

# Land Excavation Special Use Permit:

Zoning Hearing Master Date:

BOCC Land Use Meeting Date:

SU-LE 23-1003

N/A

February 13, 2024



**Hillsborough**  
**County** Florida

Development Services Department

## 1.0 APPLICATION SUMMARY

Applicant: Farmland Reserve Inc.

FLU Category: A/R

Service Area: Rural

Site Acreage: 330 +/-

Community  
Plan Area: Little Manatee South

Overlay: None



### Introduction Summary:

Request to approve a Land Excavation Special Use Permit to remove up to 4 million cubic yards of materials from a 330.12-acre site generally located at 5015 South 41 Highway in Ruskin, FL. Approximately 96 acres of the subject property will be excavated to create two lakes. The applicant is requesting two waivers from the Land Development Code to waive from the access and hours of operation requirements.

In 2017, the site was approved for land excavation by permit, SU-LE 17-0533. A total of 6,365,000 cubic yards of material was approved to be removed from a 115-acre area of the site. Excavation activities were primarily conducted in the northwest portion of the site. It has since been completed.

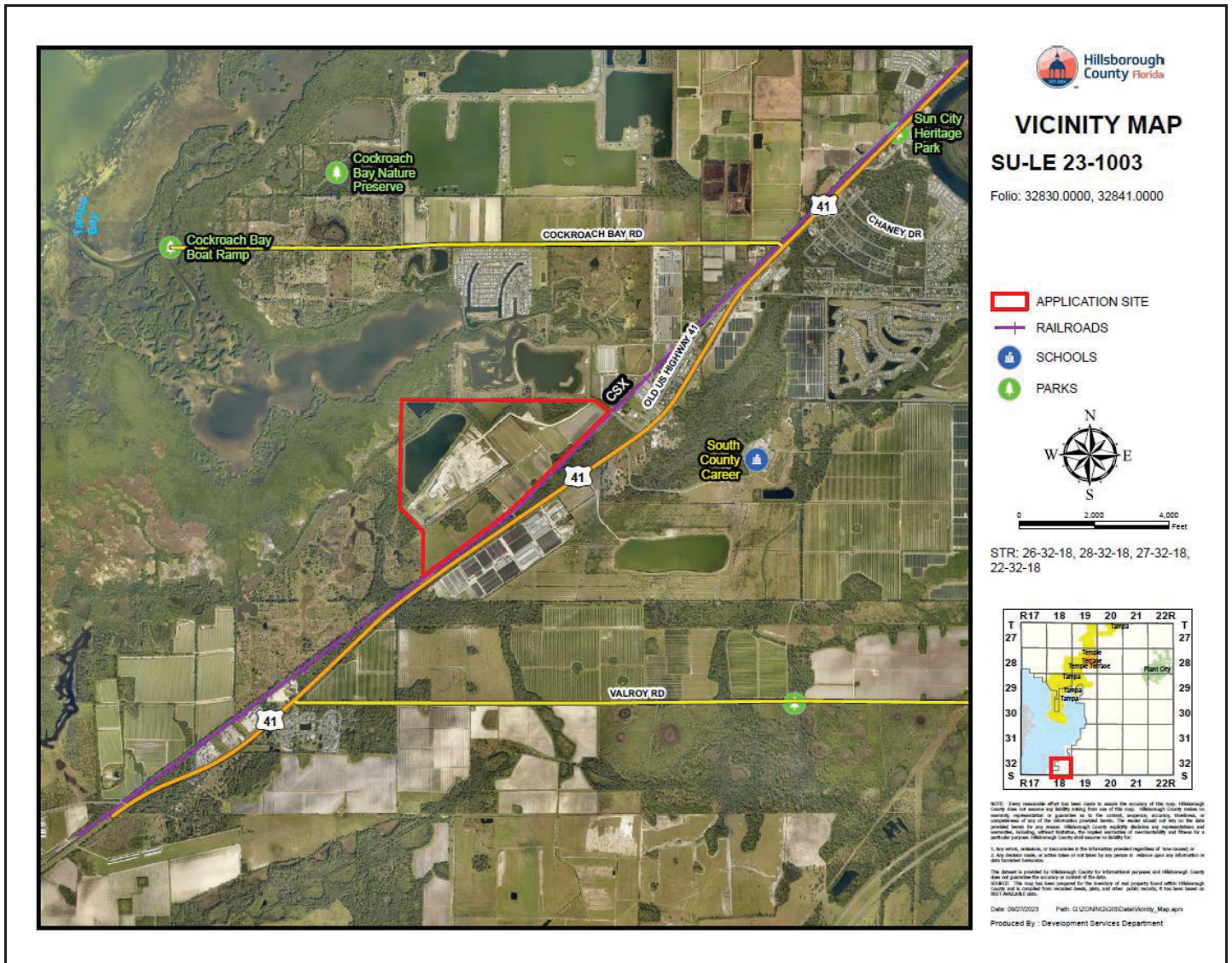
### Additional Information:

PD Variation(s):	None Requested as part of this application
Waiver(s) to the Land Development Code:	<b>6.11.54.A.3</b> - Requesting direct access to local road <b>6.11.54.A.4.b</b> - Requesting change to the Hours of Operation from <b>7:00 a.m. to 6:00 p.m.</b> to <b>6:30 a.m. to 6:00 p.m.</b>

<b>Planning Commission Recommendation:</b> Consistent	<b>Development Services Recommendation:</b> Approvable
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## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map



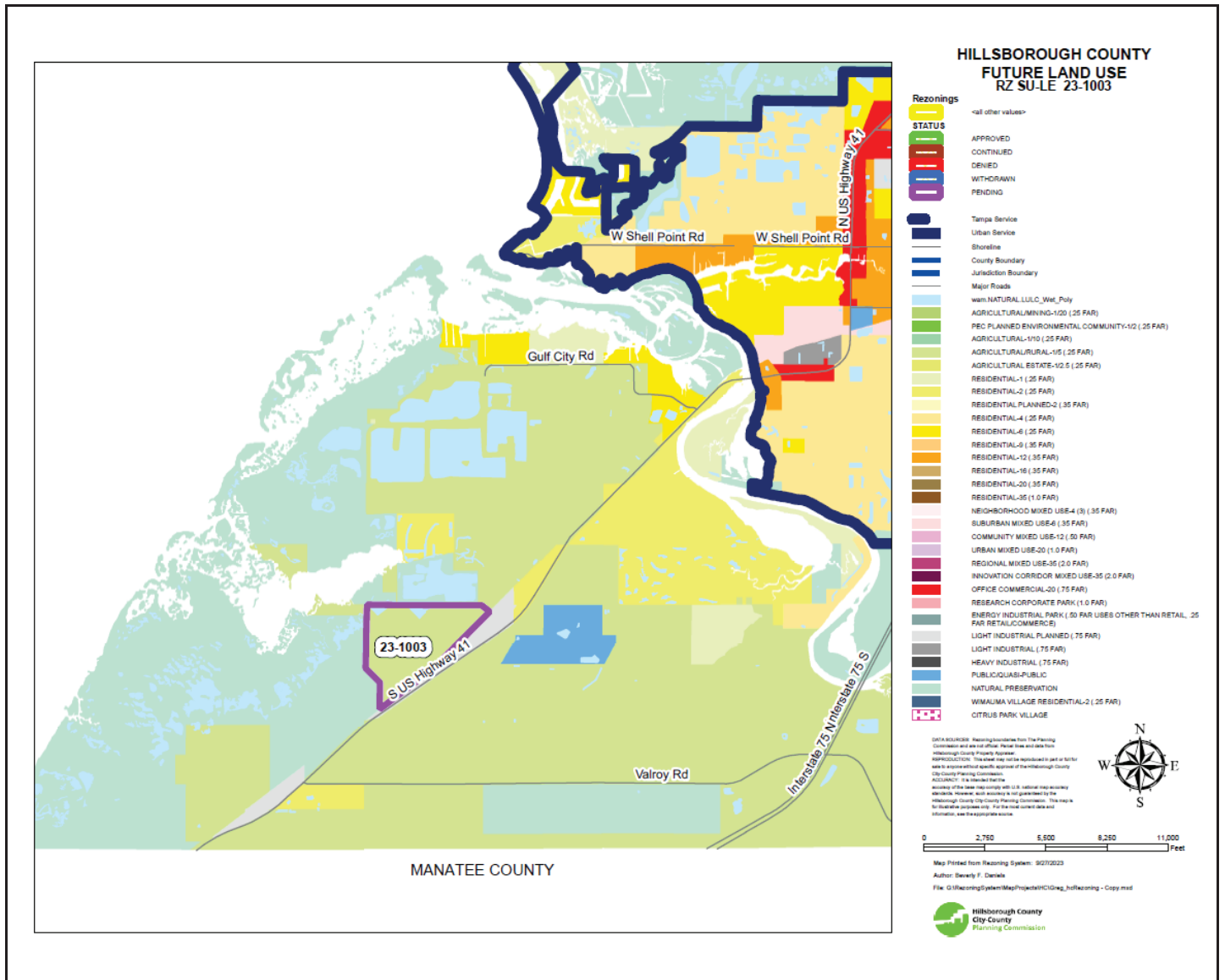
#### Context of Surrounding Area:

The site is located in Little Manatee South community, at the intersection of US Highway 41 and Lavender Road. The surrounding area is developed with light industrial uses, agriculture, and commercial. Preservation areas lie adjacent to the north and west. Other land excavation permits have been approved for the properties adjacent to the north, west, and southeast.



## 2.0 LAND USE MAP SET AND SUMMARY DATA

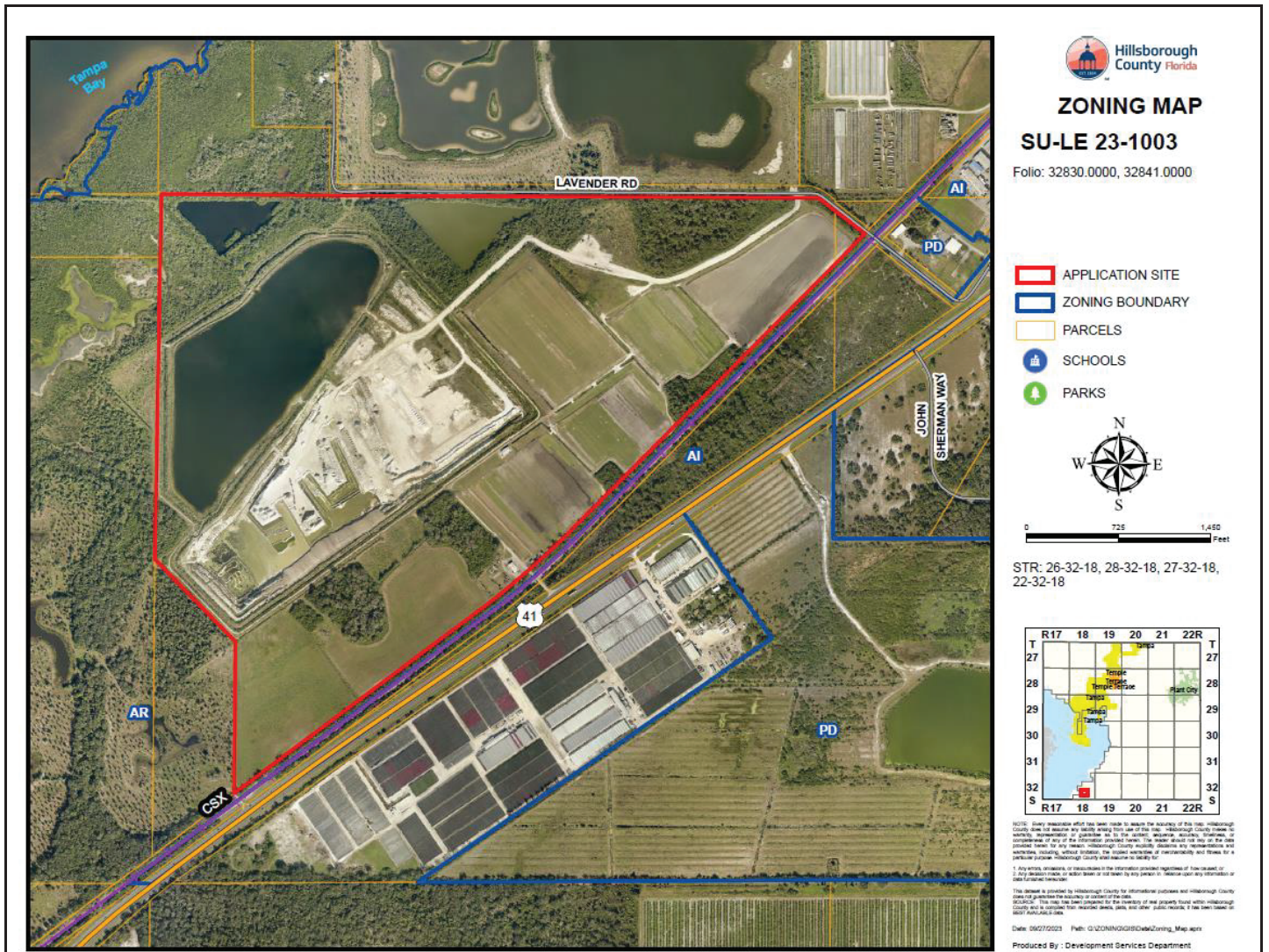
### 2.2 Future Land Use Map



Subject Site Future Land Use Category:	A/R
Maximum Density/F.A.R.:	1 unit per 5 acres / 0.25
Typical Uses:	Farms, ranches, feed lots, residential uses, rural scale neighborhood commercial uses, offices, industrial uses related to agriculture uses, and mining related activities.

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.3 Immediate Area Map



### Adjacent Zonings and Uses

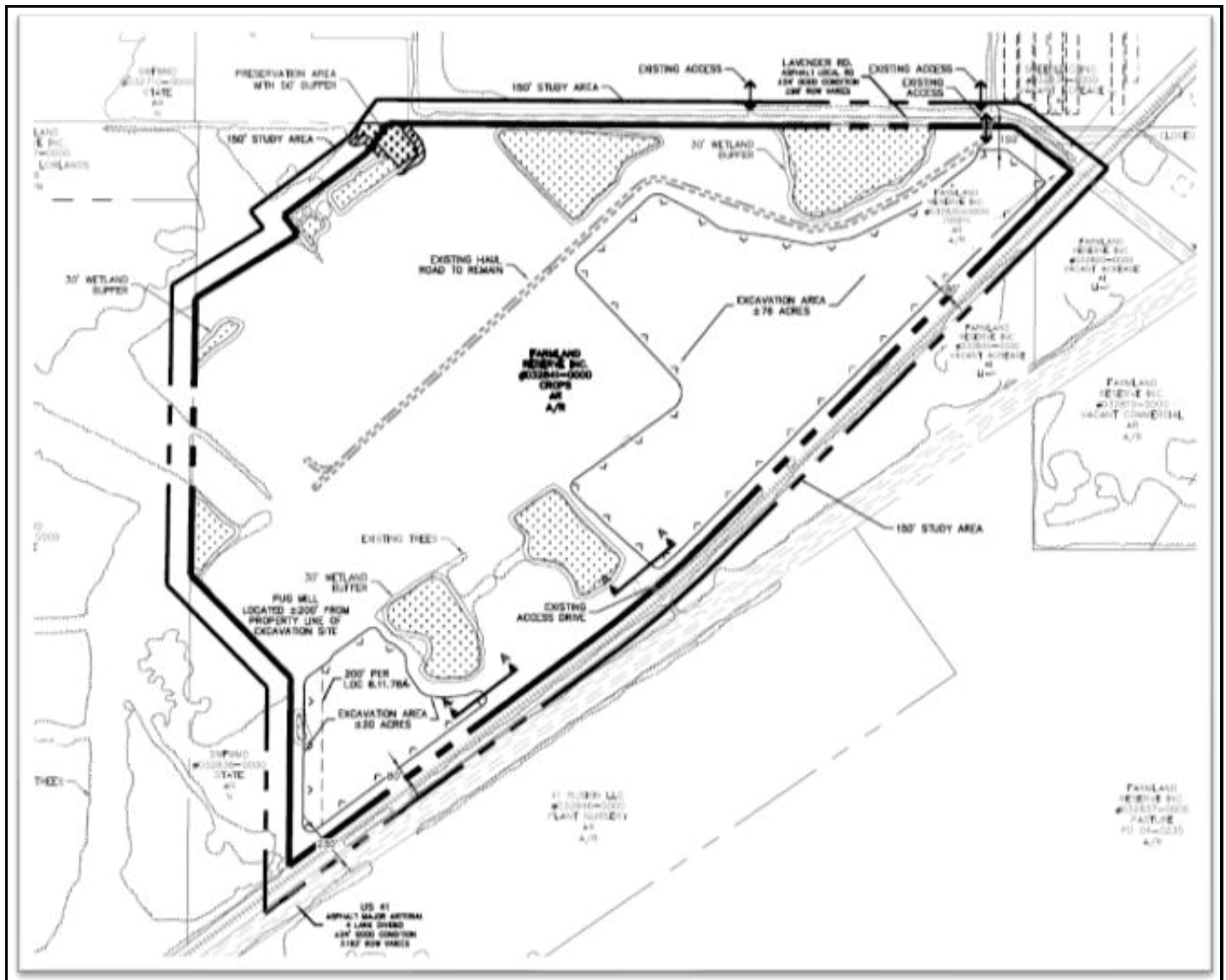
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AR	1 unit per 5 acres	Single-Family Residential	Nature Preserve
South	AI PD 04-0235	AR: 1 unit per acre PD: 1 dwelling per 5 gross acres (84 single-family dwellings)	AI: Single-Family Residential/Agricultural PD: Single Family, Agriculture	AI: Plant Nursery PD: Agriculture
East	AI	1 unit per acre	Single-Family Residential	Vacant Land



West	AR	1 unit per 5 acres	Single-Family Residential/Agricultural	Nature Preserve
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## 2.0 LAND USE MAP SET AND SUMMARY DATA

## 2.4 Proposed 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)**

<b>Adjoining Roadways (check if applicable)</b>			
Road Name	Classification	Current Conditions	Select Future Improvements
Lavender Rd.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input 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
	Choose an item.	Choose an item. Lanes <input 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
	Choose an item.	Choose an item. Lanes <input 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 (Special Use Activities Only) ☐ Not applicable for this request**

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	0	0	0
Proposed	154	14	14
Difference (+/-)	(+) 154	(+) 14	(+) 14

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

**Connectivity and Cross Access ☐ Not applicable for this request**

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East	X	Vehicular and Pedestrian	None	Meets LDC
West		None	None	Meets LDC
Notes:				

**Design Exception/Administrative Variance ☐ Not applicable for this request**

Road Name/Nature of Request	Type	Finding
Lavender Rd./ Substandard Rd.	Design Exception Requested	Approvable
	Choose an item.	Choose an item.
Notes:		



## 4.0 ADDITIONAL SITE INFORMATION &amp; 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 – Land Excavation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" 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 checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" 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 checked="" type="checkbox"/> Significant Wildlife Habitat <input checked="" type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property (internal approved and external acquired) <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b> <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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Service Area/ Water &amp; Wastewater</b> <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 checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Hillsborough County School Board</b> 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 checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Impact/Mobility Fees</b> n/a				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <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 site is located at the intersection of Highway 41 and Lavender Road, in the southwest portion of Hillsborough County. The area is rural in nature and mostly consists of light industrial, commercial, and agricultural uses. The nearest residential lies to the northwest about 1,500 feet from the proposed excavation area. A residential neighborhood also lies to the north at about 2,300 feet. In 2017, an excavation permit was approved for the subject site and has since been completed. Several other properties adjacent to the subject property have also been permitted land excavation permits in the past.

The applicant has requested two waivers from the land excavation regulations in the Land Development Code. According to Section 6.11.54.A3, the excavation site is required to access a collector or arterial roadway. Although the property fronts a Principle Arterial, the applicant wishes to instead utilize Lavender Road, a Local roadway, as part of the haul route to access Highway 41. The linear feet from the proposed access to the highway is about 2,080 feet and there are no residential uses along this portion of the roadway. This waiver request was approved with the previous land excavation permit on the subject site.

According to Section 6.11.54.A4.b, land excavation operations shall be limited to the hours of 7:00 a.m. to 6:00 p.m. The applicant is requesting to amend the operating hours to begin earlier at 6:30 p.m. The applicant states that due to the rural setting of the site, they wish to start earlier in order to serve Pinellas County and other users. There are no residential uses in the near vicinity and do not expect any compatibility issues with this request.

All other requirements of 6.11.54 are being met by the applicant. Land excavation sites must also meet the requirements 6.11.78 pertaining to the location of pug mills. As stated on the site plan, pug mills will be located at least 200 feet from the property line. Pug mills must also be located at a distance no less than 500 feet from any residential dwelling units or 1,000 feet from any school, church, or hospital. According to GIS, the nearest school is approximately 4,100 feet from the property and the nearest church is approximately 2,400 feet from the property. There are no hospitals in the area and no residential dwellings are within 500 feet of the property.

Based upon the above, staff has not identified any compatibility issues associated with the requests.

### **5.2 Recommendation**


Approvable, subject to proposed conditions.



## 6.0 PROPOSED CONDITIONS

1. The land excavation shall be limited to a maximum of 4 million cubic yards of material, subject to approval of a Land Excavation Operating Permit in accordance with all provisions of the Land Excavation Regulations as stated in Part 8.01.00 of the Land Development Code. The is approval also grants the use of pug mills as per the requirements of Section 6.11.78.
2. The Special Use Permit shall expire 10 years from the date of Operating Permit Approval.
3. The Land Excavation operation hours shall be limited from 6:30 a.m. to 6:00 p.m.
4. Approval of this Special Use Permit does not guarantee approval of an Operating Permit.
5. Maximum depth of excavation shall not exceed the depths shown on the approved site plan (for this special use permit) dated August 2023. The depth maybe reduced at the point of operating permit issuance based on geological/hydrological factors, or after operating permit issuance based on on-site geological/hydrological factors, or after operating permit issuance based on on-site geological/hydrological factors.
6. The excavation shall conform to the conditions of the special use permit approval and the site plan dated August 2023.
7. No mulch to be used stabilize lake banks or within the excavation (lake) site itself.
8. Entire site shall be fenced, and the access point gated and locked when not in operation.
9. Failure to comply with any condition of the operating permit shall result in the issuance of an immediate cease and desist order of all land excavation operations. Followed by the issuance of a formal notice of violation with a specific timeframe to correct. Failure to correct within the specified timeframe shall result in revocation of the operating permit.
10. The financial security device shall be based on the most current financial security worksheet and shall remain in effect a minimum 13 months after the operating permit has expired. The financial security device shall be sufficient to reclaim the site as required by LDC, including:
  - a. The standard slope for the side of a lake creation, including ditches, shall be four feet measured horizontally to one foot measured vertically (4:1) to a depth of six feet below normal water level, then no steeper than two feet measured horizontally to one foot measured vertically (2:1) to the bottom of the excavation.
  - b. A landscaped littoral shelf shall be incorporated along a minimum of 30 percent of the bank along the entire perimeter of the exaction. The littoral shelf shall be landscaped with native wetland plants as listed in the approved wetland plant list from Hillsborough County Natural Resources.
  - c. Lake Creation – All side slopes shall be stabilized by seed or sod to a minimum elevation of six feet below normal low water level.
11. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
12. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
13. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland / OSW line must appear on all site plans, labeled as “EPC Wetland Line” and the wetland must be labeled as “Wetland Conservation Area” pursuant to the Hillsborough County Land Development Code (LDC).
14. Final design of buildings, stormwater retention areas, and ingress / egress are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

15. Access to the project's haul route (US 41) shall be via Lavender Rd. only. No access to US 41 via the private CSX crossing located +/- 4,248 feet south of the Lavender Rd. and US 41 intersection shall be permitted.
16. The permittee shall, at its sole expense, be required to repair any damage to Lavender Rd. as determined by Hillsborough County (in its sole discretion), in accordance with LDC Sec. 6.11.54.A.4.a., as further detailed in the operating permit.
17. If Hillsborough County (in its sole discretion) determines that site excavation activities are negatively impacting the safety or efficiency of traffic operations on Lavender Rd., the permittee shall (at its sole expense) construct left and/or right turning lanes or other improvements necessary to mitigate such impacts.
18. The Land Excavation Operating permit shall be limited to a maximum duration of ten (10) years, beginning with the date of approval of this Special Use application by the Hillsborough County Board of County Commissioners.
19. If SU 23-1003 is approved, the County Engineer will approve a Design Exception request (dated January 18, 2024 and last revised January 30, 2024) which was found approvable by the County Engineer (on January 31, 2024). As Lavender Rd. is a substandard local roadway, prior to the excavation of material under this Special Use permit, the developer shall construct certain improvements to Lavender Rd. (i.e. sections of paved and unpaved shoulders in certain specified locations) as well as certain improvements to the driveway connection to the site (i.e.) the addition of striping and rumble strips), all as detailed in the Design Exception.

**Zoning Administrator Sign Off:**

J. Brian Grady  
Thu Feb 1 2024 09:52:08

**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.



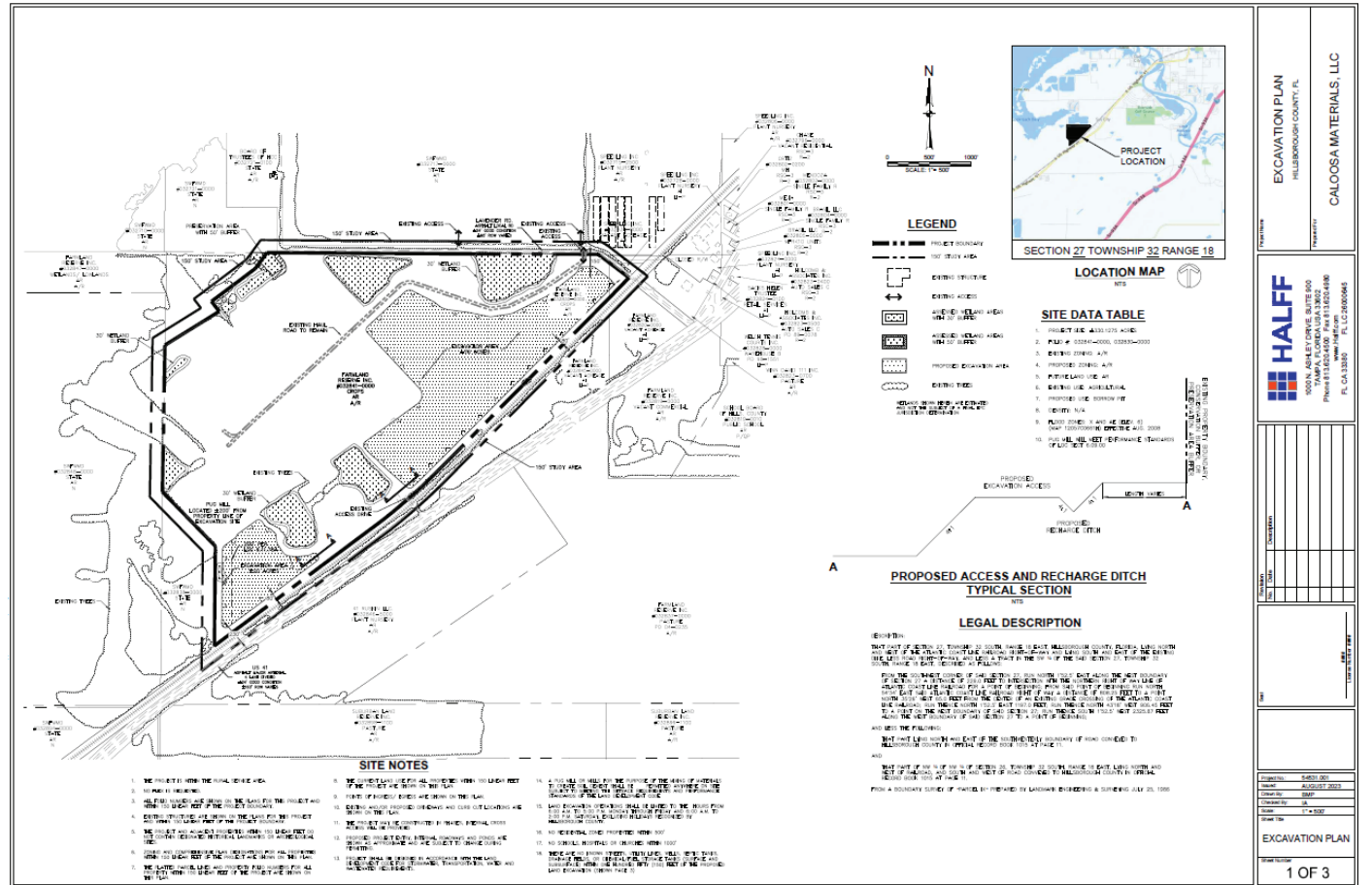
## 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Previous Land Excavation permits on the subject site:

- The 2017 permit (**SU 17-0533**) limited activities to the removal of approximately 6.3 million cubic yards over a 10-year period from the time of the operating permit. The excavation area was approximately 115 acres in size within the northwest quadrant of the site. Two waivers were requested with this application to allow access to Lavender Road, a local roadway, and to allow excavation activities to begin at 6:00 a.m.

## 8.0 SITE PLANS (FULL)

## 8.1 Proposed Site Plan (Full)







## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 1/31/2023

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: LMS

PETITION NO: SU 23-1003

☐

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.

### **CONDITIONS OF APPROVAL**

1. Access to the project's haul route (US 41) shall be via Lavender Rd. only. No access to US 41 via the private CSX crossing located +/- 4,248 feet south of the Lavender Rd. and US 41 intersection shall be permitted.
2. The permittee shall, at its sole expense, be required to repair any damage to Lavender Rd. as determined by Hillsborough County (in its sole discretion), in accordance with LDC Sec. 6.11.54.A.4.a., as further detailed in the operating permit.
3. If Hillsborough County (in its sole discretion) determines that site excavation activities are negatively impacting the safety or efficiency of traffic operations on Lavender Rd., the permittee shall (at its sole expense) construct left and/or right turning lanes or other improvements necessary to mitigate such impacts.
4. The Land Excavation Operating permit shall be limited to a maximum duration of ten (10) years, beginning with the date of approval of this Special Use application by the Hillsborough County Board of County Commissioners.
5. If SU 23-1003 is approved, the County Engineer will approve a Design Exception request (dated January 18, 2024 and last revised January 30, 2024) which was found approvable by the County Engineer (on January 31, 2024). As Lavender Rd. is a substandard local roadway, prior to the excavation of material under this Special Use permit, the developer shall construct certain improvements to Lavender Rd. (i.e. sections of paved and unpaved shoulders in certain specified locations) as well as certain improvements to the driveway connection to the site (i.e. the addition of striping and rumble strips), all as detailed in the Design Exception.

### **PROJECT SUMMARY AND ANALYSIS**

The applicant is Special Use Land Excavation approval for multiple parcels, totaling +/- 330.12 ac. The parcels are currently zoned Agricultural Rural (AR) and have a Future Land Use designation of Agricultural / Rural (A/R). The site was formerly in use as a borrow pit, under a previous Special Use approval 17-0533. The applicant states the previous approval authorized 6,635,000 cubic yards (CY) of material to be excavated over a 10-year period, which was completed early. Under this permit, the applicant is proposing to excavate an additional 4,000,000 CY of material over a maximum period of 10 years, which is the maximum duration which can be authorized pursuant to Sec. 6.11.54 of the Hillsborough County Land Development Code (LDC).

As required by Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis. Transportation Review Section staff has prepared its trip calculations based on certain assumptions and restrictions which were presented by the applicant and/or required by the LDC. Staff assumed that each dump truck would accommodate 18 CY of material and that, pursuant to LDC requirements, the site would operate for 11 hours per day (between 7:00 a.m. and 6:00 p.m.) on each of the allowed 6 days per week (Monday through Saturday) but would not operate on the 11 County holidays.

As such, there are a total of 301 working days per year during a typical year (i.e. not a leap year). Staff notes that 4,000,000 CY of material, excavated over a 10-year period, would result in 400,000 CY of material removed each year, if it is assumed the material is removed at a constant pace over the 10-year period, and each truck is filled to its maximum capacity.

This equates to +/- 1,328.9/ CY of material removed each of the 301 days, and +/- 120.80 CY of material removed each hour. Assuming 18 CY of material per dump truck, it is assumed that +/- 6.71 truckloads per hour will be removed from the site each hour over a 10-year period. Over the entire 10-year period, it is assumed that approximately 222,223 truckloads of material will be removed from the site.

Given the above assumptions, staff calculates that the excavation will result in 14 trips per hour consistently during operating hours over the 10-year life of the project. Trip impacts may also be more or less intense, given the applicant could excavate the entire amount more quickly than was assumed, excavate less material than the permitted quantity, operate fewer days or less hours than is proposed, etc.

The application does not comply with Section 6.11.54.A.3. access requirements, as Lavender Rd. is functionally classified as a local road; however, staff notes the site is located within +/- 1,382 feet of US 41, which is a Principal Arterial owned and maintained by the Florida Department of Transportation, and which is also a designated truck route. Staff notes that a waiver of these criteria was previously approved, as evidenced by the approval of SU 17-0533, which excavated more material than that proposed using the same haul route/access configuration.

### **TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

Lavender Rd. is a publicly maintained, 2-lane, undivided, substandard, local roadway characterized by +/- 24 feet of pavement in average condition. The roadway lies within a +/- 110-foot-wide right-of-way in the vicinity of the project. There are no sidewalks or bicycle facilities along Lavender Rd. in the vicinity of the proposed project.

### **SITE ACCESS**

Project access is proposed via the existing access connection which served previous borrow pit operations.

### **DESIGN EXCEPTION REQUEST #1 – SUBSTANDARD RD.**

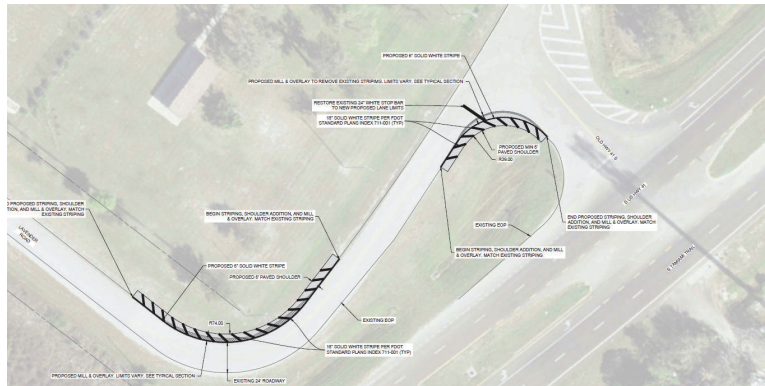
As Lavender Rd. is a substandard arterial roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request (dated January 18, 2024 and last revised January 30, 2024) from the Sec. 6.04.03.L. requirement to improve the roadway (between the project access and nearest roadway meeting standards, i.e. US 41) to current County standards. The County Engineer has reviewed the Design Exception request and found the request approval (on January 31, 2024) for the reasons stated therein. The specific deviations from the Transportation Technical Manual (TTM) Typical Section – 7 (TS-7) typical section include:

- The applicant is proposing certain paved and unpaved shoulder improvements in lieu of the 8-foot-wide stabilized shoulders, of which 5-feet shall be paved pursuant to TS-7; and,



- The applicant is proposing to maintain existing drainage swales in the majority of areas along the roadway, in lieu of the maximum 1:4 slop requirement per TS-7 (the applicant notes they will regrade where shoulder improvements are proposed to comply with TS-7).

As a part of the Design Exception, the developer proposed to construct certain shoulder improvements as specified in the Design Exception (location shown in graphic below)



If SU 23-1003 is approved by the BOCC, the County Engineer will approve the above referenced Design Exception.

#### **ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

As Lavender Rd. is not included within the 2020 Hillsborough Conty LOS report, no LOS information for this facility can be provided. Information for the next closest facility is provided below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
US 41	Manatee County	Cockroach Bay Rd.	C	C

Source: Hillsborough County 2020 Level of Service Report.

## Ratliff, James

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**From:** Williams, Michael  
**Sent:** Tuesday, January 30, 2024 5:05 PM  
**To:** Micahel Yates (myates@palmtraffic.com); Vicki Castro  
**Cc:** Follin, Jared; Ratliff, James; Tirado, Sheida; PW-CEIntake; De Leon, Eleonor  
**Subject:** FW: SU LE 23-1003 - Design Exception Review  
**Attachments:** 23-1003 DEAdd 01-30-24.pdf  
  
**Importance:** High

Vicki/Michael - I have found the attached Design Exception (DE) for SU LE 23-1003 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon ([DeLeonE@hillsboroughcounty.org](mailto:DeLeonE@hillsboroughcounty.org) or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to [PW-CEIntake@hillsboroughcounty.org](mailto:PW-CEIntake@hillsboroughcounty.org)

Mike

**Michael J. Williams, P.E.**  
**Director, Development Review**  
**County Engineer**  
Development Services Department

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**P:** (813) 307-1851  
**M:** (813) 614-2190  
**E:** [Williamsm@HillsboroughCounty.org](mailto:Williamsm@HillsboroughCounty.org)  
**W:** HCFLGov.net

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

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

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**From:** Tirado, Sheida <TiradoS@hcfl.gov>  
**Sent:** Tuesday, January 30, 2024 4:37 PM  
**To:** Williams, Michael <WilliamsM@hcfl.gov>  
**Cc:** De Leon, Eleonor <DeLeonE@hcfl.gov>  
**Subject:** SU LE 23-1003 - Design Exception Review  
**Importance:** High

Hello Mike,

The attached Design Exception is approvable/approvable with conditions to me. In this case the applicant was requested to provide documentation that supports the use of Lavender Road as their access and not directly to US 41 which is a haul route. If they provide such documentation, these improvements to Lavender Road will be acceptable.

Please include the following people in your response.

[vcastro@palmtraffic.com](mailto:vcastro@palmtraffic.com)  
[myates@palmtraffic.com](mailto:myates@palmtraffic.com)  
[follinj@hillsboroughcounty.org](mailto:follinj@hillsboroughcounty.org)  
[ratliffja@hillsboroughcounty.org](mailto:ratliffja@hillsboroughcounty.org)

Best Regards,

**Sheida L. Tirado, PE** *(she/her/hers)*  
**Transportation Review Manager**  
Development Services Department

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**P:** (813) 276-8364  
**E:** [tirados@HCFLGov.net](mailto:tirados@HCFLGov.net)  
**W:** [HCFLGov.net](http://HCFLGov.net)

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

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**Hillsborough  
County Florida**  
Development Services

# Supplemental Information for Transportation Related Administrative Reviews

## Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Ingrid Padron at [padroni@hcpaf.fl.gov](mailto:padroni@hcpaf.fl.gov) or via telephone at (813) 307-1709 if you have questions about how to complete this form.

<b>Request Type</b> (check one)	<input type="checkbox"/> Section 6.04.02.B. Administrative Variance <input checked="" type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
<b>Submittal Type</b> (check one)	<input type="checkbox"/> New Request <input checked="" type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
<b>Submittal Number and Description/Running History</b> (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. DE-Substandard Rd - Lavender Rd <input type="checkbox"/> 4. <input checked="" type="checkbox"/> 2. Revised DE to address comments <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
<b>Important:</b> To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.	
<b>Project Name/ Phase</b>	Caloosa Materials
<b>Important:</b> The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.	
<b>Folio Number(s)</b>	032841-0000
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers	
<b>Important:</b> List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").	
<b>Name of Person Submitting Request</b>	Vicki Castro, P.E.
<b>Important:</b> For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.	
<b>Current Property Zoning Designation</b>	
<b>Important:</b> For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at <a href="https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html">https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</a> . For additional assistance, please contact the <a href="#">Zoning Counselors</a> at the Center for Development Services at (813) 272-5600 Option 3.	
<b>Pending Zoning Application Number</b>	SU-LE-23-1003
<b>Important:</b> If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.	
<b>Related Project Identification Number (Site/Subdivision Application Number)</b>	N/A
<b>Important:</b> This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".	



Revised January 30, 2024  
January 18, 2024

Mr. Michael Williams, P.E.  
Hillsborough County  
Development Services Department  
Development Review Director  
County Engineer  
601 East Kennedy Boulevard, 20<sup>th</sup> Floor  
Tampa, Florida 33602

RE: Caloosa Materials (SU-LE-23-1003)  
Folio: 032841-0000  
Design Exception – Lavender Road  
Palm Traffic Project No. T23094

Dear Mr. Williams:

The purpose of this letter is to provide justification for the design exception per Transportation Technical Manual (TTM) 1.7 to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility) in association with the existing approximate 330 acre property with an active barrow pit that proposes to expand the area of excavation within the existing property located south of Lavender Road and west of US 41, as shown in Figure 1. The Excavation Plan is shown in Exhibit 1. This request is made based on our virtual meeting on November 30, 2023, with Hillsborough County staff.

The project proposes to maintain the existing full access to Lavender Road for the barrow pit. Lavender Road is identified in the Hillsborough County Comprehensive Plan as a local roadway and was identified during our meeting as a substandard road. Lavender Road has a posted speed limit of 25 mph with approximately 71 AM peak hour trip ends and 6 PM peak hour trip ends (a maximum of 710 daily trip ends). Lavender Road currently has 12-foot travel lanes, unpaved shoulders stabilized grass area and open drainage within approximately 110 feet of right of way. No sidewalks or bike lanes currently exist on either side of Lavender Road.

This request is a design exception to the Hillsborough County Transportation Technical Manual for Lavender Road from US 41 to the project driveway line. The requested exceptions to the TS-7 typical section (see Exhibit 3) and the justification are as follows:

1. The existing ROW along Lavender Road is approximately 110 feet. The typical TS-7 section for a rural, two-lane undivided roadway requires a minimum of 96 feet of ROW with 12-foot lanes, 5-foot paved shoulder, a 2-foot grass area, open drainage and a 5-foot sidewalk.
2. Travel Lanes - The request is to maintain the existing 12-foot travel lanes.
3. Shoulder Width - The request is to maintain the unpaved shoulders, as no increase in traffic is anticipated with this modification to the project. However, on the two curves on Lavender Road from US 41 there is visible over tracking that is currently occurring. Therefore, in those areas, a 6-foot paved shoulder will be provided along with the 4-foot unpaved shoulder (See Exhibit 2). In addition, the project driveway is

approximately 36 feet and widens out where it connects to Lavender Road. To reduce the potential for trucks to cut the corner, on the east side of the driveway, a 6" solid white stripe and rumble strips east of the white stripe will be added (see Exhibit 3).

4. Drainage Swales – The request is to maintain the existing drainage swales. In the areas where the paved shoulders are being added, the side slopes will be regraded and will have the maximum 1:4 slope as identified in TS-7.
5. Sidewalks – The request is not to provide sidewalks on Lavender Road. This parcel is located in the Rural Service Area, over a mile from the Urban Service Area and no schools are located within 2 miles. In addition, this is an existing Barrow Pit facility and Lavender Road ends to the west of the existing driveway. There is no logical pedestrian traffic that would occur on this segment of Lavender Road currently or in the future.

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

Sincerely,

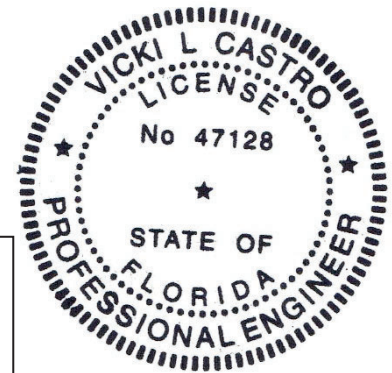
**Vicki L Castro**

Digitally signed by Vicki L  
Castro  
Date: 2024.01.30 11:13:37  
-05'00'

Vicki L Castro, P.E.  
Principal

This item has been digitally signed and sealed by Vicki L Castro on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



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

\_\_\_\_\_Disapproved\_\_\_\_\_Approved with Conditions\_\_\_\_\_Approved

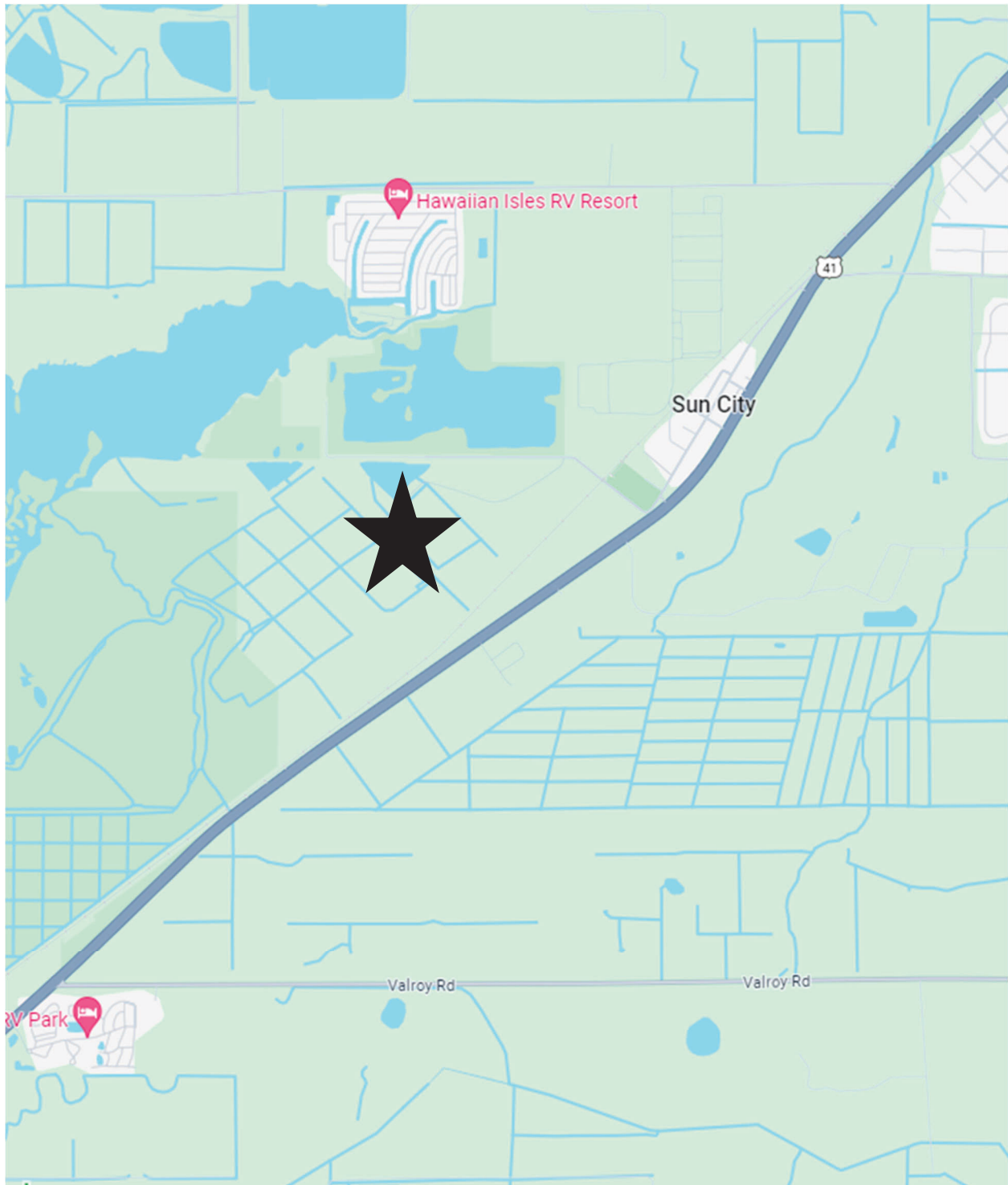
If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E.

Sincerely,

Michael J. Williams  
Hillsborough County Engineer



**FIGURE 1. LOCATION MAP**





State of Florida, Professional Engineer,  
License No. 70650  
This Alter has been digitally signed and  
sealed by Jeremy Church on the date  
adjacent to the seal.

Printed copies of this document are not  
considered signed and sealed and the  
signature must be verified on any  
electronic copies.

SHOULDER ADDITION EXHIBIT

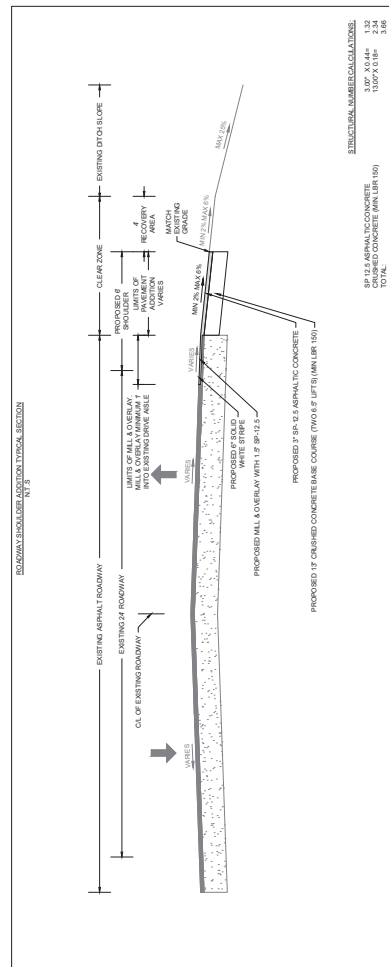
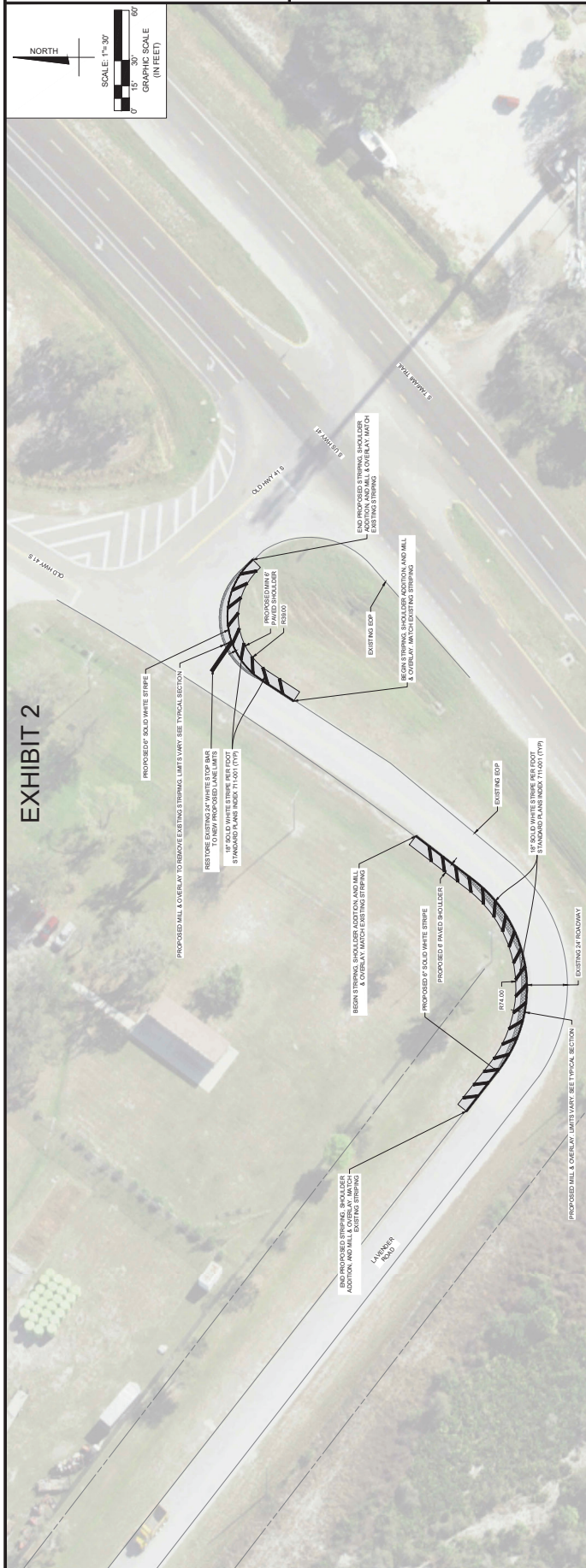
SHEET NO: C-2

*Caloosa Materials, LLC*  
PO BOX 7240  
Fort Worth, TX 76107

**CLIENT:**

PROJECT: 624

**TMPA CIVIL DESIGN**  
17937 HUNTING BOW CIR. S-102  
LUTZ, FL 33558  
(813) 920-2005 PHONE  
(813) 482-9128 FAX  
WWW.TMPACIVIL.COM









Plan view of a 96' MIN. RIGHT OF WAY. The diagram shows a cross-section of a road with various zones and dimensions. Key features include:

- Utility Easement:** 10' on both sides.
- Grass:** 8' wide on both sides of the paved shoulder.
- Sod:** 2' wide on both sides of the grass.
- Sidewalk:** 5' wide on both sides of the sod.
- Paved Shoulder:** 12' wide in the center, with 5' paved shoulder on each side.
- Profile Grade:** Indicated by a dashed line.
- Base:** 4" wide on both sides of the paved shoulder.
- Asphalt:** 4" wide on both sides of the base.
- Slopes:** 1:4 MAX. on both sides of the paved shoulder.
- Utility Poles:** 2' MIN TO 3.5' on both sides of the paved shoulder.
- Flat:** 5' wide on both sides of the utility poles.
- Exist. Ground:** Indicated by a wavy line.
- Stabilization:** TYPE "B" STABILIZATION LBR 40 on both sides of the paved shoulder.

N.T.S.

MAX. ALLOWABLE DESIGN SPEED - 50 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- \* 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
4. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)
5. PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE.

REVISION DATE:  
10/17

# TRANSPORTATION TECHNICAL MANUAL

Hillsborough  
County Florida

**LOCAL & COLLECTOR RURAL ROADS  
(2 LANE UNDIVIDED)  
TYPICAL SECTION**

# 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
Lavender Rd.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input 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
	Choose an item.	Choose an item. Lanes <input 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
	Choose an item.	Choose an item. Lanes <input 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 (Special Use Activities Only) <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	0	0	0
Proposed	154	14	14
Difference (+/-)	(+) 154	(+) 14	(+) 14

\*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	Vehicular and Pedestrian	None	Meets LDC
West		None	None	Meets LDC
Notes:				

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

Transportation Comment Sheet

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



# **AGENCY COMMENTS**

## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 1/31/2023

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: LMS

PETITION NO: SU 23-1003

☐

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.

### **CONDITIONS OF APPROVAL**

1. Access to the project's haul route (US 41) shall be via Lavender Rd. only. No access to US 41 via the private CSX crossing located +/- 4,248 feet south of the Lavender Rd. and US 41 intersection shall be permitted.
2. The permittee shall, at its sole expense, be required to repair any damage to Lavender Rd. as determined by Hillsborough County (in its sole discretion), in accordance with LDC Sec. 6.11.54.A.4.a., as further detailed in the operating permit.
3. If Hillsborough County (in its sole discretion) determines that site excavation activities are negatively impacting the safety or efficiency of traffic operations on Lavender Rd., the permittee shall (at its sole expense) construct left and/or right turning lanes or other improvements necessary to mitigate such impacts.
4. The Land Excavation Operating permit shall be limited to a maximum duration of ten (10) years, beginning with the date of approval of this Special Use application by the Hillsborough County Board of County Commissioners.
5. If SU 23-1003 is approved, the County Engineer will approve a Design Exception request (dated January 18, 2024 and last revised January 30, 2024) which was found approvable by the County Engineer (on January 31, 2024). As Lavender Rd. is a substandard local roadway, prior to the excavation of material under this Special Use permit, the developer shall construct certain improvements to Lavender Rd. (i.e. sections of paved and unpaved shoulders in certain specified locations) as well as certain improvements to the driveway connection to the site (i.e. the addition of striping and rumble strips), all as detailed in the Design Exception.

### **PROJECT SUMMARY AND ANALYSIS**

The applicant is Special Use Land Excavation approval for multiple parcels, totaling +/- 330.12 ac. The parcels are currently zoned Agricultural Rural (AR) and have a Future Land Use designation of Agricultural / Rural (A/R). The site was formerly in use as a borrow pit, under a previous Special Use approval 17-0533. The applicant states the previous approval authorized 6,635,000 cubic yards (CY) of material to be excavated over a 10-year period, which was completed early. Under this permit, the applicant is proposing to excavate an additional 4,000,000 CY of material over a maximum period of 10 years, which is the maximum duration which can be authorized pursuant to Sec. 6.11.54 of the Hillsborough County Land Development Code (LDC).



As required by Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis. Transportation Review Section staff has prepared its trip calculations based on certain assumptions and restrictions which were presented by the applicant and/or required by the LDC. Staff assumed that each dump truck would accommodate 18 CY of material and that, pursuant to LDC requirements, the site would operate for 11 hours per day (between 7:00 a.m. and 6:00 p.m.) on each of the allowed 6 days per week (Monday through Saturday) but would not operate on the 11 County holidays.

As such, there are a total of 301 working days per year during a typical year (i.e. not a leap year). Staff notes that 4,000,000 CY of material, excavated over a 10-year period, would result in 400,000 CY of material removed each year, if it is assumed the material is removed at a constant pace over the 10-year period, and each truck is filled to its maximum capacity.

This equates to +/- 1,328.9/ CY of material removed each of the 301 days, and +/- 120.80 CY of material removed each hour. Assuming 18 CY of material per dump truck, it is assumed that +/- 6.71 truckloads per hour will be removed from the site each hour over a 10-year period. Over the entire 10-year period, it is assumed that approximately 222,223 truckloads of material will be removed from the site.

Given the above assumptions, staff calculates that the excavation will result in 14 trips per hour consistently during operating hours over the 10-year life of the project. Trip impacts may also be more or less intense, given the applicant could excavate the entire amount more quickly than was assumed, excavate less material than the permitted quantity, operate fewer days or less hours than is proposed, etc.

The application does not comply with Section 6.11.54.A.3. access requirements, as Lavender Rd. is functionally classified as a local road; however, staff notes the site is located within +/- 1,382 feet of US 41, which is a Principal Arterial owned and maintained by the Florida Department of Transportation, and which is also a designated truck route. Staff notes that a waiver of these criteria was previously approved, as evidenced by the approval of SU 17-0533, which excavated more material than that proposed using the same haul route/access configuration.

### **TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

Lavender Rd. is a publicly maintained, 2-lane, undivided, substandard, local roadway characterized by +/- 24 feet of pavement in average condition. The roadway lies within a +/- 110-foot-wide right-of-way in the vicinity of the project. There are no sidewalks or bicycle facilities along Lavender Rd. in the vicinity of the proposed project.

### **SITE ACCESS**

Project access is proposed via the existing access connection which served previous borrow pit operations.

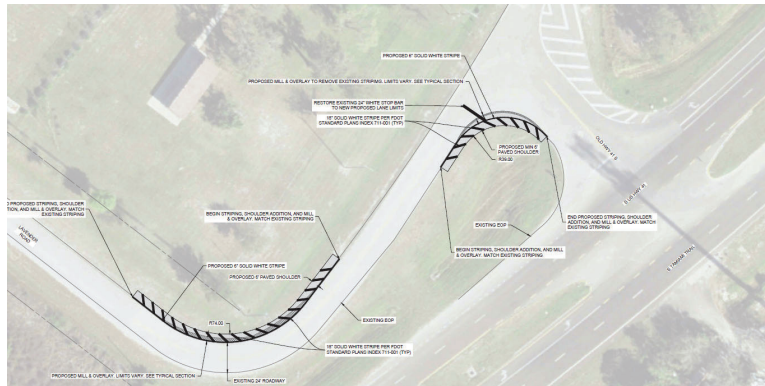
### **DESIGN EXCEPTION REQUEST #1 – SUBSTANDARD RD.**

As Lavender Rd. is a substandard arterial roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request (dated January 18, 2024 and last revised January 30, 2024) from the Sec. 6.04.03.L. requirement to improve the roadway (between the project access and nearest roadway meeting standards, i.e. US 41) to current County standards. The County Engineer has reviewed the Design Exception request and found the request approval (on January 31, 2024) for the reasons stated therein. The specific deviations from the Transportation Technical Manual (TTM) Typical Section – 7 (TS-7) typical section include:

- The applicant is proposing certain paved and unpaved shoulder improvements in lieu of the 8-foot-wide stabilized shoulders, of which 5-feet shall be paved pursuant to TS-7; and,

- The applicant is proposing to maintain existing drainage swales in the majority of areas along the roadway, in lieu of the maximum 1:4 slop requirement per TS-7 (the applicant notes they will regrade where shoulder improvements are proposed to comply with TS-7).

As a part of the Design Exception, the developer proposed to construct certain shoulder improvements as specified in the Design Exception (location shown in graphic below)



If SU 23-1003 is approved by the BOCC, the County Engineer will approve the above referenced Design Exception.

#### **ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

As Lavender Rd. is not included within the 2020 Hillsborough Conty LOS report, no LOS information for this facility can be provided. Information for the next closest facility is provided below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
US 41	Manatee County	Cockroach Bay Rd.	C	C

Source: Hillsborough County 2020 Level of Service Report.

## Ratliff, James

---

**From:** Williams, Michael  
**Sent:** Tuesday, January 30, 2024 5:05 PM  
**To:** Micahel Yates (myates@palmtraffic.com); Vicki Castro  
**Cc:** Follin, Jared; Ratliff, James; Tirado, Sheida; PW-CEIntake; De Leon, Eleonor  
**Subject:** FW: SU LE 23-1003 - Design Exception Review  
**Attachments:** 23-1003 DEAdd 01-30-24.pdf  
  
**Importance:** High

Vicki/Michael - I have found the attached Design Exception (DE) for SU LE 23-1003 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon ([DeLeonE@hillsboroughcounty.org](mailto:DeLeonE@hillsboroughcounty.org) or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to [PW-CEIntake@hillsboroughcounty.org](mailto:PW-CEIntake@hillsboroughcounty.org)

Mike

**Michael J. Williams, P.E.**  
**Director, Development Review**  
**County Engineer**  
Development Services Department

---

**P:** (813) 307-1851  
**M:** (813) 614-2190  
**E:** [Williamsm@HillsboroughCounty.org](mailto:Williamsm@HillsboroughCounty.org)  
**W:** HCFLGov.net

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

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[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

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

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**From:** Tirado, Sheida <TiradoS@hcfl.gov>  
**Sent:** Tuesday, January 30, 2024 4:37 PM  
**To:** Williams, Michael <WilliamsM@hcfl.gov>  
**Cc:** De Leon, Eleonor <DeLeonE@hcfl.gov>  
**Subject:** SU LE 23-1003 - Design Exception Review  
**Importance:** High

Hello Mike,

The attached Design Exception is approvable/approvable with conditions to me. In this case the applicant was requested to provide documentation that supports the use of Lavender Road as their access and not directly to US 41 which is a haul route. If they provide such documentation, these improvements to Lavender Road will be acceptable.

Please include the following people in your response.

[vcastro@palmtraffic.com](mailto:vcastro@palmtraffic.com)  
[myates@palmtraffic.com](mailto:myates@palmtraffic.com)  
[follinj@hillsboroughcounty.org](mailto:follinj@hillsboroughcounty.org)  
[ratliffja@hillsboroughcounty.org](mailto:ratliffja@hillsboroughcounty.org)

Best Regards,

**Sheida L. Tirado, PE** *(she/her/hers)*  
**Transportation Review Manager**  
Development Services Department

---

**P:** (813) 276-8364  
**E:** [tirados@HCFLGov.net](mailto:tirados@HCFLGov.net)  
**W:** [HCFLGov.net](http://HCFLGov.net)

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

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



**Hillsborough  
County Florida**  
Development Services

# Supplemental Information for Transportation Related Administrative Reviews

## Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Ingrid Padron at [padroni@hcpaf.fl.gov](mailto:padroni@hcpaf.fl.gov) or via telephone at (813) 307-1709 if you have questions about how to complete this form.

<b>Request Type</b> (check one)	<input type="checkbox"/> Section 6.04.02.B. Administrative Variance <input checked="" type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
<b>Submittal Type</b> (check one)	<input type="checkbox"/> New Request <input checked="" type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
<b>Submittal Number and Description/Running History</b> (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. DE-Substandard Rd - Lavender Rd <input type="checkbox"/> 4. <input checked="" type="checkbox"/> 2. Revised DE to address comments <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
<b>Important:</b> To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.	
<b>Project Name/ Phase</b>	Caloosa Materials
<b>Important:</b> The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.	
<b>Folio Number(s)</b>	032841-0000
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers	
<b>Important:</b> List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").	
<b>Name of Person Submitting Request</b>	Vicki Castro, P.E.
<b>Important:</b> For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.	
<b>Current Property Zoning Designation</b>	
<b>Important:</b> For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at <a href="https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html">https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</a> . For additional assistance, please contact the <a href="#">Zoning Counselors</a> at the Center for Development Services at (813) 272-5600 Option 3.	
<b>Pending Zoning Application Number</b>	SU-LE-23-1003
<b>Important:</b> If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.	
<b>Related Project Identification Number (Site/Subdivision Application Number)</b>	N/A
<b>Important:</b> This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".	





Revised January 30, 2024  
January 18, 2024

Mr. Michael Williams, P.E.  
Hillsborough County  
Development Services Department  
Development Review Director  
County Engineer  
601 East Kennedy Boulevard, 20<sup>th</sup> Floor  
Tampa, Florida 33602

RE: Caloosa Materials (SU-LE-23-1003)  
Folio: 032841-0000  
Design Exception – Lavender Road  
Palm Traffic Project No. T23094

Dear Mr. Williams:

The purpose of this letter is to provide justification for the design exception per Transportation Technical Manual (TTM) 1.7 to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility) in association with the existing approximate 330 acre property with an active barrow pit that proposes to expand the area of excavation within the existing property located south of Lavender Road and west of US 41, as shown in Figure 1. The Excavation Plan is shown in Exhibit 1. This request is made based on our virtual meeting on November 30, 2023, with Hillsborough County staff.

The project proposes to maintain the existing full access to Lavender Road for the barrow pit. Lavender Road is identified in the Hillsborough County Comprehensive Plan as a local roadway and was identified during our meeting as a substandard road. Lavender Road has a posted speed limit of 25 mph with approximately 71 AM peak hour trip ends and 6 PM peak hour trip ends (a maximum of 710 daily trip ends). Lavender Road currently has 12-foot travel lanes, unpaved shoulders stabilized grass area and open drainage within approximately 110 feet of right of way. No sidewalks or bike lanes currently exist on either side of Lavender Road.

This request is a design exception to the Hillsborough County Transportation Technical Manual for Lavender Road from US 41 to the project driveway line. The requested exceptions to the TS-7 typical section (see Exhibit 3) and the justification are as follows:

1. The existing ROW along Lavender Road is approximately 110 feet. The typical TS-7 section for a rural, two-lane undivided roadway requires a minimum of 96 feet of ROW with 12-foot lanes, 5-foot paved shoulder, a 2-foot grass area, open drainage and a 5-foot sidewalk.
2. Travel Lanes - The request is to maintain the existing 12-foot travel lanes.
3. Shoulder Width - The request is to maintain the unpaved shoulders, as no increase in traffic is anticipated with this modification to the project. However, on the two curves on Lavender Road from US 41 there is visible over tracking that is currently occurring. Therefore, in those areas, a 6-foot paved shoulder will be provided along with the 4-foot unpaved shoulder (See Exhibit 2). In addition, the project driveway is

approximately 36 feet and widens out where it connects to Lavender Road. To reduce the potential for trucks to cut the corner, on the east side of the driveway, a 6" solid white stripe and rumble strips east of the white stripe will be added (see Exhibit 3).

4. Drainage Swales – The request is to maintain the existing drainage swales. In the areas where the paved shoulders are being added, the side slopes will be regraded and will have the maximum 1:4 slope as identified in TS-7.
5. Sidewalks – The request is not to provide sidewalks on Lavender Road. This parcel is located in the Rural Service Area, over a mile from the Urban Service Area and no schools are located within 2 miles. In addition, this is an existing Barrow Pit facility and Lavender Road ends to the west of the existing driveway. There is no logical pedestrian traffic that would occur on this segment of Lavender Road currently or in the future.

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

Sincerely,

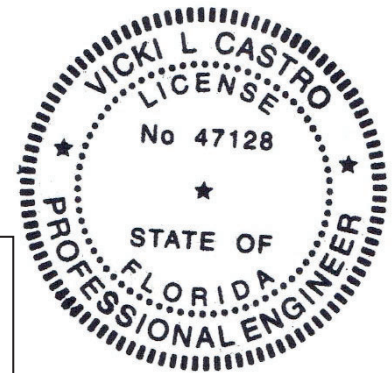
**Vicki L Castro**

Digitally signed by Vicki L  
Castro  
Date: 2024.01.30 11:13:37  
-05'00'

Vicki L Castro, P.E.  
Principal

This item has been digitally signed and sealed by Vicki L Castro on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



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

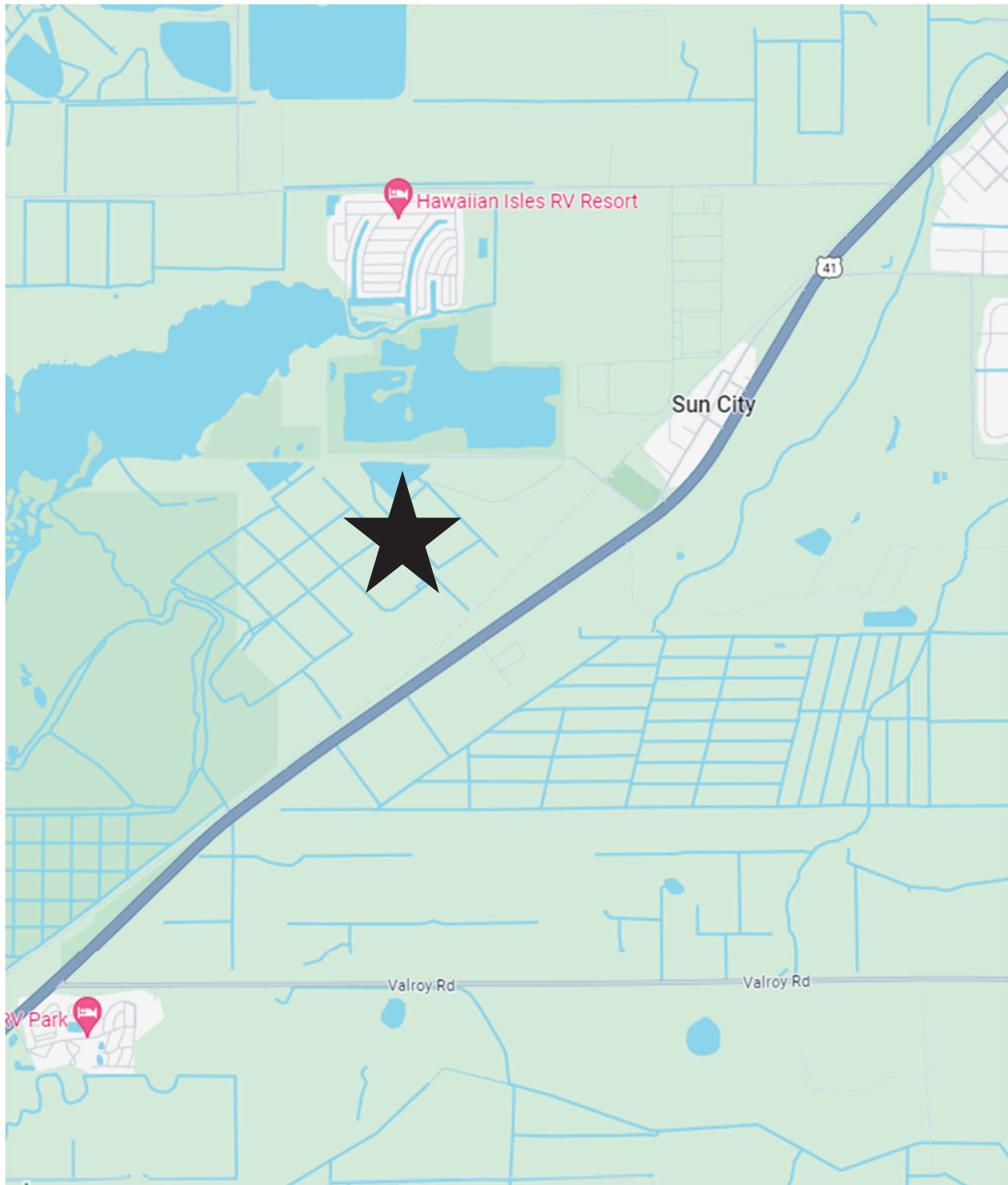
\_\_\_\_\_Disapproved\_\_\_\_\_Approved with Conditions\_\_\_\_\_Approved

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

Sincerely,

Michael J. Williams  
Hillsborough County Engineer

**FIGURE 1. LOCATION MAP**







**Notary Public**  
 Jeremy Couch, P.E.  
 State of Florida, Professional Engineer,  
 License No. 70650  
 This AIA has been digitally signed and  
 sealed by Jeremy Couch on the date  
 adjacent to the seal.

*Printed copies of this document are not  
 considered signed and sealed and the  
 signature must be verified on any  
 electronic copies.*

SHOULDER ADDITION EXHIBIT

SHEET NO: C-2

*Caloosa Materials, LLC*  
PO BOX 7240  
Fort Worth, TX 76107

**CLIENT:**

PROJECT: 624

**TMPA CIVIL DESIGN**  
17937 HUNTING BOW CIR. S-102  
LUTZ, FL 33558  
(813) 920-2005 PHONE  
(813) 482-9128 FAX  
WWW.TMPACIVIL.COM

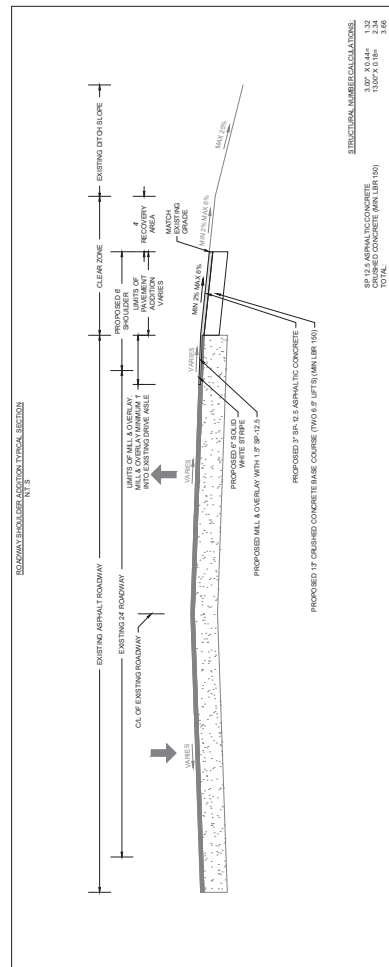
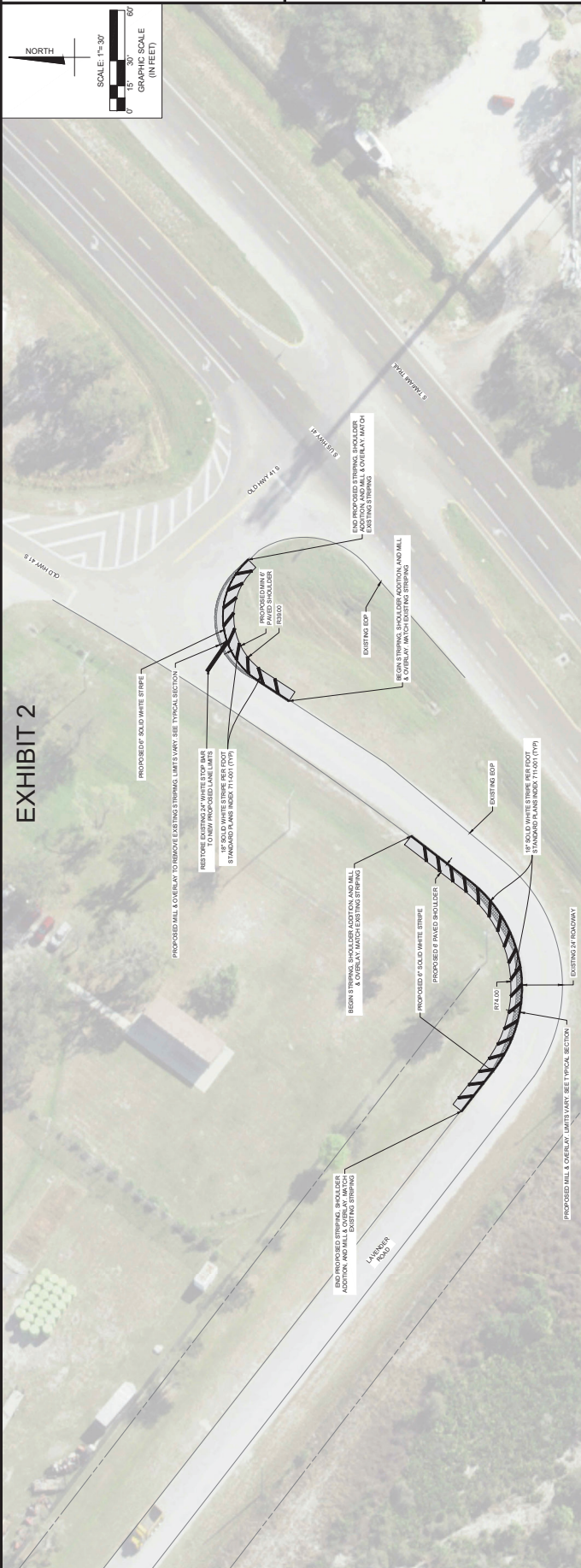
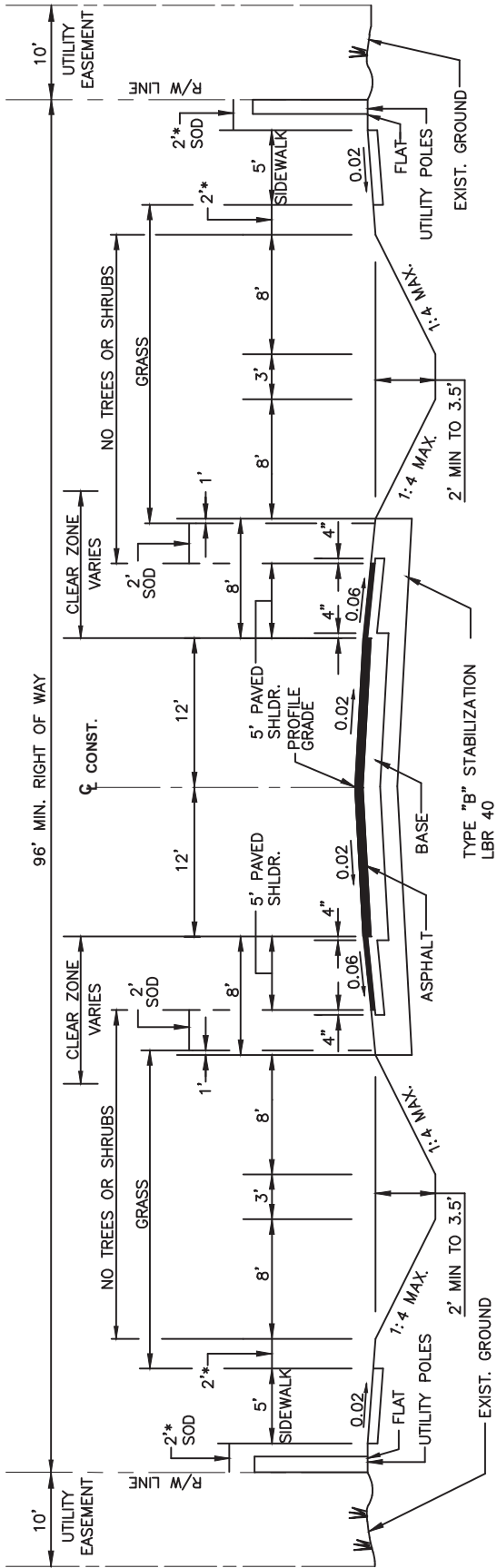






EXHIBIT 3



TYPICAL SECTION

N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED – 50 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- \* 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
4. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)
5. PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE.

REVISION DATE:  
10/17

TRANSPORTATION  
TECHNICAL  
MANUAL



Hillsborough  
County Florida

LOCAL & COLLECTOR RURAL ROADS  
(2 LANE UNDIVIDED)  
TYPICAL SECTION

DRAWING NO. TS-7

SHEET NO. 1 OF 1

# 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
Lavender Rd.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input 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
	Choose an item.	Choose an item. Lanes <input 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
	Choose an item.	Choose an item. Lanes <input 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 (Special Use Activities Only) <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	0	0	0
Proposed	154	14	14
Difference (+/-)	(+) 154	(+) 14	(+) 14

\*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	Vehicular and Pedestrian	None	Meets LDC
West		None	None	Meets LDC
Notes:				

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

Transportation Comment Sheet

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

## COMMISSION

Joshua Wostal CHAIR  
Harry Cohen VICE-CHAIR  
Donna Cameron Cepeda  
Ken Hagan  
Pat Kemp  
Gwendolyn "Gwen" W. Myers  
Michael Owen



## DIRECTORS

Janet D. Lorton EXECUTIVE DIRECTOR  
Elaine S. DeLeeuw ADMIN DIVISION  
Sam Elrabi, P.E. WATER DIVISION  
Diana M. Lee, P.E. AIR DIVISION  
Michael Lynch WETLANDS DIVISION  
Rick Muratti, Esq. LEGAL DEPT  
Steffanie L. Wickham WASTE DIVISION

### AGENCY COMMENT SHEET

REZONING	
<b>HEARING DATE:</b> December 12, 2023	<b>COMMENT DATE:</b> October 20, 2023
<b>PETITION NO.:</b> SU-LE 23-1003	<b>PROPERTY ADDRESS:</b> 5015 So. US Highway 41
<b>EPC REVIEWER:</b> Kelly M. Holland	<b>FOLIO #s:</b> 0328300000 and 0328410000
<b>CONTACT INFORMATION:</b> (813) 627-2600 X 1222	<b>STR:</b> 26 & 27-32S-18E
<b>EMAIL:</b> <a href="mailto:hollandk@epchc.org">hollandk@epchc.org</a>	
<b>REQUESTED ZONING:</b> Special use for land excavation	
FINDINGS	
<b>WETLANDS PRESENT</b>	YES
<b>SITE INSPECTION DATE</b>	N/A
<b>WETLAND LINE VALIDITY</b>	N/A
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	Along northern, western and southern property boundaries
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"><li>Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.</li><li>The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.</li><li>Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/</li></ul>	

*Environmental Excellence in a Changing World*

**Environmental Protection Commission - Roger P. Stewart Center**  
3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - [www.epchc.org](http://www.epchc.org)



OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

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

**INFORMATIONAL COMMENTS:**

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

- The subject property contains wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The EPC Air Division is providing the following comments to address any potential issues regarding noise, odor and dust related to the proposed farmland Borrow Pit:

The EPC of Hillsborough County responds to noise, dust, and odor complaints, among others. The proposed project has the potential to impact neighboring properties in all those categories. As such, the applicant should be aware of local regulations and take appropriate actions during design and operation phases to ensure continual compliance.

In regard to noise, the operation of excavation equipment and use of pug mills can be loud and a nuisance to neighboring properties. Aside from the general noise ordinance for Hillsborough County found in Chapter 36, Article VI of the Hillsborough County Code of Ordinances which restricts general noise disturbances, the EPC's Chapter 1-10 Noise Rule also regulates sound levels based on decibel levels. These noise level limits may vary depending on the time of day, and are taken at the location of a receiving property which may document a perceived noise impact. Sufficient noise attenuation should be taken as needed, and equipment should be located as far from residential and/or commercial property as possible.

In regard to dust, it is required that the operator contain dust emissions and limit any dust emissions from affecting off-site properties. It is recommended that best management practices be used to control dust that is generated by the excavation project. These practices include but are not limited to the use of water trucks, vegetative covering and mulching, and chemical suppressants in the yard and on roadways, along with restrictions on operations in high wind conditions. Of specific note is the potential for dust from the expected high volume of trucks in the yard and on Lavender Drive.

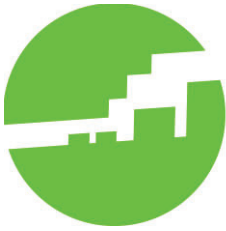
Limitations on the speed of vehicles in the yard, requirements for tarps over truck beds containing material, and the use of water on roadways to suppress re-entrainment of dust from vehicles in the yard is recommended. Equally, the operator should consider use of a wheel wash or similar static device to help remove material from truck tires prior to entering Lavender Drive. Lastly, operator should monitor buildup of material at the entrance and along Lavender Drive, and utilize a device to collect material under a controlled manner (i.e. no blowers).

In regard to odor, in accordance with EPC's Chapter 1-3, the activity shall not cause or to contribute to an objectionable odor. If a nuisance related to odor is occurring, the operator should address issue timely to rectify.

- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

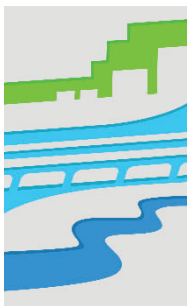
Kmh / app

ec: Isabella Albert, Agent - [ialbert@halff.com](mailto:ialbert@halff.com)



# Hillsborough County City-County Planning Commission

Unincorporated Hillsborough County Rezoning	
<b>Hearing Date:</b> February 13, 2024	<b>Petition: SU-LE 23-1003</b>
<b>Report Prepared:</b> January 25, 2024	Folios 32830.0000 & 32841.0000 <i>Directly west of South US Highway 41, south of Lavender Road</i>
Summary Data:	
<b>Comprehensive Plan Finding</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use</b>	<b>Agricultural/Rural-1/5 (1du/5acres; 0.25 FAR)</b>
<b>Service Area</b>	<b>Rural</b>
<b>Community Plan</b>	<b>Little Manatee South &amp; SouthShore Areawide Systems</b>
<b>Special Use Request</b>	A Land Excavation Permit for 4,000,000 cubic yards of material on 96 ± acres of the subject site
<b>Parcel Size</b>	330.12 ± acres
<b>Street Functional Classification</b>	South US Highway 41 – <b>Arterial</b> Lavender Road – <b>Local</b>
<b>Locational Criteria</b>	N/A
<b>Evacuation Zone</b>	A



### **Context**

- The approximately 330.12 ± acre site is located on the south side of Lavender Road, directly west of South US Highway 41.
- The subject site is located in the Rural Area and is located within the limits of the Little Manatee South Community Plan and the Southshore Areawide Systems Plan.
- The subject property is designated as Agricultural/Rural-1/5 (A/R-1/5) on the Future Land Use Map, which can be considered for a maximum density of 1 dwelling unit per 5 gross acres and a maximum intensity of 0.25 FAR. The A/R-1/5 category is intended to designate areas of long-term agricultural character or those areas currently involved in agricultural productivity, or other rural uses. This category will also permit residential, rural scale neighborhood commercial, office, and industrial uses in those areas meeting established locational criteria.
- A/R-1/5 and Natural Preservation are located to the north and west of the subject site. There are pockets of Residential-2 (RES-2) located further north and northeast. Light Industrial-Planned (LI-P) is located directly to the east and extends to the southern point of the site's boundary. There is a Hillsborough County Career Center located further east. A/R-1/5 extends to the south.
- Agricultural uses currently exist on the subject site. Public utility uses abut the northwestern corner of the site. Public institutional uses owned by the Southwest Florida Water Management District are located directly to the north and west. A CSX right-of-way abuts the eastern boundary of the site and extends all the way to the southern point of the property. Sun City, Florida is located to the northeast and includes a pocket of single family, vacant, light commercial, heavy commercial, and light industrial uses. Additional agricultural uses extend to the east and south.
- The applicant is requesting a Special Use permit for approximately 4,000,000 cubic yards of land excavation on 96 ± acres of the subject site.
- The site is located within the Coastal High Hazard Area.

### **Compliance with Comprehensive Plan:**

The following Goals, Objectives and Policies apply to this special use request and are used as a basis for 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.

### ***Land Use Categories***

**Objective 8:** *The Future Land Use Map will include Land Use Categories which outline the maximum level of intensity or density and range of permitted land uses allowed and planned for an area. A table of the land use categories and description of each category can be found in Appendix A.*

**Policy 8.1:** *The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.*

**Policy 8.2:** *Each potential use must be evaluated for compliance with the goals, objectives, and policies of the Future Land Use Element and with applicable development regulations.*

### **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.*

### **Environmental Considerations**

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

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

## **ENVIRONMENTAL & SUSTAINABILITY ELEMENT**

**Goal 3:** *Support the preservation, conservation, restoration, and management of natural resources while maintaining or enhancing environmental quality.*

**Objective 3.2:** *Manage mining and reclamation lands to ensure a healthy environment, economy, and quality of life.*



**Policy 3.2.1:** *The prudent operation of mining activities and timely reclamation of mined areas is required.*

**Policy 3.2.2:** *The phasing of mining to ensure that limited land areas are affected by excavation and settling ponds at one time and that reclamation occurs in the most effective manner is required.*

**Policy 3.2.4:** *Require appropriate setbacks between mining activities and adjacent existing and future land uses.*

**Policy 3.2.5:** *Regulate the location and operation of land excavations to minimize negative impacts on surrounding properties, ensure that land excavations are appropriately reclaimed, and encourage the productive reuse of such areas.*

**Policy 3.2.7:** *Land excavation activities that adversely impact surface or groundwater levels or wetlands and/or other surface waters on surrounding property are prohibited.*

#### **LIVABLE COMMUNITIES ELEMENT: SouthShore Areawide Systems Plan**

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

*The community desires to:*

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

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

#### **LIVABLE COMMUNITIES ELEMENT: Little Manatee South Community Plan**

##### **Goal 2 Protect Environmental Areas**

*Of the approximately 23,000 acres in the Little Manatee South community planning area 6,846 acres or 29% of the area is identified on the Future Land Use map as Natural Preservation, and an additional 2,800 acres or 12% of area is identified as Water (42% combined). Therefore, the protection, preservation and enhancement of public access to the archeological, historical, environmental and ecological assets and natural features found within the Little Manatee South Community Plan boundary is an important objective of this Community Plan. This can be achieved by maintaining conservation areas, regulating access to these assets, appropriately designing development around them and maintaining native flora and fauna in these areas.*

##### **Strategies**

*Long term planning is critical for this area so as to avoid piecemeal, unplanned development which will result in the loss of the community's character. The community's character includes natural*

preservation and conservation areas; rivers, creeks, bayous and wetland systems; and open vistas. These include:

- Cockroach Bay Aquatic Preserve (sea grass beds and natural fish hatchery area)

*To protect, support and enhance the Cockroach Bay Aquatic Preserve and its surrounding shoreline and uplands, and the Little Manatee River, an evaluation of the various existing designations, management authorities, and protective measures and enforcement processes in this area is needed. An integrated approach, with key stakeholder participation and vetting in the planning process should be encouraged through the following:*

- Engaging overlapping authorities to be more jointly active in the management of these areas.
- Joint agency management of uplands, islands, and aquatic waters out to a 6-foot depth starting at the mouth of the Little Manatee River running south to the Manatee County line.

#### **Staff Analysis of Goals, Objectives and Policies:**

The 330.12 ± acre subject site is located south of Lavender Road and west of South US Highway 41. The site is located within the Rural Area and is within the limits of the SouthShore Areawide Systems Plan and the Little Manatee South Community Plan. The applicant is requesting a Special Use permit to excavate approximately 4,000,000 cubic yards on 96 ± acres of the 330.12 ± acre subject site. The proposed area to be excavated is about one-third of the site and avoids all estimated wetland and significant wildlife habitat areas.

Objective 4 of the Future Land Use Element (FLUE) asserts that 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. The subject site has a Future Land Use designation of Agricultural/Rural-1/5 (A/R-1/5) which is intended to designate areas of long-term agricultural character or those areas currently involved in agricultural productivity, or other rural uses. Special Use permits for land excavation projects are within the allowable range of uses for consideration within the Rural Area and the AR-1/5 Future Land Use category. The request is therefore consistent with Objective 4, Objective 8, and Policies 8.1 and 8.2 of the FLUE.

Objective 9 and its associated policies require developments to 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. The Natural Resources section of Hillsborough County Development Services has reviewed the application and has stated no objection to the request. Similarly, the Hillsborough County Environmental Protection Commission (EPC) has no objection to the request. The Hillsborough County Environmental Protection Commission has reviewed the application and has stated that there is no need for a site plan re-submittal. At the time of uploading this report, comments from the zoning and transportation sections were not yet available for official review.

Objective 13 of the FLUE requires that development and redevelopment shall not adversely impact environmentally sensitive areas. FLUE Policy 13.6 also states that the County shall protect significant wildlife habitat and shall prevent any further net loss of essential wildlife habitat in Hillsborough County. There is a significant wildlife habitat that extends past the western boundary into the subject site. The proposed excavation area on the site plan does not extend into this area, as it is located on the east and south sections of the site. Additionally, no objections from the respective environmental agencies have been filed

with regard to the wildlife habitat. The request is therefore consistent with Objective 13 and Policy 13.6 of the FLUE.

Goal 3 of the Environmental and Sustainability Element seeks to support the preservation, conservation, restoration, and management of natural resources while maintaining or enhancing environmental quality. The request includes setbacks for the wetlands on the subject site. Pug mills will also meet all noise and setback standards found within the Land Development Code. These protective measures, along with the official comments provided by EPC and the Natural Resources Section, help meet the intent of Goal 3 and its associated policies of the Environmental and Sustainability Element.

The Environmental Objective of the SouthShore Areawide Systems Plan seeks to achieve harmony between development and the natural environment. To achieve this objective, the community plan requires that development proposals work with EPC and other government agencies to monitor and protect air and soil resources. EPC has verified the Soils survey for this application and is not currently requiring resubmittal. Similarly, the Little Manatee South Community Plan seeks to support and enhance the Cockroach Bay Aquatic Preserve and its surrounding shoreline and uplands. The community plan also seeks to engage overlapping authorities to be more jointly active in the management of these areas. Based upon the official feedback received from Natural Resources staff and EPC, the proposed Special Use request is consistent with both the SouthShore Areawide Systems Plan and the Little Manatee South Community Plan.

#### **Recommendation**

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

HILLSBOROUGH COUNTY  
FUTURE LAND USE  
RZ SU-LE 23-1003

Rezonings

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

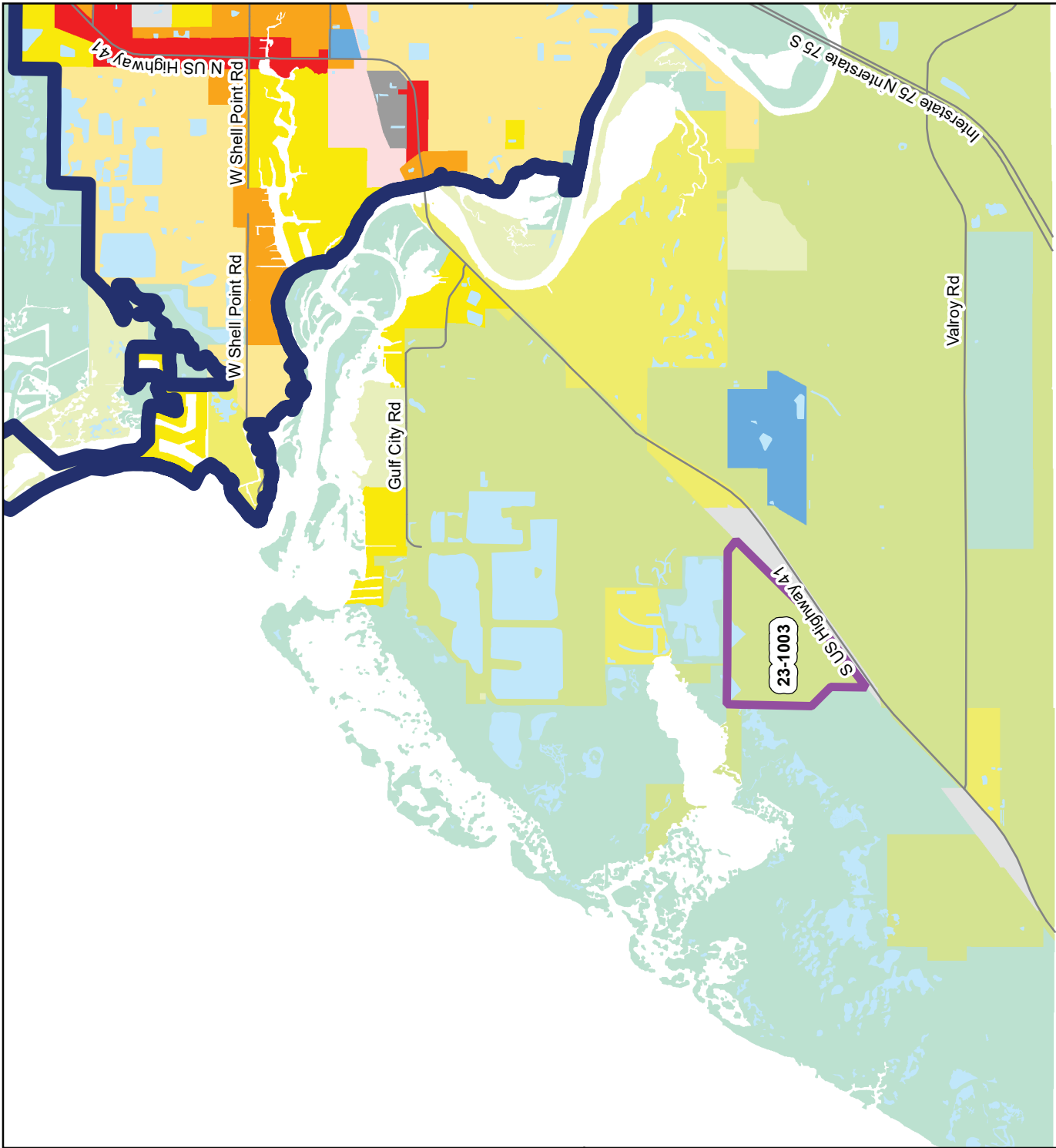
- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Major Roads

- wam NATURAL LULC\_Wet\_Poly
- AGRICULTURAL/MINING-1/20 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 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)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (.75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.75 FAR)
- LIGHT INDUSTRIAL (.75 FAR)
- HEAVY INDUSTRIAL (.75 FAR)
- PUBLIC/QUASI-PUBLIC
- 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. This map is for informational purposes only and is not intended to be used as a legal document. It is intended that the user of this map will verify the accuracy of the information shown on this map with the appropriate authorities. Hillsborough County City-County Planning Commission. ACCURACY: It is intended that the user of this map will verify the accuracy of the information shown on this map with the appropriate authorities. Hillsborough County City-County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate website.



Map Printed from Rezoning System: 9/27/2023  
Author: Beverly F. Daniels  
File: G:\Rezoning\System\MapProject\HillCounty\hRezonings - Copy.mxd



MANATEE COUNTY



**Hillsborough  
County Florida**

DEVELOPMENT REVIEW

Natural Resources

## AGENCY REVIEW COMMENT SHEET

**TO:** Zoning Review, Development Services

**REVIEWER:** Lori Moreda, Engineering Associate  
Carla Shelton, Review Manager

**APPLICANT:** Farmland Reserve, Inc. **PID:** SU-23-1003

**LOCATION:** 5015 South US Hwy 41 Ruskin, FL 33570

**REVIEW DATE:** 11/07/2023 **FOLIO:** 32830.0000, 32841.0000

Agency Review Comments: Development Services, Natural Resources has **no objection** to this project as proposed.

1. The land excavation shall be limited to a maximum of **4,000,000** million cubic yards of material.
2. Maximum depth of excavation shall not exceed the depths shown on the approved site plan (for this special use permit) dated August 2023. The depth maybe reduced at the point of operating permit issuance based on geological/hydrological factors, or after operating permit issuance based on on-site geological/hydrological factors.
3. Approval of the special use permit does not guarantee approval of an operating permit.
4. The excavation shall conform to the conditions of the special use permit approval and the site plan dated August 2023.
5. No mulch to be used stabilize lake banks or within the excavation (lake) site itself.
6. Entire site shall be fenced, and the access point gated and locked when not in operation.



7. Failure to comply with any condition of the operating permit shall result in the issuance of an immediate cease and desist order of all land excavation operations. Followed by the issuance of a formal notice of violation with a specific timeframe to correct. Failure to correct within the specified timeframe shall result in revocation of the operating permit.
8. The financial security device shall be based on the most current financial security worksheet and shall remain in effect a minimum of 13 months after the operating permit has expired. The financial security device shall be sufficient to reclaim the site as required by LDC, including:
  - a. The standard slope for the side of a lake creation, including ditches, shall be four feet measured horizontally to one foot measured vertically (4:1) to a depth of six feet below normal water level, then no steeper than two feet measured horizontally to one foot measured vertically (2:1) to the bottom of the excavation.
  - b. A landscaped littoral shelf shall be incorporated along a minimum of 30 percent of the bank along the entire perimeter of the excavation. The littoral shelf shall be landscaped with native wetland plants as listed in the approved wetland plant list from Hillsborough County Natural Resources.
  - c. Lake Creation—All side slopes shall be stabilized by seed or sod to a minimum elevation of six feet below normal low water level.





## Agency Review Comment Sheet

**NOTE:** Wellhead Resource Protection Areas (WRPA), Potable Water Wellfield Protection Areas (PWWPA), and Surface Water Resource Protection Areas (SWRPA) reviews are based on the most current available data on the Hillsborough County maps, as set forth in Part 3.05.00 of the Land Development Code.

**TO:** Zoning Review, Development Services      **REQUEST DATE:** 9/25/2023

**REVIEWER:** Kim Cruz, Environmental Supervisor      **REVIEW DATE:** 9/26/2023

**APPLICANT:** Farmland Reserve, Inc.      **PID:** 23-1003

**LOCATION:** 5015 South 41 Hwy. Ruskin, FL 33570

**FOLIO NO.:** 32830.0000, 32841.0000

### AGENCY REVIEW COMMENTS:

Based on the most current data, the proposed project is not located within a Wellhead Resource Protection Area (WRPA), Surface Water Resource Protection Area (SWRPA) and/or a Potable Water Wellfield Protection Area (PWWPA), as defined in Part 3.05.00 of the Land Development Code (LDC).

Hillsborough County Environmental Services Division (EVSD) has no objection.