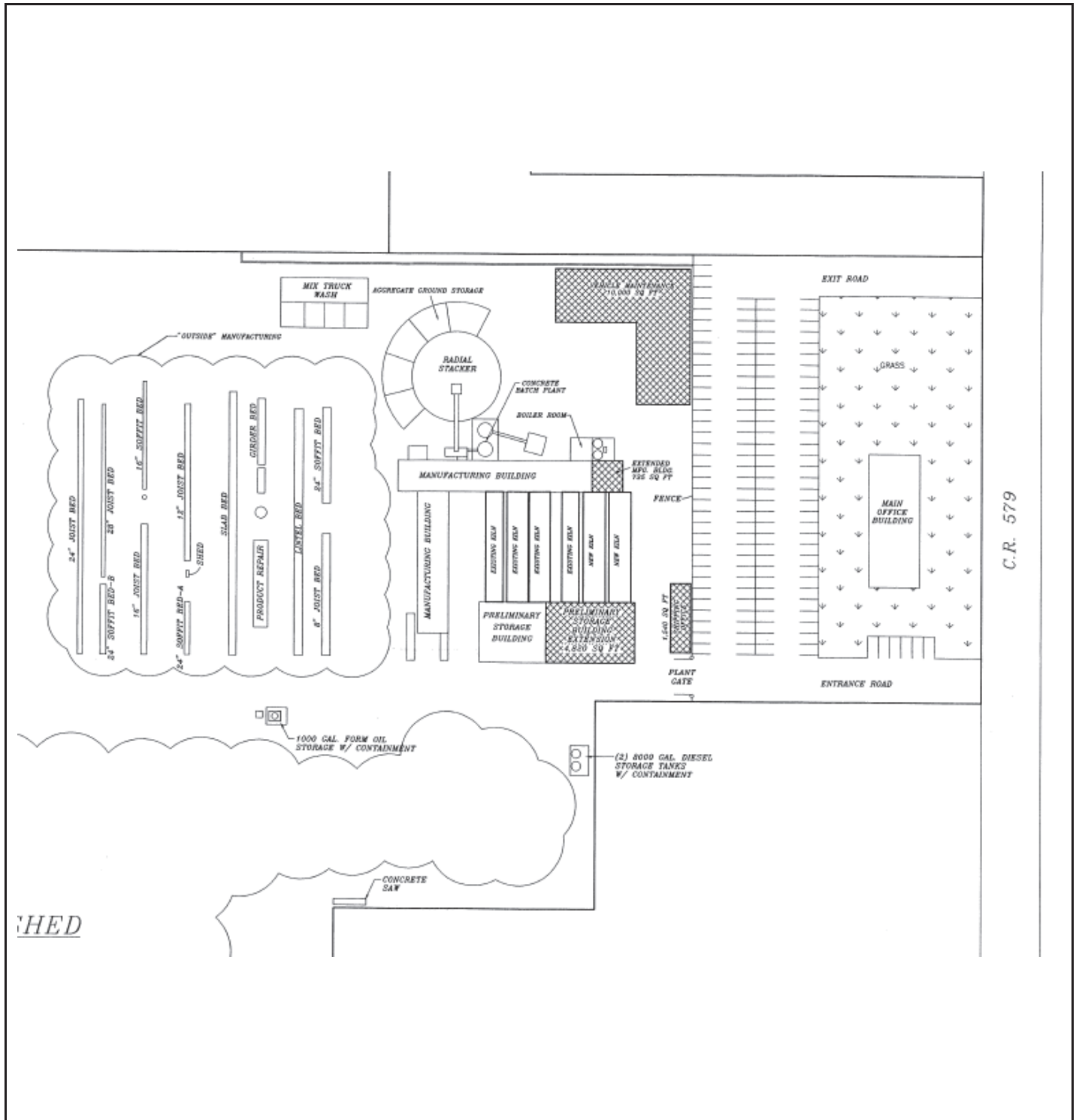


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AS-1	1 unit per acre	Single-Family Residential/Agricultural	Single-Family Residential/Agricultural and Vacant
South	AS-1	1 unit per acre	Single-Family Residential/Agricultural	Single-Family Residential
East	AS-1, RSC-4 and PD	AS-1: 1 unit per acre RSC-4: 4 units per acre PD: 0.5 FAR (422,500 sf)	AS-1: Single-Family Residential/Agricultural RSC-4: Single-Family Residential PD: Manufacturing	AS-1: Single-Family Residential RSC-4: Single-Family Residential PD: Manufacturing
West	AS-1	1 unit per acre	Single-Family Residential/Agricultural	Single-Family Residential and Agricultural

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



C.R. 579

SHED

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Mango Rd. (CR 579)	County Arterial - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	994	109	121
Proposed	994	109	121
Difference (+/-)	0	0	0

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East	X	None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item	Choose an item
	Choose an item	Choose an item
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees n/a				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The nature of the request is to replacing existing equipment used for the concrete batch plant. Per the applicant's narrative, the existing equipment relies on dry materials being transferred to an on-site truck to allow the wet mixing process to occur in trucks— creating noise and dust from the site, as well as increased fuel use to keep truck operating during the mixing process. The new equipment will allow the wet mixing to occur prior to transferring the materials to trucks, thus reducing dust, truck noise and fuel use.

The equipment change will result in the following raw material loading changes: the radial stacker will be eliminated and replaced with an enclosed elevator stacker, the two separate aggregate bins will be combined into a single set and two silos will be moved to be adjacent to the equipment rather than on top of the equipment. These changes will reduce dust creation and will not impact the batch capacity. The mixing equipment changes include the removal of the central dust collector, dust hood and dry cast mixing equipment and replacement with a wet mixer. Per the applicant, these equipment changes will reduce the capacity of the batch process thereby not intensifying this portion of the site's use. The existing equipment is estimated to have a capacity of 10 cubic yards, which is increased to 26 when multiple trucks are used on the site at once for the wet mixing process. The new equipment is limited to a maximum capacity of 8 cubic yards which cannot be altered with the use of on-site trucks as they will no longer be used for the wet mixing process.

The changes will not increase the use area or equipment height. Additionally, no changes to any other portion of the overall use is proposed.


5.2 Recommendation

Approvable, subject to proposed conditions.

6.0 PROPOSED CONDITIONS

Approval- Approval of the request, subject to the conditions listed below, is based on the general site plan submitted March 28, 2022.

1. ~~This~~ Special Use Permit #02-0389 approved ~~for~~ an expansion of the Legal Non-Conforming Use ~~is based~~ in compliance with the Non-Conforming Use Review #97-0366, dated November 25, 1998. The expansion shall be for two additional "Curing Kilning" lines (project total of 6 lines) and a maximum of 17, 095 square feet of additional floor space as follows:
 - A 1,540 square foot shipping office
 - A 10,000 square foot maintenance building
 - A 4,820 square foot extension of the Preliminary Storage Building
 - A 735 square foot extension of the Manufacturing building
2. The expansion under Special Use Permit #02-0389 shall be limited to CG standards, except the maximum total developable square footage for the site shall be limited to the maximum total amount indicated on the General Site Plan and unless otherwise specified herein. Also, the maximum amount of building coverage and impervious surface shall be indicated by building envelopes shown on the General Site Plan, in accordance with requirement of the Hillsborough County Technical Manual.
3. The Land Development Code buffering and screening standards shall be complied with for the proposed Special Use Permit #02-0389 expansion.
4. SU #22-0609 approves a replacement of concrete batch equipment, as delineated on the General Site Plan.
- ~~45.~~ Public water shall not be extended to the property. Private water wells shall be the potable water source.
- ~~56.~~ Within 90 days of approval of SU ~~02-0389~~ #22-0609 by the Hillsborough County Board of County Commissioners, the developer shall submit to the County ~~Planning and Growth Management~~ Development Services Department a revised General Development Plan for certification reflecting all the conditions of approval outlined above.
- ~~67.~~ The Development of this 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.

<p>Zoning Administrator Sign Off:</p>	 <p>J. Brian Grady Wed Apr 6 2022 10:19:25</p>
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SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

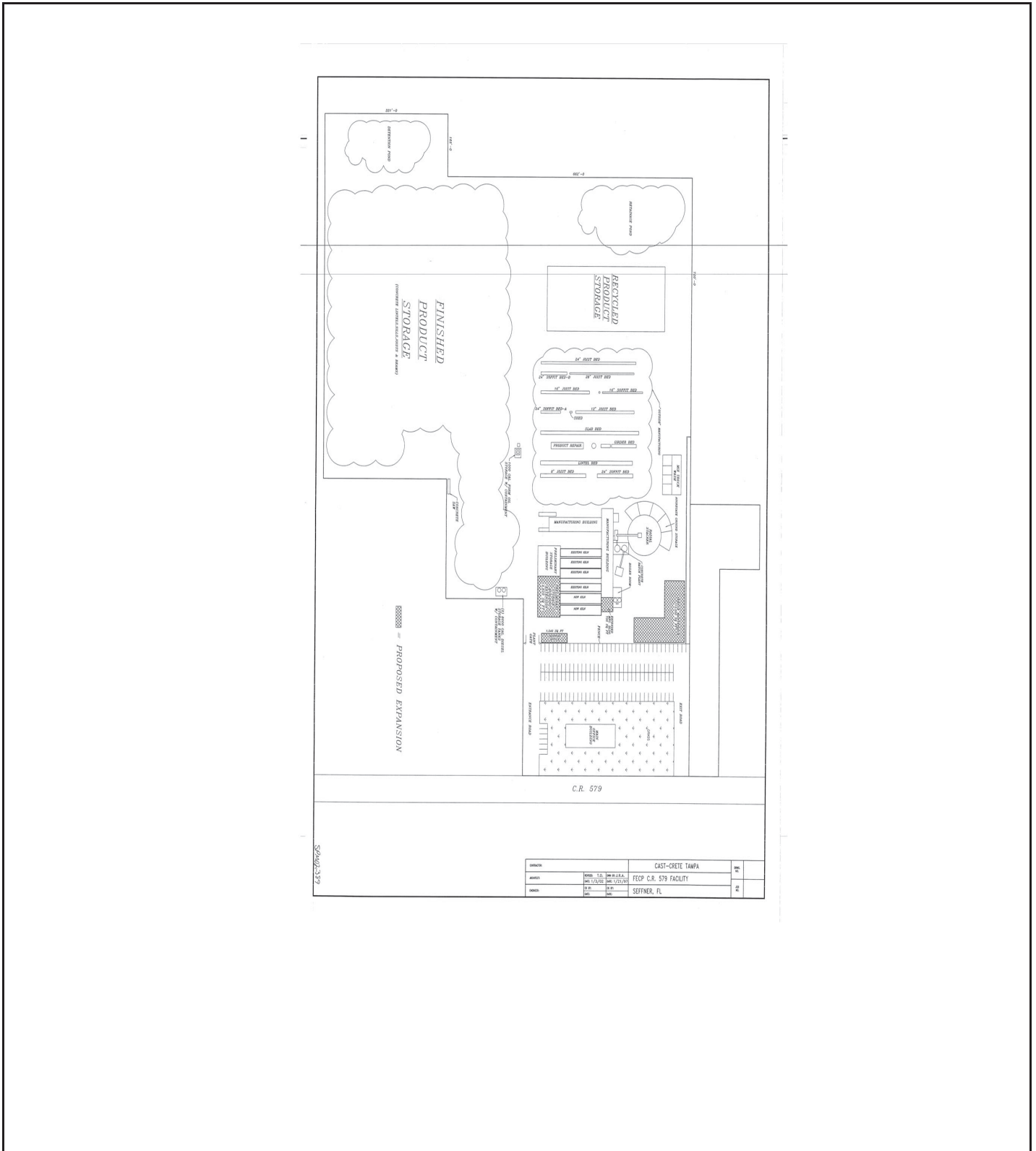
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

None.

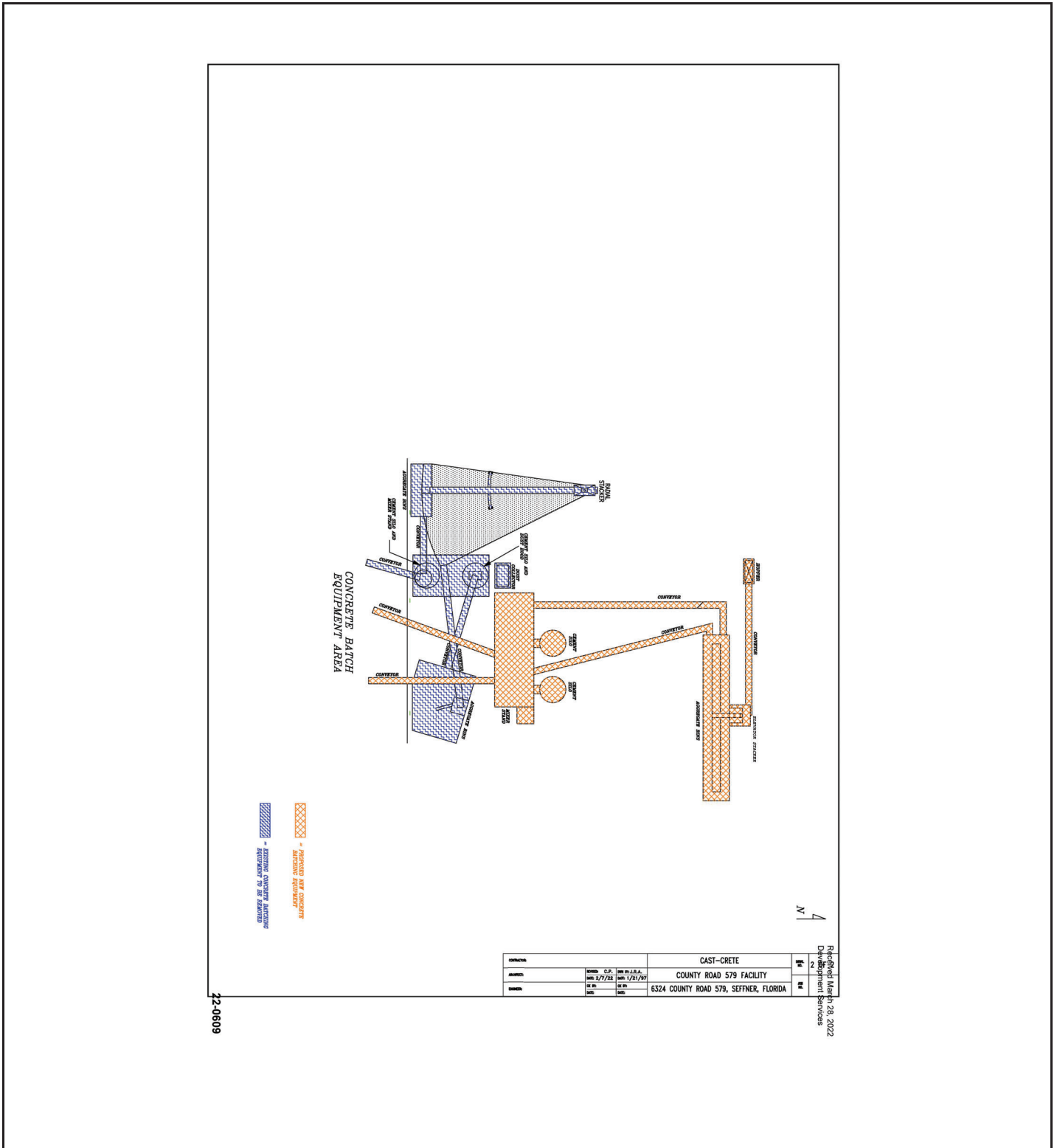
8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 4/5/2022

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Central/TH

PETITION NO: SU 22-0609

- This agency has no comments.
- 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.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting approval of a modification to the existing nonconforming special use site plan for the previously approved nonconforming special use (SU 02-0389) in order to replace concrete batch mixing equipment. SU 02-0389 was approved to allow the concrete product manufacturing company to legally operate, as it has reportedly operated since 1968, on the +/- 25.93-acre site zoned Commercial General (CG) and Agricultural Suburban (AS-1). The subject site is a manufacturing use with a large open storage use component. The property is designated Residential 4 (R-4) future land use. There is no proposed increase in square footage, change in use or access connections.

Since the request is for a nonconforming special use approval for the purposes of replacing equipment and does not involve increased building square footage or other change that would constitute an intensification or change in the existing access connections, no transportation analysis was required to be submitted by the applicant. Staff has prepared a maximum trip generation potential of the subject property under the existing non-conforming special use approval, utilizing a generalized worst-case scenario. Values reported are based on the Institute of Transportation Engineer’s (ITE) Trip Generation Manual, 10th Edition.

Based on the information provided by the applicant, the site is a Manufacturing use and Open Storage use. The Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition does not have an Open Storage land use. Staff utilized the Warehousing ITE Land Use Code 150 as the closest approximation of trip generation, for this component of the subject site, which is described by the ITE Trip Generation Manual, 10th Edition as “primarily devoted to the storage of materials”.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
SU, 53,836 sf Manufacturing (ITE LUC 140)	212	33	36
SU, 449,626 sf Open Storage (ITE LUC 150)	782	76	85
Total Trips	994	109	121

There is no proposed change to the square footage or land use that would result in a change in potential maximum trip generation.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE AND SITE ACCESS

Mango Rd. (CR 579) is a 2-lane, undivided, substandard, arterial roadway characterized by +/- 11-foot wide travel lanes in average condition. The roadway lines within a +/- 60-foot wide right-of-way along the project’s frontage. There is a +/- 5-foot side sidewalk along the west side of Mango Rd. in the vicinity of the proposed project. There are no bicycle lanes on Mango Rd. in the vicinity of the proposed project.

There are no plans to widen Mango Rd. north of E. Sligh Ave.

SITE ACCESS AND CONNECTIVITY

There are two existing project access connections on Mango Rd. There is no proposed change to the site access.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information for adjacent roadway sections is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
MANGO RD (CR 579)	SLIGH AVE	JOE EBERT RD	D	C

Source: Hillsborough County 2020 Level of Service Report.

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Mango Rd. (CR 579)	County Arterial - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	994	109	121
Proposed	994	109	121
Difference (+/-)	0	0	0

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East	X	None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See report.

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**COUNTY OF HILLSBOROUGH
LAND USE HEARING OFFICER'S RECOMMENDATION**

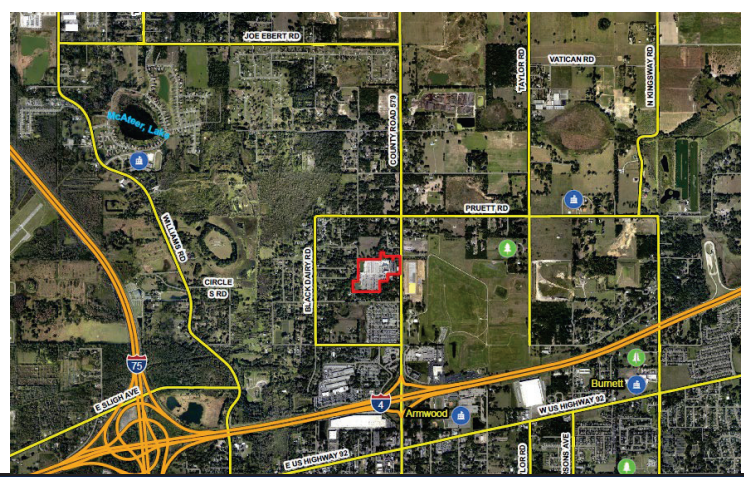
Application number:	SU-GEN 22-0609
Hearing date:	April 18, 2022
Applicant:	Cast-Crete USA, LLC
Request:	Requesting a Nonconformity Special Use Permit
Location:	6324 North County Road 579, Seffner 550 feet southwest of the County Road 579 and Thomas Road intersection.
Parcel size:	25.93 acres +/-
Existing zoning:	AS-1 and CG
Future land use designation:	Residential-4
Service area:	Rural
Community planning area:	Thonotosassa

A. APPLICATION REVIEW

**DEVELOPMENT SERVICES STAFF REPORT
APPLICATION REVIEW SUMMARY AND RECOMMENDATION**

1.0 APPLICATION SUMMARY

Applicant: Cast-Crete USA, LLC
FLU Category: RES-4
Service Area: Rural
Site Acreage: 25.93 +/-
Community Plan Area: Thonotosassa
Overlay: None



Introduction Summary:

The 25 acre site is used for the manufacturing of pre-cast and pre-stressed concrete products. The site consists of office buildings, manufacturing buildings, recycled product storage, outdoor manufacturing and open storage with more than 200 employees. The current zonings of CG and AS-1 do not permit the current use; however, the use began when the site was zoned for manufacturing uses (M-1) as early as the 1960s. The Zoning Conformance process downzoned the property in 1992 and created the nonconforming use. The site received legal nonconforming use status under NCU 97-0366 in 1997. Per Land Development Code Section 11.03.06.J, any change, expansion or rebuilding of a nonconforming use requires a Nonconformity Special Use Permit for final decision by the Board of County Commissioners. Under SU 02-0389, the property was approved for an expansion of the legal nonconforming use to 17,095 additional square feet and two “curing kilning” lines. This application is requested for the purpose of replacing existing concrete batch equipment. This change will not increase the square footage of the use, expand the use area or its intensity.

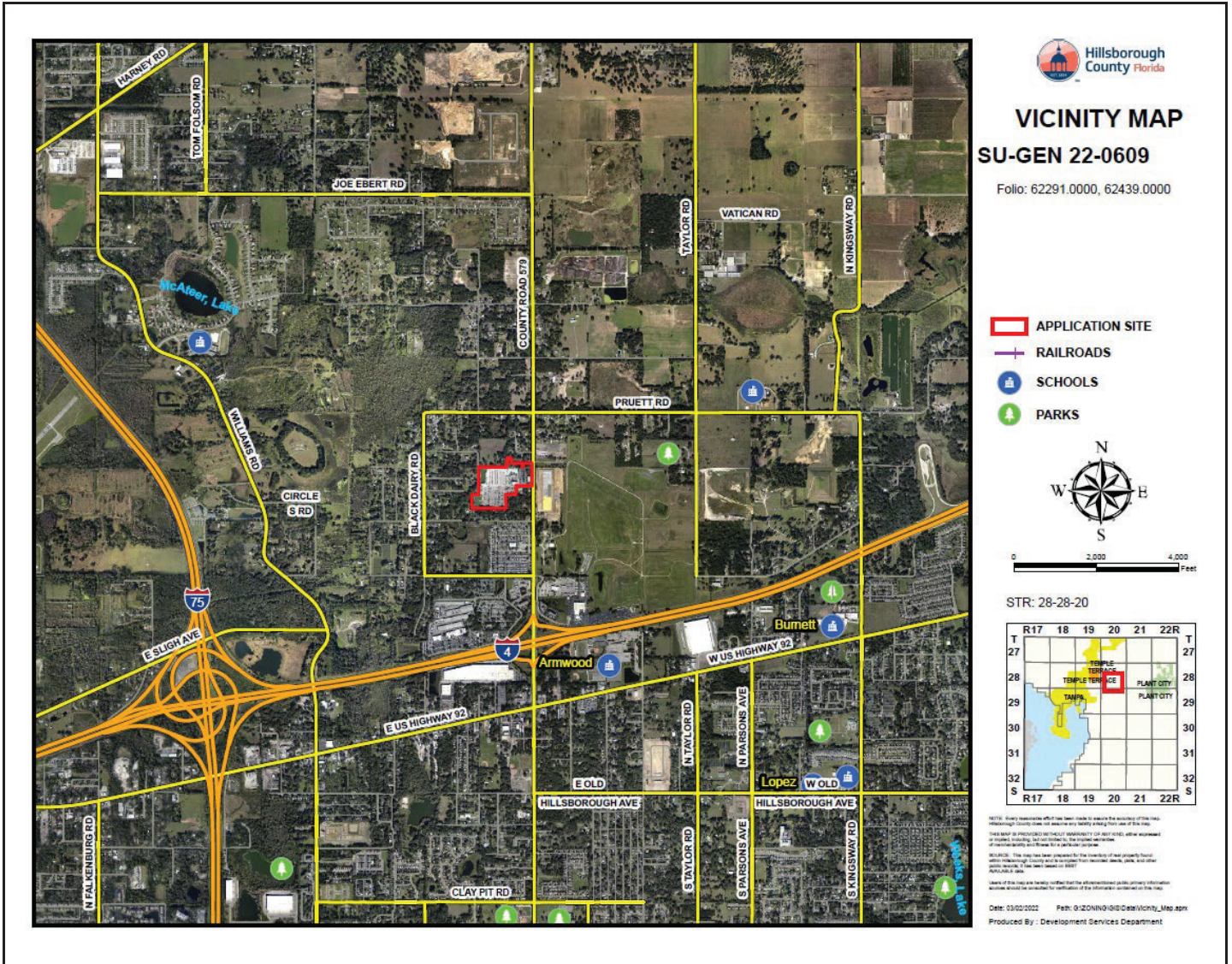
Existing Approval(s):	Proposed Modification(s):
Concrete batch equipment as delineated on the SU 02-0389 site plan	Replacement of concrete batch equipment as delineated on the SU 22-0609 site plan

Additional Information:	
PD Variation(s):	None Requested as part of this application
Waiver(s) to the Land Development Code:	None requested as part of this application

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable, subject to proposed conditions
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

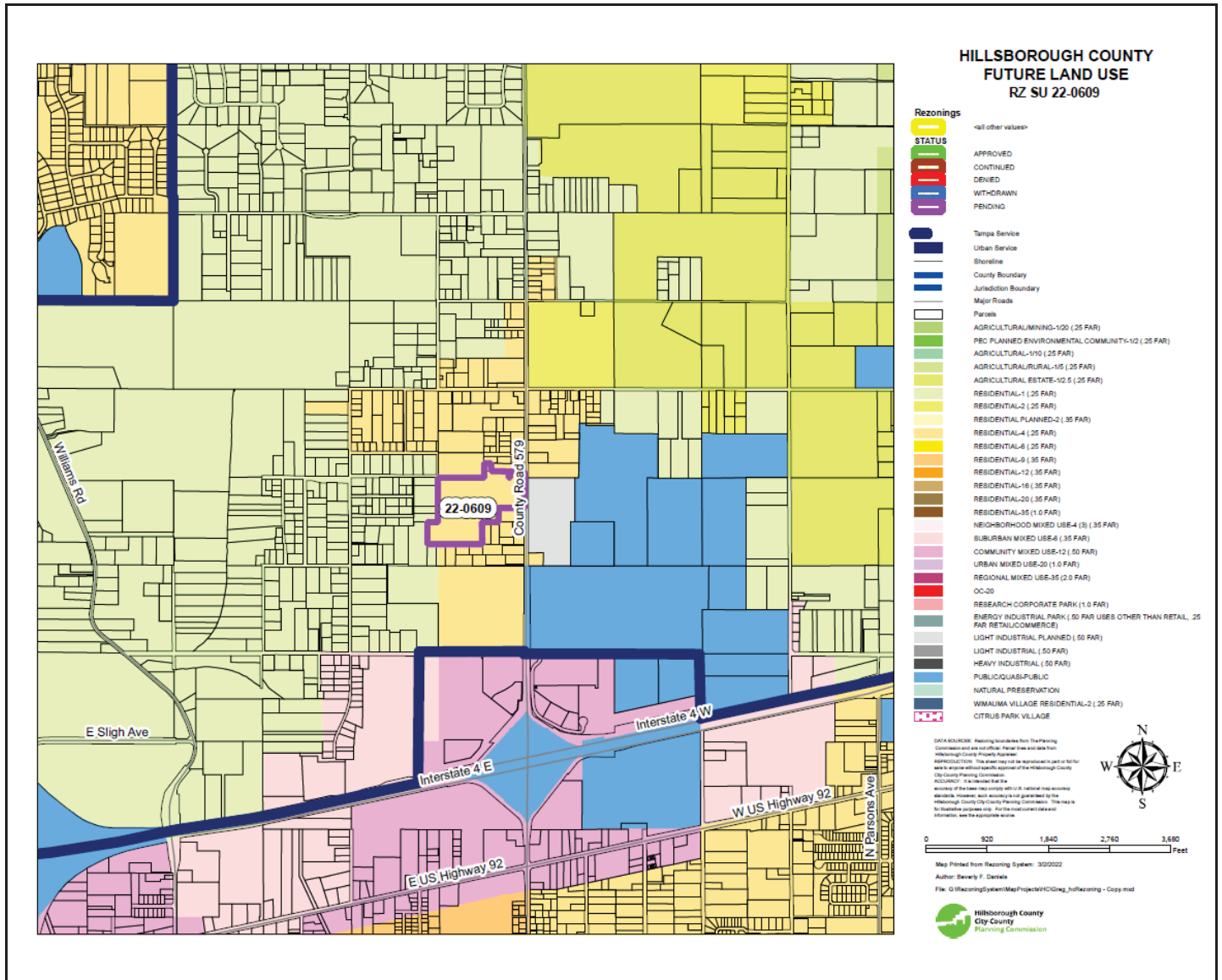


Context of Surrounding Area:

The site is located in the southwestern portion of Thonotosassa community on the west side of CR 579, north of Interstate 4 and east of Interstate 75. The rural/suburban area is developed with a variety of uses, which includes agricultural, residential, industrial and commercial uses found around the CR 579 and I-4 exchange. A county owned 200+ acre landfill and community collection site is also present within the general area.

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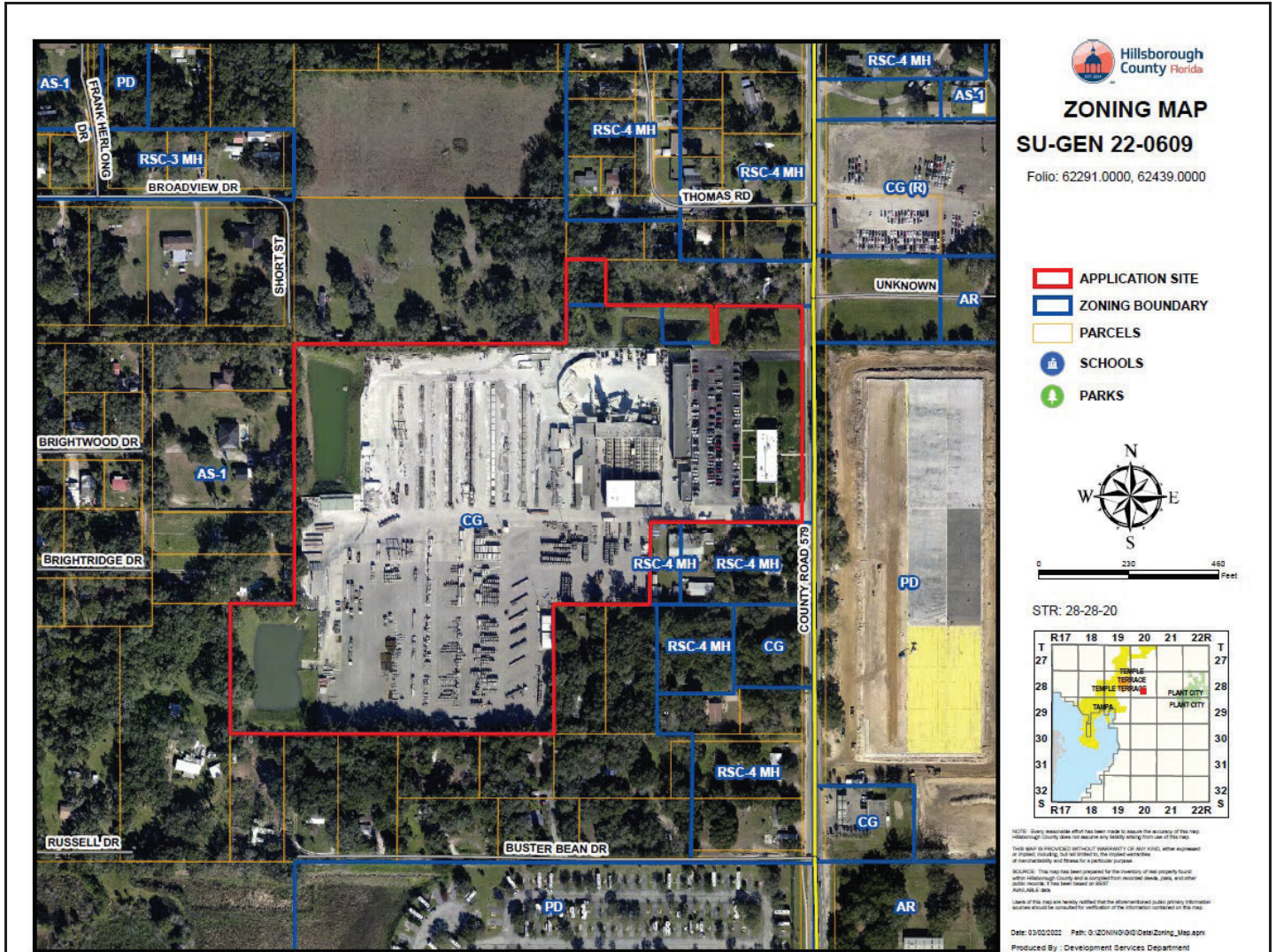
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Subject Site Future Land Use Category:	RES-4
Maximum Density/F.A.R.:	4 units per acre / 0.25
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects.

2.0 LAND USE MAP SET AND SUMMARY DATA

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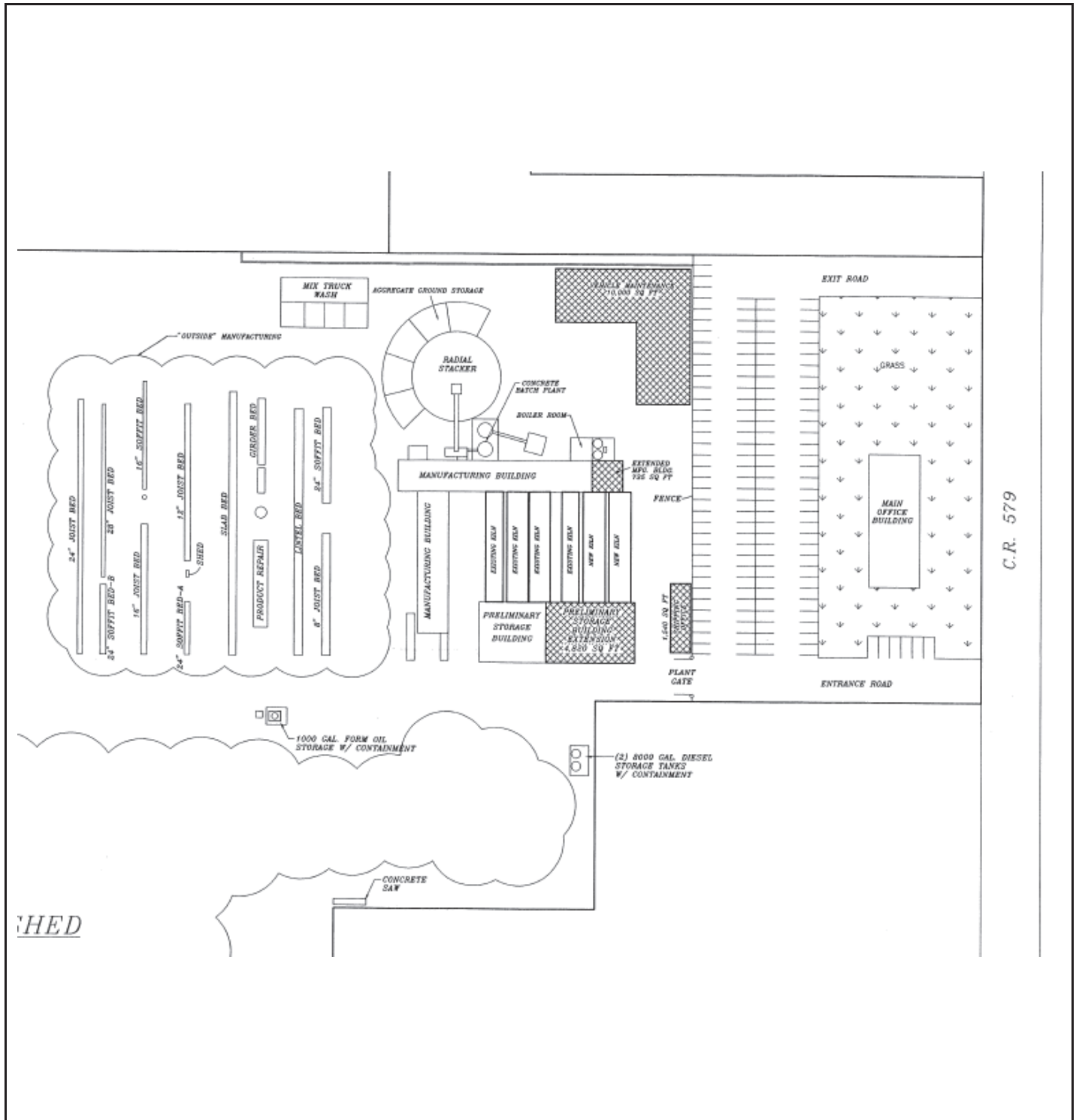


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
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West	AS-1	1 unit per acre	Single-Family Residential/Agricultural	Single-Family Residential and Agricultural

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



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

Adjoining Roadways (check if applicable)			
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Project Trip Generation <input type="checkbox"/> Not applicable for this request			
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Existing	994	109	121
Proposed	994	109	121
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Notes:				

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item	Choose an item
	Choose an item	Choose an item
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
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Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees n/a				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The nature of the request is to replacing existing equipment used for the concrete batch plant. Per the applicant's narrative, the existing equipment relies on dry materials being transferred to an on-site truck to allow the wet mixing process to occur in trucks— creating noise and dust from the site, as well as increased fuel use to keep truck operating during the mixing process. The new equipment will allow the wet mixing to occur prior to transferring the materials to trucks, thus reducing dust, truck noise and fuel use.

The equipment change will result in the following raw material loading changes: the radial stacker will be eliminated and replaced with an enclosed elevator stacker, the two separate aggregate bins will be combined into a single set and two silos will be moved to be adjacent to the equipment rather than on top of the equipment. These changes will reduce dust creation and will not impact the batch capacity. The mixing equipment changes include the removal of the central dust collector, dust hood and dry cast mixing equipment and replacement with a wet mixer. Per the applicant, these equipment changes will reduce the capacity of the batch process thereby not intensifying this portion of the site's use. The existing equipment is estimated to have a capacity of 10 cubic yards, which is increased to 26 when multiple trucks are used on the site at once for the wet mixing process. The new equipment is limited to a maximum capacity of 8 cubic yards which cannot be altered with the use of on-site trucks as they will no longer be used for the wet mixing process.

The changes will not increase the use area or equipment height. Additionally, no changes to any other portion of the overall use is proposed.


5.2 Recommendation

Approvable, subject to proposed conditions.

6.0 PROPOSED CONDITIONS

Approval- Approval of the request, subject to the conditions listed below, is based on the general site plan submitted March 28, 2022.

1. ~~This~~ Special Use Permit #02-0389 approved ~~for~~ an expansion of the Legal Non-Conforming Use ~~is based~~ in compliance with the Non-Conforming Use Review #97-0366, dated November 25, 1998. The expansion shall be for two additional "Curing Kilning" lines (project total of 6 lines) and a maximum of 17, 095 square feet of additional floor space as follows:
 - A 1,540 square foot shipping office
 - A 10,000 square foot maintenance building
 - A 4,820 square foot extension of the Preliminary Storage Building
 - A 735 square foot extension of the Manufacturing building
2. The expansion under Special Use Permit #02-0389 shall be limited to CG standards, except the maximum total developable square footage for the site shall be limited to the maximum total amount indicated on the General Site Plan and unless otherwise specified herein. Also, the maximum amount of building coverage and impervious surface shall be indicated by building envelopes shown on the General Site Plan, in accordance with requirement of the Hillsborough County Technical Manual.
3. The Land Development Code buffering and screening standards shall be complied with for the proposed Special Use Permit #02-0389 expansion.
4. SU #22-0609 approves a replacement of concrete batch equipment, as delineated on the General Site Plan.
- ~~45.~~ Public water shall not be extended to the property. Private water wells shall be the potable water source.
- ~~56.~~ Within 90 days of approval of SU ~~02-0389~~ #22-0609 by the Hillsborough County Board of County Commissioners, the developer shall submit to the County ~~Planning and Growth Management~~ Development Services Department a revised General Development Plan for certification reflecting all the conditions of approval outlined above.
- ~~67.~~ The Development of this 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.

<p>Zoning Administrator Sign Off:</p>	 <p>J. Brian Grady Wed Apr 6 2022 10:19:25</p>
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SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

B. HEARING SUMMARY

This case was heard by the Hillsborough County Land Use Hearing Officer on April 18, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Applicant

Mr. Kevin Reali spoke on behalf of the applicant, Cast-Crete USA, LLC. Mr. Reali presented an overview of the applicant's request to replace existing concrete batch equipment located on the subject property. He stated the existing use of the subject property has been determined to be a legal nonconforming use that was established in the late 1960s. He stated the use was expanded in 2002 under the LDC's one-time expansion allowance. He stated under that expansion the site became site plan controlled. He stated the concrete batch equipment is depicted on the site plan and the applicant is requesting to change the equipment shown on the site plan.

Mr. Reali stated legal nonconforming uses are generally intended to be phased out. He stated the concrete batch equipment is working and in operation today, although it is old and relatively simple. He stated the equipment could be repaired and maintained in perpetuity so the request will not extend the life or capacity of the nonconforming use.

Mr. Reali displayed the applicant's site plan and pointed out the location of the concrete batch equipment and other components on the subject property. He stated the use was established in the late 1960s and over the years the LDC and zoning caused the use to become legal nonconforming. He stated the legal nonconformity was confirmed in the 1990s, and the nonconforming use letter identified the use as the manufacture of precast and prestressed concrete products, including open storage. He stated the materials produced on the subject property range in size and are usually used in construction of single-family homes. He stated the products are heavy and not stacked very high, so there is a large area used for open storage and curing before the products are delivered. He stated about 10 acres of the subject property is used for open storage and about 1.19 acres is building space. He stated the actual floor/area ratio is very low.

Mr. Reali stated described land uses in the general area surrounding the subject property. He pointed out the Amazon distribution facility and the Taylor Road Landfill. He stated the area of County Road 579 south of I-4 is expected to have commercial development.

Mr. Reali stated the applicant has added a second page to the site plan to show the existing equipment overlaid with the proposed equipment. He displayed a graphic showing the existing equipment and new equipment, and additional graphics depicting the loading process. He described the process to load material into the system and explained the differences in how the existing equipment and the new equipment operate. He stated the new equipment operation will reduce the amount of dust created in the loading process. He explained the holding bins will be consolidated into one structure instead of two. He stated the silos will be replaced and moved adjacent to the mixing units.

Mr. Reali stated the new mixers will change the way mixing occurs so that dry material will no longer be wet-mixed in trucks but will be wet-mixed prior to being transferred into trucks. He stated the mixer will be electric, which will reduce exhaust emissions. He stated these changes will bring benefits to the applicant, particularly with worker safety. He stated the changes will also bring public benefits in reduced use of diesel, better dust control, and less noise from the diesel truck engines.

Mr. Reali stated the applicant's request will not increase the intensity or capacity of the use. He described the operation processes on the subject property, including the mixing, kilns, molds, and manufacturing building. He stated the capacity of the use is limited by the wet mixing process together with the kiln process and movement of product among processes to the manufacturing building. He stated the use was expanded in 2002 and it cannot be expanded again. He stated the applicant is requesting to change or rebuild processes; not expand them. He stated there will be no change in manufacturing capacity and no significant adverse effects. He stated there will be benefits to neighboring property owners with less noise, less dust, and a cleaner, safer workplace for employees.

Development Services Department

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

Planning Commission

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

Proponents

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

Opponents

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

Development Services Department

Mr. Grady stated Development Services had nothing further.

Applicant Rebuttal

Mr. Reali stated the applicant scheduled a neighborhood meeting. He stated two neighbors attended and one submitted a letter of support, which is in the record. He stated the other neighbor in attendance did not express any concern. He stated there were other calls inquiring about the site, and when the request was explained, the callers expressed indifference. He stated there are no objections from county staff or EPC.

The hearing officer closed the hearing SU-GEN 22-0609.

C. EVIDENCE SUBMITTED

Mr. Reali submitted into the record at the hearing a packet of exhibits including the applicant's presentation slides.

D. FINDINGS OF FACT

1. The Subject Property consists of approximately 25.93 acres at 6324 North County Road 579, 550 feet southwest of the County Road 579 and Thomas Road intersection, in Seffner.
2. The Subject Property is zoned AS-1 and CG and is designated R-4 on the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County Future Land Use Map*.
3. The Subject Property is located within the boundaries of the Thonotosassa Community Plan and is within the Rural Services Area.
4. Surrounding land uses include agricultural, residential, industrial, and commercial uses, and a 200+ acre landfill and community collection site owned by Hillsborough County. Adjacent properties include single-family residential, agricultural, and vacant parcels zoned AS-1 to the north, south, and west; and single-family residential and manufacturing parcels zoned AS-1, RSC-4, and PD to the east.
5. The Subject Property is used for the manufacturing of pre-cast and pre-stressed concrete products. The Subject Property's current zoning does not permit the use; however, the use began when the Subject Property was zoned for manufacturing uses in the 1960s. The use has been determined to be legal nonconforming because the 1992 zoning conformance process downzoned the Subject Property. The Subject Property received legal nonconforming use status in 1997 under NCU 97-0366.
6. The Subject Property received approval for expansion of the legal nonconforming use under SU 02-0389.
7. The applicant is requesting a Nonconformity Special Use Permit to allow replacement of existing concrete batch equipment. The equipment replacement will not increase the square footage of the use or expand the nonconforming use area or intensity.
8. The LDC at section 11.03.06.J. regulates the Expansion, Change, or Rebuilding of Nonconformities, and states in pertinent part:

1. Any property owner wishing to expand, change or rebuild an existing legal nonconforming use shall apply for a Nonconformity Special Use Permit in accordance with the provisions set forth in 10.03.00 of this Code. Expansion, change, or rebuilding shall only be permitted where the Board of County Commissioners finds no significant adverse effects of such nonconformity on adjacent properties. Any structural rebuilding shall be in accordance with the standards of the zoning district in which the property is located. Additions, modifications, or other physical changes to a legally nonconforming structure that adhere to the reduced setback line may be permitted, even if they increase the amount of building area within the required yard, provided other development standards are met.

2. Expansion of nonconformities shall not occur more than once and shall not exceed 50 percent of the existing square footage or intensity of use.

9. There is no evidence in the record that the Nonconformity Special Use Permit to allow replacement of existing concrete batch equipment, which will not increase the square footage of the use or expand the nonconforming use area or intensity, will result in significant adverse effects of the nonconformity on adjacent properties.
10. County staff found the proposed nonconformity special use permit approvable, subject to conditions enumerated in the staff report based on the applicant's general site plan submitted March 28, 2022.
11. Planning Commission staff found the proposed nonconformity special use permit consistent with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, subject to the conditions proposed by the Development Services Department.

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

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

F. CONCLUSIONS OF LAW

A development order is consistent with the comprehensive plan if "the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government."

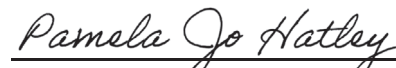
§ 163.3194(3)(a), Fla. Stat. (2020). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant's testimony and evidence, there is substantial competent evidence demonstrating the requested nonconformity special use permit request is consistent with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, and does comply with the applicable requirements of the Hillsborough County Land Development Code.

G. SUMMARY

The applicant is requesting a Nonconformity Special Use Permit to allow replacement of existing concrete batch equipment that will not increase the square footage of the use or expand the use area or intensity.

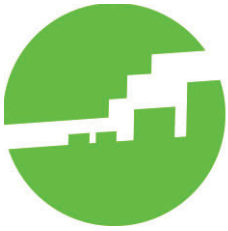
H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of the nonconformity special use permit, subject to the conditions stated in the staff report based on the applicant's general site plan submitted March 28, 2022.


Pamela Jo Hatley PhD, JD
Land Use Hearing Officer

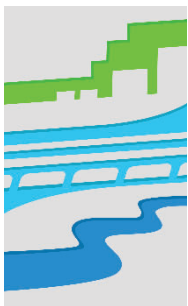
5-9-2022

Date:



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: April 18, 2022	Petition: SU 22-0609
Report Prepared: April 6, 2022	6324 North County Road 579 <i>On the west side of County Road 579/ Mango Road, south of West Pruett Road</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Residential-4 (4 du/ga; 0.25 FAR)
Service Area:	Rural
Community Plan:	Thonotosassa
Requested Zoning:	A Nonconformity Special Use Permit to allow for the replacement of concrete batch equipment on site
Parcel Size (Approx.):	25.93 acres
Street Functional Classification:	County Road 579 /Mango Road – Arterial West Pruett Road - Collector
Locational Criteria:	N/A
Evacuation Zone:	None



Context

- The approximately 25.93 +/- acre subject site is located on the west side of County Road 579/ Mango Road, south of West Pruet Road. The subject site is located in the Rural Area and is within the limits of the Thonotosassa Community Plan.
- The subject site's Future Land Use classification is Residential-4 (RES-4) on the Future Land Use Map. Typical uses of RES-4 include residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use. RES-4 is located directly to the north and south of the site. To the west is Residential-1 (RES-1) and Light Industrial-Planned (LI-P) is located across Mango Road to the east. Public/Quasi Public (P/QP) is located further to the east.
- The subject site is currently operating with a Heavy Industrial use as a concrete slab manufacturing facility and is zoned as Commercial General (CG) and Agricultural Single Family-1 (AS-1). Single-Family Residential Homes and Mobile Home Parks are located to the north and south with zoning districts of Residential Single-Family Conventional-4 (RSC-4), Agricultural Single-Family-1 (AS-1) and Planned Development (PD). Across the street is a Logistics Warehouse with a Planned Development (PD) zoning district. A landfill is located further east with Agricultural/Rural (AR) zoning.
- The applicant is requesting a Nonconformity Special Use Permit to replace concrete batch equipment on site that would result in increased worker safety and reduced environmental impact on the surrounding area.

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

Rural Area

Objective 4: *The Rural Area will provide areas for long term, agricultural uses and large lot, low density rural residential uses which can exist without the threat of urban or suburban encroachment, with the goal that no more than 20% of all population growth within the County will occur in the Rural Area.*

Policy 4.1: Rural Area Densities *Within rural areas, densities shown on the Future Land Use Map will be no higher than 1 du/5 ga unless located within an area identified with a higher density land use category on the Future Land Use Map as a suburban enclave, planned village, a Planned Development pursuant to the PEC ½ category, or rural community which will carry higher densities.*

Relationship to Land Development Regulations

Objective 9: *All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes.*

Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

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

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

Policy 9.3: In implementing this Comprehensive Plan, Hillsborough County shall continue to recognize legal non-conforming uses, and permit the rebuilding or expansion of existing legal non-conforming uses which do not have any significant adverse effects on adjacent properties. With the exception of principle residences, or uses or structures destroyed by an act of God, the expansion of non-conforming uses and rebuilding of non-conforming uses, shall not occur more than once. The expansion or rebuilding shall not result in an increase of the intensity of use which exceeds fifty (50) percent of the existing intensity or the maximum building square footage within the plan category, except in conformance with policy 21.4. However, the expansion may permit the construction of a use that is less intense than the existing non-conforming use. The new use may still be non-conforming with the plan. All expansions or rebuilding shall be consistent with other plan policies.

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

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

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

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

the creation of like uses; or
creation of complementary uses; or
mitigation of adverse impacts; and
transportation/pedestrian connections

Policy 16.5:

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

Community Design Component

7.0 SITE DESIGN

7.1 DEVELOPMENT PATTERN

GOAL 17: *Develop commercial areas in a manner which enhances the County's character and ambiance.*

OBJECTIVE 17-1: *Facilitate patterns of site development that appear purposeful and organized.*

Policy 17-1.4: *Affect the design of new commercial structures to provide an organized and purposeful character for the whole commercial environment.*

Livable Communities Element – Thonotosassa Community Plan

Goals

5. Environment – *Protect water, wildlife, air, soil and trees through effective planning, consistent enforcement of existing regulations, and incentives. The Thonotosassa community values its natural environment and wants to see it protected in a way that balances environmental protection and private property rights*

Comprehensive Plan Strategies

- *Allow commercial uses along SR 579 south of Pruett Road to I-4. (Refer to the BOCC Action on February 21, 1995 regarding the Land Use Policy on County Road (CR) 579.)*

Staff Analysis of Goals, Objectives and Policies

The approximately 25.93 acre subject site is located on the west side of Mango Road (County Road 579) and south of West Pruett Road. The subject site is located in the Rural Area. It is located within the limits of the Thonotosassa Community Plan. The subject site's Future Land Use Classification on the Future Land Use Map (FLUM) is Residential-4 (RES-4). The existing zoning of the subject site is Agricultural Single-Family-1 (AS-1) and Commercial General (CG). The applicant is requesting a Nonconformity Special Use Permit to replace concrete batch equipment on site that would result in increased worker safety and reduced environmental impact during the manufacturing process on the surrounding area.

The proposed special use will not undermine the intent of Rural Area policies of Objective 4 of the Future Land Use Element. While the site is an existing Heavy Industrial use in the Rural Area, it is recognized as a legal non-conforming use and is in proximity to compatible uses such as warehousing uses and the Taylor Road landfill across Mango Road. The proposed replacement of batch equipment will not increase the intensity of uses on site and will result in greater worker safety and will not result in any changes to the existing character of the surrounding area.

The proposed Special Use meets the intent of Objective 9 and policies 9.1 and 9.2 which require all development to adhere to local, state and federal land development regulations. Policy 9.3 of the Comprehensive Plan recognizes the existence and continuation of legal non-conforming uses in the County so long as they do not increase in intensity or negatively impact adjacent properties. The subject site currently manufactures concrete slabs that are used in the local building and development industry in the County and the proposed replacement of concrete batch equipment will not result in a greater intensity of uses on site.

The proposed special use meets the intent of the Neighborhood Protection Policies of Objective 16 and policies 16.1, 16.2, 16.3, 16.5. Single-family residential dwellings and mobile home parks are located to the north, south and west of the subject site. The proposed change of batch equipment will result in less noise, decreased use of fuel and a decrease in the amount of dust generated as part of the regular manufacturing process thereby resulting in improved air quality and environmental standards for the surrounding area.

The Community Design Component provides guidance on commercial developments. Goal 17 encourages developments that improve the ambiance of commercial development in the County. Objective 17-1 and Policy 17.1-4 seek to facilitate patterns of development that are organized and purposeful. The proposed special use to replace and upgrade existing equipment on site will do so by reducing the environmental impact to the surrounding area and reducing risks to worker safety through the efficient design and automation of the proposed equipment.

The subject site meets the intent of the environmental Goal 5 of the Thonotosassa Community Plan that seeks to preserve the environmental integrity of the are through incentives that balance private property rights. In this instance the owner of the subject site is voluntarily seeking to update manufacturing equipment that would generate less, noise and dust and use less fuel in its manufacturing operations and thereby result in improved air and environmental quality for the surrounding area. The proposed Special Use is also aligned with the Comprehensive Plan Strategy outlined in the Community Plan that allows commercial uses along SR 579 (Mango Road), south of Pruett Road to Interstate-4.

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

Recommendation

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

HILLSBOROUGH COUNTY FUTURE LAND USE RZ SU 22-0609

Rezonings
STATUS

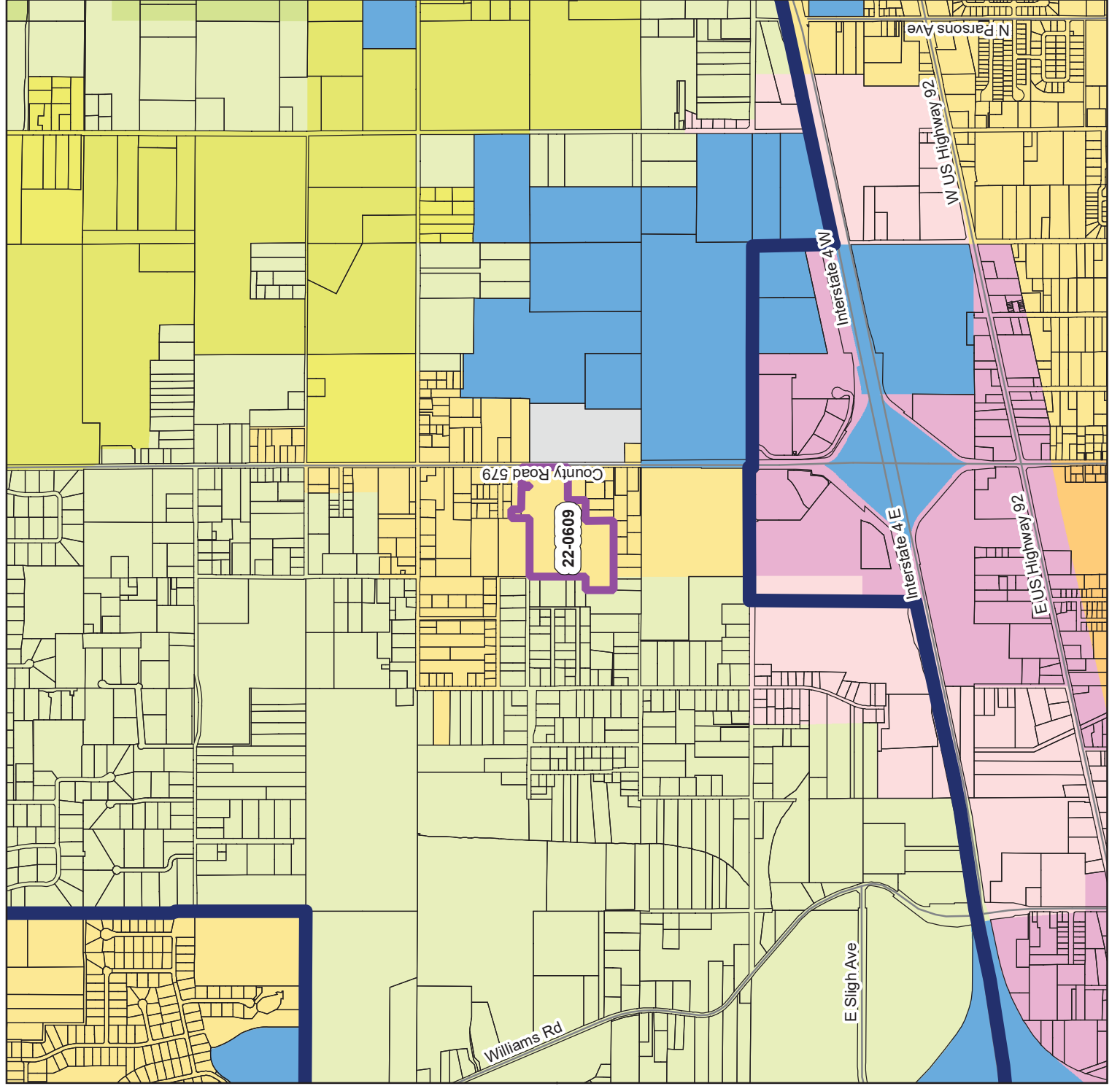
- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Major Roads
- Parcels

- AGRICULTURAL/MINING-1/20 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-RURAL-1/10 (.25 FAR)
- AGRICULTURAL-ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- OC-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The information on this map is for informational purposes only. For the most current data and information, visit the appropriate agency.

Map Printed from Rezoning System: 3/22/2022
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\HC\Gen_H\Rezoning_Copy.mxd





**GENERAL
SITE PLAN
FOR
CERTIFICATION**



**Hillsborough
County Florida**

DEVELOPMENT SERVICES

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

**HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT**

GENERAL SITE PLAN REVIEW/CERTIFICATION

**BOARD OF COUNTY
COMMISSIONERS**

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

INTERNAL AUDITOR

Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Cast-Crete USA, LLC

Zoning File: SU-GEN 22-0609 Modification: None

Atlas Page: None Submitted: 05/10/2022

To Planner for Review: 05/10/2022 Date Due: 05/17/2022

Contact Person: Kevin B. Reali Phone: 813.222.5059 / kreali@stearnsweaver.com

Right-Of-Way or Land Required for Dedication: Yes No

The Development Services Department HAS NO OBJECTION to this General Site Plan.

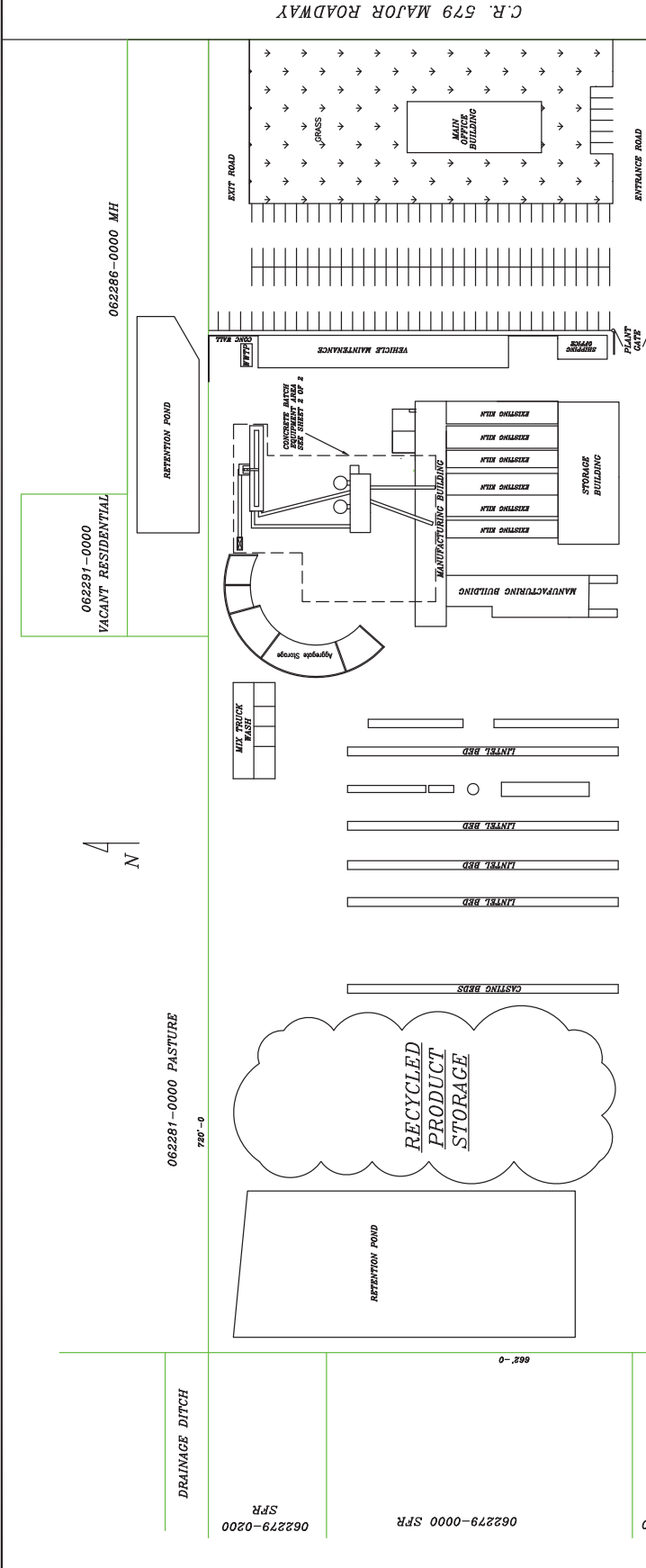
The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:

Reviewed by: Michelle Heinrich Date: 5/11/22

Date Agent/Owner notified of Disapproval: _____

CONTRACTOR:	CAST-CRETE
	COUNTRY ROAD 579 FACILITY
ARCHITECT:	DATE: 3/28/22
	DATE: 1/21/97
ENGINEER:	DATE: 3/28/22
	DATE: 1/21/97
PROJECT:	6324 COUNTY ROAD 579, SEFFNER, FLORIDA

062167-0000 MHP D
062176-0000 WAREHOUSE

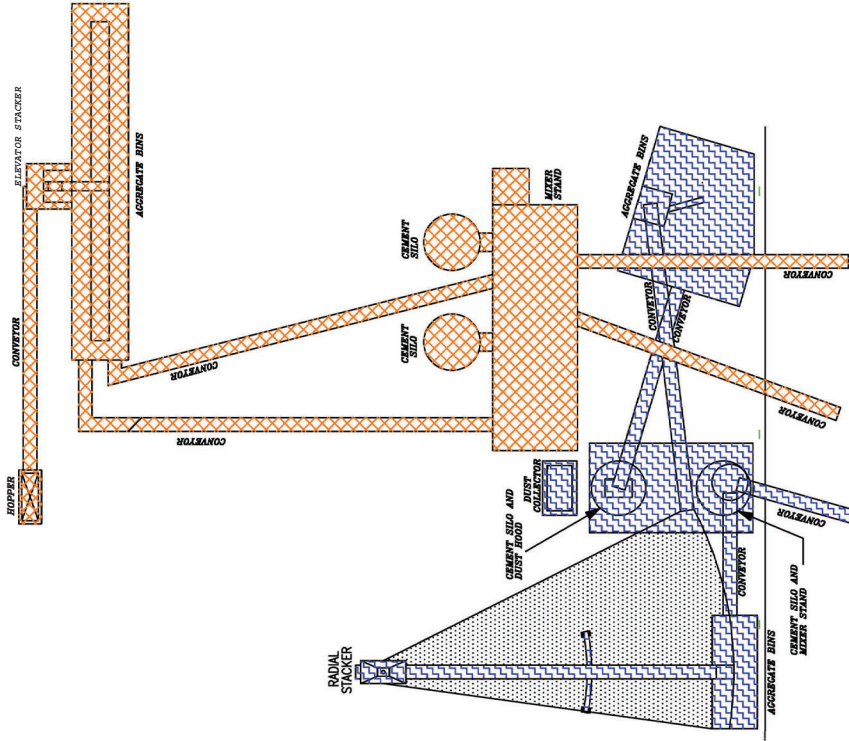


SITE DATA TABLE

Utilities:	Well & on-site WWTP
Height:	79'-4" above grade
Future land use:	R-4
Zoning:	CP
Existing use:	Manufacturing of pre-cast & pre-stressed concrete products for use in manufacturing buildings, recycled product storage, outdoor manufacturing & open storage.
Total Area:	±28.14 acres
Impervious area:	±20.11 acres
Open space:	±8.03 acres
Environmental Sensitive Land:	None
Open Storage:	±10.28 acres
Total Building Area:	±1.19 acres
Total Intensity:	0.046
Parking Provided:	166 spaces



CONTRACTOR	CAST-CRETE		OWNER	6324 COUNTY ROAD 579, SEFFNER, FLORIDA	
	DATE: 2/7/22	DATE: 1/21/97		DATE:	DATE:
PROJECT	COUNTY ROAD 579 FACILITY		CONTRACTOR	CAST-CRETE	
NO. OF SHEETS	2 OF 2				



CONCRETE BATCH
EQUIPMENT AREA

-  = PROPOSED NEW CONCRETE BATCHING EQUIPMENT
-  = EXISTING CONCRETE BATCHING EQUIPMENT TO BE REMOVED





AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 4/5/2022

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Central/TH

PETITION NO: SU 22-0609

- This agency has no comments.
- 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.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting approval of a modification to the existing nonconforming special use site plan for the previously approved nonconforming special use (SU 02-0389) in order to replace concrete batch mixing equipment. SU 02-0389 was approved to allow the concrete product manufacturing company to legally operate, as it has reportedly operated since 1968, on the +/- 25.93-acre site zoned Commercial General (CG) and Agricultural Suburban (AS-1). The subject site is a manufacturing use with a large open storage use component. The property is designated Residential 4 (R-4) future land use. There is no proposed increase in square footage, change in use or access connections.

Since the request is for a nonconforming special use approval for the purposes of replacing equipment and does not involve increased building square footage or other change that would constitute an intensification or change in the existing access connections, no transportation analysis was required to be submitted by the applicant. Staff has prepared a maximum trip generation potential of the subject property under the existing non-conforming special use approval, utilizing a generalized worst-case scenario. Values reported are based on the Institute of Transportation Engineer’s (ITE) Trip Generation Manual, 10th Edition.

Based on the information provided by the applicant, the site is a Manufacturing use and Open Storage use. The Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition does not have an Open Storage land use. Staff utilized the Warehousing ITE Land Use Code 150 as the closest approximation of trip generation, for this component of the subject site, which is described by the ITE Trip Generation Manual, 10th Edition as “primarily devoted to the storage of materials”.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
SU, 53,836 sf Manufacturing (ITE LUC 140)	212	33	36
SU, 449,626 sf Open Storage (ITE LUC 150)	782	76	85
Total Trips	994	109	121

There is no proposed change to the square footage or land use that would result in a change in potential maximum trip generation.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE AND SITE ACCESS

Mango Rd. (CR 579) is a 2-lane, undivided, substandard, arterial roadway characterized by +/- 11-foot wide travel lanes in average condition. The roadway lines within a +/- 60-foot wide right-of-way along the project's frontage. There is a +/- 5-foot side sidewalk along the west side of Mango Rd. in the vicinity of the proposed project. There are no bicycle lanes on Mango Rd. in the vicinity of the proposed project.

There are no plans to widen Mango Rd. north of E. Sligh Ave.

SITE ACCESS AND CONNECTIVITY

There are two existing project access connections on Mango Rd. There is no proposed change to the site access.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information for adjacent roadway sections is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
MANGO RD (CR 579)	SLIGH AVE	JOE EBERT RD	D	C

Source: Hillsborough County 2020 Level of Service Report.

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Mango Rd. (CR 579)	County Arterial - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	994	109	121
Proposed	994	109	121
Difference (+/-)	0	0	0

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East	X	None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See report.

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AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: 04/18/2022</p> <p>PETITION NO.: 22-0609</p> <p>EPC REVIEWER: Chantelle Lee</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1358</p> <p>EMAIL: leec@epchc.org</p>	<p>COMMENT DATE: 03/29/2022</p> <p>PROPERTY ADDRESS: 6324, 6334 N 579 Hwy, Seffner, FL 33584</p> <p>FOLIO #: 062291-0000 & 062439-0000</p> <p>STR: 28-28S-20E</p>
<p>REQUESTED ZONING: Special Use - Nonconforming</p>	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	03/29/2022
WETLAND LINE VALIDITY	N/A
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	N/A
<p>INFORMATIONAL COMMENTS:</p> <p>Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.</p> <p>Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a “WDR30 - Delineation Request Application”. Once approved, the formal wetland delineation would be binding for five years.</p> <p><u>EPC Air Division Comments:</u></p> <ul style="list-style-type: none"> - The Cast-Crete USA, LLC facility currently operates as a concrete batch plant under Air General Permit NO. 0570180-004-AG. The facility has been in continuous compliance with the air permit since 2010. Pursuant to Rule 62-210.310(2)(b)4., F.A.C., the facility must re-register for an air general permit pending any new construction, modification, or other equipment 	

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change. Since this project proposed an equipment change, according to Rule 62-210.310.(2)(e), F.A.C., the facility must maintain records of all changes and register for a new air general permit at least 30 days prior to the change.”

- Additionally, the Compliance section indicates that The Cast-Crete USA, LLC facility (0570180) has not had a compliance issue since 2007. Should you have any questions or concerns, please feel free to contact Cody Winter, Environmental Scientist II, Air Division at 813-627-2600 (x1289)

cl/aow

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

PETITION NO.: SU22-0609 REVIEWED BY: Randy Rochelle DATE: 4/1/2022

FOLIO NO.: 62439.0000 & 62291.0000

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 12 inch water main exists (adjacent to the site), (approximately 55 feet from the site) and is located within the east Right-of-Way of County Road 579. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- A 4 inch wastewater force main exists (adjacent to the site), (approximately 55 feet from the site) and is located within the east Right-of-Way of County Road 579. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject rezoning includes parcels that are outside of the Urban Service Area, therefore connection to the County water and/or wastewater service is not generally allowed. As there are water and wastewater mains located adjacent to the subject site a single metered connection and wastewater connection could be allowed. No water line extension would allowed unless it is required or allowed as a condition of the rezoning of the development meets the exception criteria for the connections outside the Urban Service Area .

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 4 Apr. 2022

REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management

APPLICANT: Keven Reali

PETITION NO: SU-GEN 22-0609

LOCATION: 6324 N. HWY 579, Seffner, FL 33548

FOLIO NO: 62439.0000, 622191.0000

SEC: 28 TWN: 20 RNG: 28

- This agency has no comments.

- This agency has no objection.

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

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

COMMENTS: _____.



VERBATIM TRANSCRIPT

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARINGS
April 18, 2022
ZONING HEARING MASTER: PAMELA JO HATLEY

E1:
Application Number: SU-GEN 22-0609
Applicant: Cast-Crete USA, LLC
Location: 550' SW of County Road 579 &
Thomas Rd. intersection
Folio Number: 062291.0000 & 062439.0000
Acreage: 25.93 acres, more or less
Comprehensive Plan: R-4
Service Area: Rural
Existing Zoning: AS-1 & CG
Request: Requesting a nonconformity
Special Use permit

1 MR. GRADY: The next item is agenda E-1,
2 Special Use Application 22-0609. The request is
3 for nonconformity Special Use Permit to modify a
4 legal nonconforming use.

5 Michelle Heinrich with County Staff will
6 provide staff presentation -- staff recommendation
7 after presentation by the applicant.

8 HEARING MASTER HATLEY: Applicant?

9 MR. REALI: Good evening. Kevin Reali, 401
10 East Jackson Street, Tampa, Florida, with Stearns
11 Weaver Miller for the applicant.

12 I want to begin this presentation by
13 actually giving a brief overview of what the nuts
14 and bolts of the request is and then come back and
15 talk about the surrounding area and then go into
16 detail with the request.

17 The basic request, you put into one sentence
18 is a request to replace existing concrete batch
19 equipment, which is equipment located generally in
20 this area here on-site.

21 And if I was to summarize what concrete
22 batch equipment is, it's essentially machinery that
23 loads and mixes the raw material to make concrete
24 which is used to manufacture on this existing site.

25 The reason for the application today is that

1 this is a legal nonconforming use that was
2 established in the late '60s, and that use was
3 expanded in 2002 under the Land Development Code's
4 one-time expansion allowance.

5 And so upon that expansion, it became site
6 plan controlled, and the batch equipment here is
7 shown on the site plan, and so we're requesting to
8 change the equipment shown on the site plan.

9 Something that I think is important to note
10 just here from the beginning is that this being a
11 legal nonconforming use, often the way that these
12 types of uses are generalized is that they are uses
13 that are meant to be phased out.

14 But I want to point out here that this
15 request here -- this equipment is in operation
16 today, it works. It's old, so it's relatively
17 simple. So it could be repaired in essentially in
18 perpetuity because it's relatively simple
19 equipment.

20 So this request here isn't really going to
21 extend the life or -- and we're going to show
22 evidence that it doesn't expand the capacity of the
23 use, which I think is important to understand when
24 making application related to legal nonconforming
25 use.

1 So the file contains blown-up versions of
2 the site plan. This slide here is just to show
3 context of where this equipment is located on the
4 site plan and to give it in scale to the rest of
5 the site itself.

6 So the concrete batch equipment is located
7 on the northeast portion of the property. It is to
8 the west of the parking lot, which is to the west
9 of the management building behind the gate on the
10 manufactured area of the site.

11 So this area here being the parking lot.
12 This building here being the office building. So
13 shifting back and discussing a little more detail
14 and history of the site. The site -- the use was
15 established in the late 1960s.

16 Over the years, the Land Development Code
17 and zoning caused the use on-site to become legal
18 nonconforming. That legal nonconformity was
19 confirmed in the 1990s. I have the quote there
20 from that letter which identified the legal
21 nonconforming use as the manufactured precast and
22 prestressed concrete products, including open
23 storage.

24 We note the open storage because the
25 materials that are created here, they range in

1 size. They're usually used in the construction of
2 single-family homes. But most importantly, they're
3 heavy. So they're not stacked very high, and so a
4 large area is used for open storage after the
5 material is created some for curing and some for
6 waiting until it's delivered.

7 Some site attributes. It's about a 26-acre
8 site. A little over 10 acres attributable to that
9 open storage with 1.19 acres of actual building
10 space. So it's a strange site to measure the
11 intensities. We're going to explain how the use is
12 expanded in the future, but as far as FAR is
13 concerned, it has a very low FAR.

14 Discussing the general area. Location is
15 Seffner off of -- or on County Road 579, less than
16 a mile north of I-4. Nearby uses are residential
17 uses and vacant land uses. Those are the areas
18 that aren't highlighted. Commercial uses are shown
19 here in purple.

20 The site across the street there is -- is
21 developed now. That's an Amazon distribution
22 facility, and then the Taylor Landfill, which is
23 closed now but still, obviously, being maintained
24 until it -- until, you know, in some future date
25 something changes with the landfill.

1 And this application is very focused on the
2 nonconforming provisions of the Land Development
3 Code. But I did want to point out one portion of
4 the Comprehensive Plan that I thought was
5 important, which is that this area of County Road
6 579, south of I-4 is expected to have commercial
7 development.

8 So now I'm going to spend a couple of slides
9 going over the detail request. Mostly that's to
10 confirm the lack of adverse impact and to confirm
11 the lack of use expansion.

12 So we added a page to the site plan on this
13 submission. The second page has essentially what's
14 shown on this slide, which is really what we
15 wanted -- we didn't want to show the old equipment
16 on the site plan because it wouldn't make a lot of
17 sense. So we added the second page to show the
18 existing equipment overlay with the proposed
19 equipment.

20 The existing equipment being shown here in
21 blue hatching with the proposed equipment in the
22 orange hatching. The new batch equipment, as I
23 said, basically includes loading of raw material
24 and mixing to make concrete.

25 And we're going to -- the next two slides

1 I'll show the loading equipment versus the mixing
2 equipment. And then following that, we'll discuss
3 how there's no capacity change based on the
4 capacity of mixing equipment and the limitations of
5 manufacturing on-site.

6 So on this slide here, we're going to talk
7 about the loading process, which is the first step.
8 The first thing you have to do is get the material
9 into the bins that will feed the material into the
10 system.

11 And so what exists today is called radial
12 stacker. These two changes here are shown in pink.
13 So the radial stacker being there on the bottom
14 left and then what's being proposed up on the top
15 in the middle.

16 The radial stacker uses a conveyor to go
17 from a hopper and then the conveyor goes at an
18 incline carrying the loose material up to the
19 conveyor and putting it into bins.

20 It's sort of hard to tell by the site plan,
21 but the radial stacker there is shown connecting to
22 one of the bins, and it will rotate. And if you
23 see sort of the right side of that -- of that arc,
24 there's another conveyor I can show here. Right
25 here. There's another conveyor, and that would

1 feed -- that would feed the other bin.

2 What happens when you use the radial
3 stacker, you have an inclined conveyor over a large
4 distance. And with that incline with loose
5 material can cause the material to hit loose and
6 create dust.

7 What's proposed is a horizontal conveyor
8 that goes from a hopper and then gets loaded into a
9 vertical elevator. And what the elevator does is
10 by lifting it straight up, you get rid of that
11 incline. And by getting rid of that incline, you
12 can reduce the dust that's created in the loading
13 material.

14 The next part here are the bins that will
15 then hold the material before it gets loaded into
16 the system. The existing bins, there are two
17 circled in green. And what's being proposed is to
18 combine those into one set of bins.

19 This consolidation is, you know, mostly due
20 to the fact that there's going to be one elevator,
21 just like there's one radial stacker. But the
22 radial stacker using the conveyors can cover to
23 bins in more than one spot.

24 But it's just like it looks. It's just
25 consolidating the bins into one structure instead

1 of two. What's not -- it's noted here on the site
2 plan but not circled just to reduce clutter are the
3 silos will be replaced. The silos right now exist
4 sitting above the mixing units. They're going to
5 be moved to adjacent to.

6 The reason I didn't circle for them is for
7 clutter and as far as the function goes, they're
8 going to be largely the same. The height will be
9 the same and the function will be the same.

10 In fact, it was important in discussing this
11 application that we confirm with the engineering
12 that the height would not increase because the
13 silos are the tallest structure.

14 Going to the mixing portion of the process,
15 while this looks much more simple when shown with
16 just a little -- the two little squares there, this
17 is actually the more impactful change to the
18 process.

19 The new mixers will change the way the
20 mixing occurs. So -- and to add a little more
21 detail here, there are two casting processes that
22 happen on-site. One is called the dry cast and one
23 is called the wet cast.

24 The dry cast gets that name, but there is
25 still moisture. It's been explained to me by the

1 business owner that it's, like, a Play-Doh
2 consistency. And then the wet cast is what we, you
3 know, as the general public would be used to seeing
4 coming out of the back of a cement truck.

5 Though currently the way the wet cast
6 process is -- is managed is dry material is
7 transferred into trucks, and then it's mixed in the
8 trucks. This is the biggest change, and this is
9 sort of the crux of why this process will be better
10 for the surrounding properties.

11 When you transfer dry material, there's a
12 dust hood. There's a dust collector. It does its
13 best to control the dust, but it's hard to control
14 that. What will happen in the new process is it
15 will go into the mixer. The mixer will wet mix it
16 before transferring to the truck, and then you
17 still transfer to the truck, but it's wet mix at
18 that point.

19 Additionally, the -- the mixer will be
20 electric instead of a diesel truck, which is a
21 pretty significant change as far as exhaust and
22 just as we all are accustomed to understanding, a
23 diesel truck is not going to be as good as an
24 electric mixer for environmental impacts.

25 So the application -- the application will

1 have a lot of benefits, and we don't want to deny
2 the benefits to the applicant. That's why they are
3 seeking this application.

4 So the benefits to them are on-site that the
5 new process will be more safe. There'll be less
6 manual manipulation and less direct contact with
7 materials. Now, you could also -- by saying less
8 manipulation, you could say automated.

9 But this isn't necessarily going to reduce
10 manpower required on the site. It just isn't going
11 to require people to climb up behind the trucks and
12 manually remove equipment. It's also going to be
13 more efficient using less diesel and more
14 redundant.

15 So all those things are benefits to the
16 applicant's safety. Chief among them, this is an
17 old use. As you can imagine, in the 1960s, safety
18 was not the same concern as it was today. So this
19 application would come at a great cost to the
20 applicant if approved in replacing that equipment.
21 But that redundancy and that safety would benefit
22 the applicant in the long run.

23 Off-site and just for argument for approving
24 this, there's environmental benefit of less diesel
25 and clean energy and better dust control and the

1 public benefit of less noise and better dust
2 control.

3 I want to spend another minute here to talk
4 about the noise. I did put a footnote in the
5 application discussing this as I came to understand
6 it, as the layperson understanding the process.

7 What we've become accustomed to when we see
8 cement trucks on the road is they're turning their
9 barrels as they go down the road. It's not
10 particularly loud, but that they're turning wet
11 cement to make sure it doesn't settle while they're
12 getting to their destination.

13 What happens when they get loaded, when they
14 have to mix the material is actually a very loud
15 process where the barrel has to turn very hard in
16 both directions, and you get a lot of noise not
17 from the barrel but from the diesel engine itself,
18 which creates a lot of noise as it works very hard
19 to do that.

20 And that's going to be essentially, you
21 know, removed in this process as the barrel will
22 turn at the normal speed as we've all seen, I'm
23 sure, as we've seen those trucks at some point in
24 our lives.

25 HEARING MASTER HATLEY: So on I guess at the

1 plant -- just to clarify, at the plant then, the
2 noise reduction is related to eliminating the
3 diesel that's required -- the diesel engines that
4 are required to in this process, it's going to be
5 replaced by an electric motor?

6 MR. REALI: Right. There will still be
7 noise as the machine mixes, but you won't hear the
8 motor.

9 HEARING MASTER HATLEY: Understood.

10 MR. REALI: The diesel motor is very noisy
11 and that goes away. I mean, comparatively, I
12 don't -- you know, I don't expect that people would
13 be able to tell the difference with the mixing
14 itself, but you can't hear the mixer over the
15 diesel truck. So that's -- that is the primary
16 noise generator when the mixing is happening.

17 So that's -- I talked about the benefits.
18 Now to sort of put in some numbers as to why this
19 is not increasing intensity or capacity on-site.
20 As I said, it's sort of difficult to measure
21 intensity on-site or traditional intensity
22 measurement is by FAR.

23 We're not doing anything with FAR. But if
24 you're talking about a nonconforming use, we want
25 to talk about the use itself as well. The report

1 also states that the conservative -- and when we
2 talk about today the conservative would be the
3 minimum, the minimum mixing today considering one
4 truck is about ten cubic yards capacity.

5 It's often augmented. You know, the
6 augmenting isn't -- isn't necessary, but they will
7 augment when they need to if they want to cast more
8 than one wet product at a time.

9 The conservative maximum mixing capacity as
10 proposed is eight cubic yards. So you lose the
11 ability to augment, but even if you ignore
12 augmenting, the capacity is reduced because these
13 mixers are -- the wet mixing is not going to be as
14 big as the wet mixer on the truck.

15 That's all well and good, and those are --
16 those cubic yard capacities are hard numbers that
17 can show that the capacity is not being increased.
18 But what's more important is that these mixing
19 units don't set the capacity on-site.

20 So what I have shown here on the right is a
21 picture of the kilns from above. So if you see at
22 the very top of the image here, this is the batch
23 equipment, and then this is the dry cast
24 manufactured building. And then you have dry cast
25 where they finish the manufacturer.

1 These railroad tracks looking -- the
2 railroad tracks looking things in between, those
3 are molds that are -- that are on a track that
4 rotates very slowly. And below them are long, sort
5 of tunnel-like kilns.

6 And what happens is the cast gets filled,
7 and they get carried through the kiln. You can't
8 see that. And then the process being all
9 connected, what you're seeing here are the tracks
10 as the mold is returned back to the building to be
11 reloaded. Though that sets the capacity for the
12 site, and the wet mixing is also tied to this.

13 So with -- this process was expanded in
14 2002. We cannot expand that again and that is not
15 being requested today.

16 So in reviewing the -- the Section 11.03.06
17 criteria, that's what governs this application.
18 The request is to change or rebuild, not expand the
19 evidence we showed at that expansion will not
20 occur. And there's no change in manufacturer
21 capacity even though the mixing equipment capacity
22 is not increasing.

23 If I could just briefly conclude.

24 HEARING MASTER HATLEY: Please. Thank you.

25 That's fine.

1 MR. REALI: And no significant adverse
2 effects as we discussed. There's benefits the
3 neighbors here with less noise, less dust, more
4 clean and safer for the employees on-site.

5 HEARING MASTER HATLEY: All right.

6 MR. REALI: Thank you.

7 HEARING MASTER HATLEY: Thank you.

8 All right. Development Services.

9 Please remember to sign in with the clerk's
10 office, too, sir.

11 MS. HEINRICH: Good evening. This is
12 Michelle Heinrich, Development Services.

13 I don't think I'll be able to do as good as
14 an explanation as the applicant's representative
15 did, that's for sure. But just to go over some of
16 the information that we looked at for our review.

17 Again, this is a Special Use Application
18 22-0609. And the request is for equipment
19 replacement for a legal nonconforming use. The
20 project is slightly over 25 acres in size, located
21 on the west side of County Road 579 between the
22 Pruett Road and I-4. It's in the RES-4 Future Land
23 Use Category, the Thonotosassa Community Plan area,
24 and the Rural Service Area.

25 And to give you a little bit of background as

1 to, you know, why the Special Use is needed, as you
2 heard from the applicant's representative, this is
3 primarily a Manufacturing use.

4 And on the site, which is quite large, they
5 have office buildings, manufacturing buildings,
6 storage of the product outside, outdoor
7 Manufacturing, and open storage.

8 And the use was established in the 1960s when
9 the prior zoning M-1 allowed the use. The zoning
10 conformance process in the early 1990s changed it
11 to a CG and made it nonconforming.

12 The property did go through the proper
13 process of being declared a legal nonconforming use
14 in 1997. They received that under permit 97-0366.
15 And per the LDC, anytime there's a change expansion
16 or rebuilding of a legal NCU, a Special Use Permit
17 is required with final approval by the Board.

18 And as the applicant stated, there was an
19 expansion that was approved in 2002, which added
20 additional square footage and equipment. In the
21 surrounding development of the property is pretty
22 much as the applicant's representative stated,
23 there is large lot, Agricultural uses and
24 Agricultural zoning to the north and west.

25 However, there is also commercial zonings

1 found. The landfill site located on the east side
2 of the road and the Amazon distribution facility
3 located on the east side of the road.

4 And in summary, our findings found that this
5 is an existing legal nonconforming use. The
6 change, as you heard the applicant state in his
7 presentation, will not increase the intensity of
8 the site.

9 We did receive a finding of consistency from
10 Planning Commission staff and received no
11 objections. Therefore, we do find this approvable
12 subject to proposed conditions, and I'm available
13 if you have any questions.

14 HEARING MASTER HATLEY: All right. Thank
15 you.

16 Planning Commission.

17 MS. PAPANDREW: Andrea Papandrew, Planning
18 Commission staff.

19 The subject property is within the
20 Residential-4 Future Land Use Category. It is
21 within the Rural Service Area and within the
22 Thonotosassa Community Plan.

23 The proposed Special Use will not undermine
24 the intent of Rural Area policies of Objective 4.
25 While the site is an existing Heavy Industrial use

1 in the Rural Area, it is recognized as a legal
2 nonconforming use and is in proximate compatible
3 uses such as warehousing and a Taylor Road landfill
4 across Mango Road.

5 The proposed replacement of batch equipment
6 will not increase the intensity of uses on-site.
7 Will result in greater worker safety and will not
8 result in any changes to the existing character of
9 the area.

10 The proposed meets the intent of Objective 9
11 and Policies 9.1, 9.2, which require all
12 development to adhere to local, state, and federal
13 land development regulations.

14 Policy 9.3 recognizes the existence and
15 continuation excuse me of legal nonconforming uses
16 in the county, as long as they do not increase in
17 intensity or negatively impact adjacent properties.

18 The subject site currently manufactures
19 concrete slabs, and the proposed replacement of
20 concrete batch equipment will not result in a
21 greater intensity of uses on the site. The
22 proposed Special Use meets the intent of
23 neighborhood protection policies, Objection 16 and
24 Policy 16.1, 16.2, 16.3, and 16.5.

25 Single-family residential dwelling units and

1 mobile home parks are located to the north, south,
2 west. The proposed change will result in less
3 noise, decreases of fuel, and decrease in the
4 amount of dust generated as part of the
5 manufacturing process resulting improved air
6 quality and environmental standards for the area.

7 The Community Design Component provides
8 guidance on commercial developments. Goal 17
9 encourages development that improve the ambience of
10 commercial development in the county.

11 Objective 17-1 and Policy 17.1-4 seek to
12 facilitate patterns of development that are
13 organized and purposeful. The proposed Special Use
14 to replace and upgrade standard equipment will do
15 so by reducing the environmental impact to the area
16 and reducing risk to worker safety meeting the
17 intent of Objective 17-1, Policy 17.1-4.

18 The subject site meets the intent of the
19 environmental Goal 5 in the Thonotosassa Community
20 Plan that seeks to preserve the environmental
21 integrity of the area for incentive but balanced
22 private property rights.

23 The owner of this site is voluntarily
24 seeking to update manufacturing equipment that
25 would generate less noise and dust and use less

1 fuel in its operations; resulting in improved
2 environmental quality. The proposed is also in
3 line with the strategy outlined in the community
4 plan that allows commercial uses on State Road 579,
5 south of Pruett Road and Interstate-4.

6 Based upon the above considerations,
7 Planning Commission staff finds the proposed
8 Special Use consistent with the Future of
9 Hillsborough Comprehensive Plan for unincorporated
10 Hillsborough County subject to the conditions of
11 the Development Services Department. Thank you.

12 HEARING MASTER HATLEY: Thank you.

13 All right. Is there anyone here or online
14 who wishes to speak in support of this item? Don't
15 hear anyone.

16 Is there anyone here or online who wishes to
17 speak in opposition to this item? Don't hear
18 anyone.

19 All right. Anything further from staff?

20 MR. GRADY: Nothing further.

21 HEARING MASTER HATLEY: Okay. Thank you.
22 Anything further from the applicant?

23 MR. REALI: Again, Kevin Reali for the
24 applicant.

25 Just briefly, I want to point out we did

1 post a neighborhood meeting. The applicant
2 decided, you know, when the notice would go out, it
3 would create confusion. And So the applicant
4 volunteered to have a meeting, and that went out as
5 required with the Code with the notice.

6 Two attended. One submitted a letter of
7 support. That's in the record. And another after
8 hearing the scope of the application didn't express
9 any concern.

10 We had other calls that would ask questions
11 about the site. But when we explained what was
12 happening, generally what we heard was indifference
13 on the scope.

14 And as you heard from staff, no staff
15 objections, including EPC, which supported the
16 request and request your approval. Thank you.

17 HEARING MASTER HATLEY: All right. Thank
18 you.

19 So that will close the hearing on 22-0609,
20 and that concludes our meeting for this evening.

21 (Hearing was concluded at 7:37 p.m.)
22
23
24
25



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

DATE/TIME: 4-18-2022 HEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>22-0102</u>	PLEASE PRINT NAME <u>MATT NEWTON</u> MAILING ADDRESS <u>101 E. KENNEDY BLVD #2800</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33617</u> PHONE <u>813-727-4226</u>
APPLICATION # <u>22-0152</u>	PLEASE PRINT NAME <u>Mark Bentley</u> MAILING ADDRESS <u>401 E Jackson St</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>813 225 2520</u>
APPLICATION # <u>22-0152</u>	PLEASE PRINT NAME <u>RUSSELL OTTENBERG</u> MAILING ADDRESS <u>3737 LAURE JOYCE DR.</u> CITY <u>LAND O LAKE</u> STATE <u>FL</u> ZIP <u>34639</u> PHONE <u>813.962.1952</u>
APPLICATION # <u>22-0440</u>	PLEASE PRINT NAME <u>Jessica Terman</u> MAILING ADDRESS <u>401 East Jackson St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 222 5060</u>
APPLICATION # <u>22-0440</u>	PLEASE PRINT NAME <u>Michael Yates</u> MAILING ADDRESS <u>PALM TRAFFIC 400 N Tampa St, 15th FL</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 205 8057</u>
APPLICATION # <u>22-0440</u>	PLEASE PRINT NAME <u>David M. Smith</u> MAILING ADDRESS <u>401 E Jackson St. Ste 2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33627</u> PHONE <u>813 222 5000</u>

DATE/TIME: 4-18-22

HEARING MASTER: Pamela Jo Hatley

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION # <u>50-22-0609</u></p>	<p>PLEASE PRINT NAME <u>Kevin Reali</u></p> <p>MAILING ADDRESS <u>401 E Jackson Street</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-222-5059</u></p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
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<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>

APRIL 18, 2022 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, April 18, 2022, at 6:00 p.m., held virtually.

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

A. WITHDRAWALS AND CONTINUANCES

▶ Brian Grady, Development Services, introduced staff and reviewed the changes.

C.1. RZ 22-0422

▶ Brian Grady, Development Services, calls RZ 22-0422 and stated the item was withdrawn from the ZHM process.

D.3. RZ 22-0439

▶ Brian Grady, Development Services, calls RZ 22-0439 and announced a staff request for continuance to the May 16, 2022, ZHM hearing.

▶ Brian Grady, Development Services, continues the withdrawals/continuances/changes.

▶ Pamela Jo Hatley, ZHM, overview of ZHM process.

▶ Assistant County Attorney Mary Dorman overview of oral argument/ZHM process.

▶ Pamela Jo Hatley, ZHM, Oath.

B. REMANDS

C. REZONING STANDARD (RZ-STD) :

D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM) :

D.1. MM 22-0102

▶ Brian Grady, Development Services, calls MM 22-0102.

▶ Matt Newton, applicant rep, presents testimony and exhibits.

▶ Sam Ball, Development Services, staff report.

▶ Andrea Papandrew, Planning Commission, staff report.

▶ Pamela Jo Hatley, ZHM, calls proponents/opponents/Development Services/applicant rep/closes MM 22-0102.

D.2. RZ 22-0152

- ▶ Brian Grady, Development Services, calls RZ 22-0152.
- ▶ Mark Bentley, applicant rep, presents testimony and exhibits.
- ▶ Russell Ottenberg, applicant rep, presents testimony.
- ▶ Mark Bentley, applicant rep, continues testimony.
- ▶ Brian Grady, Development Services, staff report.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Pamela Jo Hatley, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-0152.

D.4. RZ 22-0440

- ▶ Brian Grady, Development Services, calls RZ 22-0440.
- ▶ Jessica Icerman, applicant rep, presents testimony and exhibits.
- ▶ David Smith, applicant rep, presents testimony.
- ▶ Michael Yates, applicant rep, presents testimony.
- ▶ David Smith, applicant rep, presents testimony.
- ▶ Michelle Heinrich, Development Services, staff report.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Pamela Jo Hatley, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-0440.

E. ZHM SPECIAL USE

E.1. SU 22-0609

- ▶ Brian Grady, Development Services, calls SU 22-0609.
- ▶ Kevin Reali, applicant rep, presents testimony.
- ▶ Pamela Jo Hatley, ZHM, questions to applicant.

MONDAY, APRIL 18, 2022

- ▶ Kevin Reali, applicant rep, answers ZHM questions and continues testimony.
- ▶ Michelle Heinrich, Development Services, staff report.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep.
- ▶ Kevin Reali, applicant rep, continues testimony.
- ▶ Pamela Jo Hatley, ZHM, closes SU 22-0609.

ADJOURNMENT

- ▶ Pamela Jo Hatley, ZHM, adjourns the meeting.

Application No. 22-0609
Name: Kevin Reali
Entered at Public Hearing: ZHM
Exhibit # 1 Date: 4-18-22



STEARNS
WEAVER
MILLER



Presenter: Kevin Reali

Special Use Application SU 22-0609

Basic Request

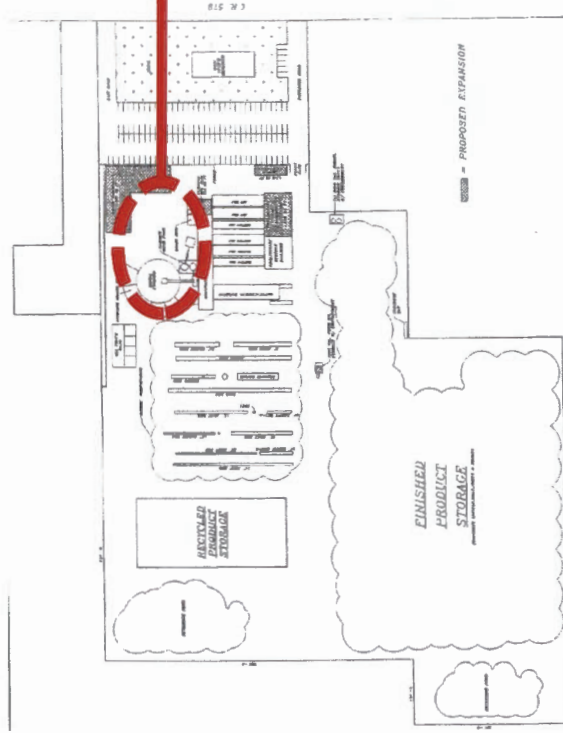
- Replace Concrete Batch Equipment
 - Loading
 - Mixing
- Site Plan Controlled
 - Requires Special Use Permit
 - No Expansion
 - Apply Under 11.03.06(J)(1)

- Not Needed to Continue Operation, rather to Improve

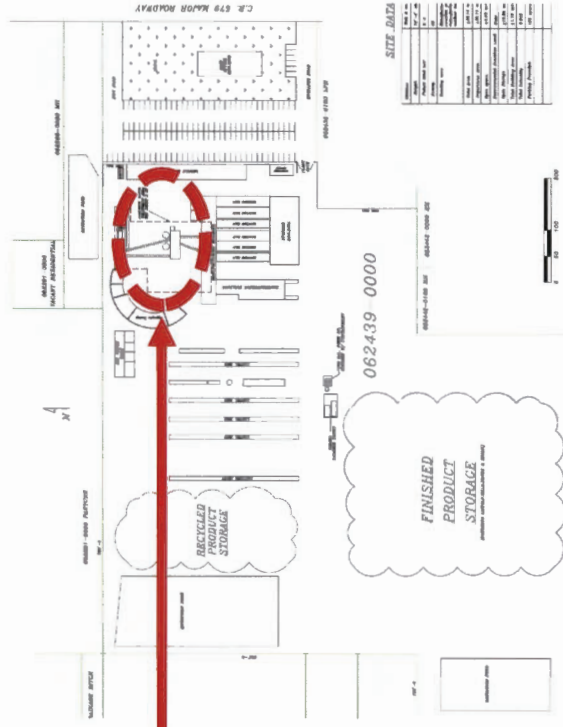


Basic Request

EXISTING SITE PLAN



PROPOSED SITE PLAN



History & Basic Attributes

- “Manufacture of Pre-Cast and Pre-stressed Concrete Products, including Open Storage”
 - Use established in the late 1960’s
 - Zoning established/changed
 - Continued as Legal Nonconformity
 - Expanded under Sec. 11.03.06(J) in 2002
- Site
 - ± 26.14 acres
 - ± 10.26 acres open storage
 - ± 1.19 acres of building space



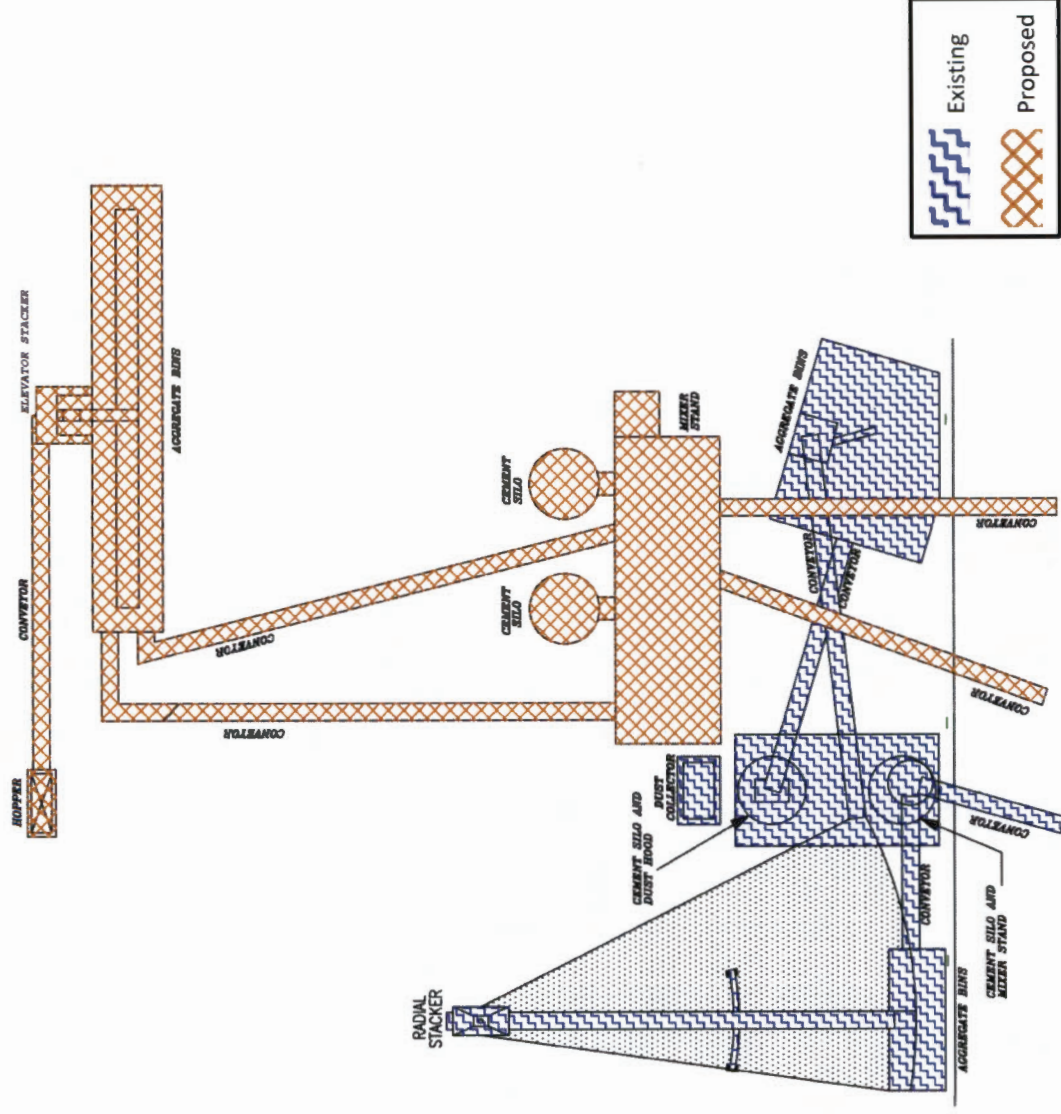
Location

- Seffner
- CR-579
2/3 mile north of I-4
- Nearby Uses
 - Residential
 - Commercial
 - Landfill
- Thonotosassa
Community Plan
 - "Allow commercial uses along SR 579 south of Pruett Road to I-4."



Detailed Request

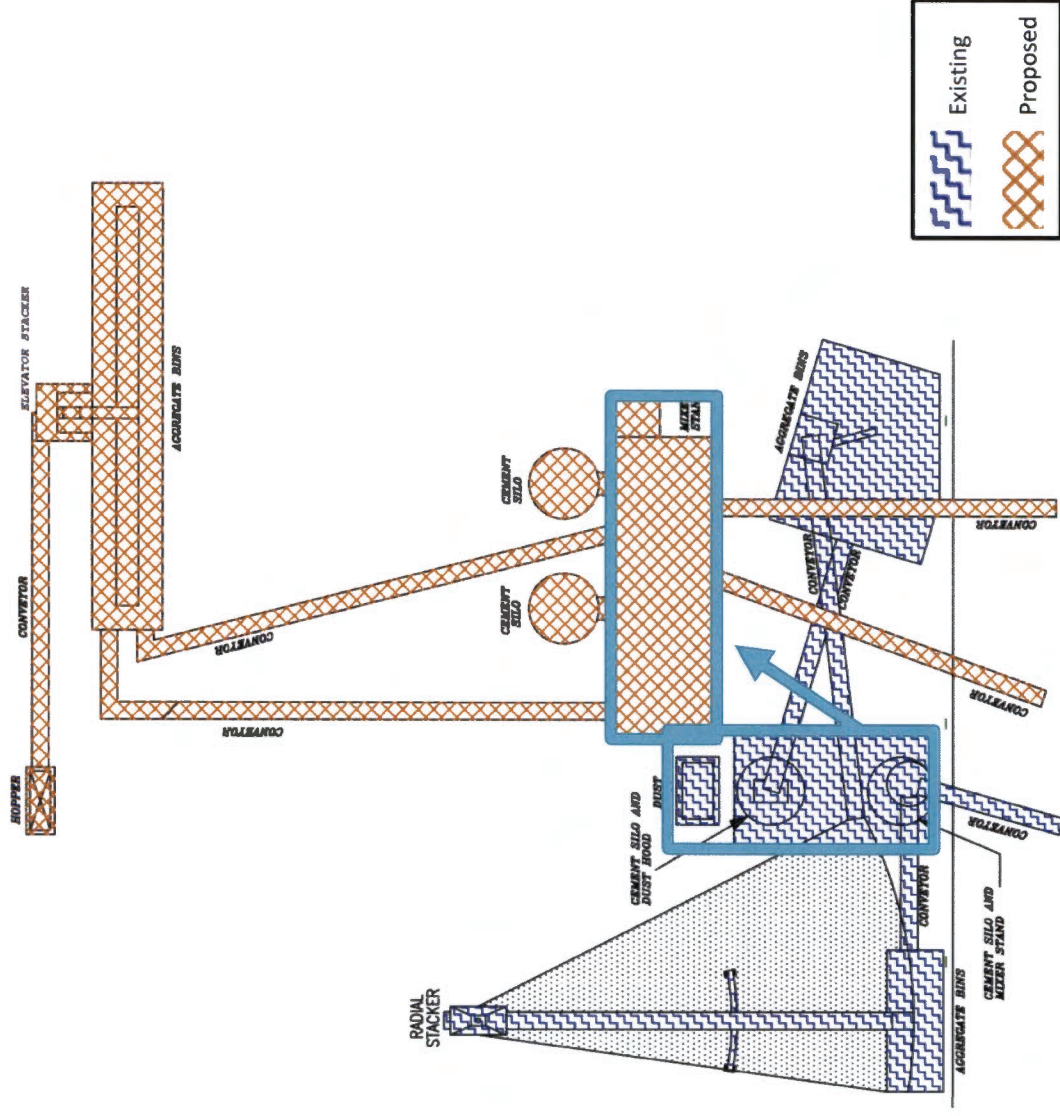
- New Batch Equipment
 - Loading Equipment
 - Mixing Equipment
- No Capacity Change
(capacity controlled by kiln process)



Detailed Request

Mixing Equipment

- New Mixers
- Dry to Wet
 - Wet Cast Process
 - Less Dust
 - No Dust Collector
 - Better Automation
- Part Diesel to All Electric
 - Cleaner



Benefits

On-Site

- Safety
- Less Manual Manipulation
- Less Direct Contact to Materials
- More Efficient
- Less Diesel
- More Redundant

Off-Site

- Environmental
- Less Diesel
- Cleaner Energy
- Better Dust Control
- Public Benefit
- Less Noise
- Better Dust Control



No Increase In Intensity or Capacity


- Conservative (Minimum) Mixing Capacity Today = 10 Cubic Yards
 - Impacted by Truck Usage
 - Often Augmented
- Conservative (Maximum) Mixing Capacity Proposed = 8 Cubic Yards
- Why?
 - More Efficient
 - Capacity Set By Kilns, Not Mixing



Sec. 11.03.06(J) Criteria

- Request is to Change and/or Rebuild, Not Expand
 - Reduction in Mixing Capacity
 - No Change in Manufacture Capacity
- “No Significant Adverse Effects”
 - Benefits to Neighbors (less noise/less dust)
 - Benefits to General Health/Welfare (no diesel/more efficient/less dust)
 - Benefits to Safety (less manual manipulation/less exposure)

Conclusion

- **Neighborhood Meeting 3/31**
 - **Two Attended**
 - One followed with a letter of support
 - Other expressed indifference with the scope
 - Several other calls, with various concerns, but all expressed indifference with the scope
 - **Staff Comments:**
 - EPC
 - “The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.”
 - “The Compliance section indicates that the Cast-Crete USA, LLC facility (0570180) has not had a compliance issue since 2007.”
 - Staff Report
 - “Approvable, subject to proposed conditions.”
 - **Request Recommendation of Approval**
- 



**PARTY OF
RECORD**



Additional / Revised Information Sheet

Office Use Only

Application Number: SU-NC-22-0609 **Received Date:** **Received By:**

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form.**

Application Number: SU-NC-22-0609 Applicant's Name: Cast-Crete USA, LLC
Reviewing Planner's Name: Michelle Heinrich Date: 04/07/2022

Application Type:

- Planned Development (PD) Minor Modification/Personal Appearance (PRS) Standard Rezoning (RZ)
- Variance (VAR) Development of Regional Impact (DRI) Major Modification (MM)
- Special Use (SU) Conditional Use (CU) Other _____

Current Hearing Date (if applicable): 04/18/2022

Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project? Yes No
If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Will this revision remove land from the project? Yes No
If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

**Email this form along with all submittal items indicated on the next page in pdf form to:
ZoningIntake-DSD@hcfilgov.net**

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 277-1633 or email ZoningIntake-DSD@hcfilgov.net.

I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.


Signature

4/7/2022
Date



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to Chapter 119 Florida Statutes, all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact Hillsborough County Development Services to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under Florida Statutes §119.071(4) will need to contact Hillsborough County Development Services to obtain a release of exempt parcel information.

Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS? Yes No

I hereby confirm that the material submitted with application SU-NC-22-0609

Includes sensitive and/or protected information.

Type of information included and location _____

Does not include sensitive and/or protected information.

Please note: Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: 
(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____



**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

Please indicate below which revised/additional items are being submitted with this form.

Included	Submittal Item
----------	----------------

- 1 **Cover Letter**** If adding or removing land from the project site, the final list of folios must be included
- 2 **Revised Application Form****
- 3 **Copy of Current Deed*** Must be provided for any new folio(s) being added
- 4 **Affidavit to Authorize Agent*** (If Applicable) Must be provided for any new folio(s) being added
- 5 **Sunbiz Form*** (If Applicable) Must be provided for any new folio(s) being added
- 6 **Property Information Sheet****
- 7 **Legal Description of the Subject Site****
- 8 **Close Proximity Property Owners List****
- 9 **Site Plan**** All changes on the site plan must be listed in detail in the Cover Letter.
- 10 **Survey**
- 11 **Wet Zone Survey**
- 12 **General Development Plan**
- 13 **Project Description/Written Statement**
- 14 **Design Exception and Administrative Variance requests/approvals**
- 15 **Variance Criteria Response**
- 16 **Copy of Code Enforcement or Building Violation**
- 17 **Transportation Analysis**
- 18 **Sign-off form**
- 19 **Other Documents** (please describe):

Letter of Support from Sonny Smith

*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

+Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.

Sonny Smith
6322 County Road 579
Seffner, Florida 33584

Hillsborough County Development Services
319 Pierce Street
Tampa, Florida 33602

Reference: Special Use Application 22-0609

To whom it may concern:

I attended the Neighborhood Meeting at Cast-Crete on March 31, 2022, concerning the Special Use Application 22-0609. I own the property on the southeast corner of the Cast-Crete facility and am in full support of the Special Use Application to replace the concrete batching equipment with new modern equipment. Cast-Crete has been a good neighbor for the past 54 years.

Sincerely,



Sonny Smith