**Rezoning Application:** PD 24-0459

**Zoning Hearing Master Date:** January 14, 2025

**BOCC Hearing Meeting Date:** March 11, 2025



**Development Services Department** 

#### **1.0 APPLICATION SUMMARY**

Applicant: William H. Roberts

FLU Category: Community Mixed Use -12

(CMU-12)

Service Area: Urban

Site Acreage: 1.73 MOL

Community

Plan Area: Seffner Mango

Overlay: None



#### Introduction Summary:

The applicant proposes to rezone a parcel from AS-1 (Agricultural Single-Family) to PD 24-0459 (Planned Development) to allow for an 8 space Mobile Home Park.

	Existing	Proposed
District(s)	AS-1	PD 24-0459
Typical General Use(s)	Single-Family Residential/Agricultural	Mobile Home Park
Acreage	1.73 MOL	1.73 MOL
Density/Intensity	1 du/ ga	4.62 du/ga
Mathematical	1 unit	8 units
Maximum*	1 dillit	o units

<sup>\*</sup>number represents a pre-development approximation

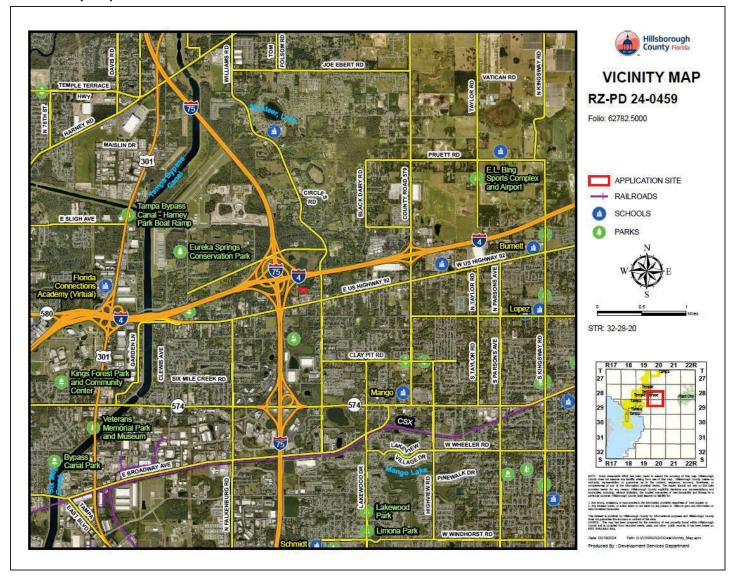
Development Standards:	Existing	Proposed
District(s)	AS-1	PD 24-0459
Lot Size / Lot Width	43,560 sf / 150'	3,240 sf / 45'
Setbacks/Buffering and Screening	50' Front 50' Rear 15' Sides	5' Front 5' Rear 5' Sides
Height	50′	35′
A shalibi a so al los faciones abi a so s		

Additional Information:	
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	LDC Sec 6.11.110.I.5

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

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.1 Vicinity Map



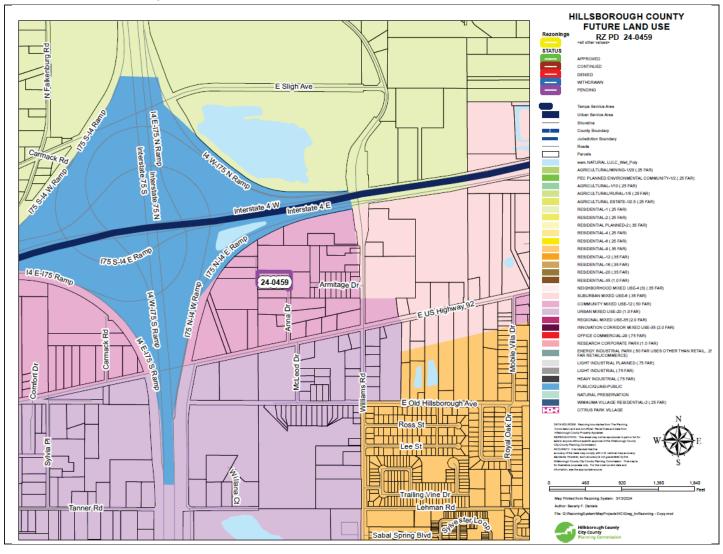
#### **Context of Surrounding Area:**

The subject property is located at 5613 Anna Drive Tampa. The area consists of single-family residential, light industrial and commercial. Located further to the northwest is the major intersection of Interstate 75 and Interstate 4.

#### Case Reviewer: Chris Grandlienard, AICP

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

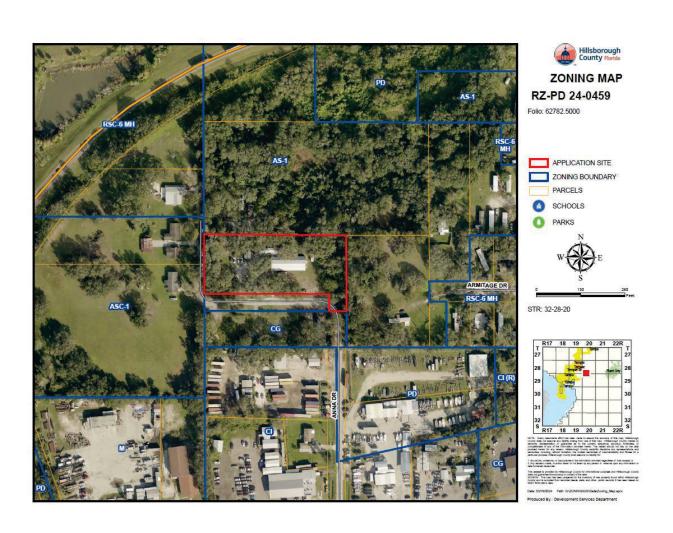
#### 2.2 Future Land Use Map



Subject Site Future Land Use Category:	Community Mixed Use -12 (CMU-12)
Maximum Density/F.A.R.:	12.0 du/ga / 0.50 F.A.R.
Typical Uses:	Agricultural, residential, commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects.

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

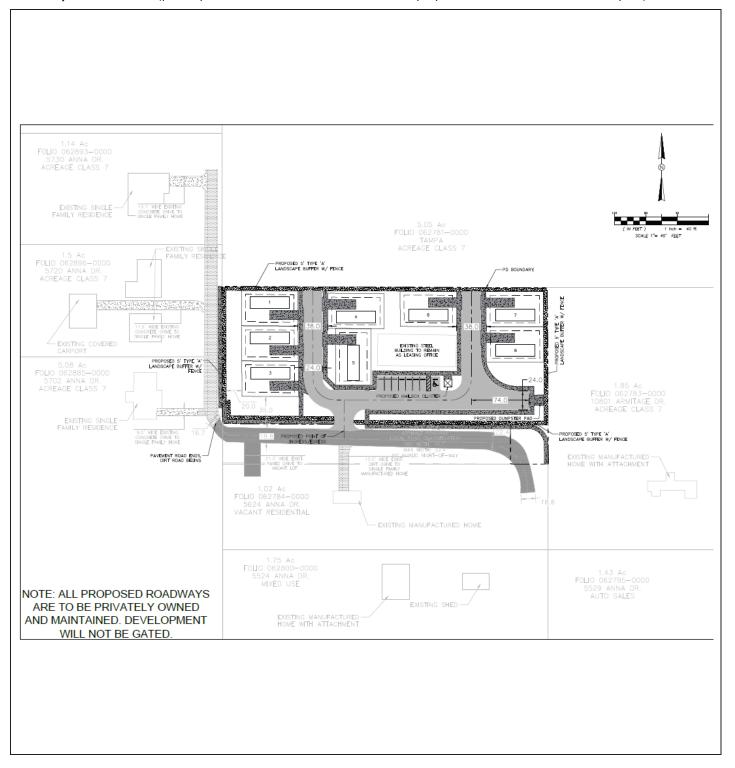
#### 2.3 Immediate Area Map



Adjacent Zonings and Uses					
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:  Allowable Use:		Existing Use:	
North	AS-1	1 du/ga	Single-Family Residential/Agricultural	Vacant	
South	AS-1, CG	1 du/ga, CG: 0.27 F.A.R.	County ROW CG: General Commercial	County ROW, CG: Vacant	
East	AS-1	1 du/ga	Single-Family Residential/Agricultural	Vacant	
West	ASC-1	1 du/ga	Single-Family Residential/Agricultural Conventional Only	Single-Family Residential	

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)



APPLICATION NUMBER:	PD 24-0459	
ZHM HEARING DATE:	January 14, 2025	
BOCC HEARING DATE:	March 11, 2025	Case Reviewer: Chris Grandlienard, AICP

#### 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	
Anna Dr.	County Local - Urban	2 Lanes  ⊠Substandard Road  □ Sufficient ROW Width	<ul><li>☐ Corridor Preservation Plan</li><li>☐ Site Access Improvements</li><li>☐ Substandard Road Improvements</li><li>☐ Other</li></ul>	

Project Trip Generation ☐ Not applicable for this request						
	Average Annual Daily Trips A.M. Peak Hour Trips P.M. Peak Hour Trips					
Existing	9	1	1			
Proposed	57	3	8			
Difference (+/-)	+48	+2	+7			

<sup>\*</sup>Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access ☐ Not applicable for this request						
Project Boundary	roject Boundary Primary Access Additional Cross Access Finding					
North		None	None	Meets LDC		
South	Х	None	None	Meets LDC		
East		None	None	Meets LDC		
West		None	None	Meets LDC		
Notes:						

<b>Design Exception/Administrative Variance</b> ⊠Not applicable for this request					
Road Name/Nature of Request Type Finding					
Choose an item. Choose an item.					
Notes:					

APPLICATION NUMBER: PD 24-0459

ZHM HEARING DATE: January 14, 2025

BOCC HEARING DATE: March 11, 2025 Case Reviewer: Chris Grandlienard, AICP

#### 4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes □ No	☐ Yes ⊠ No	□Yes ⊠No	
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ⊠ No	
Natural Resources	⊠ Yes □ No	☐ Yes ☑ No	⊠ Yes □ No	
Environmental Services	⊠ Yes □ No	□ Yes ☑ No	□ Yes ⊠ No	
Check if Applicable:	☐ Potable W	/ater Wellfield Pro	tection Area	
$\square$ Wetlands/Other Surface Waters	☐ Significan	t Wildlife Habitat		
$\square$ Use of Environmentally Sensitive Land	☐ Coastal H	igh Hazard Area		
Credit	☐ Urban/Sul	ourban/Rural Scen	ic Corridor	
☐ Wellhead Protection Area	☐ Adjacent	to ELAPP property		
☐ Surface Water Resource Protection Area	⊠ Other Air	port Height Restri	ction: 90' AMS	L
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation	⊠ Yes	☐ Yes	⊠ Yes	
☐ Design Exc./Adm. Variance Requested	□ No	⊠ No		See report.
☐ Off-site Improvements Provided	-		_	
Hillsborough County School Board	⊠ Yes	│ │ □ Yes	□Yes	
Adequate $\boxtimes$ K-5 $\boxtimes$ 6-8 $\boxtimes$ 9-12 $\square$ N/A	□ No	⊠ No	⊠No	
Inadequate ☐ K-5 ☐6-8 ☐9-12 ☐N/A				
Service Area/ Water & Wastewater	⊠ Yes	☐ Yes	☐ Yes	An individual permit will
⊠Urban ☐ City of Tampa	□ No	⊠ No	⊠ No	be required.
☐ Rural ☐ City of Temple Terrace				,
Impact/Mobility Fees (Fee estimate is based on a 1,500 square Mobility: \$3,455 * 8 = \$27,640 Parks: \$1,957 * 8 = \$15,656 School: \$7,027 * 8 = \$56,216 Fire: \$335 * 8 = \$2,680 Mobile Home total				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
☐ Meets Locational Criteria   ⊠ N/A	⊠ Yes	☐ Inconsistent	□ Yes	
$\square$ Locational Criteria Waiver Requested	□No	□ Consistent	⊠ No	
☐ Minimum Density Met				

APPLICATION NUMBER:	PD 24-0459	
ZHM HEARING DATE:	January 14, 2025	
BOCC HEARING DATE:	March 11, 2025	Case Reviewer: Chris Grandlienard, AICP

#### **5.0 IMPLEMENTATION RECOMMENDATIONS**

#### 5.1 Compatibility

The surrounding uses are similar to the request, single-family residential, with a mobile home park located further to the east. Neighboring zonings AS-1 and RSC-6 (MH) adjacent to and in the immediate vicinity also permit mobile homes.

Therefore, the rezoning of the subject parcel from AS-1 to PD with an 8-space mobile home park would be consistent with the existing zoning pattern of the area.

Based on the above considerations staff finds the requested PD zoning district compatible with the existing zoning and development pattern in the area.

#### 5.2 Recommendation

Approval, subject to proposed conditions.

APPLICATION NUMBER:	PD 24-0459	
ZHM HEARING DATE:	January 14, 2025	
BOCC HEARING DATE:	March 11, 2025	Case Reviewer: Chris Grandlienard, AICP

#### **6.0 PROPOSED CONDITIONS**

#### **Requirements for Certification:**

Prior to certification, the applicant shall:

- 1. Add space size and space width to site plan.
- 2. Add waiver request regarding LDC Section 6.11.110.I.5 to the site plan.
- 3. Remove current land use from site plan.

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted December 17, 2024.

- 1. Development shall be limited to 8 mobile home spaces and a leasing office.
- 2. Development shall proceed with the following standards:
  - a. Minimum perimeter setbacks:

North: 5 feet
South: 35 feet
East: 5 feet
West: 25 feet

b. Minimum mobile home space setbacks:

Front: 5 feet Side: 5 feet

Rear: 5 feet; including three-foot easements for utilities

- c. Five-foot wide, type A, buffers shall be provided along the north, south, east, and west property boundaries.
- d. Mobile home spaces must be contain at least 2,800 square feet and the average area for all mobile home spaces must contain at least 3,200 square feet; and
- e. Maximum height: 35 feet
- 3. Mobile homes that are replaced must meet the minimum setback requirements of LDC, 6.11.110.I.3.
- 4. The site shall have one access connection on Anna Dr., as shown on the PD site plan.
- 5. Notwithstanding anything shown on the PD site plan, minimum off-street parking spaces shall be provided for per Sec. 6.05.02 of the LDC and designed consistent with the County Transportation Technical Manual.

APPLICATION NUMBER:	PD 24-0459	
ZHM HEARING DATE:	January 14, 2025	
BOCC HEARING DATE:	March 11, 2025	Case Reviewer: Chris Grandlienard, AICP

- 6. Notwithstanding anything shown on the PD site plan, the external sidewalk along the project frontage shall be designed and constructed consistent with Section 6.03.03 of the Land Development Code and the Transportation Technical Manual.
- 7. Notwithstanding anything shown on the site plan, ADA/sidewalk connections shall be provided from all site access points to all building entrances and parking areas.
- 8. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- 9. All construction ingress and egress shall be limited to the project access as shown on the PD site plan. The developer shall include a note in each site/construction plan submittal which indicates same.
- 10. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.
- 11. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
- 12. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- 13. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 14. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:	J. Brian Grady

Case Reviewer: Chris Grandlienard, AICP

APPLICATION NUMBER:

ZHM HEARING DATE:

**BOCC HEARING DATE:** 

PD 24-0459

January 14, 2025

March 11, 2025

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.

APPLICATION NUMBER: PD 24-0459

ZHM HEARING DATE: January 14, 2025

BOCC HEARING DATE: March 11, 2025 Case Reviewer: Chris Grandlienard, AICP

#### 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

The applicant is requesting is a waiver to the requirements in LDC Sec 6.11.110.I.5: There shall be a setback of 50 feet in depth along major streets abutting a mobile home or recreational vehicle park, and a setback of not less than 25 feet in depth between the mobile homes and the park boundaries, except a common property line shared with other such parks where the setback requirements will be ten feet on each side of the property to the units. The applicant is requesting a waiver from the 25-foot requirement and instead require a 5-foot park boundary to the north and east.

The following are site considerations argued by the applicant for the waiver request:

- 1. Adjacent Properties
- a) The surrounding properties are largely vacant and wooded, with more than 100 feet of separation.
- b) The proposed development has been designed in an effort to minimize the effects to these properties.
- 2. Locational Benefits
- a) The proposed development is located with very easy access to Interstates 75 and 4.
- b) Traveling around the state is made easier from this parcel.
- 3. Traffic Control
- a) Traffic on Anna Drive will be managed by an existing traffic light at the corner of Anna Drive and US HWY 92.
- 4. Community Enhancement
- a) The current visual state of the property is poor. We hope to help with the beautification of the area. b) The design of the development has taken nearby residents into account and has minimal impact to them. c) An offsite sidewalk has been provided to help aid in pedestrian safety.
- d) Nearby businesses will benefit from the tenants.

The parcel is adjacent to CG to the south and there are vacant parcels to the north and east. In addition, Type A screening is being provided, as required. In consideration, staff finds the considerations sufficient for waiver request approval for requirements in LDC Sec 6.11.110.I.5.

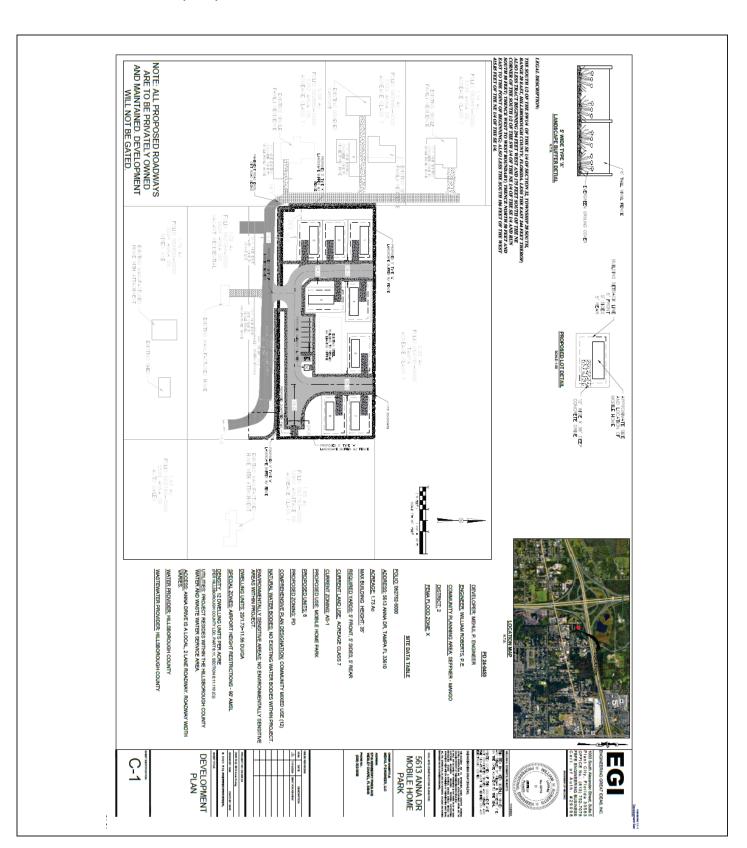
APPLICATION NUMBER: PD 24-0459

ZHM HEARING DATE: January 14, 2025

BOCC HEARING DATE: March 11, 2025

Case Reviewer: Chris Grandlienard, AICP

#### 8.0 PROPOSED SITE PLAN (FULL)



APPLICATION NUMBER: PD 24-0459

ZHM HEARING DATE: January 14, 2025

BOCC HEARING DATE: March 11, 2025

Case Reviewer: Chris Grandlienard, AICP

#### 9.0 FULL TRANSPORTATION REPORT (see following pages)

#### AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department DATE			DATE: 1/02/2025
REV	TEWER: Richard Perez, AICP	AGENCY/DEPT: Tr	ransportation
PLA	NNING AREA/SECTOR: SM/ Central	PETITION NO: 1	PD 24-0459
	This agency has no comments.		
	This agency has no objection.		
X	This agency has no objection, subject to the	listed or attached condition	ons.
	This agency objects for the reasons set forth	below.	

#### CONDITIONS OF APPROVAL

- The site shall have one access connection on Anna Dr., as shown on the PD site plan.
- Notwithstanding anything shown on the PD site plan, minimum off-street parking spaces shall be provided for per Sec. 6.05.02 of the LDC and designed consistent with the County Transportation Technical Manual.
- Notwithstanding anything shown on the PD site plan, the external sidewalk along the project frontage shall be designed and constructed consistent with Section 6.03.03 of the Land Development Code and the Transportation Technical Manual.
- Notwithstanding anything shown on the site plan, ADA/sidewalk connections shall be provided from all site access points to all building entrances and parking areas.
- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle
  and pedestrian access may be permitted anywhere along the project boundaries.
- All construction ingress and egress shall be limited to the project access as shown on the PD site
  plan. The developer shall include a note in each site/construction plan submittal which indicates
  same.

#### PROJECT SUMMARY AND ANALYSIS

The subject property is located at 5613 Anna Dr., approximately 673 feet north of US Hwy 92. The applicant is requesting to rezone a +/- 1.73-acre site from Agricultural, Single Family 1(AS-1) to Planned Development (PD). The proposed PD is seeking approval of a mobile home park with 8 units. The future land use designation is Community Mixed Use 12 (CMU-12).

Staff has prepared a comparison of the potential trips generated by development permitted, based upon the Institute of Transportation Engineer's <u>Trip Generation Manual</u>, 11th Edition, under the existing and proposed zoning designations utilizing a generalized worst-case scenario.

APPLICATION NUMBER: PD 24-0459
ZHM HEARING DATE: January 14, 2025

BOCC HEARING DATE: March 11, 2025 Case Reviewer: Chris Grandlienard, AICP

#### Approved Uses:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Hour AM	
AR, 1 Single Family Detached Dwelling Unit (ITE LUC 210)	9	1	1

#### Proposed PD Uses:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 8-Unit Mobile Home Park (ITE LUC 240)	57	3	8

#### Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
	way volume		PM
Difference (+/-)	+48	+2	+7

The proposed change will result in an increase in potential maximum trips of 48 daily trips, 2 peak hour trips in the AM and 7 peak hour trips in the PM.

#### TRANSPORTATION INFRASTRUCTURE SERVING THE SITE AND SITE ACCESS

Anna Dr. is a substandard local roadway, maintained by the County. The roadway consists of +/- 17 to 20foot paved surface in poor condition, lying within a +/- 50-foot wide right-of-way along the project's western boundary. There are no sidewalks or bicycle facilities present along Anna Dr. in the vicinity of the proposed project.

Per the Transportation Technical Manual (TTM) a Local Urban Road Typical Section (TS-3) requires 10' travel lanes within 50' minimum right of way for a Residential Development.

While Anna Dr. is substandard, by policy of the County Engineer projects generating 10 or fewer total peak hour trips are considered de minimis provided the roadways meet minimum life safety standards (i.e. 15 feet of pavement in a 20-foot clear area).

#### SITE ACCESS

The project proposes a single vehicular and pedestrian access connection to Anna Dr.

The applicant will be required to construct a sidewalk along the site frontages consistent with Section 6.03.03 of the Land Development Code and the County Transportation Technical Manual.

At the time of construction/site plan review, the applicant will be required to show ADA/sidewalk connections from all site access points to all building entrances and parking areas consistent with Section 6.02.03. B. of the LDC and the County Transportation Technical Manual.

Additionally, parking shall be provided consistent with Section 6.05.02 of the LDC and County Transportation Technical.

APPLICATION NUMBER: PD 24-0459

ZHM HEARING DATE: January 14, 2025

BOCC HEARING DATE: March 11, 2025 Case Reviewer: Chris Grandlienard, AICP

#### ROADWAY LEVEL OF SERVICE

Anna Dr. is not a regulated roadway and not included on the 2020 Hillsborough County Level of Service (LOS) Report.

FDOT Generalized Level of Service					
Roadway From To LOS Standard Peak Hr Directional LOS					
US HWY 92	WILLIAMS RD	US HWY 301	D	C	

Source: 2020 Hillsborough County Level of Service (LOS) Report

#### **COUNTY OF HILLSBOROUGH**

# RECOMMENDATION OF THE LAND USE HEARING OFFICER

**APPLICATION NUMBER:** RZ PD 24-0459

**DATE OF HEARING:** January 14, 2025

APPLICANT: Suresh Patel

**PETITION REQUEST:** A request to rezone property from AS-1

to PD to permit an 8-space mobile home

park

**LOCATION:** 5613 Anna Drive

**SIZE OF PROPERTY:** 1.73 acres, m.o.l.

**EXISTING ZONING DISTRICT**: AS-1

**FUTURE LAND USE CATEGORY:** CMU-12

SERVICE AREA: Urban

COMMUNITY PLAN: Seffner Mango

#### **DEVELOPMENT REVIEW STAFF REPORT**

\*Note: Formatting issues prevented the entire Development Services
Department staff report from being copied into the Hearing Master's
Recommendation. Therefore, please refer to the Development Services
Department web site for the complete staff report.

#### 1.0 APPLICATION SUMMARY

Applicant: William H. Roberts

FLU Category: Community Mixed Use -12 (CMU-12)

Service Area: Urban

Site Acreage: 1.73 MOL

Community Plan Area: Seffner Mango

Overlay: None

#### Introduction Summary:

The applicant proposes to rezone a parcel from AS-1 (Agricultural Single-Family) to PD 24-0459 (Planned Development) to allow for an 8 space Mobile Home Park.

#### Additional Information:

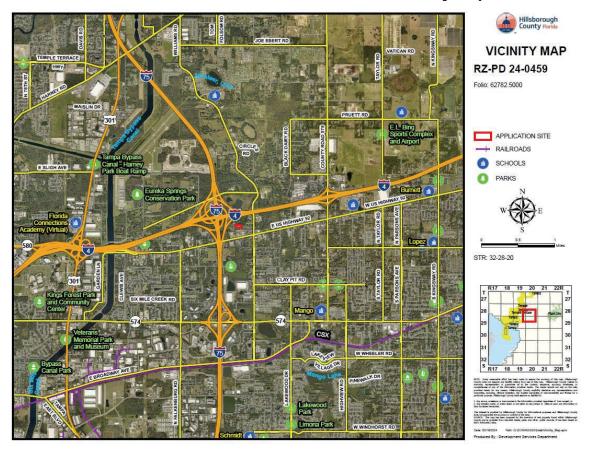
PD Variation(s): None requested as part of this application Waiver(s) to the Land Development Code: LDC Sec 6.11.110.I.5

Planning Commission Recommendation: Consistent

**Development Services Recommendation:** Approvable, subject to proposed conditions

2

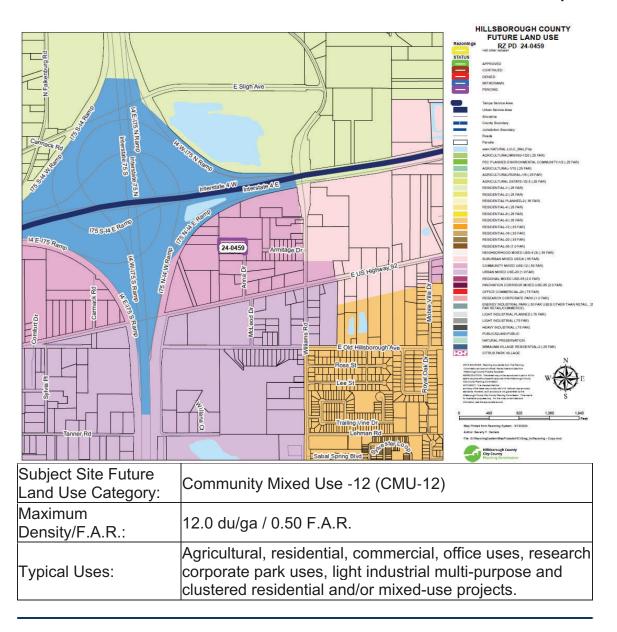
#### 2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



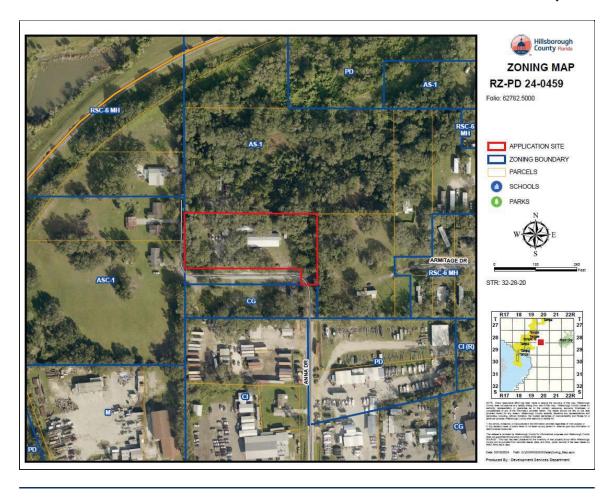
#### **Context of Surrounding Area:**

The subject property is located at 5613 Anna Drive Tampa. The area consists of single-family residential, light industrial and commercial. Located further to the northwest is the major intersection of Interstate 75 and Interstate 4.

#### 2.0 LAND USE MAP SET AND SUMMARY DATA 2.2 Future Land Use Map

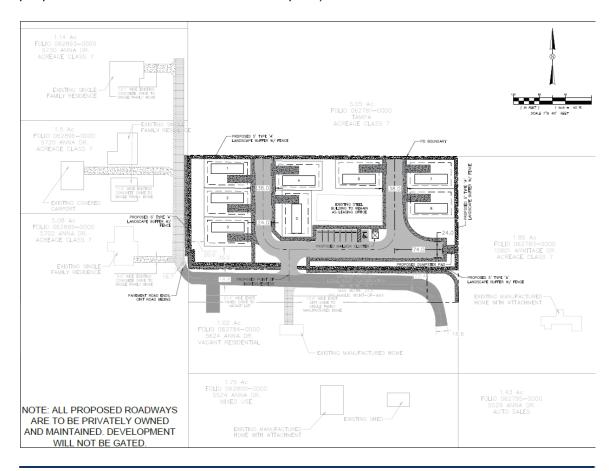


#### 2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map



#### 2.0 LAND USE MAP SET AND SUMMARY DATA

**2.4 Proposed Site Plan** (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)



# 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**

		2 Lanes	□ Corridor Preservation Plan
Anna	County Local -	⊠Substandard Road	☐ Site Access Improvements
Dr.	Urban	□ Sufficient ROW	□ Substandard Road
		Width	Improvements □ Other

#### 4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY INFORMATION/REVIEWI **NG AGENCY** Condition Additional Comment **Objections Environmental:** Information/Comme Requeste Received nts ☐ Yes □Yes Environmental Protection ☐ Yes ☐ Commission No ⊠No ⊠No Check if Applicable: ☐ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit □ Wellhead Protection Area ☐ Surface Water Resource Protection Area ☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat ☐ Coastal High Hazard Area ☐ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property Comments Conditions Additional **Public Facilities:** Requested Information/Comments Received **Transportation** □ Design Exc./Adm. ⊠ Yes □ ⊠ Yes □ ☐ Yes ⊠No See report. Variance No No Requested Offsite Improvements Provided Hillsborough County School Board ⊠ Yes □ □ Yes □ Adequate ⊠ K-5 □Yes ⊠No No No ⊠6-8 ⊠9-12 □N/A Inadequate □ K-5 □6-8 □9-12 □N/A

Service Area/ Water & Wastewater  Surban City of Tampa Rural City of	⊠ Yes □No	□ Yes ⊠No	□ Yes ⊠No	An individual permit will be required.
Temple Terrace				
Impact/Mobility F	ees			
\$3,455 * 8 = \$27,6 Parks: \$1,957 * 8 = School: \$7,027 * 8 Fire: \$335 * 8 = \$2	40 = \$15,656 = \$56,216	Home total 1		Iome Unit) Mobility: 02,192
Comprehensive	Comments Received	Findings	Conditions	
Plan:	Received	i ilidiligs	Requested	Information/Comments
Planning Commission  ☐ Meets Locational Criteria ☑N/A ☐	⊠ Yes □	□ Inconsistent		

#### **5.0 IMPLEMENTATION RECOMMENDATIONS**

#### 5.1 Compatibility

The surrounding uses are similar to the request, single-family residential, with a mobile home park located further to the east. Neighboring zonings AS-1 and RSC-6 (MH) adjacent to and in the immediate vicinity also permit mobile homes.

Therefore, the rezoning of the subject parcel from AS-1 to PD with an 8-space mobile home park would be consistent with the existing zoning pattern of the area.

Based on the above considerations staff finds the requested PD zoning district compatible with the existing zoning and development pattern in the area.

#### 5.2 Recommendation

**Approval**, subject to proposed conditions.

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

#### **SUMMARY OF HEARING**

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on January 14, 2025. Ms. Colleen Marshall of the Hillsborough County Development Services Department introduced the petition.

Mr. William Smith 1003 South Alexander Street Suite 5 Plant City testified on behalf of the applicant. Mr. Smith stated that the property is an existing industrial lot in the middle of residential on all sides except to the north. The request is to rezone to develop a mobile home park. He described the surrounding land uses. Mr. Smith concluded his remarks by stating that the application includes a request to reduce the setback from 25 feet to 5 feet along the northern and eastern sides of the parcel.

Mr. Chris Grandlienard, Development Services Department testified regarding the County's staff report. He detailed the request to rezone from AS-1 to Planned Development to permit an 8 space mobile home park. He described the surrounding land uses and stated that staff finds the rezoning approvable.

Ms. Alexis Myers of the Planning Commission staff testified that the property is within the Community Mixed Use-12 Future Land Use category and located in the Seffner Mango Community Plan and the Urban Service Area. She listed numerous policies that the requested rezoning complies with and stated that the request is consistent the Future of Hillsborough Comprehensive Plan.

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

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

County staff and Mr. Smith did not have additional comments.

The hearing was then closed.

#### **EVIDENCE SUBMITTED**

No documents were submitted into the record.

#### **PREFACE**

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

#### FINDINGS OF FACT

- 1. The subject site is 1.73 acres in size and is zoned Agricultural Single-Family-1 (AS-1). The property is designated Community Mixed Use-12 (CMU-12) by the Comprehensive Plan. The subject property is located in the Seffner Mango Community Plan and the Urban Service Area.
- 2. The request to rezone from AS-1to PD is to permit the development of an 8-space mobile home park
- 3. No Planned Development variations are requested.
- 4. A waiver is requested to Land Development Code Section 6.11.110.I.5 regarding the required setback between the mobile homes and the park boundary. The applicant is requesting to reduce the required 25 foot setback to 5 feet along the northern and eastern boundaries. The applicant justifies the request based on the adjacent parcels being mostly vacant and wooded with more than 100 feet of separation.
  - The waiver is justified given that the required Type A screening will be provided by the applicant and the existing trees and vegetation.
- 5. The Planning Commission staff supports the rezoning request. Staff found the rezoning consistent with the Future of Hillsborough Comprehensive Plan.
- 6. The surrounding parcels are zoned AS-1, ASC-1 and CG and mostly vacant.
- 7. The rezoning to PD for the development of an 8-space mobile home park is consistent with the development pattern as well as the Land Development Code and the Comprehensive Plan.

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

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

#### **CONCLUSIONS OF LAW**

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

#### **SUMMARY**

The request is to rezone 1.73 acres from AS-1 to PD for the purpose of developing an 8-space mobile home park.

No Planned Development variations are requested.

A waiver is requested to Land Development Code Section 6.11.110.I.5 regarding the required setback between the mobile homes and the park boundary. The applicant is requesting to reduce the required 25 foot setback to 5 feet along the northern and eastern boundaries. The applicant justifies the request based on the adjacent parcels being mostly vacant and wooded with more than 100 feet of separation. The waiver is justified given that the required Type A screening will be provided by the applicant and the existing trees and vegetation.

The Planning Commission staff supports the request and found the rezoning consistent with and the Comprehensive Plan.

The rezoning to PD for the development of an 8-space mobile home park is consistent with the existing residential development pattern and the Land Development Code and the Comprehensive Plan.

#### RECOMMENDATION

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

Susan M. Finch, AICP

Sum M. Fine

Land Use Hearing Officer

February 5, 2025

Date



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

Unincorporated Hillsborough County Rezoning Consistency Review		
Hearing Date: January 14, 2025  Report Prepared: January 3, 2025	Case Number: PD 24-0459  Folio(s): 62782.5000  General Location: North of Anna Drive, south of Interstate-4	
Comprehensive Plan Finding	CONSISTENT	
Adopted Future Land Use	Community Mixed Use-12 (12 du/ga; 0.50 FAR)	
Service Area	Urban Service Area	
Community Plan(s)	Seffner-Mango	
Rezoning Request	Agricultural Single-Family (AS-1) to Planned Development (PD) to allow an eight lot Mobile Home Park	
Parcel Size	1.73 ± acres	
Street Functional Classification	Anna Drive – <b>Local</b> Interstate-4 – <b>State Principal Arterial</b>	
Commercial Locational Criteria	Not Applicable	
Evacuation Area	Е	

Table 1: COMPARISON OF SURROUNDING PROPERTIES				
Vicinity	Future Land Use Designation	Zoning	Existing Land Use	
Subject Property	Community Mixed Use-12	AS-1	Single Family Residential	
North	Community Mixed Use-12 + Public/Quasi-Public	AS-1 + PD + AR	Vacant	
South	Community Mixed Use-12 + Urban Mixed Use-20	CG + CI + PD	Public/Quasi- Public/Institutions + Light Commercial + Single Family Residential	
East	Community Mixed Use-12 + Suburban Mixed Use-6	ASC-1 + RSC-6 + PD	Vacant + Single Family Residential + Mobile Home Park	
West	Community Mixed Use-12 + Public/Quasi-Public	ASC-1 + RSC-6	Single Family Residential	

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

The  $1.84 \pm$  acre subject site is located north of Anna Drive, south of Interstate-4. The site is in the Urban Service Area and is within the limits of the East Lake-Orient Park Community Plan. The applicant is requesting a rezoning from the Agricultural Single Family (AS-1) zoning district to a Planned Development (PD) to allow an eight lot Mobile Home Park.

The site is in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the County's growth is to be directed. Policy 1.4 requires all new development to be compatible with the surrounding area, noting that "compatibility does not mean "the same as" Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The subject site currently has single-family uses. Single-family uses are also to the west and east. Vacant land is to the north, south and east. There is a mobile home park to the east as well. Light and heavy commercial uses are to the south. The proposed rezoning from AS-1 to a PD meets the intent of FLUE Objective 1 and FLUE Policy 1.4.

FLUE Objective 7, FLUE Objective 8 and each of their respective policies establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each Future Land Use category. 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 set 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 within the land use designation. Appendix A contains a description of the character and intent permitted in each of the Future Land use categories. The site is in the Community Mixed Use-12 (CMU-12) Future Land Use category. The CMU-12 Future Land Use category allows for the consideration of residential, community scale retail commercial, office uses,

PD 24-0459 2

research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed use projects ay appropriate locations. As the language states above, residential is allowed; therefore, the proposed Planned Development meets FLUE Objective 7, FLUE Objective 8 and each of their respective policies.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2). At the time of uploading this report, Transportation had no objection to the proposed request, therefore it meets FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2.

The proposal meets the intent of FLUE Objective 16 which require new development to be compatible to the surrounding neighborhood. The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies. Goal 12 and Objective 12-1 of the Community Design Component (CDC) of the FLUE require new developments to recognize the existing community and be designed to relate to and be compatible with the predominant character of the surrounding area. In this case, the surrounding land use pattern is mostly comprised of mixed uses. There are single-family uses, vacant land, a mobile home park, as well as light and heavy commercial around the subject site. The proposed Plan Development will complement the surrounding area.

The site meets the intent of the goals and strategies of the Seffner-Mango Community Plan. Goal 5 under the Plan ensures a balanced transportation system that reflects the community's character and provides for options including walking, bicycling and transit. According to the revised request uploaded into Optix on January 2, 2025 the proposed mobile home park will propose a five-foot wide sidewalk, connecting pedestrian traffic throughout the community to the front office, which is an existing steel building. A five-foot wide offsite sidewalk has also been proposed. Goal 2 enhances community character and ensure quality residential and nonresidential development. The proposed eight lot mobile home park development will provide an opportunity for homeownership which is preferred under the Seffner-Mango Community Plan.

Overall, staff finds that the proposed use is an allowable use in the CMU-12 category, is compatible with the existing development pattern found within the surrounding area and does support the vision of the Seffner-Mango Community Plan. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

#### Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed Planned Development **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*.

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Staff Identified Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan* Related to the Request:

**FUTURE LAND USE ELEMENT** 

**Urban Service Area** 

PD 24-0459

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

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

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

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

#### **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 a 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.

#### 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.

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**Objective 10:** Development orders shall not be issued unless development is suitable for the physical conditions of the land, including, but not limited to, topographical and soil conditions, and development mitigates those adverse impacts that it creates upon the physical conditions of the land that may affect the health, safety and/or welfare of the people who live and work within those particular areas.

**Policy 10.3:** Continue to review, amend, and implement land development regulations to ensure the protection of the attributes, functions, and amenities of the natural environment under all projected growth scenarios.

#### **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.

#### **Community Development and Land Uses**

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

**Policy 16.3:** Development and redevelopment shall be integrated with the adjacent land uses through the creation of like uses, or creation of complementary uses, or mitigation of adverse impacts, and transportation/pedestrian connections.

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

#### **HOUSING SECTION**

**Objective 1.1:** Support a range of housing options to affordably meet the needs of current and future residents.

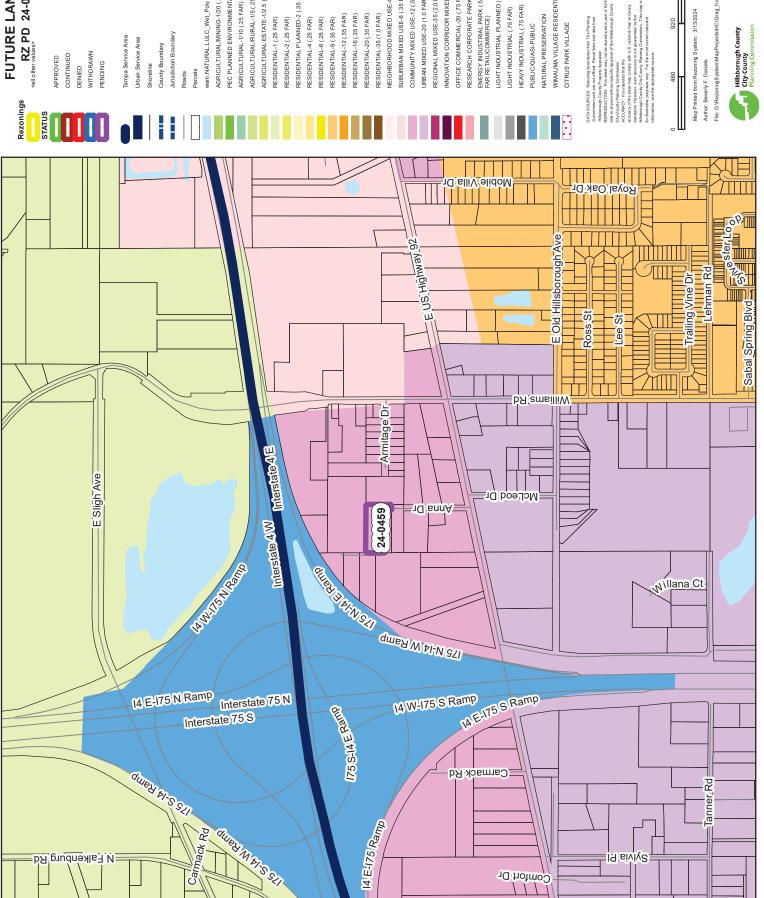
**Policy 1.1.8:** Encourage a variety of housing types, including single-family, multi-family, and missing middle housing, to diversify the housing stock and provide Hillsborough County residents with more housing options across a range of income levels.

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#### LIVABLE COMMUNITIES ELEMENT: SEFFNER-MANGO COMMUNITY PLAN

- **2. Goal:** Enhances community character and ensure quality residential and nonresidential development. **Strategies:** 
  - Support in-fill development and redevelopment within the Urban Service Area while providing for compatibility with existing uses
- **5. Goal:** Ensure safety and mobility by supporting transportation improvements including roadway improvements, transit service, bicycle and pedestrian opportunities. **Strategies:** 
  - Support multi-modal transportation including walking and biking.
  - Require new development to provide sidewalks and support the County's sidewalk improvement program.

PD 24-0459



# HILLSBOROUGH COUNTY

**FUTURE LAND USE** RZ PD 24-0459

Urban Service Area County Boundary

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR) AGRICULTURAL/MINING-1/20 (.25 FAR)

AGRICULTURAL/RURAL-1/5 (.25 FAR) AGRICULTURAL-1/10 (.25 FAR)

AGRICULTURAL ESTATE-1/2.5 (.25 FAR) RESIDENTIAL PLANNED-2 (.35 FAR) RESIDENTIAL-2 (.25 FAR) RESIDENTIAL-1 (.25 FAR)

RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-6 (.25 FAR) RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-12 (.35 FAR) RESIDENTIAL-16 (.35 FAR) RESIDENTIAL-35 (1.0 FAR)

COMMUNITY MIXED USE-12 (.50 FAR)

SUBURBAN MIXED USE-6 (.35 FAR)

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

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR) REGIONAL MIXED USE-35 (2.0 FAR) URBAN MIXED USE-20 (1.0 FAR)

ENERGY INDUSTRIAL PARK (50 FAR USES OTHER THAN RETAIL, 25 FAR RETAIL/COMMERCE) RESEARCH CORPORATE PARK (1.0 FAR) OFFICE COMMERCIAL-20 (.75 FAR)

LIGHT INDUSTRIAL PLANNED (.75 FAR)

NATURAL PRESERVATION PUBLIC/QUASI-PUBLIC

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



Map Printed from Rezoning System: 3/13/2024



# GENERAL SITE PLAN FOR CERTIFICATION



#### **DEVELOPMENT SERVICES**

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

# HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

#### **GENERAL SITE PLAN REVIEW/CERTIFICATION**

### BOARD OF COUNTY COMMISSIONERS

Chris Boles
Donna Cameron Cepeda
Harry Cohen
Ken Hagan
Christine Miller
Gwendolyn "Gwen" Myers
Joshua Wostal

#### **COUNTY ADMINISTRATOR**

Bonnie M. Wise

#### **COUNTY ATTORNEY**

Christine M. Beck

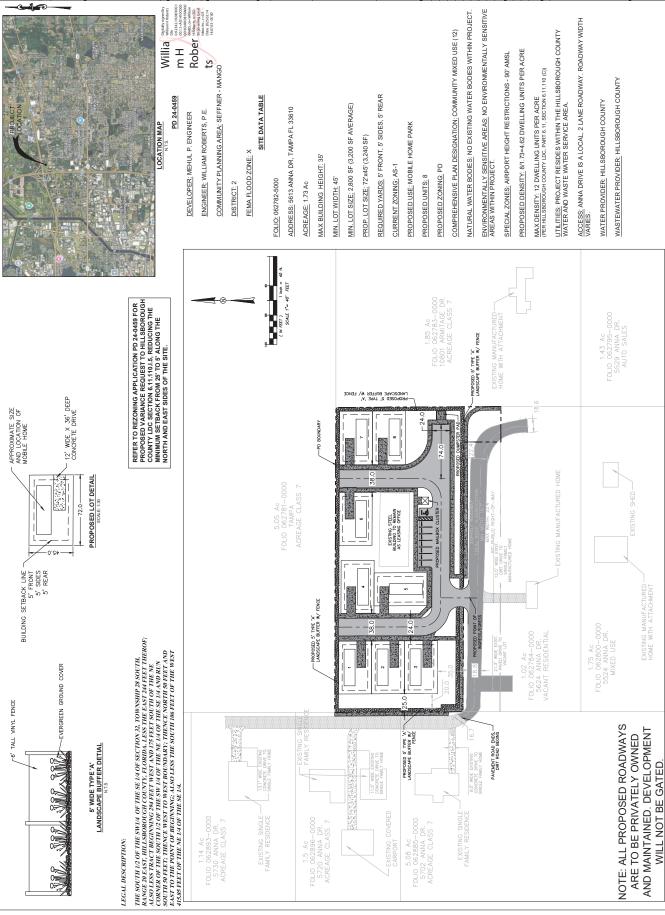
#### **COUNTY INTERNAL AUDITOR**

Melinda Jenzarli

#### **DEPUTY COUNTY ADMINISTRATOR**

Gregory S. Horwedel

Project Name: 5613 Anna Drive Mobile Home Park				
Zoning File: RZ-PD (24-0459) Modification: None				
Atlas Page: None	Submitted: 02/17/25			
To Planner for Review: 02/17/25	Date Due: ASAP			
	Phone: 813-752-7078/ robroberts.egi@gmail.com			
Right-Of-Way or Land Required for Dedication: Yes No 🗸				
The Development Services Department HAS NO OBJECTION to this General Site Plan.				
The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:				
Reviewed by: Christopher Grandlienard Date: 02-17-25				
Date Agent/Owner notified of Disapp	roval:			





SINEERING GREAT IDEAS, INC.

IOLECT NO: 134-025-24
AVO FILE: 56-13 Ann Dr.dwy
RAWN BY: WJS
CHICO BY: W

DEVELOPMENT
PLAN

TIDENTIFICATION:

# AGENCY COMMENTS

# AGENCY REVIEW COMMENT SHEET

10: 2	TO: Zoning Technician, Development Services Department DATE: 1/02/2025		DATE: 1/02/2025
REVIEWER: Richard Perez, AICP AGENCY/DEPT: Transportation			nsportation
PLAN	NNING AREA/SECTOR: SM/ Central	PETITION NO: PI	D 24-0459
	This agency has no comments.		
	This agency has no objection.		
X	This agency has no objection, subject to the	listed or attached condition	S.
	This agency objects for the reasons set forth	below.	

# CONDITIONS OF APPROVAL

- The site shall have one access connection on Anna Dr., as shown on the PD site plan.
- Notwithstanding anything shown on the PD site plan, minimum off-street parking spaces shall be provided for per Sec. 6.05.02 of the LDC and designed consistent with the County Transportation Technical Manual.
- Notwithstanding anything shown on the PD site plan, the external sidewalk along the project frontage shall be designed and constructed consistent with Section 6.03.03 of the Land Development Code and the Transportation Technical Manual.
- Notwithstanding anything shown on the site plan, ADA/sidewalk connections shall be provided from all site access points to all building entrances and parking areas.
- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- All construction ingress and egress shall be limited to the project access as shown on the PD site plan. The developer shall include a note in each site/construction plan submittal which indicates same.

# PROJECT SUMMARY AND ANALYSIS

The subject property is located at 5613 Anna Dr., approximately 673 feet north of US Hwy 92. The applicant is requesting to rezone a +/- 1.73-acre site from Agricultural, Single Family 1(AS-1) to Planned Development (PD). The proposed PD is seeking approval of a mobile home park with 8 units. The future land use designation is Community Mixed Use 12 (CMU-12).

Staff has prepared a comparison of the potential trips generated by development permitted, based upon the Institute of Transportation Engineer's <u>Trip Generation Manual</u>, 11th Edition, under the existing and proposed zoning designations utilizing a generalized worst-case scenario.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
AR, 1 Single Family Detached Dwelling Unit (ITE LUC 210)	9	1	1

### Proposed PD Uses:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
	way volume	AM	PM
PD, 8-Unit Mobile Home Park (ITE LUC 240)	57	3	8

# Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	+48	+2	+7

The proposed change will result in an increase in potential maximum trips of 48 daily trips, 2 peak hour trips in the AM and 7 peak hour trips in the PM.

# TRANSPORTATION INFRASTRUCTURE SERVING THE SITE AND SITE ACCESS

Anna Dr. is a substandard local roadway, maintained by the County. The roadway consists of +/- 17 to 20-foot paved surface in poor condition, lying within a +/- 50-foot wide right-of-way along the project's western boundary. There are no sidewalks or bicycle facilities present along Anna Dr. in the vicinity of the proposed project.

Per the Transportation Technical Manual (TTM) a Local Urban Road Typical Section (TS-3) requires 10' travel lanes within 50' minimum right of way for a Residential Development.

While Anna Dr. is substandard, by policy of the County Engineer projects generating 10 or fewer total peak hour trips are considered de minimis provided the roadways meet minimum life safety standards (i.e. 15 feet of pavement in a 20-foot clear area).

#### SITE ACCESS

The project proposes a single vehicular and pedestrian access connection to Anna Dr.

The applicant will be required to construct a sidewalk along the site frontages consistent with Section 6.03.03 of the Land Development Code and the County Transportation Technical Manual.

At the time of construction/site plan review, the applicant will be required to show ADA/sidewalk connections from all site access points to all building entrances and parking areas consistent with Section 6.02.03. B. of the LDC and the County Transportation Technical Manual.

Additionally, parking shall be provided consistent with Section 6.05.02 of the LDC and County Transportation Technical.

# ROADWAY LEVEL OF SERVICE

Anna Dr. is not a regulated roadway and not included on the 2020 Hillsborough County Level of Service (LOS) Report.

FDOT Generalized Level of Service				
Roadway	From	То	LOS Standard	Peak Hr Directional LOS
US HWY 92	WILLIAMS RD	US HWY 301	D	С

Source: 2020 Hillsborough County Level of Service (LOS) Report

# **Transportation Comment Sheet**

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

Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements	
Anna Dr.	County Local - Urban	2 Lanes  ⊠ Substandard Road  □Sufficient ROW Width	<ul><li>☐ Corridor Preservation Plan</li><li>☐ Site Access Improvements</li><li>☐ Substandard Road Improvements</li><li>☐ Other</li></ul>	

Project Trip Generation ☐ Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	9	1	1	
Proposed	57	3	8	
Difference (+/-)	+48	+2	+7	

<sup>\*</sup>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	X	None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

<b>Design Exception/Administrative Variance</b> ⊠ Not applicable for this request		
Road Name/Nature of Request	Туре	Finding
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<ul><li>☐ Design Exception/Adm. Variance Requested</li><li>☐ Off-Site Improvements Provided</li></ul>	☐ Yes ☐ N/A ☒ No	⊠ Yes □ No	See report.



2822 Leslie Road Tampa, FL 33612-6456 JARED W. PERDUE, P.E. SECRETARY

June 11th 2024

# **Anna Drive RV Park Pre App Meeting**

5613 Anna Dr SR 600 (US 92) 10 030 000 MP 7.207 Class 5 @ 50 MPH Connection/signal spacing – 440'/2640' Directional/full median opening spacing – 1320'/2640' Folio # 062782-5000

**RE: Pre-Application Meeting** 

# THIS DOCUMENT IS NOT A PERMIT APPROVAL

THE COMMENTS AND FINDINGS FROM THIS PRE-APPLICATION MEETING MAY BE SUBJECT TO CHANGE AND ARE NOT BINDING ON THE DEPARTMENT OR THE APPLICANT.

# **Attendees:**

**Guests:** Joseph Smith

**FDOT:** Todd Croft, Mecale' Roth, Nancy Porter, Tom Allen, Dan Buidens, Leanna Schaill, Daniel Santos, and Justin An

# **Proposed Conditions:**

The applicant proposes to construct an RV Park with multiple "lots" that can be leased on a short-term or long-term basis. A total of 20 lots are proposed, of varying sizes to accommodate different size RV's. Each lot will include a stabilized pad for the RV, as well as a separate stabilized pad with space for up to 2 commuter vehicles. There are no plans to add mobile or premanufactured homes.

The project is not proposing access to SR 600, a class 5 roadway with a posted speed limit of 50 MPH. Florida Administrative Code, Rule Chapter 14-97, requires 440' driveway

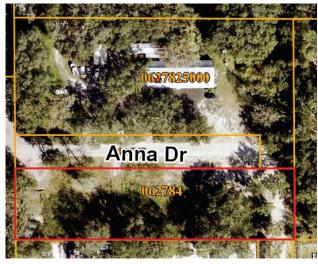


2822 Leslie Road Tampa, FL 33612-6456 JARED W. PERDUE, P.E. SECRETARY

spacing, 1320' directional, 2640' full median opening spacing, and 2640' signal spacing requirements.

# **FDOT Recommendations:**

- 1. Please provide a copy of the Auto-turn for the largest anticipated vehicle expected to ingress and egress from the connection at Anna Drive and US 92.
  - a. Please show the inbound and outbound movements turning left and right onto US 92 on the submitted AutoTurn exhibit.
- 2. Please be aware that there is a permit application for the proposed Crossroads West Development currently under review by the Department. Permit No. 2023-A-796-00010 will be constructing improvements on US 92 and will also be modifying the intersection of Anna Drive.
  - a. Please reach out to Charlie Otero, P.E. for the most recent information on permitting and construction timelines, <a href="mailto:admin@oteroengineering.com">admin@oteroengineering.com</a>
- 3. Please provide documentation from the County, as the maintaining agency for Anna Drive, stating that there are no required improvements to Anna Drive in conjunction with the development.
- 4. The Hillsborough County Property Appraiser map of the parcel shows Anna Drive crossing parcel # 062784-0000.
  - a. Please provide a cross-access agreement or easement granting access across parcel # 602784-0000.



5. The entire property under ownership is to be included in the submitted application.



RON DESANTIS

2822 Leslie Road Tampa, FL 33612-6456 JARED W. PERDUE, P.E. SECRETARY

- 6. This site will house RV's, not mobile homes, for stays of 1-night to 2-weeks.
- 7. Access permit is **not** required.
- 8. Hillsborough County comments:
  - a. County staff note that this project's site arrival point is deemed to be the intersection of Anna Drive and US 92 due to the fact that Anna Drive is a dead-end roadway.
  - b. In addition, the proposed use will not be permitted unless the developer can improve the roadway to a collector roadway standard as required by the County Land Development Code for RV Parks.
- 9. Drainage:
  - a. Submit a Drainage Connection Permit.
  - b. Include full set of plans, drainage report, and pre/post drainage maps with elevations and flow arrows to verify the drainage patterns.
  - c. Demonstrate no adverse impacts upstream to the FDOT, should use County watershed model.
  - d. Provide photos of the site.
  - e. Provide approved SWFWMD permit/exception.
  - f. See the DCP checklist for additional requirements.
- 10. Please note there is an existing FDOT Project in design for this section of SR 600 (US 92). Please reach out to the FDOT Project Manager directly to obtain the most recent information on this project.
  - a. FPID 450339-1 (Resurfacing US 92 from Eureka Springs Rd to Thonotosassa Rd); Letting Date is 12/17/25. Jason Jordan, <u>Jason.Jordan@dot.state.fl.us</u>, 813-975-6169
- 11. If a utility permit is needed, please refer to the Utility Accommodation Manual (UAM) or contact Selena Gonzalez at <a href="mailto:Selena.gonzalez@dot.state.fl.us">Selena.gonzalez@dot.state.fl.us</a> or 813-612-3200.
- 12. Contact Leanna Schaill or Tammer Al-Turk for any traffic or access related questions at <a href="mailto:leanna.schaill@dot.state.fl.us">leanna.schaill@dot.state.fl.us</a>, <a href="mailto:tammer.alturk@dot.state.fl.us">tammer.alturk@dot.state.fl.us</a>, or at 813-975-6000.
- 13. Contact Nancy Porter or Mecale' (makayla) Roth for permit, pre app, or general questions at <a href="mailto:nancy.porter@dot.state.fl.us">nancy.porter@dot.state.fl.us</a>, <a href="mailto:mecale.roth@dot.state.fl.us">mecale.roth@dot.state.fl.us</a>, or 813-612-3200.

# Summary:

After reviewing and discussing the information presented in this meeting, the Department
has determined we are
⋈ in favor (considering the conditions stated above)
□ not in favor



RON DESANTIS
GOVERNOR

2822 Leslie Road
Tampa, FL 33612-6456

JARED W. PERDUE, P.E.
SECRETARY

☐ willing to revisit a revised plan
The access, as proposed in this meeting, would be considered
□ conforming
☐ non-conforming
⋈ N/A (no access proposed)
n accordance with the rule chapters 1996/97 for connection spacing. The following state permits will need to be applied for by visiting our One Stop Permitting website osp.fdot.gov):
□ access-category A or B
□ access-category C, D, E, or F
□traffic study required
□ access safety upgrade
⊠ drainage
or
☐ drainage exception
☐ construction agreement
□ utility
□ general Use
□ other

Thank you for allowing us the opportunity to review and discuss this project in advance. Please feel free to contact me with any questions. We look forward to working with you again.

Respectfully,

Nancy Porter
Permit Coordinator II

2822 Leslie Rd. Tampa, Fl. 33619 Office - 813-612-3205 M-F 7:30 AM – 4:00 PM





2822 Leslie Road Tampa, FL 33612-6456 JARED W. PERDUE, P.E. SECRETARY

# **Additional Comments/Standard Information:**

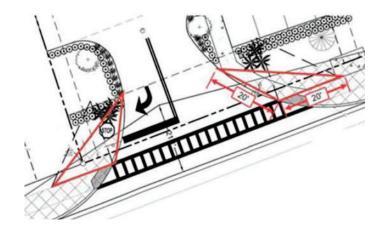
(These comments may or may not apply to this project, they are standard comments)

- 1. Document titles need to reflect what the document is before it is uploaded into OSP, and please do not upload unnecessary documents.
- 2. Documents need to be signed and sealed or notarized.
- 3. Include these notes with the application submittal.
- 4. Permits that fall within the limit of a FDOT project must contact project manager, provide a work schedule, and coordinate construction activities prior to permit approval. Ask Mecale' for information if not provided in the notes.
- 5. Plans shall be per the current Standard Plans and FDM.
- 6. All the following project identification information must be on the Cover Sheet of the plans:
  - a. all associated FDOT permit #'s
  - b. state road # (& local road name) and road section ID #
  - c. mile post # and left (Lt) or right (Rt) side of the roadway (when facing north or east)
  - d. roadway classification # and posted speed limit (MPH)
- 7. All typical driveway details are to be placed properly:
  - a. 24" thermoplastic white stop bar equal to the lane width placed 4' behind crosswalk or a minimum of 25' in front of it
  - b. 36" stop sign mounted on a 3" round post, aligned with the stop bar
  - c. if applicable, a "right turn only" sign mounted below the stop sign (FTP-55R-06 or FTP-52-06)
  - d. double yellow 6" lane separation lines
  - e. 6' wide, high emphasis, ladder style crosswalk straddling the detectable warning mats
  - f. warning mats to be red in color unless specified otherwise
  - g. directional arrow(s) 25' behind the stop bar
  - h. all markings on concrete are to be high contrast (white with black border)
  - i. all striping within and approaching FDOT ROW shall be thermoplastic
- 8. Maintain 20' x 20' pedestrian sight triangles and draw the triangles on the plans to show there are no obstructions taller than 24" within the triangles. Also, no parking spaces can be in these triangles Measure 20' up the sidewalk and 20' up the driveway from the point at which the sidewalk meets the driveway. Here is an example of what these triangles look like and how they are positioned.





2822 Leslie Road Tampa, FL 33612-6456 JARED W. PERDUE, P.E. SECRETARY



- Any relocation of utilities, utility poles, signs, or other agency owned objects must be coordinated with the Department and the existing and proposed location must be clearly labeled on the plans. Contact the Permits Department for more details and contact information.
- 10. Make note on plans that it is the responsibility of the contractor to not only restore the ROW, but they are also responsible for maintaining the ROW for the duration of the project.

# **Context Classification:**

Here is the link to find information about context classification to see what class standards the proposed project needs to be built to. Below is the standard table for sidewalk width for each class:

https://kai.maps.arcgis.com/apps/webappviewer/index.html?id=b5ecc163fe04491dafeb44194851ba93



2822 Leslie Road Tampa, FL 33612-6456 JARED W. PERDUE, P.E. SECRETARY

Topic #625-000-002 FDOT Design Manual

January 1, 2020

Table 222.1.1	Standard Sidewalk	Widths
---------------	-------------------	--------

Co	ntext Classification	Sidewalk Width (feet)	
C1	Natural	5	
C2	Rural	5	
C2T	Rural Town	6	
СЗ	Suburban	6	
C4	Urban General	6	
C5	Urban Center	10	
C6	Urban Core	12	

#### Notes:

- For C2T, C3 and C4, sidewalk width may be increased up to 8 feet when the demand is demonstrated.
- (2) For C5 and C6, when standard sidewalk width cannot be attained, provide the greatest attainable width possible, but not less than 6 feet.
- (3) For RRR projects, unaltered sidewalk with width 4 feet or greater may be retained within any context classification.
- (4) See FDM 260.2.2 for sidewalk width requirements on bridges.

Provide the following minimum unobstructed sidewalk width (excluding the width of the curb) when there is no practical alternative to placing a pole within the sidewalk:

- 36 inches for aboveground utilities. This 36 inch width may be reduced to 32 inches, not exceeding 24 inches in length, when there is no practical alternative available to avoid an obstruction.
- · 48 inches for signal, light, sign poles

When used for plantings and street furniture, the area between the back of curb and the sidewalk should be 5 feet or greater in width. Consider providing treewells in areas where on-street parking is provided.

# **Lighting:**

Lighting of sidewalks and/or shared paths must be to current standards (FDM section 231). Newly implemented FDOT Context classifications updated the required sidewalk widths (FDM section 222.2.1.1). Where sidewalk is being added and/or widened, the lighting will be analyzed to ensure sidewalks are properly lit per FDOT FDM standards. Reference the following link and table for details:

https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf\_2



2822 Leslie Road Tampa, FL 33612-6456 JARED W. PERDUE, P.E. SECRETARY

Topic #625-000-002 FDOT Design Manual

January 1, 2020

#### Table 231.2.1 Lighting Initial Values

Roadway Classification	fication Illumination Level Average Illumination Uniformity Foot Candle Ratios				Veiling Luminance Ratio
Or Project Type	Horizontal (H.F.C.)			Avg./Min. Max./Min.	
	С	onventional Lig	ghting		
Limited Access Facilities	1.5				
Major Arterials	1.5	N/A	4:1 or Less	10:1 or Less	0.3:1 or Les
Other Roadways	1.0				
		High Mast Ligh	iting		
All Roadway Classifications	0.8 to 1.0	N/A	3:1 or Less	10:1 or Less	N/A
	Signal	ized Intersection	n Lighting		
New Reconstruction	3.0	2.3	- Marie va	10:1 or Less	N/A
Lighting Retrofit	1.5 Std. 1.0 Min.	1.5 Std. 1.0 Min.	4:1 or Less		
	Midb	lock Crosswall	Lighting		
Low Ambient Luminance	N/A	2.3	N/A	N/A	N/A
Medium & High Ambient Luminance	N/A	3.0	1976		
	Sidewa	lks and Shared	Use Paths		
Facilities Separated from the Roadway	2.5	N/A	4:1 or Less	10:1 or Less	N/A
		Sign Lightin	g		
Low Ambient Luminance	15-20				
Medium & High Ambient Luminance	25-35	N/A	N/A	6:1	N/A
		Rest Area Ligh	ting		
All Roadways and Parking Areas	1.5	N/A	4:1 or Less	10:1 or Less	N/A

231-Lighting



# ACCESS MANAGEMENT PERMIT CHECKLIST

# PERMIT APPLICATION

- All permits Category C and above must have a Pre-Application Meeting with FDOT Staff and provide the permit application and conceptual site plan for the meeting. This is to be coordinated with the local operations center. The preapplication meeting is a courtesy and intended to be advisory only; the results of this meeting are not binding on the Department or the Applicant.
- The Department shall not be obligated to permit or approve any connection, traffic control feature or device, or any other site related improvement that has been specified in a development approval process separate from the official connection approval process described in this rule chapter.
- Staff recommendations and determination of traffic impact areas will be provided at the Pre-Application meeting to expedite the review of the permit submittal in One Stop Permitting.

#### FDOT - One Stop Permitting

The permit submittal in OSP must include a complete set of signed and sealed plans, a signed and sealed Traffic Study, and the required project-related information in accordance with Florida Administrative Code 14-96.

#### PROJECT INFORMATION:

Anna RV Park

US 92 (SR 600) 10 030 000 Class 5 @ 50 MPH

Connection / Signal Spacing: 440' / 2640' Directional / Full Median Spacing: 660' / 2640'

Folio # 062782-5000

GENER	AL INFORMATION			
	The Department does not permit development in phases.	All property under ownership is to be included in the complete submittal. Entire property to be included in both plans and traffic study. New phases of an existing development requiring a new permit will have their based on the development in the individual phase.		
	Access and Drainage permits are reviewed and approved simultaneously.	<ul> <li>Ensure all permit submittals are made simultaneously via the OSP website.</li> <li>Plans for drainage, access permits, and construction agreements are required to match.</li> </ul>		
	Off-system Improvements	Any proposed changes to city or county access will require the provision of a signed Letter of Authorization from the appropriate agency.		
$\boxtimes$	Drainage permits	Any proposed development adjacent to the State Road, irrespective of access connection, is required to submit a drainage application per F.A.C. 14-86.		
PLANS				

	Cover Sheet	<ul> <li>Include Location</li> <li>Include vicinity map.</li> <li>Include permit application numbers.</li> </ul>
	Existing Conditions	<ul> <li>Include entire property under ownership.</li> <li>Include all existing buildings.</li> <li>Include all existing driveways.</li> <li>Include all parking and internal site circulation plan.</li> </ul>
	Proposed Site plan	<ul> <li>Include entire property under ownership.</li> <li>Include all proposed buildings.</li> <li>Include all proposed driveways.</li> <li>Include all parcels to be served with requested access.</li> <li>Include all parking and internal site circulation plan.</li> </ul>
	Roadway Improvements	<ul> <li>Roadway Improvement Plans</li> <li>All proposed improvements, left turn lane(s), right turn lane(s), signal plans, intersection improvements, etc.</li> <li>Cross sections every 50-feet (FDM 905.2)</li> <li>All existing and proposed connections are to be called out.</li> <li>Must be designed in accordance with Florida Design Manual (FDM).</li> </ul>
	Truck turning/AutoTurn Exhibit	<ul> <li>Utilize FDOT-approved software.</li> <li>Utilize the largest anticipated vehicle.</li> <li>Provide ingress and egress to all connection locations.</li> <li>Provide internal site circulation.</li> <li>The truck turning wheel path shall not illustrate movements in the adjacent through and/or opposing lanes.</li> </ul>
$\boxtimes$	Driveway Detail Sheet	<ul> <li>Driveway geometrics (lane widths, radii, etc. (standards 16'inbound, 12'outbound, and 35' radii)</li> <li>Centerline profile(s) with elevation and slope percentage from the centerline of State Road to 50' beyond the property line.</li> </ul>
	Signing and Pavement Marking Sheet	<ul> <li>Include the signing and pavement marking plan sheet.</li> <li>Ensure all signing and pavement markings comply with FDM Chapter 230.</li> <li>Call outs are to reference FDOT Standard Plans Index.</li> <li>All required signing and pavement markings for all work in FDOT R/W including turn lanes, median/intersection modifications are to be shown on the plans.</li> </ul>

	Aerial Exhibit  Boundary Survey	<ul> <li>Show all connection and median features along property frontage(s) and within 660' of the property lines for a roadway with a speed of 45 mph or less.</li> <li>Show all connection and median features along property frontage(s) and within 1320' of the property lines for a roadway with a speed greater than 45 mph.</li> <li>Show adjacent parcels, label ownership, and all known easements.</li> <li>Show location of all property boundaries.</li> <li>Provide a copy of the Warranty Deed.</li> </ul>
NON-CO	NFORMING ACCESS	
	Draft cross-access agreement	<ul> <li>Submitted via OSP in conjunction with the permit application.</li> <li>Subject to review and approval by FDOT Legal and Surveying and Mapping.</li> </ul>
	Existing cross access connections	Existing cross access connections proposed to remain in the proposed condition are to be recorded with the permit. Please provide a copy of the existing agreement documentation.
	Court recorded cross access agreement required by Access Management Staff prior to permit approval.	Permit will not be approved prior to the provision of the Court Recorded cross access agreement. The complete and final copy of the Agreement will be included in the permit record set in OSP.
EXISTING	MEDIAN OPENINGS	
	Existing median openings	Existing median openings which are non- conforming impacted by the proposed development are required to be brought into current standards per F.A.C. 14-97.
	Proposed median modifications	Impacts to adjacent median openings are to be evaluated for turn lane and queue storage requirements. Any additional impacts are to be mitigated by the applicant.
TRAFFIC S	TUDY	
	Background and project description	<ul> <li>Project location map and site plan</li> <li>Type of proposed uses</li> <li>Size - building square footages, units, etc.</li> <li>Construction schedule – opening and build-out years.</li> <li>The study needs to include posted and planned speed limits, design speeds for major roadways, context classification, and access classification. Include spacing requirements for Access Class.</li> <li>The cover page includes FDOT Section and MP numbers from FDOT Straight Line Diagram:</li> </ul>

	https://fdotewp1.dot.state.fl.us/slogis/Reviewed and approved by FDOT Legal and Surveying and Mapping.
Existing Conditions	<ul> <li>Document field review of existing conditions, including turn lane lengths and queueing conditions during peak hours.</li> <li>Include Aerial of intersections.</li> <li>Signal timings - for the study area</li> <li>Multimodal accommodations including transit, pedestrians, and bicyclists.</li> <li>AM/PM turning movement counts (TMCs) - include truck, pedestrian, and bicycles. Show graphically.</li> <li>Include any discussions/agreements with the local entity.</li> <li>Account for other planned developments in the area</li> <li>Document programmed improvements on state and local roads in the study area</li> </ul>
Traffic Forecasts: Utilize the most recent version of the ITE Trip Generation (currently 11 <sup>th</sup> Edition).	<ul> <li>Daily/AM/PM Peak hours. Provide source, trip rates, and table of calculations by land-use.</li> <li>Trip Distribution - Include model data and historical data. Show Graphically.</li> <li>FDOT Planning assists in the approval of trip distributions and growth rates. Show graphic of percent distribution and trips.</li> <li>Use ITE-approved internal capture rates, where applicable.</li> <li>Passer-by trips are not to exceed 10%</li> <li>Background traffic - adjust appropriately. Show graphically.</li> <li>Background plus project trips. Show graphically.</li> </ul>
Traffic Analysis	<ul> <li>Capacity analysis- project driveways and impacted intersections</li> <li>AM and PM peak hours analyses - unless special circumstances require midday/weekends.</li> <li>Analysis volumes match graphics, and truck percentages match TMC.</li> <li>Multimodal evaluation</li> <li>Reasonable signal timings</li> <li>Existing analysis results match field conditions</li> <li>Intersection impact evaluation for intersections for both adjacent median openings.</li> <li>Include input and output data sheets.</li> <li>Summarize LOS/Delay - with and without project results.</li> <li>Signal warrant analysis - provide signed and sealed based on FDOT D7 procedures.</li> <li>If warrants met - separate ICE required.</li> <li>Access spacing - meet agency access spacing guidelines.</li> <li>Turn lane analysis.</li> </ul>

		•	Mitigation measures result in acceptable operations
SIGNAL W	ARRANT ANALYSIS Manual on Uniform Traffic Contr	ol Dev	rices (MUTCD) - FHWA (dot.gov)
	To be provided if signal warrants are met in accordance with MUTCD.	•	Submitted upon approval of Traffic Study Only Complete document in PDF format Document to be signed and sealed. Future signal installation will be required to meet criteria contained in the attached document. See Access Connection Permit Future Traffic Signal Installation process.
INTERSECT	ION CONTROL 'ICE' ANALYSIS Intersection Operation	ns an	d Safety (fdot.gov)
	ICE Analysis required	•	Proposed signal locations Reconstruction of existing intersections Driveway Access Category E and above Complete document in PDF format Provide the Excel Spreadsheets with all data for review. Document to be signed and sealed

# **Access Control Classification**

Class	Medians	ans Median Openings		Signal	Connection	
		Full	Directional	0.0000000000000000000000000000000000000	More than 45MPH Posted Speed	45 MPH and less Posted Speed
2	Restrictive w/Service Roads	2,640	1,320	2,640	1,320	660
3	Restrictive	2,640	1,320	2,640	660	440
4	Non-Restrictive			2,640	660	440
5	Restrictive	2,640 at greater than 45 MPH Posted Speed		2,640 at greater than 45 MPH Posted Speed	440	245
		1,320 At 45 MPH or less Posted Speed		1,320 At 45 MPH or less Posted Speed		
6	Non-Restrictive			1,320	440	245
7	Both Median Types	660	330	1,320	125	125

# Project specific requirements:

Please provide a copy of the autoturn for the largest anticipated vehicle expected to ingress and egress from the connection at Anna Dr and US 92.

Please show the inbound and outbound movements turning left and right onto US 92 on the submitted autoturn exhibit.

Please be aware that there is a permit application for the proposed Crossroads West Development is currently under review with the Department. Permit No. 2023-A-796-00010 will be constructing improvements on US 92 and will also be modifying the intersection of Anna Drive.

Please reach out to Charlie Otero, P.E. for the most recent information on permitting and construction timelines, 813-918-2498, <a href="mailto:admin@oteroengineering.com">admin@oteroengineering.com</a>.

Please provide documentation from the County as the maintain agency for Anna Dr stating that there are no required improvements to Anne Dr in conjunction with the development.

Please reach out with any questions.

These comments are not intended to be all-inclusive of errors and omissions. It should not be assumed that any issues that are not addressed are acceptable to the Department. The consultant is solely responsible for technical accuracy, engineering judgment, and the quality of their work.

#### 12-06-2023

# FDOT District & - Traffic Operations:

Access Connection Permit Future Traffic Signal Installation Process.

For those applicants seeking an Access Connection Permit or Construction Agreement from FDOT whose impacts have been determined to meet signal warrants, the following will be required:

- A complete permit application package in accordance with F.A.C. 14-96 is required to be submitted and reviewed by Traffic Operations.
- The Access Connection Permit submittal is to include 60% (minimum) signalization plans. Final (100%) signal design plans will be provided for review and approval in conjunction with the Construction Agreement to install the traffic signal when required.
- The Access Connection Permit submittal is to include the approved Traffic Impact Analysis, Signal
  Warrant Analysis, and Intersection Control Evaluation (ICE) Analysis. The included information
  will clearly define the signal warrant thresholds at which the applicant is required to install the
  traffic signal.
- 4. The Access Connection Permit package is required to include a letter from Permittee/Applicant acknowledging 100% responsibility for acquisition and installation of the required traffic signal when the warrant threshold has been met or a safety and operational concern has been identified by FDOT which requires the installation of the signal.
- The approved Access Connection Permit Form 850-040-18 will include special provisions outlined on Page 3 defining the signal warrant threshold, minimum requirements for the signal installation, and all other project specific requirements.
- The Notice of Intent to Issue Permit (NOI) is required to be court recorded with complete permit package by the applicant. A copy of the recorded document provided to FDOT via the One Stop Permitting website, prior to permit issuance.

Please reach out to District 7 Traffic Operations with any questions or for any additional information.

#### **COMMISSION**

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



#### **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				
HEARING DATE: 6/17/2024	COMMENT DATE: 4/3/2024			
PETITION NO.: 24-0459	PROPERTY ADDRESS: 5613 Anna Dr, Tampa 33610			
EPC REVIEWER: Melissa Yañez				
CONTACT INFORMATION: (813) 627-2600 X 1360	FOLIO #: 0627825000			
	STR: 32-28S-20E			
EMAIL: yanezm@epchc.org				
REQUESTED ZONING: Modification to PD				

FINDINGS				
WETLANDS PRESENT	NO			
SITE INSPECTION DATE	4/3/2024			
WETLAND LINE VALIDITY	NA			

WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)

No wet per site visit and desktop review

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.

#### **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.

On April 3, 2024, EPC staff visited the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.

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

my / cb

REZ 24-0459 April 3, 2024 Page **2** of **2** 

ec: Suresh Patel - jdpatel9296@yahoo.com

Mehul Engineer - <u>Mengineer@syncbuilders.com</u>



Adequate Facilities Analysis: Rezoning

**Date:** January 8, 2025 **Acreage:** 1.73 (+/- acres)

Jurisdiction: Hillsborough County Proposed Zoning: Planned Development

Case Number: 24-0459 Future Land Use: AC 7

HCPS #: RZ 662

Address: 5613 Anna Drive

Maximum Residential Units: 8

Residential Type: Mobile Home

Parcel Folio Number(s): 062782.5000

Parcel Folio Nulliber(s): 002702.5000						
School Data	McDonald Elementary	Jennings Middle	Armwood High			
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	720	1198	2524			
<b>2024-25 Enrollment</b> K-12 enrollment on 2024-25 40 <sup>th</sup> day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	507	695	2293			
Current Utilization Percentage of school capacity utilized based on 40 <sup>th</sup> day enrollment and FISH capacity	70%	58%	91%			
Concurrency Reservations  Existing concurrency reservations due to previously approved development. Source:  CSA Tracking Sheet as of 1/8/2025	87	156	98			
Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	2	1	1			
<b>Proposed Utilization</b> School capacity utilization based on 40 <sup>th</sup> day enrollment, existing concurrency reservations, and estimated student generation for application	83%	71%	95%			

**Notes:** At this time, adequate capacity exists at McDonald Elementary, Jennings Middle, and Armwood High School for the proposed rezoning.

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

andrea a Stingone

Andrea A. Stingone, M.Ed.
Department Manager, Planning & Siting
Growth Management Department
Hillsborough County Public Schools

E: <u>andrea.stingone@hcps.net</u> P: 813.272.4429 C: 813.345.6684



#### **AGENCY REVIEW COMMENT SHEET**

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

TO: Zoning Review, Development Services DATE: 01/03/2025

**REVIEWER:** Ron Barnes, Impact & Mobility Fee Coordinator

**APPLICANT:** Suresh Patel **PETITION NO:** 24-0459

**LOCATION:** 5613 Anna Dr **FOLIO NO:** 62782.5000

## **Estimated Fees:**

(Fee estimate is based on a 1,500 square foot, Mobile Home Unit)

Mobility: \$3,455 \* 8 = \$27,640 Parks: \$1,957 \* 8 = \$15,656 School: \$7,027 \* 8 = \$56,216

Fire: \$335 \* 8 = \$2,680

Mobile Home total 10 units = \$102,192

# **Project Summary/Description:**

Urban Mobility, Northeast Fire - 8 mobile homes

### AGENCY COMMENT SHEET

TO: Zoning/Code Administration, Development Services Department

FROM: **Reviewer:** Carla Shelton Knight **Date:** April 3, 2024

**Agency:** Natural Resources **Petition #:** 24-0459

- ( ) This agency has **no comment**
- ( ) This agency has **no objections**
- (X) This agency has **no objections**, subject to listed or attached conditions
- ( ) This agency objects, based on the listed or attached issues.
- 1. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal. This statement should be identified as a condition of the rezoning.
- 2. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
- 3. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- 4. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

# AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management		agement	<b>DATE:</b> 3 Apr. 2024	
REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management  APPLICANT: Mehul Engineer PETITION NO: RZ-PD 24-0459				
				LOCATION: 5613 Anna Dr., Tampa, FL 33610
FOL	IO NO: 62782.5000	SEC: <u>32</u> TWN:	28 RNG: 20	
$\boxtimes$	This agency has no comments.			
	This agency has no objection.			
	This agency has no objection, subject to listed	or attached condit	ions.	
	This agency objects, based on the listed or atta	ached conditions.		
COMMENTS:				

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

PETITION NO.: <u>RZ-PD 24-0459</u> <b>REVIEWED BY:</b> <u>Clay Walker, E.I.</u> <b>DATE:</b> <u>3/26/2024</u> FOLIO NO.: <u>62782.5000</u>				
WATER				
	The property lies within the Water Service Area. The applicant should contact the provider to determine the availability of water service.			
$\boxtimes$	A <u>8</u> inch water main exists <u> </u> (adjacent to the site), <u> </u> (approximately <u>700</u> feet from the site) <u> </u> and is located south of the subject property within the south Right-of-Way of East U.S. Highway 92. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.			
	Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.			
WASTEWATER				
	The property lies within the Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.			
$\boxtimes$	A <u>4</u> inch wastewater forcemain exists <u>(adjacent to the site)</u> , <u>(approximately 2,800)</u> feet from the site) <u>and is located south of the subject property within the east Right-of-Way of Williams Road</u> . This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.			
	Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.			
COMN	MENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the Falkenburg Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.			

# **ENVIRONMENTAL SERVICES DIVISION**

Hillsborough County Florida

PO Box 1110 Tampa, FL 33601-1110

# **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: 3/13/2024

**REVIEWER:** Kim Cruz, Environmental Supervisor **REVIEW DATE:** 3/26/2024

**PROPERTY OWNER:** Jinku LLC c/o Suresh Patel PID: 24-0459

**APPLICANT:** Suresh Patel

**LOCATION:** 5613 Anna Drive Tampa, FL 33610

**FOLIO NO.:** 62782.5000

## **AGENCY REVIEW COMMENTS:**

According to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan at this time, the site does not appear to be located within a Wellhead Resource Protection Area (WRPA), Surface Water Resource Protection Area (SWRPA), and/or Potable Water Wellfield Protection Area (PWWPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

Hillsborough County EVSD has no objection to the request with regards to WRPAs, SWRPAs, and PWWPAs.

# VERBATIM TRANSCRIPT

	andar, 11, 2020				
HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS					
X					
IN RE:					
ZONE HEARING MASTER ) HEARINGS )					
nearings ) X					
A					
ZONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS					
BEFORE:	Susan Finch Land Use Hearing Master				
DATE:	Tuesday, January 14, 2025				
TIME:	Commencing at 6:00 p.m. Concluding at 9:09 p.m.				
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard, Second Floor Tampa, Florida 33601				
Reported by: Crystal Reyes, AAERT No. DIGITAL REPORTER	1660				

1 MS. MARSHALL: This brings us to Section D, Planning Development and Major Modification Zonings. 2 Next item is Item D.1, Rezoning 24-0459. The 3 applicant is Suresh Patel. The request is to rezone to planned development. Staff findings will be presented by Chris Grandlienard after presentation by the applicant. HEARING MASTER: All right. Is the applicant here? Good evening. 8 MR. SMITH: Good evening. William Smith. I'm a 9 representative of the applicant and of the EOR. 1003 South 10 11 Alexander Street, Suite 5, Plant City. HEARING MASTER: Thank you. Go ahead with your 12 13 presentation. 14 MR. SMITH: So what we have here, it's an existing 15 basically industrial lot kind of in the middle of a residential area on all sides but the south. From the south down is more 16 industrial. We're proposing to change that to a mobile home 17 park. 18 Immediately to the east of the property is more mobile homes. To the west is a single-family residential. Vacant to 19 the north. 20 On top of that, we were also asking for a reduction in 21 22 the setback sizes from 25 feet to just five feet along the north and east sides as well. 23 2.4 HEARING MASTER: All right. Does that complete your 25 presentation?

1 MR. SMITH: Yes, ma'am. HEARING MASTER: Thank you so much. If you could 2 3 please sign in with the clerk's office. 4 Development services. Good evening. MR. GRANDLIENARD: Good evening. Chris Grandlienard, Development Services. I'm here to present PD 24-0459. The applicant proposes to rezone on 1.73 acre parcel from AS-1 to PD to allow for an eight space mobile home park. The -- the subject property is located at 5613 Anna Drive, It consists of signal-family residential, light 10 industrial and commercial. Located further to the northwest is 11 the major intersection of I-75 inters -- Interstate 75 and 12 13 Interstate 4. 14 The surrounding uses are similar to the request, 15 single-family residential with a mobile park located further to the east. Neighboring zonings AS-1 and RSC-6 with an MH overlay 16 are adjacent to and in the immediate vicinity, which also permit 17 18 mobile homes. Therefore, the rezoning of the subject parcel from AS-1 to PD with an eight space mobile home park would be 19 20 consistent with the existing zoning pattern of the area. 21 Staff finds the request approvable, subject to the 22 proposed conditions. I'd be glad to answer any questions you 23 might have. 2.4 HEARING MASTER: None at this time, but thank you. 25 MR. GRANDLIENARD: Thank you.

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HEARING MASTER: Planning Commission.
 1
              MS. MYERS: Alexis Myers, Planning Commission Staff.
 2
              The subject site is located in the community mixed use
 3
    12 Future Land Use category. The site is in the urban service
    area and within the limits of the Seffner-Mango Community Plan.
    The proposal meets the intent of Policy 1.4 and Objective 16,
    which require new development to be compatible with the
    surrounding neighborhood.
 8
              The surrounding land use pattern is mostly of mixed
           There are single-family uses, vacant land, mobile home
10
11
    park, as well as light and heavy commercial uses around the
12
    subject site.
13
              Based upon those considerations, the Planning
14
    Commission staff finds the proposed planned development
15
    consistent with the Unincorporated Hillsborough County
16
    Comprehensive Plan subject to the proposed conditions by the
    Development Services Department.
17
18
              HEARING MASTER: Thank you very much. I appreciate
    it.
19
20
              Is there anyone in the audience or online that would
21
    like to speak in support? I'm seeing no one.
22
              Anyone in opposition to this request? All right,
23
    nobody.
2.4
              Ms. Marshall, anything else?
25
              MS. MARSHALL: Nothing further. Thank you.
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1
              HEARING MASTER: Sir, you have the last word if you'd
 2
    like it. All right. Thank you.
              Then with that, we'll close Rezoning PD 24-0459 and go
 3
    to the next case.
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# Zoning Hearing Master Hearing CORRECTED December 16, 2024

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS				
Bornes of Countries Tolkerts				
X				
IN RE:				
ZONE HEARING MASTER ) HEARINGS )X				
ZONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS				
BEFORE:	Pamela Jo Hatley Land Use Hearing Master			
DATE:	Monday, December 16, 2024			
TIME:	Commencing at 6:00 p.m. Concluding at 9:07 p.m.			
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard, Second Floor Tampa, Florida 33601			
Reported by: Crystal Reyes, AAERT No. Digital Reporter	1660			

### Zoning Hearing Master Hearing CORRECTED December 16, 2024

differentiated with strikethrough and underline. 1 Agenda page 11, Item D.3, Standard Rezoning 24-1231, a revised staff report has been added, which includes 3 transportation, updating data and tables on page six through seven and adding pages 15 through 20, as well as other corrections shown as strikethrough and underline. And I'll now go through the published withdrawals and continuances. Let's see. 8 Our first item is Item A.1, PD 24-0459. This 9 application is out of order to be heard and is being continued 10 11 to the January 14, 2025 ZHM Hearing. Item A.2, Major Mod 24-0468. This application is 12 13 being continued by the applicant to the January 14, 2025 ZHM 14 Hearing. 15 Item A.3, PD 24-0537. This application has been withdrawn from the hearing process. 16 17 Item A.4, PD 24-0591. This application is out of 18 order to be heard and is being continued to the January 14, 2025 19 ZHM Hearing. 20 Item A.5, Major Mod 24-0675. This application is out of order to be heard and is being continued to the January 14th 21 22 ZHM Hearing. 23 Item A.6, Major Mod 24-0788. This application has been withdrawn from the hearing process. 24 Item A.7, PD 24-0858. This application is out of 25

### Transcript of Proceedings November 12, 2024

	Noveliber 12, 2024	
HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS		
IN RE:  ZONE HEARING MASTER HEARINGS	) ) ) ) ) ) )	
ZONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS		
BEFORE:	SUSAN FINCH Zoning Hearing Master	
DATE:	Tuesday, November 12, 2024	
TIME:	Commencing at 6:01 p.m. Concluding at 8:42 p.m.	
LOCATION:	Hillsborough County BOCC Development Services Department 601 East Kennedy Boulevard, 2nd Floor Tampa, Florida 33601	
Reported by: Crystal Reyes, AAERT No. 1660 Notary Public for the State of Florida		

#### Transcript of Proceedings November 12, 2024

Sure. To begin on our published 1 MS. HEINRICH: withdrawals and continuances, the first one is Item A.1. Major Mod 24-0384. This application is being continued by staff to 3 the December 16th, 2024 ZHM hearing. Item A.2. PD  $\frac{24-0459}{}$ . This application is out of order to be heard and is being continued to December 16th, 2024 ZHM hearing. Item A.3. Major Mod 24-0468. This application is out 8 of order to be heard and is being continued to December 16th, 9 2024 ZHM hearing. 10 11 Item A.4. PD 24-0537. This application is out of order to heard and is being continued to the December 16th, 2024 12 13 ZHM hearing. 14 Item A.5. Major Mod 24-0788. This application is out of order to be heard and is being continued to the December 16th, 2024 ZHM hearing. 16 17 Item A.6. PD 24-1013. This application is out of 18 order to be heard and is being continued to the December 16th, 19 2024 ZHM hearing. 20 Item A.7. PD 24-1040. This application is being 21 continued by the applicant to the December 16th, 2024 ZHM 22 hearing. 23 Item A.8. Standard Rezoning 24-1060. This application is out of order to be heard and is being continued to the 24 December 16th, 2024 ZHM hearing. 25

#### Zoning Hearing Master Hearing October 15, 2024

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS		
IN RE:	X ) )	
ZONE HEARING MASTER HEARINGS	) ) )	
	X	
ZONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS		
BEFORE:	Brian Grady Development Services	
DATE:	Tuesday, October 15, 2024	
TIME:	Commencing at 6:00 p.m. Concluding at 6:06 p.m.	
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard Tampa, Florida 33601	
Reported by: Diane DeMarsh, AAERT No.	1654	

1	PROCEEDINGS
2	MR. GRADY: Good evening and welcome to the
3	October 15, 2 2024 Zoning Hearing Master Hearing. My name is
4	Brian Grady with Hillsborough County Development Services.
5	Procedurally, we'd like to announce that due to
6	Hurricane Milton that we will be continuing the balance of the
7	items that are on this agenda to a new hearing rescheduled for
8	October 28th of 2024. So the purpose of this meeting tonight is
9	just simply to continue on the record those items to
10	October 28th and I also to read into the record the published
11	withdrawals and continuances that are on the originally
12	published agenda. That begins on page four.
13	So with that I will I will read those continuances
14	into the record and that'll be the sole balance of what will
15	occur at the at tonight's hearing.
16	Therefore, going through the withdrawal published
17	withdrawals and continuances, Item A.1, Major Mod Application
18	24-0368. This application is out of order to be heard is out
19	of order to be heard and is being continued to the
20	November 12, 2024 Zoning Hearing Master Hearing.
21	Item A.2, Major Mod Application 24-0402. This
22	application is has been withdrawn from the hearing process.
23	Item A.3, Rezoning PD <mark>24-0459</mark> . This application is
24	out of order to be heard and is being continued to the
25	   November 12, 2024 Zoning Hearing Master Hearing.

#### Zoning Hearing September 16, 2024

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS		
DOARD O	r COUNTI COMMISSIONERS	
	X	
IN RE:	)	
ZONE HEARING MASTER HEARINGS	)	
	) X	
ZONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS		
BEFORE:	Susan Finch Land Use Hearing Master	
DATE:	Monday, September 16, 2024	
TIME:	Commencing at 6:00 p.m. Concluding at 6:52 p.m.	
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard, Second Floor Tampa, Florida 33610	
Reported by: Brittany Bridges, AAERT Digital Reporter	No. 1607	

#### Zoning Hearing September 16, 2024

MS. HEINRICH: Okay. The next one off the agenda is 1 Item C.3, Standard Rezoning 24-1023. This application is out of order to be heard and is being continued to the October 15, 2024 3 ZHM hearing. HEARING MASTER: All right. This one is out of order. So it can't go forward. But is there -- just for information, is there anyone in the audience that wanted to speak to Item C.3 Rezoning 24-1023? 8 All right, I'm seeing no one. And that one will be 9 continued to October 15, 2024 at 6:00 p.m. Go ahead. 10 11 MS. HEINRICH: Okay. I'll go ahead and go over the published withdrawals and continuance, beginning with Item A.1, 12 13 Major Mod 24-0368. This application is out of order to be heard 14 and is being continued to be October 15, 2024 ZHM Hearing. 15 Item A.2, Major Mod 24-0384. This application is out of order to be heard and is being continued to the 16 17 November 12, 2024 ZHM Hearing. 18 Item A.3, Major Mod 24-0397. This application is 19 being continued by staff to the October 15, 2024 ZHM Hearing. 20 Item A.4, Major Mod 24-0402. This application is 21 being continued by staff to be October 15, 2024 ZHM Hearing. 22 Item A.5, PD 24-0459. This application is out of 23 order to be heard and is being continued to be October 15, 2024 ZHM Hearing. 24 25 I am A.6, Major Mod 24-0468. This application is out

	July 22, 2024
	BBOROUGH COUNTY, FLORIDA of County Commissioners
IN RE:	X )
ZONE HEARING MASTER HEARINGS	) ) ) X
	HEARING MASTER HEARING OF TESTIMONY AND PROCEEDINGS
BEFORE:	Susan Finch
	Land IIca Hearing Magter

Land Use Hearing Master

DATE: Monday, July 22, 2024

TIME: Commencing at 6:00 p.m.

Concluding at 9:32 p.m.

LOCATION: Hillsborough County BOCC

601 East Kennedy Boulevard Second Floor Boardroom

Tampa, Florida 33601

Reported by: Diane DeMarsh, AAERT No. 1654 Digital Reporter

#### ZHM Meeting July 22, 2024

ZHM Hearing. 1 Item A.2, Major Mod 24-0368. This application is out of order to be heard and it's being continued to the 3 September 16, 2024 ZHM Hearing. Item A.3, Major Mod 24-0384. This application is out of order to be heard and is being continued to the September 16, 2024 ZHM Hearing. Item A.4, Major Mod 24-0397. This application is out 8 of order to be heard and is being continued to the 9 August 19, 2024 ZHM hearing. 10 11 Item A.5, Major Mod 24-0402. This application is being continued by the applicant to the September 16, 2024 ZHM 12 13 Hearing. 14 Item A.6, PD 24-0459. This application is out of 15 order to be heard and is being continued to the September 16, 2024 ZHM Hearing. 16 17 Item A.7, Major Mod 24-0468. This application is out 18 of order to be heard and is being continued to the September 16, 19 2024 ZHM Hearing. 20 Item A.8, PD 24-0537. This application is out of 21 order to be heard and is being continued to the August 19, 2024 22 ZHM Hearing. 23 Item A.9, PD 24-0579. This application is being continued by staff to the August 19, 2024 ZHM Hearing. 24 25 Item A.10, PD 24-0591. This application out of order

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                      HILLSBOROUGH COUNTY, FLORIDA
                     Board of County Commissioners
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    IN RE:
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    ZONE HEARING MASTER
    HEARINGS
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 9
                      ZONING HEARING MASTER HEARING
                TRANSCRIPT OF TESTIMONY AND PROCEEDINGS
10
                              Susan Finch
11
              BEFORE:
                              Land Use Hearing Master
12
                              Monday, June 17, 2024
13
              DATE:
              TIME:
14
                              Commencing at 6:00 p.m.
                              Concluding at 7:39 p.m.
15
16
                  LOCATION:
                               Hillsborough County BOCC
                               601 East Kennedy Boulevard
                               Second Floor Boardroom
17
                               Tampa, Florida 33601
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    Reported by:
    Diane DeMarsh, AAERT No. 1654
24
    Digital Reporter
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hearing.
 1
              Item A.3, Major Mod 24-0300. This application is
   being continued by Staff to the July 22, 2024 ZHM hearing.
 3
              Item A.4, Major Mod 24-0397. This application is
    being continued by the applicant to the July 22, 2024 ZHM
    hearing.
              Item A.5, Major Mod 24-0402. This application is
   being continued by the applicant to the July 22, 2024 ZHM
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   hearing.
              Item A.6, PD 24-0459. This application is out of
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    order to be heard and is being continued to the July 22, 2024
12
    ZHM hearing.
13
              Item A.7, Major Mod 24-0468. This application is out
    of order to be heard and is being continued to the July 22, 2024
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    ZHM hearing.
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              Item A.8, PD 24-0537. This application is out of
    order to be heard and is being continued to the July 22, 2024
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    ZHM hearing.
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              Item A.9, PD 24-0538. This application is being
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    continued by Staff to the July 22, 2024, ZHM hearing.
21
              Item A.10, Standard Rezoning 24-0690.
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    application has been withdrawn from the hearing process.
23
              And Item A.11, PD 24-0791. This application is out of
    order to be heard and is being continued to the July 22, 2024
24
25
    ZHM hearing.
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# EXHIBITS SUBMITTED DURING THE ZHM HEARING

## **NONE**

# PARTY OF RECORD

## **NONE**