



PD Modification Application: PRS 22-1266

Zoning Hearing Master Date: NA

BOCC Land Use Meeting Date: April 11, 2023

1.0 APPLICATION SUMMARY

Applicant: Hillsborough County Capital Programs

FLU Category: RP-2

Service Area: Urban

Site Acreage: 70.53 AC +/-

Community Plan Area: Thonotosassa

Overlay: None



Introduction Summary:

PRS 20-1013 was approved in 2020 to include a Fire Station, a District Park and a Neighborhood Park in the subject site. The applicant requests modifications to allow a Library in lieu of a Fire Station.

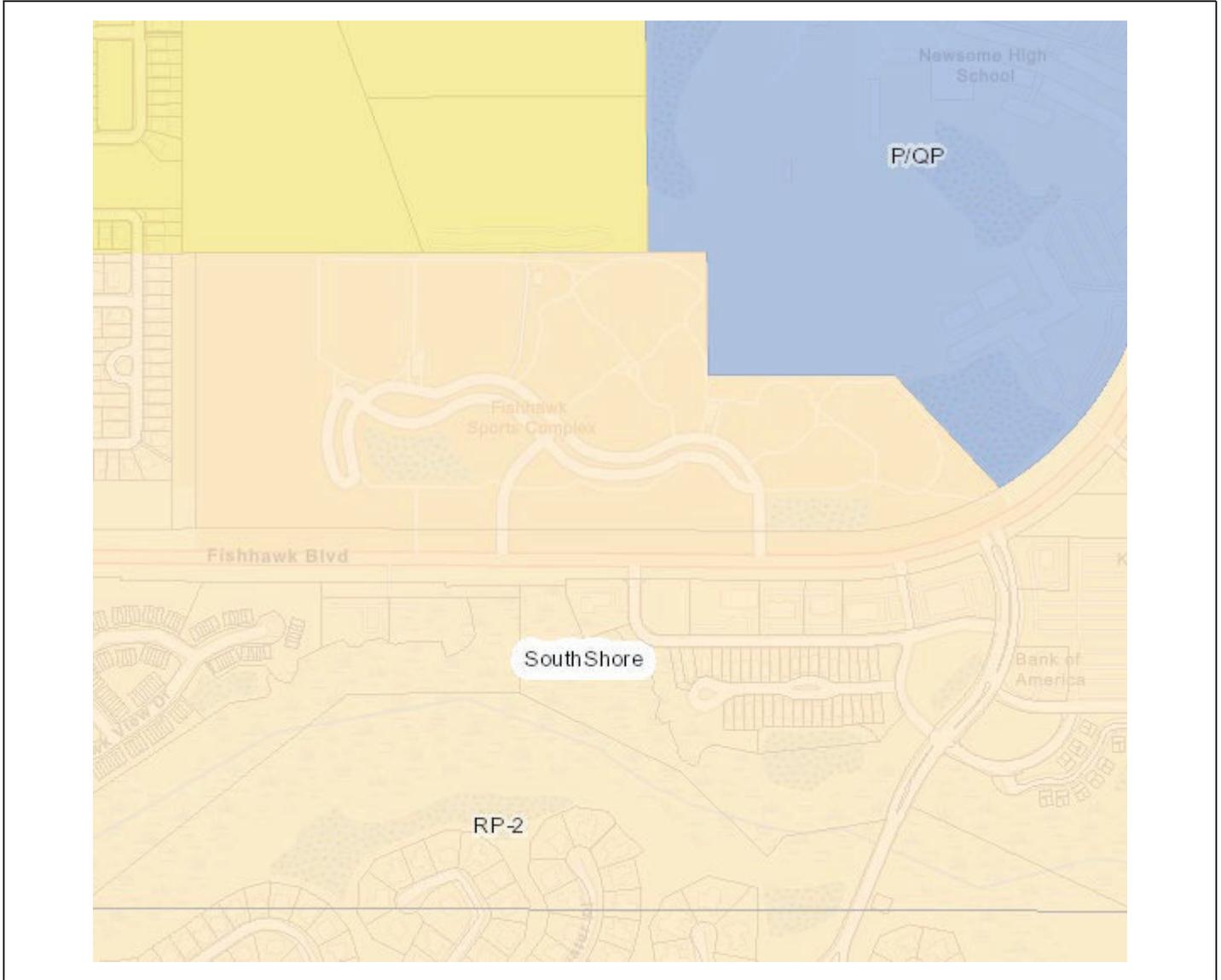
Existing Approval(s):	Proposed Modification(s):
District Park, Fire Station, Neighborhood Park	District Park, Library, Neighborhood Park

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

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

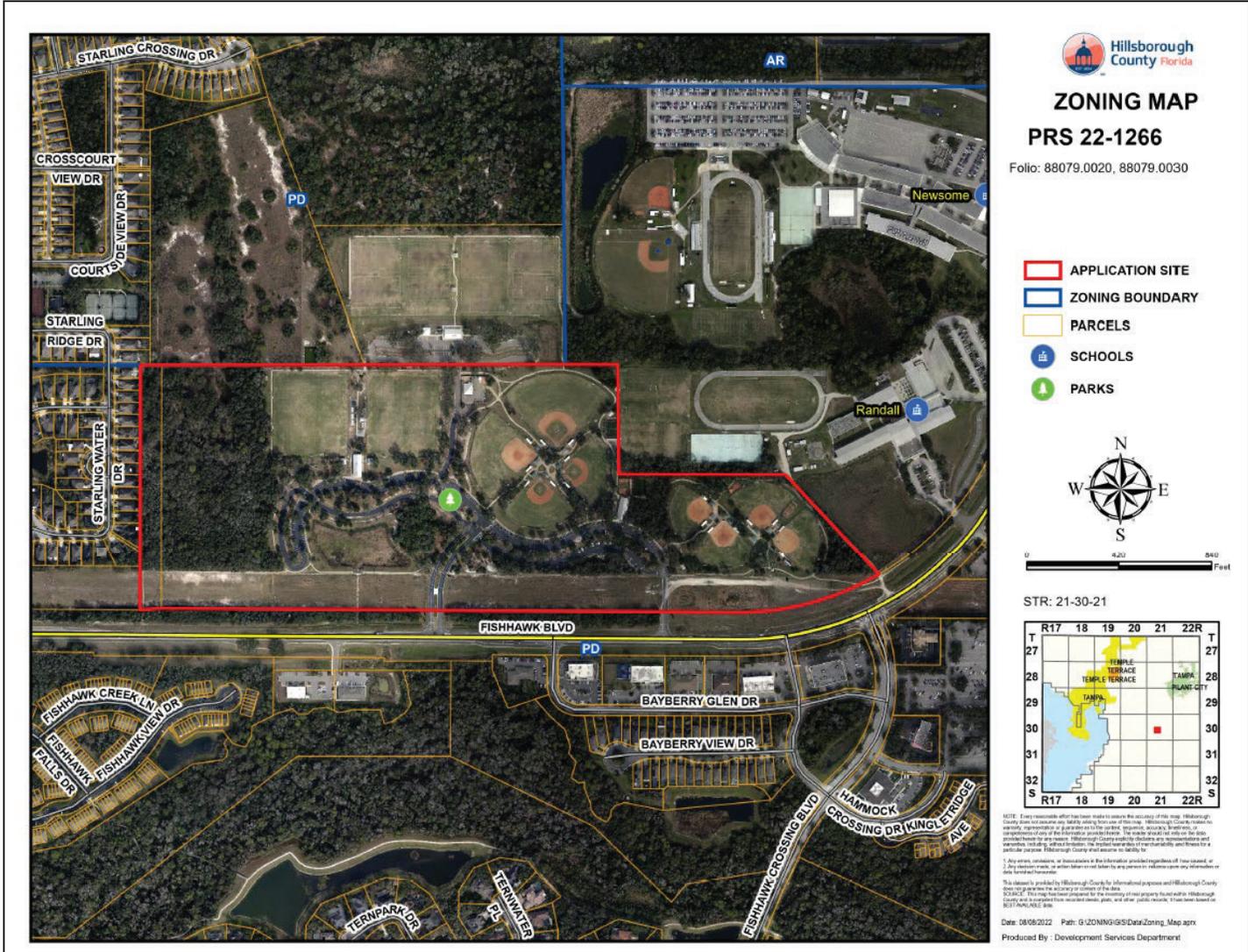
2.2 Future Land Use Map



Subject Site Future Land Use Category:	RP-2, Residential Planned-2
Maximum Density/F.A.R.:	0.25 FAR
Typical Uses:	Agriculture, residential, suburban and community commercial, offices, multi-purpose, clustered mixed-use.

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	PD 15-1149	NA	Conservation, Park	Vacant
South	PD 89-0098	0.25	Commercial, Office, Multi Family Residential, Church, Day Care	Multi Family, Retail, Offices
East	PD 89-0098	0.25	Single Family, Multi Family Residential, Day Care, Church	Single Family
West	PD 89-0098	0.25	High School	High School

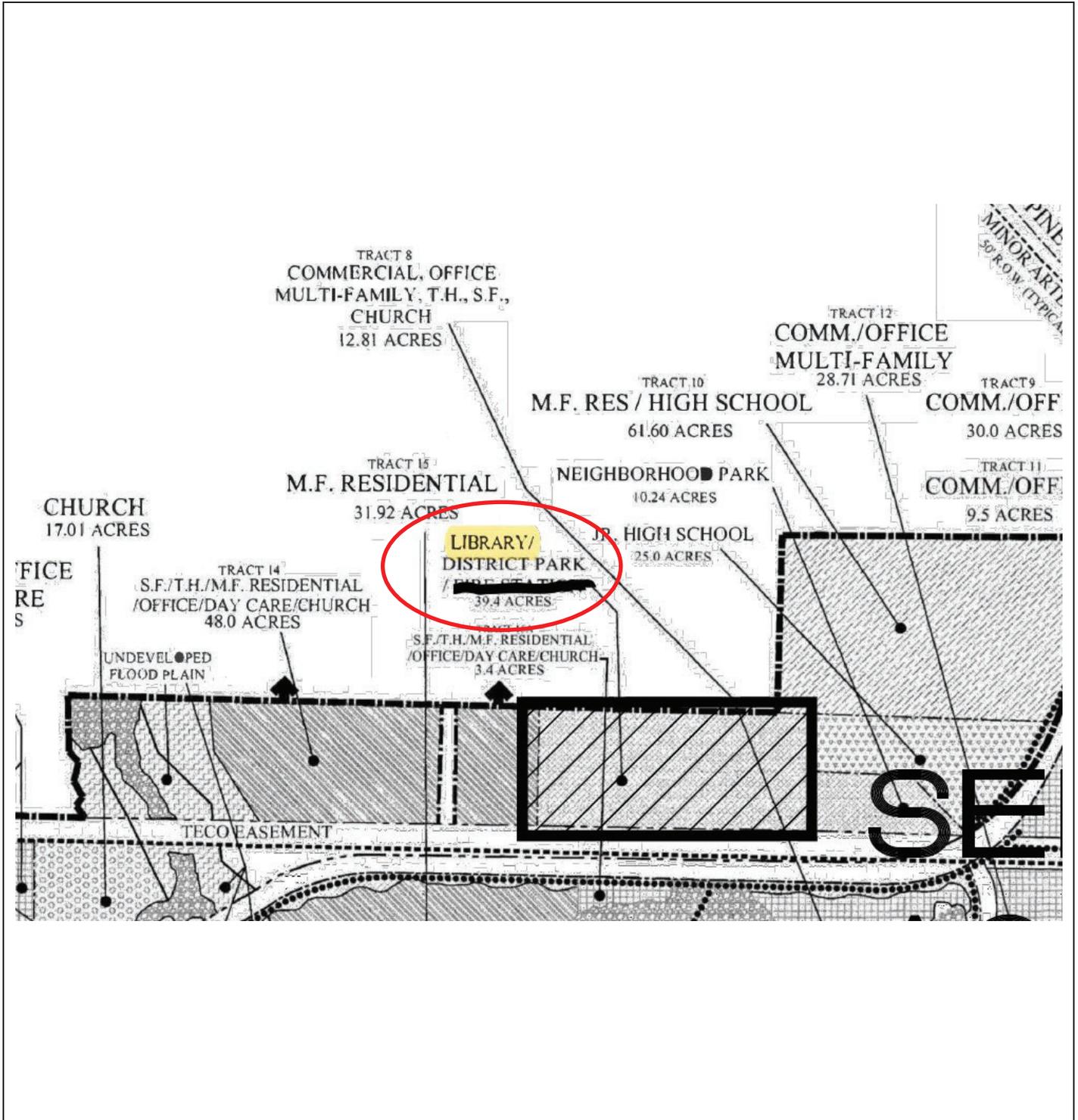
2.0 LAND USE MAP SET AND SUMMARY DATA

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



2.0 LAND USE MAP SET AND SUMMARY DATA

2.5 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



APPLICATION NUMBER: PRS 22-1266
 ZHM HEARING DATE: NA
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Case Reviewer: Tania C. Chapela

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
Fishhawk Blvd	County Arterial - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	N/A	N/A	5
Proposed	1,750	29	216
Difference (+/-)	N/A	N/A	+211

*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		Choose an item.	None	Meets LDC
South	X	Vehicular & Pedestrian	None	Meets LDC
East		Choose an item.	None	Meets LDC
West		Choose an item.	None	Meets LDC

Notes:

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
Fishhawk Blvd/Number of Access Points	Administrative Variance Requested	Approvable
	Choose an item.	Choose an item.

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input checked="" type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Staff Report.
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Staff finds the proposed request to be compatible with the approved BPO uses across Fishhawk Blvd., to the south. This minor modification will have little effect on the general character of the subject site, zoned PD today. Existing retail and office uses are located to the south.

Staff finds the proposed modification to the approved Planned Development to be compatible with the surrounding areas.

5.2 Recommendation

Staff recommends approval, subject to conditions.

1. Development within the PD-MU project shall proceed in strict accordance with the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
2. Development within the PD-MU project shall consist of a maximum of 3,552 dwelling units, 301,411 square feet of commercial development, and 91,578 square feet of office development. The commercial and office square footages for each phase shall be limited to the maximum square footages permitted under the Future of Hillsborough Comprehensive Plan, as applicable.

2.1 Pursuant to the Fishhawk Ranch DRI Essentially Built Out Agreement, remaining undeveloped entitlements consist of 32,000 square feet of Office uses and 28,000 square feet of Commercial Uses. The properties with the folio numbers listed below are the properties that may utilize the 32,000 square feet of Office uses and 28,000 square feet of Commercial Uses identified as Entitlements Retained in the Fishhawk Ranch DRI Essentially Built Out Agreement subject to the land use designations depicted on the General Site Plan.

Folio Numbers:

- 88078.0000
- 88079.0000
- 88079.0175
- 88078.0660
- 88080.1042
- 88080.1044
- 88080.0214
- 88080.0156

2.2 Tract 17, in addition to the church use, shall permit the church building to be used as an interim accommodation for a charter school subject to the following:

- A maximum of 250 students (3rd- 7th grades) shall use the facility,
- No athletic events will occur after 6:00 p.m.
- No school activities will occur from June 10, 2011 to August 20, 2011, and
- If the school use continues beyond January 1, 2012, the applicant will be required to attend a Site Development Presubmittal meeting by January 31, 2012 in order to determine what improvements, including

those related to transportation/access management, will be required to allow the use continue to operate at the subject site.

The general design of the access point or any change to the existing access shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (LDC Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department. Final design, if approved by the Department may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.

Subject to Hillsborough County review and approval, and at the expense of the applicant, this use may require law enforcement control at the project driveway at Fishhawk Boulevard intersection.

2.3 Parcel folio 88080.0202 is limited to 4,021 square feet of commercial uses or 6,815 square feet of area for an auto parts store.

3. Uses permitted within the tracts permitted for single family development shall be single family conventional residential units and their accessory uses, townhouses, and Residential Support Uses; parks; pump and lift stations (neighborhood and master) shall be permitted in residential areas and are subject to equivalent Euclidean district standards and requirements for said uses under Section 6.01.00 of the Land Development Code. The specific land use mix and relative locations of land uses within each tract shall be established prior to Preliminary Plat or Site Development plan approval for that tract. Once these uses and relationships are established and any property is conveyed in reliance thereon, a change in the land uses or relative locations of land users within that tract shall require approval by the Board of County Commissioners as a minor or major modification in accordance with Section 5.03.04 of the Land Development Code.

4. The area generally defined as the "Alternative Mixed Use Town Center" is permitted two development scenarios with the following permitted uses except as further conditioned elsewhere in these zoning conditions.

4.1 Development of each of the pods in a conventional pod development configuration with conventional standards, buffers and screening as specified on the site plan; OR

4.2 Development in a traditional neighborhood development (TND) configuration generally reflecting the street patterns and use locations as depicted on the "Fish Hawk Ranch Town Center" sketch plan data stamped July 20, 1999, and development standards as specified in Exhibit #1 and Exhibit #2.

5. Upon construction of a residential dwelling unit in the "Alternative Mixed Use Town Center", a precedent is established for such pod for either conventional pod development or TND development and, therefore, only that type of development may be constructed in that development pod.

6. The following condition shall apply if the "Alternative Mixed Use Town Center" area is developed in a Traditional Neighborhood Development (TND) style.

6.1 Land uses; setbacks and other development standards within the central commercial/office core area of the "Alternative Mixed Use Town Center" as generally located and depicted on the general site plan, shall be restricted to those permitted with the CG, BP-0 and RMC-20 zoning districts, as well as churches and other religious institutions, child care facilities, adult care facilities, community meeting facilities, Community Residential Homes types A, B, and C, and individual craft or rural home industries employing no more than 5 employees. The maximum FAR shall be 2.0. This central core shall be of a unified design scheme generally reflecting the sketch plan and exhibiting the following design criteria:

- 6.1.1 Interconnected pedestrian system with the surrounding project,
- 6.1.2 Provision of pedestrian facilities (i.e.: shade trees, tables, chairs, benches, trash receptacles),
- 6.1.3 Other amenities such as awnings and other outdoor overhead structures providing shade, water features and drinking fountains,
- 6.1.4 On-street parking is required.
- 6.1.5 There shall be no front yard setback,
- 6.1.6 The maximum length of any block without a side street shall be 600 feet,
- 6.1.7 To the greatest extent possible, other than on-street parking, all additional parking shall be located in the rear yard of all structures, and
- 6.1.8 A mix of residential and non-residential development within the same structure is encouraged; to determine bulk, the square footage consumed by any residential units shall be calculated as Floor Area Ratio.
- 6.2 Setbacks and other development standards for specific uses within the "Alternative Mixed Used Town Center" area shall be as indicated in Exhibit #1 and Exhibit #2 as attached.
- 6.3 Each owner occupied dwelling unit is permitted one detached accessory dwelling unit on the same lot with standards as defined and regulated by the LDC. Because of their accessory nature, these units shall not be deducted from the overall number of units permitted for the project.
- 6.4 Garages and carports shall be located in the rear portion of the side yard or in the back yard of all residential structures.
- 6.5 Sidewalks shall be required on both sides of each typical street type except the alley/lane in which no side walk is to be required.
- 6.6 Alleyways shall be permitted. Although paving is not required, they shall be surfaced with a material that is relatively dust free.
- 6.7 On street parking shall be permitted within each of the pods and shall count as part of any required parking. The developer shall have the right to submit alternative parking plans and shared parking plans to satisfy required parking.
- 6.8 To promote interconnectivity, each pod adjacent to the interior roads and employing the TND model, shall be required to provide a cross access road, perpendicular to the interior roads a maximum of every 600 feet. The applicant shall provide cross access to all adjacent parcels or pods employing the TND model.
- 6.9 The developer may provide mini-parks where appropriate in the "Alternative Mixed Use Town Center" area. These parks shall be maintained and be the perpetual responsibility of the developer or subsequent homeowner group or other similar association. If neither group can no longer or is unwilling to assume maintenance responsibilities, the park (s) may be redeveloped with uses and lots similar to the adjacent residential development pattern.

7. The minimum lot size for single family detached residential units shall be 4000 square feet. At the boundaries of the PD-MU project, residential lots in the Low Suburban Residential (2 dwelling units per acre) Category of the Comprehensive Plan (or its equivalent) shall be a minimum of 10,890 square feet, and residential lots in the Rural Residential (1 dwelling unit per acre) category of the Comprehensive Plan (or its equivalent) shall be a minimum of 21,780 square feet, unless a minimum one hundred foot wide open space is provided at the project boundaries, in which case the 10,890 square feet and 21,780 square feet minimum lot sizes would not apply.

8. For single family, duplex, and townhouse development, the following standards shall be met:

BUILDING SETBACK

LOT SIZE	FRONT	REAR	SIDE	MAX LOT COVERAGE	MAX BLDG HEIGHT
4,000 SF-4,999 SF	20	20	5	45%	35'
5,000 SF-6,999 SF	20	20	5	45%	35'
7,000 SF-9,999 SF	20	20	5	40%	35'
10,000 SF- 0.5 Acres	25	25	7.5	35%	35'
Greater than 0.5 acres	25	25	10	35%	35'
Duplex	20	20	5	55%	35'
Townhome	20	20	7.5	55%	35'

The minimum lot size for single family detached residential units shall be 4,000 square feet.

9. The area, height, bulk and placement regulations applicable to a subdivision plat shall be those requirements set out in these conditions for the typical lot in that subdivision. In the case of some lots within the same subdivision that are cul-de-sac's, curves, etc. and which may therefore be larger than the typical lot, these larger lots shall still meet the area, height, bulk and placement regulations of the typical lot. For all lots, side yard setbacks on a particular lot may be less than the minimum provided:

9.1 That any reduction shall require an equivalent increase in the side yard on the adjacent lot to ensure that the required minimum separation between structures will be maintained; and,

9.2 That at the time any lot uses a reduced setback under this condition, the setbacks for the adjacent lots also must be established.

10. Uses permitted within the tracts permitted for multi-family development shall be multi-family conventional residential units with related accessory uses such as swimming pools, club houses and laundry facilities, except as provided in Section 14.6 (Uses listed in and added to PD districts).

11. Multi-family development proposed at densities of 18 units per acre shall meet the lot size, width, lot coverage and yard requirements of the RMC-20 Zoning District. Side yard setbacks shall not apply to the interior townhouse units of each building. Along the tract boundaries all structures shall be setback from the tract boundary two feet for every one foot of structure height over 20 feet.

12. Along the tract boundaries, all structures shall be setback from the tract boundary two feet for every one foot of structure height over 20 feet.

13. A maximum height of 35 feet or 2 stories, whichever is more restrictive, shall be allowed for the commercial portion of the project.

14. The maximum square footage for tract 17 shall be 110,000 square feet of commercial development.
15. The development in the commercial portions of the project shall be as shown on the use list under PD-C(N). However, no liquor stores shall be permitted in Tract 11. In tracts 9 and 17, uses such as gas stations shall be permitted provided the commercial tract of which it is a part has direct access to an arterial or collector street.
- 15.1 Underground storage facilities shall be prohibited within the unnamed tract located at the northwest intersection of Fish Hawk Boulevard and Lithia-Pinecrest Road.
- 15.2 A mini-warehouse facility shall be permitted in Tract 9 subject to the Land Development Code design standards.
16. A maximum height of 55 feet or 4 stories, whichever is more restrictive, shall be permitted for the office portion of the project.
17. The uses permitted in the office portion of the project shall be as shown on the use list under PD-O.
18. Buffering and screening shall be provided in accordance with Section 6.06.05 of the Land Development Code provided, however, along the northern boundaries of tracts 13 and 14, a minimum 20-foot buffer yard shall be required. If Tract 14 is developed as single-family residential and the parcel to the north is developed with single-family residential, then the 20-foot buffer will not be required.
19. Uses permitted within Tract 15A shall be limited to single-family detached and townhome development, multi-family development, residential support uses, day cares, churches, and office uses permitted within the Business Professional Office zoning category.
20. A high school and/or neighborhood or district park and/or multi-family residential uses shall be permitted within the area labeled "Tract 1 O". The high school is permitted subject to the site having direct access to both Fish Hawk Blvd. and Lithia Pinecrest Road, unless otherwise approved by the County and the School Board to the access to Lithia Pinecrest Road. The School Board or its designee shall be responsible for all access improvements including left turn lanes and right turn deceleration lanes (as appropriate) as part of any approval.
21. Neighborhood Park, Library and District Park uses shall be permitted within parcels folio 88079.0020 and 88079.0030.
- 21.2 If PRS 22-1266 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated January 23, 2023) which was found approvable by the County Engineer (on February 23, 2023) for number of access points. Approval of this Administrative Variance will waive number of access points required by Section 6.04.03.I. of the LDC.
- 21.3 The developer shall construct the following site access improvements:
- Eastbound to northbound left turn lane at the western most access to folio 88079.0020 on Fishhawk Blvd.
- Westbound to northbound right turn lane on to the middle access to folio 88079.0020 on Fishhawk Blvd.
- Westbound to northbound right turn lane at the eastern most access to folio 88079.0020 on Fishhawk Blvd.

~~21-22.~~ An elementary school shall be permitted within the area labeled "Tract 4". The School Board or its designee shall be responsible for the costs of all access improvements, including, but not limited to, left turn lanes and right turn deceleration lanes (as appropriate) and pedestrian access, as part of any approval. The School Board, or its designee, shall be responsible for providing Hillsborough County Planning and Growth Management Department with a site plan depicting the on-site vehicular storage and circulation system to ensure that the site's traffic circulation system, including student pick-up and drop-off areas, is adequate to ensure the safe and efficient operation of Lithia-Pinecrest Road. This site plan shall be submitted as part of any approval.

~~22-23.~~ A wireless communication facility (cell tower), up to 195 feet in height, shall be permitted where indicated on the general site plan. Said cell tower shall be designed in accordance with the Land Development Code Section 6.11.29. No other location shall be permitted unless otherwise approved by the Board of County Commissioners

~~23-24.~~ An area equal to at least 0.25 times the land area of the district shall be reserved for landscaping and permeable open areas, and shall be improved and maintained accordingly. One or a combination of the following shall be provided: landscaped buffers, open vegetated yards, retention areas, landscaped islands, mulched or vegetated play or seating areas, or areas paved with permeable blocks. No more than 25 percent of the required landscaped pervious area shall be composed of permeable paving blocks.

~~24-25.~~ A linear greenway trail system interconnecting the residential, non-residential, and public uses with each other and with the various habitat areas shall be permitted and located generally as depicted on the General Site Plan.

~~25-26.~~ On streets internal to a subdivision, where that subdivision has access to the project wide trail/linear park system, the developer shall not be required to install sidewalks on the side of the street where lots have direct access to the trail.

~~26-27.~~ The developer shall dedicate, prior to the issuance of Zoning Compliance Permits, Final Plat approval or at the request of the County to coincide with road improvements, whichever comes first, sufficient right-of-way to accommodate the future four lane extension of Boyette Road from the western property boundary of the project to Lithia Pinecrest Road. Unless otherwise approved by the Hillsborough County Public Works Department, the right-of-way shall be 176 feet wide for a rural section, and 128 feet wide for an urban section.

~~27-28.~~ The developer shall dedicate, prior to the issuance of Zoning Compliance Permits or Final Plat approval for development abutting said roadway or at the request of the County to coincide with road improvements, whichever comes first, all of that portion of the site which lies within 65 feet of the existing centerline of Lithia Pinecrest Road.

~~28-29.~~ The developer shall provide appropriate geometric improvements at each project access to Lithia-Pinecrest Road prior to issuance of Certificates of Zoning Compliance for development in the area affecting each access. These improvements may include traffic signals, left and right turn lanes, acceleration/deceleration lanes, etc. The purpose of these improvements is to provide a safe and efficient access from the project to the public roadway.

~~29-30.~~ When any sub-phase of development is submitted for final commercial site plan approval or subdivision plat approval, the developer shall provide to Hillsborough County a transportation analysis that demonstrates that Boyette Road Extension at each proposed intersection within the project site impacted by that portion of the development will operate at an acceptable level of service with the addition of the proposed development.

~~30-31.~~ The developer shall ensure that major collector road geometrics internal to the project can accommodate an 8 foot by 40 foot transit coach.

~~31.~~ 32. Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary, the developer shall provide a pedestrian cross access connection between Tract 4 and the parcel that is the subject of PRS 20-1013 if, such connection is confirmed in writing to be mutually acceptable to both the developer or its homeowner association and the Tract 4 homeowners association. If constructed, such access shall be gated but shall be available for the daily use of project residents.

~~32.~~ 33. The developer shall provide, to the satisfaction of the School Board, adequate pedestrian access to the elementary school in the Fish Hawk Trails development (defined as Tract 1, 2, 3, and 4, on the General Site Development Plan) for students, including, but not limited to, access to the elementary school from the trail system within the Fish Hawk Trails development. The General Site plan shall be revised to depict a pedestrian connection to the school site between lots 11 and 12, Block 17, Tract 4, of the Fish Hawk Trails development.

~~33.~~ 34. The developer shall ensure that access is maintained to all out parcels within the project site.

~~34.~~ 35. Prior to Preliminary Site Plan approval, the Developer shall provide a traffic analysis, signed by a Professional Engineer, identifying operational improvements to address deficiencies at the project driveways in Tract 15A.

~~35.~~ 36. Approval of this application does not ensure that public water will be available at the time when the applicant seeks permits to actually develop.

~~36.~~ 37. One or more interim wastewater treatment plants, as shown on the site plan, may be used until public sewer is available, if approved by the Hillsborough County Water Department and Environmental Protection Commission. Each plant shall meet the requirements of Subsection 2.6.4.128 "Wastewater Treatment Plants" of the Hillsborough County Land Development Code as well as all applicable federal, state, and local regulations.

~~37.~~ 38. The precise location of the interim wastewater treatment plants shall be shown on the Preliminary Plat or Site Development Plan approval, and proof of all necessary approvals of the treatment plant shall be submitted to the Development Services Department prior to the issuance of any Zoning Compliance Permits or Final Plat Approval, whichever comes first.

~~38.~~ 39. No permanent septic tanks shall be used.

~~39.~~ 40. The developer shall show on the Preliminary Plat or Site Development Plan approvals, acceptable drainage easements which will conform with applicable rules and regulations in effect at the time of plan submittal. The exact size and location of said easements shall be determined at or before construction plan approval and shall be conveyed to the County prior to the issuance of Certificates of Zoning Compliance or Final Plat Approval.

~~40.~~ 41. The developer shall meet the Acoustic Site Design Measures for residential districts provided in Section 6.10.00 of the Land Development Code. Where possible, the developer shall, in meeting these acoustic design measures, incorporate design features which discourage wildlife crossings of the Boyette Road Extension, except at designated locations.

~~41.~~ 42. Agricultural uses shall be permitted as interim uses prior to and during site development. Such interim agricultural uses shall meet the permitting requirements of the Land Alteration and Landscaping Ordinance.

~~42.~~ 43. The developer shall show the location of the ammonia pipeline on the Revised General Site Plan for certification. Prior to approval of any detailed site plans for tracts adjacent to the ammonia pipeline, the developer shall prepare a Safety Plan to be reviewed and approved by the Hillsborough County Fire Department, the Sheriff's Department, the Development Services Department, and any other agency with competent jurisdiction. The Safety Plan shall address

issues including but not limited to methods of ensuring there will be no interference with the pipeline during any part of the construction process, and an evacuation plan for those tracts which may be impacted in the event of a rupture.

~~43.~~ 44. The developer shall provide illumination for all project access points sufficient to provide safe ingress and egress. The access points shall be visible at night from a distance of 200 feet in all directions which vehicles travel. However, no lighting shall adversely affect adjacent properties.

~~44.~~ 45. The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):

~~44.1~~ 45.1 Ground Signs shall be limited to Monument Signs.

~~44.2~~ 46.2 Billboards, pennants and banners shall be prohibited.

~~44.3~~ 47.3 Any previously approved signs (prior to the approval date of PRS 05-0023) shall be exempt from this provision.

~~45.~~ 46. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.

~~46.~~ 47. 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.

~~47.~~ 48. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

~~48.~~ 49. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.

~~49.~~ 50. Residential development within Tract 47 (07-1130) shall utilize entitlements for this PD (89-0098, as amended). The maximum number of residential units within Tract 47 shall not exceed 90 units. A revised General Development Plan that includes Tract 47 shall be submitted. No additional development entitlements are authorized by the inclusion of Tract 47.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted February 2, 2023.

Zoning Administrator Sign Off:



J. Brian Grady
Tue Mar 28 2023 15:37:14

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 03/23/2023

REVIEWER: Alex Steady, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: South Shore / South

PETITION NO: PRS 22-1266

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to listed or attached conditions.
- This agency objects, based on the listed or attached conditions.

NEW CONDITIONS OF APPROVAL

- If PRS 22-1266 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated January 23, 2023) which was found approvable by the County Engineer (on February 23, 2023) for number of access points. Approval of this Administrative Variance will waive number of access points required by Section 6.04.03.I. of the LDC.
- The developer shall construct the following site access improvements:
 - Eastbound to northbound left turn lane at the western most access to folio 88079.0020 on Fishhawk Blvd.
 - Westbound to northbound right turn lane on to the middle access to folio 88079.0020 on Fishhawk Blvd.
 - Westbound to northbound right turn lane at the eastern most access to folio 88079.0020 on Fishhawk Blvd.

DESCRIPTION OF REQUEST, STAFF ANALYSIS, AND CONCLUSION

The applicant is requesting a minor modification, also known as Personal Appearance (PRS) to approved Planned Development (PD) #89-0098. The PRS request proposes to remove the fire station use and replace it with a 25,000-sf library on the north side of Fishhawk Blvd, west of the existing Fishhawk Sports Complex. Transportation staff has no objection to the requested modification, subject to the conditions proposed hereinabove.

Trip Generation Analysis

Staff has prepared a comparison of the trips potentially generated under the existing and proposed entitlement, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition. The existing approved Fishhawk DRI entitlements did not include specific square footage for the proposed fire station. In order to estimate the difference in traffic impact from the proposed change, staff assumed the square footage of the fire station would be similar to a recently constructed 11,400 sf fire station nearby on US Hwy 41.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 11,400 sf Fire Station (ITE LUC 575)	N/A*	N/A*	5

*The Institute of Transportation Engineer's Trip Generation Manual, 11th Edition does not provide Daily or am peak hour trips for land use code 575.

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 25,000 sf Library (ITE LUC 590)	1,750	29	216

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	N/A	N/A	+211

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Fishhawk Blvd. is a 2-lane, publicly maintained, arterial roadway characterized by +/- 12-foot wide travel lanes in average condition. The roadway lies within a +/- 206-foot-wide right-of-way along the project's frontage. There are sidewalks along both sides of Fishhawk Blvd in the vicinity of the proposed project. There are bike lanes along both sides of Fishhawk Blvd in the vicinity of the proposed project.

SITE ACCESS

The applicant is requesting three vehicular and pedestrian full accesses to Fishhawk Blvd. There are two existing full access driveways on Fishhawk Blvd.

Based on a DRPM required detailed traffic analysis submitted by the applicant, the developer will be required to construct the following site access improvements in compliance with LDC section 6.04.04.D. An eastbound to northbound left turn lane at the western most access to folio 88079.0020 on Fishhawk Blvd. A westbound to northbound right turn lane on to the middle access to folio 88079.0020 on Fishhawk Blvd. A westbound to northbound right turn lane at the eastern most access to folio 88079.0020 on Fishhawk Blvd.

ADMINISTRATIVE VARIANCE REQUEST

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated January 23, 2023) from the Section 6.04.03.I. LDC requirement, governing number of driveways which may be permitted. Based upon the functional classification of adjacent roadways and the maximum trip generation potential of the subject parcel, the LDC requires (and permits) only two (2) access connections to Fishhawk Blvd.

The applicant is proposing three (3) access connections to serve the proposed project. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on February 16, 2023.

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

CORRIDOR PRESERVATION PLAN

Fishhawk Blvd is included in the Hillsborough County Corridor Preservation Plan as a 4-lane roadway.

LEVEL OF SERVICE (LOS) INFORMATION

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

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
FISH HAWK BLVD	BELL SHOALS RD	LITHIA PINECREST	D	F

Source: 2020 Hillsborough County 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
Fishhawk Blvd	County Arterial - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input checked="" type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	N/A	N/A	5
Proposed	1,750	29	216
Difference (+/-)	N/A	N/A	+211

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

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

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

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

From: Williams, Michael
Sent: Thursday, February 16, 2023 9:38 AM
To: Michael D. Raysor (mdr@raysor-transportation.com)
Cc: Tirado, Sheida; Steady, Alex; Chapela, Tania; Hill, Erthel; PW-CEIntake
Subject: FW: PRS 22-1266 Administrative variance Review
Attachments: 22-1266 AVReq 02-02-23.pdf

Importance: High

Mike,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 22-1266 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with Transportation staff after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

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

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

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hillsboroughcounty.org

Mike

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

P: (813) 307-1851

M: (813) 614-2190

E: Williamsm@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

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

From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: Wednesday, February 15, 2023 8:00 PM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Cc: Steady, Alex <SteadyA@hillsboroughcounty.org>
Subject: PRS 22-1266 Administrative variance Review
Importance: High

Hello Mike,

The attached AV is approvable to me, please include the following people in your response email.

mdr@raysor-transportation.com
hille@hillsboroughcounty.org
chapelat@hillsboroughcounty.org
steadya@hillsboroughcounty.org

Best Regards,

Sheida L. Tirado, PE *(she/her/hers)*

Transportation Review Manager
Development Services Department

P: (813) 276-8364

E: tirados@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

From: Rome, Ashley <RomeA@hillsboroughcounty.org>
Sent: Thursday, February 2, 2023 1:08 PM
To: Morales, Cintia <MoralesCS@hillsboroughcounty.org>; Perez, Richard <PerezRL@hillsboroughcounty.org>; Ratliff, James <RatliffJa@hillsboroughcounty.org>; Tirado, Sheida <TiradoS@hillsboroughcounty.org>; Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Subject: FW: RE PRS 22-1266

Good afternoon,

Apologies for not including you in the initial transmittal. We have received and uploaded to Optix **revised documents/plans** for the above mentioned application. Please review and comment.

For further information regarding the change/update please contact the assigned planner.

Planner assigned:

Planner: Tania Chapela

Contact: chapelat@hillsboroughcounty.org

Have a good one,

Ashley Rome

Planning & Zoning Technician

Development Services Dept.

P: (813) 272-5595

E: romea@hillsboroughcounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

From: Rome, Ashley

Sent: Thursday, February 2, 2023 1:07 PM

To: 'Andrea Papandrew' <Papandrewa@plancom.org>; 'Andrea Stingone' <andrea.stingone@hcps.net>; Blinck, Jim <BlinckJ@HillsboroughCounty.ORG>; Brown, Gregory <BrownGr@hillsboroughcounty.org>; Bryant, Christina <BryantC@epchc.org>; 'Bryce Fehringer' <fehingerb@plancom.org>; Cabrera, Richard <CabreraR@HillsboroughCounty.ORG>; Dalfino, Jarryd <DalfinoJ@hillsboroughcounty.org>; 'Danny Santos' <Daniel.Santos@dot.state.fl.us>; 'David Skrelunas' <David.Skrelunas@dot.state.fl.us>; Dickerson, Ross <DickersonR@HillsboroughCounty.ORG>; 'Ellen Morrison' <ellen.morrison@swfwmd.state.fl.us>; Franklin, Deborah <FranklinDS@hillsboroughcounty.org>; 'Glorimar Belangia' <Glorimar.Belangia@hcps.net>; Holman, Emily - PUD <HolmanE@HillsboroughCounty.ORG>; Hummel, Christina <HummelC@hillsboroughcounty.org>; 'James Hamilton' <jkhamilton@tecoenergy.com>; 'Jennifer Reynolds' <jreynolds@teamhcsso.com>; 'Jillian Massey' <masseyj@plancom.org>; Kaiser, Bernard <KAISERB@HillsboroughCounty.ORG>; 'Karla Llanos' <llanosk@plancom.org>; Katz, Jonah <KatzJ@hillsboroughcounty.org>; 'Kyle Brown' <kyle.brown@myfwc.com>; 'landuse-zoningreviews@tampabaywater.org' <landuse-zoningreviews@tampabaywater.org>; 'Lindsey Mineer' <lindsey.mineer@dot.state.fl.us>; Lindstrom, Eric <LindstromE@hillsboroughcounty.org>; Mackenzie, Jason <MackenzieJ@hillsboroughcounty.org>; 'Melanie Ganas' <mxganas@tecoenergy.com>; 'Melissa Lienhard' <LienhardM@plancom.org>; Perez, Richard <PerezRL@hillsboroughcounty.org>; Petrovic, Jaksa <PetrovicJ@HillsboroughCounty.ORG>; Pezone, Kathleen <PezoneK@hillsboroughcounty.org>; Ratliff, James <RatliffJa@hillsboroughcounty.org>; 'Rebecca Hessinger' <hessingerr@hcfllgov.net>; 'Renee Kamen' <renee.kamen@hcps.net>; RP-Development <RP-Development@hillsboroughcounty.org>; Salisbury, Troy <SalisburyT@hillsboroughcounty.org>; Sanchez, Silvia <sanchezs@epchc.org>; Shelton, Carla <SheltonC@HillsboroughCounty.ORG>; Steady, Alex <SteadyA@hillsboroughcounty.org>; 'Tony Mantegna' <tmantegna@tampaairport.com>; Turbiville, John (Forest) <TurbivilleJ@HillsboroughCounty.ORG>; Walker, Clarence <WalkerCK@hillsboroughcounty.org>; 'Wally Gallart' <GallartW@plancom.org>; Weeks, Abbie <weeksa@epchc.org>; 'WetlandsPermits@epchc.org' <WetlandsPermits@epchc.org>; Woodard, Sterlin <Woodard@epchc.org>

Cc: Chapela, Tania <ChapelaT@hillsboroughcounty.org>; Vazquez, Bianca <VazquezB@hillsboroughcounty.org>

Subject: RE PRS 22-1266

Good Day All,

Please be advised, we have received and uploaded to Optix **revised documents/plans** for the above mentioned application. Please review and comment.

For further information regarding the change/update please contact the assigned planner.

Planner assigned:

Planner: Tania Chapela

Contact: chapelat@hillsboroughcounty.org

Have a good one,

Ashley Rome

Planning & Zoning Technician

Development Services Dept.

P: (813) 272-5595

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January 23, 2023 (Revision No. 1)

Michael J. Williams, P.E.
County Engineer/Director, Development Review Division
Hillsborough County Development Services
601 East Kennedy Boulevard
Tampa, Florida 33602

**SUBJECT: FISHHAWK LIBRARY & SPORTS COMPLEX
ADMINISTRATIVE VARIANCE FOR NUMBER OF ACCESS POINTS
PRS 22-1266
FOLIO No's: 088079-0020 & 088079-0030**

Dear Mr. Williams,

This letter documents a request for a Section 6.04.02.B. **ADMINISTRATIVE VARIANCE** to Hillsborough County Land Development Code (LDC) §6.04.03.I. (Number of Access Points) in association with PD 22-1266 for the Hillsborough County Fishhawk Library & Sports Complex project site.

The subject site is currently developed as the Fishhawk Sports Complex, which has two (2) existing site access driveway connections to Fishhawk Boulevard. A 25,000 square foot public library is proposed for development at the southwest corner of the subject property, with access planned to be provided via a new site access driveway connection to Fishhawk Boulevard, and via cross access to the adjacent Fishhawk Sports Complex. Refer to **ATTACHMENT A** for the project site location map and **ATTACHMENT B** for the project site concept plan and zoning site plan.

The purpose of this variance is to ensure that the development provides adequate access to meet the demands created by patrons & employees; and that these demands are met without adversely affecting traffic operations on Fishhawk Boulevard.

The existing Fishhawk Sports Complex has two existing full access site driveway connections to Fishhawk Boulevard, spaced at approximately 990 feet (measured edge-to-edge). The full access site driveway connection for the proposed library is planned to be located approximately 1,000 feet west of the westernmost Sports Complex driveway, and approximately 900 feet east of Fishhawk Ridge Drive (measurements are edge-to-edge). Refer to **ATTACHMENT C** for connection spacing diagram.

The peak hour trip generation for the proposed library was estimated using trip characteristic data pursuant to the Institute of Transportation Engineers (ITE) *Trip Generation Manual* (11th edition), as documented in **ATTACHMENT D**; which identified a worst-case peak hour trip generation of 216 vph (during the PM peak hour). The peak hour trip generation for the Fishhawk Sports Complex was identified based on traffic counts; which identified a worst-case peak hour trip generation of 352 vph (during the PM peak hour), as documented in **ATTACHMENT E**. The combined trip generation for these sites equals 568 vph. Pursuant to LDC §6.04.03.I. (Number of Access Points), non-residential driveway connections to arterial roadways, such as Fishhawk Boulevard, are allowed a maximum flow rate of 300 vph. In consideration of the peak hour trip generation volume of 568 vph, two (2) site access driveway connections are allowed under the referenced code section; thus requiring this Administrative Variance in support of the third driveway connection.

This request has been prepared in accordance with LDC §6.04.02.B., to address the following: (a) there is an unreasonable burden on the applicant, (b) the exception would not be detrimental to the public health, safety, and welfare, and (c) without the exception, reasonable access cannot be provided; as discussed herein.

In addition, a crash data evaluation has been prepared, as documented in **ATTACHMENT F**, which indicates 19 crashes within the prior five years on Fishhawk Boulevard along the site frontage. Nearly all (17) of these crashes (90%) occurred at the intersection of Fishhawk Boulevard & Bayberry Glen Drive, with none of the crashes occurring at the existing site driveway connections or influenced by the existing site driveway connections.



RAYSOR Transportation Consulting

MICHAEL J. WILLIAMS, P.E.
FISHHAWK LIBRARY & SPORTS COMPLEX (PD 22-1266)
ADMINISTRATIVE VARIANCE FOR NUMBER OF ACCESS POINTS
JANUARY 23, 2023 (REVISION NO. 1)
PAGE 2 OF 2

THERE IS AN UNREASONABLE BURDEN ON THE APPLICANT as the purpose of the third driveway connection to Fishhawk Boulevard is to provide direct, safe, and efficient access to the library site. Without the third driveway connection, access to the library site would only be provided via cross-access through the adjacent Fishhawk Sports Complex; where due to the distances involved, library access would be compromised as the access route would be circuitous and defy driver (patron) expectations. Removal of one of the two existing site access connections for the Fishhawk Sports Complex is not advised due to its own traffic demands, which at 352 vph exceeds the maximum flow rate for a single driveway connection (i.e., 300 vph). **Therefore, approval of this ADMINISTRATIVE VARIANCE is necessary such that an unreasonable burden is not unduly imparted upon the applicant.**

THE ADMINISTRATIVE VARIANCE WOULD NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, AND WELFARE in consideration that (A) the existing site access driveway connections to Fishhawk Boulevard were found to not exhibit a safety deficiency (no crash activity within the prior five years), thus no crash patterns were identified that would indicate a potential for future safety concerns associated with the proposed third driveway connection, (B) the applicable driveway connection spacing criteria of 245' (Hillsborough County Access Class 6) would be met (and significantly exceeded) by the proposed third driveway as shown in **ATTACHMENT C**, and (C) traffic safety is generally inversely proportional to vehicular delay, and as such, the implementation of the referenced third driveway connection, which will reduce delays for vehicular ingress & egress, would have a corresponding increase in regard to traffic safety. **Therefore, approval of this ADMINISTRATIVE VARIANCE would not adversely affect, public health, safety, or welfare.**

WITHOUT THE ADMINISTRATIVE VARIANCE, REASONABLE ACCESS CANNOT BE PROVIDED as safe and efficient (direct) ingress & egress is a reasonable expectation for a public facility (i.e., public County library). **Therefore, approval of this ADMINISTRATIVE VARIANCE is necessary to provide reasonable access to the project.**

The foregoing documents a request for an **ADMINISTRATIVE VARIANCE** to Hillsborough County Land Development Code (LDC) §6.04.03.I. (Number of Access Points) in association with PD 22-1266 for the Hillsborough County Fishhawk Library & Sports Complex project site, to allow for three driveway connections for the subject project, and is recommended for approval by the County Engineer.

Sincerely,

RAYSOR Transportation Consulting, LLC

Michael D. Raysor, P.E.
President



This item has been digitally signed and sealed by Michael Daniel Raysor P.E., on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

BASED ON THE INFORMATION PROVIDED BY THE APPLICANT, THIS REQUEST IS HEREBY APPROVED.

MICHAEL J. WILLIAMS, P.E., COUNTY ENGINEER date
HILLSBOROUGH COUNTY DEVELOPMENT REVIEW DIVISION

FISHHAWK LIBRARY & SPORTS COMPLEX

[PD 22-1266]

ADMINISTRATIVE VARIANCE

NUMBER OF ACCESS POINTS

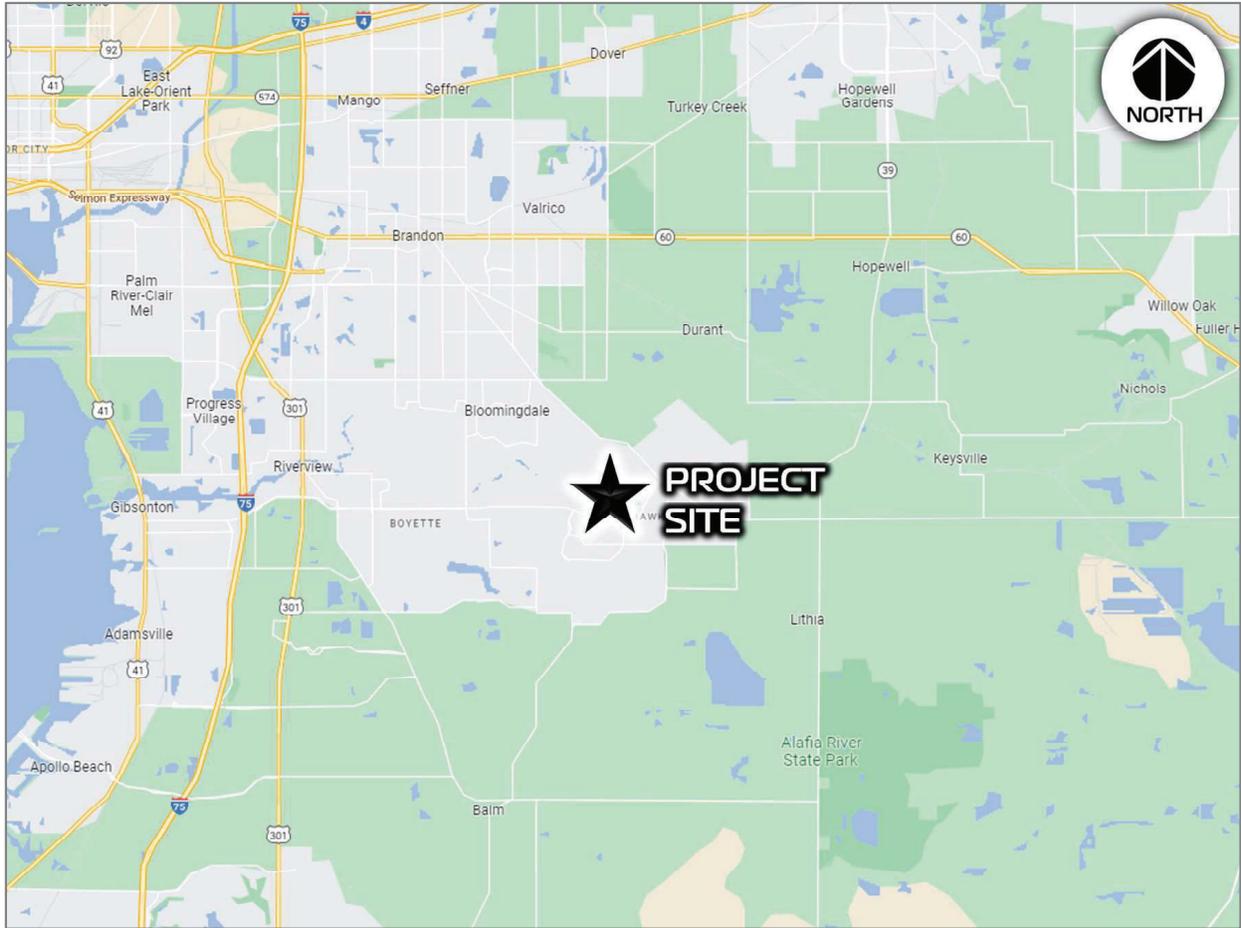
ATTACHMENT A

PROJECT SITE LOCATION MAP





FISHHAWK LIBRARY & SPORTS COMPLEX
Project Site Location Map



FISHHAWK LIBRARY & SPORTS COMPLEX

[PD 22-1266]

ADMINISTRATIVE VARIANCE

NUMBER OF ACCESS POINTS

ATTACHMENT B

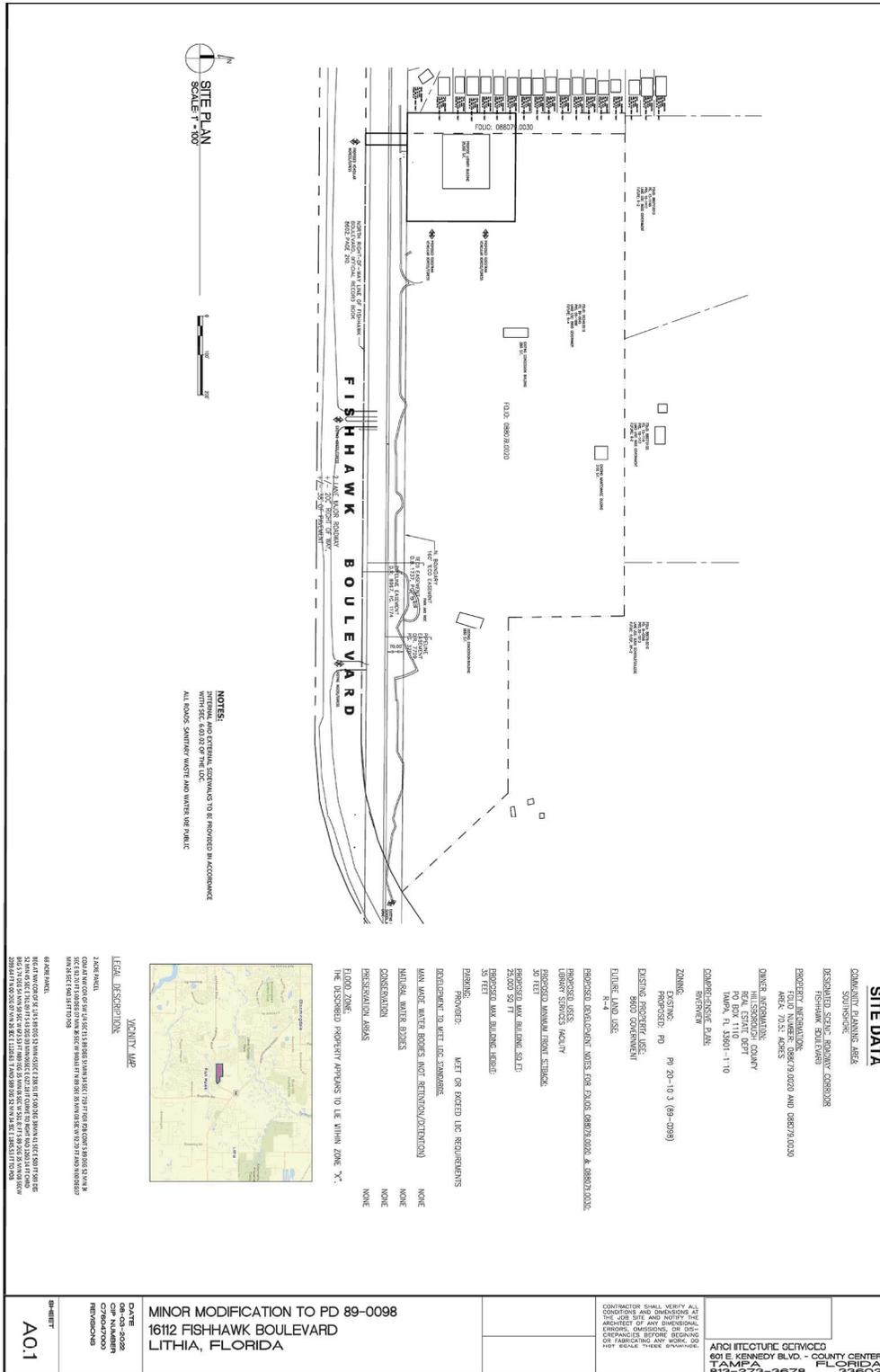
PROJECT SITE CONCEPT PLAN
& ZONING SITE PLAN







FISHHAWK LIBRARY & SPORTS COMPLEX
Zoning Site Plan



FISHHAWK LIBRARY & SPORTS COMPLEX

[PD 22-1266]

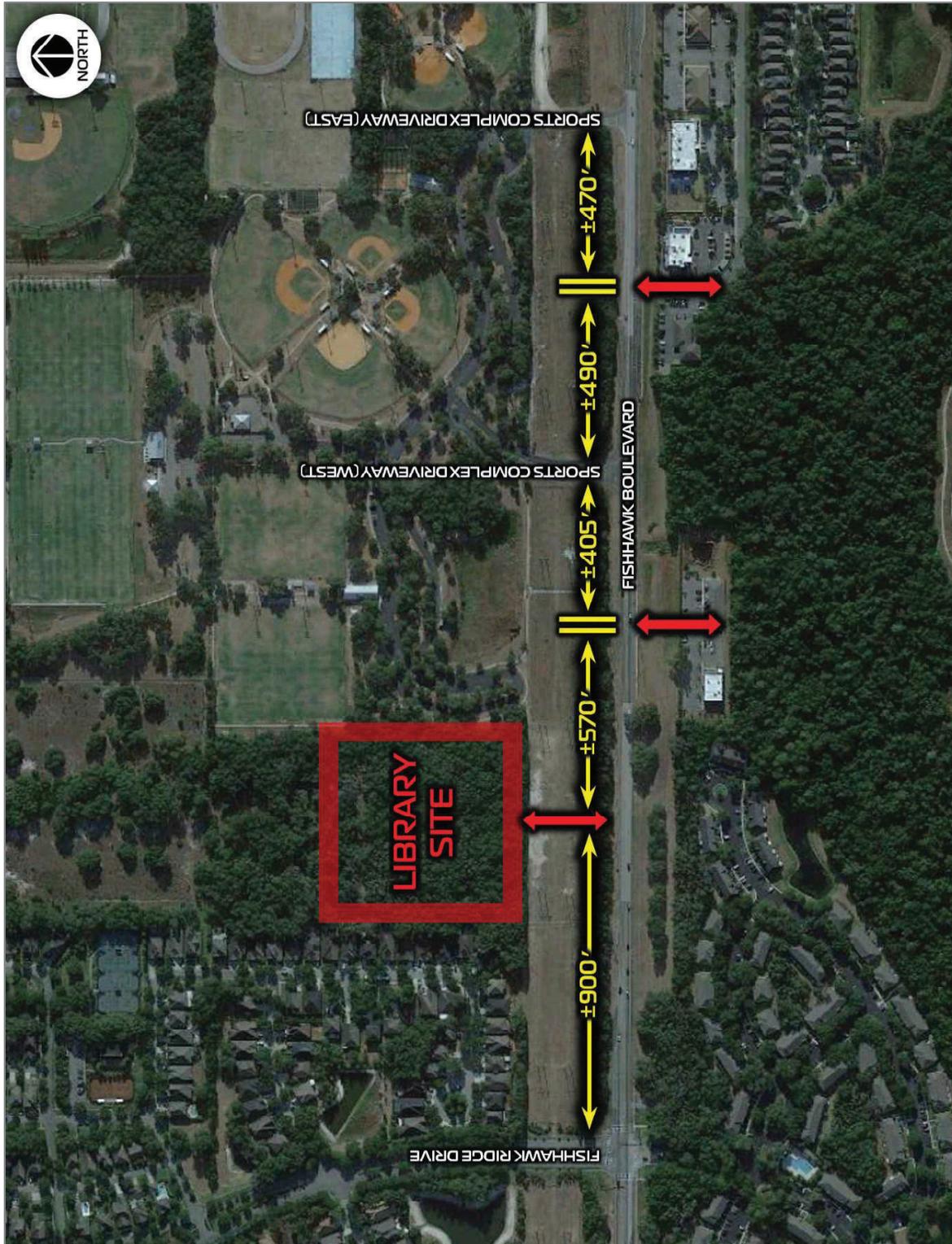
ADMINISTRATIVE VARIANCE

NUMBER OF ACCESS POINTS

ATTACHMENT C

CONNECTION SPACING DIAGRAM





FISHHAWK LIBRARY & SPORTS COMPLEX

[PD 22-1266]

ADMINISTRATIVE VARIANCE

NUMBER OF ACCESS POINTS

ATTACHMENT D

FISHHAWK LIBRARY
TRIP GENERATION ESTIMATE





FISHHAWK LIBRARY & SPORTS COMPLEX
Fishhawk Library Trip Generation Estimate

ITE LUC	Land Use Description	Size	Weekday		AM Peak Hour			PM Peak Hour				
			Rate	Trips	Rate	Trips	Enter	Exit	Rate	Trips	Enter	Exit
590	Library	25.0 ksf	$\frac{\ln(T)=0.99*}{\ln(X)+4.28}$	1,750	$\frac{T=1.75(X)}{-14.59}$	29	21	8	$\frac{T=9.33(X)}{-17.13}$	216	104	112

FISHHAWK LIBRARY & SPORTS COMPLEX

[PD 22-1266]

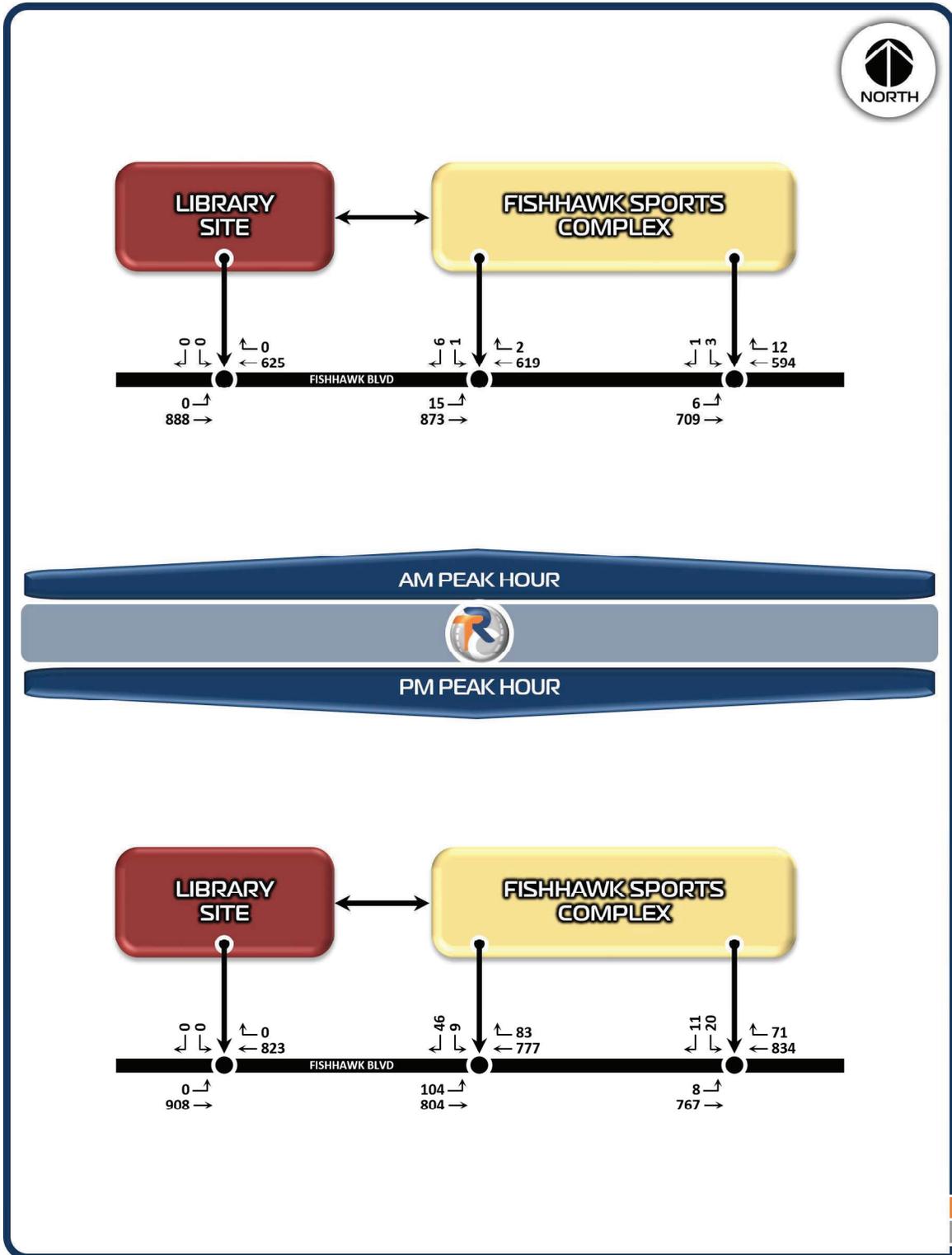
ADMINISTRATIVE VARIANCE

NUMBER OF ACCESS POINTS

ATTACHMENT E

FISHHAWK SPORTS COMPLEX
TRAFFIC VOLUMES





BACKGROUND TRAFFIC VOLUMES (SOURCE: SITE ACCESS TRAFFIC STUDY / DECEMBER 20, 2022)

FISHHAWK LIBRARY & SPORTS COMPLEX

[PD 22-1266]

ADMINISTRATIVE VARIANCE

NUMBER OF ACCESS POINTS

ATTACHMENT F

CRASH REPORT





CDMS - Crash Data Management System

5 Year Crash Report

Report Memo:

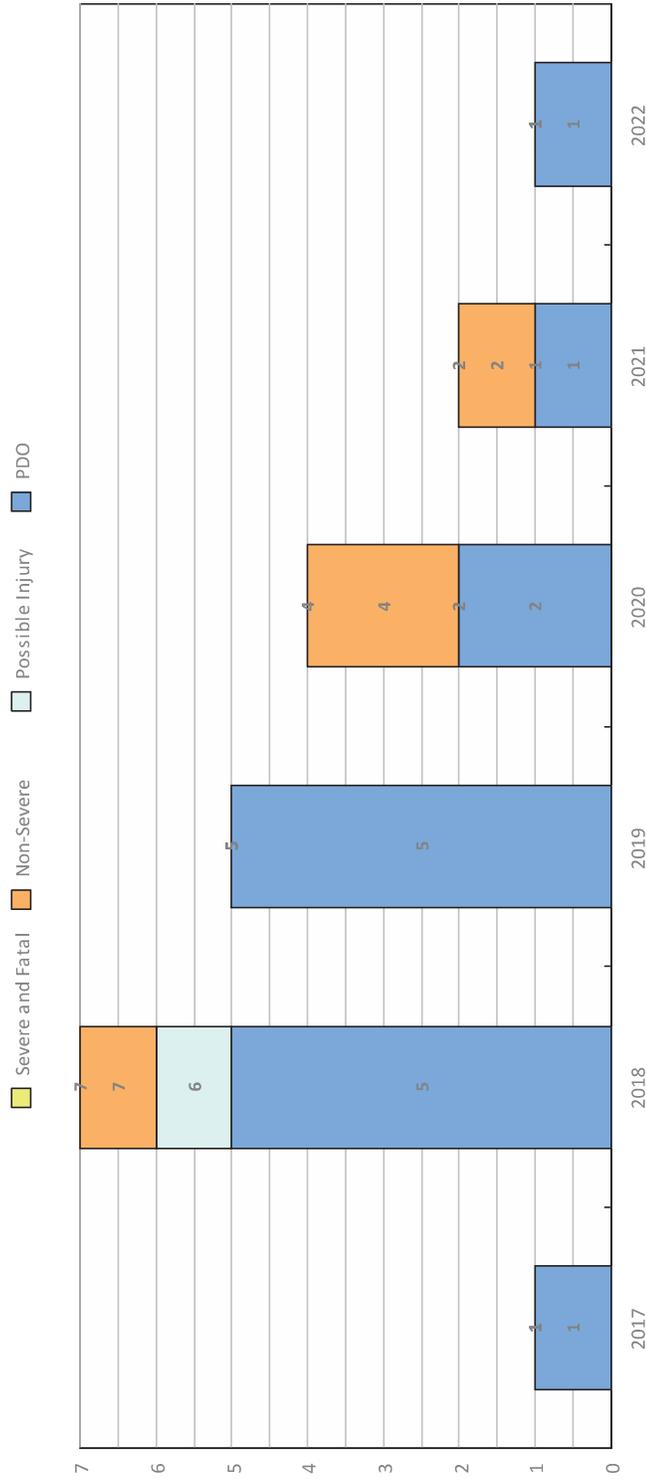
Fishhawk Boulevard Adjacent to Fishhawk Sports Complex



Selections used to generate this report:

Date Range: 11/1/2017 - 10/30/2022
Saved Area 1: Extent(-82.21724007660114; 27.85375314921036; -82.20951551463805; 27.854417154975998)

Crashes by Year

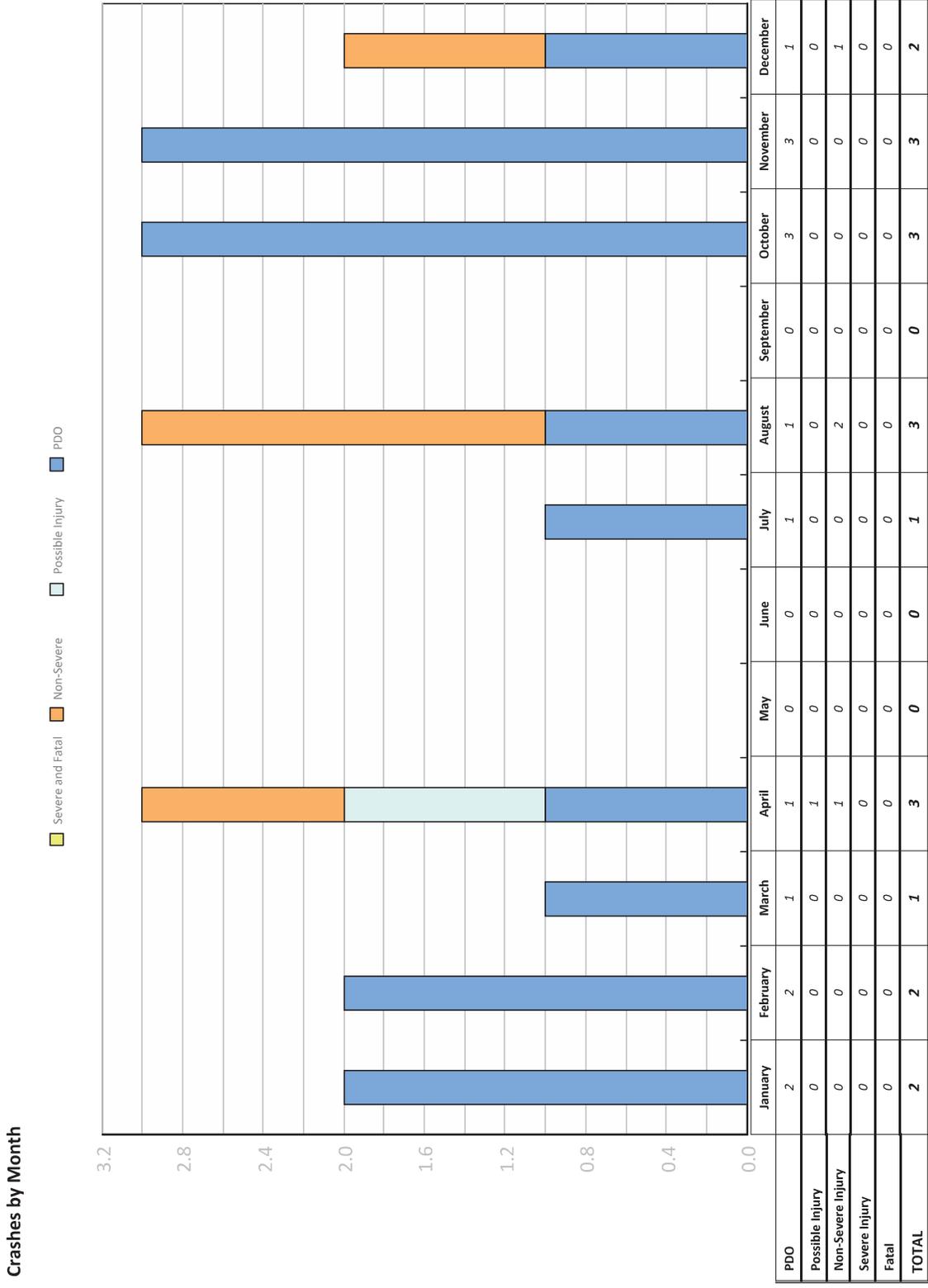


	2017	2018	2019	2020	2021	2022	TOTAL
PDO	1	5	5	2	1	1	15
Possible Injury	0	1	0	0	0	0	1
Non-Severe Injury	0	1	0	2	1	0	4
Severe Injury	0	0	0	0	0	0	0
Fatal	0	0	0	0	0	0	0
TOTAL	1	7	5	4	2	1	20

* PDO = Property Damage Only

5 Year Crash Report
Crashes by Month

CDMS - Crash Data Management System



* PDO = Property Damage Only

5 Year Crash Report

CDMS - Crash Data Management System

Crashes by Month/Year

	January	February	March	April	May	June	July	August	September	October	November	December
2017												
PDO	0	0	0	0	0	0	0	0	0	0	0	1
Possible Injury	0	0	0	0	0	0	0	0	0	0	0	0
Non-Severe	0	0	0	0	0	0	0	0	0	0	0	0
Severe Injury	0	0	0	0	0	0	0	0	0	0	0	0
Fatal	0	0	0	0	0	0	0	0	0	0	0	0
2018												
PDO	0	1	1	1	0	0	0	0	0	1	1	0
Possible Injury	0	0	0	1	0	0	0	0	0	0	0	0
Non-Severe	0	0	0	0	0	0	0	1	0	0	0	0
Severe Injury	0	0	0	0	0	0	0	0	0	0	0	0
Fatal	0	0	0	0	0	0	0	0	0	0	0	0
2019												
PDO	2	0	0	0	0	0	0	1	0	1	1	0
Possible Injury	0	0	0	0	0	0	0	0	0	0	0	0
Non-Severe	0	0	0	0	0	0	0	0	0	0	0	0
Severe Injury	0	0	0	0	0	0	0	0	0	0	0	0
Fatal	0	0	0	0	0	0	0	0	0	0	0	0
2020												
PDO	0	1	0	0	0	0	1	0	0	0	0	0
Possible Injury	0	0	0	0	0	0	0	0	0	0	0	0
Non-Severe	0	0	0	1	0	0	0	0	0	0	0	1
Severe Injury	0	0	0	0	0	0	0	0	0	0	0	0
Fatal	0	0	0	0	0	0	0	0	0	0	0	0
2021												
PDO	0	0	0	0	0	0	0	0	0	0	1	0
Possible Injury	0	0	0	0	0	0	0	0	0	0	0	0
Non-Severe	0	0	0	0	0	0	0	1	0	0	0	0
Severe Injury	0	0	0	0	0	0	0	0	0	0	0	0
Fatal	0	0	0	0	0	0	0	0	0	0	0	0

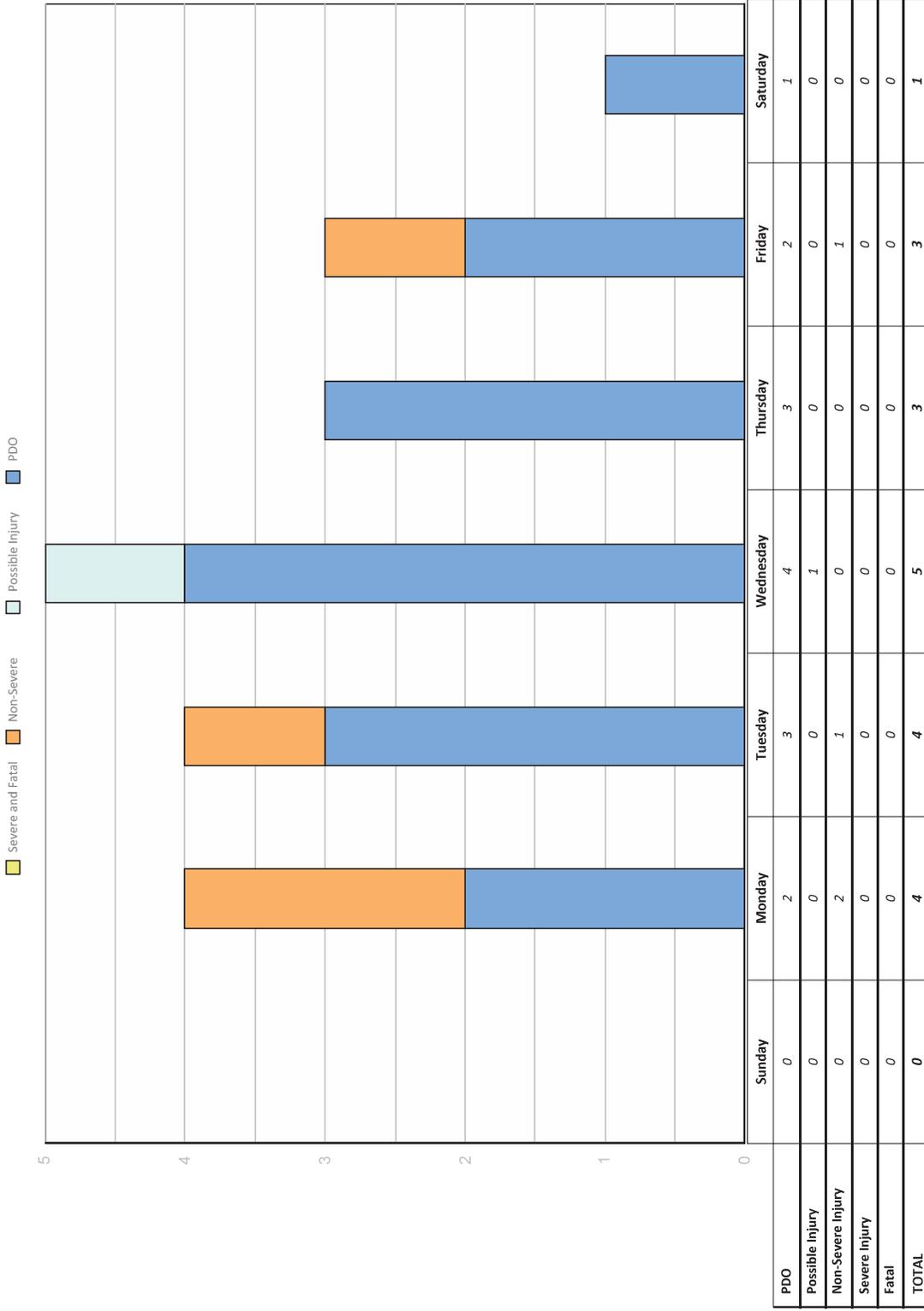
CDMS - Crash Data Management System

		January	February	March	April	May	June	July	August	September	October	November	December
2022	PDO	0	0	0	0	0	0	0	0	0	1	0	0
	Possible Injury	0	0	0	0	0	0	0	0	0	0	0	0
	Non-Severe	0	0	0	0	0	0	0	0	0	0	0	0
	Severe Injury	0	0	0	0	0	0	0	0	0	0	0	0
	Fatal	0	0	0	0	0	0	0	0	0	0	0	0

5 Year Crash Report

CDMS - Crash Data Management System

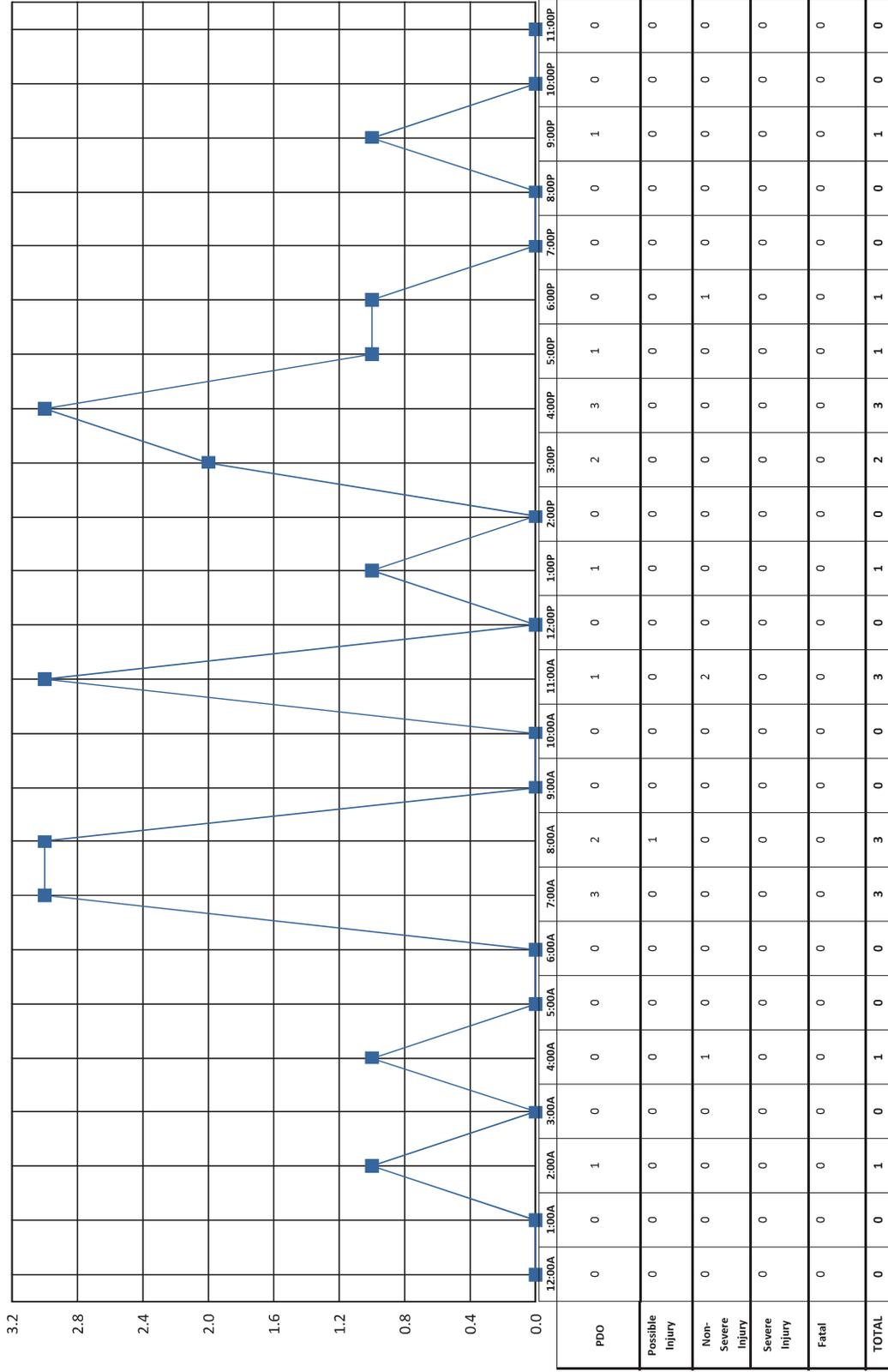
Crashes by Day of Week



Severe and Fatal Non-Severe Possible Injury PDO

* PDO = Property Damage Only

Crashes by Time of Day



* PDO = Property Damage Only

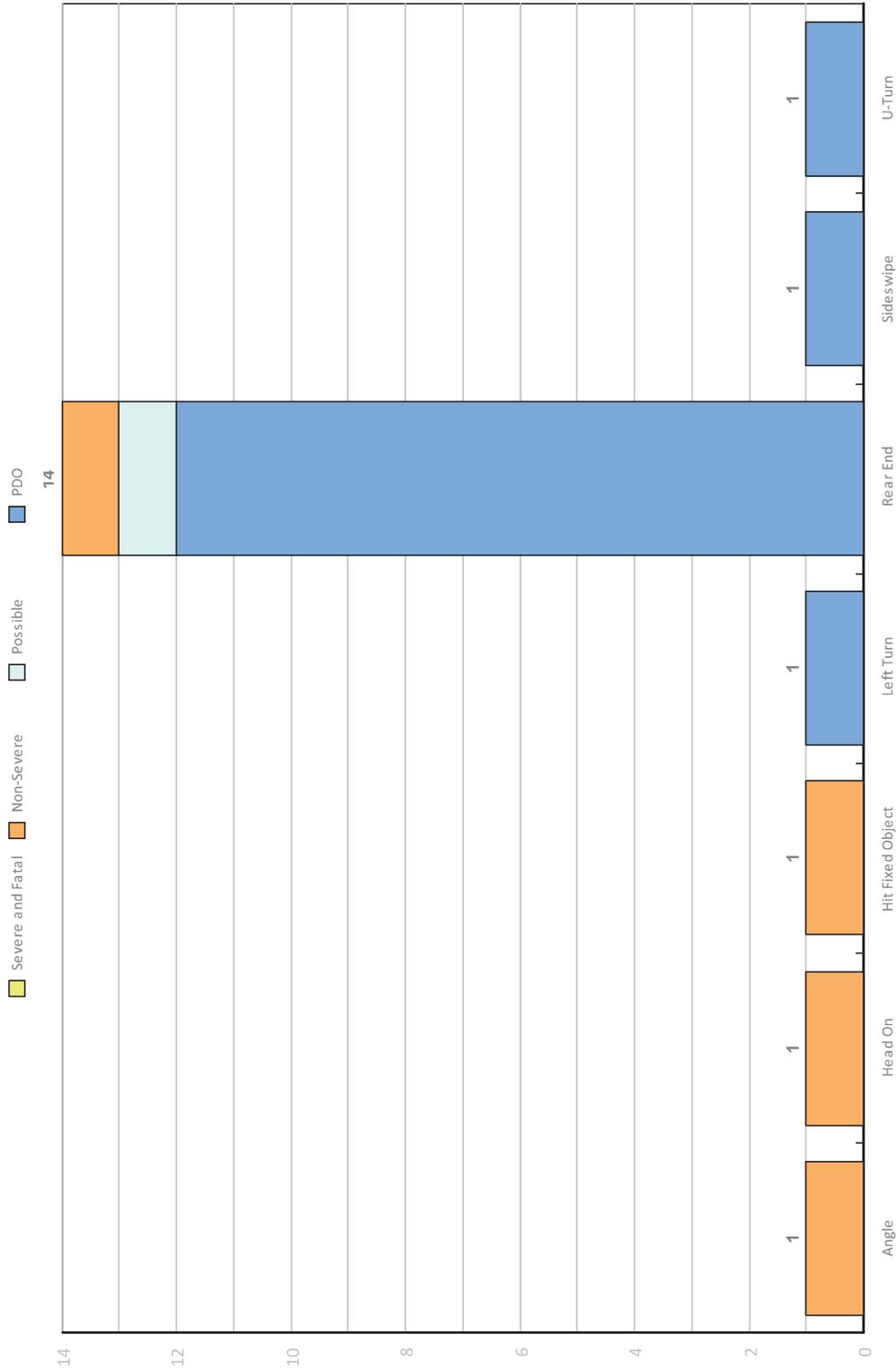
Crashes by Crash Type

	2017	2018	2019	2020	2021	2022	Total
Angle							
PDO	0	0	0	0	0	0	0
Possible Inj	0	0	0	0	0	0	0
Non Severe	0	1	0	0	0	0	1
Severe	0	0	0	0	0	0	0
Fatal	0	0	0	0	0	0	0
Total	0	1	0	0	0	0	1
Left Turn							
PDO	0	0	0	1	0	0	1
Possible Inj	0	0	0	0	0	0	0
Non Severe	0	0	0	0	0	0	0
Severe	0	0	0	0	0	0	0
Fatal	0	0	0	0	0	0	0
Total	0	0	0	1	0	0	1
Head On							
PDO	0	0	0	0	0	0	0
Possible Inj	0	0	0	0	0	0	0
Non Severe	0	0	0	1	0	0	1
Severe	0	0	0	0	0	0	0
Fatal	0	0	0	0	0	0	0
Total	0	0	0	1	0	0	1
Rear-End							
PDO	1	4	4	1	1	1	12
Possible Inj	0	1	0	0	0	0	1
Non Severe	0	0	0	0	1	0	1
Severe	0	0	0	0	0	0	0
Fatal	0	0	0	0	0	0	0
Total	1	5	4	1	2	1	14
Sideswipe							
PDO	0	1	0	0	0	0	1
Possible Inj	0	0	0	0	0	0	0
Non Severe	0	0	0	0	0	0	0
Severe	0	0	0	0	0	0	0
Fatal	0	0	0	0	0	0	0
Total	0	1	0	0	0	0	1
U-Turn							
PDO	0	0	1	0	0	0	1
Possible Inj	0	0	0	0	0	0	0
Non Severe	0	0	0	0	0	0	0
Severe	0	0	0	0	0	0	0
Fatal	0	0	0	0	0	0	0
Total	0	0	1	0	0	0	1

Crashes by Crash Type

	2020	Total
Hit Fixed Object		
PDO	0	0
Possible Injury Non-Severe	0	0
Non-Severe	1	1
Severe	0	0
Fatal	0	0
Total	1	1

Crashes by Crash Type



Crashes by Strategic Highway Safety Plan Category

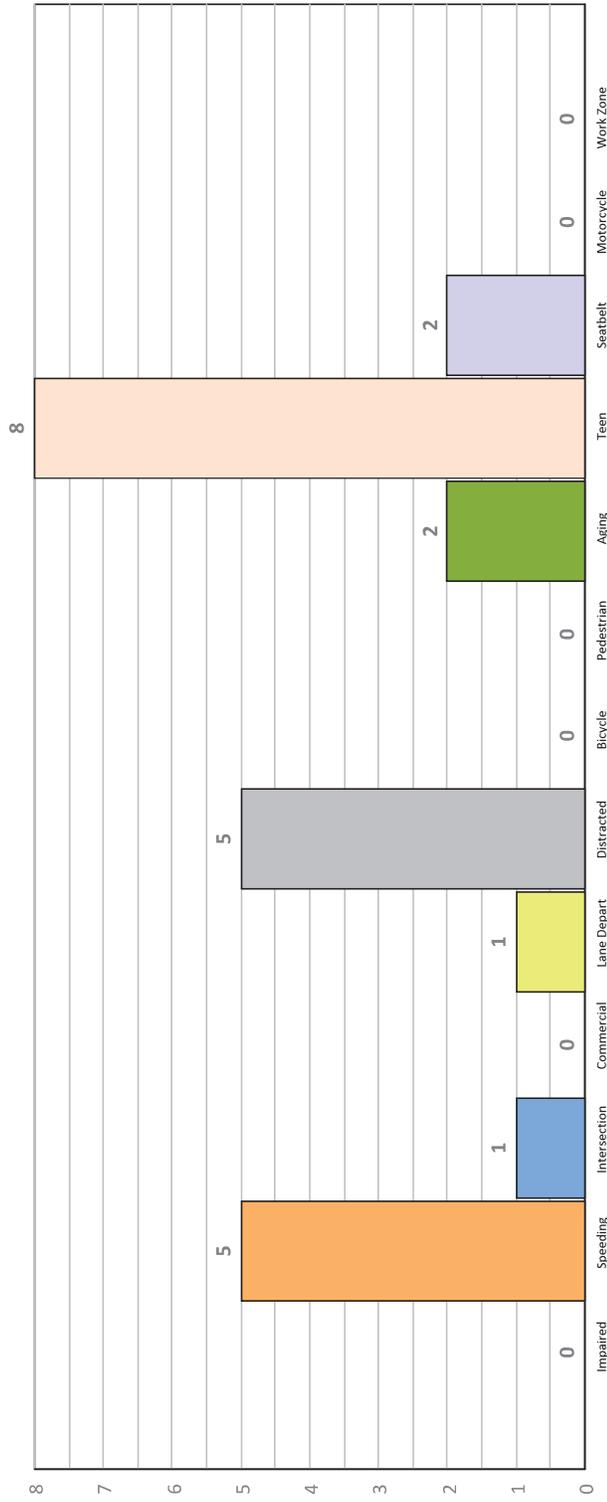
[More Information](#)



	2017		2018		2019		2020		2021		2022	
	Crashes	Fatal										
Impaired	0	0	0	0	0	0	0	0	0	0	0	0
Speeding and Aggressive	0	0	2	0	0	0	1	0	0	0	0	0
Intersection	0	0	1	0	0	0	0	0	0	0	0	0
Commercial	0	0	0	0	0	0	0	0	0	0	0	0
Lane Departure	0	0	0	0	0	0	1	0	0	0	0	0
Distracted	1	0	3	0	1	0	0	0	0	0	0	0
Bicycle Involved	0	0	0	0	0	0	0	0	0	0	0	0
Pedestrian Involved	0	0	0	0	0	0	0	0	0	0	0	0
Aging Road User	0	0	0	0	0	0	0	0	0	0	0	0
Teen Driver	0	0	4	0	1	0	1	0	1	0	0	0
Seatbelt	0	0	1	0	0	0	1	0	0	0	0	0
Motorcycle	0	0	0	0	0	0	0	0	0	0	0	0
Work Zone	0	0	0	0	0	0	0	0	0	0	0	0

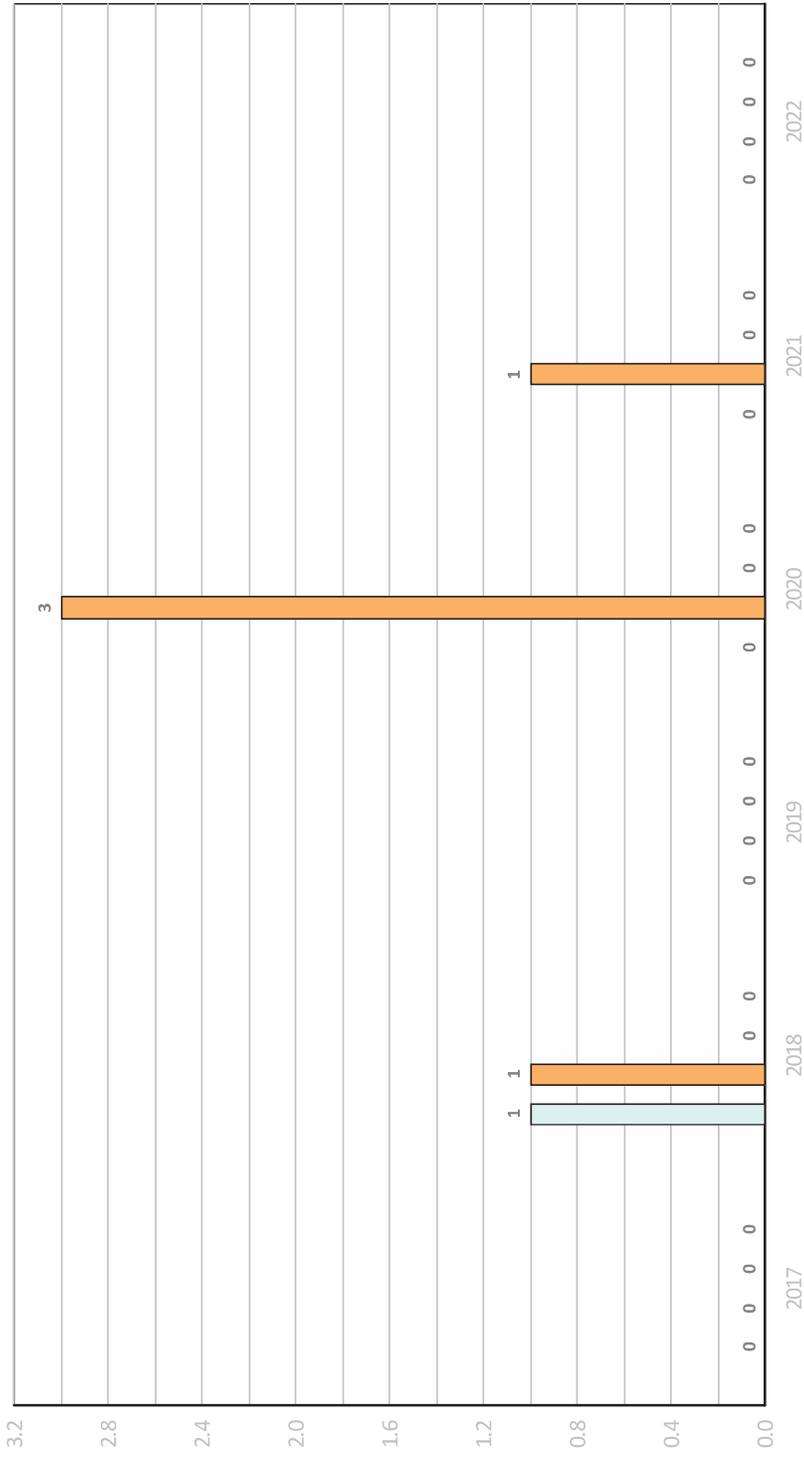
Crashes by Strategic Highway Safety Plan Category

[More Information](#)



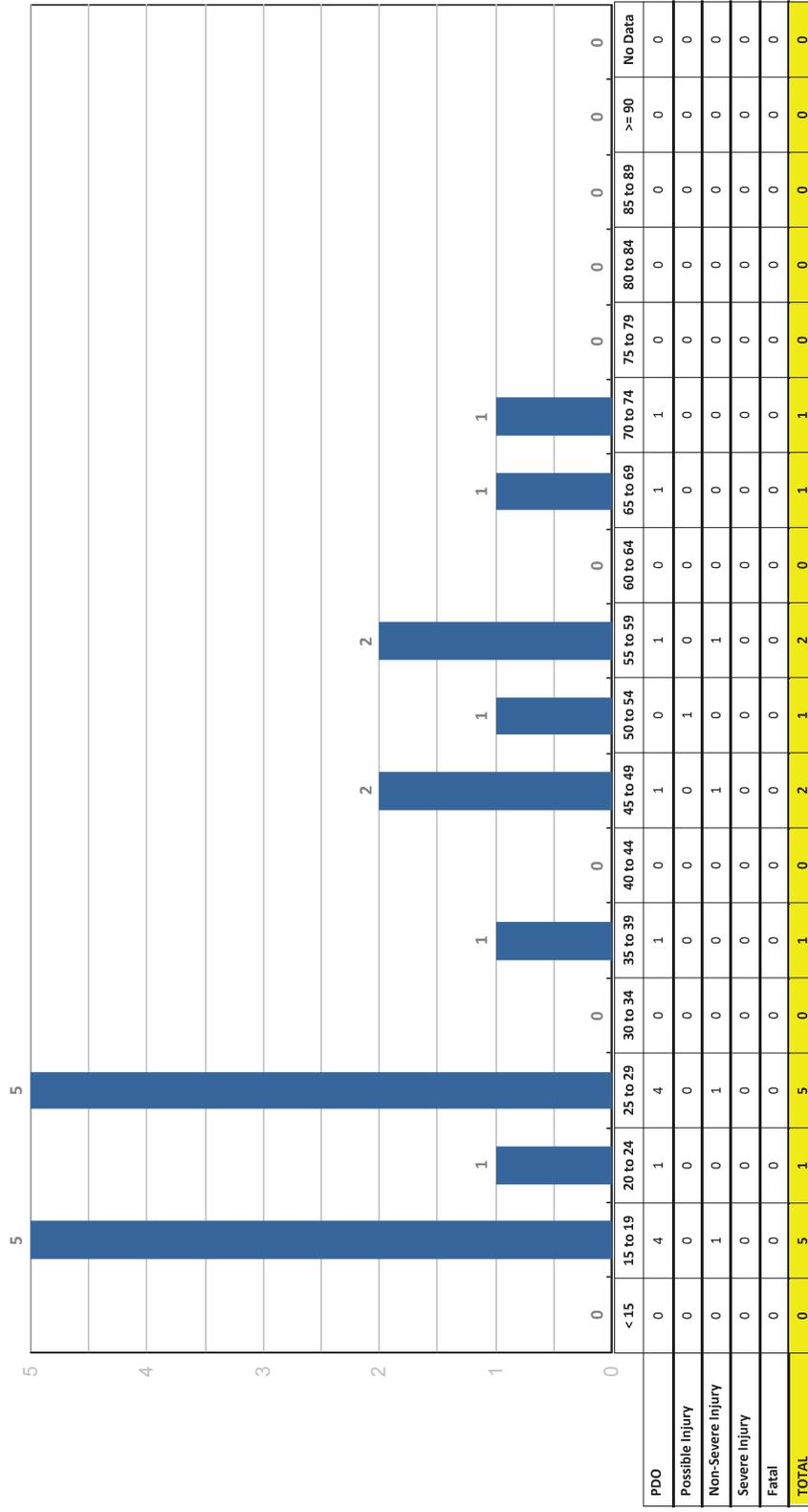
	Total		
	Crashes	Severe	Fatal
Impaired	0	0	0
Speeding and Aggressive	5	0	0
Intersection	1	0	0
Commercial	0	0	0
Lane Departure	1	0	0
Distracted	5	0	0
Bicycle Involved	0	0	0
Pedestrian Involved	0	0	0
Aging Road User	2	0	0
Teen Driver	8	0	0
Seatbelt	2	0	0
Motorcycle	0	0	0
Work Zone	0	0	0

Injuries per Year



	2017	2018	2019	2020	2021	2022	Total
Possible Injuries	0	1	0	0	0	0	1
Non-Severe Injuries	0	1	0	3	1	0	5
Severe Injuries	0	0	0	0	0	0	0
Fatalities	0	0	0	0	0	0	0

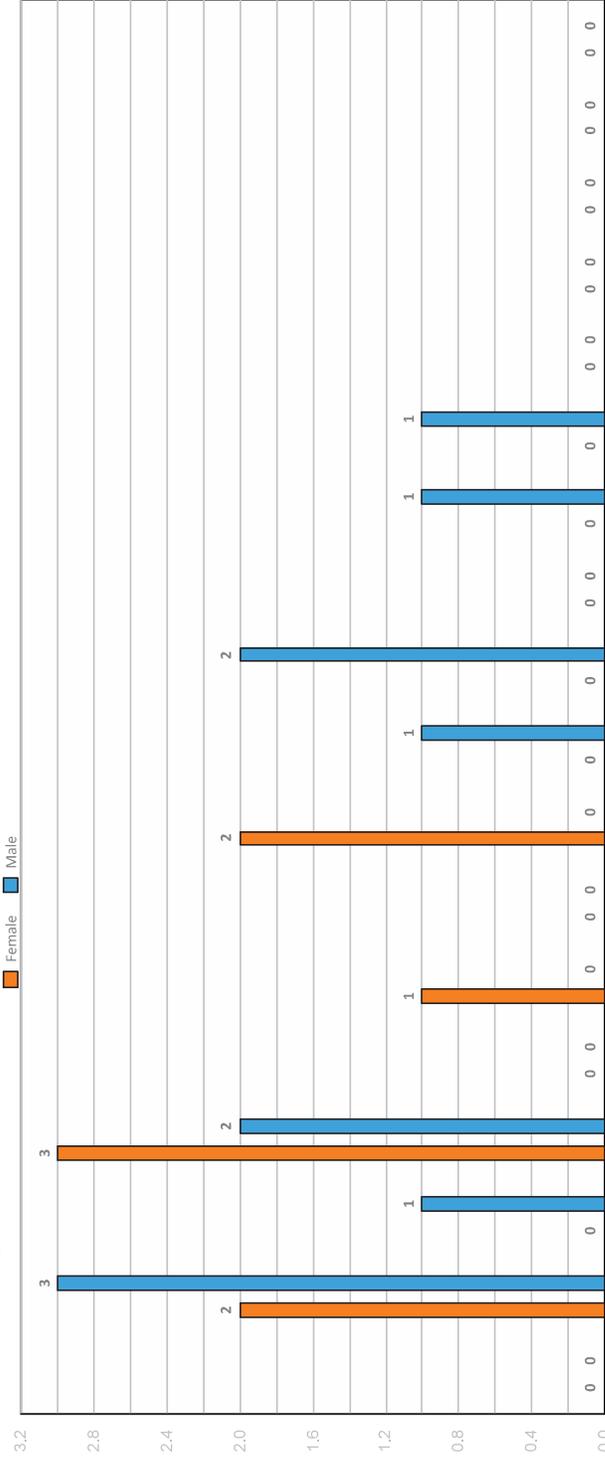
Crashes by Driver 1 Age



* PDO = Property Damage Only

5 Year Crash Report
CDMS - Crash Data Management System

Crashes by Driver 1 Age / Gender



<15 15 to 19 20 to 24 25 to 29 30 to 34 35 to 39 40 to 44 45 to 49 50 to 54 55 to 59 60 to 64 65 to 69 70 to 74 75 to 79 80 to 84 85 to 89 >=90 No Data

	<15		15 to 19		20 to 24		25 to 29		30 to 34		35 to 39		40 to 44		45 to 49		50 to 54	
	Female	Male	Female	Male														
PDO	0	0	1	3	0	1	2	2	0	0	1	0	0	0	1	0	0	0
Possible Injury	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Non-Severe Injury	0	0	1	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0
Severe Injury	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fatal	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	0	2	3	0	1	3	2	0	0	1	0	0	2	0	2	0	1
	55 to 59		60 to 64		65 to 69		70 to 74		75 to 79		80 to 84		85 to 89		>= 90		No Data	
	Female	Male	Female	Male														
PDO	0	1	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0
Possible Injury	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Non-Severe Injury	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Severe Injury	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fatal	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	2	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0

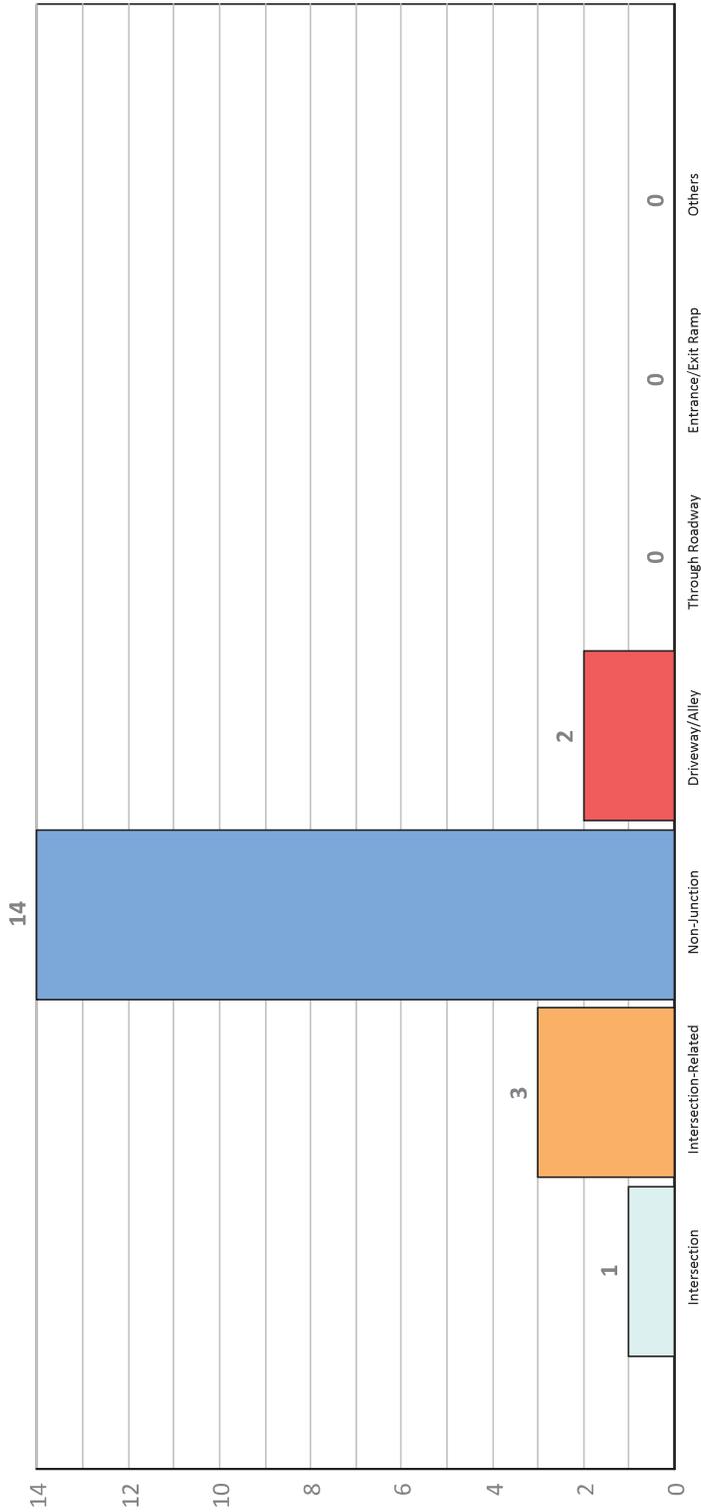
* PDO = Property Damage Only

CDMS - Crash Data Management System

5 Year Crash Report

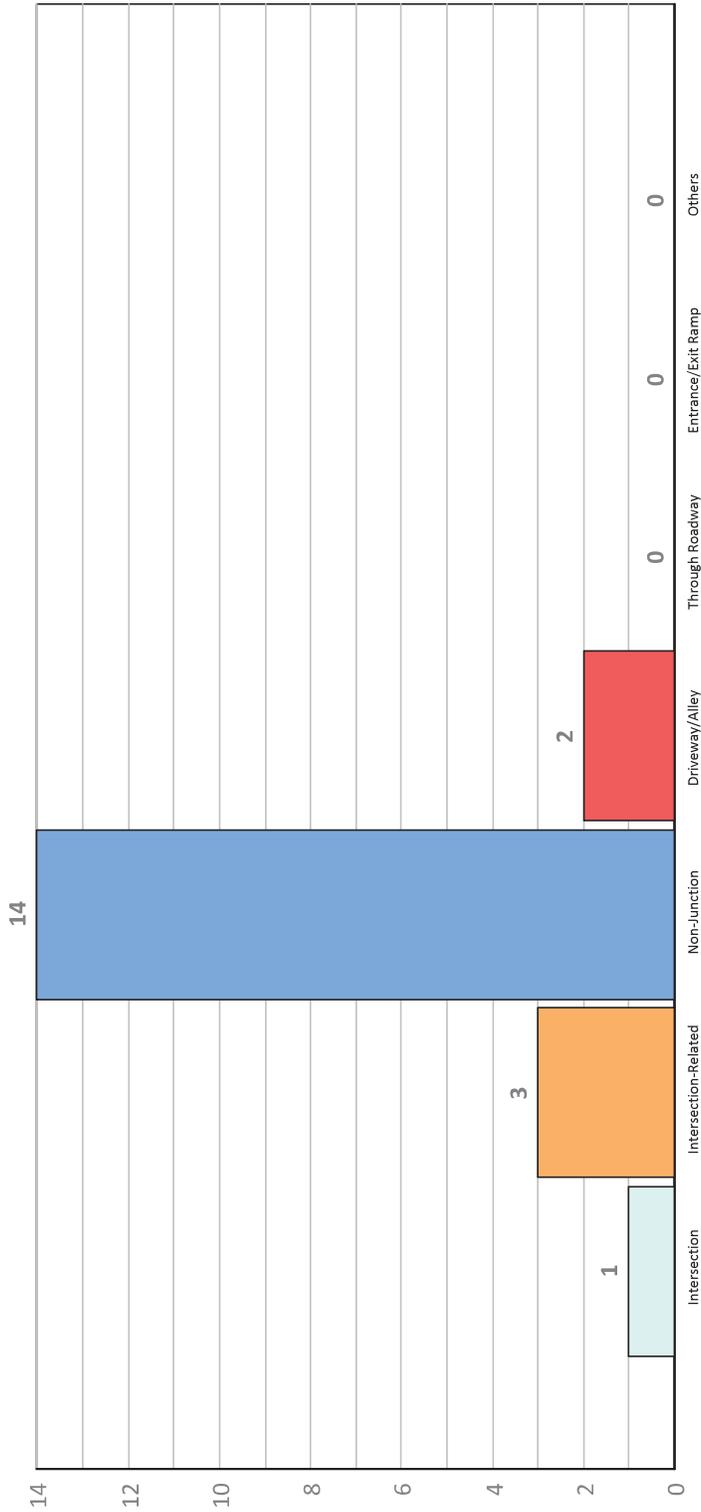
Driver Contributing Cause (Driver 1)		2017	2018	2019	2020	2021	2022	Total
Failed to Yield Right-of-Way	Crashes	0	1	0	0	0	0	1
	Severe	0	0	0	0	0	0	0
	Fatal	0	0	0	0	0	0	0
Followed too Closely	Crashes	0	1	2	1	0	0	4
	Severe	0	0	0	0	0	0	0
	Fatal	0	0	0	0	0	0	0
Improper Turn	Crashes	0	0	1	0	0	0	1
	Severe	0	0	0	0	0	0	0
	Fatal	0	0	0	0	0	0	0
Operated MV in Careless or Negligent Manner	Crashes	1	4	2	1	2	1	11
	Severe	0	0	0	0	0	0	0
	Fatal	0	0	0	0	0	0	0
Wrong Side of Wrong Way	Crashes	0	0	0	1	0	0	1
	Severe	0	0	0	0	0	0	0
	Fatal	0	0	0	0	0	0	0
No Contributing Action	Crashes	0	1	0	0	0	0	1
	Severe	0	0	0	0	0	0	0
	Fatal	0	0	0	0	0	0	0

Relation to Intersection



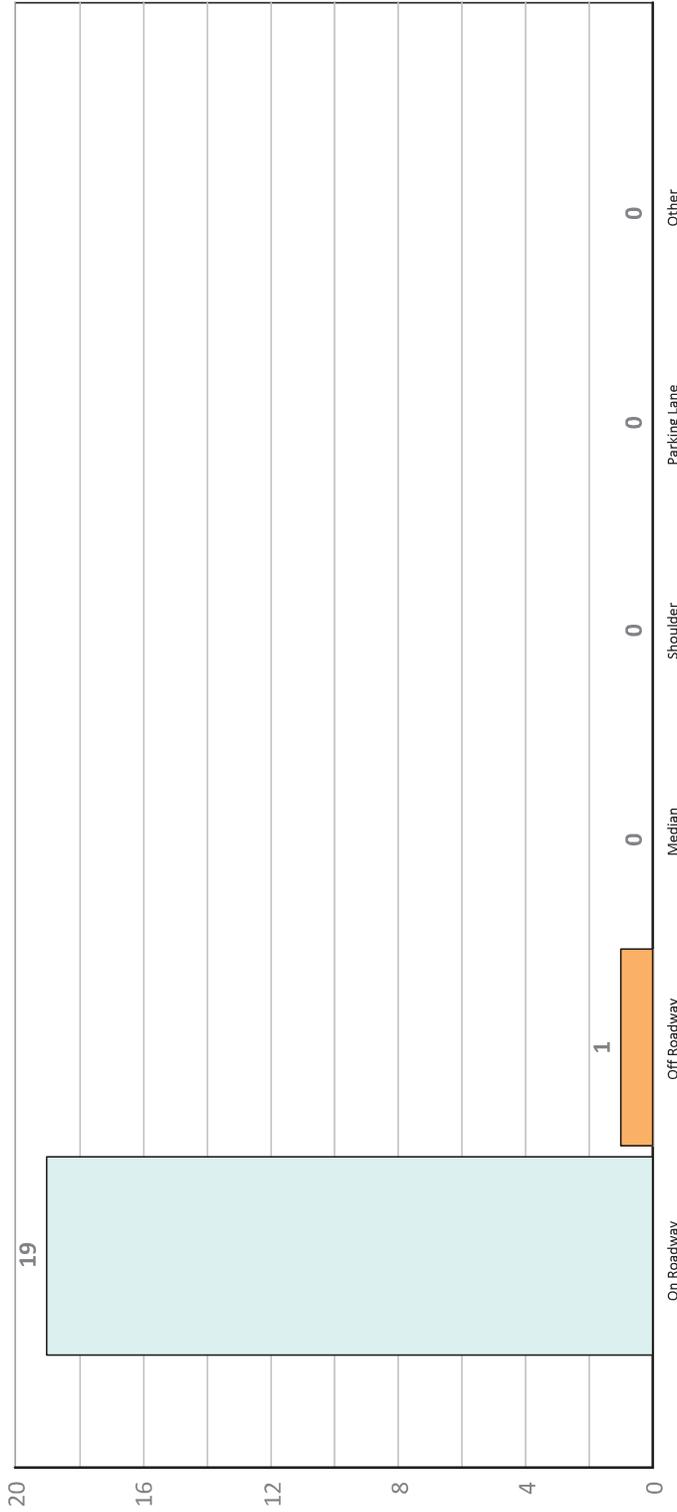
	2017		2018		2019		2020		2021		2022	
	Crashes	Fatal										
Intersection	0	0	1	0	0	0	0	0	0	0	0	0
Intersection-Relate	0	0	2	0	0	0	0	0	0	0	0	0
Non-Junction	1	0	4	0	4	0	2	0	2	0	1	0
Driveway/Alley	0	0	0	0	0	0	2	0	0	0	0	0
Through Roadway	0	0	0	0	0	0	0	0	0	0	0	0
Entrance/Exit Ramp	0	0	0	0	0	0	0	0	0	0	0	0
Others	0	0	0	0	0	0	0	0	0	0	0	0

Relation to Intersection



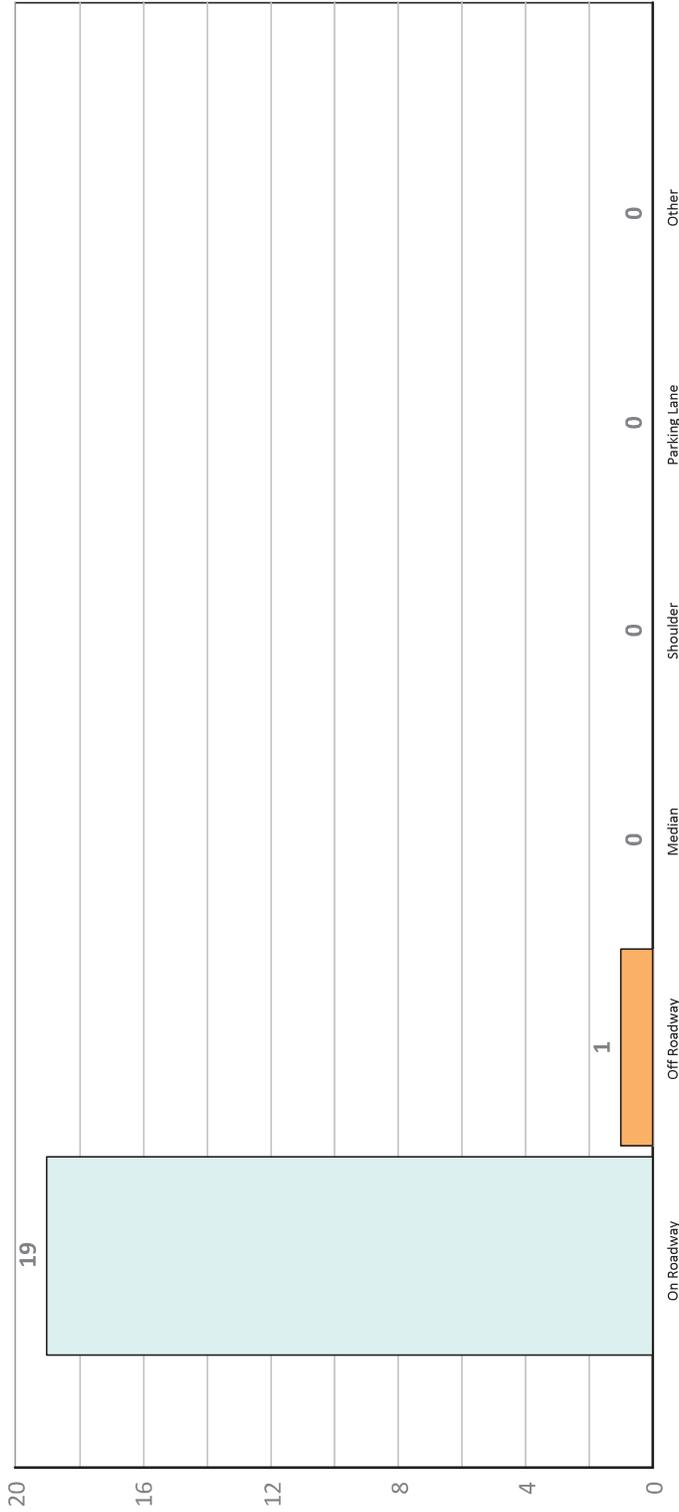
	Total		
	Crashes	Severe	Fatal
Intersection	1	0	0
Intersection-Relate	3	0	0
Non-Junction	14	0	0
Driveway/Alley	2	0	0
Through Roadway	0	0	0
Entrance/Exit Ramp	0	0	0
Others	0	0	0

Location on Roadway



	2017			2018			2019			2020			2021			2022		
	Crashes	Severe	Fatal															
On Roadway	1	0	0	7	0	0	5	0	0	3	0	0	2	0	0	1	0	0
Off Roadway	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0
Median	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shoulder	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Parking Lane	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Location on Roadway

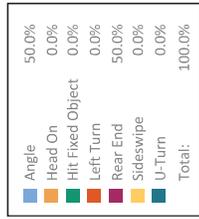
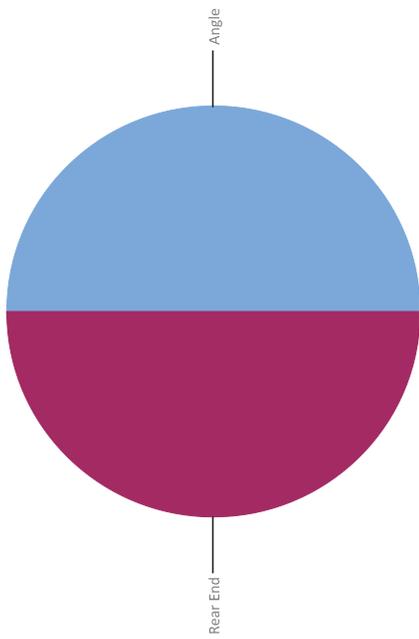


	Crashes	Total Severe	Fatal
On Roadway	19	0	0
Off Roadway	1	0	0
Median	0	0	0
Shoulder	0	0	0
Parking Lane	0	0	0
Other	0	0	0

CDMS - Crash Data Management System

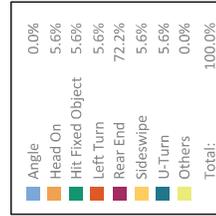
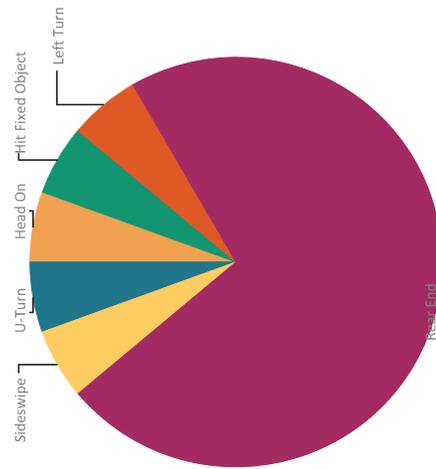
5 Year Crash Report

Wet Crashes by Crash Type



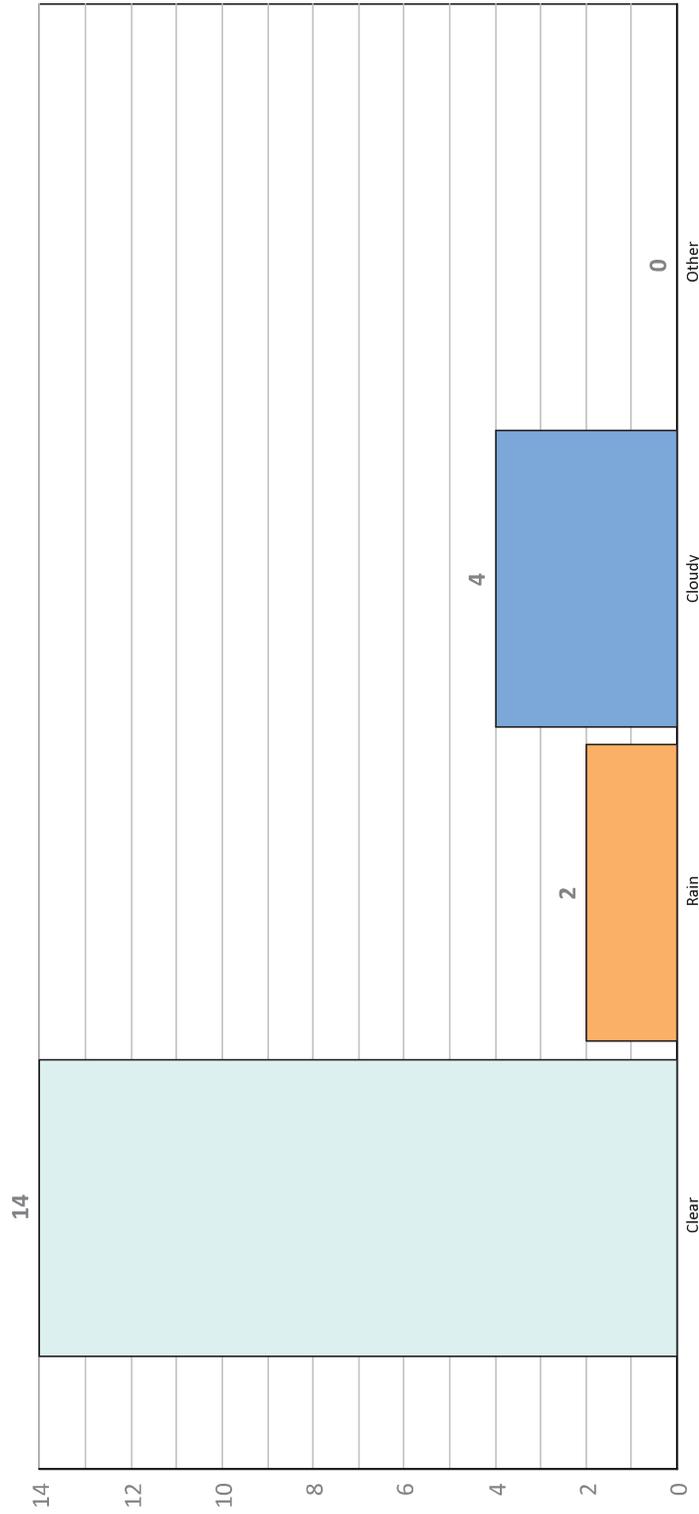
	Wet Crashes	Severe	Fatal
Angle	1	0	0
Head On	0	0	0
Hit Fixed Object	0	0	0
Left Turn	0	0	0
Rear End	1	0	0
Sideswipe	0	0	0
U-Turn	0	0	0
Total	2	0	0

Dry Crashes by Crash Type



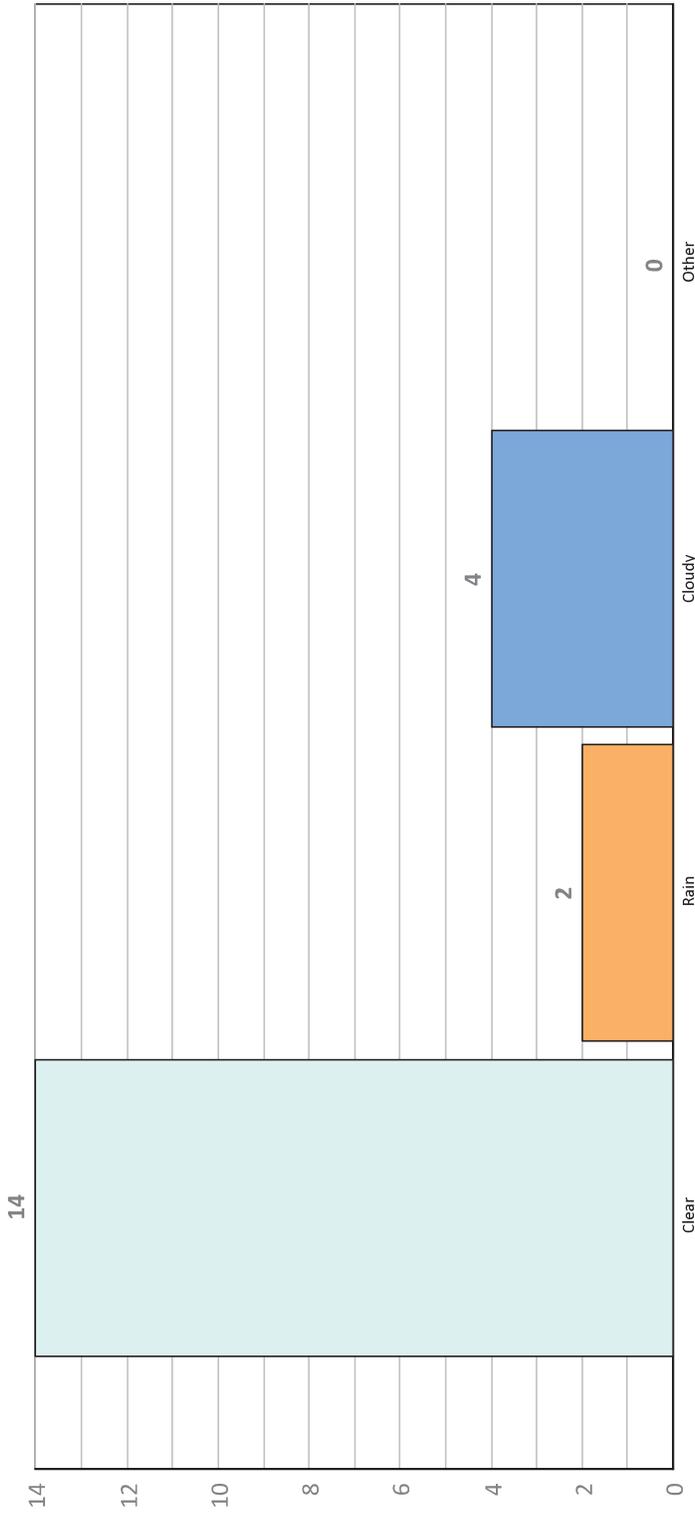
	Dry Crashes	Severe	Fatal
Angle	0	0	0
Head On	1	0	0
Hit Fixed Object	1	0	0
Left Turn	1	0	0
Rear End	13	0	0
Sideswipe	1	0	0
U-Turn	1	0	0
Total	18	0	0

Weather Condition



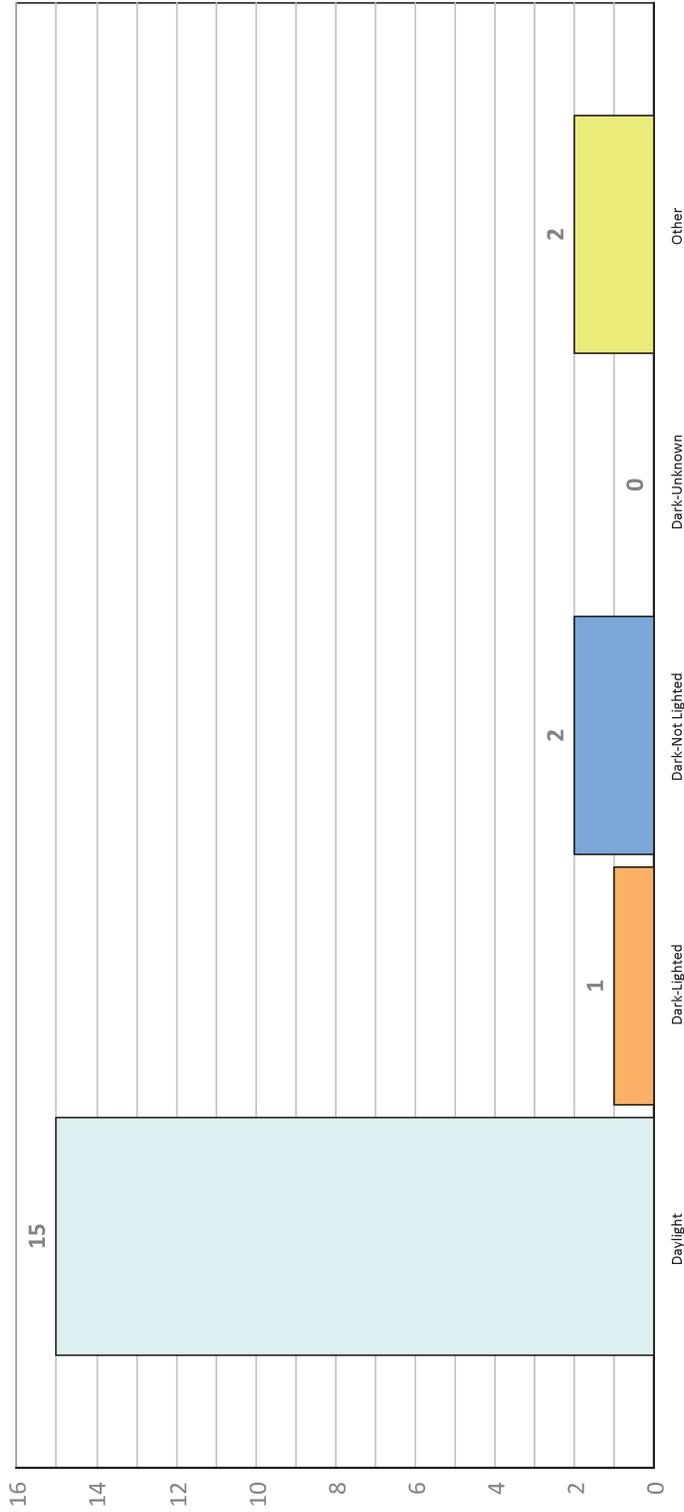
	2017			2018			2019			2020			2021			2022		
	Crashes	Severe	Fatal															
Clear	1	0	0	5	0	0	3	0	0	3	0	0	2	0	0	0	0	0
Rain	0	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0
Cloudy	0	0	0	1	0	0	2	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Weather Condition



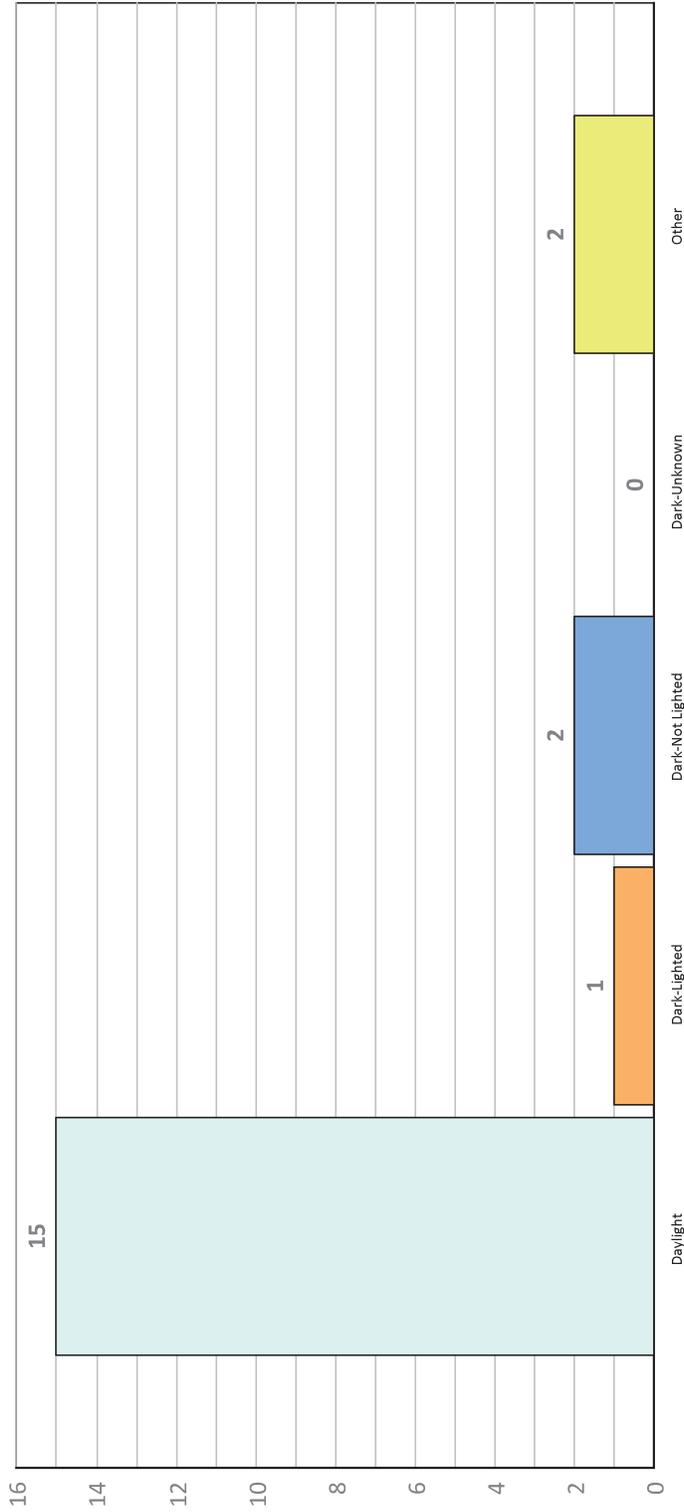
	Crashes	Severe	Fatal
Clear	14	0	0
Rain	2	0	0
Cloudy	4	0	0
Other	0	0	0

Lighting Condition



	2017			2018			2019			2020			2021			2022		
	Crashes	Severe	Fatal															
Daylight	0	0	0	5	0	0	5	0	0	2	0	0	2	0	0	1	0	0
Dark-Lighted	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0
Dark-Not Lighted	0	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0
Dark-Unknown	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Lighting Condition



	Total	
	Crashes	Fatal
Daylight	15	0
Dark-Lighted	1	0
Dark-Not Lighted	2	0
Dark-Unknown	0	0
Other	2	0

5 Year Crash Report

CDMS - Crash Data Management System

Located Crashes

Private Property, Parking Lot, and Unlocated Crashes

Area	Crashes	Fatalities	Severe Injuries
LITHIA	13	0	0
UNINCORPORATED H.C.	6	0	0
Totals:	19	0	0

Area	Crashes	Fatalities	Severe Injuries
E LAKE ORIENT PARK	1	0	0
Totals:	1	0	0



**CURRENTLY
APPROVED**

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted October 7, 2020.

1. Development within the PD-MU project shall proceed in strict accordance with the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
2. Development within the PD-MU project shall consist of a maximum of 3,552 dwelling units, 301,411 square feet of commercial development, and 91,578 square feet of office development. The commercial and office square footages for each phase shall be limited to the maximum square footages permitted under the Future of Hillsborough Comprehensive Plan, as applicable.

2.1 Pursuant to the Fishhawk Ranch DRI Essentially Built Out Agreement, remaining undeveloped entitlements consist of 32,000 square feet of Office uses and 28,000 square feet of Commercial Uses. The properties with the folio numbers listed below are the properties that may utilize the 32,000 square feet of Office uses and 28,000 square feet of Commercial Uses identified as Entitlements Retained in the Fishhawk Ranch DRI Essentially Built Out Agreement subject to the land use designations depicted on the General Site Plan.

Folio Numbers: 88078.0000
88079.0000
88079.0175
88078.0660
88080.1042
88080.1044
88080.0214
88080.0156

2.2 Tract 17, in addition to the church use, shall permit the church building to be used as an interim accommodation for a charter school subject to the following:

- A maximum of 250 students (3rd- 7th grades) shall use the facility,
- No athletic events will occur after 6:00 p.m.
- No school activities will occur from June 10, 2011 to August 20, 2011, and
- If the school use continues beyond January 1, 2012, the applicant will be required to attend a Site Development Presubmittal meeting by January 31, 2012 in order to determine what improvements, including those related to transportation/access management, will be required to allow the use continue to operate at the subject site.

The general design of the access point or any change to the existing access shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (LDC Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department. Final design, if approved by the Department may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.

Subject to Hillsborough County review and approval, and at the expense of the applicant, this use may require law enforcement control at the project driveway at Fishhawk Boulevard intersection.

-
- 2.3 Parcel folio 88080.0202 is limited to 4,021 square feet of commercial uses or 6,815 square feet of area for an auto parts store.
3. Uses permitted within the tracts permitted for single family development shall be single family conventional residential units and their accessory uses, townhouses, and Residential Support Uses; parks; pump and lift stations (neighborhood and master) shall be permitted in residential areas and are subject to equivalent Euclidean district standards and requirements for said uses under Section 6.01.00 of the Land Development Code. The specific land use mix and relative locations of land uses within each tract shall be established prior to Preliminary Plat or Site Development plan approval for that tract. Once these uses and relationships are established and any property is conveyed in reliance thereon, a change in the land uses or relative locations of land users within that tract shall require approval by the Board of County Commissioners as a minor or major modification in accordance with Section 5.03.04 of the Land Development Code.
4. The area generally defined as the "Alternative Mixed Use Town Center" is permitted two development scenarios with the following permitted uses except as further conditioned elsewhere in these zoning conditions.
- 4.1 Development of each of the pods in a conventional pod development configuration with conventional standards, buffers and screening as specified on the site plan; OR
- 4.2 Development in a traditional neighborhood development (TND) configuration generally reflecting the street patterns and use locations as depicted on the "Fish Hawk Ranch Town Center" sketch plan data stamped July 20, 1999, and development standards as specified in Exhibit #1 and Exhibit #2.
5. Upon construction of a residential dwelling unit in the "Alternative Mixed Use Town Center", a precedent is established for such pod for either conventional pod development or TND development and, therefore, only that type of development may be constructed in that development pod.
6. The following condition shall apply if the "Alternative Mixed Use Town Center" area is developed in a Traditional Neighborhood Development (TND) style.
- 6.1 Land uses; setbacks and other development standards within the central commercial/office core area of the "Alternative Mixed Use Town Center" as generally located and depicted on the general site plan, shall be restricted to those permitted with the CG, BP-0 and RMC-20 zoning districts, as well as churches and other religious institutions, child care facilities, adult care facilities, community meeting facilities, Community Residential Homes types A, B, and C, and individual craft or rural home industries employing no more than 5 employees. The maximum FAR shall be 2.0. This central core shall be of a unified design scheme generally reflecting the sketch plan and exhibiting the following design criteria:
- 6.1.1 Interconnected pedestrian system with the surrounding project,
- 6.1.2 Provision of pedestrian facilities (i.e.: shade trees, tables, chairs, benches, trash receptacles),
- 6.1.3 Other amenities such as awnings and other outdoor overhead structures providing shade, water features and drinking fountains,

- 6.1.4 On-street parking is required.
- 6.1.5 There shall be no front yard setback,
- 6.1.6 The maximum length of any block without a side street shall be 600 feet,
- 6.1.7 To the greatest extent possible, other than on-street parking, all additional parking shall be located in the rear yard of all structures, and
- 6.1.8 A mix of residential and non-residential development within the same structure is encouraged; to determine bulk, the square footage consumed by any residential units shall be calculated as Floor Area Ratio.
- 6.2 Setbacks and other development standards for specific uses within the "Alternative Mixed Used Town Center" area shall be as indicated in Exhibit #1 and Exhibit #2 as attached.
- 6.3 Each owner occupied dwelling unit is permitted one detached accessory dwelling unit on the same lot with standards as defined and regulated by the LDC. Because of their accessory nature, these units shall not be deducted from the overall number of units permitted for the project.
- 6.4 Garages and carports shall be located in the rear portion of the side yard or in the back yard of all residential structures.
- 6.5 Sidewalks shall be required on both sides of each typical street type except the alley/lane in which no side walk is to be required.
- 6.6 Alleyways shall be permitted. Although paving is not required, they shall be surfaced with a material that is relatively dust free.
- 6.7 On street parking shall be permitted within each of the pods and shall count as part of any required parking. The developer shall have the right to submit alternative parking plans and shared parking plans to satisfy required parking.
- 6.8 To promote interconnectivity, each pod adjacent to the interior roads and employing the TND model, shall be required to provide a cross access road, perpendicular to the interior roads a maximum of every 600 feet. The applicant shall provide cross access to all adjacent parcels or pods employing the TND model.
- 6.9 The developer may provide mini-parks where appropriate in the "Alternative Mixed Use Town Center" area. These parks shall be maintained and be the perpetual responsibility of the developer or subsequent homeowner group or other similar association. If neither group can no longer or is unwilling to assume maintenance responsibilities, the park (s) may be redeveloped with uses and lots similar to the adjacent residential development pattern.
7. The minimum lot size for single family detached residential units shall be 4000 square feet. At the boundaries of the PD-MU project, residential lots in the Low Suburban Residential (2 dwelling units per acre) Category of the Comprehensive Plan (or its equivalent) shall be a minimum of 10,890 square feet, and residential lots in the Rural Residential (1 dwelling unit per acre) category of the Comprehensive Plan

(or its equivalent) shall be a minimum of 21,780 square feet, unless a minimum one hundred foot wide open space is provided at the project boundaries, in which case the 10,890 square feet and 21,780 square feet minimum lot sizes would not apply.

8. For single family, duplex, and townhouse development, the following standards shall be met:

BUILDING SETBACK

LOT SIZE	FRONT	REAR	SIDE	MAX LOT COVERAGE	MAX BLDG HEIGHT
4,000 SF-4,999 SF	20	20	5	45%	35'
5,000 SF-6,999 SF	20	20	5	45%	35'
7,000 SF-9,999 SF	20	20	5	40%	35'
10,000 SF- 0.5 Acres	25	25	7.5	35%	35'
Greater than 0.5 acres	25	25	10	35%	35'
Duplex	20	20	5	55%	35'
Townhome	20	20	7.5	55%	35'

The minimum lot size for single family detached residential units shall be 4,000 square feet.

9. The area, height, bulk and placement regulations applicable to a subdivision plat shall be those requirements set out in these conditions for the typical lot in that subdivision. In the case of some lots within the same subdivision that are cul-de-sac's, curves, etc. and which may therefore be larger than the typical lot, these larger lots shall still meet the area, height, bulk and placement regulations of the typical lot. For all lots, side yard setbacks on a particular lot may be less than the minimum provided:
- 9.1 That any reduction shall require an equivalent increase in the side yard on the adjacent lot to insure that the required minimum separation between structures will be maintained; and,
 - 9.2 That at the time any lot uses a reduced setback under this condition, the setbacks for the adjacent lots also must be established.
10. Uses permitted within the tracts permitted for multi-family development shall be multi-family conventional residential units with related accessory uses such as swimming pools, club houses and laundry facilities, except as provided in Section 14.6 (Uses listed in and added to PD districts).
11. Multi-family development proposed at densities of 18 units per acre shall meet the lot size, width, lot coverage and yard requirements of the RMC-20 Zoning District. Side yard setbacks shall not apply to the interior townhouse units of each building. Along the tract boundaries all structures shall be setback from the tract boundary two feet for every one foot of structure height over 20 feet.
12. Along the tract boundaries, all structures shall be setback from the tract boundary two feet for every one foot of structure height over 20 feet.
13. A maximum height of 35 feet or 2 stories, whichever is more restrictive, shall be allowed for the commercial portion of the project.
14. The maximum square footage for tract 17 shall be 110,000 square feet of commercial development.

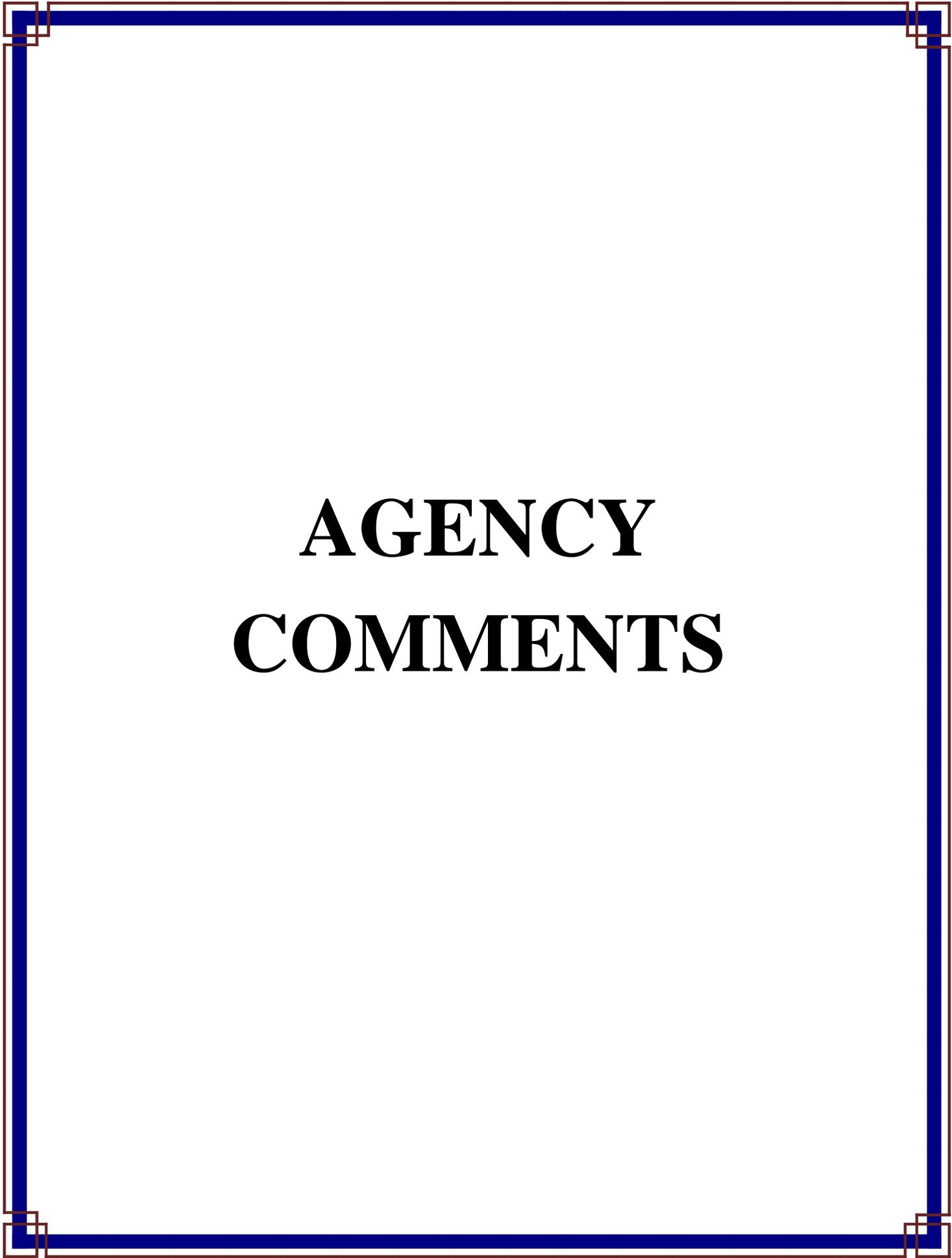
-
15. The development in the commercial portions of the project shall be as shown on the use list under PD-C(N). However, no liquor stores shall be permitted in Tract 11. In tracts 9 and 17, uses such as gas stations shall be permitted provided the commercial tract of which it is a part has direct access to an arterial or collector street.
 - 15.1 Underground storage facilities shall be prohibited within the unnamed tract located at the northwest intersection of Fish Hawk Boulevard and Lithia-Pinecrest Road.
 - 15.2 A mini-warehouse facility shall be permitted in Tract 9 subject to the Land Development Code design standards.
 16. A maximum height of 55 feet or 4 stories, whichever is more restrictive, shall be permitted for the office portion of the project.
 17. The uses permitted in the office portion of the project shall be as shown on the use list under PD-O.
 18. Buffering and screening shall be provided in accordance with Section 6.06.05 of the Land Development Code provided, however, along the northern boundaries of tracts 13 and 14, a minimum 20-foot buffer yard shall be required. If Tract 14 is developed as single-family residential and the parcel to the north is developed with single-family residential, then the 20-foot buffer will not be required.
 19. Uses permitted within Tract 15A shall be limited to single-family detached and townhome development, multi-family development, residential support uses, day cares, churches, and office uses permitted within the Business Professional Office zoning category.
 20. A high school and/or neighborhood or district park and/or multi-family residential uses shall be permitted within the area labeled "Tract 1 O". The high school is permitted subject to the site having direct access to both Fish Hawk Blvd. and Lithia Pinecrest Road, unless otherwise approved by the County and the School Board to the access to Lithia Pinecrest Road. The School Board or its designee shall be responsible for all access improvements including left turn lanes and right turn deceleration lanes (as appropriate) as part of any approval.
 21. An elementary school shall be permitted within the area labeled "Tract 4". The School Board or its designee shall be responsible for the costs of all access improvements, including, but not limited to, left turn lanes and right turn deceleration lanes (as appropriate) and pedestrian access, as part of any approval. The School Board, or its designee, shall be responsible for providing Hillsborough County Planning and Growth Management Department with a site plan depicting the on-site vehicular storage and circulation system to ensure that the sites traffic circulation system, including student pick-up and drop-off areas, is adequate to ensure the safe and efficient operation of Lithia-Pinecrest Road. This site plan shall be submitted as part of any approval.
 22. A wireless communication facility (cell tower), up to 195 feet in height, shall be permitted where indicated on the general site plan. Said cell tower shall be designed in accordance with the Land Development Code Section 6.11.29. No other location shall be permitted unless otherwise approved by the Board of County Commissioners

-
23. An area equal to at least 0.25 times the land area of the district shall be reserved for landscaping and permeable open areas, and shall be improved and maintained accordingly. One or a combination of the following shall be provided: landscaped buffers, open vegetated yards, retention areas, landscaped islands, mulched or vegetated play or seating areas, or areas paved with permeable blocks. No more than 25 percent of the required landscaped pervious area shall be composed of permeable paving blocks.
 24. A linear greenway trail system interconnecting the residential, non-residential, and public uses with each other and with the various habitat areas shall be permitted and located generally as depicted on the General Site Plan.
 25. On streets internal to a subdivision, where that subdivision has access to the project wide trail/linear park system, the developer shall not be required to install sidewalks on the side of the street where lots have direct access to the trail.
 26. The developer shall dedicate, prior to the issuance of Zoning Compliance Permits, Final Plat approval or at the request of the County to coincide with road improvements, whichever comes first, sufficient right-of-way to accommodate the future four lane extension of Boyette Road from the western property boundary of the project to Lithia Pinecrest Road. Unless otherwise approved by the Hillsborough County Public Works Department, the right-of-way shall be 176 feet wide for a rural section, and 128 feet wide for an urban section.
 27. The developer shall dedicate, prior to the issuance of Zoning Compliance Permits or Final Plat approval for development abutting said roadway or at the request of the County to coincide with road improvements, whichever comes first, all of that portion of the site which lies within 65 feet of the existing centerline of Lithia Pinecrest Road.
 28. The developer shall provide appropriate geometric improvements at each project access to Lithia-Pinecrest Road prior to issuance of Certificates of Zoning Compliance for development in the area affecting each access. These improvements may include traffic signals, left and right turn lanes, acceleration/deceleration lanes, etc. The purpose of these improvements is to provide a safe and efficient access from the project to the public roadway.
 29. When any sub-phase of development is submitted for final commercial site plan approval or subdivision plat approval, the developer shall provide to Hillsborough County a transportation analysis that demonstrates that Boyette Road Extension at each proposed intersection within the project site impacted by that portion of the development will operate at an acceptable level of service with the addition of the proposed development.
 30. The developer shall ensure that major collector road geometrics internal to the project can accommodate an 8 foot by 40 foot transit coach.
 31. Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary, the developer shall provide a pedestrian cross access connection between Tract 4 and the parcel that is the subject of PRS 20-1013 if, such connection is confirmed in writing to be mutually acceptable to both the developer or its homeowner association and the Tract 4 homeowners association. If constructed, such access shall be gated but shall be available for the daily use of project residents.

32. The developer shall provide, to the satisfaction of the School Board, adequate pedestrian access to the elementary school in the Fish Hawk Trails development (defined as Tract 1, 2, 3, and 4, on the General Site Development Plan) for students, including, but not limited to, access to the elementary school from the trail system within the Fish Hawk Trails development. The General Site plan shall be revised to depict a pedestrian connection to the school site between lots 11 and 12, Block 17, Tract 4, of the Fish Hawk Trails development.
33. The developer shall ensure that access is maintained to all out parcels within the project site.
34. Prior to Preliminary Site Plan approval, the Developer shall provide a traffic analysis, signed by a Professional Engineer, identifying operational improvements to address deficiencies at the project driveways in Tract 15A.
35. Approval of this application does not ensure that public water will be available at the time when the applicant seeks permits to actually develop.
36. One or more interim wastewater treatment plants, as shown on the site plan, may be used until public sewer is available, if approved by the Hillsborough County Water Department and Environmental Protection Commission. Each plant shall meet the requirements of Subsection 2.6.4.128 "Wastewater Treatment Plants" of the Hillsborough County Land Development Code as well as all applicable federal, state, and local regulations.
37. The precise location of the interim wastewater treatment plants shall be shown on the Preliminary Plat or Site Development Plan approval, and proof of all necessary approvals of the treatment plant shall be submitted to the Development Services Department prior to the issuance of any Zoning Compliance Permits or Final Plat Approval, whichever comes first.
38. No permanent septic tanks shall be used.
39. The developer shall show on the Preliminary Plat or Site Development Plan approvals, acceptable drainage easements which will conform with applicable rules and regulations in effect at the time of plan submittal. The exact size and location of said easements shall be determined at or before construction plan approval and shall be conveyed to the County prior to the issuance of Certificates of Zoning Compliance or Final Plat Approval.
40. The developer shall meet the Acoustic Site Design Measures for residential districts provided in Section 6.10.00 of the Land Development Code. Where possible, the developer shall, in meeting these acoustic design measures, incorporate design features which discourage wildlife crossings of the Boyette Road Extension, except at designated locations.
41. Agricultural uses shall be permitted as interim uses prior to and during site development. Such interim agricultural uses shall meet the permitting requirements of the Land Alteration and Landscaping Ordinance.
42. The developer shall show the location of the ammonia pipeline on the Revised General Site Plan for certification. Prior to approval of any detailed site plans for tracts adjacent to the ammonia pipeline, the developer shall prepare a Safety Plan to be reviewed and approved by the Hillsborough County Fire Department, the Sheriff's Department, the Development Services Department, and any other agency with competent jurisdiction. The Safety Plan shall address issues including but not limited to methods of

ensuring there will be no interference with the pipeline during any part of the construction process, and an evacuation plan for those tracts which may be impacted in the event of a rupture.

43. The developer shall provide illumination for all project access points sufficient to provide safe ingress and egress. The access points shall be visible at night from a distance of 200 feet in all directions which vehicles travel. However, no lighting shall adversely affect adjacent properties.
44. The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):
 - 44.1 Ground Signs shall be limited to Monument Signs.
 - 44.2 Billboards, pennants and banners shall be prohibited.
 - 44.3 Any previously approved signs (prior to the approval date of PRS 05-0023) shall be exempt from this provision.
45. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
46. 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.
47. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
48. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.
49. Residential development within Tract 47 (07-1130) shall utilize entitlements for this PD (89-0098, as amended). The maximum number of residential units within Tract 47 shall not exceed 90 units. A revised General Development Plan that includes Tract 47 shall be submitted. No additional development entitlements are authorized by the inclusion of Tract 47.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 03/23/2023

REVIEWER: Alex Steady, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: South Shore / South

PETITION NO: PRS 22-1266

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to listed or attached conditions.
- This agency objects, based on the listed or attached conditions.

NEW CONDITIONS OF APPROVAL

- If PRS 22-1266 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated January 23, 2023) which was found approvable by the County Engineer (on February 23, 2023) for number of access points. Approval of this Administrative Variance will waive number of access points required by Section 6.04.03.I. of the LDC.
- The developer shall construct the following site access improvements:
 - Eastbound to northbound left turn lane at the western most access to folio 88079.0020 on Fishhawk Blvd.
 - Westbound to northbound right turn lane on to the middle access to folio 88079.0020 on Fishhawk Blvd.
 - Westbound to northbound right turn lane at the eastern most access to folio 88079.0020 on Fishhawk Blvd.

DESCRIPTION OF REQUEST, STAFF ANALYSIS, AND CONCLUSION

The applicant is requesting a minor modification, also known as Personal Appearance (PRS) to approved Planned Development (PD) #89-0098. The PRS request proposes to remove the fire station use and replace it with a 25,000-sf library on the north side of Fishhawk Blvd, west of the existing Fishhawk Sports Complex. Transportation staff has no objection to the requested modification, subject to the conditions proposed hereinabove.

Trip Generation Analysis

Staff has prepared a comparison of the trips potentially generated under the existing and proposed entitlement, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition. The existing approved Fishhawk DRI entitlements did not include specific square footage for the proposed fire station. In order to estimate the difference in traffic impact from the proposed change, staff assumed the square footage of the fire station would be similar to a recently constructed 11,400 sf fire station nearby on US Hwy 41.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 11,400 sf Fire Station (ITE LUC 575)	N/A*	N/A*	5

*The Institute of Transportation Engineer's Trip Generation Manual, 11th Edition does not provide Daily or am peak hour trips for land use code 575.

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 25,000 sf Library (ITE LUC 590)	1,750	29	216

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	N/A	N/A	+211

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Fishhawk Blvd. is a 2-lane, publicly maintained, arterial roadway characterized by +/- 12-foot wide travel lanes in average condition. The roadway lies within a +/- 206-foot-wide right-of-way along the project's frontage. There are sidewalks along both sides of Fishhawk Blvd in the vicinity of the proposed project. There are bike lanes along both sides of Fishhawk Blvd in the vicinity of the proposed project.

SITE ACCESS

The applicant is requesting three vehicular and pedestrian full accesses to Fishhawk Blvd. There are two existing full access driveways on Fishhawk Blvd.

Based on a DRPM required detailed traffic analysis submitted by the applicant, the developer will be required to construct the following site access improvements in compliance with LDC section 6.04.04.D. An eastbound to northbound left turn lane at the western most access to folio 88079.0020 on Fishhawk Blvd. A westbound to northbound right turn lane on to the middle access to folio 88079.0020 on Fishhawk Blvd. A westbound to northbound right turn lane at the eastern most access to folio 88079.0020 on Fishhawk Blvd.

ADMINISTRATIVE VARIANCE REQUEST

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated January 23, 2023) from the Section 6.04.03.I. LDC requirement, governing number of driveways which may be permitted. Based upon the functional classification of adjacent roadways and the maximum trip generation potential of the subject parcel, the LDC requires (and permits) only two (2) access connections to Fishhawk Blvd.

The applicant is proposing three (3) access connections to serve the proposed project. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on February 16, 2023.

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

CORRIDOR PRESERVATION PLAN

Fishhawk Blvd is included in the Hillsborough County Corridor Preservation Plan as a 4-lane roadway.

LEVEL OF SERVICE (LOS) INFORMATION

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

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
FISH HAWK BLVD	BELL SHOALS RD	LITHIA PINECREST	D	F

Source: 2020 Hillsborough County 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
Fishhawk Blvd	County Arterial - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input checked="" type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	N/A	N/A	5
Proposed	1,750	29	216
Difference (+/-)	N/A	N/A	+211

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

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

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

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

From: Williams, Michael
Sent: Thursday, February 16, 2023 9:38 AM
To: Michael D. Raysor (mdr@raysor-transportation.com)
Cc: Tirado, Sheida; Steady, Alex; Chapela, Tania; Hill, Erthel; PW-CEIntake
Subject: FW: PRS 22-1266 Administrative variance Review
Attachments: 22-1266 AVReq 02-02-23.pdf

Importance: High

Mike,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 22-1266 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with Transportation staff after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

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

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

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hillsboroughcounty.org

Mike

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

P: (813) 307-1851

M: (813) 614-2190

E: Williamsm@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: Wednesday, February 15, 2023 8:00 PM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Cc: Steady, Alex <SteadyA@hillsboroughcounty.org>
Subject: PRS 22-1266 Administrative variance Review
Importance: High

Hello Mike,

The attached AV is approvable to me, please include the following people in your response email.

mdr@raysor-transportation.com
hille@hillsboroughcounty.org
chapelat@hillsboroughcounty.org
steadya@hillsboroughcounty.org

Best Regards,

Sheida L. Tirado, PE *(she/her/hers)*

Transportation Review Manager
Development Services Department

P: (813) 276-8364

E: tirados@HCFLGov.net

W: HCFLGov.net

Hillsborough County

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-
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From: Rome, Ashley <RomeA@hillsboroughcounty.org>
Sent: Thursday, February 2, 2023 1:08 PM
To: Morales, Cintia <MoralesCS@hillsboroughcounty.org>; Perez, Richard <PerezRL@hillsboroughcounty.org>; Ratliff, James <RatliffJa@hillsboroughcounty.org>; Tirado, Sheida <TiradoS@hillsboroughcounty.org>; Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Subject: FW: RE PRS 22-1266

Good afternoon,

Apologies for not including you in the initial transmittal. We have received and uploaded to Optix **revised documents/plans** for the above mentioned application. Please review and comment.

For further information regarding the change/update please contact the assigned planner.

Planner assigned:

Planner: Tania Chapela

Contact: chapelat@hillsboroughcounty.org

Have a good one,

Ashley Rome

Planning & Zoning Technician

Development Services Dept.

P: (813) 272-5595

E: romea@hillsboroughcounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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From: Rome, Ashley

Sent: Thursday, February 2, 2023 1:07 PM

To: 'Andrea Papandrew' <Papandrewa@plancom.org>; 'Andrea Stingone' <andrea.stingone@hcps.net>; Blinck, Jim <BlinckJ@HillsboroughCounty.ORG>; Brown, Gregory <BrownGr@hillsboroughcounty.org>; Bryant, Christina <BryantC@epchc.org>; 'Bryce Fehringer' <fehingerb@plancom.org>; Cabrera, Richard <CabreraR@HillsboroughCounty.ORG>; Dalfino, Jarryd <DalfinoJ@hillsboroughcounty.org>; 'Danny Santos' <Daniel.Santos@dot.state.fl.us>; 'David Skrelunas' <David.Skrelunas@dot.state.fl.us>; Dickerson, Ross <DickersonR@HillsboroughCounty.ORG>; 'Ellen Morrison' <ellen.morrison@swfwmd.state.fl.us>; Franklin, Deborah <FranklinDS@hillsboroughcounty.org>; 'Glorimar Belangia' <Glorimar.Belangia@hcps.net>; Holman, Emily - PUD <HolmanE@HillsboroughCounty.ORG>; Hummel, Christina <HummelC@hillsboroughcounty.org>; 'James Hamilton' <jkhamilton@tecoenergy.com>; 'Jennifer Reynolds' <jreynolds@teamhcsso.com>; 'Jillian Massey' <masseyj@plancom.org>; Kaiser, Bernard <KAISERB@HillsboroughCounty.ORG>; 'Karla Llanos' <llanosk@plancom.org>; Katz, Jonah <KatzJ@hillsboroughcounty.org>; 'Kyle Brown' <kyle.brown@myfwc.com>; 'landuse-zoningreviews@tampabaywater.org' <landuse-zoningreviews@tampabaywater.org>; 'Lindsey Mineer' <lindsey.mineer@dot.state.fl.us>; Lindstrom, Eric <LindstromE@hillsboroughcounty.org>; Mackenzie, Jason <MackenzieJ@hillsboroughcounty.org>; 'Melanie Ganas' <mxganas@tecoenergy.com>; 'Melissa Lienhard' <LienhardM@plancom.org>; Perez, Richard <PerezRL@hillsboroughcounty.org>; Petrovic, Jaksa <PetrovicJ@HillsboroughCounty.ORG>; Pezone, Kathleen <PezoneK@hillsboroughcounty.org>; Ratliff, James <RatliffJa@hillsboroughcounty.org>; 'Rebecca Hessinger' <hessingerr@hcfllgov.net>; 'Renee Kamen' <renee.kamen@hcps.net>; RP-Development <RP-Development@hillsboroughcounty.org>; Salisbury, Troy <SalisburyT@hillsboroughcounty.org>; Sanchez, Silvia <sanchezs@epchc.org>; Shelton, Carla <SheltonC@HillsboroughCounty.ORG>; Steady, Alex <SteadyA@hillsboroughcounty.org>; 'Tony Mantegna' <tmantegna@tampaairport.com>; Turbiville, John (Forest) <TurbivilleJ@HillsboroughCounty.ORG>; Walker, Clarence <WalkerCK@hillsboroughcounty.org>; 'Wally Gallart' <GallartW@plancom.org>; Weeks, Abbie <weeksa@epchc.org>; 'WetlandsPermits@epchc.org' <WetlandsPermits@epchc.org>; Woodard, Sterlin <Woodard@epchc.org>

Cc: Chapela, Tania <ChapelaT@hillsboroughcounty.org>; Vazquez, Bianca <VazquezB@hillsboroughcounty.org>

Subject: RE PRS 22-1266

Good Day All,

Please be advised, we have received and uploaded to Optix **revised documents/plans** for the above mentioned application. Please review and comment.

For further information regarding the change/update please contact the assigned planner.

Planner assigned:

Planner: Tania Chapela

Contact: chapelat@hillsboroughcounty.org

Have a good one,

Ashley Rome

Planning & Zoning Technician

Development Services Dept.

P: (813) 272-5595

E: romea@hillsboroughcounty.org

W: HCFLGov.net

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January 23, 2023 (Revision No. 1)

Michael J. Williams, P.E.
County Engineer/Director, Development Review Division
Hillsborough County Development Services
601 East Kennedy Boulevard
Tampa, Florida 33602

**SUBJECT: FISHHAWK LIBRARY & SPORTS COMPLEX
ADMINISTRATIVE VARIANCE FOR NUMBER OF ACCESS POINTS
PRS 22-1266
FOLIO No's: 088079-0020 & 088079-0030**

Dear Mr. Williams,

This letter documents a request for a Section 6.04.02.B. **ADMINISTRATIVE VARIANCE** to Hillsborough County Land Development Code (LDC) §6.04.03.I. (Number of Access Points) in association with PD 22-1266 for the Hillsborough County Fishhawk Library & Sports Complex project site.

The subject site is currently developed as the Fishhawk Sports Complex, which has two (2) existing site access driveway connections to Fishhawk Boulevard. A 25,000 square foot public library is proposed for development at the southwest corner of the subject property, with access planned to be provided via a new site access driveway connection to Fishhawk Boulevard, and via cross access to the adjacent Fishhawk Sports Complex. Refer to **ATTACHMENT A** for the project site location map and **ATTACHMENT B** for the project site concept plan and zoning site plan.

The purpose of this variance is to ensure that the development provides adequate access to meet the demands created by patrons & employees; and that these demands are met without adversely affecting traffic operations on Fishhawk Boulevard.

The existing Fishhawk Sports Complex has two existing full access site driveway connections to Fishhawk Boulevard, spaced at approximately 990 feet (measured edge-to-edge). The full access site driveway connection for the proposed library is planned to be located approximately 1,000 feet west of the westernmost Sports Complex driveway, and approximately 900 feet east of Fishhawk Ridge Drive (measurements are edge-to-edge). Refer to **ATTACHMENT C** for connection spacing diagram.

The peak hour trip generation for the proposed library was estimated using trip characteristic data pursuant to the Institute of Transportation Engineers (ITE) *Trip Generation Manual* (11th edition), as documented in **ATTACHMENT D**; which identified a worst-case peak hour trip generation of 216 vph (during the PM peak hour). The peak hour trip generation for the Fishhawk Sports Complex was identified based on traffic counts; which identified a worst-case peak hour trip generation of 352 vph (during the PM peak hour), as documented in **ATTACHMENT E**. The combined trip generation for these sites equals 568 vph. Pursuant to LDC §6.04.03.I. (Number of Access Points), non-residential driveway connections to arterial roadways, such as Fishhawk Boulevard, are allowed a maximum flow rate of 300 vph. In consideration of the peak hour trip generation volume of 568 vph, two (2) site access driveway connections are allowed under the referenced code section; thus requiring this Administrative Variance in support of the third driveway connection.

This request has been prepared in accordance with LDC §6.04.02.B., to address the following: (a) there is an unreasonable burden on the applicant, (b) the exception would not be detrimental to the public health, safety, and welfare, and (c) without the exception, reasonable access cannot be provided; as discussed herein.

In addition, a crash data evaluation has been prepared, as documented in **ATTACHMENT F**, which indicates 19 crashes within the prior five years on Fishhawk Boulevard along the site frontage. Nearly all (17) of these crashes (90%) occurred at the intersection of Fishhawk Boulevard & Bayberry Glen Drive, with none of the crashes occurring at the existing site driveway connections or influenced by the existing site driveway connections.



RAYSOR Transportation Consulting

MICHAEL J. WILLIAMS, P.E.
FISHHAWK LIBRARY & SPORTS COMPLEX (PD 22-1266)
ADMINISTRATIVE VARIANCE FOR NUMBER OF ACCESS POINTS
JANUARY 23, 2023 (REVISION NO. 1)
PAGE 2 OF 2

THERE IS AN UNREASONABLE BURDEN ON THE APPLICANT as the purpose of the third driveway connection to Fishhawk Boulevard is to provide direct, safe, and efficient access to the library site. Without the third driveway connection, access to the library site would only be provided via cross-access through the adjacent Fishhawk Sports Complex; where due to the distances involved, library access would be compromised as the access route would be circuitous and defy driver (patron) expectations. Removal of one of the two existing site access connections for the Fishhawk Sports Complex is not advised due to its own traffic demands, which at 352 vph exceeds the maximum flow rate for a single driveway connection (i.e., 300 vph). **Therefore, approval of this ADMINISTRATIVE VARIANCE is necessary such that an unreasonable burden is not unduly imparted upon the applicant.**

THE ADMINISTRATIVE VARIANCE WOULD NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, AND WELFARE in consideration that (A) the existing site access driveway connections to Fishhawk Boulevard were found to not exhibit a safety deficiency (no crash activity within the prior five years), thus no crash patterns were identified that would indicate a potential for future safety concerns associated with the proposed third driveway connection, (B) the applicable driveway connection spacing criteria of 245' (Hillsborough County Access Class 6) would be met (and significantly exceeded) by the proposed third driveway as shown in **ATTACHMENT C**, and (C) traffic safety is generally inversely proportional to vehicular delay, and as such, the implementation of the referenced third driveway connection, which will reduce delays for vehicular ingress & egress, would have a corresponding increase in regard to traffic safety. **Therefore, approval of this ADMINISTRATIVE VARIANCE would not adversely affect, public health, safety, or welfare.**

WITHOUT THE ADMINISTRATIVE VARIANCE, REASONABLE ACCESS CANNOT BE PROVIDED as safe and efficient (direct) ingress & egress is a reasonable expectation for a public facility (i.e., public County library). **Therefore, approval of this ADMINISTRATIVE VARIANCE is necessary to provide reasonable access to the project.**

The foregoing documents a request for an **ADMINISTRATIVE VARIANCE** to Hillsborough County Land Development Code (LDC) §6.04.03.I. (Number of Access Points) in association with PD 22-1266 for the Hillsborough County Fishhawk Library & Sports Complex project site, to allow for three driveway connections for the subject project, and is recommended for approval by the County Engineer.

Sincerely,

RAYSOR Transportation Consulting, LLC

Michael D. Raysor, P.E.
President



This item has been digitally signed and sealed by Michael Daniel Raysor P.E., on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

BASED ON THE INFORMATION PROVIDED BY THE APPLICANT, THIS REQUEST IS HEREBY APPROVED.

MICHAEL J. WILLIAMS, P.E., COUNTY ENGINEER date
HILLSBOROUGH COUNTY DEVELOPMENT REVIEW DIVISION

FISHHAWK LIBRARY & SPORTS COMPLEX

[PD 22-1266]

ADMINISTRATIVE VARIANCE

NUMBER OF ACCESS POINTS

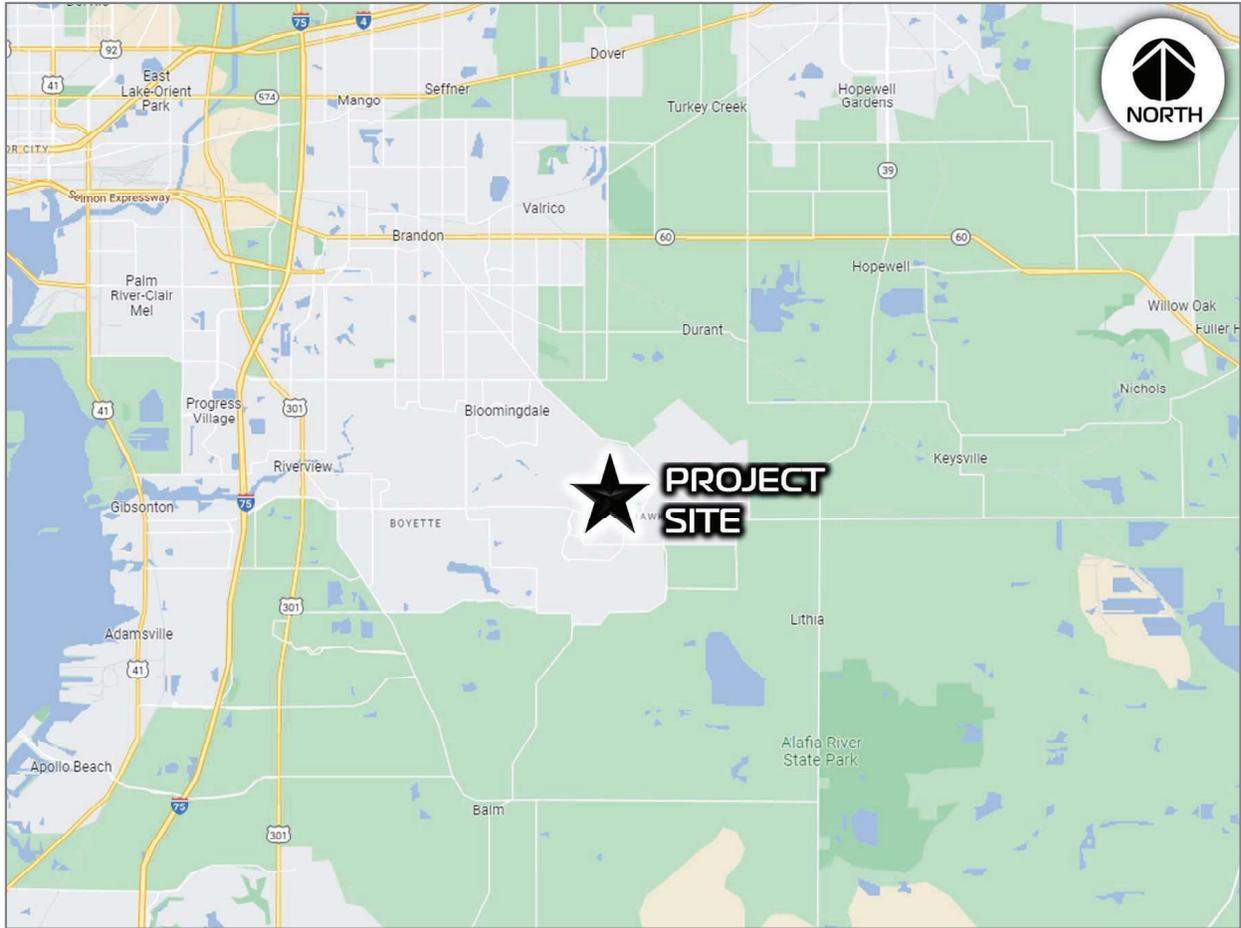
ATTACHMENT A

PROJECT SITE LOCATION MAP





FISHHAWK LIBRARY & SPORTS COMPLEX
Project Site Location Map



FISHHAWK LIBRARY & SPORTS COMPLEX

[PD 22-1266]

ADMINISTRATIVE VARIANCE

NUMBER OF ACCESS POINTS

ATTACHMENT B

PROJECT SITE CONCEPT PLAN
& ZONING SITE PLAN





FISHHAWK LIBRARY & SPORTS COMPLEX

[PD 22-1266]

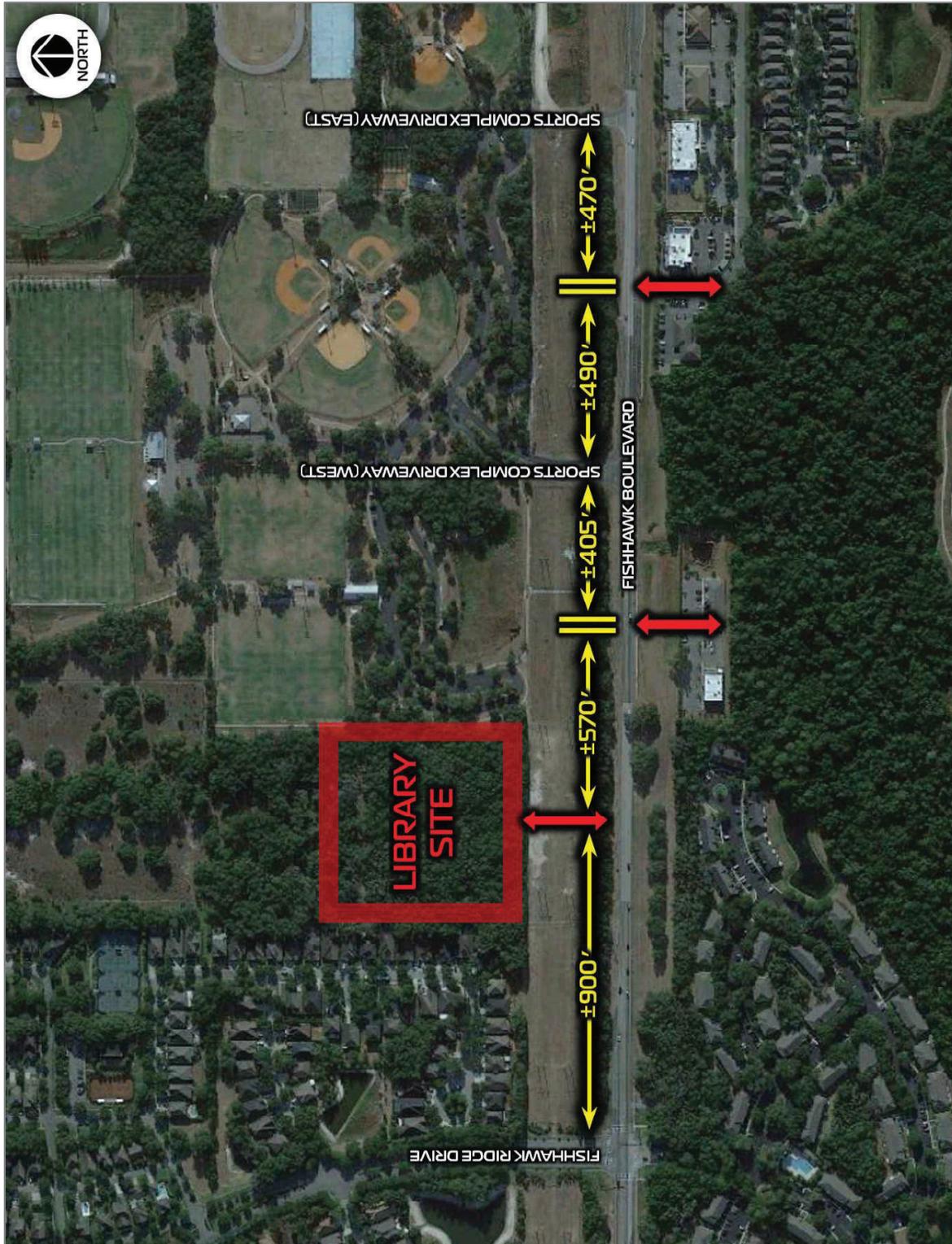
ADMINISTRATIVE VARIANCE

NUMBER OF ACCESS POINTS

ATTACHMENT C

CONNECTION SPACING DIAGRAM





FISHHAWK LIBRARY & SPORTS COMPLEX

[PD 22-1266]

ADMINISTRATIVE VARIANCE

NUMBER OF ACCESS POINTS

ATTACHMENT D

FISHHAWK LIBRARY
TRIP GENERATION ESTIMATE





FISHHAWK LIBRARY & SPORTS COMPLEX
Fishhawk Library Trip Generation Estimate

ITE LUC	Land Use Description	Size	Weekday		AM Peak Hour			PM Peak Hour				
			Rate	Trips	Rate	Trips	Enter	Exit	Rate	Trips	Enter	Exit
590	Library	25.0 ksf	$\frac{\ln(T)=0.99*}{\ln(X)+4.28}$	1,750	$T=1.75(X)$ -14.59	29	21	8	$T=9.33(X)$ -17.13	216	104	112

FISHHAWK LIBRARY & SPORTS COMPLEX

[PD 22-1266]

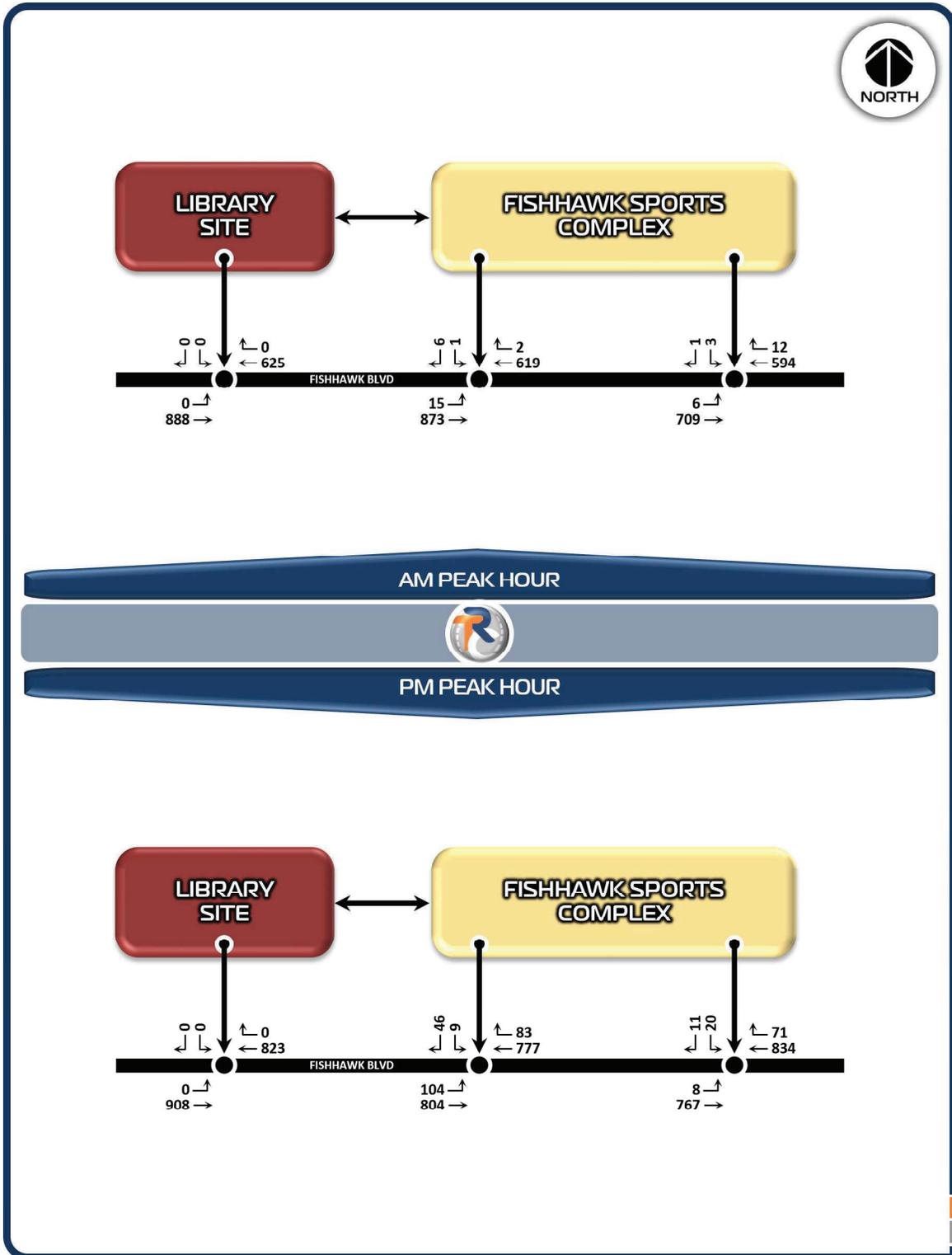
ADMINISTRATIVE VARIANCE

NUMBER OF ACCESS POINTS

ATTACHMENT E

FISHHAWK SPORTS COMPLEX
TRAFFIC VOLUMES





BACKGROUND TRAFFIC VOLUMES (SOURCE: SITE ACCESS TRAFFIC STUDY / DECEMBER 20, 2022)

FISHHAWK LIBRARY & SPORTS COMPLEX

[PD 22-1266]

ADMINISTRATIVE VARIANCE

NUMBER OF ACCESS POINTS

ATTACHMENT F

CRASH REPORT





CDMS - Crash Data Management System

5 Year Crash Report

Report Memo:

Fishhawk Boulevard Adjacent to Fishhawk Sports Complex

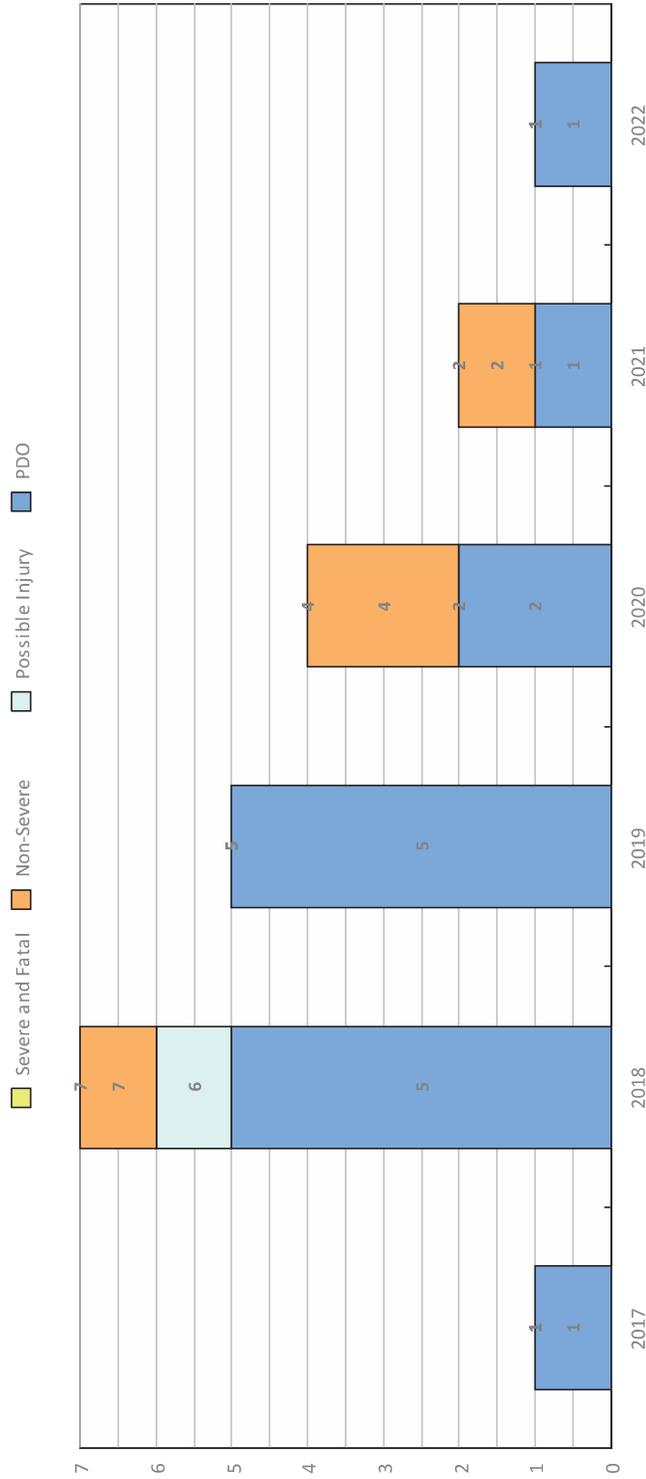


Selections used to generate this report:

Date Range: 11/1/2017 - 10/30/2022

Saved Area 1: Extent(-82.21724007660114; 27.85375314921036; -82.20951551463805; 27.854417154975998)

Crashes by Year

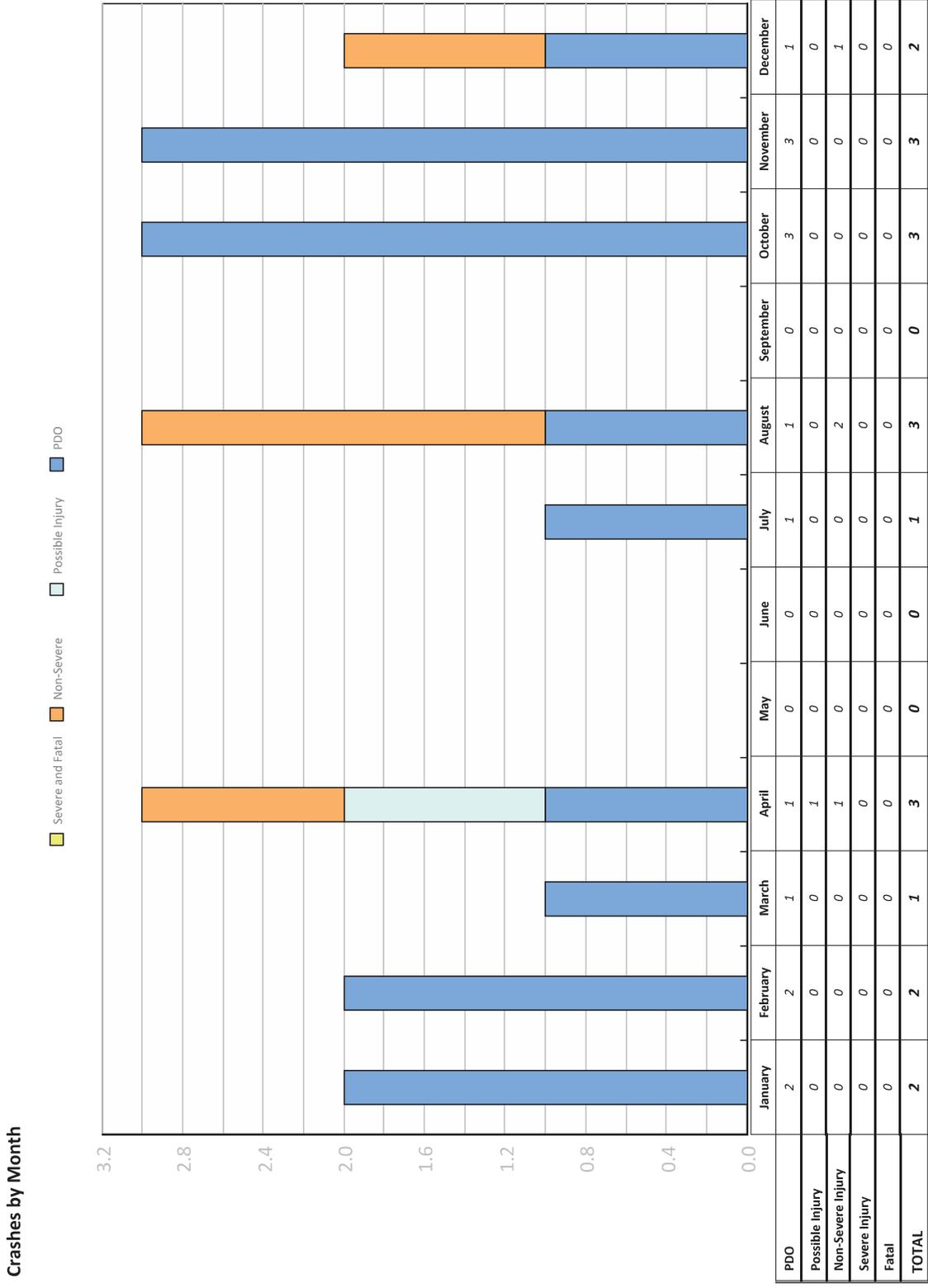


	2017	2018	2019	2020	2021	2022	TOTAL
PDO	1	5	5	2	1	1	15
Possible Injury	0	1	0	0	0	0	1
Non-Severe Injury	0	1	0	2	1	0	4
Severe Injury	0	0	0	0	0	0	0
Fatal	0	0	0	0	0	0	0
TOTAL	1	7	5	4	2	1	20

* PDO = Property Damage Only

5 Year Crash Report
Crashes by Month

CDMS - Crash Data Management System



* PDO = Property Damage Only

5 Year Crash Report

CDMS - Crash Data Management System

Crashes by Month/Year

	January	February	March	April	May	June	July	August	September	October	November	December
2017												
PDO	0	0	0	0	0	0	0	0	0	0	0	1
Possible Injury	0	0	0	0	0	0	0	0	0	0	0	0
Non-Severe	0	0	0	0	0	0	0	0	0	0	0	0
Severe Injury	0	0	0	0	0	0	0	0	0	0	0	0
Fatal	0	0	0	0	0	0	0	0	0	0	0	0
2018												
PDO	0	1	1	1	0	0	0	0	0	1	1	0
Possible Injury	0	0	0	1	0	0	0	0	0	0	0	0
Non-Severe	0	0	0	0	0	0	0	1	0	0	0	0
Severe Injury	0	0	0	0	0	0	0	0	0	0	0	0
Fatal	0	0	0	0	0	0	0	0	0	0	0	0
2019												
PDO	2	0	0	0	0	0	0	1	0	1	1	0
Possible Injury	0	0	0	0	0	0	0	0	0	0	0	0
Non-Severe	0	0	0	0	0	0	0	0	0	0	0	0
Severe Injury	0	0	0	0	0	0	0	0	0	0	0	0
Fatal	0	0	0	0	0	0	0	0	0	0	0	0
2020												
PDO	0	1	0	0	0	0	1	0	0	0	0	0
Possible Injury	0	0	0	0	0	0	0	0	0	0	0	0
Non-Severe	0	0	0	1	0	0	0	0	0	0	0	1
Severe Injury	0	0	0	0	0	0	0	0	0	0	0	0
Fatal	0	0	0	0	0	0	0	0	0	0	0	0
2021												
PDO	0	0	0	0	0	0	0	0	0	0	1	0
Possible Injury	0	0	0	0	0	0	0	0	0	0	0	0
Non-Severe	0	0	0	0	0	0	0	1	0	0	0	0
Severe Injury	0	0	0	0	0	0	0	0	0	0	0	0
Fatal	0	0	0	0	0	0	0	0	0	0	0	0

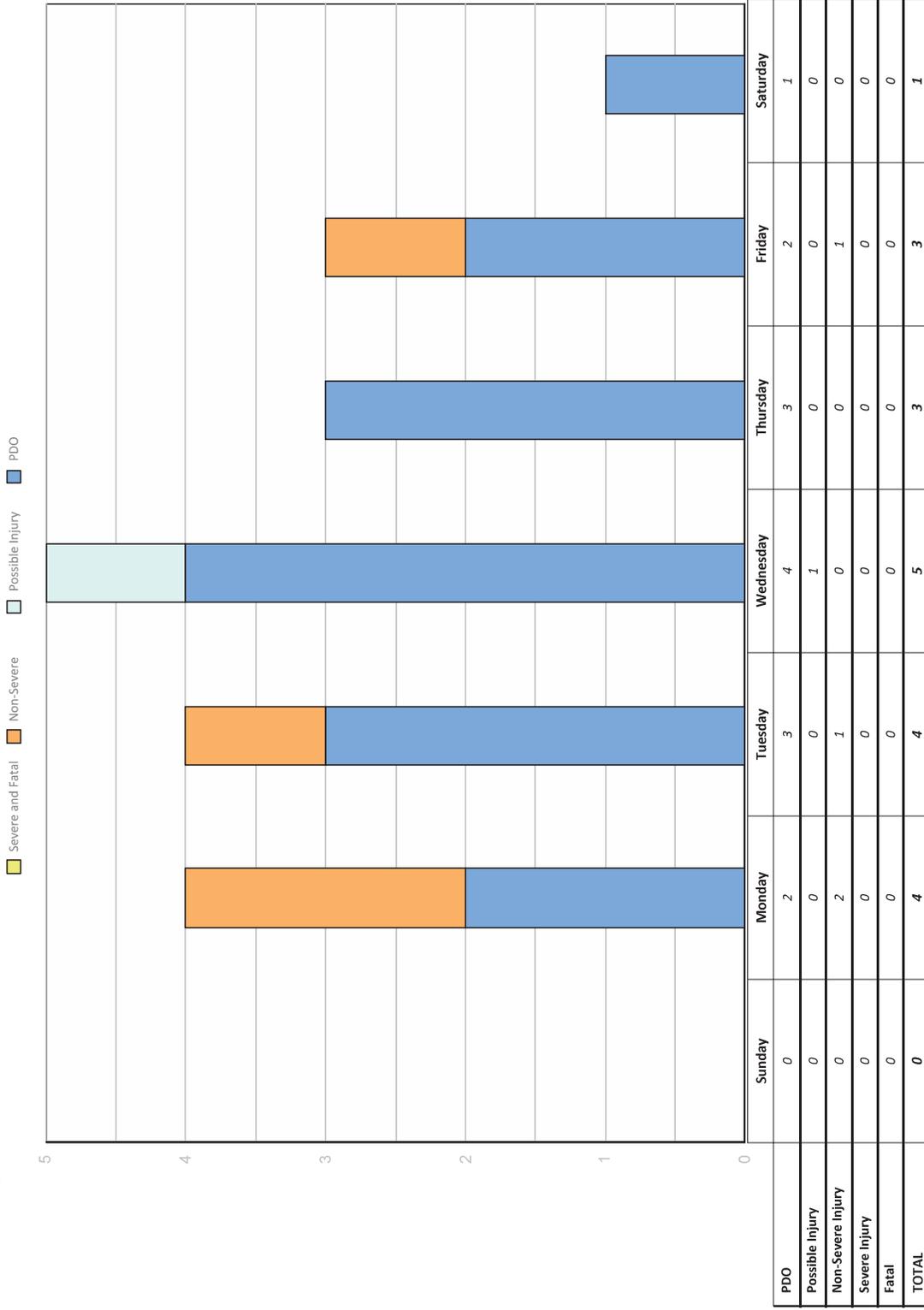
CDMS - Crash Data Management System

		January	February	March	April	May	June	July	August	September	October	November	December
2022	PDO	0	0	0	0	0	0	0	0	0	1	0	0
	Possible Injury	0	0	0	0	0	0	0	0	0	0	0	0
	Non-Severe	0	0	0	0	0	0	0	0	0	0	0	0
	Severe Injury	0	0	0	0	0	0	0	0	0	0	0	0
	Fatal	0	0	0	0	0	0	0	0	0	0	0	0

5 Year Crash Report

CDMS - Crash Data Management System

Crashes by Day of Week



* PDO = Property Damage Only

5 Year Crash Report

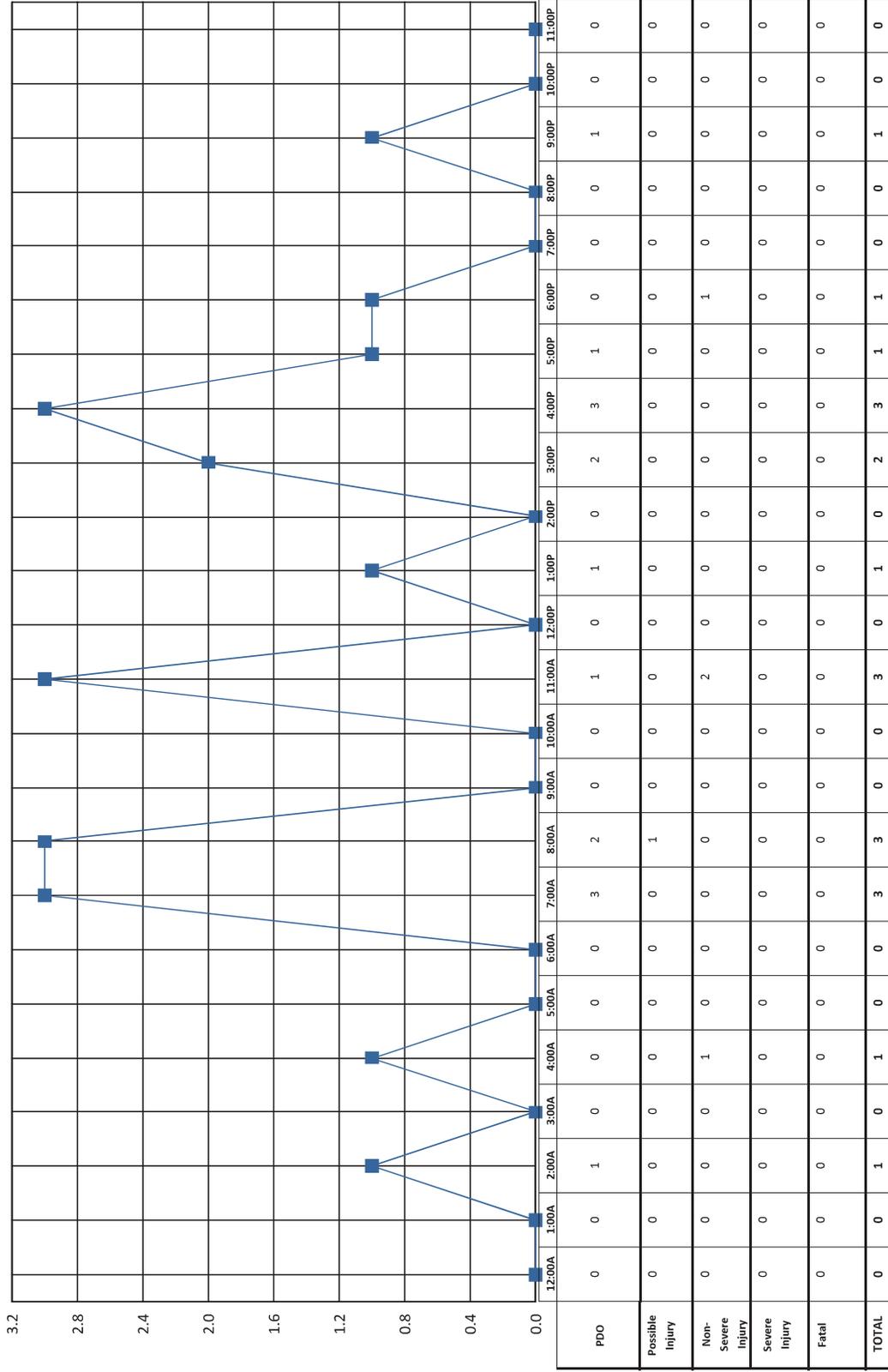
CDMS - Crash Data Management System

Crashes by Month / Day of Week

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday		Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
January	PDO	0	0	1	1	0	0	July	PDO	0	0	1	0	0	0
	Possible Injury	0	0	0	0	0	0		Possible Injury	0	0	0	0	0	0
	Non-Severe Injury	0	0	0	0	0	0		Non-Severe Injury	0	0	0	0	0	0
	Severe Injury	0	0	0	0	0	0		Severe Injury	0	0	0	0	0	0
	Fatal	0	0	0	0	0	0		Fatal	0	0	0	0	0	0
TOTAL	0	0	1	1	0	0	TOTAL	0	0	0	1	0	0	0	
February	PDO	0	1	0	0	0	0	August	PDO	0	0	1	0	0	0
	Possible Injury	0	0	0	0	0	0		Possible Injury	0	0	0	0	0	0
	Non-Severe Injury	0	0	0	0	0	0		Non-Severe Injury	0	1	0	0	0	1
	Severe Injury	0	0	0	0	0	0		Severe Injury	0	0	0	0	0	0
	Fatal	0	0	0	0	0	0		Fatal	0	0	0	0	0	0
TOTAL	0	1	0	0	0	0	TOTAL	0	1	0	1	0	1	0	
March	PDO	0	0	1	0	0	0	September	PDO	0	0	0	0	0	0
	Possible Injury	0	0	0	0	0	0		Possible Injury	0	0	0	0	0	0
	Non-Severe Injury	0	0	0	0	0	0		Non-Severe Injury	0	0	0	0	0	0
	Severe Injury	0	0	0	0	0	0		Severe Injury	0	0	0	0	0	0
	Fatal	0	0	0	0	0	0		Fatal	0	0	0	0	0	0
TOTAL	0	0	1	0	0	0	TOTAL	0	0	0	0	0	0	0	
April	PDO	0	0	0	0	1	0	October	PDO	0	1	0	0	1	0
	Possible Injury	0	0	0	0	0	0		Possible Injury	0	0	0	0	0	0
	Non-Severe Injury	0	0	1	0	0	0		Non-Severe Injury	0	0	0	0	0	0
	Severe Injury	0	0	0	0	0	0		Severe Injury	0	0	0	0	0	0
	Fatal	0	0	0	0	0	0		Fatal	0	0	0	0	0	0
TOTAL	0	0	1	0	0	0	TOTAL	0	1	0	0	1	1	0	
May	PDO	0	0	0	0	0	0	November	PDO	0	0	0	1	0	1
	Possible Injury	0	0	0	0	0	0		Possible Injury	0	0	0	0	0	0
	Non-Severe Injury	0	0	0	0	0	0		Non-Severe Injury	0	0	0	0	0	0
	Severe Injury	0	0	0	0	0	0		Severe Injury	0	0	0	0	0	0
	Fatal	0	0	0	0	0	0		Fatal	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	TOTAL	0	0	0	1	1	1	1	
June	PDO	0	0	0	0	0	0	December	PDO	0	0	1	0	0	0
	Possible Injury	0	0	0	0	0	0		Possible Injury	0	0	0	0	0	0
	Non-Severe Injury	0	0	0	0	0	0		Non-Severe Injury	0	1	0	0	0	0
	Severe Injury	0	0	0	0	0	0		Severe Injury	0	0	0	0	0	0
	Fatal	0	0	0	0	0	0		Fatal	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	TOTAL	0	1	1	0	0	0	0	

* PDO = Property Damage Only

Crashes by Time of Day



* PDO = Property Damage Only

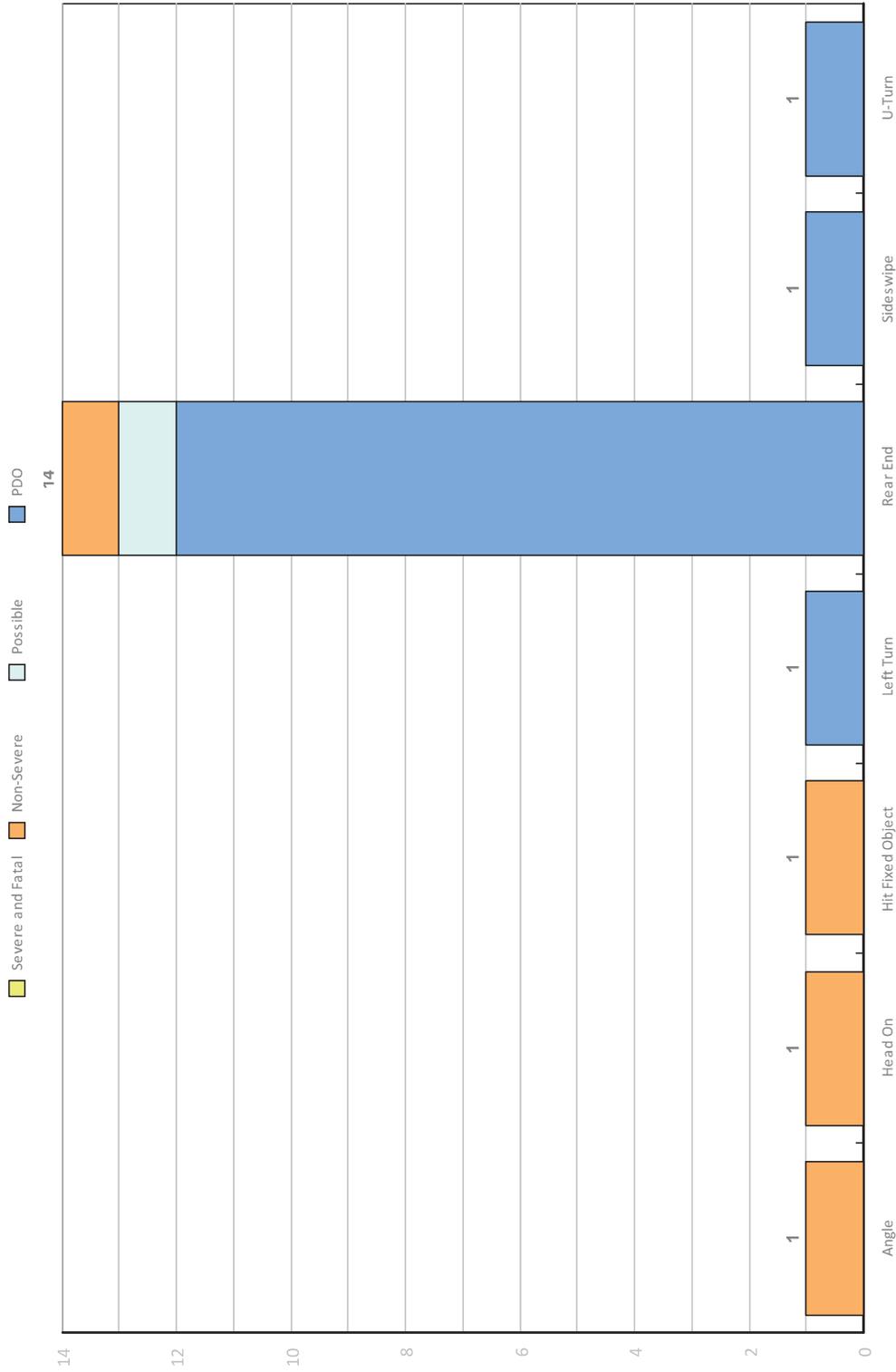
Crashes by Crash Type

	2017	2018	2019	2020	2021	2022	Total
Angle							
PDO	0	0	0	0	0	0	0
Possible Inj	0	0	0	0	0	0	0
Non Severe	0	1	0	0	0	0	1
Severe	0	0	0	0	0	0	0
Fatal	0	0	0	0	0	0	0
Total	0	1	0	0	0	0	1
Left Turn							
PDO	0	0	0	1	0	0	1
Possible Inj	0	0	0	0	0	0	0
Non Severe	0	0	0	0	0	0	0
Severe	0	0	0	0	0	0	0
Fatal	0	0	0	0	0	0	0
Total	0	0	0	1	0	0	1
Head On							
PDO	0	0	0	0	0	0	0
Possible Inj	0	0	0	0	0	0	0
Non Severe	0	0	0	1	0	0	1
Severe	0	0	0	0	0	0	0
Fatal	0	0	0	0	0	0	0
Total	0	0	0	1	0	0	1
Rear-End							
PDO	1	4	4	1	1	1	12
Possible Inj	0	1	0	0	0	0	1
Non Severe	0	0	0	0	1	0	1
Severe	0	0	0	0	0	0	0
Fatal	0	0	0	0	0	0	0
Total	1	5	4	1	2	1	14
Sideswipe							
PDO	0	1	0	0	0	0	1
Possible Inj	0	0	0	0	0	0	0
Non Severe	0	0	0	0	0	0	0
Severe	0	0	0	0	0	0	0
Fatal	0	0	0	0	0	0	0
Total	0	1	0	0	0	0	1
U-Turn							
PDO	0	0	1	0	0	0	1
Possible Inj	0	0	0	0	0	0	0
Non Severe	0	0	0	0	0	0	0
Severe	0	0	0	0	0	0	0
Fatal	0	0	0	0	0	0	0
Total	0	0	1	0	0	0	1

Crashes by Crash Type

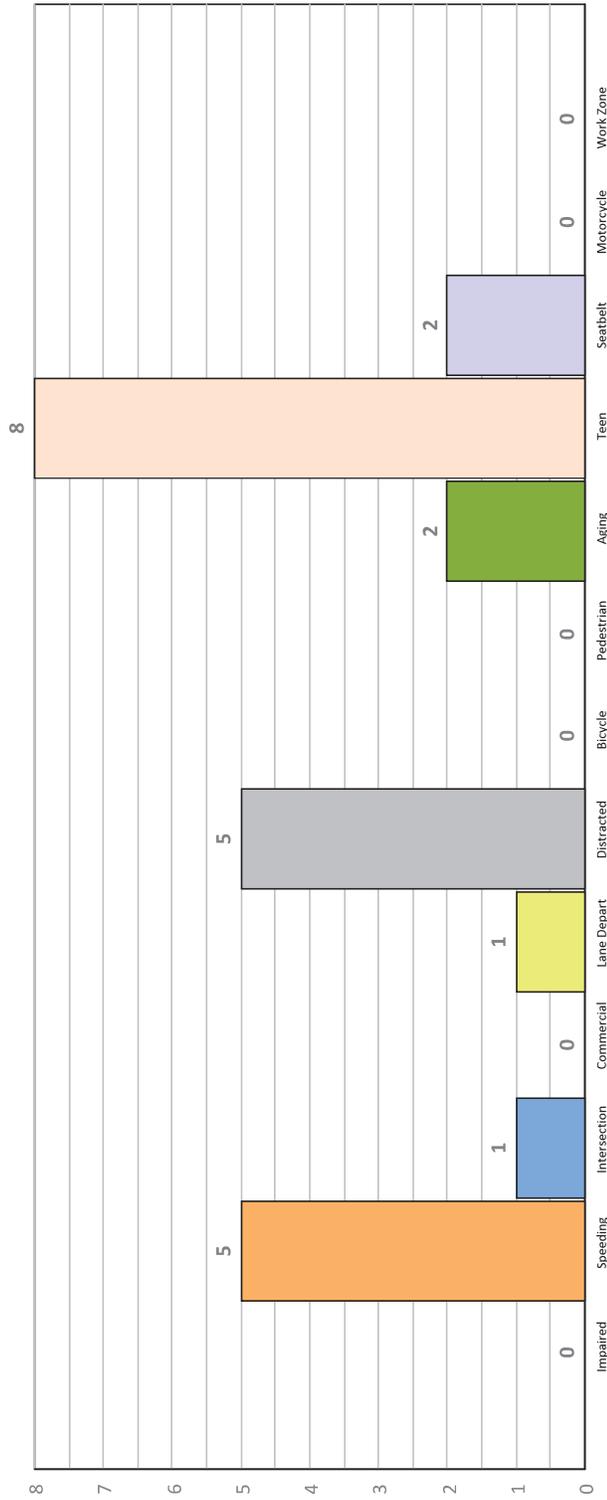
	2020	Total
Hit Fixed Object		
PDO	0	0
Possible Injury Non-Severe	0	0
Non-Severe	1	1
Severe	0	0
Fatal	0	0
Total	1	1

Crashes by Crash Type



Crashes by Strategic Highway Safety Plan Category

[More Information](#)



	2017		2018		2019		2020		2021		2022	
	Crashes	Fatal										
Impaired	0	0	0	0	0	0	0	0	0	0	0	0
Speeding and Aggressive	0	0	2	0	2	0	1	0	0	0	0	0
Intersection	0	0	1	0	0	0	0	0	0	0	0	0
Commercial	0	0	0	0	0	0	0	0	0	0	0	0
Lane Departure	0	0	0	0	0	0	1	0	0	0	0	0
Distracted	1	0	3	0	1	0	0	0	0	0	0	0
Bicycle Involved	0	0	0	0	0	0	0	0	0	0	0	0
Pedestrian Involved	0	0	0	0	0	0	0	0	0	0	0	0
Aging Road User	0	0	0	0	2	0	0	0	0	0	0	0
Teen Driver	0	0	4	0	1	0	0	0	1	0	0	0
Seatbelt	0	0	1	0	0	0	1	0	0	0	0	0
Motorcycle	0	0	0	0	0	0	0	0	0	0	0	0
Work Zone	0	0	0	0	0	0	0	0	0	0	0	0

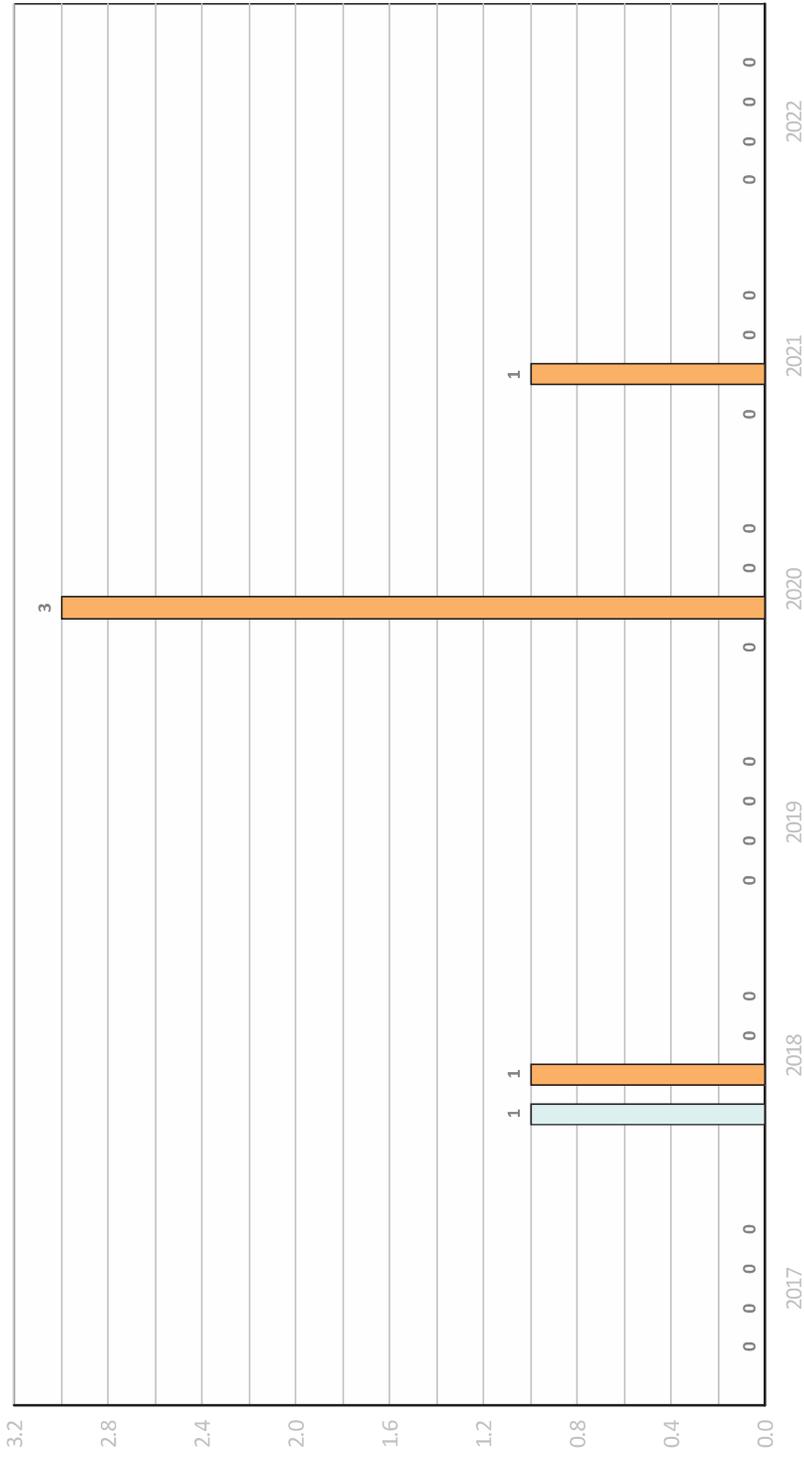
Crashes by Strategic Highway Safety Plan Category

[More Information](#)



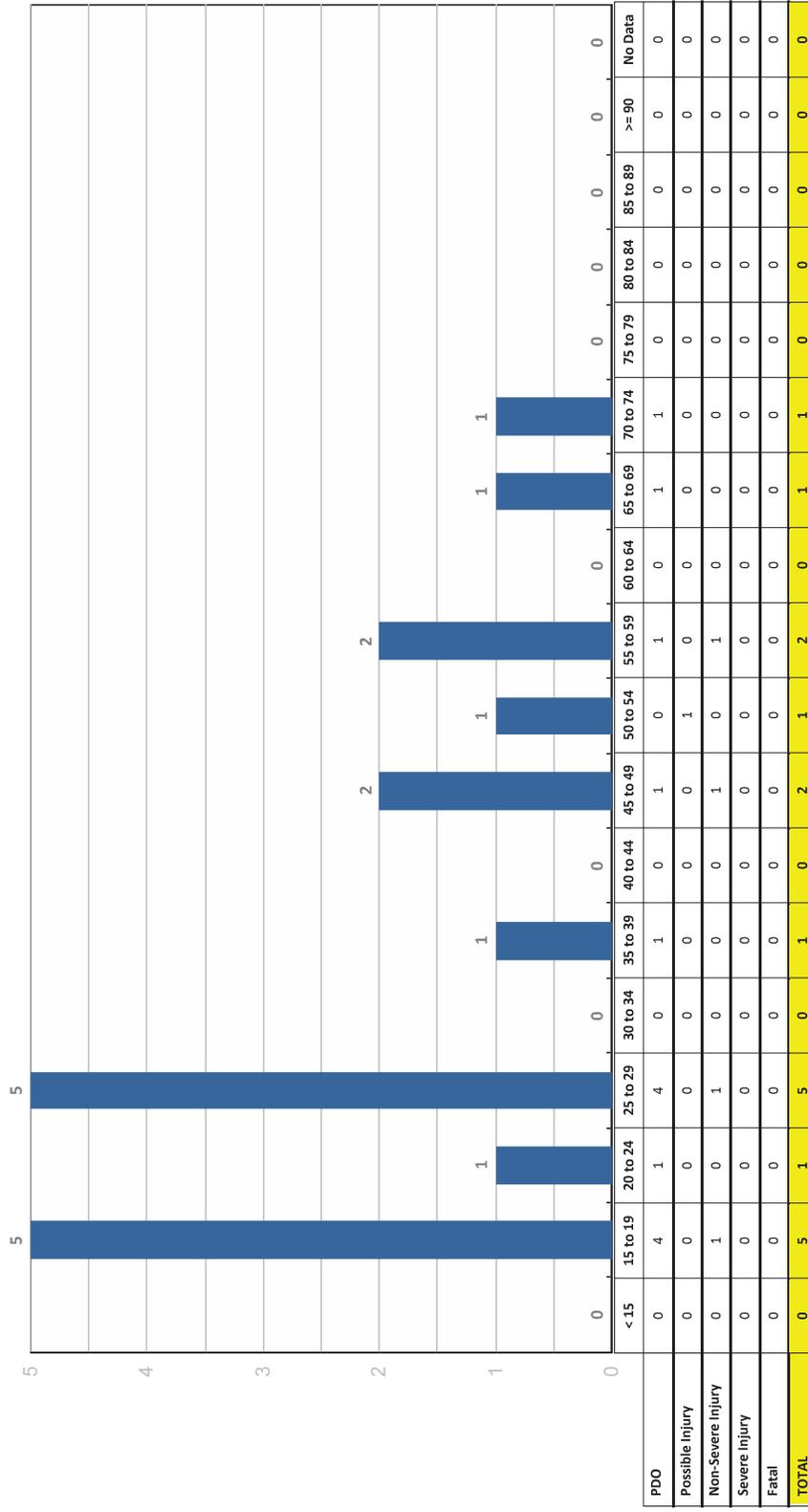
	Total		
	Crashes	Severe	Fatal
Impaired	0	0	0
Speeding and Aggressive	5	0	0
Intersection	1	0	0
Commercial	0	0	0
Lane Departure	1	0	0
Distracted	5	0	0
Bicycle Involved	0	0	0
Pedestrian Involved	0	0	0
Aging Road User	2	0	0
Teen Driver	8	0	0
Seatbelt	2	0	0
Motorcycle	0	0	0
Work Zone	0	0	0

Injuries per Year



	2017	2018	2019	2020	2021	2022	Total
Possible Injuries	0	1	0	0	0	0	1
Non-Severe Injuries	0	1	0	3	1	0	5
Severe Injuries	0	0	0	0	0	0	0
Fatalities	0	0	0	0	0	0	0

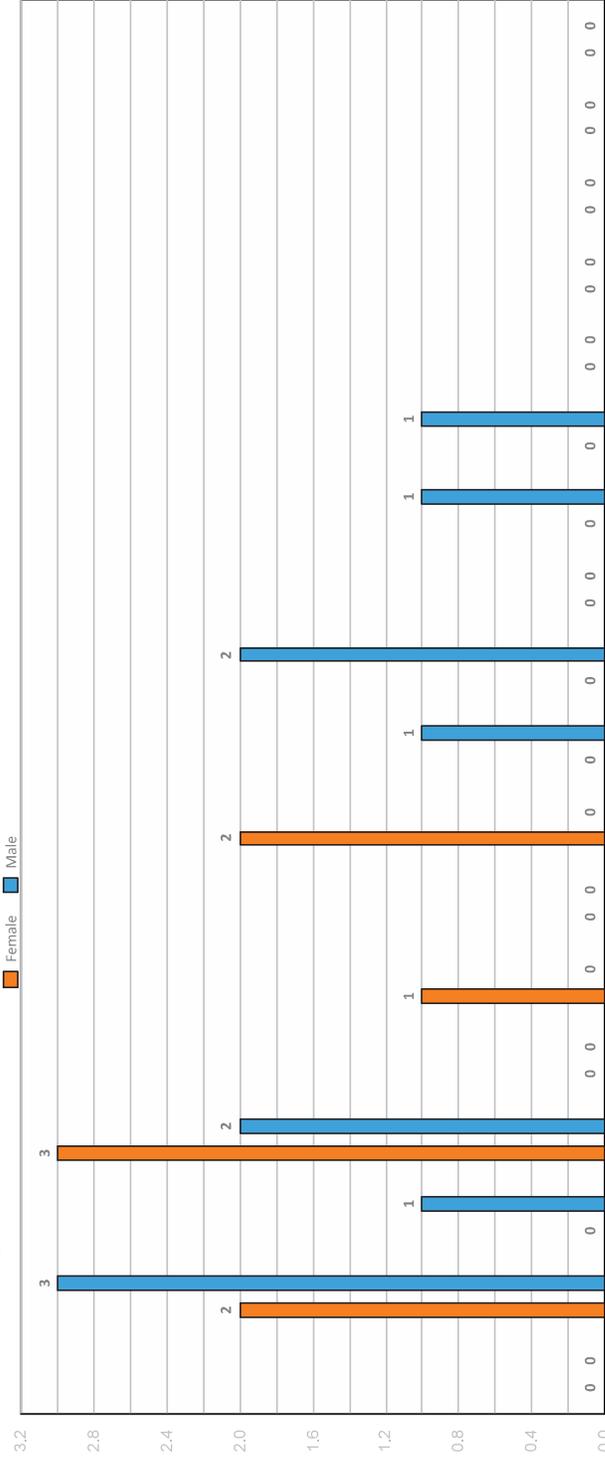
Crashes by Driver 1 Age



* PDO = Property Damage Only

5 Year Crash Report
CDMS - Crash Data Management System

Crashes by Driver 1 Age / Gender



<15 15 to 19 20 to 24 25 to 29 30 to 34 35 to 39 40 to 44 45 to 49 50 to 54 55 to 59 60 to 64 65 to 69 70 to 74 75 to 79 80 to 84 85 to 89 >=90 No Data

	<15		15 to 19		20 to 24		25 to 29		30 to 34		35 to 39		40 to 44		45 to 49		50 to 54	
	Female	Male	Female	Male														
PDO	0	0	1	3	0	1	2	2	0	0	1	0	0	0	1	0	0	0
Possible Injury	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Non-Severe Injury	0	0	1	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0
Severe Injury	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fatal	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	0	2	3	0	1	3	2	0	0	1	0	0	2	0	2	0	1
	55 to 59		60 to 64		65 to 69		70 to 74		75 to 79		80 to 84		85 to 89		>= 90		No Data	
	Female	Male	Female	Male														
PDO	0	1	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0
Possible Injury	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Non-Severe Injury	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Severe Injury	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fatal	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	2	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0

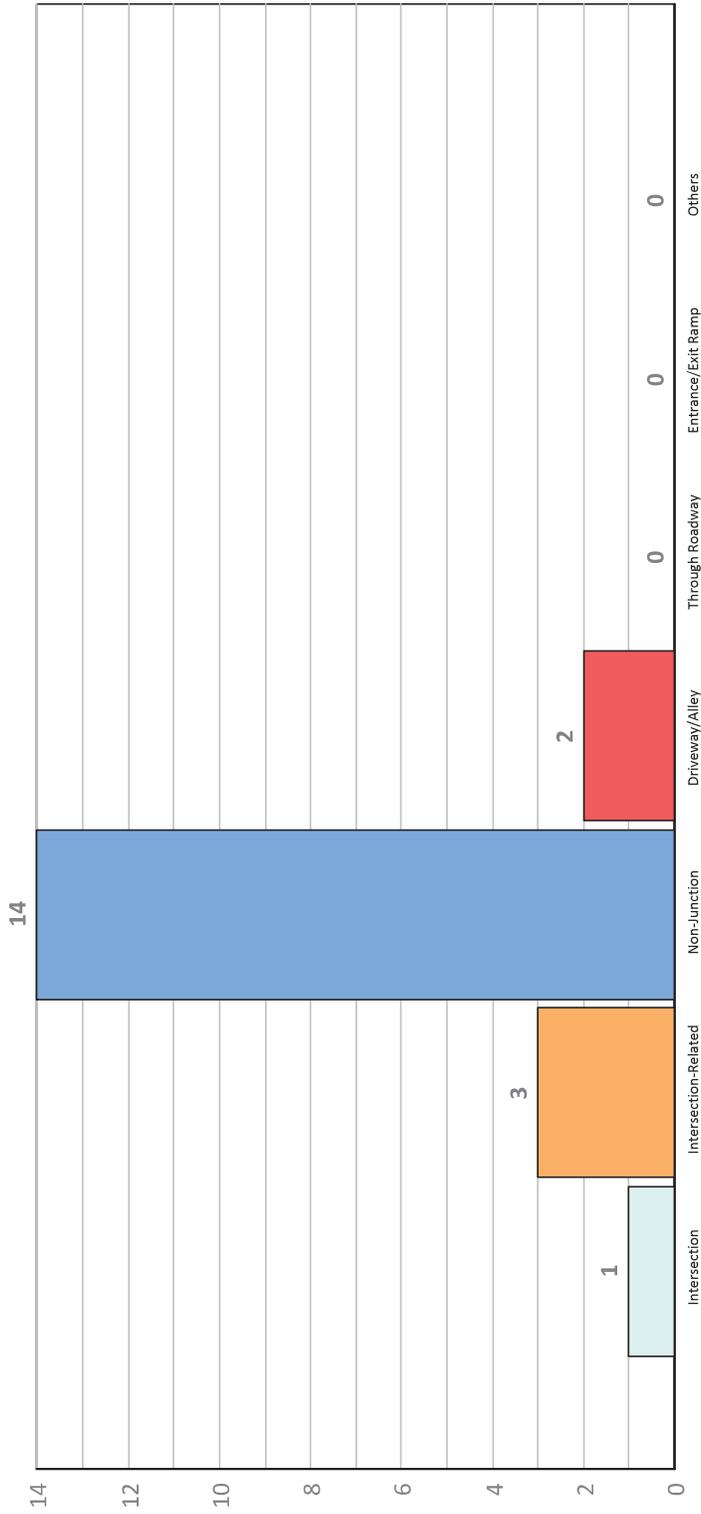
* PDO = Property Damage Only

CDMS - Crash Data Management System

5 Year Crash Report

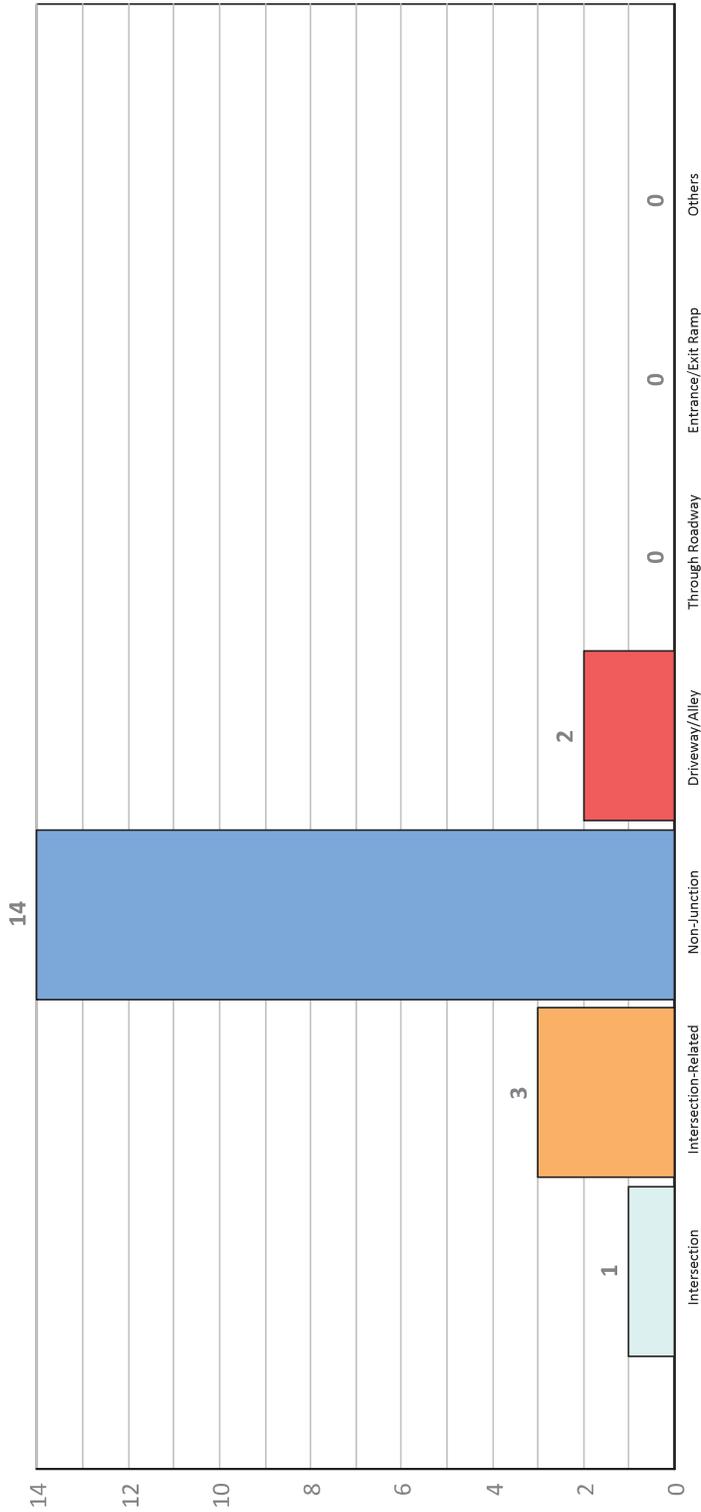
Driver Contributing Cause (Driver 1)		2017	2018	2019	2020	2021	2022	Total
Failed to Yield Right-of-Way	Crashes	0	1	0	0	0	0	1
	Severe	0	0	0	0	0	0	0
	Fatal	0	0	0	0	0	0	0
Followed too Closely	Crashes	0	1	2	1	0	0	4
	Severe	0	0	0	0	0	0	0
	Fatal	0	0	0	0	0	0	0
Improper Turn	Crashes	0	0	1	0	0	0	1
	Severe	0	0	0	0	0	0	0
	Fatal	0	0	0	0	0	0	0
Operated MV in Careless or Negligent Manner	Crashes	1	4	2	1	2	1	11
	Severe	0	0	0	0	0	0	0
	Fatal	0	0	0	0	0	0	0
Wrong Side of Wrong Way	Crashes	0	0	0	1	0	0	1
	Severe	0	0	0	0	0	0	0
	Fatal	0	0	0	0	0	0	0
No Contributing Action	Crashes	0	1	0	0	0	0	1
	Severe	0	0	0	0	0	0	0
	Fatal	0	0	0	0	0	0	0

Relation to Intersection



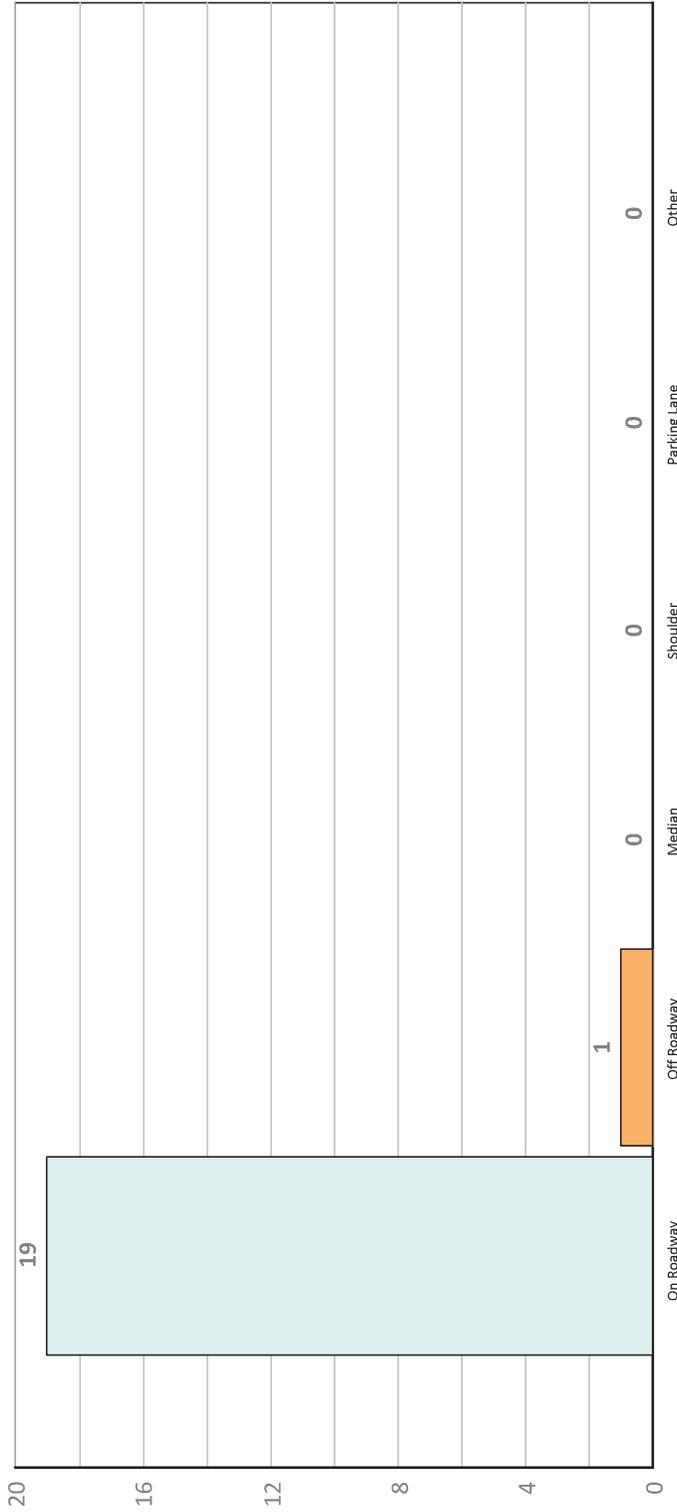
	2017		2018		2019		2020		2021		2022	
	Crashes	Fatal										
Intersection	0	0	1	0	0	0	0	0	0	0	0	0
Intersection-Relate	0	0	2	0	0	0	0	0	0	0	0	0
Non-Junction	1	0	4	0	4	0	2	0	2	0	1	0
Driveway/Alley	0	0	0	0	0	0	2	0	0	0	0	0
Through Roadway	0	0	0	0	0	0	0	0	0	0	0	0
Entrance/Exit Ramp	0	0	0	0	0	0	0	0	0	0	0	0
Others	0	0	0	0	0	0	0	0	0	0	0	0

Relation to Intersection



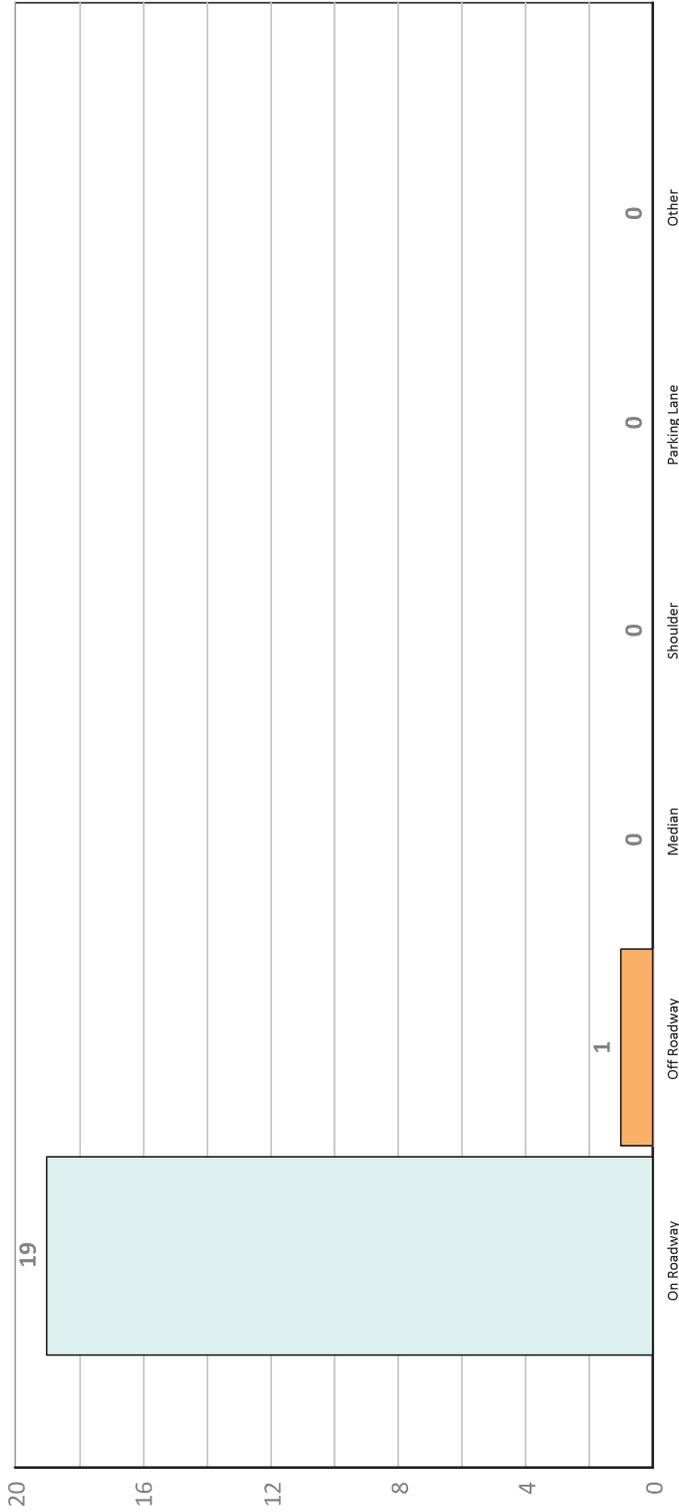
	Total		
	Crashes	Severe	Fatal
Intersection	1	0	0
Intersection-Relate	3	0	0
Non-Junction	14	0	0
Driveway/Alley	2	0	0
Through Roadway	0	0	0
Entrance/Exit Ramp	0	0	0
Others	0	0	0

Location on Roadway



	2017			2018			2019			2020			2021			2022		
	Crashes	Severe	Fatal															
On Roadway	1	0	0	7	0	0	5	0	0	3	0	0	2	0	0	1	0	0
Off Roadway	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0
Median	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shoulder	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Parking Lane	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Location on Roadway

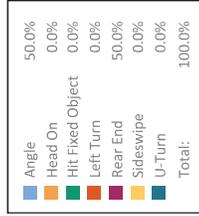
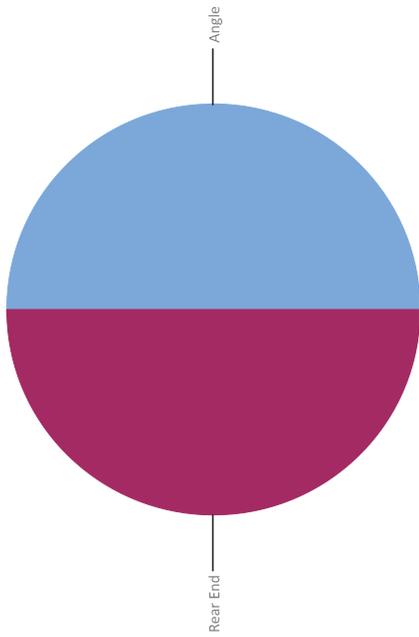


	Crashes	Total Severe	Fatal
On Roadway	19	0	0
Off Roadway	1	0	0
Median	0	0	0
Shoulder	0	0	0
Parking Lane	0	0	0
Other	0	0	0

CDMS - Crash Data Management System

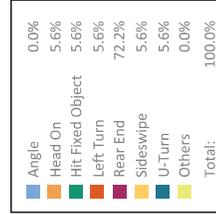
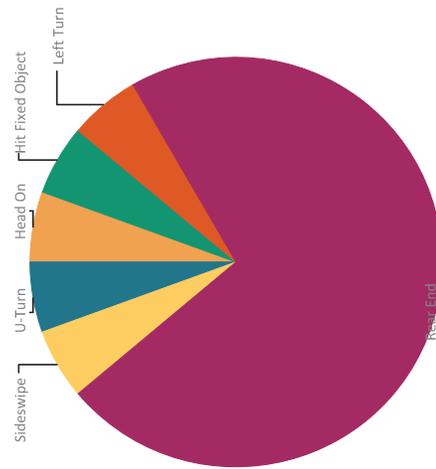
5 Year Crash Report

Wet Crashes by Crash Type



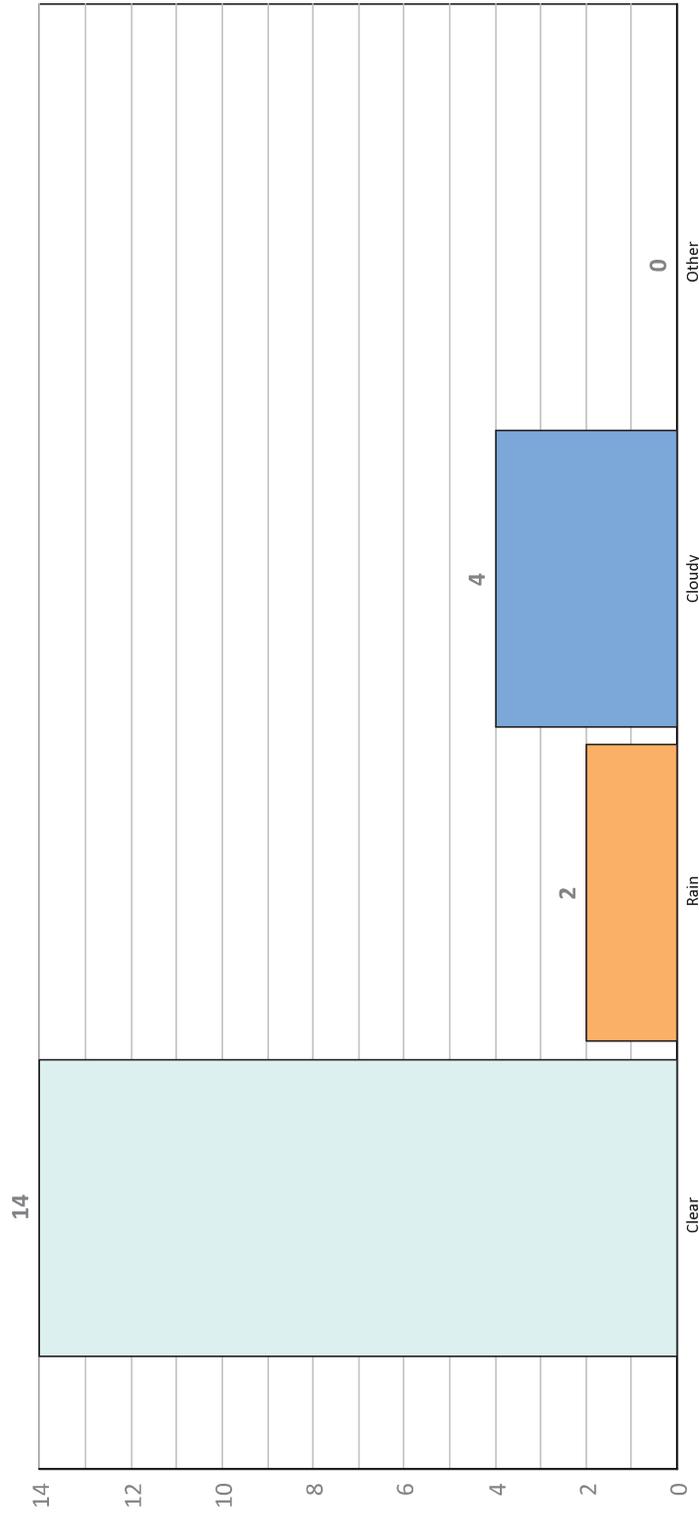
	Wet Crashes	Severe	Fatal
Angle	1	0	0
Head On	0	0	0
Hit Fixed Object	0	0	0
Left Turn	0	0	0
Rear End	1	0	0
Sideswipe	0	0	0
U-Turn	0	0	0
Total	2	0	0

Dry Crashes by Crash Type



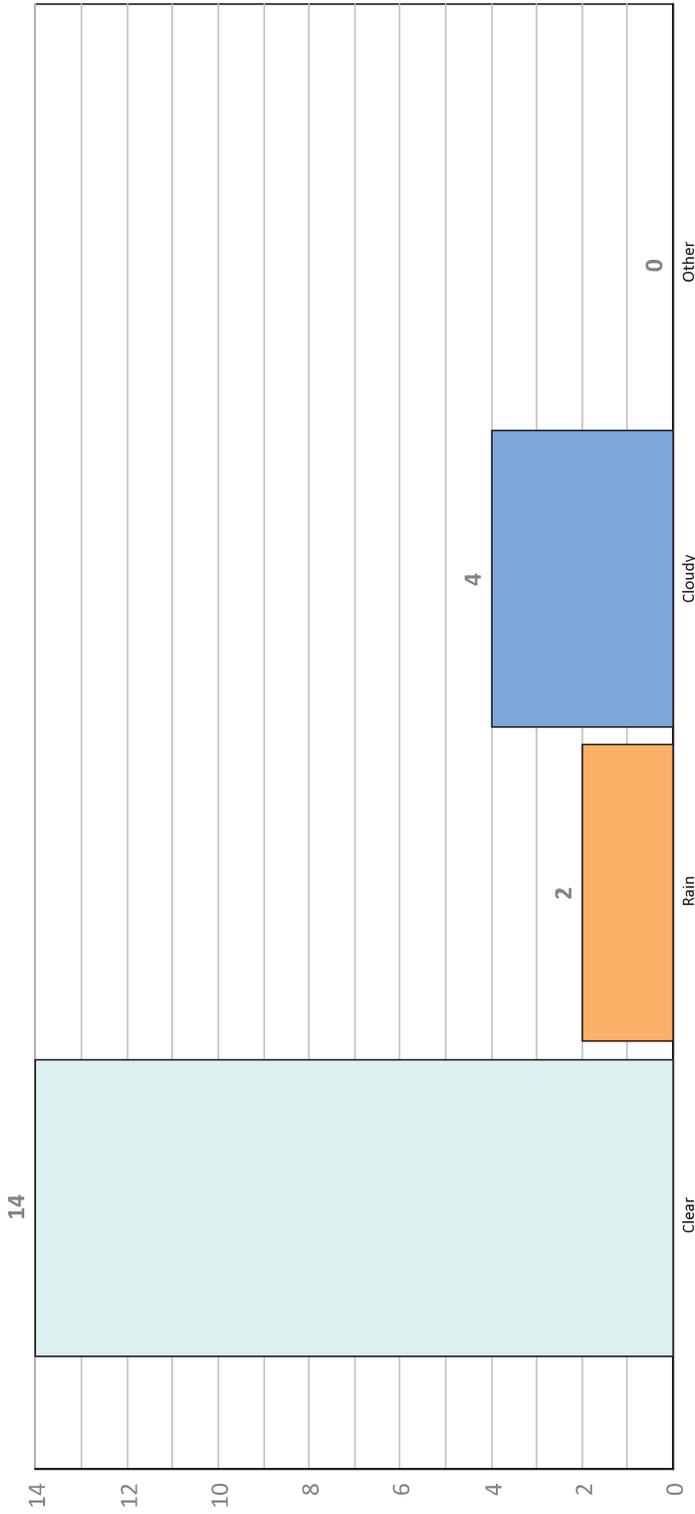
	Dry Crashes	Severe	Fatal
Angle	0	0	0
Head On	1	0	0
Hit Fixed Object	1	0	0
Left Turn	1	0	0
Rear End	13	0	0
Sideswipe	1	0	0
U-Turn	1	0	0
Total	18	0	0

Weather Condition



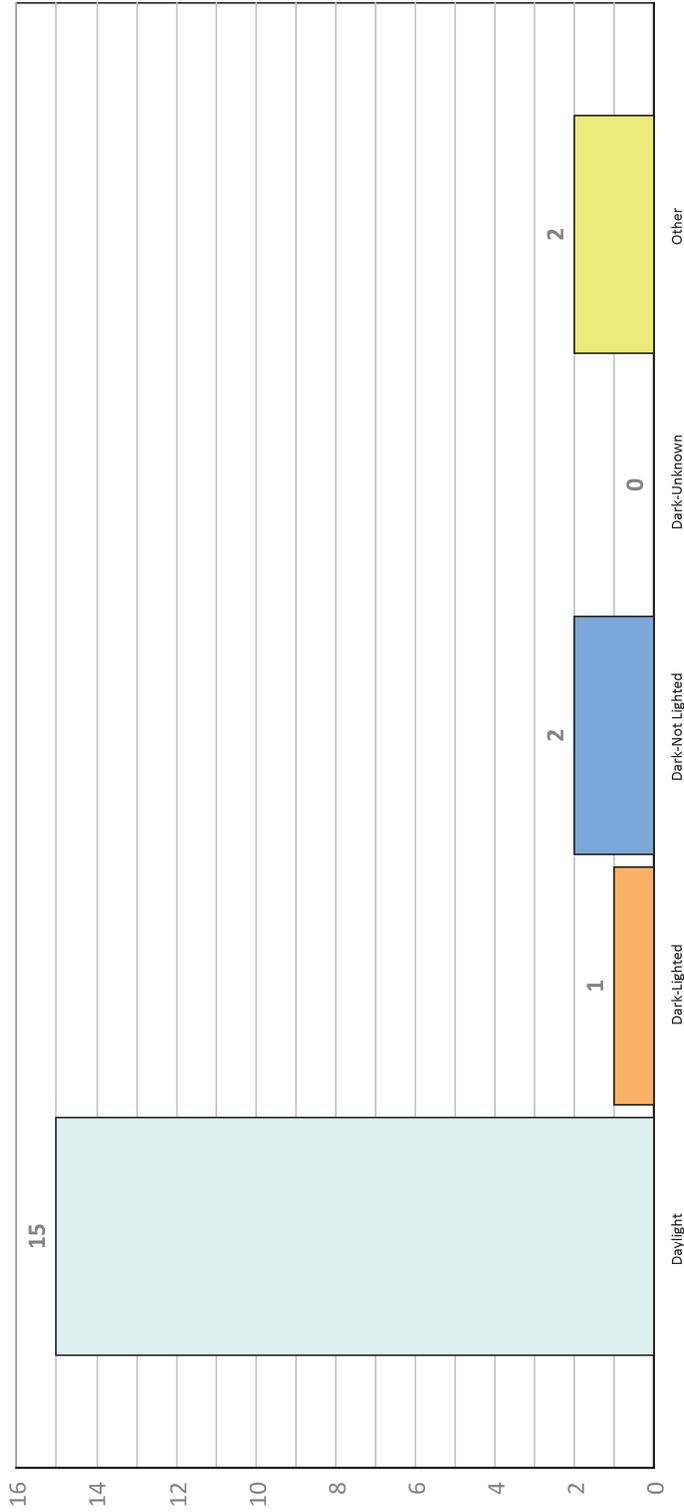
	2017			2018			2019			2020			2021			2022		
	Crashes	Severe	Fatal															
Clear	1	0	0	5	0	0	3	0	0	3	0	0	2	0	0	0	0	0
Rain	0	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0
Cloudy	0	0	0	1	0	0	2	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Weather Condition



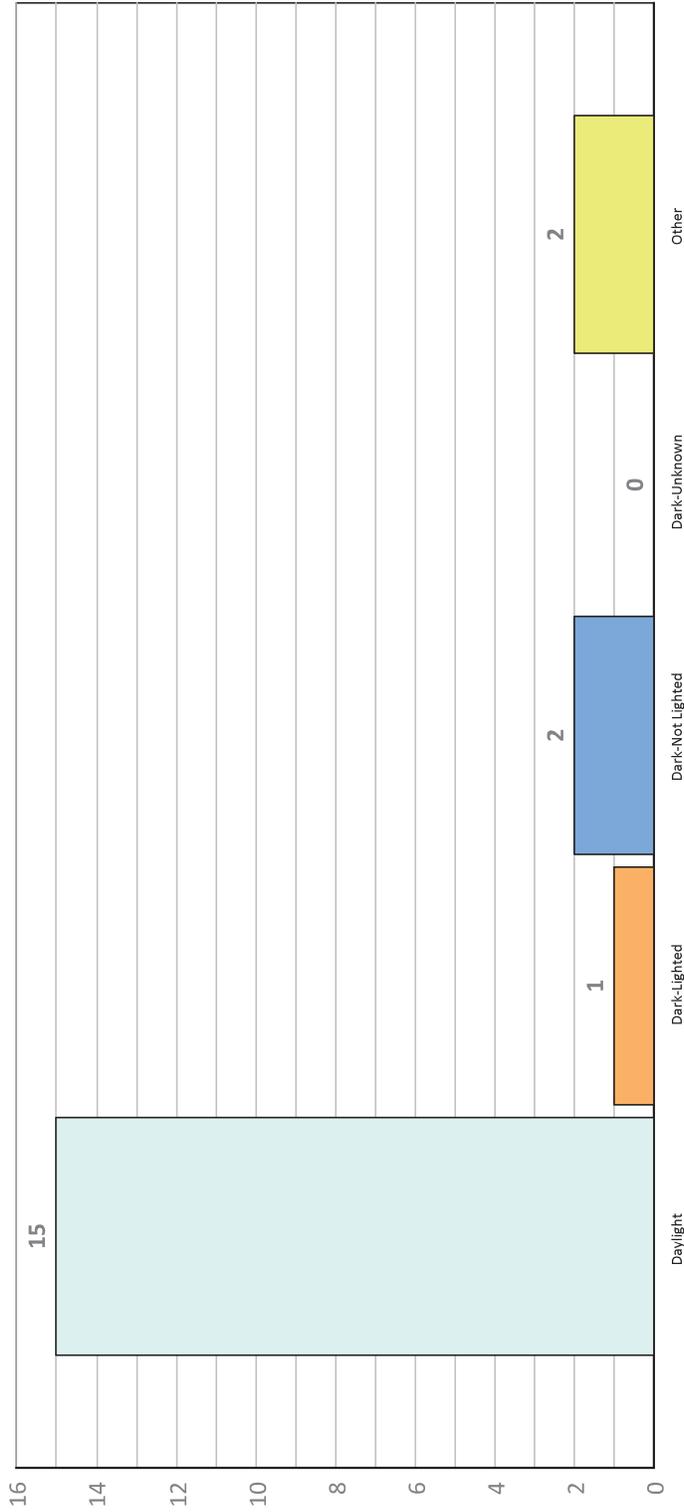
	Crashes	Severe	Fatal
Clear	14	0	0
Rain	2	0	0
Cloudy	4	0	0
Other	0	0	0

Lighting Condition



	2017			2018			2019			2020			2021			2022		
	Crashes	Severe	Fatal															
Daylight	0	0	0	5	0	0	5	0	0	2	0	0	2	0	0	1	0	0
Dark-Lighted	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0
Dark-Not Lighted	0	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0
Dark-Unknown	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Lighting Condition



	Total		
	Crashes	Severe	Fatal
Daylight	15	0	0
Dark-Lighted	1	0	0
Dark-Not Lighted	2	0	0
Dark-Unknown	0	0	0
Other	2	0	0

5 Year Crash Report

CDMS - Crash Data Management System

Located Crashes

Private Property, Parking Lot, and Unlocated Crashes

Area	Crashes	Fatalities	Severe Injuries
LITHIA	13	0	0
UNINCORPORATED H.C.	6	0	0
Totals:	19	0	0

Area	Crashes	Fatalities	Severe Injuries
E LAKE ORIENT PARK	1	0	0
Totals:	1	0	0

COMMISSION

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Sterlin Woodard, P.E. WETLANDS DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: October 11, 2022 PETITION NO.: 22-1266 EPC REVIEWER: Jackie Perry Cahanin CONTACT INFORMATION: (813) 627-2600 X1241 EMAIL: cahaninj@epchc.org	COMMENT DATE: September 2, 2022 PROPERTY ADDRESS: 16112 Fishhawk Blvd, Lithia, FL 33547 FOLIO #: 0880790020; 0880790030 STR: 21-30S-21E
REQUESTED ZONING: Minor Mod to PD	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	09/02/2022
WETLAND LINE VALIDITY	N/A
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	N/A
INFORMATIONAL COMMENTS: Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel. 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.	

Jpc/

ec: mullerj@hillsboroughcounty.org
hille@hillsboroughcounty.org

Environmental Excellence in a Changing World

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

From: [REYNOLDS, JENNIFER L](#)
To: [Rome, Ashley](#)
Subject: Fwd: RE PRS 22-1266
Date: Friday, December 30, 2022 3:37:03 PM
Attachments: [image001.png](#)

External email: Use caution when clicking on links, opening attachments or replying to this email.

Hi Ashley,

Below is the response received regarding PRS 22-1266. Thank you!

Respectfully,

Jennifer L. Reynolds

Grants, Research & Development Unit
Hillsborough County Sheriff's Office
2008 East 8th Avenue
Tampa, Florida 33605
(813) 247-8232
www.TeamHCSO.com

From: "CALE L PARSONS" <cparsons@teamhcs.com>
To: "JENNIFER REYNOLDS" <jreynolds@teamhcs.com>
Sent: Thursday, December 29, 2022 10:33:21 AM
Subject: Re: RE PRS 22-1266

Jennifer,

After reviewing the traffic survey for the proposed Fishhawk Library, I see no major issues with the analysis. The only thing that stood out is the traffic crash numbers reported on page 31 of the PDF and continued in Appendix F. They reported 19 crashes in the corridor of the proposed site, which only includes from the proposed driveway of the library to the east entrance of the Fishhawk Sports Complex. Based on the increased trip generation being caused by the library construction, they should be taking into account the 31 crashes at the intersection of Fishhawk Bl and Fishhawk Ridge Dr between 12/21/2018 and 12/21/2022. Adding another driveway near this intersection could have an effect on the traffic to the west, since driveway will be approximately equidistant between Fishhawk Ridge Dr and the west entrance of the Fishhawk Sports Complex. There does not appear to be any line-of-sight issues for this location.

I hope this is what you were looking for. I did not verify all the numbers in the report, as most are derived calculations based on traffic counts.

Corporal Cale Parsons #226877
Hillsborough County Sheriff's Office
District IV

508 33rd Street SE
Ruskin, Florida 33570
813-247-0402
cparsons@hcsso.tampa.fl.us

Public Disclosure:

Under Florida law, e-mail addresses are public record. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact the Hillsborough County Sheriff's Office via telephone at 813-247-8000 or US Mail at P.O. Box 3371, Tampa, FL 33601.

From: "JENNIFER L REYNOLDS" <jreynolds@teamhcsso.com>
To: "CALE L PARSONS" <cparsons@teamhcsso.com>
Sent: Tuesday, December 27, 2022 12:57:47 PM
Subject: Fwd: RE PRS 22-1266

Hi Corporal,

Received this from the county for review. Would you take a look for D4 please?

Regards,

Jennifer L. Reynolds

Grants, Research & Development Unit
Hillsborough County Sheriff's Office
2008 East 8th Avenue
Tampa, Florida 33605
(813) 247-8232
www.TeamHCSO.com

From: "Ashley Rome" <RomeA@hillsboroughcounty.org>
To: "Andrea Papandrew" <papandrewa@plancom.org>, "Blinck, Jim" <BlinckJ@HillsboroughCounty.ORG>, "Brown, Gregory" <BrownGr@hillsboroughcounty.org>, "Bryant, Christina" <BryantC@epchc.org>, "Bryce Fehringer" <fehrringerb@plancom.org>, "Cabrera, Richard" <CabreraR@HillsboroughCounty.ORG>, "Dalfino, Jarryd" <DalfinoJ@hillsboroughcounty.org>, "Santos, Daniel" <daniel.santos@dot.state.fl.us>, "David Skrelunas" <David.Skrelunas@dot.state.fl.us>, "DeWayne Brown" <brownd2@gohart.org>, "Dickerson, Ross" <DickersonR@HillsboroughCounty.ORG>, "Ellen Morrison" <ellen.morrison@swfwmd.state.fl.us>, "Franklin, Deborah" <FranklinDS@hillsboroughcounty.org>, "Glorimar Belangia" <Glorimar.Belangia@hcps.net>, "Holman, Emily - PUD" <HolmanE@HillsboroughCounty.ORG>, "Hummel, Christina" <HummelC@hillsboroughcounty.org>, "James Hamilton" <jkhamilton@tecoenergy.com>, "JENNIFER REYNOLDS" <jreynolds@teamhcsso.com>, "Jillian Massey" <masseyj@plancom.org>, "Kaiser, Bernard" <KAISERB@HillsboroughCounty.ORG>,"

"Karla Llanos" <llanosk@plancom.org>, "Katz, Jonah" <KatzJ@hillsboroughcounty.org>, "Kyle Brown" <kyle.brown@myfwc.com>, landuse-zoningreviews@tampabaywater.org, "Mineer, Lindsey" <Lindsey.Mineer@dot.state.fl.us>, "Lindstrom, Eric" <LindstromE@hillsboroughcounty.org>, "Mackenzie, Jason" <MackenzieJ@hillsboroughcounty.org>, "Melanie Ganas" <mxganas@tecoenergy.com>, "Melissa Lienhard" <lienhardm@plancom.org>, "Perez, Richard" <PerezRL@hillsboroughcounty.org>, "Petrovic, Jaksa" <PetrovicJ@HillsboroughCounty.ORG>, "Pezone, Kathleen" <PezoneK@hillsboroughcounty.org>, "Ratliff, James" <RatliffJa@hillsboroughcounty.org>, "Hessinger, Rebecca" <HessingerR@hillsboroughcounty.org>, "Renee Kamen" <renee.kamen@hcps.net>, "Rochelle, Randy" <RochelleR@HillsboroughCounty.ORG>, "Rodriguez, Dan" <RodriguezD@gohart.org>, "RP-Development" <RP-Development@hillsboroughcounty.org>, "Salisbury, Troy" <SalisburyT@hillsboroughcounty.org>, "Sanchez, Silvia" <sanchezs@epchc.org>, "Shelton, Carla" <SheltonC@HillsboroughCounty.ORG>, "Steady, Alex" <SteadyA@hillsboroughcounty.org>, "Tony Mantegna" <tmantegna@tampaairport.com>, "Turbiville, John (Forest)" <TurbivilleJ@HillsboroughCounty.ORG>, "Weeks, Abbie" <weeksa@epchc.org>, WetlandsPermits@epchc.org, "Woodard, Sterlin" <Woodard@epchc.org>, "Yeneka Mills" <millsy@plancom.org>

Cc: "chapelat" <ChapelaT@hillsboroughcounty.org>, "Vazquez, Bianca" <VazquezB@hillsboroughcounty.org>, "Morales, Cintia" <MoralesCS@hillsboroughcounty.org>, "Tirado, Sheida" <TiradoS@hillsboroughcounty.org>, "Williams, Michael" <WilliamsM@HillsboroughCounty.ORG>

Sent: Wednesday, December 21, 2022 12:02:33 PM

Subject: RE PRS 22-1266

CAUTION: This email originated from an **External Source**. Please use proper judgement and caution when opening attachments, clicking links, or responding to this email.

Good Day All,

Please be advised, we have received and uploaded to Optix **revised documents/plans** for the above mentioned application. Please review and comment.

For further information regarding the change/update please contact the assigned planner.

Planner assigned:

Planner: Tania Chapela

Contact: chapelat@hillsboroughcounty.org

Have a good one,

Ashley Rome
Planning & Zoning Technician

Development Services Dept.

P: (813) 272-5595

E: romea@hillsboroughcounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

PETITION NO.: PRS22-1266 REVIEWED BY: Randy Rochelle DATE: 9/9/2022

FOLIO NO.: 88079.0020

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.

- A 8 inch water main exists (adjacent to the site), (approximately ___ feet from the site) and is located within the north Right-of-Way of Fishhawk Boulevard. 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 two funded CIP projects that are currently under construction, C32001 - South County Potable Water Repump Station Expansion and C32011 - Potable Water In-Line Booster Pump Station and will need to be completed by the County prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.

- A 10 inch wastewater force main exists (adjacent to the site), (approximately _ feet from the site) and is located within the north Right-of-Way of Fishhawk Boulevard. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

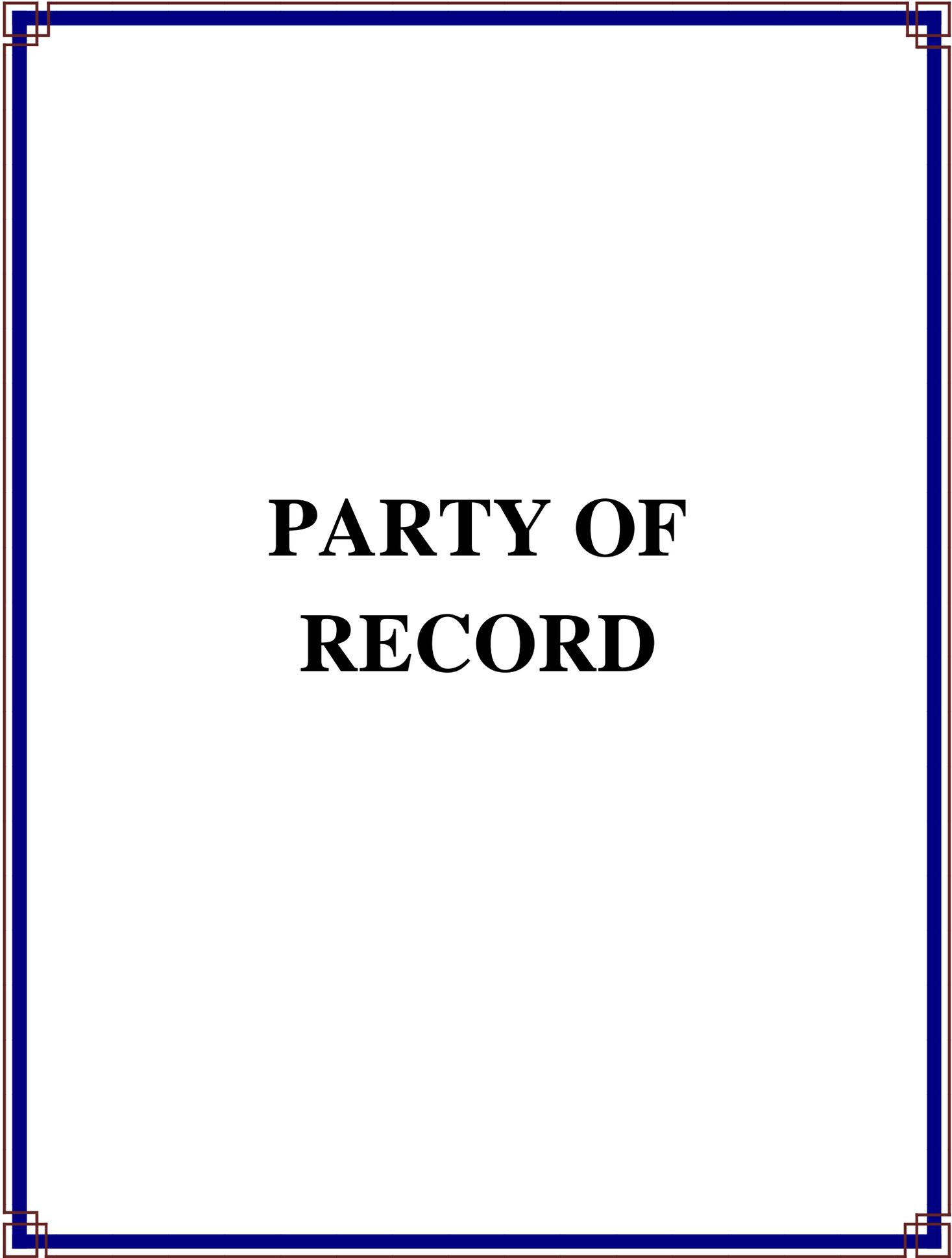
COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems.

Statement of Record

The South County service area (generally south of the Alafia River) has seen significant customer growth over the recent past. As new customers are added to the system there is an increased demand for potable water that is causing delivery issues during certain periods of the year. The greatest demand for water occurs during the spring dry season, generally the months of March through May. During the dry season of 2021 the Water Resources Department was challenged to deliver water to the southern portions of the service area to meet customer expectations for pressure and flow. While Levels of Service per the Comprehensive Plan were met, customers complained of very low pressure during early morning hours. Efforts to increase flow and pressure to the south resulted in unacceptably high pressures in the north portions of the service area. The Florida Plumbing Code limits household pressure to 80 psi to prevent damage to plumbing and possible injury due to system failure. The Department had to balance the operational challenges of customer demand in the south with over pressurization in the north, and as a result, water pressure and flow in the South County service area remained unsatisfactory during the dry period of 2021.

As a result of demand challenges, the Department initiated several projects to improve pressure and flow to the south area. Two projects currently under construction CIP C32001 - South County Potable Water Repump Station Expansion and CIP C32011 - Potable Water In-Line Booster Pump will increase the delivery pressure to customers.

These projects are scheduled to be completed and operational prior to the 2022 dry season, and must demonstrate improved water delivery through the highest demand periods before additional connections to the system can be recommended.



**PARTY OF
RECORD**

Rome, Ashley

From: Hearings
Sent: Friday, March 3, 2023 10:36 AM
To: Rome, Ashley
Subject: FW: (WEB mail) - Rezoning proposal for library

From: Marion, Casaundra <MarionC@hillsboroughcounty.org>
Sent: Friday, February 24, 2023 12:14 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: FW: (WEB mail) - Rezoning proposal for library

From: Marion, Casaundra
Sent: Thursday, February 23, 2023 3:13 PM
To: abeary@mac.com
Cc: Almand, Sherrie <AlmandS@hillsboroughcounty.org>
Subject: RE: (WEB mail) - Rezoning proposal for library

Good Afternoon, Ms. Beary,

Thank you for contacting Commissioner Owen's Office. Application PRS#22-1266 for the proposed library is scheduled for a quasi-judicial hearing before the Board of County Commissioners at the April 11, 2023, Land Use Meeting. The Board of County Commissioners is limited to consideration of the hearing record, and the Board members may not receive ex-parte communications concerning this case. For this reason, I am unable to forward your comments/feedback to Commissioner Owen. However, I will forward your email/letter for inclusion in the official record for the application.

If you have further questions about this application, please contact Maricela Medrano de Luna, the Development Services case planner, at MedranoM@HCFLGov.net or Johanna Lundgren, the Senior Assistant County Attorney, at LundgrenJ@HCFLGov.net.

Again, thank you for contacting Commissioner Owen's Office and please don't hesitate to contact us with any future questions or concerns.

Respectfully,

Casaundra Marion
Legislative Aide

Hillsborough County Commissioner Michael Owen – District 4

P: (813) 272-5740

F: (813) 272-7049

E: MarionC@HillsboroughCounty.org

W: HillsboroughCounty.org

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Friday, February 17, 2023 4:39 PM
To: Commissioner District 4 <ContactDistrict4@hillsboroughcounty.org>
Subject: (WEB mail) - Rezoning proposal for library

The following Commissioner(s) received a direct copy of this email:

- 1 | Commissioner Harry Cohen (District 1)
- 2 | Commissioner Ken Hagan (District 2)
- 3 | Commissioner Gwen Myers (District 3)
- 4 | Commissioner Michael Owen (District 4)
- 5 | Commissioner Donna Cameron Cepeda (District 5)
- 6 | Commissioner Pat Kemp (District 6)
- 7 | Commissioner Joshua Wostal (District 7)

Date and Time Submitted: Feb 17, 2023 4:39 PM

Name: Alice Beary

Address: 15838 Starling Water Dr
Lithia, FL 33547

Phone Number: (217) 240-8376

Email Address: abeary@mac.com

Subject: Rezoning proposal for library

Message: I am opposed to this proposition. I have property on the preserve and do not want any changes!

1070535875

Mozilla/5.0 (iPhone; CPU iPhone OS 16_2 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/16.2
Mobile/15E148 Safari/604.1

Rome, Ashley

From: Hearings
Sent: Friday, March 3, 2023 11:18 AM
To: Rome, Ashley
Subject: FW: (WEB mail) - Vote NO to Library in Fishhawk Area

From: Marion, Casaundra <MarionC@hillsboroughcounty.org>
Sent: Friday, February 24, 2023 12:15 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: FW: (WEB mail) - Vote NO to Library in Fishhawk Area

From: Marion, Casaundra
Sent: Thursday, February 23, 2023 3:05 PM
To: farviadix@gmail.com
Cc: Almand, Sherrie <AlmandS@hillsboroughcounty.org>
Subject: RE: (WEB mail) - Vote NO to Library in Fishhawk Area

Good Afternoon Ms. Dixon,

Thank you for contacting Commissioner Owen's Office. Application PRS#22-1266 for the proposed library is scheduled for a quasi-judicial hearing before the Board of County Commissioners at the April 11, 2023, Land Use Meeting. The Board of County Commissioners is limited to consideration of the hearing record, and the Board members may not receive ex-parte communications concerning this case. For this reason, I am unable to forward your comments/feedback to Commissioner Owen. However, I will forward your email/letter for inclusion in the official record for the application.

If you have further questions about this application, please contact Maricela Medrano de Luna, the Development Services case planner, at MedranoM@HCFLGov.net or Johanna Lundgren, the Senior Assistant County Attorney, at LundgrenJ@HCFLGov.net.

Again, thank you for contacting Commissioner Owen's Office and please don't hesitate to contact us with any future questions or concerns.

Respectfully,

Casaundra Marion

Legislative Aide

Hillsborough County Commissioner Michael Owen – District 4

P: (813) 272-5740

F: (813) 272-7049

E: MarionC@HillsboroughCounty.org

W: HillsboroughCounty.org

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From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>

Sent: Monday, February 20, 2023 6:32 PM

To: Commissioner District 4 <ContactDistrict4@hillsboroughcounty.org>

Subject: (WEB mail) - Vote NO to Library in Fishhawk Area

The following Commissioner(s) received a direct copy of this email:

- 1 | Commissioner Harry Cohen (District 1)
- 2 | Commissioner Ken Hagan (District 2)
- 3 | Commissioner Gwen Myers (District 3)
- 4 | Commissioner Michael Owen (District 4)
- 5 | Commissioner Donna Cameron Cepeda (District 5)
- 6 | Commissioner Pat Kemp (District 6)
- 7 | Commissioner Joshua Wostal (District 7)

Date and Time Submitted: Feb 20, 2023 6:31 PM

Name: Farah Dixon

Address: 15423 Starling Crossing Dr
Lithia, FL 33547

Phone Number: (813) 389-1602

Email Address: farviadix@gmail.com

Subject: Vote NO to Library in Fishhawk Area

Message: This is regarding PRS 22-1255 (PD#89-0098).

We moved to the Lithia area and further away from Riverview/Brandon/Valrico in part because of the rural feel of the area. My family and neighbors enjoy the green space and building a library would destroy more of our green space. I enjoy seeing the deer and gopher tortoises that live in that area of land. The gopher tortoises, as you may know, are a threatened species and have already been encroached upon severely by the sports complex. Please leave the green space for wildlife! I'm sure the residents whose homes would back up to the library would rather have the green space as well.

As a resident of the area for almost a decade, I typically support any new business in our area, but this is one that I can't support. A new library is being built in Brandon and we have the Bloomingdale library and the Riverview library that are both close to our community. I don't know that a library is something that would

greatly benefit our community.

I would prefer any funds earmarked for this development be put towards widening Lithia Pinecrest, but that's a different email on the subject.

1071378057

Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/109.0.0.0 Safari/537.36

Rome, Ashley

From: Hearings
Sent: Friday, March 3, 2023 11:21 AM
To: Rome, Ashley
Subject: FW: (WEB mail) - PD 89-0098. Fishhawk/Lither Library proposal

From: Marion, Casaundra <MarionC@hillsboroughcounty.org>
Sent: Friday, February 24, 2023 12:15 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: FW: (WEB mail) - PD 89-0098. Fishhawk/Lither Library proposal

From: Marion, Casaundra
Sent: Thursday, February 23, 2023 3:03 PM
To: jmdelms@hotmail.com
Cc: Almand, Sherrie <AlmandS@hillsboroughcounty.org>
Subject: RE: (WEB mail) - PD 89-0098. Fishhawk/Lither Library proposal

Good Afternoon Mr. Helms,

Thank you for contacting Commissioner Owen's Office. Application PRS#22-1266 for the proposed library is scheduled for a quasi-judicial hearing before the Board of County Commissioners at the April 11, 2023, Land Use Meeting. The Board of County Commissioners is limited to consideration of the hearing record, and the Board members may not receive ex-parte communications concerning this case. For this reason, I am unable to forward your comments/feedback to Commissioner Owen. However, I will forward your email/letter for inclusion in the official record for the application.

If you have further questions about this application, please contact Maricela Medrano de Luna, the Development Services case planner, at MedranoM@HCFLGov.net or Johanna Lundgren, the Senior Assistant County Attorney, at LundgrenJ@HCFLGov.net.

Again, thank you for contacting Commissioner Owen's Office and please don't hesitate to contact us with any future questions or concerns.

Respectfully,

Casaundra Marion
Legislative Aide

Hillsborough County Commissioner Michael Owen – District 4

P: (813) 272-5740

F: (813) 272-7049

E: MarionC@HillsboroughCounty.org

W: HillsboroughCounty.org

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Wednesday, February 22, 2023 5:56 PM
To: Commissioner District 4 <ContactDistrict4@hillsboroughcounty.org>
Subject: (WEB mail) - PD 89-0098. Fishhawk/Lither Library proposal

The following Commissioner(s) received a direct copy of this email:

- 1 | Commissioner Harry Cohen (District 1)
 - 2 | Commissioner Ken Hagan (District 2)
 - 3 | Commissioner Gwen Myers (District 3)
 - 4 | Commissioner Michael Owen (District 4)
 - 5 | Commissioner Donna Cameron Cepeda (District 5)
 - 6 | Commissioner Pat Kemp (District 6)
 - 7 | Commissioner Joshua Wostal (District 7)
-

Date and Time Submitted: Feb 22, 2023 5:56 PM

Name: John-Michael Elms

Address: 15848 Starling Water Dr
Lithia 33547

Phone Number: (813) 529-2892

Email Address: jmdelms@hotmail.com

Subject: PD 89-0098. Fishhawk/Lither Library proposal

Message: Commissioners,

I live adjacent to the land proposed for the planned Fishhawk/Lithia area county library.

I am strongly apposed to the proposed location. Please reconsider the location.

The land in question is a cherished part of the local natural environment. I live within 2 doors of the land in question. It is a critical piece of our local ecology. Please protect this land by finding a different location for the library and including it in the tortoise preserve to the north.

Thank you for your time.

John-Michael Elms

1072177890

Mozilla/5.0 (Linux; Android 12; LM-V600) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/108.0.0.0 Mobile Safari/537.36

Rome, Ashley

From: Hearings
Sent: Friday, March 3, 2023 11:23 AM
To: Rome, Ashley
Subject: FW: (WEB mail) - Planned Fishhawk/Lithia area Hillsborough County Library (PD 89-0098 / PRS 22-1266)

From: Marion, Casaundra <MarionC@hillsboroughcounty.org>
Sent: Tuesday, February 28, 2023 12:21 PM
To: jmdelms@hotmail.com
Cc: Almand, Sherrie <AlmandS@hillsboroughcounty.org>
Subject: RE: (WEB mail) - Planned Fishhawk/Lithia area Hillsborough County Library (PD 89-0098 / PRS 22-1266)

Good Afternoon, Mr. Elms,

Thank you for contacting Commissioner Owen's Office. Application PRS#22-1266 for the proposed library is scheduled for a quasi-judicial hearing before the Board of County Commissioners at the April 11, 2023, Land Use Meeting. The Board of County Commissioners is limited to consideration of the hearing record, and the Board members may not receive ex-parte communications concerning this case. For this reason, I am unable to forward your comments/feedback to Commissioner Owen. However, I will forward your email/letter for inclusion in the official record for the application.

If you have further questions about this application, please contact Maricela Medrano de Luna, the Development Services case planner, at MedranoM@HCFLGov.net or Johanna Lundgren, the Senior Assistant County Attorney, at LundgrenJ@HCFLGov.net.

Again, thank you for contacting Commissioner Owen's Office and please don't hesitate to contact us with any future questions or concerns.

Respectfully,

Casaundra Marion

Legislative Aide

Hillsborough County Commissioner Michael Owen – District 4

P: (813) 272-5740

F: (813) 272-7049

E: MarionC@HillsboroughCounty.org

W: HillsboroughCounty.org

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Monday, February 27, 2023 4:09 PM
To: Commissioner District 4 <ContactDistrict4@hillsboroughcounty.org>
Subject: (WEB mail) - Planned Fishhawk/Lithia area Hillsborough County Library (PD 89-0098 / PRS 22-1266)

The following Commissioner(s) received a direct copy of this email:

- 1 | Commissioner Harry Cohen (District 1)
- 2 | Commissioner Ken Hagan (District 2)
- 3 | Commissioner Gwen Myers (District 3)
- 4 | Commissioner Michael Owen (District 4)
- 5 | Commissioner Donna Cameron Cepeda (District 5)
- 6 | Commissioner Pat Kemp (District 6)
- 7 | Commissioner Joshua Wostal (District 7)

Date and Time Submitted: Feb 27, 2023 4:09 PM

Name: John-Michael Elms

Address: 15848 Starling Water Dr
Lithia 33547

Phone Number: (813) 529-2892

Email Address: jmdelms@hotmail.com

Subject: Planned Fishhawk/Lithia area Hillsborough County Library (PD 89-0098 / PRS 22-1266)

Message: County Commissioners,

I am John-Michael Elms. I live at 15848 Starling Water Drive. Lithia FL 33547. Please add input to the official record.

Please help us change the location of the planned library at 16112 Fishhawk Blvd, Lithia FL 33547.

I am a regular user of both the Bloomingdale and Riverview Libraries as well as an occasional user of the Brandon and Sanders Sr Libraries for early voting, meetings and reading. The county library system is great. I especially like the 2 libraries closest to Fishhawk.

The proposed location in location is a bad location.

1. It will not significantly improve Fishhawk or Lithia residents access to library services. The Bloomingdale Library's location is only about 4.5 miles from the heart of Fishhawk. The beautiful new Riverview Library is only about 7 miles from the heart of Fishhawk. The problem for access to libraries in Fishhawk / Lithia is not location or proximity it is traffic congestion. Adding a library to an already congested and traffic accident prone

Fishhawk Blvd will only make that congestion worse.

2. The need for a library in the southern part of Hillsborough County is further south, where the county is rapidly growing now.

3. The 2.54 acres of land in question is a part of natural environment and habitat of Starling area of Fishhawk. We buy our homes in that neighborhood in part for the beautiful natural surroundings. That small parcel is a part of the network and corridors that are teeming with wild life: woodpeckers, cardinals, blue jays, hawks, falcons, eagles, buzzards, deer, squirrels, bobcats, tortoises, etc.

4. Building the proposed library there will add to the congestion of already overstressed, poorly maintained and accident probed Fishhawk Blvd.

5. Building the proposed library there will destroy they privacy of the 7 homes, immediately adjacent. My home is not one of those homes. But those are the homes of my neighbors and friends. Those homes were built approx 13 yrs ago and the home owners (some of whom are the owners) and have grown to cherish the nature and privacy provided by those woods.

Please help move the library to a more appropriate location. Please help preserve the woods by extending the tortoise preserve or adding that last to Hillsborough County Parks.

Thank you for your time and consideration.

Respectfully,

John-Michael Elms

1073751966

Mozilla/5.0 (Linux; Android 12; LM-V600) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/108.0.0.0 Mobile Safari/537.36

Rome, Ashley

From: Hearings
Sent: Thursday, March 9, 2023 4:01 PM
To: Rome, Ashley
Subject: FW: (WEB mail) - PD 89-0098 & PRS 22-1266

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Wednesday, March 8, 2023 3:11 PM
To: Commissioner District 5 <ContactDistrict5@hillsboroughcounty.org>
Subject: (WEB mail) - PD 89-0098 & PRS 22-1266

The following Commissioner(s) received a direct copy of this email:

- 1 | Commissioner Harry Cohen (District 1)
- 2 | Commissioner Ken Hagan (District 2)
- 3 | Commissioner Gwen Myers (District 3)
- 4 | Commissioner Michael Owen (District 4)
- 5 | Commissioner Donna Cameron Cepeda (District 5)
- 6 | Commissioner Pat Kemp (District 6)
- 7 | Commissioner Joshua Wostal (District 7)

Date and Time Submitted: Mar 8, 2023 3:11 PM

Name: John-Michael Elms

Address: 15848 Starling Water Dr
Lithia 33547

Phone Number: (813) 529-2892

Email Address: jmdelms@hotmail.com

Subject: PD 89-0098 & PRS 22-1266

Message: County Commissioners,

I am John-Michael D Elms. I am contacting you in regards to PD 89-0098 / PRS 22-1266, proposed library for Fishhawk/Lithia area at 16112 Fishhawk Blvd, Lithia FL 33547.

Please help us preserve the unique character of our neighborhood, preserving the natural environment and the

value of my neighbors property values by moving this library elsewhere.

The woods that are proposed to be cut down to make room for the library are an integral part of our neighborhood. We cherish the natural environment that it provides in immediate proximity to our homes. It allows use to live in nature with amazing wildlife. It is one of the reasons many of us bought our homes here at a premium price. The woods provide an excellent barrier to the noise and light pollution of the sports complex and middle/high school complexes. The woods also provide an important wind break that protects our homes during the extreme Florida weather (hurricanes, tropical storms, etc).

Please build the library that is needed in the SE part of the county further to the south and east. There are much better locations along Lithia Pinecrest, southern Boyette or Rhodine.

Please preserve the special and unique character of our neighborhood by preserve this 2.5 acre parcel of land by including it in the adjacent tourtious preserve to the north or making it county park land.

Please include my input in the official record. I live 2 doors away from this parcel of land at 15848 Starling Water Dr. Lithia FL 33547.

Thank you for your time and consideration.

John-Michael D Elms

1077224028

Mozilla/5.0 (Linux; Android 12; LM-V600) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/108.0.0.0 Mobile Safari/537.36

Rome, Ashley

From: Hearings
Sent: Friday, March 3, 2023 11:32 AM
To: Rome, Ashley
Subject: FW: (WEB mail) - Fishhawk Library

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Monday, February 27, 2023 4:18 PM
To: Commissioner District 5 <ContactDistrict5@hillsboroughcounty.org>
Subject: (WEB mail) - Fishhawk Library

The following Commissioner(s) received a direct copy of this email:

- 1 | Commissioner Harry Cohen (District 1)
- 2 | Commissioner Ken Hagan (District 2)
- 3 | Commissioner Gwen Myers (District 3)
- 4 | Commissioner Michael Owen (District 4)
- 5 | Commissioner Donna Cameron Cepeda (District 5)
- 6 | Commissioner Pat Kemp (District 6)
- 7 | Commissioner Joshua Wostal (District 7)

Date and Time Submitted: Feb 27, 2023 4:18 PM

Name: Robert Greenwood

Address: 15858 Starling Water Dr
Lithia, FL 33547

Phone Number: (813) 716-9915

Email Address: robertgreenwood@gmail.com

Subject: Fishhawk Library

Message: Hi,

My name is Robert Greenwood. I live at 15858 Starling Water Drive. Lithia FL 33547. Please add input to the official record.

Please help us change the location of the planned library at 16112 Fishhawk Blvd, Lithia FL 33547.

The proposed location in location of the Fishhawk Library is a bad location.

1. It will not significantly improve Fishhawk or Lithia residents access to library services. The Bloomingdale Library's location is only about 4.5 miles from the heart of Fishhawk. The beautiful new Riverview Library is only about 7 miles from the heart of Fishhawk. The problem for access to libraries in Fishhawk / Lithia is not location or proximity it is traffic congestion. Adding a library to an already congested and traffic accident prone Fishhawk Blvd will only make that congestion worse.

2. The need for a library in the southern part of Hillsborough County is further south, where the county is rapidly growing now.

3. The 2.54 acres of land in question is a part of natural environment and habitat of Starling area of Fishhawk. We buy our homes in that neighborhood in part for the beautiful natural surroundings. That small parcel is a part of the network and corridors that are teeming with wild life: woodpeckers, cardinals, blue jays, hawks, falcons, eagles, buzzards, deer, squirrels, bobcats, tortoises, etc.

4. Building the proposed library there will add to the congestion of already overstressed, poorly maintained and accident probed Fishhawk Blvd.

5. Building the proposed library there will destroy they privacy of the 7 homes, immediately adjacent. My home is not one of those homes. But those are the homes of my neighbors and friends. Those homes were built approx 13 yrs ago and the home owners (some of whom are the owners) and have grown to cherish the nature and privacy provided by those woods.

Please help move the library to a more appropriate location. Please help preserve the woods by extending the tortoise preserve or adding that last to Hillsborough County Parks.

Thank you for your time and consideration.

Respectfully,

Robert Greenwood

1073756418

Mozilla/5.0 (Macintosh; Intel Mac OS X 10_15_7) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/16.2
Safari/605.1.15

Rome, Ashley

From: Hearings
Sent: Friday, March 3, 2023 11:03 AM
To: Rome, Ashley
Subject: FW: (WEB mail) - Fishhawk Proposed Library - PD# 89-0098

From: Marion, Casaundra <MarionC@hillsboroughcounty.org>
Sent: Friday, February 24, 2023 12:15 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: FW: (WEB mail) - Fishhawk Proposed Library - PD# 89-0098

From: Marion, Casaundra
Sent: Thursday, February 23, 2023 3:06 PM
To: vbbates@yahoo.com
Cc: Almand, Sherrie <AlmandS@hillsboroughcounty.org>
Subject: RE: (WEB mail) - Fishhawk Proposed Library - PD# 89-0098

Good Afternoon Ms. Moore,

Thank you for contacting Commissioner Owen's Office. Application PRS#22-1266 for the proposed library is scheduled for a quasi-judicial hearing before the Board of County Commissioners at the April 11, 2023, Land Use Meeting. The Board of County Commissioners is limited to consideration of the hearing record, and the Board members may not receive ex-parte communications concerning this case. For this reason, I am unable to forward your comments/feedback to Commissioner Owen. However, I will forward your email/letter for inclusion in the official record for the application.

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Again, thank you for contacting Commissioner Owen's Office and please don't hesitate to contact us with any future questions or concerns.

Respectfully,

Casaundra Marion

Legislative Aide

Hillsborough County Commissioner Michael Owen – District 4

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E: MarionC@HillsboroughCounty.org

W: HillsboroughCounty.org

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

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>

Sent: Saturday, February 18, 2023 8:50 PM

To: Commissioner District 4 <ContactDistrict4@hillsboroughcounty.org>

Subject: (WEB mail) - Fishhawk Proposed Library - PD# 89-0098

The following Commissioner(s) received a direct copy of this email:

- 1 | Commissioner Harry Cohen (District 1)
 - 2 | Commissioner Ken Hagan (District 2)
 - 3 | Commissioner Gwen Myers (District 3)
 - 4 | Commissioner Michael Owen (District 4)
 - 5 | Commissioner Donna Cameron Cepeda (District 5)
 - 6 | Commissioner Pat Kemp (District 6)
 - 7 | Commissioner Joshua Wostal (District 7)
-

Date and Time Submitted: Feb 18, 2023 8:49 PM

Name: Valerie Moore

Address: 15832 Starling Water Drive
Lithia, FL 33547

Phone Number: (281) 714-7561

Email Address: vbbates@yahoo.com

Subject: Fishhawk Proposed Library - PD# 89-0098

Message: Hello,

I am a current resident of Fishhawk in the Starling neighborhood. Our household consist of my two middle school students, husband, and myself. While I'm all for a library, I do not believe the proposed location is right place. Having this public building directly behind the houses will be unfortunate. The turtle preserve will be disrupted along with all the wonderful wildlife that currently calls this area home. We are fortunate enough to have our backyard facing this wooded area, and we have witnessed so many amazing species including deer, turtles, cayotes, hawks, armadillos, fox and countless types of birds. Fishhawk area is so beautiful, and a large part of its beauty is due to the wooded areas. Please reconsider a different location for the library that would not have such a negative impact on what little nature we have left.

1070845065

Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/110.0.0.0 Safari/537.36

Rome, Ashley

From: Hearings
Sent: Friday, March 3, 2023 10:59 AM
To: Rome, Ashley
Subject: FW: (WEB mail) - Support for library in Lithia

From: Marion, Casaundra <MarionC@hillsboroughcounty.org>
Sent: Friday, February 24, 2023 12:15 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: FW: (WEB mail) - Support for library in Lithia

From: Marion, Casaundra
Sent: Thursday, February 23, 2023 3:10 PM
To: nagensingh@me.com
Cc: Almand, Sherrie <AlmandS@hillsboroughcounty.org>
Subject: RE: (WEB mail) - Support for library in Lithia

Good Afternoon Mr. Singh,

Thank you for contacting Commissioner Owen's Office. Application PRS#22-1266 for the proposed library is scheduled for a quasi-judicial hearing before the Board of County Commissioners at the April 11, 2023, Land Use Meeting. The Board of County Commissioners is limited to consideration of the hearing record, and the Board members may not receive ex-parte communications concerning this case. For this reason, I am unable to forward your comments/feedback to Commissioner Owen. However, I will forward your email/letter for inclusion in the official record for the application.

If you have further questions about this application, please contact Maricela Medrano de Luna, the Development Services case planner, at MedranoM@HCFLGov.net or Johanna Lundgren, the Senior Assistant County Attorney, at LundgrenJ@HCFLGov.net.

Again, thank you for contacting Commissioner Owen's Office and please don't hesitate to contact us with any future questions or concerns.

Respectfully,

Casaundra Marion

Legislative Aide

Hillsborough County Commissioner Michael Owen – District 4

P: (813) 272-5740

F: (813) 272-7049

E: MarionC@HillsboroughCounty.org

W: HillsboroughCounty.org

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

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

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>

Sent: Saturday, February 18, 2023 10:34 PM

To: Commissioner District 4 <ContactDistrict4@hillsboroughcounty.org>

Subject: (WEB mail) - Support for library in Lithia

The following Commissioner(s) received a direct copy of this email:

- 1 | Commissioner Harry Cohen (District 1)
 - 2 | Commissioner Ken Hagan (District 2)
 - 3 | Commissioner Gwen Myers (District 3)
 - 4 | Commissioner Michael Owen (District 4)
 - 5 | Commissioner Donna Cameron Cepeda (District 5)
 - 6 | Commissioner Pat Kemp (District 6)
 - 7 | Commissioner Joshua Wostal (District 7)
-

Date and Time Submitted: Feb 18, 2023 10:33 PM

Name: Nagen Singh

Address: 15902 Starling Crossing Dr
Lithia, FL 33547

Phone Number: (312) 972-2100

Email Address: nagensingh@me.com

Subject: Support for library in Lithia

Message: Dear County Commissioners,

I am writing to express my strong support for the new library that is being built near my home in Lithia. As a resident of the FishHawk Starling community, I believe that the library is an essential resource that will provide numerous benefits to both individuals and the community as a whole.

First and foremost, the library is a valuable educational resource that will provide individuals of all ages with access to books, periodicals, and other materials that can expand their knowledge and understanding of the world. The library will also provide resources and services that can help people to develop new skills and pursue educational opportunities.

In addition to its educational benefits, the library will also serve as a community center that can bring people together and foster a sense of community spirit. The library will be a place where people can meet, share

ideas, and engage in meaningful conversations. It will also provide a safe and welcoming environment for people of all backgrounds and walks of life.

Finally, the location is very convenient for kids in the neighborhood who can safely walk or bike to the library. The library will create jobs, generate revenue, and contribute to the overall vitality of the community.

For all of these reasons, I urge you to continue to support the development of the new library. I believe that it will be a valuable asset to the community and an investment in the future of our community.

Thank you for your time and consideration.

Sincerely,
Nagen Singh

1070859758

Mozilla/5.0 (iPhone; CPU iPhone OS 16_3_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/16.3 Mobile/15E148 Safari/604.1

Rome, Ashley

From: Hearings
Sent: Monday, February 27, 2023 9:12 AM
To: Vazquez, Bianca; Rome, Ashley; Chapela, Tania
Subject: FW: (WEB mail) - New Library in Fishhawk (PRS 22-1266/ PD 89-0098)

From: Marion, Casaundra <MarionC@hillsboroughcounty.org>
Sent: Friday, February 24, 2023 12:14 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: FW: (WEB mail) - New Library in Fishhawk (PRS 22-1266/ PD 89-0098)

From: Marion, Casaundra
Sent: Friday, February 24, 2023 12:11 PM
To: zitkod@hotmail.com
Cc: Almand, Sherrie <AlmandS@hillsboroughcounty.org>
Subject: RE: (WEB mail) - New Library in Fishhawk (PRS 22-1266/ PD 89-0098)

Good Afternoon Mr. Zitko,

Thank you for contacting Commissioner Owen's Office. Application PRS#22-1266 for the proposed library is scheduled for a quasi-judicial hearing before the Board of County Commissioners at the April 11, 2023, Land Use Meeting. The Board of County Commissioners is limited to consideration of the hearing record, and the Board members may not receive ex-parte communications concerning this case. For this reason, I am unable to forward your comments/feedback to Commissioner Owen. However, I will forward your email/letter for inclusion in the official record for the application.

If you have further questions about this application, please contact Maricela Medrano de Luna, the Development Services case planner, at MedranoM@HCFLGov.net or Johanna Lundgren, the Senior Assistant County Attorney, at LundgrenJ@HCFLGov.net.

Again, thank you for contacting Commissioner Owen's Office and please don't hesitate to contact us with any future questions or concerns.

Respectfully,

Casaundra Marion

Legislative Aide

Hillsborough County Commissioner Michael Owen – District 4

P: (813) 272-5740

F: (813) 272-7049

E: MarionC@HillsboroughCounty.org

W: HillsboroughCounty.org

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>

Sent: Friday, February 24, 2023 11:41 AM

To: Commissioner District 4 <ContactDistrict4@hillsboroughcounty.org>

Subject: (WEB mail) - New Library in Fishhawk (PRS 22-1266/ PD 89-0098)

The following Commissioner(s) received a direct copy of this email:

4 | Commissioner Michael Owen (District 4)

Date and Time Submitted: Feb 24, 2023 11:41 AM

Name: Derek Zitko

Address: 15844 Starling Water Dr
Starling Water Drive
LITHIA, FL, FL 33547

Phone Number: (863) 991-1389

Email Address: zitkod@hotmail.com

Subject: New Library in Fishhawk (PRS 22-1266/ PD 89-0098)

Message: Hello, Commissioner Owen

I do not believe this county is best served by building a new library in Fishhawk. Perhaps in 1989, the vision of what the community layout and the county’s library layout looked like were significantly different – much has changed in this area in the last 34 years.

Today, Fishhawk can barely handle the traffic that runs through it – the character and culture of the community is already dissolving (and destroying a nature preserve certainly will not help that.) Furthermore, there are already two libraries – Bloomingdale and Riverview – within 6 miles of Fishhawk. Finally, even with kids of my own, planting a brand new library in affluent Fishhawk with it’s A-rated schools and huge support network is antithetical to ensuring every child has an opportunity to thrive. This money should be spent in underserved areas, on outdated libraries or, if building is a must, placed either south and east of Fishhawk (where new construction is occurring) or north and east of Fishhawk where incomes are far lower and schools are graded far lower.

Again, if we’re looking at what’s best for county and community, Fishhawk is not the place to dump millions of dollars.

Thank you,
Derek Zitko

1072819822

*Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/109.0.0.0 Safari/537.36
Edg/109.0.1518.70*

Rome, Ashley

From: Hearings
Sent: Thursday, September 1, 2022 3:04 PM
To: Chapela, Tania
Cc: Rome, Ashley; Vazquez, Bianca
Subject: FW: PRS 22-1266

Good afternoon Tania,

Please see the citizen's information request below.

Have a good one,

Ashley Rome
Planning & Zoning Technician
Development Services Dept.

P: (813) 272-5595
E: romea@hillsboroughcounty.org
W: HCFLGov.net

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

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

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

From: Dawn Zitko <dawnzitko@gmail.com>
Sent: Thursday, September 1, 2022 1:52 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: PRS 22-1266

External email: Use caution when clicking on links, opening attachments or replying to this email.

Please provide the application and reports completed for the minor modification to planned development that coincides with application number PRS 22-1266

Thank you,
Dawn Zitko

Rome, Ashley

From: Hearings
Sent: Friday, March 3, 2023 12:11 PM
To: Rome, Ashley
Subject: FW: (WEB mail) - Fishhawk Lithia Library

From: Marion, Casaundra <MarionC@hillsboroughcounty.org>
Sent: Thursday, March 2, 2023 8:30 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: FW: (WEB mail) - Fishhawk Lithia Library

Thank you so much.

Casaundra Marion

Legislative Aide

Hillsborough County Commissioner Michael Owen – District 4

P: (813) 272-5740

F: (813) 272-7049

E: MarionC@HillsboroughCounty.org

W: HillsboroughCounty.org

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Thursday, March 2, 2023 2:12 PM
To: Commissioner District 4 <ContactDistrict4@hillsboroughcounty.org>
Subject: (WEB mail) - Fishhawk Lithia Library

The following Commissioner(s) received a direct copy of this email:

- 1 | Commissioner Harry Cohen (District 1)
 - 2 | Commissioner Ken Hagan (District 2)
 - 3 | Commissioner Gwen Myers (District 3)
 - 4 | Commissioner Michael Owen (District 4)
 - 5 | Commissioner Donna Cameron Cepeda (District 5)
 - 6 | Commissioner Pat Kemp (District 6)
 - 7 | Commissioner Joshua Wostal (District 7)
-

Date and Time Submitted: Mar 2, 2023 2:11 PM

Name: Dawn Zitko

Address: 15844 Starling Water Dr
Lithia, FL 33547

Phone Number: (813) 727-9645

Email Address: dawnzitko@gmail.com

Subject: Fishhawk Lithia Library

Message: Good afternoon,

I live near the proposed FH/Lithia library location. I am strongly opposed to this location being utilized for a library servicing the southern portion of Hillsborough County.

The proposed area is a vital ecological area that is home to many creatures, including birds, woodpeckers, bobcats, and gopher tortoises. There are currently active gopher tortoise nests in this plot of land and these tortoises are often seen wandering thru that area. Gopher tortoises are considered keystone species as they share their burrows with more than 350 other species. It is imperative that this area not be lost due to clearing and construction to protect the creatures living there.

Please consider another location for a proposed library.

Thank you,
Dawn Zitko

1075047169

Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/110.0.0.0 Safari/537.36
Edg/110.0.1587.57