



## 1.0 APPLICATION SUMMARY

Applicant: Sunny Sia

FLU Category: SMU-6 (Suburban Mixed Use-6)

Service Area: Rural

Site Acreage: +/-3.94 acres

Community Plan Area: Seffner Mango

Overlay: None

Request: Minor Modification to PD 22-0719



### Existing Approvals:

**PD 22-0719:** At the Land Use public meeting on February 13, 2024, the Board of County Commissioners approved the Mediated Settlement Proposal from a Request for Relief Proceeding and rezoned the subject property from RSC-4 (Residential, Single Family Conventional) to PD (Planned Development) to allow a mini-warehouse development.

**Proposed PRS 25-1056** requests to amend the existing Conditions of Approval to eliminate the sidewalk requirement along U.S. Highway 92. No other changes to the PD are requested.

Existing Approval(s):	Proposed Modification(s):
Condition 12 requires that the developer shall construct a minimum 5-foot-wide sidewalk along the project's U.S. Highway 92 frontage.	Remove Condition 12 removing the sidewalk requirement along the project's U.S. Highway 92 frontage.

Additional Information:	
PD Variation(s):	None Requested
Waiver(s) to the Land Development Code:	None Requested.

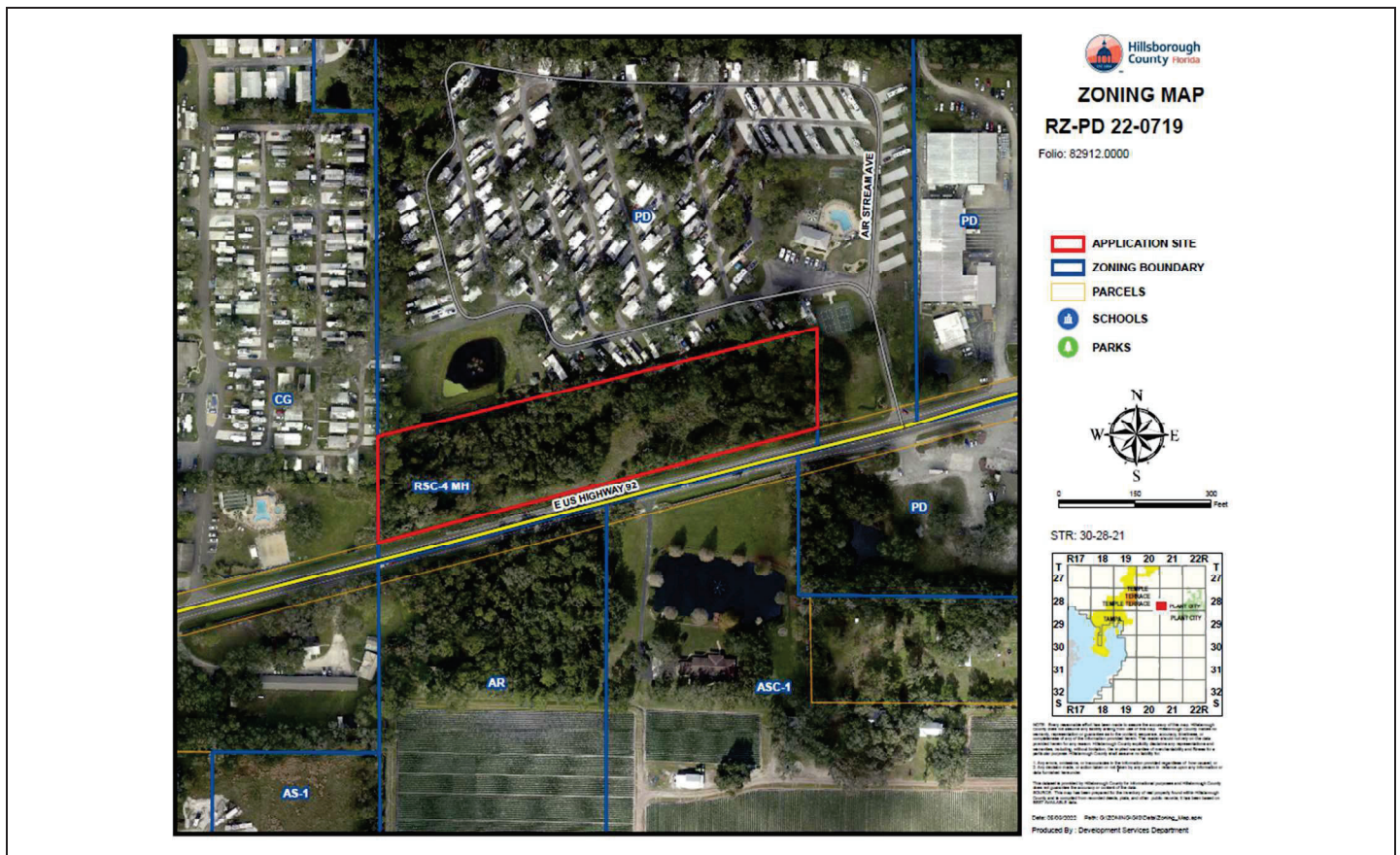
<b>Planning Commission Recommendation:</b> N/A	<b>Development Services Recommendation:</b> Approvable, subject to proposed conditions
---------------------------------------------------	-------------------------------------------------------------------------------------------

Planned Development (PD) zoning exists to the north and east and is developed with an RV / mobile home park and Driscoll's agricultural plant. On the south side of US Highway 92 are Agricultural Single Family-1 (AS-1) and Agricultural Rural (AR) zoned properties developed with agriculture and single family uses. Commercial General (CG) zoned properties are located to the west and southwest and are developed with a variety of uses, including a motel, single-family residential, mobile homes, and a warehouse use.

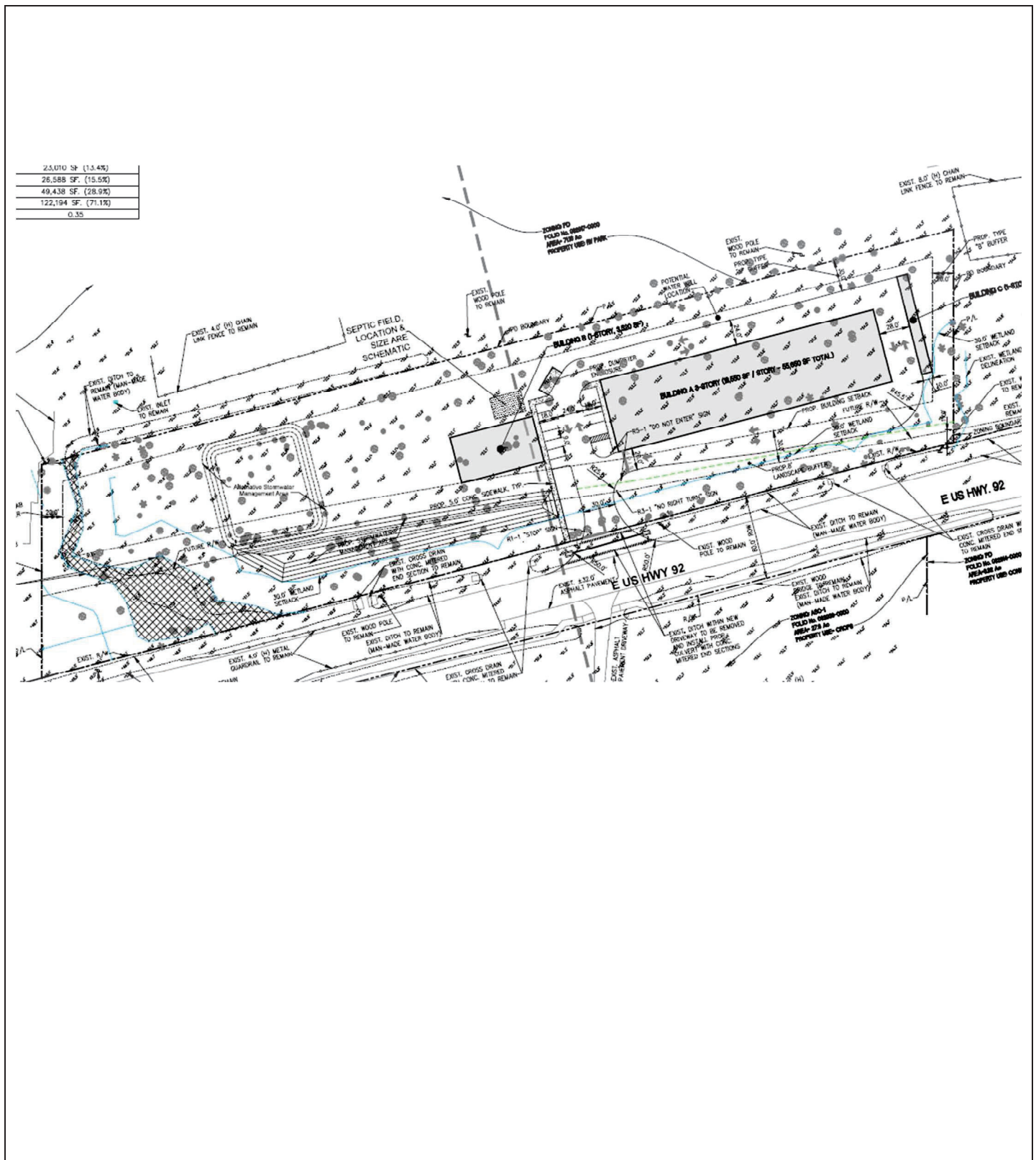


## 2.0 LAND USE MAP SET AND SUMMARY DATA

## 2.2 Immediate Area Map



Location:	Zoning:	Density/F.A.R.	Permitted Use:	Existing Use:
North	PD 86-0056 / 93-0097	Max. 2 DU/ac. per 93-0097	RV / MH	RV / MH
South	PD 86-0149, AR and ASC-1	PD: 0.165 FAR  AR: 1 unit per 5 ac ASC-1: 1 unit per 1 ac	PD: C-N uses and convenience store AR: SF / Agricultural ASC-1: SF / Agricultural	SF / Agricultural
East	PD 86-0056 / 93-0097	Max. 2 DU/ac. per 93-0097	RV / MH	RV / MH
West	CG	0.27	CG, RV / MH	CG, RV / MH





The applicant is not proposing any changes to the approved Site Plan.

**3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)****Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
E. U.S. Hwy 92	FDOT Arterial - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" 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	88	5	9
Proposed	88	5	9
Difference (+/-)	+0	+0	+0

\*Trips reported are based on gross 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.	Choose an item.	Choose an item.
South	X	Vehicular	None	Meets LDC
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** ☒ Not applicable for this request

Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		



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

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input 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	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input checked="" 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"/> _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b> <input type="checkbox"/> Design Exception Requested <input type="checkbox"/> Off-site Improvements Required <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Transportation Staff Report.
<b>Service Area/ Water &amp; Wastewater</b> <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input 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 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	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Impact/Mobility Fees</b>  No comments.				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

## 5.0 IMPLEMENTATION RECOMMENDATION

### 5.1 Compatibility

The applicant seeks to amend the existing Conditions of Approval for a previously approved approximately 3.94-acre Planned Development (PD) site to eliminate the requirement for a sidewalk along East U.S. Highway 92. No other modifications to the PD or site plan are proposed. The site consists of a single folio and is approved for development as a mini-warehouse facility. It is located on the north side of E. U.S. Highway 92, west of McIntosh Road, within the Rural Area and the Seffner-Mango Community Plan boundary.

Adjacent properties to the north and east are zoned PD and developed with an RV/mobile home park. Further east is Driscoll's of Florida. South of U.S. Highway 92 are AS-1 (Agricultural Single-Family-1) and AR (Agricultural Rural) zoned properties with agricultural and single-family residential uses. To the west and southwest are CG (Commercial General) zoned properties, including a motel and other commercial uses.

The applicant has not requested any variations from the general site development requirements found in Parts 6.05.00, Parking and Loading; 6.06.00, Landscaping, Irrigation and Buffering Requirements; or 6.07.00, Fences and Walls of the Land Development Code. The application does not request any variations to the Hillsborough County Land Development Code, **nor any changes to the existing site plan.**

### 5.2 Recommendation

Based upon the above considerations, staff finds the request is **APPROVABLE, subject to conditions.**



## 6.0 PROPOSED CONDITIONS

Staff finds the request Approvable, subject to the following conditions listed below, and based on the general site plan submitted August 13, 2025.

1. The project shall be limited to a mini-warehouse use.
2. The project shall not exceed an FAR of 0.35 or 60,110 square feet.
3. The project will obtain a driveway permit from FDOT for access onto US Highway 92.
4. Parking shall be provided per the Hillsborough County Land Development Code.
5. The side and rear yard buffers are to be 20'/Type "B" buffer.
6. The maximum building height is limited to 35'.
7. Building, parking, and stormwater areas shall be developed where generally depicted on the site plan.
8. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.
9. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the 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.
10. The project shall be permitted one (1) full access on US Highway 92, subject to FDOT approval.
11. The developer shall preserve right-of-way along the project frontage as depicted on the general site plan, in accordance with LDC Section 5.11.08 to satisfy the Hillsborough County Corridor Preservation requirements. In addition, if required in accordance with the Hillsborough County Corridor Preservation requirements, the retention pond will be relocated as shown on the general site plan.
- ~~12. The developer shall construct minimum 5-foot wide sidewalk along the project's frontage.~~
12. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. The site plan may be modified from the Certified Site Plan to avoid tree removal.
13. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.

14. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
15. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
16. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.



**SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDNACE 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.

**Zoning Administrator Sign Off:**

*J. Brian Grady*



## **7.0 ADDITIONAL INFORMATION**





## 9.0 FULL TRANSPORTATION REPORT



## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 08/25/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Seffner Mango

PETITION NO: RZ 25-1056

- 
- |                                     |                                                                             |
|-------------------------------------|-----------------------------------------------------------------------------|
| <input type="checkbox"/>            | This agency has no comments.                                                |
| <input type="checkbox"/>            | This agency has no objection.                                               |
| <input checked="" type="checkbox"/> | This agency has no objection, subject to the listed or attached conditions. |
| <input type="checkbox"/>            | This agency objects for the reasons set forth below.                        |
- 

### **CONDITIONS OF APPROVAL**

#### ***Revised Conditions***

~~12. The developer shall construct minimum 5-foot-wide sidewalk along the project's frontage.~~

### **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting a minor modification, also known as a Personal Appearance (PRS), to approved Planned Development (PD) 22-0179, which is currently approved for a maximum 60,110sqft mini-warehouse use. With this modification, the applicant is requesting approval to remove condition no. 12, which requires the developer to construct a minimum 5-foot-wide-sidewalk along the project's entire frontage, from the existing conditions of approval. The future land use is Suburban Mixed Use – 6 (SMU-6).

#### **Trip Generation Analysis**

As the proposed modification would not result in any new entitlements, the applicant was granted a request to waive traffic study. The proposed modification would not result in any change to the trip generation. For information purposes, Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips
-----------------------	------------------------	-----------------------

		AM	PM
PD, Mini-Warehouse (ITE Code 151) 60,110sqft	88	5	9

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

The site has frontage on E. U.S. Hwy 92, a 2-lane, undivided, FDOT maintained, rural arterial roadway. The roadway is characterized by +/- 11ft travel lanes, +/- 5ft paved shoulders on both sides of the roadway, no bike lanes on either side of the roadway within the vicinity of the project, +/- 5ft sidewalks on the southern side of the roadway, and within +/- 80ft of the right of way.

Pursuant to the Hillsborough County corridor preservation plan, E. U.S. Hwy 92 is designated for a future 4-lane enhancement. Right of way preservation was identified by FDOT staff concurrent with the approval of Planned Development zoning (PD 22-0179) in accordance with the FDOT PD&E study WPI Segment No. 435749-1.

### **SITE ACCESS**

The currently approved Planned Development is approved for one full access connection onto E. U.S. Hwy 92. This application does not request any modifications to the approved access.

FDOT provided comments on August 12, 2025 indicating no objection to the request to remove the condition of approval to construct a sidewalk along the project frontage.

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

Level of Service (LOS) information for E. U.S. Hwy 92 is reported below

Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
E. U.S. Hwy 92	KINGSWAY RD.	MCINTOSH RD	D	C

Source: [2024 Hillsborough County Level of Service \(LOS\) Report](#)

**From:** [Williams, Michael](#)  
**To:** [Chin, Ronald](#)  
**Cc:** [Gormly, Adam](#); [Guthrie, Jo Ellyn](#); [Croft, Todd](#); [Santos, Daniel](#); [Marco, Donald](#); [Mineer, Lindsey](#); [King, Tanya](#); [Ayala, David](#); [Rose, Sarah](#); [Tirado, Sheida](#); [Grady, Brian](#)  
**Subject:** RE: Sidewalk Requirement – Project Hardship and Request for Resolution  
**Date:** Tuesday, August 12, 2025 4:34:35 PM  
**Attachments:** [image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)  
[image013.png](#)  
[image014.png](#)

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Ron,

Thank you for the response. We will use this as the position of FDOT for this case.

Mike

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

---

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W: HCFLGov.net

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**From:** Chin, Ronald <Ronald.Chin@dot.state.fl.us>  
**Sent:** Tuesday, August 12, 2025 1:11 PM  
**To:** Williams, Michael <WilliamsM@hcfl.gov>  
**Cc:** Gormly, Adam <GormlyA@hcfl.gov>; Guthrie, Jo Ellyn <JoEllyn.Guthrie@dot.state.fl.us>; Croft, Todd <Todd.Croft@dot.state.fl.us>; Santos, Daniel <daniel.santos@dot.state.fl.us>; Marco, Donald <Donald.Marco@dot.state.fl.us>; Mineer, Lindsey <Lindsey.Mineer@dot.state.fl.us>; King, Tanya <Tanya.King@dot.state.fl.us>; Ayala, David <David.Ayala@dot.state.fl.us>  
**Subject:** RE: Sidewalk Requirement – Project Hardship and Request for Resolution

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

Mike,

Thank you for your email. The email below from Todd Croft was the last email I saw - which I support no sidewalk. Further, I have seen the department resurface this section of US 92 at least twice in the last 40 years that I have been here and if we could have put sidewalks on both sides, we would have. This section of US 92 is not only low but constrained from a right of way perspective and the ditches/swales are crucial for drainage. Having the boardwalk/sidewalk on the south side of US 92 provides for continuity and connectivity along the corridor as long as there is reasonable access to the sidewalk/boardwalk. It appears that the intersection of US 92 and McIntosh provides for a safe place to cross over US 92 (SR 600) from the north side to south side and vice-versa.

In addition, our Florida Design Manual advocates the desire to have sidewalks on both sides of the roadway but caveats the understanding for constrained situations where we provide for an optimum design as feasible - as long as reasonable pedestrian access is provided. (See excerpt below from the Florida Design Manual).

With all due respect, it appears our Planning Office may have emphatically dwelled on F.S. 335.065 (see below) but I am confident we

have met that intent with the boardwalk/sidewalk/pedestrian way as it currently exists with a 2-lane rural roadway on a constrained section of same.

Lastly, the department is currently designing a multilane reconstruction project, FPID 447158-1 along US 92 / McIntosh that will add multi-use trails on either side of the roadway in the future. However, this project is currently unfunded in our 5-Year Work Program.

Please consider this email as a department resolve.....Ron.

#### US 92 (SR 600) and Proposed Site



#### Florida Design Manual:

Topic #625-000-002  
FDOT Design Manual

January 1, 2025

For high-speed curbed and flush shoulder roadways, place sidewalk in the following order of desirability:

- (1) As near the R/W line as possible.
- (2) Outside of the clear zone.
- (3) Five feet beyond the limits of the full width shoulder.
- (4) At the limits of the full width shoulder.

Sidewalks on flush shoulder roadways are not to be constructed directly adjacent to the roadway or shoulder pavement. Nearing intersections, the sidewalk should be transitioned as necessary to provide a more functional crossing location that also meets driver expectations. Further guidance on the placement of stop or yield lines and crosswalks is provided in **MUTCD Part 3** and **Standard Plans 711-001**.

Continue sidewalk across bridge structures when sidewalk is provided on the approach roadway. Also provide sidewalks on new bridges where sidewalk or shared use path is not present along the roadway but may be included with a future project.

Sidewalk should be constructed on both sides of the roadway; however, if sidewalk is constructed on only one side, provide reasonable pedestrian access to destinations (e.g., transit stops, homes, places of work, stores, schools, post offices, libraries, parks) on the opposite side.

For RRR projects, other than meeting detectable warning and curb ramp requirements, unaltered sidewalks that are not in compliance with **FDM** criteria, **Standard Plans**, or ADA requirements are not required to be reconstructed.

See **FDM 127.2 (15)** for limitations on aesthetic applications on sidewalks.

#### 222.2.1.1 Sidewalk Width

The standard sidewalk width varies by context classification as shown in **Table 222.2.1**.



[View Entire Chapter](#)

<[Daniel.Santos@dot.state.fl.us](mailto:Daniel.Santos@dot.state.fl.us)>; King, Tanya <[Tanya.King@dot.state.fl.us](mailto:Tanya.King@dot.state.fl.us)>

**Subject:** RE: RZ 25-1056 - Folio

Speaking for Tampa Ops, we're unhappy with the boardwalk. Our goal is to install no additional boardwalks, due to maintenance liability. If an acceptable alternative is not developed, then we won't require any sidewalk.

*Todd Croft*

**Permits Manager**  
**FDOT Tampa Operations Center**  
**2822 Leslie Road**  
**Tampa, FL 33619**  
**OFFICE: (813) 612-3318**  
**CELL: (813) 326-0506**

Ronald A. Chin, P.E.  
District Seven Traffic Operations Engineer  
813.975.6253 Office  
813.455.1135 - Cell



*Submit an Innovative Idea [here](#) or [here](#) – big or small, they all count!*

---

**From:** Williams, Michael <[WilliamsM@hcf.gov](mailto:WilliamsM@hcf.gov)>  
**Sent:** Tuesday, August 12, 2025 9:39 AM  
**To:** Chin, Ronald <[Ronald.Chin@dot.state.fl.us](mailto:Ronald.Chin@dot.state.fl.us)>  
**Cc:** Gormly, Adam <[GormlyA@hcf.gov](mailto:GormlyA@hcf.gov)>  
**Subject:** FW: Sidewalk Requirement – Project Hardship and Request for Resolution

<b>EXTERNAL SENDER: Use caution with links and attachments.</b>
-----------------------------------------------------------------

Ron,  
Per our discussion last week, FDOT was going to support not requiring the sidewalk in front of this development. HC Transportation staff and FDOT Planning staff met last Friday and FDOT stated that they do not intend to submit a letter of support. This is in direct conflict with our discussion and previous emails by the Department.

Are you able to speak with Planning staff and get them to submit the official decision of FDOT by the deadline Mr. Sia stated below?

Mike

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

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**From:** Sunny Sia <[sunnyangsia@hotmail.com](mailto:sunnyangsia@hotmail.com)>  
**Sent:** Tuesday, August 12, 2025 8:18 AM  
**To:** Gormly, Adam <[GormlyA@hcfl.gov](mailto:GormlyA@hcfl.gov)>; Roth, Mecale <[mecale.roth@dot.state.fl.us](mailto:mecale.roth@dot.state.fl.us)>  
**Cc:** Nelson Anderson <[nelson@ravineseng.com](mailto:nelson@ravineseng.com)>; Nic Judie <[nic.judie@martincommercial.com](mailto:nic.judie@martincommercial.com)>; Jerry Tommasone <[Jerry.Tommasone@MartinCommercial.com](mailto:Jerry.Tommasone@MartinCommercial.com)>; Robert Smith <[robert.smith@martincommercial.com](mailto:robert.smith@martincommercial.com)>; Williams, Michael <[WilliamsM@hcfl.gov](mailto:WilliamsM@hcfl.gov)>; Tirado, Sheida <[TiradoS@hcfl.gov](mailto:TiradoS@hcfl.gov)>; Grady, Brian <[Gradyb@hcfl.gov](mailto:Gradyb@hcfl.gov)>; Lampkin, Timothy <[LampkinT@hcfl.gov](mailto:LampkinT@hcfl.gov)>; Heinrich, Michelle <[HeinrichM@hcfl.gov](mailto:HeinrichM@hcfl.gov)>; Ratliff, James <[RatliffJa@hcfl.gov](mailto:RatliffJa@hcfl.gov)>  
**Subject:** Re: Sidewalk Requirement – Project Hardship and Request for Resolution

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

Good morning Mecale,

I hope this message finds you well. I'm following up on my email from last Friday regarding PRS 25-1056 and the request to remove the sidewalk requirement.

As you know, FDOT and Development Services officials had initially indicated agreement to waive the sidewalk, which is why I initiated the PRS/Minor Modification process. Given recent uncertainty on FDOT's position, I need clarification as soon as possible to avoid unnecessary delays and expenses related to my site development.

Could you please provide an update on the status of FDOT's official position, or let me know when a determination is expected? This information is critical for planning and for the upcoming PRS hearing before the Board of County Commissioners. Deadline to submit any changes is Aug 16 for the board hearing on Sept 9 and therefore would like to know soon.

Thank you in advance for your prompt attention to this matter, and I look forward to your reply.

Best regards,

Sunny Sia

---

**From:** Gormly, Adam <[GormlyA@hcfl.gov](mailto:GormlyA@hcfl.gov)>  
**Sent:** Friday, August 8, 2025 9:48 AM  
**To:** Sunny Sia <[sunnyangsia@hotmail.com](mailto:sunnyangsia@hotmail.com)>; Roth, Mecale <[mecale.roth@dot.state.fl.us](mailto:mecale.roth@dot.state.fl.us)>  
**Cc:** Nelson Anderson <[nelson@ravineseng.com](mailto:nelson@ravineseng.com)>; Nic Judie <[nic.judie@martincommercial.com](mailto:nic.judie@martincommercial.com)>; Jerry Tommasone <[Jerry.Tommasone@MartinCommercial.com](mailto:Jerry.Tommasone@MartinCommercial.com)>; Robert Smith <[robert.smith@martincommercial.com](mailto:robert.smith@martincommercial.com)>; Williams, Michael <[WilliamsM@hcfl.gov](mailto:WilliamsM@hcfl.gov)>; Tirado, Sheida <[TiradoS@hcfl.gov](mailto:TiradoS@hcfl.gov)>; Grady, Brian <[Gradyb@hcfl.gov](mailto:Gradyb@hcfl.gov)>; Lampkin, Timothy <[LampkinT@hcfl.gov](mailto:LampkinT@hcfl.gov)>; Heinrich, Michelle <[HeinrichM@hcfl.gov](mailto:HeinrichM@hcfl.gov)>; Ratliff, James <[RatliffJa@hcfl.gov](mailto:RatliffJa@hcfl.gov)>  
**Subject:** RE: Sidewalk Requirement – Project Hardship and Request for Resolution

Good morning Sunny.

Thank you for sending this correspondence regarding PRS 25-1056.

Please be advised at this time we do not have an official comment from FDOT regarding the request to remove the sidewalk requirement.

Thank you. Adam

**Adam Gormly**

**Director**

Development Services Department

---

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**From:** Sunny Sia <[sunnyangsia@hotmail.com](mailto:sunnyangsia@hotmail.com)>

**Sent:** Friday, August 8, 2025 8:18 AM

**To:** Roth, Mecale <[mecale.roth@dot.state.fl.us](mailto:mecale.roth@dot.state.fl.us)>; Gormly, Adam <[GormlyA@hcfl.gov](mailto:GormlyA@hcfl.gov)>

**Cc:** Nelson Anderson <[nelson@ravineseng.com](mailto:nelson@ravineseng.com)>; Nic Judie <[nic.judie@martincommercial.com](mailto:nic.judie@martincommercial.com)>; Jerry Tommasone <[Jerry.Tommasone@MartinCommercial.com](mailto:Jerry.Tommasone@MartinCommercial.com)>; Robert Smith <[robert.smith@martincommercial.com](mailto:robert.smith@martincommercial.com)>

**Subject:** Sidewalk Requirement – Project Hardship and Request for Resolution

**Importance:** High

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

Dear Adam and Mecale,

I appreciate all the time, effort, and coordination both of you have already provided regarding the sidewalk requirement for my Sunny Self Storage project on US 92 in Dover. Your engagement has been a tremendous help in navigating a complicated permitting process.

When FDOT and Hillsborough County Development Services officials agreed to waive the sidewalk due to wetland impacts, lack of connectivity, and the impracticality of construction at this time, I initiated the PRS/Minor Modification process with the County Commissioners solely to formalize the waiver, as my mediated PD-approved site plan had included the sidewalk.



This decision was based on the clear understanding — supported by FDOT's written position, including Mecale's July 1, 2025, email stating:

"I agree with Sunny that the sidewalk would be a waste of resources and is not practical at this point. The Department would not be opposed to omitting the sidewalk until the future widening occurs. There is a pedestrian path on the south side of the road... The Department no longer allows the construction of boardwalks in the ROW and the impact to the wetland area by constructing any other structure would exceed the benefit of its purpose especially with no connections on either side of this development in the near future. It is additionally unnecessary to have a sidewalk to nowhere set back from the road... I am requesting that we omit the sidewalk requirement in front of this property at this time."

Now, it appears there may be a change in position on the waiver. This reversal places my project in a very difficult position:

**Time Impact:** The PRS/Minor Modification process is costly and delays completion. Reversing course midstream risks additional hearings, revisions, and further permitting delays.

**Cost Impact:** The sidewalk construction in this location, given the wetland constraints, would require significant mitigation and specialized construction, inflating costs far beyond normal frontage improvements.

**Practical Impact:** As noted, the sidewalk would connect to nothing on either side, serve no meaningful pedestrian use, and potentially be removed or reconstructed during future widening, resulting in wasted public and private resources.

I understand there are regulatory considerations and coordination between agencies, but this change in position is creating unnecessary hardship for my project — hardship that could have been avoided had I known the waiver was uncertain before initiating the PRS process.

I respectfully request that we revisit this issue promptly and work toward a final resolution that honors the original agreement to waive the sidewalk until future widening. My engineering team and I are ready to provide any additional documentation needed to support this decision.

Thank you both for your time, your prior support, and your understanding of the urgency of this matter.

Sincerely,

Sunny Sia

Sunny Self Storage

**CURRENTLY  
APPROVED**

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted October 31, 2023.

1. The project shall be limited to a mini-warehouse use.
2. The project shall not exceed an FAR of 0.35 or 60,110 square feet.
3. The project will obtain a driveway permit from FDOT for access onto US Highway 92.
4. Parking shall be provided per the Hillsborough County Land Development Code.
5. The side and rear yard buffers are to be 20'/Type "B" buffer.
6. The maximum building height is limited to 35'.
7. Building, parking, and stormwater areas shall be developed where generally depicted on the site plan.
8. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.
9. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the 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.
10. The project shall be permitted one (1) full access on US Highway 92, subject to FDOT approval.
11. The developer shall preserve right-of-way along the project frontage as depicted on the general site plan, in accordance with LDC Section 5.11.08 to satisfy the Hillsborough County Corridor Preservation requirements. In addition, if required in accordance with the Hillsborough County Corridor Preservation requirements, the retention pond will be relocated as shown on the general site plan.
12. The developer shall construct minimum 5-foot-wide sidewalk along the project's frontage.
13. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
14. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.

FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER: RZ-PD 22-0719  
MEETING DATE: February 13, 2024  
DATE TYPED: February 14, 2024

---

15. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
16. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.





# **AGENCY COMMENTS**

## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 08/25/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Seffner Mango

PETITION NO: RZ 25-1056

- 
- |                                     |                                                                             |
|-------------------------------------|-----------------------------------------------------------------------------|
| <input type="checkbox"/>            | This agency has no comments.                                                |
| <input type="checkbox"/>            | This agency has no objection.                                               |
| <input checked="" type="checkbox"/> | This agency has no objection, subject to the listed or attached conditions. |
| <input type="checkbox"/>            | This agency objects for the reasons set forth below.                        |
- 

### **CONDITIONS OF APPROVAL**

#### ***Revised Conditions***

~~12. The developer shall construct minimum 5-foot-wide sidewalk along the project's frontage.~~

### **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting a minor modification, also known as a Personal Appearance (PRS), to approved Planned Development (PD) 22-0179, which is currently approved for a maximum 60,110sqft mini-warehouse use. With this modification, the applicant is requesting approval to remove condition no. 12, which requires the developer to construct a minimum 5-foot-wide-sidewalk along the project's entire frontage, from the existing conditions of approval. The future land use is Suburban Mixed Use – 6 (SMU-6).

#### **Trip Generation Analysis**

As the proposed modification would not result in any new entitlements, the applicant was granted a request to waive traffic study. The proposed modification would not result in any change to the trip generation. For information purposes, Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips
-----------------------	------------------------	-----------------------

		AM	PM
PD, Mini-Warehouse (ITE Code 151) 60,110sqft	88	5	9

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

The site has frontage on E. U.S. Hwy 92, a 2-lane, undivided, FDOT maintained, rural arterial roadway. The roadway is characterized by +/- 11ft travel lanes, +/- 5ft paved shoulders on both sides of the roadway, no bike lanes on either side of the roadway within the vicinity of the project, +/- 5ft sidewalks on the southern side of the roadway, and within +/- 80ft of the right of way.

Pursuant to the Hillsborough County corridor preservation plan, E. U.S. Hwy 92 is designated for a future 4-lane enhancement. Right of way preservation was identified by FDOT staff concurrent with the approval of Planned Development zoning (PD 22-0179) in accordance with the FDOT PD&E study WPI Segment No. 435749-1.

### **SITE ACCESS**

The currently approved Planned Development is approved for one full access connection onto E. U.S. Hwy 92. This application does not request any modifications to the approved access.

FDOT provided comments on August 12, 2025 indicating no objection to the request to remove the condition of approval to construct a sidewalk along the project frontage.

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

Level of Service (LOS) information for E. U.S. Hwy 92 is reported below

<b>Roadway</b>	<b>From</b>	<b>To</b>	<b>LOS Standard</b>	<b>Peak Hr. Directional LOS</b>
E. U.S. Hwy 92	KINGSWAY RD.	MCINTOSH RD	<b>D</b>	<b>C</b>

Source: [2024 Hillsborough County Level of Service \(LOS\) Report](#)

**From:** [Williams, Michael](#)  
**To:** [Chin, Ronald](#)  
**Cc:** [Gormly, Adam](#); [Guthrie, Jo Ellyn](#); [Croft, Todd](#); [Santos, Daniel](#); [Marco, Donald](#); [Mineer, Lindsey](#); [King, Tanya](#); [Ayala, David](#); [Rose, Sarah](#); [Tirado, Sheida](#); [Grady, Brian](#)  
**Subject:** RE: Sidewalk Requirement – Project Hardship and Request for Resolution  
**Date:** Tuesday, August 12, 2025 4:34:35 PM  
**Attachments:** [image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)  
[image013.png](#)  
[image014.png](#)

---

Ron,

Thank you for the response. We will use this as the position of FDOT for this case.

Mike

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

---

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

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

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---

**From:** Chin, Ronald <Ronald.Chin@dot.state.fl.us>  
**Sent:** Tuesday, August 12, 2025 1:11 PM  
**To:** Williams, Michael <WilliamsM@hcfl.gov>  
**Cc:** Gormly, Adam <GormlyA@hcfl.gov>; Guthrie, Jo Ellyn <JoEllyn.Guthrie@dot.state.fl.us>; Croft, Todd <Todd.Croft@dot.state.fl.us>; Santos, Daniel <daniel.santos@dot.state.fl.us>; Marco, Donald <Donald.Marco@dot.state.fl.us>; Mineer, Lindsey <Lindsey.Mineer@dot.state.fl.us>; King, Tanya <Tanya.King@dot.state.fl.us>; Ayala, David <David.Ayala@dot.state.fl.us>  
**Subject:** RE: Sidewalk Requirement – Project Hardship and Request for Resolution

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

Mike,

Thank you for your email. The email below from Todd Croft was the last email I saw - which I support no sidewalk. Further, I have seen the department resurface this section of US 92 at least twice in the last 40 years that I have been here and if we could have put sidewalks on both sides, we would have. This section of US 92 is not only low but constrained from a right of way perspective and the ditches/swales are crucial for drainage. Having the boardwalk/sidewalk on the south side of US 92 provides for continuity and connectivity along the corridor as long as there is reasonable access to the sidewalk/boardwalk. It appears that the intersection of US 92 and McIntosh provides for a safe place to cross over US 92 (SR 600) from the north side to south side and vice-versa.

In addition, our Florida Design Manual advocates the desire to have sidewalks on both sides of the roadway but caveats the understanding for constrained situations where we provide for an optimum design as feasible - as long as reasonable pedestrian access is provided. (See excerpt below from the Florida Design Manual).

With all due respect, it appears our Planning Office may have emphatically dwelled on F.S. 335.065 (see below) but I am confident we

have met that intent with the boardwalk/sidewalk/pedestrian way as it currently exists with a 2-lane rural roadway on a constrained section of same.

Lastly, the department is currently designing a multilane reconstruction project, FPID 447158-1 along US 92 / McIntosh that will add multi-use trails on either side of the roadway in the future. However, this project is currently unfunded in our 5-Year Work Program.

Please consider this email as a department resolve.....Ron.

#### US 92 (SR 600) and Proposed Site



#### Florida Design Manual:

Topic #625-000-002  
FDOT Design Manual

January 1, 2025

For high-speed curbed and flush shoulder roadways, place sidewalk in the following order of desirability:

- (1) As near the R/W line as possible.
- (2) Outside of the clear zone.
- (3) Five feet beyond the limits of the full width shoulder.
- (4) At the limits of the full width shoulder.

Sidewalks on flush shoulder roadways are not to be constructed directly adjacent to the roadway or shoulder pavement. Nearing intersections, the sidewalk should be transitioned as necessary to provide a more functional crossing location that also meets driver expectations. Further guidance on the placement of stop or yield lines and crosswalks is provided in **MUTCD Part 3** and **Standard Plans 711-001**.

Continue sidewalk across bridge structures when sidewalk is provided on the approach roadway. Also provide sidewalks on new bridges where sidewalk or shared use path is not present along the roadway but may be included with a future project.

Sidewalk should be constructed on both sides of the roadway; however, if sidewalk is constructed on only one side, provide reasonable pedestrian access to destinations (e.g., transit stops, homes, places of work, stores, schools, post offices, libraries, parks) on the opposite side.

For RRR projects, other than meeting detectable warning and curb ramp requirements, unaltered sidewalks that are not in compliance with **FDM** criteria, **Standard Plans**, or ADA requirements are not required to be reconstructed.

See **FDM 127.2 (15)** for limitations on aesthetic applications on sidewalks.

#### 222.2.1.1 Sidewalk Width

The standard sidewalk width varies by context classification as shown in **Table 222.2.1**.



## The 2024 Florida Statutes (including 2025 Special Session C)

Title XXVI Chapter 335 View Entire Chapter  
PUBLIC TRANSPORTATION STATE HIGHWAY SYSTEM

### 335.065 Bicycle and pedestrian ways along state roads and transportation facilities.—

(1)(a) Bicycle and pedestrian ways shall be given full consideration in the planning and development of transportation facilities, including the incorporation of such ways into state, regional, and local transportation plans and programs. Bicycle and pedestrian ways shall be established in conjunction with the construction, reconstruction, or other change of any state transportation facility, and special emphasis shall be given to projects in or within 1 mile of an urban area.

(b) Notwithstanding the provisions of paragraph (a), bicycle and pedestrian ways are not required to be established:

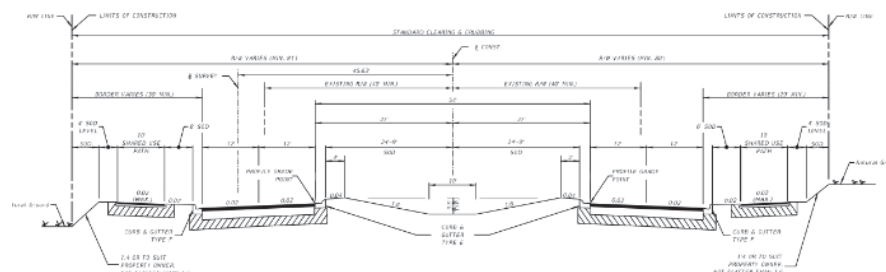
1. Where their establishment would be contrary to public safety;
2. When the cost would be excessively disproportionate to the need or probable use;
3. Where other available means or factors indicate an absence of need.

(2) The department shall establish construction standards and a uniform system of signing for bicycle and pedestrian ways.

(3) The department, in cooperation with the Department of Environmental Protection, shall establish a statewide integrated system of bicycle and pedestrian ways in such a manner as to take full advantage of any such ways which are maintained by any governmental entity. The department may enter into a concession agreement with a not-for-profit entity or private sector business or entity for commercial sponsorship displays on multiuse trails and related facilities and use any concession agreement revenues for the maintenance of the multiuse trails and related facilities. Commercial sponsorship displays are subject to the requirements of the Highway Beautification Act of 1965 and all federal laws and agreements, when applicable. For the purposes of this section, bicycle facilities may be established as part of or separate from the actual roadway and may utilize existing road rights-of-way or other rights-of-way or easements acquired for public use.

#### FPID 447158-1: US 92 and McIntosh Road

TYPICAL SECTION No. 1



#### NOTE

1. TRAFFIC DATA PER 2021 18-KIP ESAL REPORT

**TRAFFIC DATA (E OF MCINTOSH RD)**  
CURRENT YEAR = 2020 ADT = 12500  
ESTIMATED OPENING YEAR = 2030 ADT = 20500  
ESTIMATED DESIGN YEAR = 2050 ADT = 35500  
K = 9.00% D = 58.10% T = 12.30% (24 HOUR)  
DESIGN HOUR T = 6.25%  
TARGET SPEED = 45 MPH  
DESIGN SPEED = 45 MPH  
POSTED SPEED = 45 MPH

**TRAFFIC DATA (W OF MCINTOSH RD)**  
CURRENT YEAR = 2020 ADT = 10500  
ESTIMATED OPENING YEAR = 2030 ADT = 18500  
ESTIMATED DESIGN YEAR = 2050 ADT = 29800  
K = 9.00% D = 58.10% T = 12.30% (24 HOUR)  
DESIGN HOUR T = 6.25%  
TARGET SPEED = 45 MPH  
DESIGN SPEED = 45 MPH  
POSTED SPEED = 45 MPH

From: Croft, Todd <[Todd.Croft@dot.state.fl.us](mailto:Todd.Croft@dot.state.fl.us)>

Sent: Tuesday, August 5, 2025 10:39 AM

To: Ayala, David <[David.Ayala@dot.state.fl.us](mailto:David.Ayala@dot.state.fl.us)>; Mineer, Lindsey <[Lindsey.Mineer@dot.state.fl.us](mailto:Lindsey.Mineer@dot.state.fl.us)>; Roth, Mecale <[Mecale.Roth@dot.state.fl.us](mailto:Mecale.Roth@dot.state.fl.us)>

Cc: Torres, Efrain <[Efrain.Torres@dot.state.fl.us](mailto:Efrain.Torres@dot.state.fl.us)>; Matos, Kathy <[Kathy.Matos@dot.state.fl.us](mailto:Kathy.Matos@dot.state.fl.us)>; Santos, Daniel <[Daniel.Santos@dot.state.fl.us](mailto:Daniel.Santos@dot.state.fl.us)>; King, Tanya <[Tanya.King@dot.state.fl.us](mailto:Tanya.King@dot.state.fl.us)>

**Subject:** RE: RZ 25-1056 - Folio

Speaking for Tampa Ops, we're unhappy with the boardwalk. Our goal is to install no additional boardwalks, due to maintenance liability. If an acceptable alternative is not developed, then we won't require any sidewalk.

*Todd Croft*

**Permits Manager**  
**FDOT Tampa Operations Center**  
**2822 Leslie Road**  
**Tampa, FL 33619**  
**OFFICE: (813) 612-3318**  
**CELL: (813) 326-0506**

Ronald A. Chin, P.E.  
District Seven Traffic Operations Engineer  
813.975.6253 Office  
813.455.1135 - Cell



*Submit an Innovative Idea [here](#) or [here](#) – big or small, they all count!*

---

**From:** Williams, Michael <[WilliamsM@hcf.gov](mailto:WilliamsM@hcf.gov)>  
**Sent:** Tuesday, August 12, 2025 9:39 AM  
**To:** Chin, Ronald <[Ronald.Chin@dot.state.fl.us](mailto:Ronald.Chin@dot.state.fl.us)>  
**Cc:** Gormly, Adam <[GormlyA@hcf.gov](mailto:GormlyA@hcf.gov)>  
**Subject:** FW: Sidewalk Requirement – Project Hardship and Request for Resolution

<b>EXTERNAL SENDER: Use caution with links and attachments.</b>
-----------------------------------------------------------------

Ron,  
Per our discussion last week, FDOT was going to support not requiring the sidewalk in front of this development. HC Transportation staff and FDOT Planning staff met last Friday and FDOT stated that they do not intend to submit a letter of support. This is in direct conflict with our discussion and previous emails by the Department.

Are you able to speak with Planning staff and get them to submit the official decision of FDOT by the deadline Mr. Sia stated below?

Mike

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

P: (813) 307-1851  
M: (813) 614-2190  
E: [Williamsm@HillsboroughCounty.org](mailto:Williamsm@HillsboroughCounty.org)  
W: [HCF.gov.net](http://HCF.gov.net)

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**From:** Sunny Sia <[sunnyangsia@hotmail.com](mailto:sunnyangsia@hotmail.com)>  
**Sent:** Tuesday, August 12, 2025 8:18 AM  
**To:** Gormly, Adam <[GormlyA@hcfl.gov](mailto:GormlyA@hcfl.gov)>; Roth, Mecale <[mecale.roth@dot.state.fl.us](mailto:mecale.roth@dot.state.fl.us)>  
**Cc:** Nelson Anderson <[nelson@ravineseng.com](mailto:nelson@ravineseng.com)>; Nic Judie <[nic.judie@martincommercial.com](mailto:nic.judie@martincommercial.com)>; Jerry Tommasone <[Jerry.Tommasone@MartinCommercial.com](mailto:Jerry.Tommasone@MartinCommercial.com)>; Robert Smith <[robert.smith@martincommercial.com](mailto:robert.smith@martincommercial.com)>; Williams, Michael <[WilliamsM@hcfl.gov](mailto:WilliamsM@hcfl.gov)>; Tirado, Sheida <[TiradoS@hcfl.gov](mailto:TiradoS@hcfl.gov)>; Grady, Brian <[Gradyb@hcfl.gov](mailto:Gradyb@hcfl.gov)>; Lampkin, Timothy <[LampkinT@hcfl.gov](mailto:LampkinT@hcfl.gov)>; Heinrich, Michelle <[HeinrichM@hcfl.gov](mailto:HeinrichM@hcfl.gov)>; Ratliff, James <[RatliffJa@hcfl.gov](mailto:RatliffJa@hcfl.gov)>  
**Subject:** Re: Sidewalk Requirement – Project Hardship and Request for Resolution

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

Good morning Mecale,

I hope this message finds you well. I'm following up on my email from last Friday regarding PRS 25-1056 and the request to remove the sidewalk requirement.

As you know, FDOT and Development Services officials had initially indicated agreement to waive the sidewalk, which is why I initiated the PRS/Minor Modification process. Given recent uncertainty on FDOT's position, I need clarification as soon as possible to avoid unnecessary delays and expenses related to my site development.

Could you please provide an update on the status of FDOT's official position, or let me know when a determination is expected? This information is critical for planning and for the upcoming PRS hearing before the Board of County Commissioners. Deadline to submit any changes is Aug 16 for the board hearing on Sept 9 and therefore would like to know soon.

Thank you in advance for your prompt attention to this matter, and I look forward to your reply.

Best regards,

Sunny Sia

---

**From:** Gormly, Adam <[GormlyA@hcfl.gov](mailto:GormlyA@hcfl.gov)>  
**Sent:** Friday, August 8, 2025 9:48 AM  
**To:** Sunny Sia <[sunnyangsia@hotmail.com](mailto:sunnyangsia@hotmail.com)>; Roth, Mecale <[mecale.roth@dot.state.fl.us](mailto:mecale.roth@dot.state.fl.us)>  
**Cc:** Nelson Anderson <[nelson@ravineseng.com](mailto:nelson@ravineseng.com)>; Nic Judie <[nic.judie@martincommercial.com](mailto:nic.judie@martincommercial.com)>; Jerry Tommasone <[Jerry.Tommasone@MartinCommercial.com](mailto:Jerry.Tommasone@MartinCommercial.com)>; Robert Smith <[robert.smith@martincommercial.com](mailto:robert.smith@martincommercial.com)>; Williams, Michael <[WilliamsM@hcfl.gov](mailto:WilliamsM@hcfl.gov)>; Tirado, Sheida <[TiradoS@hcfl.gov](mailto:TiradoS@hcfl.gov)>; Grady, Brian <[Gradyb@hcfl.gov](mailto:Gradyb@hcfl.gov)>; Lampkin, Timothy <[LampkinT@hcfl.gov](mailto:LampkinT@hcfl.gov)>; Heinrich, Michelle <[HeinrichM@hcfl.gov](mailto:HeinrichM@hcfl.gov)>; Ratliff, James <[RatliffJa@hcfl.gov](mailto:RatliffJa@hcfl.gov)>  
**Subject:** RE: Sidewalk Requirement – Project Hardship and Request for Resolution

Good morning Sunny.

Thank you for sending this correspondence regarding PRS 25-1056.

Please be advised at this time we do not have an official comment from FDOT regarding the request to remove the sidewalk requirement.

Thank you. Adam

**Adam Gormly**

**Director**

Development Services Department

---

P: (813) 276-8422

E: [GormlyA@HCFLGov.net](mailto:GormlyA@HCFLGov.net)

W: [HCFLGov.net](http://HCFLGov.net)

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**Sent:** Friday, August 8, 2025 8:18 AM

**To:** Roth, Mecale <[mecale.roth@dot.state.fl.us](mailto:mecale.roth@dot.state.fl.us)>; Gormly, Adam <[GormlyA@hcfl.gov](mailto:GormlyA@hcfl.gov)>

**Cc:** Nelson Anderson <[nelson@ravineseng.com](mailto:nelson@ravineseng.com)>; Nic Judie <[nic.judie@martincommercial.com](mailto:nic.judie@martincommercial.com)>; Jerry Tommasone <[Jerry.Tommasone@MartinCommercial.com](mailto:Jerry.Tommasone@MartinCommercial.com)>; Robert Smith <[robert.smith@martincommercial.com](mailto:robert.smith@martincommercial.com)>

**Subject:** Sidewalk Requirement – Project Hardship and Request for Resolution

**Importance:** High

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

Dear Adam and Mecale,

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When FDOT and Hillsborough County Development Services officials agreed to waive the sidewalk due to wetland impacts, lack of connectivity, and the impracticality of construction at this time, I initiated the PRS/Minor Modification process with the County Commissioners solely to formalize the waiver, as my mediated PD-approved site plan had included the sidewalk.

This decision was based on the clear understanding — supported by FDOT's written position, including Mecale's July 1, 2025, email stating:

"I agree with Sunny that the sidewalk would be a waste of resources and is not practical at this point. The Department would not be opposed to omitting the sidewalk until the future widening occurs. There is a pedestrian path on the south side of the road... The Department no longer allows the construction of boardwalks in the ROW and the impact to the wetland area by constructing any other structure would exceed the benefit of its purpose especially with no connections on either side of this development in the near future. It is additionally unnecessary to have a sidewalk to nowhere set back from the road... I am requesting that we omit the sidewalk requirement in front of this property at this time."

Now, it appears there may be a change in position on the waiver. This reversal places my project in a very difficult position:

**Time Impact:** The PRS/Minor Modification process is costly and delays completion. Reversing course midstream risks additional hearings, revisions, and further permitting delays.

**Cost Impact:** The sidewalk construction in this location, given the wetland constraints, would require significant mitigation and specialized construction, inflating costs far beyond normal frontage improvements.

**Practical Impact:** As noted, the sidewalk would connect to nothing on either side, serve no meaningful pedestrian use, and potentially be removed or reconstructed during future widening, resulting in wasted public and private resources.

I understand there are regulatory considerations and coordination between agencies, but this change in position is creating unnecessary hardship for my project — hardship that could have been avoided had I known the waiver was uncertain before initiating the PRS process.

I respectfully request that we revisit this issue promptly and work toward a final resolution that honors the original agreement to waive the sidewalk until future widening. My engineering team and I are ready to provide any additional documentation needed to support this decision.

Thank you both for your time, your prior support, and your understanding of the urgency of this matter.

Sincerely,

Sunny Sia

Sunny Self Storage



## COMMISSION

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### AGENCY COMMENT SHEET

REZONING	
<b>HEARING DATE:</b> September 9, 2025	<b>COMMENT DATE:</b> August 8, 2025
<b>PETITION NO.:</b> 25-1056	<b>PROPERTY ADDRESS:</b> 12830 E U.S. 92 Hwy, Dover
<b>EPC REVIEWER:</b> Abbie Weeks	<b>FOLIO #:</b> 082912.0000
<b>CONTACT INFORMATION:</b> (813) 627-2600 x1101	<b>STR:</b> 30-28S-21E
<b>EMAIL:</b> <a href="mailto:weeksa@epchc.org">weeksa@epchc.org</a>	
<b>REQUESTED ZONING:</b> PRS Minor Modification to PD 22-0719	
FINDINGS	
<b>WETLANDS PRESENT</b>	YES
<b>SITE INSPECTION DATE</b>	n/a
<b>WETLAND LINE VALIDITY</b>	EPC Survey valid through December 21, 2027
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	Wetlands/OSW exist within the parcel and along the right-of-way of U.S. 92
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"><li>• Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.</li><li>• The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.</li><li>• Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The</li></ul>	

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

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

**INFORMATIONAL COMMENTS:**

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

- The site plan depicts Other Surface Water (OSW) impacts that have not been authorized by the Executive Director of the EPC. The impacts to the right-of-way ditches are indicated for the proposed U.S. 92 roadway improvements. Chapter 1-11, prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan. It is recommended that a request for determination of Noticed Exempt Activities ([WEA10 - Exempt Activities in Wetlands \(formsite.com\)](http://formsite.com)) be submitted.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

aow/

ec: [sunnyangsia@hotmail.com](mailto:sunnyangsia@hotmail.com)

## AGENCY COMMENT SHEET

TO: **Zoning/Code Administration, Development Services Department**

FROM: **Reviewer:** Andria McMaugh **Date:** 08/10/2025

**Agency:** Natural Resources **Petition #:** 25-1056

☐ This agency has **no comment**

☐ This agency has **no objections**

☒ This agency has **no objections, subject to listed or attached conditions**

☐ This agency **objects, based on the listed or attached issues.**

1. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. The site plan may be modified from the Certified Site Plan to avoid tree removal. **This statement should be identified as a condition of the rezoning.**
2. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
3. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
4. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
5. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more

restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.



## Agency Review Comment Sheet

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

**TO:** Zoning Review, Development Services    **REQUEST DATE:** 7/30/2025

**REVIEWER:** Kim Cruz, Environmental Supervisor    **REVIEW DATE:** 8/8/2025

**PROPERTY OWNER:** ANA Realty LLC    **PID:** 25-1056

**APPLICANT:** Sunny Sia

**LOCATION:** 12830 E. US 92 Dover, FL 33527

**FOLIO NO.:** 82912.0000

### AGENCY REVIEW COMMENTS:

#### Summary of Applicant's Request

The applicant proposes a future right of way eminent domain plan along U.S. 92 on Folio No. 82912.0000 by the Florida Department of Transportation.

#### EVSDs Review

At this time, according to the FDEP public potable water well map, the site appears to be located within a Potable Water Wellfield Protection Area (PWWPA) due to the site being located within 500-ft of three Community Water System drinking water wells. The areas within 500-ft of the community wells are subject to the prohibitions and restrictions of the Wellhead Protections in [Chapter 62-521, Florida Administrative Code](#). A map is attached for reference; the Non-Transient Non-Community well (green dot) depicted in the attached map is currently designated by FDEP as a Community Water System well.

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



# 25-1056 PWWPA



8/5/2025, 3:31:18 PM

Public Water Supply Wells Non Federal

- Community (C)
- Nontransient Noncommunity (NTNC)

Public Water Supply Wells Non Federal 500' Buffer

Wellhead Protection Zones



Pinellas

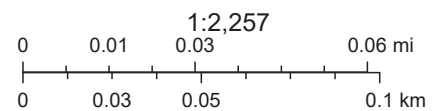
Zone 1

Zone 2

● Production Wells

Parcels

Surface Water Protection Areas



EGIS, Esri, HERE, Garmin, IPC, State of Florida, Maxar, Microsoft

## AGENCY REVIEW COMMENT SHEET

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**TO: ZONING TECHNICIAN, Planning Growth Management**

**DATE:** 07-18-2025

**REVIEWER:** Jan Kirwan, Conservation and Environmental Lands Management

**APPLICANT:** Sunny Sia

**PETITION NO:** 25-

**LOCATION:** Dover

**FOLIO NO:** 82912.0000

**SEC:** 30 **TWN:** 28 **RNG:** 21

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

COMMENTS: \_\_\_\_\_.

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

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PETITION NO.: PRS 25-1056

REVIEWED BY: Clay Walker, E.I.

DATE: 7/11/2025

FOLIO NO.: 82912.0000

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**WATER**

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

**WASTEWATER**

- ☐ The property lies within the \_\_\_\_\_ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- ☐ A \_\_\_\_ inch wastewater gravity main exists ☐ (adjacent to the site), ☐ (approximately \_\_\_\_ feet from the site) \_\_\_\_\_. 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 site is located outside of the Hillsborough County Urban Service Area, therefore water and/or wastewater service is not generally allowed. If the site is required or otherwise allowed to connect to the potable water and/or wastewater systems, there will be offsite improvements required that extend beyond a connection to the closest location with existing infrastructure. These points-of-connection will have to be determined at time of application of service as additional analysis will be required to make the final determination .