



Hillsborough
County Florida

**HILLSBOROUGH COUNTY
BOCC LAND USE MEETING AGENDA
November 07, 2023
CHANGES/CORRECTIONS/ADDITIONS**

1. **Agenda Page 6, Item-B-01-RZ-PD-23-0109-RYAN MEYER AS MANAGER OF PANAMINT-SYMMES**
The applicant is requesting a Remand to the January 16, 2024, Zoning Hearing Master Hearing.

2. **Agenda Page 11, Item-F-02-RZ-STD-23-0082-C & C INVESTMENT PROPERTIES OF TAMPA LLC**

Revised staff report to correct the following scrivener's errors:

- a. In Section 4.0 (Additional Site Information & Agency Comments Summary) correct notation in table for Planning Commission comments to change "Conditions Requested" from "Yes" to "No" (" Yes No")
 - b. In Section 5.1 (Compatibility) correct statement regarding public utilities as follows: "The subject site is outside the Urban Service Area and publicly owned and operated potable water ~~and wastewater~~ facilities are available."
3. **Agenda Page 12, Item-F-04-RZ-STD-23-0552-MIKE SCHLECHTER**
Revised Affidavit of Agent to add representatives Jacob Cremer and Nicole Neugebauer of Stearns Weaver Miller.

TIME CERTAIN

1. None

COMMISSIONERS' ITEMS

1. None

OFF-THE-AGENDA ITEM

1. None

Rezoning Application: 23-0082 REVISED

Zoning Hearing Master Date: September 18, 2023

BOCC Land Use Meeting Date: November 7, 2023

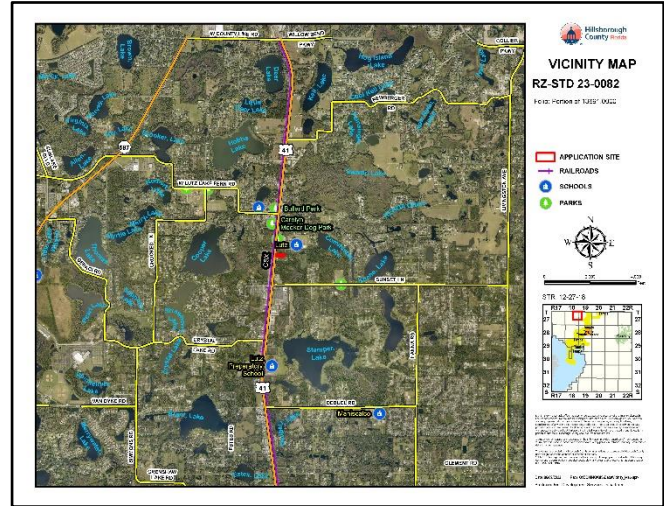


Hillsborough County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: C & C Investment Properties of Tampa LLC
 FLU Category: Residential -6 (R-6)
 Service Area: Rural
 Site Acreage: 1.24+/-
 Community Plan Area: Lutz
 Overlay: None
 Request: Rezone from **Residential- Single-Family Conventional – 6 – (RSC-6)** to **Commercial General with Restrictions (CG - R)**.



Request Summary:

The request is to rezone a portion from the existing **Residential- Single-Family Conventional – 6 (RSC-6)** zoning district to the proposed to **Commercial General Restricted (CG-R)** zoning district. The proposed zoning for CG -R permits Commercial, Office and Personal Services development on lots containing a minimum of 10, 000 square feet (sf). The applicant has proposed restrictions to certain commercial uses and to the location of uses.

Zoning:

Uses	Current RSC-6 Zoning	Proposed CG-R Zoning
	Single-Family Residential (Conventional Only)	General Commercial, Office and Personal Services
Acreage	1.24+/- Acres; 54,014 sq. ft	1.24+/- ac
Density / Intensity	1 dwelling Unit (du)/ 7, 000 sq. ft	0.27 <u>0.25</u> F.A.R.
Mathematical Maximum*	7 dwelling units	14,583 <u>13,504</u> sq. ft

* *Mathematical Maximum entitlements may be reduced due to roads, stormwater and other improvements.*

Development Standards:

	Current RSC-6 Zoning	Proposed CG- Zoning
Density/ Intensity	1 du/ 7, 000 sq. ft	0.27 F.A. R / 9,056 <u>13,504</u> sq. ft
Lot Size / Lot Width	7, 000 sq. ft/ 70'	10, 000 sq. ft/ 75'
Setbacks/Buffering and Screening	25' - Front 7.5' – Sides 25' - Rear	30' – Front (West) 0' – Side (North) 20' – Side (South) 20' Type B Buffering 20' – Rear (East) 20' Type B Buffering
Height	35'	50'

Additional Information:

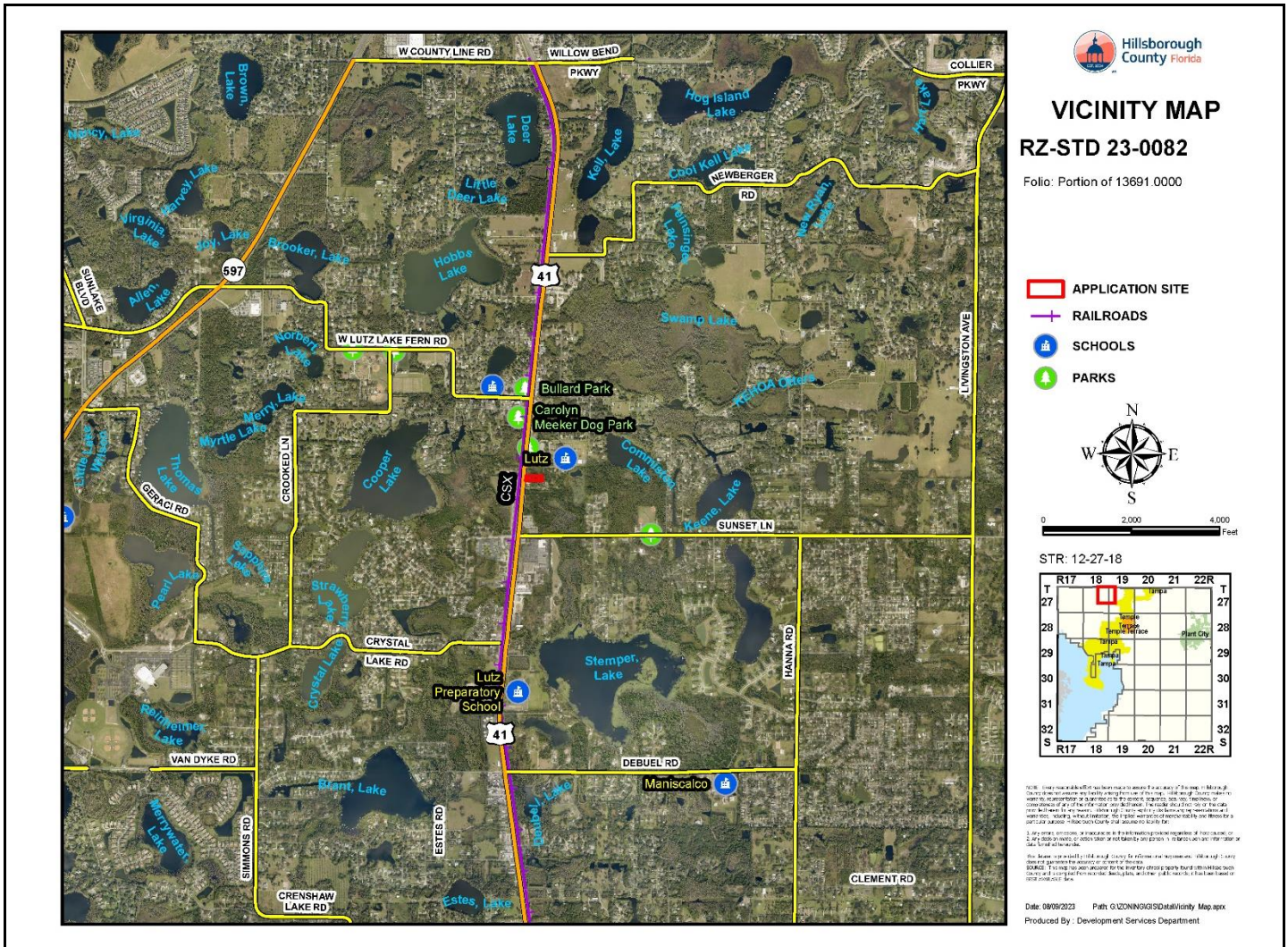
PD Variations	N/A
Waiver(s) to the Land Development Code	None

Additional Information:

Planning Commission Recommendation	Inconsistent
Development Services Department Recommendation	Not Supportable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

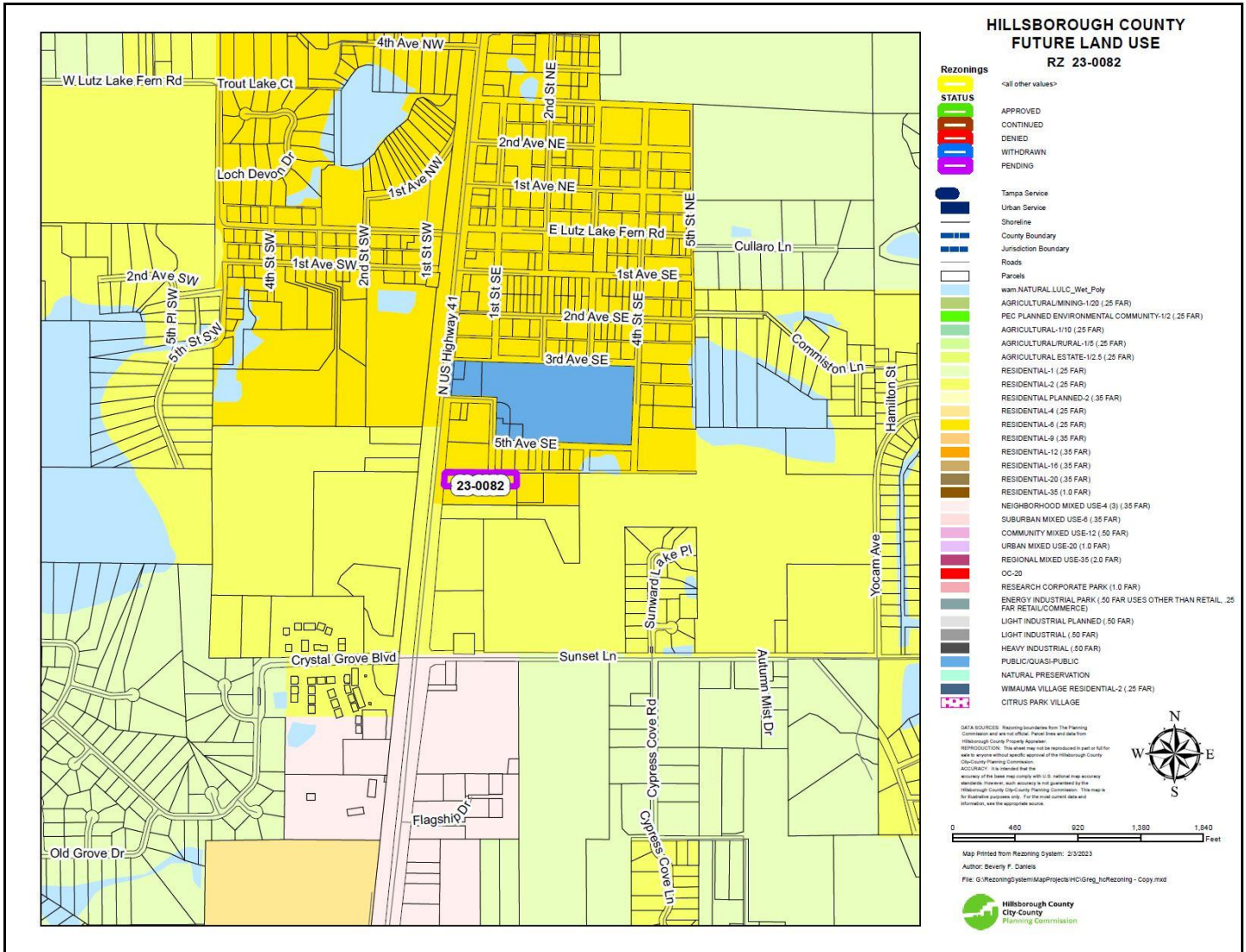


Context of Surrounding Area:

The site is surrounded by properties with Single-Family Residential, Agricultural, Business Professional, Office and Commercial General type uses. The immediate adjacent properties are zoned Residential Single-Family Conventional – 6 (RSC-6) to the north and east; Commercial General (CG) and RSC-6 to the north, and North US Highway 41 to the west. Subject site’s immediate surrounding area consist of properties within the Residential -6 FLU category.

2.0 LAND USE MAP SET AND SUMMARY DATA

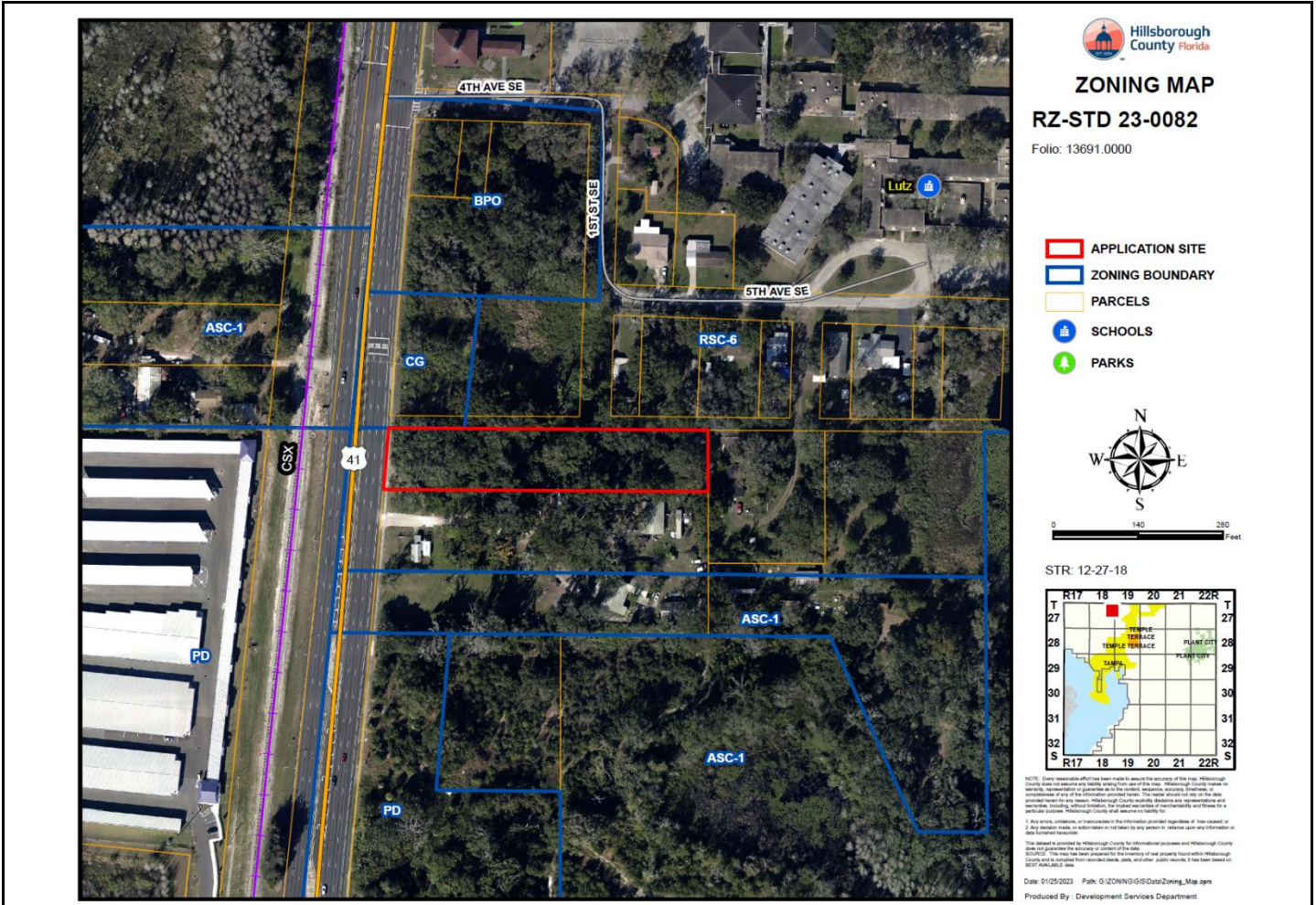
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential 6 (Res-6)
Maximum Density/F.A.R.:	6 dwelling unit per Gross Acre (ga)/ 0.25 F.A.R.
Typical Uses:	Residential, community scale retail commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. Non-residential land uses must be compatible with residential uses through established techniques of transition or by restricting the location of incompatible uses. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

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	Allowable Use:	Existing Use:
North	CG	0.27 F.A.R.	General Commercial, Office and Personal Services	Vacant
	RSC-6	1 du/ 7, 000 sq. ft	Single-family Residential Conventional uses.	Single Family Residential Home
South	RSC-6	1 du/ 7, 000 sq. ft	Single-family Residential Conventional uses.	Single Family Residential Home
West	N. US Highway 41	n/a	Street	Street
East	RSC-6	1 du/ 7, 000 sq. ft	Single-family Residential Conventional uses.	Single Family Residential Home
	RSC-6	1 du/ 7, 000 sq. ft	Single-family Residential Conventional uses.	Single Family Residential Home

2.0 LAND USE MAP SET AND SUMMARY DATA

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

Not Applicable

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
US Hwy 41	FDOT Principal Arterial - Urban	6 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
1 st Street SE	County Local – Portions Rural and Unimproved	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other - TBD

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	66	5	7
Proposed	4,060	388	300
Difference (+/-)	(+) 3,994	(+) 383	(+) 293

*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.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY			
Environmental:	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<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 type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No comments provided
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No comments provided
Check if Applicable: <input 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 type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____			
Public Facilities:	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Utilities Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No comments provided
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees N/A			
Comprehensive Plan:	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A <input type="checkbox"/> Density Bonus Requested <input type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent	<input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located on the east side of N. US Highway 41 in Lutz. The site is surrounded by properties with Single-Family Residential, Agricultural, Business Professional, Office and Commercial General type uses. The immediate adjacent properties are zoned Residential Single-Family Conventional – 6 (RSC-6) to the north and east; Commercial General (CG) and RSC-6 to the north, and North US Highway 41 to the west. The subject site's immediate surrounding area consists of properties within the Residential -6 FLU category.

The subject site is outside the Urban Service Area with publicly owned and operated potable water ~~and wastewater~~ facilities available. A 12-inch water main exists adjacent to the site and is located within the east Right-of-Way of N. US Highway 41.

The site does not meet commercial location criteria, and The Planning Commission staff found the request inconsistent due to other compatibility concerns.

The parcel to the immediate north is zoned CG and BPO. The subject parcel is not similar in configuration with the adjacent CG zoned property to the north and is abuts a significant amount of RSC-6 zoned properties. To address the lot's size, lot configuration, transition and compatibility concerns, the applicant has proposed the following: 1) the rear (eastern portion) of 156' be reserved and conditioned only to allow for retention, stormwater and septic tank use, and; 2) that the following uses be prohibited on the subject site: Fast food restaurants with drive thru, Convenience store with or without gas sales, and Motor vehicle repair type uses.

Transportation Review staff have objected to the intensification of the site due to concerns, as outlined in their attached agency comment, that access to US 41 will not be granted by the Florida Department of Transportation (FDOT) and thus access would be via 1st Street SE and 4th Ave SE to the north which as operation/safety issues as also outlined in their agency comment. If direct access to US 41, could be granted in the future in conjunction with above listed proposed site layout and restrictive site uses maybe the request may be more favorable and supportable.

However, without access to US 41, direct access to the site would be restricted to 1st Street SE which is unimproved right-of-way that dead ends into the property along the northern boundary. Parcels on both sides of the unimproved right-of-way are zoned RSC-6. If access were limited to 1st Street SE, staff finds the request not compatible as the proposed commercial use would functionally be at the deadend of a local street immediately bounded by properties zoned RSC-6. If access was assured to be provided to US 41, staff could find the request compatible with the proposed restrictions. However, given the access issues as outlined herein staff continues to have compatible concerns with the subject application.

5.2 Recommendation

Based on the above considerations, staff finds the request is not supportable.

The applicant is proposing the following restrictions:

1. The rear (eastern portion) of 156' shall be reserved and conditioned only to allow for retention, stormwater and septic tank use.
2. The following uses shall be prohibited on the subject site: Fast food restaurants with drive thru, Convenience store with or without gas sales, and Motor vehicle repair type uses.

Zoning Administrator Sign Off:



J. Brian Grady
Mon Sep 18 2023 14:10:55

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

N/A

8.0 PROPOSED SITE PLAN (FULL)

Not Applicable

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department	DATE: 3/10/2023 <i>Revised: 8/12/2023</i> <i>Revised: 9/12/2023</i>
REVIEWER: James Ratliff, AICP, PTP	AGENCY/DEPT: Transportation
PLANNING AREA/SECTOR: LU/Northwest	PETITION NO: RZ 23-0082

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to the listed or attached conditions.
- This agency objects for the reasons set forth below.

RATIONALE FOR OBJECTION

1. On April 21, 2023 Florida Department of Transportation (FDOT) staff submitted a letter to Optix advising “the applicant reach out to the District Seven Tampa Operations offices of the Florida Department of Transportation to determine if a Pre-Application meeting is required.”
2. Hillsborough County policy is to require all projects which take access to an FDOT roadway and are in the zoning stage of the land development process to obtain detailed comments from FDOT to determine whether access can be supported and, if so, under what conditions.
3. The applicant failed to obtain the required comments from FDOT.
4. Hillsborough County staff reached out to FDOT to determine whether they could conceptually comment on the application without the having gone through a more detailed review with the applicant. FDOT staff indicated that, “The parcel discussed will not meet the Departments minimum spacing standards for a connection to the state roadway and reasonable and adequate access to the parcel can be made by other means.”
5. FDOT staff also provided information regarding Florida Administrative Code 14-96.009, which states FDOT may issue a permit for connection only upon certain conditions being met, one of which is a determination that “a conforming connection is not attainable at the time of the permit application submittal” and that “denial would leave the property without access to the public road system” (among other factors).
6. The project abuts an unimproved 10-foot-wide County right-of-way which runs east-west along the northern project boundary and is of insufficient width to construct any access facilities. Additionally, staff notes that even if it were wide enough, FDOT may not approve a connection in this area, due to the non-confirming access spacing issues in this area.
7. The project also abuts an unimproved 50-foot-wide right-of-way which runs north-south (i.e. the 1st St. SE right-of-way). This right-of-way is of sufficient width to accommodate an extension of 1st St. SE south to the subject site (thereby providing access to the public roadway system).
8. Given this alternative available access and based on the information available, staff believes that access to the subject site from US 41 will not be permitted.

9. Unrelated to this specific project, FDOT has recently expressed to County staff concerns regarding operational/safety issues along this corridor in the immediate vicinity of the project (both to the north and south). Additionally, one intersection which FDOT expressed concerns with was the intersection of 4th Ave. SE and US 41, which carries high volumes of traffic due to that being the sole vehicular access to Lutz Elementary School (see below photo for an illustration of the problem).
10. The applicant reached out to FDOT to for an informal comments, and received comments from an FDOT staff person which happened outside of their normal review process. County staff understands that FDOT staff person was trying to provide a quick review, and so issued findings which were opposite to the findings issues by the FDOT Traffic Operations Department (based on having incomplete information regarding the site). That FDOT staff subsequently withdrew their comments, leaving the objection to stand. FDOT staff indicated they would try to schedule a meeting with the applicant to obtain formal comments; however, as of the date of this report writing no such meeting has been held and/or no formal comments have been placed into the record. The correspondence chain has been attached.
11. Based upon what we know today, the project is not likely to be granted access to US 41, all traffic to and from the site would have to travel through the problematic intersection of 4th Ave. SE and US 41.
12. Given the project's inability to provide conforming/safe access to US 41, and the safety and operational problems with other County facilities as noted above, staff believes intensification of uses on the site is inappropriate and cannot be supported.
13. Even if FDOT were grant access to US 41, other issues are present which have not been addressed. Specifically, the remnant portion of the site (i.e. the portion which would remain in the RSC-6 zoning district) would only have access through the CG zoned portion of the site. When that part of the site is subdivided to allow residential development, its access would have to occur through an extension of 1st St. SE or via an exclusive easement access to a new roadway stub built to accommodate shared US 41 access connection (since single-family detached residential uses cannot share a driveway access to commercial uses due to easement and other restrictions within the Hillsborough County Land Development Code). No solutions or restrictions to this issue have been discussed/proposed. Staff notes that this issue is essentially moot at this time given the current understanding that access to US 41 will not be permitted; however, staff has mentioned the issue to make it clear that other issues need to be addressed even if FDOT were to somehow issue alternative findings.
14. Both FDOT's and the County's best opportunity to argue against the appropriateness of such intensification is during the legislative (zoning) stage of the land development process, and the applicant's desire to move forward with the zoning and sort these issues out at the time of site/construction plan review is not a prudent course of action and cannot be supported.
15. Given the above, staff recommends denial of the proposed zoning request.



Photo showing congestion and queuing issues at US 41 and 4th Ave. SE

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 0.824 ac. portion (i.e. the westernmost +/- 370 feet) of a +/- 1.24 ac. parcel from Residential Single-Family Conventional - 6 (RSC-6) to Commercial (CG) with Restrictions (CG-R). The remaining 160 feet of parcel depth (i.e. +/- 0.416 ac.) would remain RSC-6. The applicant is offering to restrict the CG portion such that the following uses would not be permitted:

“fast food restaurants with drive thru, convenience store with or without gas sales, and motor vehicle repair type uses.”

Staff notes that other high trip intensity uses including but not limited to restaurants without drive-up facilities, liquor stores, free-standing bars, lounges, nightclubs and dance halls, drug stores, medical marijuana dispensing facilities, microbreweries, specialty food stores, and walk-in and drive-through banks could still be permitted.

Consistent with the Development Review Procedures Manual (DRPM), the applicant was not required to submit a trip generation and site access analysis for the proposed project. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-6, 7 Single-Family Detached Dwelling Units (ITE LUC 210)	66	5	7

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 8,973 s.f. Fast-Food Restaurants without Drive-Through (ITE LUC 933)	4,041	387	298
RSC-6, 2 Single-Family Detached Dwelling Units	19	1	2
Subtotal:	4,060	388	300

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 3,994	(+) 383	(+) 293

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

US 41 is a 6-lane, divided, principal arterial roadway owned and maintained by the Florida Department of Transportation (FDOT). The roadway is characterized by +/- 11-foot travel lanes in above average condition (in the vicinity of the proposed project). Along the project's frontage, the roadway lies within a +/- 210-foot-wide combined right-of-way (for the highway and parallel CSX facility which runs along the west side of the roadway in this area). There are +/- 5-foot-wide sidewalks along the east side of the roadway in the vicinity of the proposed project. There are +/- 4-foot-wide bicycle facilities present along both sides of the roadway in the vicinity of the proposed project.

SITE ACCESS

Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning and restrictions to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff's opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

Transportation Section staff did identify concerns regarding future project access, as noted in the "Rationale for Objection" section hereinabove. Staff notes that, regardless of this review, the developer/property owner will be required to comply with all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review.

Staff notes that any plans or graphics presented as a part of a Euclidean zoning case is non-binding and will have no regulatory value at the time of plat/site/construction plan review.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
US 41	Sunset Ln.	County Line Road	D	C

Source: Hillsborough County 2020 Level of Service Report.



**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

Office Use Only		
Application Number: RZ-STD 23-0552	Received Date:	Received By:

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

Application Number: RZ-STD 23-0552 Applicant's Name: Mike Schlechter

Reviewing Planner's Name: Carolanne Peddle Date: 11/02/2023

Application Type:

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

Current Hearing Date (if applicable): 11/07/2023

Important Project Size Change Information

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

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

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

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

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

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

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

Carolanne Peddle
Signature

11/2/2023
Date



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

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

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

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

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

RZ-STD 23-0552

I hereby confirm that the material submitted with application _____

Includes sensitive and/or protected information.

Type of information included and location _____

Does not include sensitive and/or protected information.

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

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

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

Intake Staff Signature: _____ Date: _____



**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

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

Included	Submittal Item
1	<input type="checkbox"/> Cover Letter** If adding or removing land from the project site, the final list of folios must be included
2	<input type="checkbox"/> Revised Application Form**
3	<input type="checkbox"/> Copy of Current Deed* Must be provided for any new folio(s) being added
4	<input checked="" type="checkbox"/> Affidavit to Authorize Agent* (If Applicable) Must be provided for any new folio(s) being added
5	<input type="checkbox"/> Sunbiz Form* (If Applicable) Must be provided for any new folio(s) being added
6	<input type="checkbox"/> Property Information Sheet**
7	<input type="checkbox"/> Legal Description of the Subject Site**
8	<input type="checkbox"/> Close Proximity Property Owners List**
9	<input type="checkbox"/> Site Plan** All changes on the site plan must be listed in detail in the Cover Letter.
10	<input type="checkbox"/> Survey
11	<input type="checkbox"/> Wet Zone Survey
12	<input type="checkbox"/> General Development Plan
13	<input type="checkbox"/> Project Description/Written Statement
14	<input type="checkbox"/> Design Exception and Administrative Variance requests/approvals
15	<input type="checkbox"/> Variance Criteria Response
16	<input type="checkbox"/> Copy of Code Enforcement or Building Violation
17	<input type="checkbox"/> Transportation Analysis
18	<input type="checkbox"/> Sign-off form
19	<input type="checkbox"/> Other Documents (please describe): <div style="border: 1px solid black; padding: 5px; margin-top: 5px;">Updated Affidavit to Authorize Agent to include Jacob Cremer and Nicole Neubegauer as legal counsel for the Applicant.</div>

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

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



**Hillsborough
County Florida**

Affidavit to Authorize Agent
(If applicant is other than owner)

State of Florida
County of Hillsborough

EFE INC.

(Name of all property owners), being first duly sworn, depose(s) and say(s):

1. That (I am/we are) the owner(s) and record title holder(s) of the following described property, to wit:
Address or general location: SEC W. SR 60 & Rain Frog Lane Folio No(s): 093093-0352
2. That this property constitutes the property for which a request for a: Rezoning Application RZ-STD 23-0552
_____ (Nature of request)
is being applied to the Board of County Commissioners, Hillsborough County.
3. That the undersigned (has/have) appointed Jacob Cremer and Nicole Neugebauer - Stearns Weaver Miller
as (his/their) agent(s) to execute any permits or other documents necessary to affect such permit.
4. That this affidavit has been executed to induce Hillsborough County, Florida, to consider and act on the above-described property;
5. That (I/we), the undersigned authority, hereby certify that the foregoing is true and correct.

Signed (Property Owner)

EFE INC.
By: Tom Schlechter
Signed (Property Owner)

Type or Print Name

Thomas A. Schlechter
Type or Print Name

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, _____ (year), by _____ (name of person acknowledging)

Personally Known OR Produced Identification
Type of Identification Produced _____

(Signature of Notary taking acknowledgment)

Type or Print Name of Notary Public

Commission number _____ Expiration date _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1st day of November, 2023 (year), by Thomas Schlechter (name of person acknowledging)

Personally Known OR Produced Identification
Type of Identification Produced _____

K R
(Signature of Notary taking acknowledgment)

Karah Dietz
Type or Print Name of Notary Public

Commission number _____ Expiration date _____





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
EFE, INC.

Filing Information

Document Number	266329
FEI/EIN Number	59-1000566
Date Filed	01/21/1963
State	FL
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	03/14/2017
Event Effective Date	NONE

Principal Address

138 PROFESSIONAL WAY
WELLINGTON, FL 33414

Changed: 03/15/2018

Mailing Address

138 PROFESSIONAL WAY
WELLINGTON, FL 33414

Changed: 03/15/2018

Registered Agent Name & Address

SCHLECHTER, MICHAEL L
138 PROFESSIONAL WAY
WELLIINGTON, FL 33414

Name Changed: 03/15/2018

Address Changed: 03/15/2018

Officer/Director Detail

Name & Address

Title Director

SCHLECHTER, JOHN O
2017 NW 16TH STREET
BELLE GLADE, FL 33430

Title Director

SCHLECHTER, ELEANOR
2017 NW 16TH STREET
BELLE GLADE, FL 33430

Title President

SCHLECHTER, MICHAEL L
138 PROFESSIONAL WAY
WELLINGTON, FL 33414

Title Secretary, Treasurer

SCHLECHTER, WILLIAM W
2017 NW 16TH STREET
BELLE GLADE, FL 33430

Title VP

SCHLECHTER, THOMAS A
13295 SOUTHERN BLVD.
LOXAHATCHEE, FL 33470

Annual Reports

Report Year	Filed Date
2021	03/08/2021
2022	03/06/2022
2023	01/19/2023

Document Images

01/19/2023 -- ANNUAL REPORT	View image in PDF format
03/06/2022 -- ANNUAL REPORT	View image in PDF format
03/08/2021 -- ANNUAL REPORT	View image in PDF format
02/20/2020 -- ANNUAL REPORT	View image in PDF format
04/26/2019 -- ANNUAL REPORT	View image in PDF format
03/15/2018 -- ANNUAL REPORT	View image in PDF format
03/14/2017 -- Name Change	View image in PDF format
02/03/2017 -- ANNUAL REPORT	View image in PDF format
03/04/2016 -- ANNUAL REPORT	View image in PDF format
02/03/2015 -- ANNUAL REPORT	View image in PDF format
01/22/2014 -- ANNUAL REPORT	View image in PDF format
02/06/2013 -- ANNUAL REPORT	View image in PDF format
02/07/2012 -- ANNUAL REPORT	View image in PDF format
12/30/2011 -- Amendment	View image in PDF format

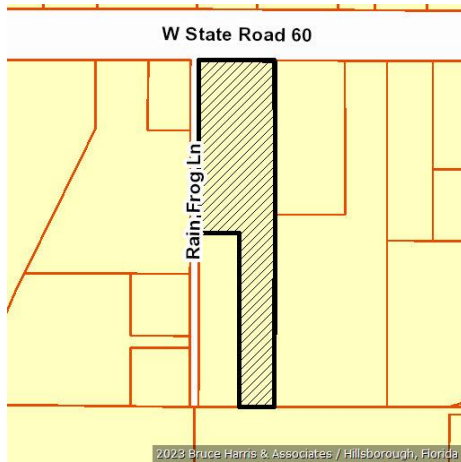
02/21/2011 -- ANNUAL REPORT	View image in PDF format
02/18/2010 -- ANNUAL REPORT	View image in PDF format
04/03/2009 -- ANNUAL REPORT	View image in PDF format
02/14/2008 -- ANNUAL REPORT	View image in PDF format
02/01/2007 -- ANNUAL REPORT	View image in PDF format
12/29/2006 -- Amendment	View image in PDF format
02/16/2006 -- ANNUAL REPORT	View image in PDF format
01/24/2005 -- ANNUAL REPORT	View image in PDF format
01/16/2004 -- ANNUAL REPORT	View image in PDF format
01/13/2003 -- ANNUAL REPORT	View image in PDF format
02/05/2002 -- ANNUAL REPORT	View image in PDF format
02/28/2001 -- ANNUAL REPORT	View image in PDF format
02/20/2000 -- ANNUAL REPORT	View image in PDF format
02/15/1999 -- ANNUAL REPORT	View image in PDF format
04/27/1998 -- ANNUAL REPORT	View image in PDF format
05/02/1997 -- ANNUAL REPORT	View image in PDF format
02/29/1996 -- ANNUAL REPORT	View image in PDF format
03/14/1995 -- ANNUAL REPORT	View image in PDF format



Bob Henriquez
Hillsborough County Property Appraiser

<https://www.hcpafil.org/>
15th Floor County Ctr.
601 E. Kennedy Blvd, Tampa, Florida 33602-4932
Ph: (813) 272-6100

Folio: 093093-0352



Owner Information

Owner Name	EFE INC
Mailing Address	138 PROFESSIONAL WAY WELLINGTON, FL 33414-6391
Site Address	
PIN	U-30-29-22-ZZZ-000005-11250.1
Folio	093093-0352
Prior PIN	U-30-29-22-ZZZ-000005-11250.0
Prior Folio	093093-0350
Tax District	U - UNINCORPORATED
Property Use	0000 VACANT RESIDENTIAL
Plat Book/Page	/
Neighborhood	225007.00 E Lithia/Keyville Area
Subdivision	ZZZ UNPLATTED

Value Summary

Taxing District	Market Value	Assessed Value	Exemptions	Taxable Value
County	\$189,891	\$174,066	\$0	\$174,066
Public Schools	\$189,891	\$189,891	\$0	\$189,891
Municipal	\$189,891	\$174,066	\$0	\$174,066
Other Districts	\$189,891	\$174,066	\$0	\$174,066

Note: This section shows Market Value, Assessed Value, Exemptions, and Taxable Value for taxing districts. Because of changes in Florida Law, it is possible to have different assessed and taxable values on the same property. For example, the additional \$25,000 Homestead Exemption and the non-homestead CAP do not apply to public schools, and the Low Income Senior Exemption only applies to countywide and certain municipal millages.

Sales Information

Book / Page	Instrument	Month	Year	Type Inst	Qualified or Unqualified	Vacant or Improved	Price
	2021670861	12	2021	WD	Qualified	Vacant	\$325,000
	2020059790	02	2020	WD	Unqualified	Vacant	\$259,500
22095 / 0199	2013321448	08	2013	FD	Unqualified	Vacant	\$100
22095 / 0204	2013321451	08	2013	FD	Unqualified	Vacant	\$100
8670 / 0542	97206359	10	1994	QC	Unqualified	Vacant	\$100
4568 / 0885		05	1985	WD	Qualified	Vacant	\$74,166
4413 / 1591		09	1984	WD	Qualified	Vacant	\$54,900

Land Information

Use Code	Description	Zone	Front	Depth	Land Type	Total Land Units	Land Value
994F	Acreage Class 4	AR	0.0	0.0	AC ACREAGE	5.41	\$189,891

Legal Description

COMM AT NW COR OF NW 1/4 OF NW 1/4 THN RUN S 00 DEG 00 MIN 07 SEC W 120.24 FT TO S R/W LINE OF SR 60 FOR A
POB THN CONT S 00 DEG 00 MIN 07 SEC W 593.09 FT MOL TO SW COR OF NW 1/4 OF NW 1/4 THN S 89 DEG 59 MIN 37
SEC E 150 FT THN S 00 DEG 00 MIN 07 SEC W 610 FT TO A PT ON S BDRY OF NW 1/4 OF NW 1/4 THN S 89 DEG 59 MIN 37
SEC E 122.82 FT THN N 00 DEG 04 MIN 35 SEC W 1202.36 FT TO S R/W LINE OF SR 60 THN N 89 DEG 50 MIN 22 SEC W
271.17 FT TO POB