# PD Modification Application:

**Zoning Hearing Master Date:** 

MM 24-0933 November 12, 2024

**BOCC Land Use Meeting Date:** 

January 7, 2025



**Development Services Department** 

#### 1.0 APPLICATION SUMMARY

Applicant:

**Sweetwater Organic Community** 

Farm, Inc

FLU Category:

Residential-6 (RES-6)

Service Area:

Urban

Site Acreage:

3.87 MOL

Community

Plan Area:

Consistent

Town 'N Country

Overlay: None



Approvable, subject to proposed conditions

# Introduction Summary:

PD 10-1043 was approved in 2011 to allow a membership organization, single-family residential agricultural uses, agricultural stand, educational center, retail sales, weekend vendor markets and special events. The applicant requests a modification to allow for the addition of a campground to the northern parcel as an accessory use to the primary agricultural use of the property allowing up to 60 campers on 12 individual campsites, including one ADA accessible, a bathroom facility and pavilion structure; and the relocation and redesign of a 1500 sf accessory educational facility and 700 sf greenhouse that was previously approved but never constructed, to provide educational services to the public.

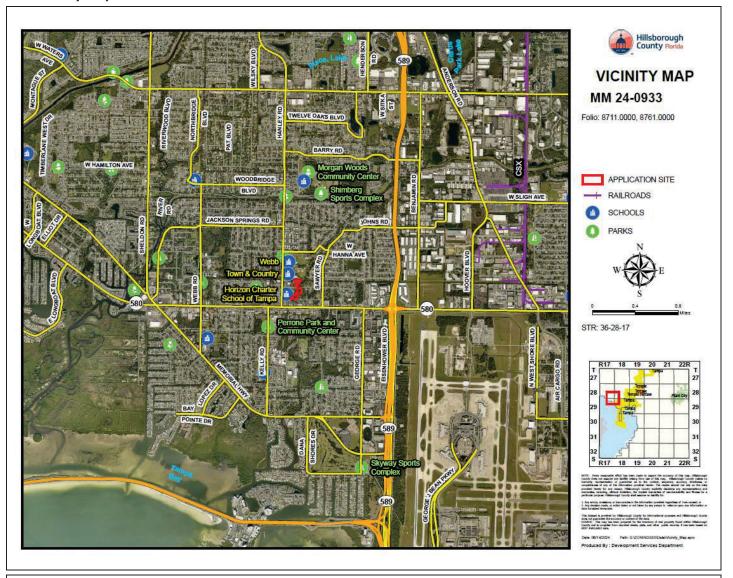
Existing Approval(s):	Proposed Modification(s):	
Membership organization, single-family residential	Add campground as an accessory use to the primary	
with agricultural uses, agricultural stand, educational	agricultural use of the property allowing up to 60 campers	
center, retail sales, weekend vendor markets and	on 12 individual campsites, including one ADA accessible,	
special events uses	and a bathroom facility and pavilion structure.	
3,000 sf education facility to the northern parcel and	The relocation and redesign of a 1500 sf accessory	
711 sf Greenhouse to the northern section of the	educational facility and 700 sf greenhouse to the south	
southern parcel	section of the southern parcel	

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

Case Reviewer: Chris Grandlienard, AICP

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

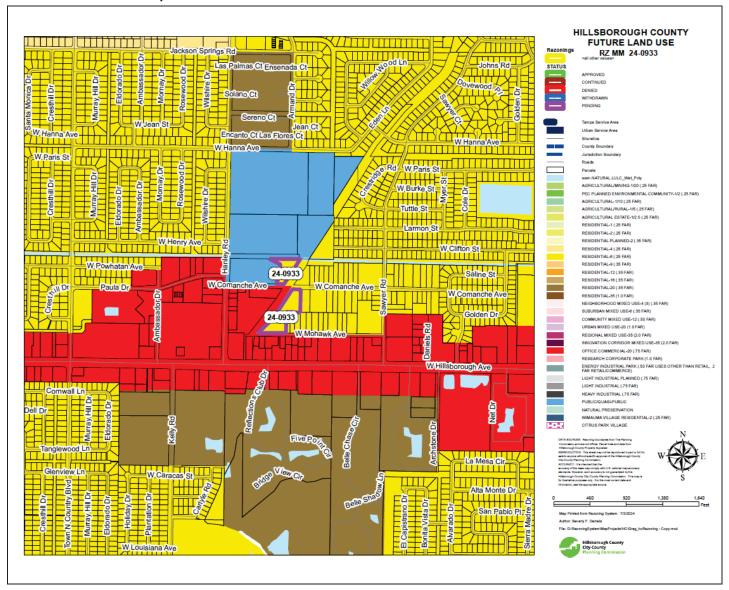
## 2.1 Vicinity Map



# **Context of Surrounding Area:**

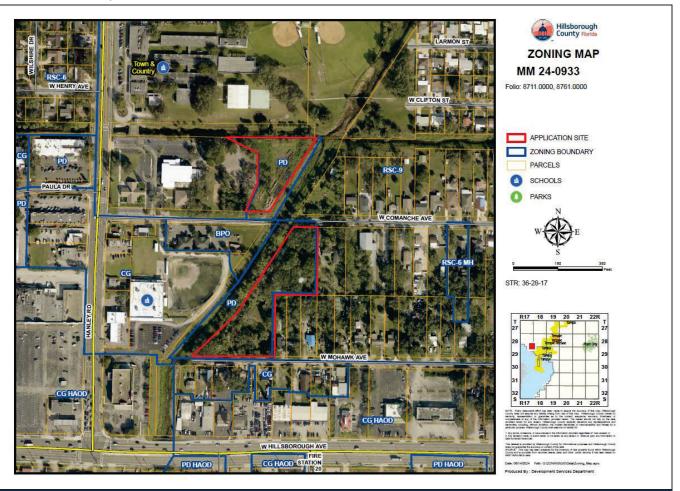
The 3.87-acre site contains two parcels and is generally located 650 feet east of the intersection of Hanley Road and West Comanche Avenue and is located in the Urban Service Area within the limits of the Town 'N Country Community Plan. The surrounding area is predominantly a mixture of single-family residential, institutional and commercial uses. Adjacent to the north is an elementary school zoned RSC-9. To the south across West Comanche Avenue is an office building zoned BPO. To the south across West Mohawk Avenue is commercial zoned CG. Adjacent to the south is also single-family residential zoned RSC-9. Adjacent to the east is single-family residential zoned RSC-9. Adjacent to the west is a church zoned RSC-9, an office zoned BPO and a Charter School zoned CG.

### 2.2 Future Land Use Map



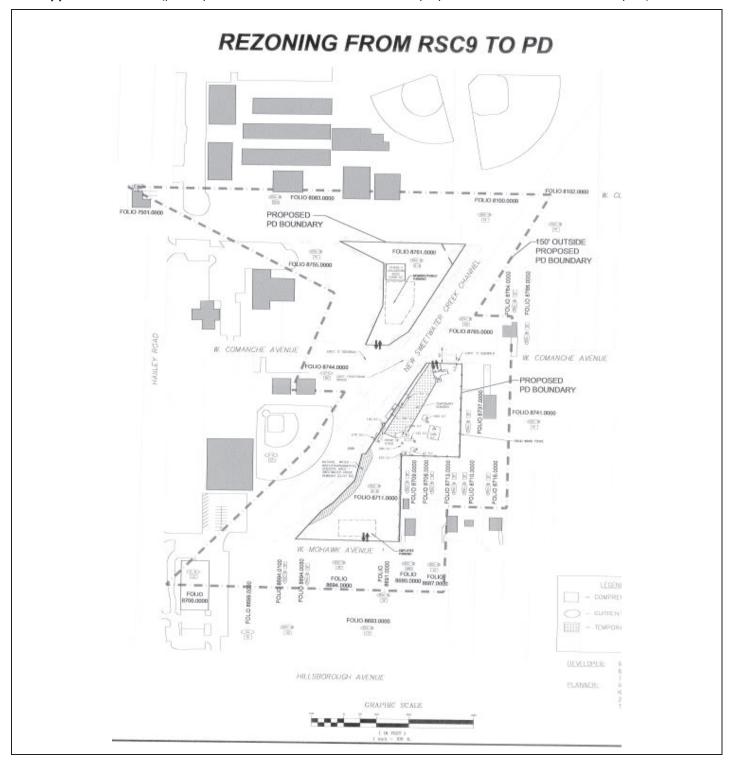
Subject Site Future Land Use Category:	Residential-6 (RES-6)
Maximum Density/F.A.R.:	6.0 du/ga / 0.25 FAR
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, multi- purpose projects and mixed-use development. Nonresidential uses shall meet established locational criteria for specific land use.

# 2.3 Immediate Area Map

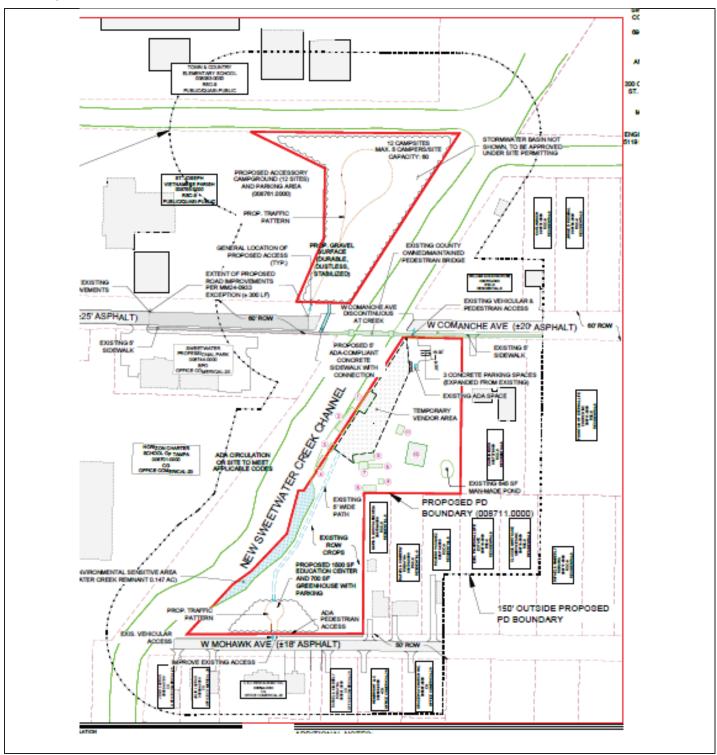


	Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:  Allowable Use:		Existing Use:	
North	RSC-9	9 du/ga	Single-Family Residential Conventional	School, Vacant	
South	BPO, RSC-9, CG	0.20 F.A.R, 9 du/ga, 0.27 F.A.R	Office, SFR, General Commercial	Office, SFR, Commercial	
East	RSC-9	9 du/ga	SFR	Vacant, SFR	
West	BPO, RSC-9, CG	0.20 F.A.R, 9 du/ga, 0.27 F.A.R	Office, SFR, General Commercial	Office, Church, Charter School	

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



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



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

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

Project Trip Generation ☐ Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	79	1	1	
Proposed	N/A**	N/A**	30	
Difference (+/-)	N/A**	N/A**	+29	

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

<sup>\*\*</sup>ITE does not include AM trips for LUC 435

Connectivity and Cross Access  Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	Х	Choose an item.	None	Meets LDC
South	Х	Vehicular & Pedestrian	None	Meets LDC
East		Choose an item.	None	Meets LDC
West		Choose an item.	None	Meets LDC
Notes:				

<b>Design Exception/Administrative Variance</b> □ Not applicable for this request			
Road Name/Nature of Request	Туре	Finding	
Mohawk Ave/Substandard Roadway	Administrative Variance Requested	Approvable	
Comanche Ave / Substandard Roadway	Design Exception Requested	Approvable	
Notes:			

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4.0 ADDITIONAL SITE INFORMATION & AGE	NCY COMMEN	TS SUMMARY		
INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes □ No	☐ Yes ⊠ No	⊠ Yes □ No	Wetlands present
Environmental Services	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ⊠ No	
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ⊠ No	
Natural Resources	☐ Yes ☒ No	☐ Yes ☐ No	☐ Yes ☐ No	
Check if Applicable:  ☑ Wetlands/Other Surface Waters  ☐ Wellhead Protection Area  ☐ Surface Water Resource Protection Area	⊠ Coastal H	Vater Wellfield Pro igh Hazard Area burban/Rural Scer port Height Restri	nic Corridor ction: 70' AMS	1
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation  ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	⊠ Yes □ No	☐ Yes ☑ No	⊠ Yes □ No	See Staff Report.
Service Area/ Water & Wastewater  ⊠ Urban ⊠ City of Tampa  □ Rural □ City of Temple Terrace	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ☑ No	
Hillsborough County School Board  Adequate □ K-5 □ 6-8 □ 9-12 ⊠ N/A  Inadequate □ K-5 □ 6-8 □ 9-12 ⊠ N/A	☐ Yes ☑ No	☐ Yes ☐ No	☐ Yes ☐ No	
Impact/Mobility Fees Campground (Per site) Mobility: \$1,369 * 12 = \$16,428 Fire: \$95 * 12 = \$1,140  Educational/Cultural Facility (Per 1,000 sq ft) Mobility: \$927 * 1.5 = \$1,390.50 Fire: \$95 * 1.5 = \$142.50				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission  ☐ Meets Locational Criteria	⊠ Yes □ No	☐ Inconsistent ☑ Consistent	□ Yes ⊠ No	See Planning Commission Report

Case Reviewer: Chris Grandlienard, AICP

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#### **5.0 IMPLEMENTATION RECOMMENDATIONS**

## 5.1 Compatibility

The site is generally located 650 feet east of the intersection of Hanley Road and West Comanche Avenue and is located in the Urban Service Area within the limits of the Town 'N Country Community Plan. The surrounding area is predominantly a mixture of single-family residential, institutional and commercial uses. Adjacent to the north is an elementary school zoned RSC-9. To the south across West Comanche Avenue is an office building zoned BPO. To the south across West Mohawk Avenue is commercial zoned CG. Adjacent to the south is also single-family residential zoned RSC-9. Adjacent to the west is a church zoned RSC-9, an office zoned BPO and a Charter School zoned CG. The subject property is designated Residential-6 (RES-6) on the Future Land Use map. The Planning Commission finds the proposed use consistent with the Comprehensive Plan.

Case Reviewer: Chris Grandlienard, AICP

The existing restrictions about operating hours and characteristics will not change. The new location of the education center and greenhouse to the southern portion of the southern parcel, folio#; 8711.0000 will be compatible with the surrounding area due to the commercial uses directly to the south across West Mohawk Avenue. The hours for services and events generally vary from 8:30 AM at the earliest and 11:00 PM at the latest. However, the late-night events are limited to a maximum of 5 per year. Previously, PD 10-1043 granted a variation to Buffer and Screening Requirements from the 10-foot buffer, Type A screening standard between a cultural/institutional classification of the types of uses on the site and the RSC-9 zoning to the east. However, a 6-foot-high solid wood fence shall be placed along the eastern property boundary of folio #8711.0000. The proposed campground on the northern parcel with folio#: 8761.0000 will not have impacts to the surrounding uses due to the natural buffer of Sweetwater Creek to the east and the Loma Slough Creek to the north. Additionally, there are natural buffering trees to the west towards the church.

The current PD 10-1043 is already approved for educational, and community uses; the addition of camping as an accessory use along with support facilities, a greenhouse and the redesign of the educational facility, would be a natural extension of the already approved uses. The property would also provide the surrounding areas, including the neighboring schools with a valuable educational resource. Additionally, adequate buffering and screening will be provided, and late-night activities will be limited to 5 times a year.

Therefore, the modification of PD 10-1043 to allow for the addition of a campground as an accessory use to the primary agricultural use of the property allowing up to 60 campers on 12 individual campsites, including one ADA accessible, a bathroom facility and pavilion structure; and the relocation and redesign of a 1500 sf accessory educational facility and greenhouse would be consistent with the existing zoning pattern of the area.

Based upon the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping with the general development pattern of the area.

#### 5.2 Recommendation

Approvable, subject to proposed conditions.

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#### **6.0 PROPOSED CONDITIONS**

# **Requirements for Certification:**

Prior to PD site plan certification, the developer shall revise the PD site plan to:

1. Add a note on the site plan that states, "Sidewalks to be provided per LDC"

**Approval** - Approval of the request, subject to the conditions listed below, is based on the revised general site plan submitted October 23, 2024.

1. The primary uses for the planned development are for the existing single-family conventional residence and those agricultural land uses identified in the Land Development Code (LDC) definition for plants and their associated production activities. Domestic fowl and bees are permitted, domestic hoofed mammals are not. The following accessory uses are permitted:

Membership organization

Agricultural stand

Educational center/services

Retail sales of products directly related to farm and membership activities

Weekend vendor market, may include entertainment (including musical performances)

Special events, such as a Neighborhood Fair (maximum five per year)

Greenhouse

Camps (maximum 60 campers in 12 campsites)

2. Development standards shall be as follows:

Existing structures 3,782-3,509 square feet (residence not included)

Proposed buildings 3,000 4,000 square feet (Phase 2)

Maximum retail use 3,300 square feet

Maximum height 50 feet
Front/rear yard setbacks 25 feet
Side yard setbacks 7.5 feet
FAR 0.84.11

Domestic fowl and bee keeping are subject to LDC Section 6.11.13 Animals

3. The restrictions for hours/days/months of operation for the uses are as follows:

Vendor Market (open to public) – Sundays, 12:00 p.m. to 5:00 p.m., November to May only

Member produce pick-up – Sundays, 12:00 p.m. to 5:00 p.m., November to May only Thursdays, 12:00 p.m. to 6:00 p.m., November to May only

Special events (maximum 5 per year) - Monday to Thursday, 5:00 p.m. to 10:00 p.m. Fridays, 5:00 p.m. to 11:00 p.m. Saturdays, 8:30 a.m. to 11:00 p.m.

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Educational center/services/membership association meetings – <u>Everyday,</u> 8:30 a.m. to 10:00 p.m.

Loading/unloading deliveries shall only occur during daylight hours

- 4. A variation to LDC Section 6.06.06 Buffering and Screening Requirements from the 10-foot buffer, Type A type screening standard between a cultural/institutional classification of the types of uses on the site and the RSC-9 zoning to the east is granted. A 6-foot-high solid wood fence shall be placed along the eastern property boundary of folio #8711.0000.
- 5. The owner shall remove or relocate the buildings that are partially located on County property on the parcel east of Sweetwater Creek if requested to do so by the County.
- 6. Site access for loading and unloading of materials from vendors and employee parking shall be from Mohawk Avenue south of the site. Access and parking for CSA members and the public shall only occur on the northwest parcel, west of the Sweetwater Creek channel. Vehicular access via W. Comanche Avenue is only for the property owner and for handicapped parking.
- 7. For purposes of calculating density, every ten campers shall constitute one dwelling unit. The length of stay for campers is limited to a maximum of 90 consecutive days. A minimum of 12 parking spaces shall be provided for the Camp use.
- 7. <u>8.</u> If approved, the Developer shall comply with all rules and regulations as found in the Hillsborough County Land Development Code, and all other ordinances and standards in effect at the time of development.
- 8. 9. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
- 9. 10. 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.
- 10.11. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
- 41.12. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.
- 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

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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.
- 17. 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.
- 18. 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.
- 19. If PD 24-0933 is approved, the County Engineer will approve a Design Exception request (dated November 3, 2024, and was found approvable by the County Engineer (on Nov 5, 2024) for the W Comanche Ave substandard road improvements. As W Comanche Ave is a substandard roadway, the developer will be required to make specific improvements to W Comanche Ave consistent with the Design Exception.
- 20. If MM 24-0933 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated November 3, 2024), which was found approvable by the County Engineer (on November 5, 2024) for Mohawk Ave substandard road improvements required pursuant to Sec. 6.04.03.L. of the LDC. Approval of this administrative variance will waive the required substandard road improvements along Mohawk Ave.
- 21. Notwithstanding anything shown on the Site Development Plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

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**Zoning Administrator Sign Off:** 

J. Brian Grady

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

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

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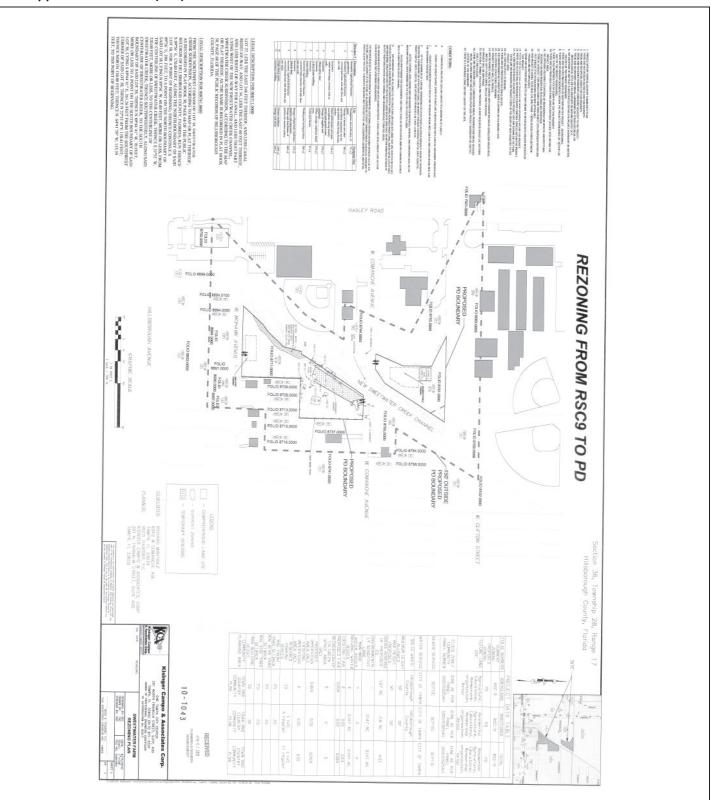
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# 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

None.

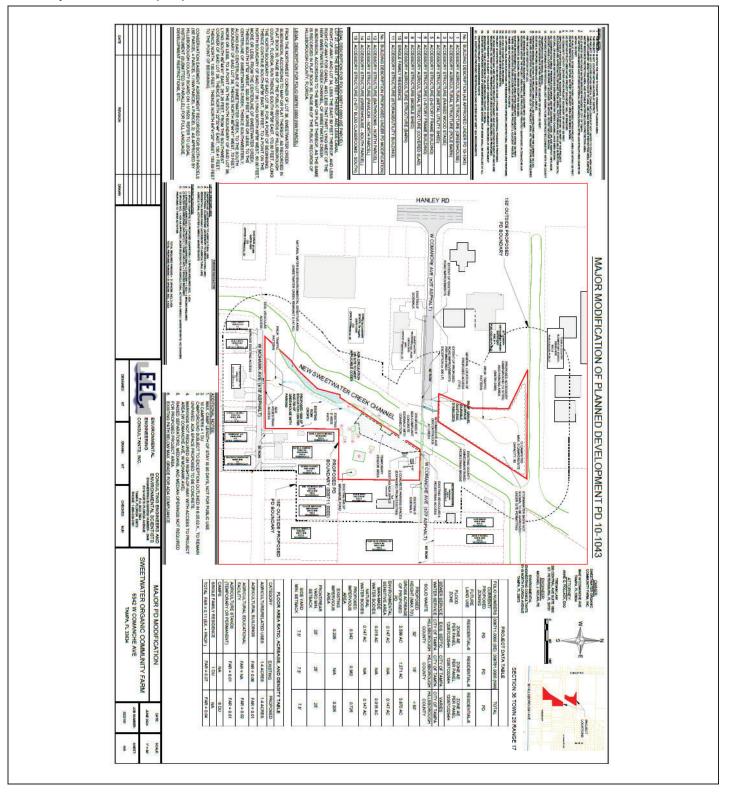
# 8.0 SITE PLANS (FULL)

# 8.1 Approved Site Plans (Full)



# 8.0 SITE PLANS (FULL)

# 8.2 Proposed Site Plan (Full)



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## 9.0 FULL TRANSPORTATION REPORT (see following pages)

#### AGENCY REVIEW COMMENT SHEET

Case Reviewer: Chris Grandlienard, AICP

TO: Zoning Technician, Development Services Department		DATE: 11/5/2024
REVIEWER: Alex Steady, AICP		AGENCY/DEPT: Transportation
PLANNING AREA/SECTOR: Town and Country /Northwest		PETITION NO: MM 24-0933
This agency has no comments.		
This agency has no objection.		
X This agency has no objection, subject to the listed or attached conditions.		d conditions.
This agency objects for the reasons set forth below.		

#### CONDITIONS OF APPROVAL

- If PD 24-0933 is approved, the County Engineer will approve a Design Exception request (dated November 3, 2024, and was found approvable by the County Engineer (on Nov 5, 2024) for the W Comanche Ave substandard road improvements. As W Comanche Ave is a substandard roadway, the developer will be required to make specific improvements to W Comanche Ave consistent with the Design Exception.
- If MM 24-0933 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated November 3, 2024), which was found approvable by the County Engineer (on November 5, 2024) for Mohawk Ave substandard road improvements required pursuant to Sec. 6.04.03.L. of the LDC. Approval of this administrative variance will waive the required substandard road improvements along Mohawk Ave.
- Notwithstanding anything shown on the Site Development Plan to the contrary, bicycle and pedestrian
  access may be permitted anywhere along the PD boundaries.

## Other Conditions

Prior to PD Site Plan Certification, the developer shall revise the PD site plan to:

Add a note on the site plan that states, "Sidewalks to be provided per LDC"

## PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a major modification to Planned Development (PD 10-1043). The proposed major modification requests to allow for the addition of a micro-campground as an accessory use to the primary agricultural use of the property, allowing up to 60 campers on 12 individual campsites, including one ADA accessible, a bathroom facility and pavilion structure; and the relocation and redesign of a 1,500 sq. ft. accessory educational/cultural facility and greenhouse that was previously approved but never constructed, to provide educational and informational services to the public. The site is comprised of two separate parcels with frontage on both Comanche Ave and Mohawk Ave +/- 0.13 miles east of the intersection of W Comanche Ave and Hanley Rd. The Future Land Use designation of the site is Residential -6 (R-6)

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#### Trip Generation Analysis:

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis. 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 <u>Trip Generation Manual</u>, 11th Edition.

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#### Existing Zoning:

Zoning, Land Use/Size	24-Hour Two- Way Volume	Total Peak Hour Trips AM PM	
PD, Wholesale Nursery (ITE LUC 818)	79	1	1

## Proposed Zoning:

Zoning, Land Use/Size	24-Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD, 12 Site Campground/Recreational Vehicle Park (ITE LUC 416)	5	3	3
PD, 7,640 sf Multipurpose Recreational Facility (ITE LUC 435)	N/A*	N/A*	27
Total	N/A*	N/A*	30

<sup>\*</sup>The 11th edition of the ITE Trip Generation manual does not include daily counts for ITE Code 435).

#### Trip Generation Difference:

The Continue Distriction.				
Zoning, Land Use/Size	24-Hour Two- Way Volume	Total Peak Hour Trips		
		AM	PM	
Difference	N/A	N/A	+29	

#### TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on W Comanche Ave and Mohawk Ave. Comanche Ave is a 2-lane, undivided, substandard Hillsborough County maintained local roadway characterized by +/- 10-foot wide travel lanes. There are intermittent sidewalks within the vicinity of the project. Mohawk Ave is a 2-lane, undivided, substandard, Hillsborough County-maintained local roadway characterized by +/- 10-foot lanes. There are intermittent sidewalks within the vicinity of the project.

#### SITE ACCESS

The proposed PD includes two separate folios (8711.0000 and 8761.0000). Folio 8761.0000 will have one vehicular and pedestrian access to W Comanche Ave. Folio 8711.000 will have one full vehicular and pedestrian access to W Comanche Ave and W Mohawk Ave.

### DESIGN EXCEPTION REQUEST – W COMANCHE AVE SUBSTANDARD ROAD

As W Comanche Ave is a substandard local roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request (dated November 3, 2024) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the request approvable (on November 5, 2024). The deviations from the Hillsborough County Transportation Technical Manual (TTM) TS-7 Typical Section (for 2-lane Urban Roadways) include:

- Stabilized grass shoulders are proposed, rather than paved shoulders.
- The ditches and clear zone are narrower than TS-7 (See proposed TS) because there is not
  enough right-of-way to construct them at full-width, and because of the placement of the
  existing sidewalk on south side relative to the travel lanes.

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No bike lanes are proposed to be constructed.

- No sidewalk is proposed on the north side.
- 44 feet of right-of-way (existing) versus 96 feet of right-of-way required for Hillsborough County TS-7

If 24-0933 is approved, the County Engineer will approve the Design Exception request.

# ADMINISTRATIVE VARIANCE - WEST MOHAWK AVE SUBSTANDARD ROAD

The applicant's Engineer of Record (EOR) submitted a Sec. 6.04.02.B Administrative Variance request (dated November 3, 2024) from the Sec. 6.04.03.L. requirement governing substandard road improvements. Based on factors presented in the Administrative Variance (AV) request, the County Engineer found the AV request approvable (on November 5, 2024). This request will relieve the developer of its responsibilities to improve West Mohawk Ave to current roadway standards. If this zoning modification is approved, the County Engineer will approve the above-referenced Sec. 6.04.02.B Administrative Variance request.

#### ROADWAY LEVEL OF SERVICE

Comanche Ave and Mohawk Ave are not regulated roadways. As such, they were not included in the 2020 Level of Service Report.

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From: Williams, Michael

To: Michael Nolan, PE; Elizabeth Rodriguez

Cc: Anne Q. Polladt; Grandlenard, Christopher; Steady, Alexander; Sleady, Alexander; Tirado, Sheida; PW-CEIntake;

De Leon, Eleonor

Subject: FW: MM 24-0933 - Administrative Variance & Design Exception

Date: Tuesday, November 5, 2024 12:02:00 PM

Attachments: image002.png image004.png

image004.png 24-0933 AVAd 11-04-24.pdf 24-0933 DEAd 11-04-24.pdf

Importance: High

You don't often get email from williamsm@hcfl.gov. Learn why this is important

#### Mike/Libby,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) and Design Exception (DE) for PD 24-0933 APPROVABLE.

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

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

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

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

#### Mike

#### Michael J. Williams, P.E.

Director, Development Review County Engineer Development Services Department

P: (813) 307-1851 M: (813) 614-2190 E: <u>Williamsm@HCFL.gov</u> W: HCFLGov.net

ZHM HEARING DATE: November 12, 2024

BOCC LUM MEETING DATE: January 7, 2025 Case Reviewer: Chris Grandlienard, AICP

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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From: Tirado, Sheida <TiradoS@hcfl.gov> Sent: Monday, November 4, 2024 3:50 PM

To: Williams, Michael <WilliamsM@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov> Co: Steady, Alexander <Alexander.Steady@kimley-horn.com>; Steady, Alexander

<SteadyAl@hcfl.gov>

Subject: MM 24-0933 - Administrative Variance & Design Exception

Importance: High

Hello Mike.

The Attached AV & DE are APPROVABLE to me, please include the following people in your email response:

libbytraffic@yahoo.com mnolan@eec-tampabay.com apollack@trenam.com grandlienardc@hcfl.gov steadyal@hcfl.gov

alexander.steady@kimley-horn.com

Best Regards,

Sheida L. Tirado, PE

Transportation Review Manager Development Services Department

E. TiradoS@HCFL.gov

P: (813) 276-8364 | M: (813) 564-4676

601 E. Kernedy Blvd., Tampa, FL 33602 HCFL.gov

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ZHM HEARING DATE: November 12, 2024

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Public Records law.

From: Rome, Ashley < RomeA@hcfl.gov>
Sent: Monday, November 4, 2024 1:22 PM

To: Steady, Alexander < Steady Al@hcfl.gov >; myersa < myersa@plancom.org >; Andrea Stingone

<andrea.stingone@hcps.net>; Kaiser, Bernard <Kaiserb@hcfl.gov>; Bryant, Christina</a>

<BryantC@epchc.org>; Shelton, Carla <Sheltonc@hcfl.gov>; Carlos Santos

<<u>carlos.santos@swfwmd.state.fl.us</u>>; Hummel, Christina <<u>HummelC@hcfl.gov</u>>; Walker, Clarence

<<u>WalkerCK@hcfl.gov</u>>; Converse, Amanda <<u>ConverseA@hcfl.gov</u>>; Santos, Daniel

<daniel.santos@dot.state.fl.us>; David Ayala <David Ayala@dot.state.fl.us>; Franklin, Deborah

<FranklinDS@hcfl.gov>; DeWayne Brown <br/>
brownd2@gohart.org>; Lindstrom, Eric

<<u>LindstromE@hcfl.gov</u>>; Glorimar Belangia <<u>Glorimar.Belangia@hcps.net</u>>; Greg Colangelo

<colangeg@plancom.org>; Petrovic, Jaksa <<u>PetrovicI@hcfl.gov</u>>; Jkhamilton

<jkhamilton@tecoenergy.com>; Ratliff, James <RatliffJa@hcfl.gov>; Dalfino, Jarryd

<Dalfinol@hcfl.gov>; Mackenzie, Jason <Mackenziel@hcfl.gov>; Greenwell, Jeffry

<Greenwell/@hcfl.gov>; REYNOLDS, JENNIFER L <irevnolds@teamhcso.com>; PerazaGarciaJ

<PerazaGarciaJ@gohart.org>; Jillian Massey <masseyi@plancom.org>; Blinck, Jim

<<u>BlinckJ@hcfl.gov</u>>; Turbiville, John (Forest) <<u>TurbivilleJ@hcfl.gov</u>>; Josh Blackman

<blackmani@plancom.org>; Pezone, Kathleen < Pezonek@hcfl.gov>; McGuire, Kevin

<McGuireK@hcfl.gov>; Cruz, Kimberly <CruzKi@hcfl.gov>; landuse-

zoningreviews@tampabaywater.org; Mineer, Lindsey < Lindsey.Mineer@dot.state.fl.us>; Lisa

Esposito <a href="mailto:sposito@myfwc.com">! Lynch, Michael <a href="

<mxganas@tecpenergy.com>; Melissa Lilenhard lienhardm@plancom.org>; Hamilton, Mona

<<u>HamiltonM@hcfl.gov</u>>; Fest, Nacole <<u>FestN@hcfl.gov</u>>; Hansen, Raymond <<u>HansenR@hcfl.gov</u>>;

Hessinger, Rebecca < HessingerR@hcfl.gov>; Renee Kamen < renee kamen@hcps.net>; Cabrera,

Richard < CabreraR@hcfl.gov>; Carroll, Richard < CarrollR@hcfl.gov>; Perez, Richard

<PerezRL@hcfl.gov>; Rodriguez, Dan <RodriguezD@gohart.org>; Impact Fees

<ImpactFees@hcfl.gov>; Rosenbecker, Victoria <RosenbeckerV@hcfl.gov>; Dickerson, Ross

<<u>DickersonR@hcfl.gov</u>>; RP-Development <<u>RP-Development@hcfl.gov</u>>; Curll, Ryan

<<u>CurllRv@hcfl.gov</u>>; Sanchez, Silvia <<u>sanchezs@epchc.org</u>>; Rose, Sarah <<u>RoseSJ@hcfl.gov</u>>; Bose,

Swati <<u>Boses@hcfl.gov</u>>; Tony Mantegna <<u>tmantegna@tampaairport.com</u>>; Salisbury, Troy

<SalisburyT@hcfl.gov>; Tyrek Royal <royalt@plancom.org>; Weeks, Abbie <weeksa@epchc.org>;

WetlandsPermits@epchc.org; Willow Michie <<u>michiew@plancom.org</u>>

Cc: Grady, Brian < Gradyb@hcfl.gov>; Timoteo, Rosalina < TimoteoR@hcfl.gov>; Perez, Richard

<PerezRL@hcfl.gov>; Ratliff, James <RatliffJa@hcfl.gov>; Tirado, Sheida <TiradoS@hcfl.gov>;

Williams, Michael < Williams Mr whofl.gov>

Subject: RE MM 24-0933

#### Good Day All,

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

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

ZHM HEARING DATE: November 12, 2024

BOCC LUM MEETING DATE: January 7, 2025 Case Reviewer: Chris Grandlienard, AICP

Planner assigned:

Planner: Christopher Grandlienard

Contact: grandlienardc@hillsboroughcounty.org

Have a good one,

# Ashley Rome

Planning & Zoning Technician Development Services Dept.

P: (813) 272-5595

E: romea@hillsboroughcounty.org

W: HCFLGov.net

#### Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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ZHM HEARING DATE: November 12, 2024 BOCC LUM MEETING DATE: January 7, 2025

Development Services

Case Reviewer: Chris Grandlienard, AICP



# Supplemental Information for Transportation Related Administrative Reviews

#### Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not
  accompanied by this form, or where the form is partially incomplete.
- · A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at <u>deleone@HCFL.gov</u> or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	<ul> <li>Section 6.04.02.B. Administrative Variance</li> <li>Technical Manual Design Exception Request</li> <li>Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.)</li> <li>Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)</li> </ul>		
Submittal Type (check one)	☐ New Request ☐ Revised Request ☐ Additional Information		
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<ul> <li>□1.</li> <li>□4.</li> <li>□2. Mohawk Ave. AV</li> <li>□5.</li> <li>□6.</li> </ul>		
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.			
Project Name/ Phase Sweetwater Far	m		
<b>Important:</b> The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.			
Folio Number(s)  008711.0000 and 008761.0000  Check This Box If There Are More Than Five Folio Numbers			
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").			
Name of Person Submitting Request	Elizabeth Rodriguez		
Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.			
<b>Current Property Zoning Designation</b>			
Important: For Example, type "Residential Multi-Family Conventional — 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at <a href="https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html">https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</a> . For additional assistance, please contact the <a href="https://maps.hillsboroughcounty.org/maphillsborough.html">272-5600 Option 3</a> .			
Pending Zoning Application Number	MM24-0933		
Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.  Related Project Identification Number			
(Site/Subdivision Application Number)			
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".			

APPLICATION NUMBER: MM 24-0933

ZHM HEARING DATE: November 12, 2024

BOCC LUM MEETING DATE: January 7, 2025 Case Reviewer: Chris Grandlienard, AICP

Received November 4, 2024 Development Services

Elizabeth Rodriguez & Associates, Inc. 18156 Sandy Pointe Drive Tampa, Florida 33647

November 3, 2024

Mr. Michael J. Williams, P.E. Hillsborough County 601 East Kennedy Blvd. Tampa, FL 33602

Dear Mr. Williams:

RE: MM 24-0933 Substandard Roadway Administrative Variance (West Mohawk Avenue) Sweetwater Farm – FOLIO # 008711.0000 and 008761.0000

Please accept this letter as a formal request for your approval of an administrative variance to Section 6.04.03.L(1) of the Hillsborough County Land Development Code (LDC), which states:

"Improvements and upgrading of existing roadways are to conform with standards for new roadways of the same access class. Exception to these standards shall be allowed only where physically impossible for the permittee to comply or otherwise upgrade existing site conditions. All such exceptions shall be approved by the Director of Public Works." The "standards for new roadways" to which this section of the LDC refers are included in the Hillsborough County Transportation Technical Manual (TTM). The TTM mandates Typical Section 7 (TS-7) for this local roadway. (See attachment.)

The subject property is in for a major modification as is shown on the attached Site Plan and Location Map.

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Received November 4, 2024 Development Services

The LDC allows for relief of certain standards of Section 6.04 Access Management, subject to providing the following information and justifications.

Site Information: FOLIO ## 008711.0000 and 008761.0000

Associated Application Number: MM24-0933

Type of Request: Administrative variance to Section 6.04.02.B

- Section of the LDC from which the variance is being sought, as well as any associated zoning conditions which require said improvements: Relief from LDC Section 6.04.03.L(1) is sought.
- Description of what the LDC/zoning conditions require: The LDC requires that the roadways the project accesses be standard roadways, per the Transportation Technical Manual.
- 6. Description of existing roadway conditions (e.g., Pavement width, lane width, condition, number of lanes, bicycles/sidewalk facilities): The site proposes access to West Mohawk Avenue. West Mohawk Avenue is a rural road section and includes: (a) Pavement width/lane width measurements are attached. They depict 10-foot lanes, and 20 feet of pavement. (b) There is approximately 48 feet of right of way. (See attached photographs that show 14 foot measurement from the utility pole on the south side to the edge of pavement, and 14 foot measurement from the utility pole on the north side to the edge of pavement. When added to the 20 foot pavement width, this results in a 48 foot right-of-way width.) (c) There are no sidewalks. (d) West Mohawk Avenue does not have bike lanes. (e) The pavement appears to be in good condition (See photographs). (f) There are no paved shoulders. However, there are 4 foot stabilized grass shoulders, as well as ditches on both sides of West Mohawk Avenue.
- 7. Justification for request and any information you would like considered such as cost/benefit analysis, land use plans, policies, and local traffic circulation/operation of the site and adjacent areas. Justification must address Section 6.04.02B.3 criteria (a), (b), and (c). In the consideration of the variance request, the issuing authority shall determine to the best of its ability whether the following circumstances are met:
  - a. There is an unreasonable burden on the applicant. The applicant cannot bring the roadway fully up to TS-7 standards, because TS-7 requires 96 feet of right-of-way. There is only 48 feet of available right-of-way. While, hypothetically, the developer could provide some right-of-way along his frontage on his side of the street, he could not provide it on the opposite side to provide the full section or full the full length of the segment to the next intersection. (Note that right-of-way dedication is not planned along West Mohawk Avenue.)
  - b. The variance would not be detrimental to the public health, safety, and welfare The existing typical section is safe in its current configuration, especially given the fact that this is a dead end roadway, and thus, all vehicles will be traveling at extremely low rates of speed. The posted speed on this segment of West Mohawk Avenue is 25 mph.

APPLICATION NUMBER: MM 24-0933

ZHM HEARING DATE: November 12, 2024

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Received November 4, 2024 Development Services

- c. Without the variance, reasonable access cannot be provided. In the evaluation of the variance request, the issuing authority shall consider the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas. The trip generation for the proposed use is very low, and the existing roadway can accommodate this traffic. See attached trip generation.
- Documentation/other attachments: Attached are site plan; location map; TS-7; photographs and measurements; and trip generation

Sincerely,



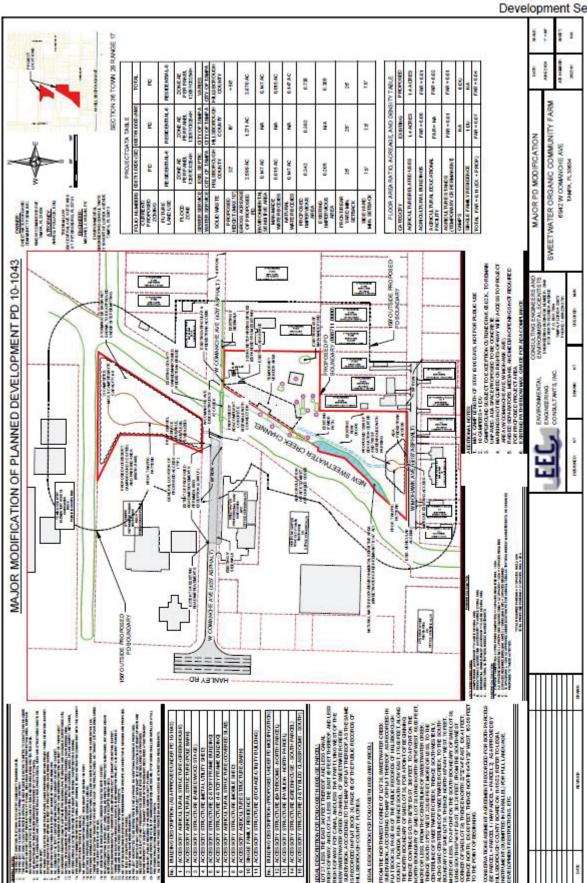
This item has been digitally signed and sealed by Michael J. Nolan on the date adjacent to the seal.

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

Michael J. Nolan, P.E.

Based upon the information provided by the application, this request is:
Disapproved
Approved with Conditions
Approved
If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E. at (813) 276-8364.
Sincerely,
Michael J. Williams, P.E.
Hillsborough County Engineer

Case Reviewer: Chris Grandlienard, AICP

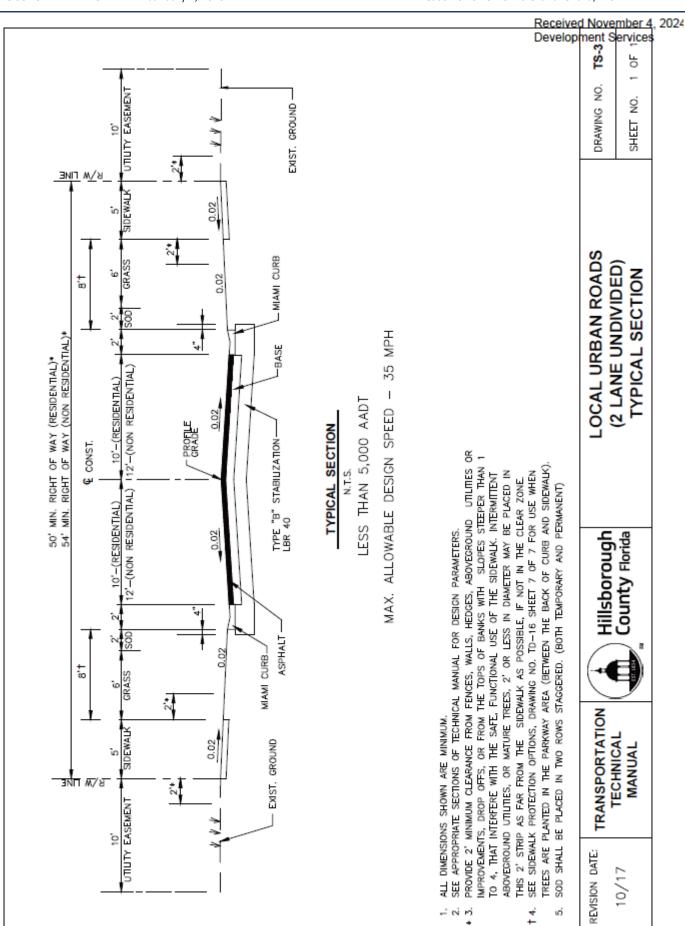




LOCATION MAP

ZHM HEARING DATE: November 12, 2024 BOCC LUM MEETING DATE: January 7, 2025

Case Reviewer: Chris Grandlienard, AICP



Case Reviewer: Chris Grandlienard, AICP



14 feet from edge of pavement to pole on north side.

APPLICATION NUMBER: MM 24-0933 ZHM HEARING DATE: November 12, 2024 BOCC LUM MEETING DATE: January 7, 2025

Case Reviewer: Chris Grandlienard, AICP



20 foot pavement width.

Case Reviewer: Chris Grandlienard, AICP



14 feet - edge of pavement to utility poles on south side.

APPLICATION NUMBER: MM 24-0933

ZHM HEARING DATE: November 12, 2024

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TABLE 1: Trip Generation

ITE Code	Land Use Type	Size/ Units	Daily Trips	AM Peak- Hour Trips In	AM Peak- Hour Trip Out	PM Peak- Hour Trips In	PM Peak- Hour Trips Out
416	Campground/ Recreational Vehicle Park	12	N/A	1	2	2	1
435	Multipurpose Recreational Facility	7,640	N/A	N/A	N/A	15	12
	TOTAL	-	N/A	1	2	17	13

ZHM HEARING DATE: November 12, 2024 BOCC LUM MEETING DATE: January 7, 2025

> Received November 4, 2024 Development Services

Case Reviewer: Chris Grandlienard, AICP



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- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at <u>deleone@HCFL.gov</u> or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	<ul> <li>Section 6.04.02.B. Administrative Variance</li> <li>★ Technical Manual Design Exception Request</li> <li>Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.)</li> <li>Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)</li> </ul>		
Submittal Type (check one)	☐ New Request ☐ Revised Request ☐ Additional Information		
Submittal Number and Description/Running History	<ul><li>□1.</li><li>□4.</li><li>□5.</li></ul>		
(check one and complete text box using instructions provided below)	<b>x</b> 3.		
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.			
Project Name/ Phase Sweetwater Far	m		
Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance.  If request is specific to a discrete phase, please also list that phase.			
Folio Number(s) 08711.0000 and	008761.00000  Check This Box If There Are More Than Five Folio Numbers		
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").			
Name of Person Submitting Request	Elizabeth Rodriguez		
Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.			
Current Property Zoning Designation			
Important: For Example, type "Residential Multi-Family Conventional — 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at <a href="https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html">https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</a> . For additional assistance, please contact the <a href="https://contact.ntml">20ning Counselors</a> at the Center for Development Services at (813) 272-5600 Option 3.			
Pending Zoning Application Number	MM24-0933		
Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.			
Related Project Identification Number (Site/Subdivision Application Number)			
<b>Important:</b> This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".			

ZHM HEARING DATE: November 12, 2024 BOCC LUM MEETING DATE: January 7, 2025

Received November 4, 2024

Development Services

Case Reviewer: Chris Grandlienard, AICP

Elizabeth Rodriguez & Associates, Inc. 18156 Sandy Pointe Drive Tampa, Florida 33647

November 3, 2024

Mr. Michael J. Williams, P.E. Development Review Director, County Engineer Hillsborough County 601 East Kennedy Blvd., 20<sup>th</sup> Floor Tampa, FL 33602

Dear Mr. Williams:

RE: MM 24-0933 Design Exception for Substandard Roadway (Sweetwater Farm - West Commanche Avenue) - FOLIO # 008711-0000 and 008761-0000

The subject property is under review, as shown on the attached **Site Plan** and **Location Map**. This design exception per Transportation Technical Manual Section 1.7 to meet requirements of Land Development Code 6.04.03.L: Existing Facilities, is to request that the developer not be required to bring West Commanche Avenue *fully* up to County standards, but to instead allow for some reasonable improvements as described herein.

EXISTING CONDITIONS – Just west of the site, West Comanche Avenue has 24-feet of pavement and two 12 foot travel lanes. There is approximately 44 feet of right of way. (See attached photographs that show 9 foot measurement from the utility pole on the south side to the edge of pavement, and 11 foot measurement from the utility pole on the north side to the edge of pavement. When added to the 24 foot pavement width, this results in a 44 foot right-of-way width.) The pavement condition appears to be good (See photograph.). There is no curb and gutter, nor bike lanes. There is sidewalk in very good condition on the south side of the roadway, on the same side as the project that extends from Hanley Road across the creek and to Sawyer Road to the east. The road transitions to a 10-foot wide gravel section adjacent to the site.

PROPOSED IMPROVEMENTS – A modified TS-7 is proposed, as is shown in the Typical Section Exhibit from the end of asphalt pavement to just east of the project driveway, as shown in the Project Limits Exhibit, a distance of 300 feet (the total length of proposed improvements). The roadway will be improved, but not brought fully to TS-7 standards because a standard TS-7 section would require 96 feet of right of way. No right-of-way dedication will occur with this project. The existing 12 foot lanes will be extended to reconstruct the segment that is currently gravel.

The proposed typical section (attached) differs from the Hillsborough County TS-7 (attached), as follows:

APPLICATION NUMBER:	MM 24-0933	
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- Stabilized grass shoulders are proposed, rather than paved shoulders.
- The ditches and clear zone are more narrow than TS-7 (See proposed TS) because there is not
  enough right-of-way to construct them at full-width, and because of the placement of the
  existing sidewalk on south side relative to the travel lanes.
- No bike lanes are proposed to be constructed.
- No sidewalk is proposed on the north side.
- 44 feet of right-of-way (existing) versus 96 feet of right-of-way required for Hillsborough County TS-7

#### JUSTIFICATION FOR THE REQUEST

There is not right-of-way available to bring the roadway completely up to TS-7 standards. Furthermore, this land use is a low trip generator (See attached trip generation table.) and there should be a rough nexus between the cost of the improvement and the transportation impacts. Thirdly, this section only serves project traffic, as there is no through vehicular traffic because of the dead end. Because of the dead end, vehicles will be traveling at low rates of speed and this will help mitigate the impact of the sidewalk being close to the travel lanes on the south side of the TS, although it should be noted that this is a continuation of the existing section.

If you have any questions/comments regarding this letter, please call me at 813.545.3316.

Sincerely,



This item has been digitally signed and sealed by Michael J. Nolan on the date adjacent to the seal.

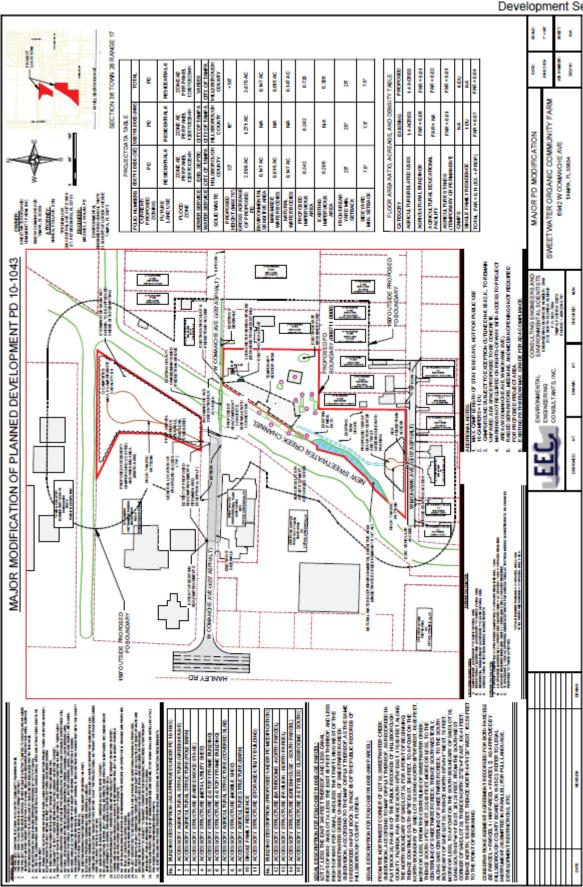
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Michael J. Nolan, PE

Hillsborough County Engineer

Based upon the information provided by the application, this request is:
Disapproved
Approved with Conditions
Approved
If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E. at (813) 276-8364.
Sincerely,
Michael J. Williams, P.E.

Case Reviewer: Chris Grandlienard, AICP



APPLICATION NUMBER: MM 24-0933

ZHM HEARING DATE: November 12, 2024
BOCC LUM MEETING DATE: January 7, 2025

Case Reviewer: Chris Grandlienard, AICP



LOCATION MAP

APPLICATION NUMBER: MM 24-0933

ZHM HEARING DATE: November 12, 2024

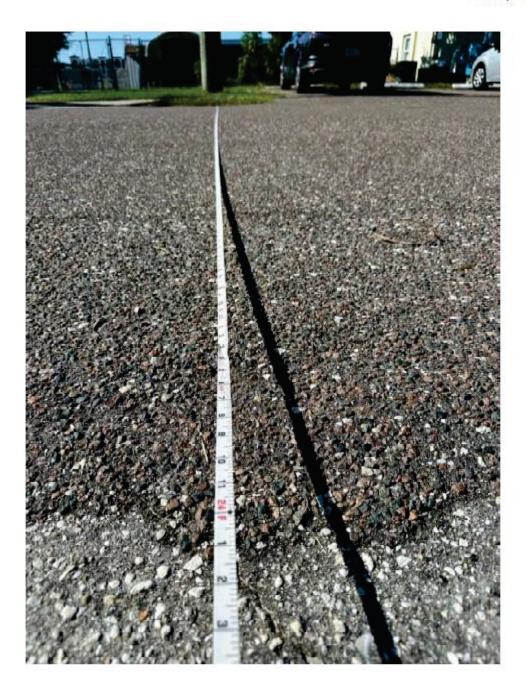
BOCC LUM MEETING DATE: January 7, 2025 Case Reviewer: Chris Grandlienard, AICP



9 feet - edge of pavement to utility poles on south side

BOCC LUM MEETING DATE: January 7, 2025

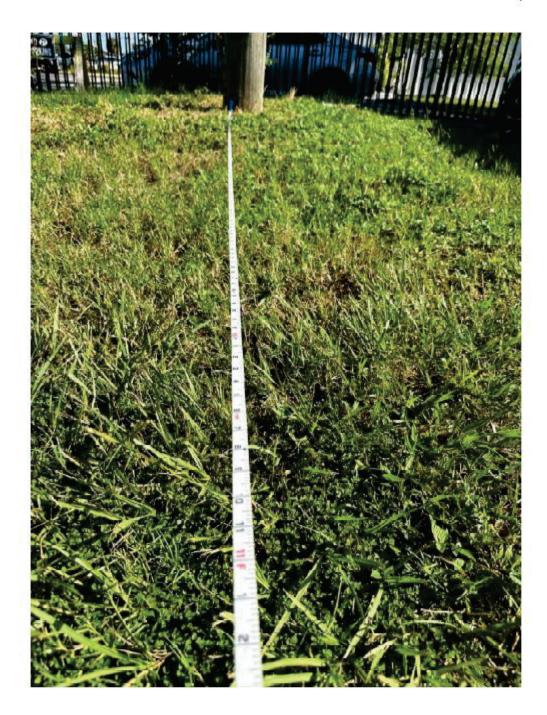
Case Reviewer: Chris Grandlienard, AICP



24 feet of pavement – note also the very good pavement condition

ZHM HEARING DATE: November 12, 2024 BOCC LUM MEETING DATE: January 7, 2025

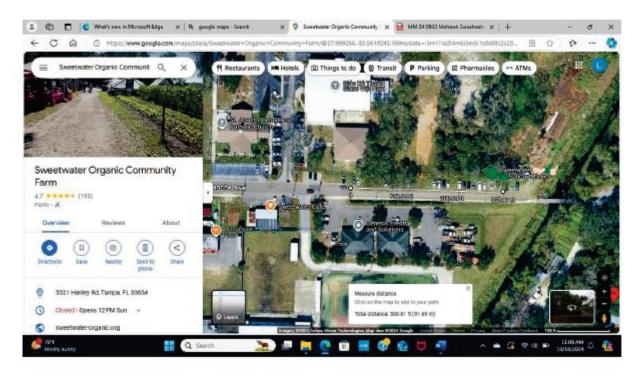
Case Reviewer: Chris Grandlienard, AICP



11 feet from edge of pavement to utility poles on the north side of the street

ZHM HEARING DATE: November 12, 2024 BOCC LUM MEETING DATE: January 7, 2025

Case Reviewer: Chris Grandlienard, AICP



Limits of Construction – End of Pavement to just east of planned project driveway (300 feet)

ZHM HEARING DATE: November 12, 2024

BOCC LUM MEETING DATE: January 7, 2025 Case Reviewer: Chris Grandlienard, AICP

TABLE 1: Trip Generation

ITE Code	Land Use Type	Size/ Units	Daily Trips	AM Peak- Hour Trips In	AM Peak- Hour Trip Out	PM Peak- Hour Trips In	PM Peak- Hour Trips Out
416	Campground/ Recreational Vehicle Park	12	N/A	1	2	2	1
435	Multipurpose Recreational Facility	7,640	N/A	N/A	N/A	15	12
	TOTAL	-	N/A	1	2	17	13

ZHM HEARING DATE: November 12, 2024 BOCC LUM MEETING DATE: January 7, 2025

Case Reviewer: Chris Grandlienard, AICP

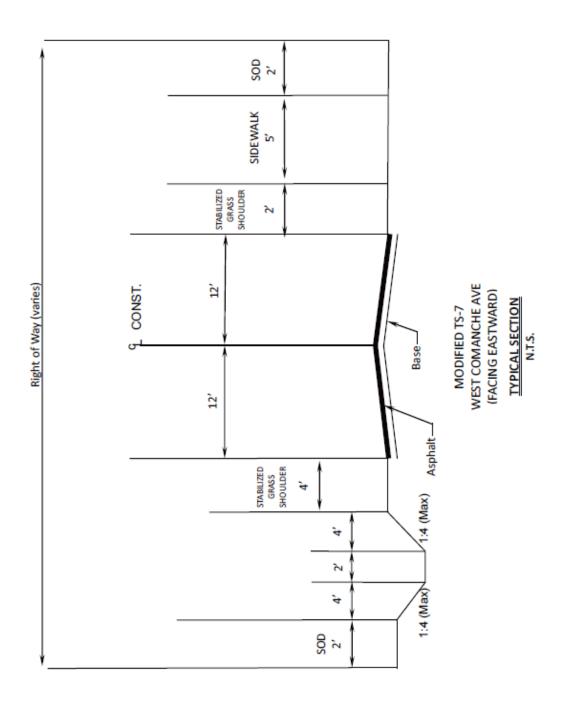
2024

Received November 4, Development Services TS-7 능 Š EASEMENT 2 DRAWING õ SHEFT EXIST, GROUND 2,4 SOD UTILITY POLES-5 0.02 LOCAL & COLLECTOR RURAL ROADS NO TREES OR SHRUBS (2 LANE UNDIVIDED) TYPICAL SECTION 2' MIN TO F. 4 MAY ALLOWABLE DESIGN SPEED - 50 MPH CLEAR ZONE VARIES 825 FOR LESS THAN 10,000 AADT TYPE "B" STABILIZATION LBR 40 5' PAVED: SHLDR. MIN. RIGHT OF WAY TYPICAL SECTION PROFILE CONST UTILITES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT) 5' PAVED SHLDR. 96 0.02 PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND Hillsborough County Florida ALL DIMENSIONS SHOWN ARE MINIMUM. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS ASPHALT CLEAR ZONE 252 VARIES MAX. NO TREES OR SHRUBS 2' MIN TO 3.5' TRANSPORTATION TECHNICAL -EXIST. GROUND MANUAL UNIONY POLES DEWAL - FLAT я/м шие 8 EASEMENT REVISION DATE: 10/17 4, 10,

APPLICATION NUMBER: MM 24-0933

ZHM HEARING DATE: November 12, 2024
BOCC LUM MEETING DATE: January 7, 2025

Case Reviewer: Chris Grandlienard, AICP



APPLICATION NUMBER: MM 24-0933

ZHM HEARING DATE: November 12, 2024

BOCC LUM MEETING DATE: January 7, 2025 Case Reviewer: Chris Grandlienard, AICP

#### **COUNTY OF HILLSBOROUGH**

# RECOMMENDATION OF THE LAND USE HEARING OFFICER

**APPLICATION NUMBER:** MM 24-0933

**DATE OF HEARING:** November 12, 2024

**APPLICANT:** Sweetwater Organic Community Farm,

Inc.

**PETITION REQUEST:** The Major Modification request is to PD

10-1043 to permit a campground on the northern parcel as an accessory use and to relocate and redesign the approved but not built educational

facility and greenhouse

**LOCATION:** 650 feet east of the intersection of

Hanley Road and Comanche Avenue

**SIZE OF PROPERTY:** 3.87 acres, m.o.l.

**EXISTING ZONING DISTRICT:** PD 10-1043

FUTURE LAND USE CATEGORY: RES-6

SERVICE AREA: Urban

**COMMUNITY PLAN:** Town N' Country

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

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

## 1.0 APPLICATION SUMMARY Development Services Department



Applicant: Sweetwater Organic Community Farm, Inc.

FLU Category: Residential-6 (RES-6)

Service Area: Urban Site Acreage: 3.87 MOL

Community Plan Area: Town 'N Country

Overlay: None

#### Introduction Summary:

PD 10-1043 was approved in 2011 to allow a membership organization, single-family residential agricultural uses, agricultural stand, educational center, retail sales, weekend vendor markets and special events. The applicant requests a modification to allow for the addition of a campground to the northern parcel as an accessory use to the primary agricultural use of the property allowing up to 60 campers on 12 individual campsites, including one ADA accessible, a bathroom facility and pavilion structure; and the relocation and redesign of a 1500 sf accessory educational facility and 700 sf greenhouse that was previously approved but never constructed, to provide educational services to the public.

#### Existing Approval(s):

#### Membership organization, singlefamily residential with agricultural uses, agricultural stand, educational center, retail sales, weekend vendor markets and special events uses

#### Proposed Modification(s):

Add campground as an accessory use to the primary agricultural use of the property allowing up to 60 campers on 12 individual campsites, including one ADA accessible, and a bathroom facility and pavilion structure.

3,000 sf education facility to the northern parcel and 711 sf of the southern parcel

The relocation and redesign of a 1500 sf accessory educational facility and 700 sf Greenhouse to the northern section greenhouse to the south section of the southern parcel

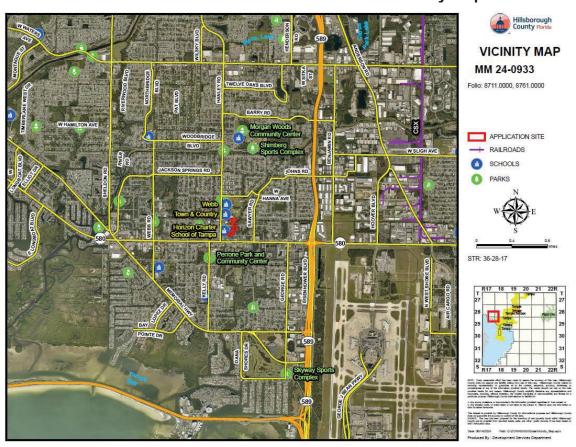
PD Variation(s): None Requested as part of this application Waiver(s) to the Land Development Code: None Requested as part of this application

**Planning Commission Recommendation:** Consistent

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

conditions

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

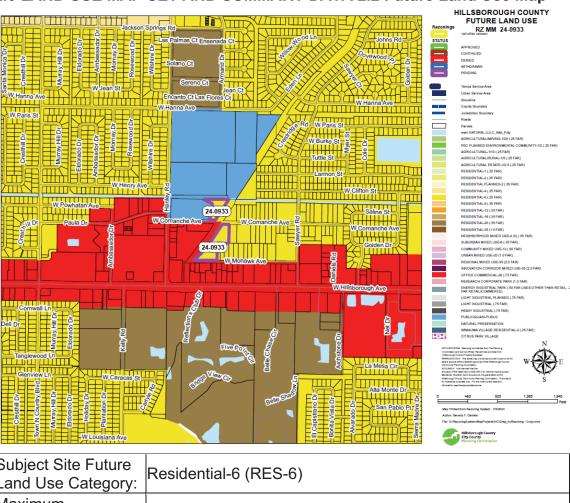


#### **Context of Surrounding Area:**

The 3.87-acre site contains two parcels and is generally located 650 feet east of the intersection of Hanley Road and West Comanche Avenue and is located in the Urban Service Area within the limits of the Town 'N Country Community Plan. The surrounding area is predominantly a mixture of single-family residential, institutional and commercial uses. Adjacent to the north is an elementary school

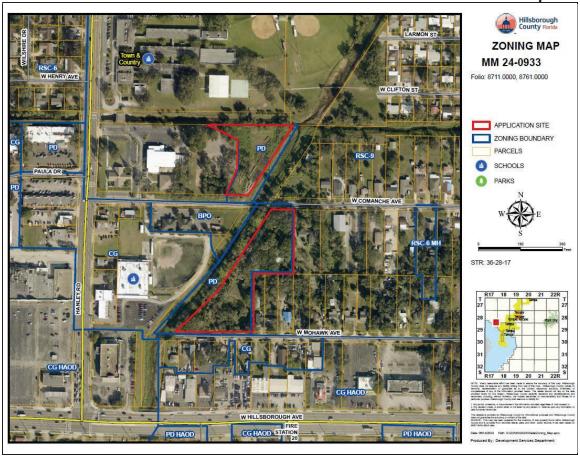
zoned RSC-9. To the south across West Comanche Avenue is an office building zoned BPO. To the south across West Mohawk Avenue is commercial zoned CG. Adjacent to the south is also single-family residential zoned RSC-9. Adjacent to the east is single-family residential zoned RSC-9. Adjacent to the west is a church zoned RSC-9, an office zoned BPO and a Charter School zoned CG.

#### 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.:	6.0 du/ga / 0.25 FAR
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, multi- purpose projects and mixed-use development. Nonresidential uses shall meet established locational criteria for specific land use.

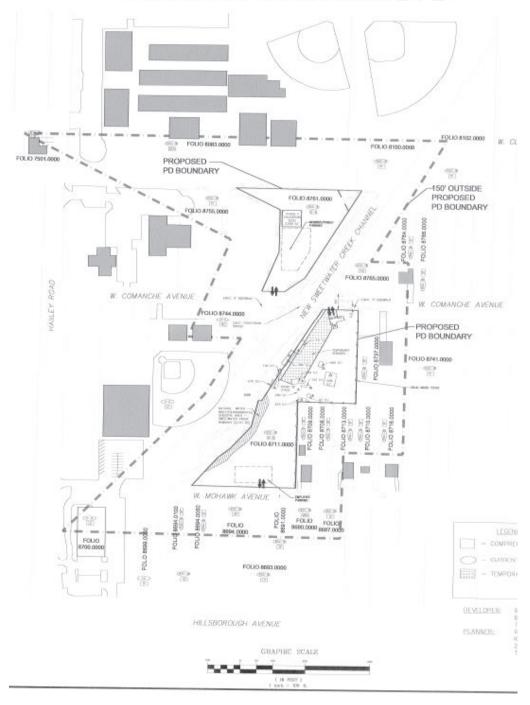
#### 2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map



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

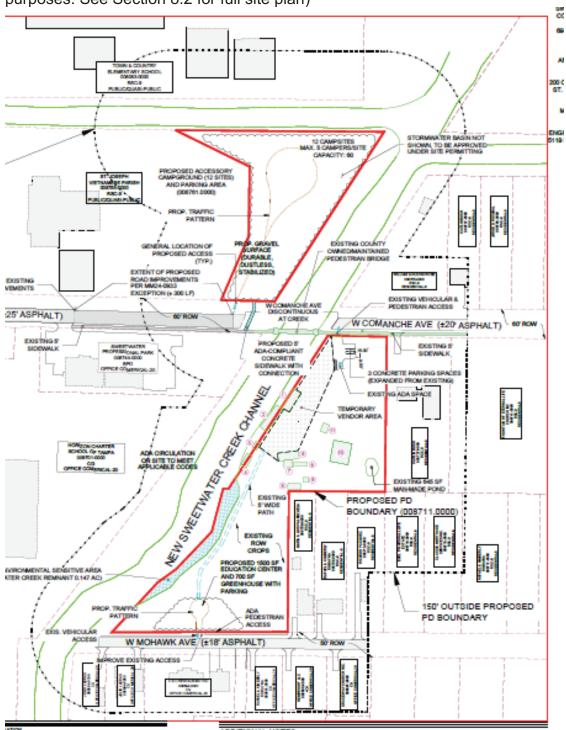
**2.4 Approved Site Plan** (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)

### REZONING FROM RSC9 TO PD



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

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



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

Adjoining Roadways (check if applicable)

Mohawk Ave	Coun Local Urbar	- E	Z Lanes ⊠Substandard Road			P Ir dth	<ul> <li>□ Corridor Preservation</li> <li>Plan</li> <li>□ Site Access</li> <li>Improvements</li> <li>□ Substandard Road</li> <li>Improvements</li> <li>□ Other</li> </ul>			
Comanche Ave	Coun Local Urbar	- E		bstand	dard R t ROW		P Ir	Clan Si Si npr	orridor Pres	servation Road
4.0 ADDITIO	NAL :	SITE INF	OR	MATIO	ON & AC	AGE	NCY C	MC	MENTS SU	JMMARY
INFORMATI NG AGENC		EVIEWI								
Environmen		_		iment eived	Objec s	tion	Condit s Reques d		Additiona Informationts	I on/Comme
Check if App  ☑ Wetlands/ □ Wellhead □ Surface W □ Potable W □ Urban/Sut ☑ Other: Airp	Other Proted /ater F /ater V ourbar	Surface ction Area Resource Vellfield F n/Rural S eight Res	Pro Prote ceni	tection ection c Corr	Area I ridor 0' AMS	⊠ Co SL				ea
Public Facil	ities:	Comme	nts d	Objec	tions				dditional formation/	Comments
Transportat  ☐ Design Exc./Adm. Variance Requested ☐ site Improve Provided	ion	⊠ Yes □ No	1						ee Staff Rep	
Service Area Water & Wastewater  Urban  Campa		⊠ Yes □No		□ Yes	s⊠No	□Y	es ⊠No	)		

□Rural □ City of Temple Terrace				
Hillsborough County School Board Adequate □ K-5 □6-8 □9-12 ⊠N/A Inadequate □ K-5 □6-8 □9- 12 ⊠N/A	□ Yes ⊠No	□ Yes □No	□ Yes □No	
Impact/Mobility For Campground (Per site) Mobility: \$1,369 * 1 Educational/Cultura Mobility: \$927 * 1.5	2 = \$16,428 al Facility (P 5 = \$1,390.5	er 1,000 sq f 0 Fire: \$95 *	t)	50
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission  ☐ Meets Locational Criteria ☑N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☑		□ Inconsistent ⊠ Consistent	□ Yes ⊠No	See Planning Commission Report

#### 5.0 IMPLEMENTATION RECOMMENDATIONS

#### 5.1 Compatibility

The site is generally located 650 feet east of the intersection of Hanley Road and West Comanche Avenue and is located in the Urban Service Area within the limits of the Town 'N Country Community Plan. The surrounding area is predominantly a mixture of single-family residential, institutional and commercial uses. Adjacent to the north is an elementary school zoned RSC-9. To the south across West Comanche Avenue is an office building zoned BPO. To the south across West Mohawk Avenue is commercial zoned CG. Adjacent to the south is also single-family residential zoned RSC-9. Adjacent to the east is single-family residential zoned RSC-9. Adjacent to the west is a church zoned RSC-9, an office zoned BPO and a Charter School zoned CG. The subject property is designated Residential-6 (RES-6) on the Future Land Use map. The Planning Commission finds the proposed use consistent with the Comprehensive Plan. The existing restrictions about operating hours and characteristics will not

change. The new location of the education center and greenhouse to the southern portion of the southern parcel, folio#; 8711.0000 will be compatible with the surrounding area due to the commercial uses directly to the south across West Mohawk Avenue. The hours for services and events generally vary from 8:30 AM at the earliest and 11:00 PM at the latest. However, the late-night events are limited to a maximum of 5 per year. Previously, PD 10-1043 granted a variation to Buffer and Screening Requirements from the 10-foot buffer, Type A screening standard between a cultural/institutional classification of the types of uses on the site and the RSC-9 zoning to the east. However, a 6-foot-high solid wood fence shall be placed along the eastern property boundary of folio #8711.0000. The proposed campground on the northern parcel with folio#: 8761.0000 will not have impacts to the surrounding uses due to the natural buffer of Sweetwater Creek to the east and the Loma Slough Creek to the north. Additionally, there are natural buffering trees to the west towards the church. The current PD 10-1043 is already approved for educational, and community uses; the addition of camping as an accessory use along with support facilities, a greenhouse and the redesign of the educational facility, would be a natural extension of the already approved uses. The property would also provide the surrounding areas, including the neighboring schools with a valuable educational resource. Additionally, adequate buffering and screening will be provided, and late-night activities will be limited to 5 times a year.

Therefore, the modification of PD 10-1043 to allow for the addition of a campground as an accessory use to the primary agricultural use of the property allowing up to 60 campers on 12 individual campsites, including one ADA accessible, a bathroom facility and pavilion structure; and the relocation and redesign of a 1500 sf accessory educational facility and greenhouse would be consistent with the existing zoning pattern of the area.

Based upon the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping with the general development pattern of the area.

5.2 Recommendation Approvable, subject to proposed conditions.

Zoning conditions were presented to the Zoning Hearing Master at the hearing and are hereby incorporated into the Zoning Hearing Master's recommendation.

#### **SUMMARY OF HEARING**

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on November 12, 2024. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Ms. Anne Pollack 200 Central Avenue St. Petersburg testified on behalf of the Sweetwater Organic Community Farm. She introduced members of the development team and representatives of the farm. Ms. Pollack showed

graphics and testified that the farm is a non-profit organic community farm that is just under four acres in size and located in the Town N' Country area. The site is comprised of two parcels that sit on the opposite sides of Sweetwater Creek from each other. She detailed the current uses on the farm which include agricultural, vendor markets, special events and a single-family home that houses residents during the farming season. She added that the current uses are all permitted under the existing Planned Development zoning. The Major Modification is requested to allow the addition of a campground as an accessory use to the agricultural use on-site. The campground would permit 60 campers on 12 individual campsites, a bathroom facility and a pavilion structure in the northern parcel. Ms. Pollack added that the modification also includes a request to relocate and redesign a 1,500 square foot educational building and a greenhouse that was previously approved but never constructed. Ms. Pollack described the use of property and groups that visit the farm. She stated that the use will meet all required Code standards and that the planning staffs support the modification. She referenced several letters in support obtained from the Coalition of Community Gardens, the Sierra Club, Inspiring Connections Outdoor Group, the St. Pete Youth Farm and the Junior Chefs of America.

Mr. Chris Grandlienard of the Development Services Department, testified regarding the County staff report. Mr. Grandlienard stated that the modification is to allow the addition of a campground to the northern parcel as an accessory use to the primary agricultural use. The campground would permit up to 60 campers on 12 campsites including ADA accessible facilities. Additionally, the modification proposes to relocate and redesign the accessory educational facility and greenhouse. He detailed the surrounding uses and stated that the campground would not impact the surrounding uses due to the natural buffer provided by the Sweetwater Creek to the north. Mr. Grandlienard concluded his presentation by stating that staff recommends approval.

Ms. Jillian Massey of the Planning Commission testified regarding the Planning Commission staff report. Ms. Massey stated that the property is designated Residential-6 by the Future Land Use Map and is located within the Urban Service Area and the Town N' Country Community Plan. She described the surrounding land uses. She cited numerous Plan Policies that the modification complies with and stated that the buffer areas including Sweetwater Creek mitigates the proposed campgrounds. She concluded her presentation by stating that the modification is consistent with the Town N' Country Community Plan and the Comprehensive Plan.

Hearing Master Finch asked audience members if there were any proponents of the application. No one replied.

Hearing Master Finch asked audience members if there were any opponents of the application. No one replied.

Ms. Heinrich of the Development Services Department stated that she did not

see the letters of support referenced by the applicant's representative in the record.

Hearing Master Finch stated that Ms. Pollack commented in her presentation that she was not going to submit the letters of support in order to stay on the Board of County Commissioner's consent agenda. Ms. Heinrich replied that the application can stay on the consent agenda with letters of support.

Ms. Pollack testified during the rebuttal period that she was happy to represent the farm.

Hearing Master Finch then concluded the hearing.

#### **EVIDENCE SUBMITTED**

No documents were submitted into the record.

#### **PREFACE**

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

#### **FINDINGS OF FACT**

- 1. The subject site is 3.87 acres in size and is zoned Planned Development (10-1043). The subject property is comprised of two parcels that sit opposite along Sweetwater Creek. The property is designated RES-6 by the Comprehensive Plan and located in the Urban Service Area and the Town N' Country Community Planning Area. The PD permits agricultural uses and an existing single-family home with membership organization, agricultural stand, educational center, farm retail sales and special events as accessory uses. The parcel is developed with the Sweetwater Organic Community Farm.
- 2. The Major Modification request proposes to add campground as an accessory use and relocated and redesign the 1,500 square foot educational facility and 700 square foot greenhouse that was previously approved but not constructed from the northern parcel to the southern parcel. The campground will allow up to 60 campers on 1 individual campsites and will include an ADA accessible bathroom facility and pavilion structure.
- 3. No Planned Development variations or waivers are requested.

- 4. The Planning Commission supports the modification and found it consistent with the Town N' Country Community Plan and the Comprehensive Plan.
- No testimony in opposition was provided at the Zoning Hearing Master hearing. Letters of support from a number of groups were referenced at the hearing.
- 6. The applicant's representative testified that the project would comply with all applicable buffering and screening standards.
- 7. County staff testified that the existing restrictions pertaining to the operating hours will not change thereby minimizing new impacts to the surrounding community.
- 8. The proposed modification to add a campground and relocate and redesign the education and greenhouse facility is compatible with the surrounding development pattern and is consistent with the Land Development Code and the Comprehensive Plan.

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

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

#### **CONCLUSIONS OF LAW**

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

#### **SUMMARY**

The subject property is 3.87 acres in size and is zoned Planned Development (10-1043). The subject property is comprised of two parcels that sit opposite along Sweetwater Creek. The property is designated RES-6 by the Comprehensive Plan and located in the Urban Service Area and the Town N' Country Community Planning Area. The PD permits agricultural uses and an existing single-family home with membership organization, agricultural stand, educational center, farm retail sales and special events as accessory uses. The parcel is developed with the Sweetwater Organic Community Farm.

The Major Modification request proposes to add campground as an accessory use and relocated and redesign the 1,500 square foot educational facility and 700 square foot greenhouse that was previously approved but not constructed from the northern parcel to the southern parcel. The campground will allow up to 60 campers on 1 individual campsites and will include an ADA accessible bathroom facility and pavilion structure.

No waivers or Planned Development variations are requested.

The Planning Commission supports the request and found the Major Modification consistent with the Town N' Country Community Plan and the Comprehensive Plan.

No testimony in opposition was provided at the Zoning Hearing Master hearing. Letters of support from a number of groups were referenced at the hearing.

The proposed modification to add a campground and relocate and redesign the education and greenhouse facility is compatible with the surrounding development pattern and is consistent with the Land Development Code and the Comprehensive Plan.

#### RECOMMENDATION

Based on the foregoing, this recommendation is for **APPROVAL** of the Major Modification to Planned Development 10-1043 as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.

December 5, 2024

Date

Susan M. Finch, AICP Land Use Hearing Officer

Sum M. Fine



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

Unincorporated Hillsborough County Rezoning Consistency Review					
Hearing Date: November 12, 2024	Case Number: MM 24-0933				
Report Prepared: October 31, 2024	Folio(s): 8711.0000, 8761.0000				
	General Location: West of Sawyer Road, directly north of Mohawk Ave West and east of Comanche Avenue West				
Comprehensive Plan Finding	CONSISTENT				
Adopted Future Land Use	Residential-6 (6 du/ga; 0.25 FAR)				
Service Area	Urban				
Community Plan(s)	Town N' Country				
Rezoning Request	Major Modification to Planned Development (PD 10-1043) to allow for 12 campsites with facilities and a 1,500 sq. ft. of educational/cultural building to support existing community farm on site				
Parcel Size	+/- 3.87 acres				
Street Functional Classification	Sawyer Road – County Collector Comanche Avenue West- Local Mohawk Avenue West- Local				
Commercial Locational Criteria	Not applicable				
Evacuation Area	А				

Table 1: COMPARISON OF SURROUNDING PROPERTIES							
Vicinity	Future Land Use Designation	Zoning	Existing Land Use				
Subject Property	Residential-6	PD 10-1043	Multi-Family				
North	Public/Quasi-Public and Residential-6	RSC-9	Educational and Public/Quasi Public/Institutions				
South	Office Commerical-20	CG	Single Family Residential and Light Commercial				
East	Residential-6	RSC-9	Vacant and Single-Family Residential				
West	Office Commerical-20	BPO and CG	Educational, Light Commercial and Public/Quasi Public/Institutions				

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

The +/- 3.87-acre subject site is located north of Mohawk Avenue West and west of Comanche Avenue West. The subject site is within the Urban Service Area (USA) and is located within the limits of the Town N' Country Community Plan. The applicant is requesting a Major Modification to Planned Development 10-1043 to allow for the addition of a micro-campground as an accessory use to the primary agricultural use of the property allowing up to 60 campers on 12 individual campsites, including one ADA accessible, a bathroom facility and pavilion structure; and the relocation and redesign of a 1,500 sq. ft. accessory educational/cultural facility and greenhouse. The subject site's current zoning designation is PD 10-1043. The subject site has a Future Land Use (FLU) category of Residential-6 (RES-6).

The subject site is in the Urban Service Area where, according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The proposed use is consistent with the development pattern of the area. There are single family and vacant uses east of the subject site, as well as single family, heavy commercial, and vacant uses to the south. West of the subject site there are public/quasi-public/institution, light commercial, and educational uses, and to the north there are additional quasi-public, public and educational uses. Therefore, the intended proposed use is consistent with Objective 1 and Policy 1.4.

Per Objective 8, Future Land Use categories outline the maximum level of intensity or density, and range of permitted land uses allowed in each category. The applicant requests a maximum of 1,500 square feet for the redesign of the accessory educational/cultural facility and greenhouse. The applicant is also requesting 60 campers on 12 individual campsites. The subject site has an acreage of -/+ 3.87. The subject site is also within the RES-6 FLU Category, which allows for a maximum consideration of up to 0.25 FAR or 6 dwelling units per gross acre. Under the LDC Section 6.11.20 Camps, 10 campers are equivalent to one dwelling unit. The proposed 60 campers equal 6 dwelling units, which is under the maximum allowable use of 23 (3.87 x 6). The square footage of the proposed redesigned accessory building will also be below the 0.25 FAR requirement in the RES-6 FLU Category. In the RES-6 FLU Category allowable uses are residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Therefore, the requested Major Modification is consistent with Objective 8 and its policies.

The Comprehensive Plan requires that all new development meet or exceed the land development regulations in Hillsborough County (FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2). However, at the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

Objective 16 of the Future Land Use Element (FLUE) states that "there is a need to protect existing, neighborhoods and communities and those that will emerge in the future". Policy 16.1 requires buffer areas and screening devices between unlike land uses. Policy 16.2 requires "gradual transitions of intensities between different land uses", the applicant has made it clear how the proposed Major Modification will address this by providing buffer areas such as the New Sweetwater Creek Channel, as well as existing row crops that are used as natural barriers between the subject site and residential uses adjacent to the subject site, per the site plan uploaded into Optix on October 23, 2024. The applicant has agreed to LDC Buffering and Screening Requirements and Type A screening standards. Policy 16.3 states that development and redevelopment shall be integrated with adjacent land uses through the "mitigation of adverse impacts", which has been addressed as the applicant has proposed and agreed to conditions of approval submitted into Optix on October 23, 2024 pertaining to front/rear yard setback, side-yard setbacks and restriction for hours/days/months of operations for vendor market, member produce pickup, special events (maximum 5 per year), educational center/services/membership association meetings, and loading/unloading deliveries. Policy 17.7 also requires that new development mitigate the adverse "noise, visual, odor and vibration impacts created by that development". Therefore, the proposed use meets and is consistent with Objective 16 and its policies as well as Policy 17.7 of the FLUE.

There are no goals within the Town N' Country Community Plan that are applicable to the proposed Major Modification.

Overall, staff finds that the proposed use is an allowable use in the RES-12 and OC-20 FLU categories, is compatible with the existing development pattern found within the surrounding area and does support the vision of the Town N' Country Community Plan. The proposed Major Modification would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element of the *Unincorporated Hillsborough County Comprehensive Plan*.

#### Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed Major Modification **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Development Services Department.

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

#### **FUTURE LAND USE ELEMENT**

#### **Urban Service Area**

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

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

#### **Land Use Categories**

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

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

#### **Relationship to Land Development Regulations**

**Objective 9:** All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

**Policy 9.1:** Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.

**Policy 9.2:** Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.

#### **Neighborhood/Community Development**

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

**Policy 16.2:** Gradual transitions of intensities between different land uses shall be provided for as new development is proposed and approved, through the use of professional site planning, buffering, and screening techniques and control of specific land uses.

**Policy 16.3:** Development and redevelopment shall be integrated with the adjacent land uses through:

- a) the creation of like uses; or
- b) creation of complementary uses; or
- c) mitigation of adverse impacts; and
- d) transportation/pedestrian connections

**Policy 16.5:** Development of higher intensity non-residential land uses that are adjacent to established neighborhoods shall be restricted to collectors and arterials and to locations external to established and developing neighborhoods.

**Policy 17.7:** New development and redevelopment must mitigate the adverse noise, visual, odor and vibration impacts created by that development upon all adjacent land uses.

#### 5.0 NEIGHBORHOOD LEVEL DESIGN 5.1 COMPATIBILITY

**OBJECTIVE 12-1:** New developments should recognize the existing community and be designed in a way that is compatible with the established character of the surrounding neighborhood.

**Policy 12-1.4:** Compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses, buffering, setbacks, open space and graduated height restrictions, to affect elements such as height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture.

# HILLSBOROUGH COUNTY **FUTURE LAND USE**

RZ MM 24-0933

WITHDRAWN PENDING DENIED

Santa Monica Dr

Urban Service Area County Boundary

Tampa Service Area

Jurisdiction Boundary

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR) AGRICULTURAL/MINING-1/20 (.25 FAR) wam.NATURAL.LULC\_Wet\_Poly

AGRICULTURAL-1/10 (.25 FAR)

AGRICULTURAL ESTATE-1/2.5 (.25 FAR) AGRICULTURAL/RURAL-1/5 (.25 FAR)

RESIDENTIAL-1 (.25 FAR) RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR) RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-12 (.35 FAR) RESIDENTIAL-9 (.35 FAR)

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

SUBURBAN MIXED USE-6 (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR)

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

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)

RESEARCH CORPORATE PARK (1.0 FAR) OFFICE COMMERCIAL-20 (.75 FAR)

ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, FAR RETAIL/COMMERCE)

LIGHT INDUSTRIAL PLANNED (.75 FAR)

NATURAL PRESERVATION PUBLIC/QUASI-PUBLIC

HEAVY INDUSTRIAL (.75 FAR) LIGHT INDUSTRIAL (.75 FAR)

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



460

Author: Beverly F. Daniels

Fle: G:/RezoningSystem/Map



# GENERAL SITE PLAN FOR CERTIFICATION



#### **DEVELOPMENT SERVICES**

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

# HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

## BOARD OF COUNTY COMMISSIONERS

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

#### **COUNTY ADMINISTRATOR**

Bonnie M. Wise

#### **COUNTY ATTORNEY**

Christine M. Beck

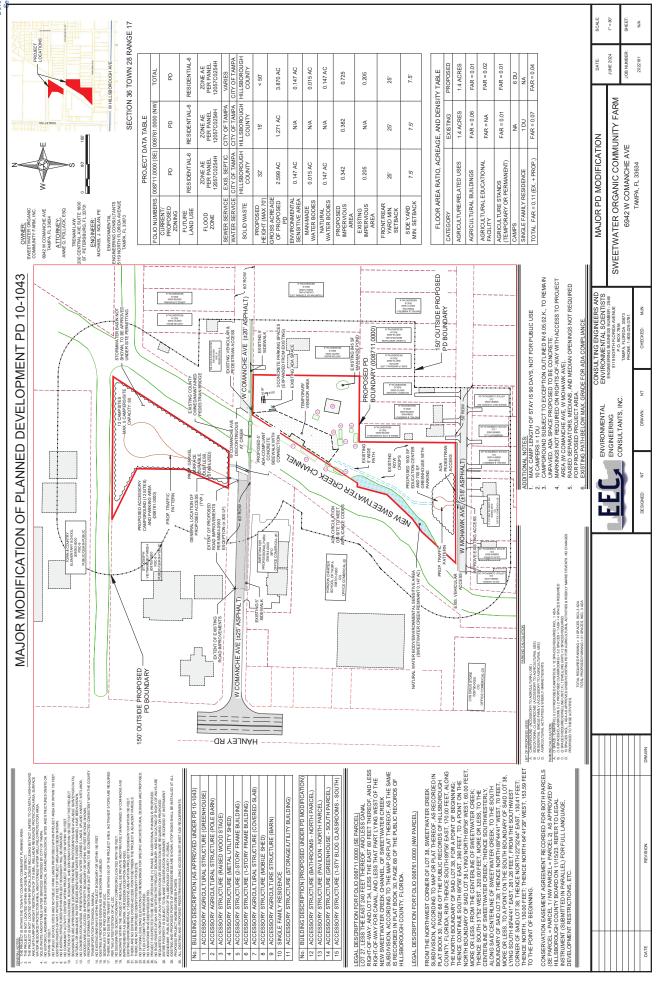
#### **COUNTY INTERNAL AUDITOR**

Melinda Jenzarli

#### **DEPUTY COUNTY ADMINISTRATOR**

Gregory S. Horwedel

Project Name: Sweetwater Farm Campground PD
Zoning File: RZ-PD (10-1043) Modification: MM (24-0933)
Atlas Page: None Submitted: 12/10/24
To Planner for Review: 12/10/24 Date Due: ASAP
Contact Person: Anne Pollack, Trenam Law Phone: 727-820-3989/apollack@trenam.com
Right-Of-Way or Land Required for Dedication: Yes (X) No
( X) The Development Services Department HAS NO OBJECTION to this General Site Plan.
( ) The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:
Reviewed by: Christopher Grandlienard Date: 12/11/2024
Date Agent/Owner notified of Disapproval:



# AGENCY COMMENTS

#### AGENCY REVIEW COMMENT SHEET

TO: Zo	ning Technician, Development Services Department	DATE: 11/5/2024				
REVIE	WER: Alex Steady, AICP	AGENCY/DEPT: Transportation				
PLANN /Northv	NING AREA/SECTOR: Town and Country west	PETITION NO: MM 24-0933				
	This agency has no comments.					
	This agency has no objection.					
X	This agency has no objection, subject to the listed or attached conditions.					
	This agency objects for the reasons set forth below.					

#### **CONDITIONS OF APPROVAL**

- If PD 24-0933 is approved, the County Engineer will approve a Design Exception request (dated November 3, 2024, and was found approvable by the County Engineer (on Nov 5, 2024) for the W Comanche Ave substandard road improvements. As W Comanche Ave is a substandard roadway, the developer will be required to make specific improvements to W Comanche Ave consistent with the Design Exception.
- If MM 24-0933 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated November 3, 2024), which was found approvable by the County Engineer (on November 5, 2024) for Mohawk Ave substandard road improvements required pursuant to Sec. 6.04.03.L. of the LDC. Approval of this administrative variance will waive the required substandard road improvements along Mohawk Ave.
- Notwithstanding anything shown on the Site Development Plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

#### Other Conditions

Prior to PD Site Plan Certification, the developer shall revise the PD site plan to:

• Add a note on the site plan that states, "Sidewalks to be provided per LDC"

#### PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a major modification to Planned Development (PD 10-1043). The proposed major modification requests to allow for the addition of a micro-campground as an accessory use to the primary agricultural use of the property, allowing up to 60 campers on 12 individual campsites, including one ADA accessible, a bathroom facility and pavilion structure; and the relocation and redesign of a 1,500 sq. ft. accessory educational/cultural facility and greenhouse that was previously approved but never constructed, to provide educational and informational services to the public. The site is comprised of two separate parcels with frontage on both Comanche Ave and Mohawk Ave +/- 0.13 miles east of the intersection of W Comanche Ave and Hanley Rd. The Future Land Use designation of the site is Residential -6 (R-6)

### Trip Generation Analysis:

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis. 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 <u>Trip Generation Manual</u>, 11<sup>th</sup> Edition.

**Existing Zoning:** 

Zoning, Land Use/Size	24-Hour Two- Way Volume	Total Peak Hour Trips	
	way volume	AM	PM
PD, Wholesale Nursery (ITE LUC 818)	79	1	1

Proposed Zoning:

Zoning, Land Use/Size	24-Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD, 12 Site Campground/Recreational Vehicle Park (ITE LUC 416)	5	3	3
PD, 7,640 sf Multipurpose Recreational Facility (ITE LUC 435)	N/A*	N/A*	27
Total	N/A*	N/A*	30

<sup>\*</sup>The 11th edition of the ITE Trip Generation manual does not include daily counts for ITE Code 435).

Trip Generation Difference:

Zoning, Land Use/Size	24-Hour Two- Way Volume	Total Peak Hour Trips	
	way volume	AM	PM
Difference	N/A	N/A	+29

### TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on W Comanche Ave and Mohawk Ave. Comanche Ave is a 2-lane, undivided, substandard Hillsborough County maintained local roadway characterized by +/- 10-foot wide travel lanes. There are intermittent sidewalks within the vicinity of the project. Mohawk Ave is a 2-lane, undivided, substandard, Hillsborough County-maintained local roadway characterized by +/- 10-foot lanes. There are intermittent sidewalks within the vicinity of the project.

### SITE ACCESS

The proposed PD includes two separate folios (8711.0000 and 8761.0000). Folio 8761.0000 will have one vehicular and pedestrian access to W Comanche Ave. Folio 8711.000 will have one full vehicular and pedestrian access to W Comanche Ave and W Mohawk Ave.

### DESIGN EXCEPTION REQUEST - W COMANCHE AVE SUBSTANDARD ROAD

As W Comanche Ave is a substandard local roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request (dated November 3, 2024) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the request approvable (on November 5, 2024). The deviations from the Hillsborough County Transportation Technical Manual (TTM) TS-7 Typical Section (for 2-lane Urban Roadways) include:

- Stabilized grass shoulders are proposed, rather than paved shoulders.
- The ditches and clear zone are narrower than TS-7 (See proposed TS) because there is not enough right-of-way to construct them at full-width, and because of the placement of the existing sidewalk on south side relative to the travel lanes.

- No bike lanes are proposed to be constructed.
- No sidewalk is proposed on the north side.
- 44 feet of right-of-way (existing) versus 96 feet of right-of-way required for Hillsborough County TS-7

If 24-0933 is approved, the County Engineer will approve the Design Exception request.

### ADMINISTRATIVE VARIANCE – WEST MOHAWK AVE SUBSTANDARD ROAD

The applicant's Engineer of Record (EOR) submitted a Sec. 6.04.02.B Administrative Variance request (dated November 3, 2024) from the Sec. 6.04.03.L. requirement governing substandard road improvements. Based on factors presented in the Administrative Variance (AV) request, the County Engineer found the AV request approvable (on November 5, 2024). This request will relieve the developer of its responsibilities to improve West Mohawk Ave to current roadway standards. If this zoning modification is approved, the County Engineer will approve the above-referenced Sec. 6.04.02.B Administrative Variance request.

### **ROADWAY LEVEL OF SERVICE**

Comanche Ave and Mohawk Ave are not regulated roadways. As such, they were not included in the 2020 Level of Service Report.

### **Transportation Comment Sheet**

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

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

Project Trip Generation ☐ Not applicable for this request					
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	79	1	1		
Proposed	N/A**	N/A**	30		
Difference (+/-)	N/A**	N/A**	+29		

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

<sup>\*\*</sup>ITE does not include AM trips for LUC 435

Connectivity and Cross Access ☐ Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	Х	Choose an item.	None	Meets LDC
South	Х	Vehicular & Pedestrian	None	Meets LDC
East		Choose an item.	None	Meets LDC
West		Choose an item.	None	Meets LDC
Notes:				

<b>Design Exception/Administrative Variance</b> □ Not applicable for this request			
Road Name/Nature of Request	Туре	Finding	
Mohawk Ave/Substandard Roadway	Administrative Variance Requested	Approvable	
Comanche Ave / Substandard Roadway	Design Exception Requested	Approvable	
Notes:			

4.0 Additional Site Information & Agency Comments Summary			
Transportation Objections Conditions Additional Requested Information/Comments			1 101 011 011 011
☐ Design Exception/Adm. Variance Requested	☐ Yes ☐N/A	⊠ Yes	See Staff Report.
☐ Off-Site Improvements Provided	⊠ No	□ No	See Staff Report.

From: Williams, Michael

To: Michael Nolan, PE; Elizabeth Rodriguez

Cc: Anne Q. Pollack; Grandlienard, Christopher; Steady, Alexander; Steady, Alexander; Tirado, Sheida; PW-CEIntake;

De Leon, Eleonor

Subject: FW: MM 24-0933 - Administrative Variance & Design Exception

Date: Tuesday, November 5, 2024 12:02:00 PM

Attachments: image002.png image004.png

24-0933 AVAd 11-04-24.pdf 24-0933 DEAd 11-04-24.pdf

Importance: High

You don't often get email from williamsm@hcfl.gov. Learn why this is important

#### Mike/Libby.

I have found the attached Section 6.04.02.B. Administrative Variance (AV) and Design Exception (DE) for PD 24-0933 APPROVABLE.

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

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

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

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

#### Mike

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

P: (813) 307-1851 M: (813) 614-2190 E: <u>Williamsm@HCFL.gov</u> W: HCFLGov.net

### Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

From: Tirado, Sheida <TiradoS@hcfl.gov> Sent: Monday, November 4, 2024 3:50 PM

To: Williams, Michael <WilliamsM@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov> Cc: Steady, Alexander <Alexander.Steady@kimley-horn.com>; Steady, Alexander

<SteadyAl@hcfl.gov>

Subject: MM 24-0933 - Administrative Variance & Design Exception

Importance: High

Hello Mike,

The Attached AV & DE are APPROVABLE to me, please include the following people in your email response:

libbytraffic@yahoo.com mnolan@eec-tampabay.com apollack@trenam.com grandlienardc@hcfl.gov steadyal@hcfl.gov alexander.steadv@kimlev-horn.com

Best Regards,

### Sheida L. Tirado, PE

Transportation Review Manager Development Services Department

E: <u>TiradoS@HCFL.gov</u> P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602 HCFL.gov

<u>Facebook | X | YouTube | LinkedIn | Instagram | HCFL Stay Safe</u>

Hillsborough County Florida

Please note: All correspondence to or from this office is subject to Florida's

```
From: Rome, Ashley <RomeA@hcfl.gov>
Sent: Monday, November 4, 2024 1:22 PM
To: Steady, Alexander <SteadyAl@hcfl.goy>; myersa <mversa@plancom.org>; Andrea Stingone
<andrea.stingone@hcps.net>; Kaiser, Bernard <Kaiserb@hcfl.gov>; Bryant, Christina
<<u>BryantC@epchc.org</u>>; Shelton, Carla <<u>Sheltonc@hcfl.gov</u>>; Carlos Santos
<carlos.santos@swfwmd.state.fl.us>; Hummel, Christina <HummelC@hcfl.gov>; Walker, Clarence
<WalkerCK@hcfl.gov>: Converse, Amanda <ConverseA@hcfl.gov>: Santos, Daniel
<daniel.santos@dot.state.fl.us>; David Ayala <<u>David.Ayala@dot.state.fl.us</u>>; Franklin, Deborah
<FranklinDS@hcfl.gov>; DeWayne Brown <br/>brownd2@gohart.org>; Lindstrom, Eric
<<u>LindstromE@hcfl.gov</u>>; Glorimar Belangia <<u>Glorimar.Belangia@hcps.net</u>>; Greg Colangelo
<colangeg@plancom.org>; Petrovic, Jaksa <PetrovicJ@hcfl.gov>; jkhamilton
<jkhamilton@tecoenergy.com>; Ratliff, James <RatliffJa@hcfl.gov>; Dalfino, Jarryd
<DalfinoJ@hcfl.gov>; Mackenzie, Jason <MackenzieJ@hcfl.gov>; Greenwell, Jeffry
<GreenwellJ@hcfl.gov>; REYNOLDS, JENNIFER L <jrevnolds@teamhcso.com>; PerazaGarciaJ
<PerazaGarciaJ@gohart.org>; Jillian Massey <masseyj@plancom.org>; Blinck, Jim
<<u>BlinckJ@hcfl.gov</u>>; Turbiville, John (Forest) <<u>TurbivilleJ@hcfl.gov</u>>; Josh Blackman
<blackmani@plancom.org>; Pezone, Kathleen <PezoneK@hcfl.gov>; McGuire, Kevin
<McGuireK@hcfl.gov>; Cruz, Kimberly <CruzKi@hcfl.gov>; landuse-
zoningreviews@tampabaywater.org; Mineer, Lindsey <Lindsey.Mineer@dot.state.fl.us>; Lisa
Esposito < lisaanne.esposito@myfwc.com>; Lynch, Michael < lynchm@epchc.org>; Ganas, Melanie
<mxganas@tecoenergy.com>; Melissa Lienhard lienhardm@plancom.org>; Hamilton, Mona
<HamiltonM@hcfl.gov>; Fest, Nacole <FestN@hcfl.gov>; Hansen, Raymond <HansenR@hcfl.gov>;
Hessinger, Rebecca <HessingerR@hcfl.gov>; Renee Kamen <renee.kamen@hcps.net>; Cabrera,
Richard <a href="mailto:Richard">Carroll, Richard <a href="mailto:Richard">Carroll@hcfl.gov</a>; Perez, Richard
<PerezRL@hcfl.gov>; Rodriguez, Dan <RodriguezD@gohart.org>; Impact Fees
<ImpactFees@hcfl.gov>; Rosenbecker, Victoria <RosenbeckerV@hcfl.gov>; Dickerson, Ross
<<u>DickersonR@hcfl.gov</u>>; RP-Development <<u>RP-Development@hcfl.gov</u>>; Curll, Ryan
<Curl|Ry@hcfl.gov>; Sanchez, Silvia <sanchezs@epchc.org>; Rose, Sarah <RoseSJ@hcfl.gov>; Bose,
Swati <Boses@hcfl.gov>; Tony Mantegna <tmantegna@tampaairport.com>; Salisbury, Troy
<SalisburyT@hcfl.gov>; Tyrek Royal <royalt@plancom.org>; Weeks, Abbie <weeksa@epchc.org>;
WetlandsPermits@epchc.org; Willow Michie <michiew@plancom.org>
Cc: Grady, Brian <Gradyb@hcfl.gov>; Timoteo, Rosalina <TimoteoR@hcfl.gov>; Perez, Richard
<PerezRL@hcfl.gov>; Ratliff, James <RatliffJa@hcfl.gov>; Tirado, Sheida <TiradoS@hcfl.gov>;
Williams, Michael < Williams M@hcfl.gov>
Subject: RE MM 24-0933
```

### Good Day All,

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

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

Planner assigned:

Planner: Christopher Grandlienard

Contact: grandlienardc@hillsboroughcounty.org

Have a good one,

### Ashley Rome

Planning & Zoning Technician Development Services Dept.

P: (813) 272-5595

E: romea@hillsboroughcounty.org

W: HCFLGov.net

### Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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# **Supplemental Information for Transportation Related Administrative Reviews**

### Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at <u>deleone@HCFL.gov</u> or via telephone at (813) 307-1707 if you have questions about how to complete this form.

to complete this form.	
Request Type (check one)	<ul> <li>✓ Section 6.04.02.B. Administrative Variance</li> <li>☐ Technical Manual Design Exception Request</li> <li>☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.)</li> <li>☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)</li> </ul>
Submittal Type (check one)	☐ New Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<ul><li>☐ 1.</li><li>☐ 4.</li><li>☒ 2. Mohawk Ave. AV</li><li>☐ 5.</li><li>☐ 6.</li></ul>
submittal number/name to each separate request number previously identified. It is critical that the ap	uests (whether of the same or different type), please use the above fields to assign a unique. Previous submittals relating to the same project/phase shall be listed using the name and oplicant reference this unique name in the request letter and subsequent filings/correspondence. It information related to a previously submitted request, then the applicant would check the
Project Name/ Phase Sweetwater Far	m
Important: The name selected must be used on all full frequest is specific to a discrete phase, please also	uture communications and submittals of additional/revised information relating to this variance. list that phase.
Folio Number(s) 008711.0000 a	nd 008761.0000
Tone Hamber(e)	Check This Box If There Are More Than Five Folio Numbers
numbers must be provided in the format provided I	to a maximum of five. If there are additional folios, check the box to indicate such. Folio by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, 789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789;
Name of Person Submitting Request	Elizabeth Rodriguez
Important: For Design Exception (DE) Requests, the DE request letter must be signed and sealed.	person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The
Current Property Zoning Designation	
Designation. Typing "N/A" or "Unknown" will result county Zoning Atlas, which is available at <a "rmc-9".="" (813)="" (flu)="" 272-5600="" 3.<="" additional="" application="" aps.hillsboroughcounty.org="" as="" assistance,="" at="" be="" being="" development="" for="" future="" hillsborough="" href="https://ma&lt;/td&gt;&lt;td&gt;mily Conventional – 9" in="" information="" is="" land="" maphillsborough="" maphillsborough.html.="" may="" not="" obtained="" official="" option="" or="" property's="" returned.="" same="" services="" td="" the="" this="" use="" via="" your=""></a>	
Pending Zoning Application Number	MM24-0933
	nter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not MM for major modifications, PRS for minor modifications/personal appearances.
Related Project Identification Number (Site/Subdivision Application Number)	

1 of 1

Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision

Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".

### Elizabeth Rodriguez & Associates, Inc. 18156 Sandy Pointe Drive Tampa, Florida 33647

November 3, 2024

Mr. Michael J. Williams, P.E. Hillsborough County 601 East Kennedy Blvd. Tampa, FL 33602

Dear Mr. Williams:

RE: MM 24-0933 Substandard Roadway Administrative Variance (West Mohawk Avenue) Sweetwater Farm – FOLIO # 008711.0000 and 008761.0000

Please accept this letter as a formal request for your approval of an administrative variance to Section 6.04.03.L(1) of the Hillsborough County Land Development Code (LDC), which states:

"Improvements and upgrading of existing roadways are to conform with standards for new roadways of the same access class. Exception to these standards shall be allowed only where physically impossible for the permittee to comply or otherwise upgrade existing site conditions. All such exceptions shall be approved by the Director of Public Works." The "standards for new roadways" to which this section of the LDC refers are included in the Hillsborough County Transportation Technical Manual (TTM). The TTM mandates Typical Section 7 (TS-7) for this local roadway. (See attachment.)

The subject property is in for a major modification as is shown on the attached **Site Plan** and **Location Map**.

The LDC allows for relief of certain standards of Section 6.04 Access Management, subject to providing the following information and justifications.

1. Site Information: FOLIO # # 008711.0000 and 008761.0000

2. Associated Application Number: MM24-0933

3. Type of Request: *Administrative variance to Section 6.04.02.B* 

- 4. Section of the LDC from which the variance is being sought, as well as any associated zoning conditions which require said improvements: *Relief from LDC Section 6.04.03.L(1) is sought.*
- 5. Description of what the LDC/zoning conditions require: *The LDC requires that the roadways the project accesses be standard roadways, per the Transportation Technical Manual.*
- 6. Description of existing roadway conditions (e.g., Pavement width, lane width, condition, number of lanes, bicycles/sidewalk facilities): The site proposes access to West Mohawk Avenue. West Mohawk Avenue is a rural road section and includes: (a) Pavement width/lane width measurements are attached. They depict 10-foot lanes, and 20 feet of pavement. (b) There is approximately 48 feet of right of way. (See attached photographs that show 14 foot measurement from the utility pole on the south side to the edge of pavement, and 14 foot measurement from the utility pole on the north side to the edge of pavement. When added to the 20 foot pavement width, this results in a 48 foot right-of-way width.) (c) There are no sidewalks. (d) West Mohawk Avenue does not have bike lanes. (e) The pavement appears to be in good condition (See photographs). (f) There are no paved shoulders. However, there are 4 foot stabilized grass shoulders, as well as ditches on both sides of West Mohawk Avenue.
- 7. Justification for request and any information you would like considered such as cost/benefit analysis, land use plans, policies, and local traffic circulation/operation of the site and adjacent areas. Justification must address Section 6.04.02B.3 criteria (a), (b), and (c). In the consideration of the variance request, the issuing authority shall determine to the best of its ability whether the following circumstances are met:
  - a. There is an unreasonable burden on the applicant. The applicant cannot bring the roadway fully up to TS-7 standards, because TS-7 requires 96 feet of right-of-way. There is only 48 feet of available right-of-way. While, hypothetically, the developer could provide some right-of-way along his frontage on his side of the street, he could not provide it on the opposite side to provide the full section or full the full length of the segment to the next intersection. (Note that right-of-way dedication is not planned along West Mohawk Avenue.)
  - b. The variance would not be detrimental to the public health, safety, and welfare *The* existing typical section is safe in its current configuration, especially given the fact that this is a dead end roadway, and thus, all vehicles will be traveling at extremely low rates of speed. The posted speed on this segment of West Mohawk Avenue is 25 mph.

- c. Without the variance, reasonable access cannot be provided. In the evaluation of the variance request, the issuing authority shall consider the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas. The trip generation for the proposed use is very low, and the existing roadway can accommodate this traffic. See attached trip generation.
- 8. Documentation/other attachments: Attached are site plan; location map; TS-7; photographs and measurements; and trip generation

Sincerely,

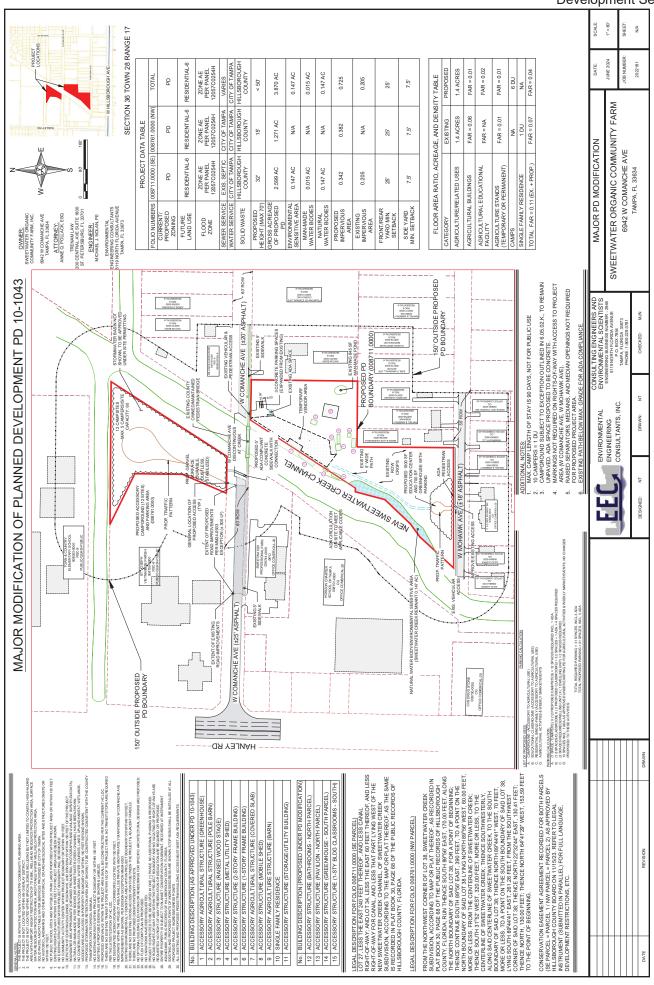


This item has been digitally signed and sealed by Michael J. Nolan on the date adjacent to the seal.

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

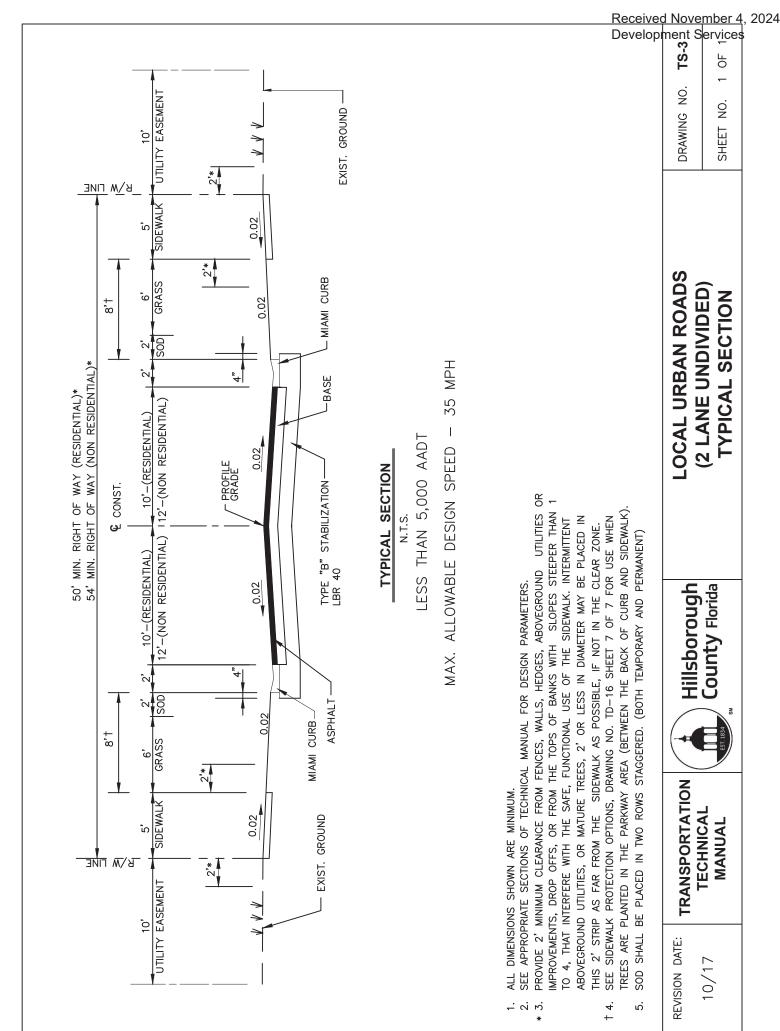
Michael J. Nolan, P.E.

Based upon the information provided by the application, this request is:
Disapproved
Approved with Conditions
Approved
If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E. at (813) 276-8364.
Sincerely,
Michael J. Williams, P.E. Hillsborough County Engineer





**LOCATION MAP** 

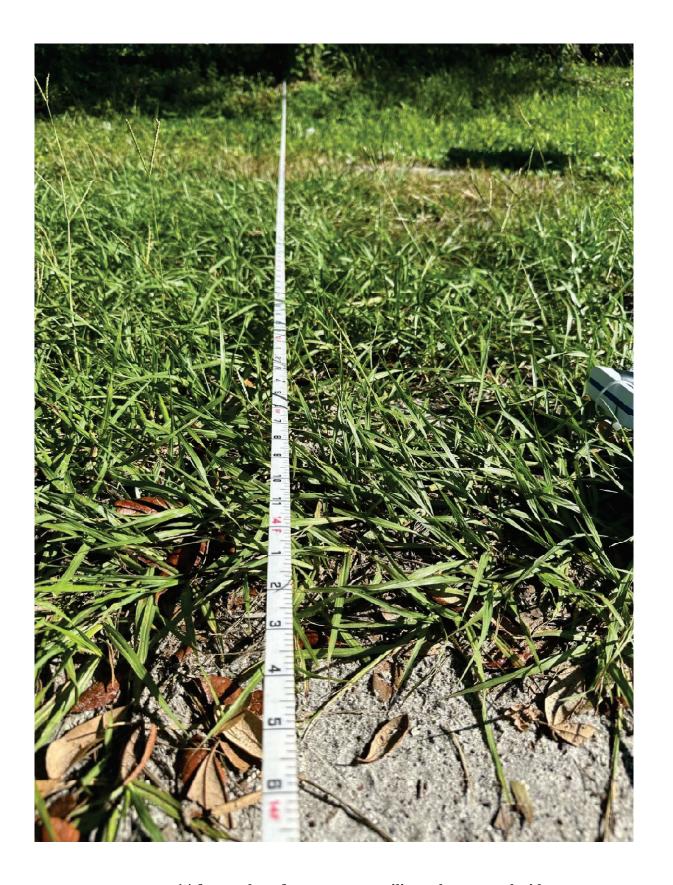




14 feet from edge of pavement to pole on north side.



20 foot pavement width.



14 feet – edge of pavement to utility poles on south side.

**TABLE 1: Trip Generation** 

ITE Code	Land Use Type	Size/ Units	Daily Trips	AM Peak- Hour Trips In	AM Peak- Hour Trip Out	PM Peak- Hour Trips In	PM Peak- Hour Trips Out
416	Campground/ Recreational Vehicle Park	12	N/A	1	2	2	1
435	Multipurpose Recreational Facility	7,640	N/A	N/A	N/A	15	12
	TOTAL	-	N/A	1	2	17	13



# **Supplemental Information for Transportation Related Administrative Reviews**

### Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at <u>deleone@HCFL.gov</u> or via telephone at (813) 307-1707 if you have questions about how
  to complete this form.

Request Type (check one)	<ul> <li>□ Section 6.04.02.B. Administrative Variance</li> <li>☑ Technical Manual Design Exception Request</li> <li>□ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.)</li> <li>□ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)</li> </ul>
Submittal Type (check one)	☐ New Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<ul> <li>□1.</li> <li>□4.</li> <li>□5.</li> <li>▼3.</li> <li>□6.</li> </ul>
submittal number/name to each separate request number previously identified. It is critical that the ap	uests (whether of the same or different type), please use the above fields to assign a unique. Previous submittals relating to the same project/phase shall be listed using the name and oplicant reference this unique name in the request letter and subsequent filings/correspondence. If information related to a previously submitted request, then the applicant would check the
Project Name/ Phase Sweetwater Far	m
Important: The name selected must be used on all full frequest is specific to a discrete phase, please also	uture communications and submittals of additional/revised information relating to this variance. list that phase.
Folio Number(s) 08711.0000 and	008761.00000
Tone Humber(3)	Check This Box If There Are More Than Five Folio Numbers
numbers must be provided in the format provided I	to a maximum of five. If there are additional folios, check the box to indicate such. Folio by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, 789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789;
Name of Person Submitting Request	Elizabeth Rodriguez
Important: For Design Exception (DE) Requests, the DE request letter must be signed and sealed.	person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The
Current Property Zoning Designation	
Designation. Typing "N/A" or "Unknown" will result County Zoning Atlas, which is available at https://ma	mily Conventional — 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) in your application being returned. This information may be obtained via the Official Hillsborough aps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, for Development Services at (813) 272-5600 Option 3.
Pending Zoning Application Number	MM24-0933
	nter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not 14M for major modifications, PRS for minor modifications/personal appearances.
Related Project Identification Number (Site/Subdivision Application Number)	

Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision

Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".

1 of 1

## Elizabeth Rodriguez & Associates, Inc. 18156 Sandy Pointe Drive Tampa, Florida 33647

November 3, 2024

Mr. Michael J. Williams, P.E. Development Review Director, County Engineer Hillsborough County 601 East Kennedy Blvd., 20<sup>th</sup> Floor Tampa, FL 33602

Dear Mr. Williams:

RE: MM 24-0933 Design Exception for Substandard Roadway (Sweetwater Farm - West Commanche Avenue) – FOLIO # 008711-0000 and 008761-0000

The subject property is under review, as shown on the attached **Site Plan** and **Location Map**. This design exception per Transportation Technical Manual Section 1.7 to meet requirements of Land Development Code 6.04.03.L: Existing Facilities, is to request that the developer not be required to bring West Commanche Avenue *fully* up to County standards, but to instead allow for some reasonable improvements as described herein.

EXISTING CONDITIONS – Just west of the site, West Comanche Avenue has 24-feet of pavement and two 12 foot travel lanes. There is approximately 44 feet of right of way. (See attached photographs that show 9 foot measurement from the utility pole on the south side to the edge of pavement, and 11 foot measurement from the utility pole on the north side to the edge of pavement. When added to the 24 foot pavement width, this results in a 44 foot right-of-way width.) The pavement condition appears to be good (See photograph.). There is no curb and gutter, nor bike lanes. There is sidewalk in very good condition on the south side of the roadway, on the same side as the project that extends from Hanley Road across the creek and to Sawyer Road to the east. The road transitions to a 10-foot wide gravel section adjacent to the site.

PROPOSED IMPROVEMENTS – A modified TS-7 is proposed, as is shown in the **Typical Section Exhibit** from the end of asphalt pavement to just east of the project driveway, as shown in the **Project Limits Exhibit**, a distance of 300 feet (the total length of proposed improvements). The roadway will be improved, but not brought fully to TS-7 standards because a standard TS-7 section would require 96 feet of right of way. No right-of-way dedication will occur with this project. The existing 12 foot lanes will be extended to reconstruct the segment that is currently gravel.

The proposed typical section (attached) differs from the Hillsborough County TS-7 (attached), as follows:

- Stabilized grass shoulders are proposed, rather than paved shoulders.
- The ditches and clear zone are more narrow than TS-7 (See proposed TS) because there is not enough right-of-way to construct them at full-width, and because of the placement of the existing sidewalk on south side relative to the travel lanes.
- No bike lanes are proposed to be constructed.
- No sidewalk is proposed on the north side.
- 44 feet of right-of-way (existing) versus 96 feet of right-of-way required for Hillsborough County TS-7

### JUSTIFICATION FOR THE REQUEST

There is not right-of-way available to bring the roadway completely up to TS-7 standards. Furthermore, this land use is a low trip generator (See attached trip generation table.) and there should be a rough nexus between the cost of the improvement and the transportation impacts. Thirdly, this section only serves project traffic, as there is no through vehicular traffic because of the dead end. Because of the dead end, vehicles will be traveling at low rates of speed and this will help mitigate the impact of the sidewalk being close to the travel lanes on the south side of the TS, although it should be noted that this is a continuation of the existing section.

If you have any questions/comments regarding this letter, please call me at 813.545.3316.

Sincerely,

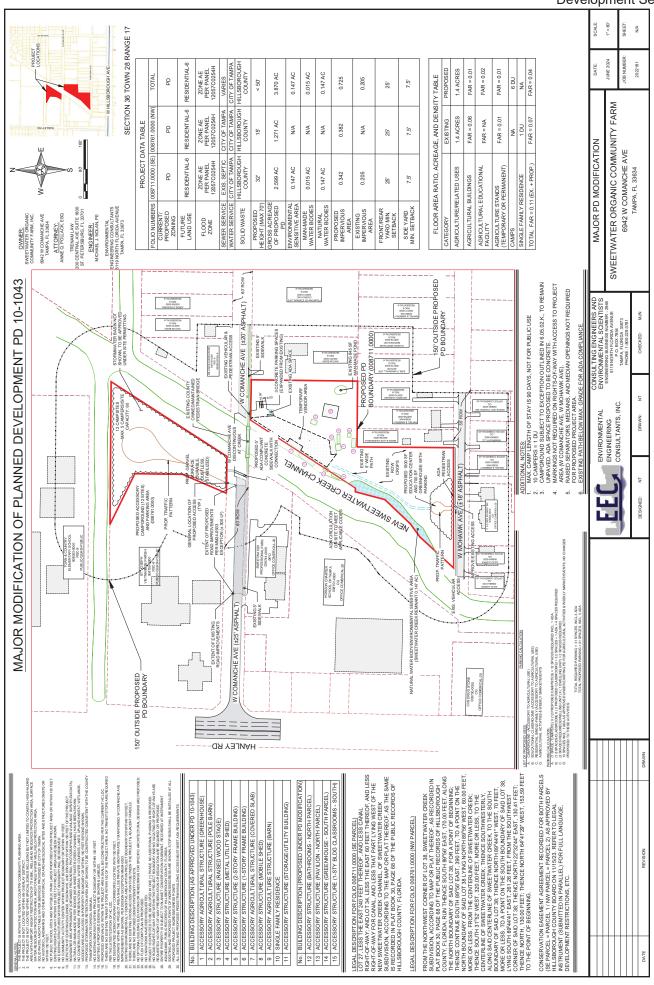


This item has been digitally signed and sealed by Michael J. Nolan on the date adjacent to the seal.

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

Michael J. Nolan, PE

Based upon the information provided by the application, this request is:
Disapproved
Approved with Conditions
Approved
If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E. at (813) 276-8364.
Sincerely,
Michael J. Williams, P.E.
Hillsborough County Engineer

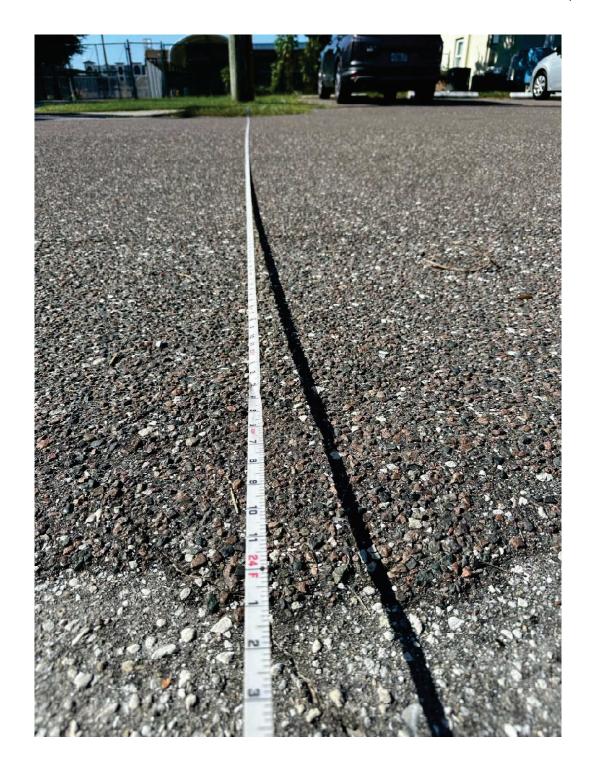




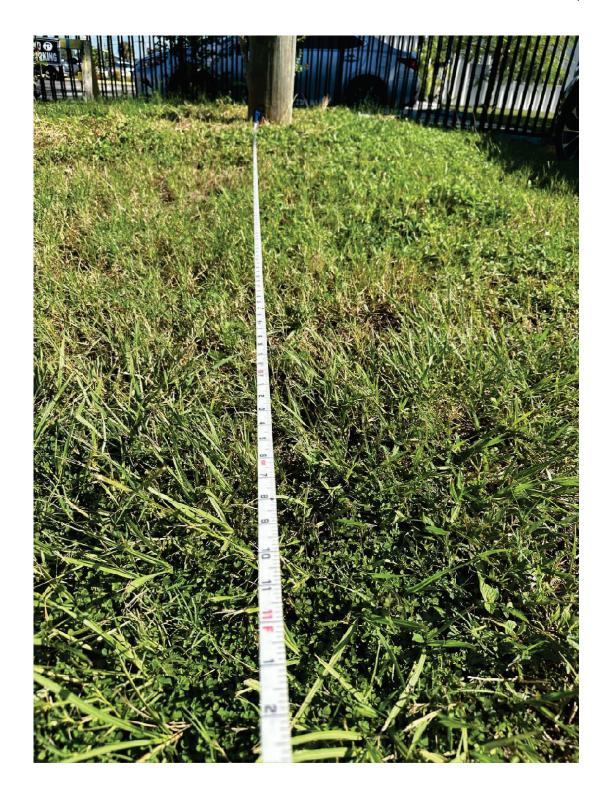
**LOCATION MAP** 



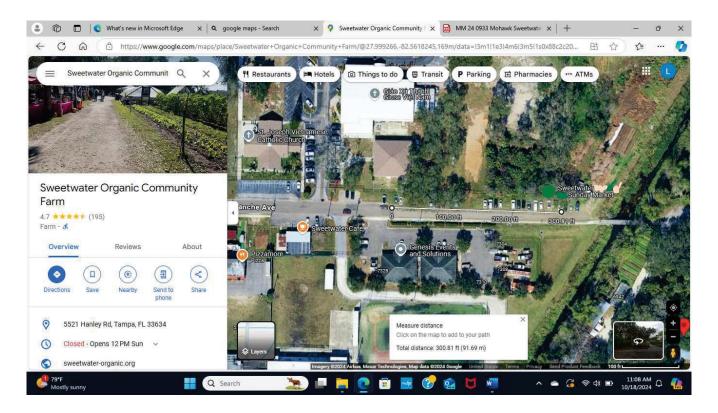
9 feet – edge of pavement to utility poles on south side



24 feet of pavement – note also the very good pavement condition



11 feet from edge of pavement to utility poles on the north side of the street



Limits of Construction – End of Pavement to just east of planned project driveway (300 feet)

**TABLE 1: Trip Generation** 

ITE Code	Land Use Type	Size/ Units	Daily Trips	AM Peak- Hour Trips In	AM Peak- Hour Trip Out	PM Peak- Hour Trips In	PM Peak- Hour Trips Out
416	Campground/ Recreational Vehicle Park	12	N/A	1	2	2	1
435	Multipurpose Recreational Facility	7,640	N/A	N/A	N/A	15	12
	TOTAL	-	N/A	1	2	17	13

Development Services

1 P SHEET NO.

DRAWING NO.

**LOCAL & COLLECTOR RURAL ROADS** 

(2 LANE UNDIVIDED) **TYPICAL SECTION** 

Hillsborough County Florida

MAX. ALLOWABLE DESIGN SPEED - 50 MPH FOR LESS THAN 10,000 AADT TYPICAL SECTION

EXIST. GROUND-

2' MIN TO 3.5' 1:4 MAX

TYPE "B" STABILIZATION LBR 40

ASPHALT

2' MIN TO 3.5'

-UTILITY POLES

- FLAT 0.02

- EXIST. GROUND

UTILITY POLES FLAT

0.02

UTILITY

NO TREES OR SHRUBS

CLEAR ZONE VARIES

96' MIN. RIGHT OF WAY

G CONST.

CLEAR ZONE

VARIES

NO TREES OR SHRUBS

UTILITY **,**0

2, 'S

12,

12,

2, SOD

B/W LINE

2'\*7 SOD

DEWALF

5' PAVED-SHLDR. PROFILE GRADE

-5' PAVED SHLDR.

SIDEWALK

B/W LINE

0.02

0.02

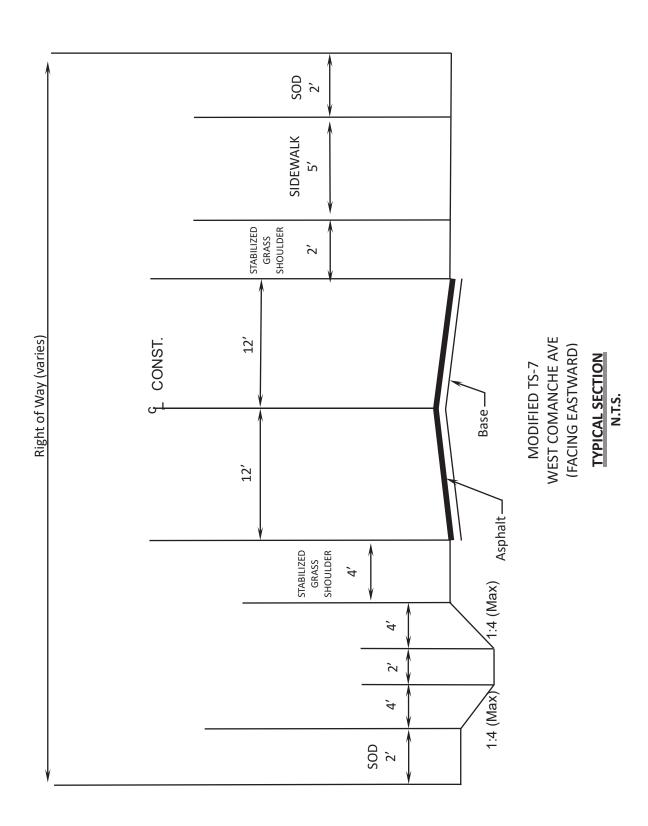
0.0

10,

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

REVISION DATE: 10/17

**TRANSPORTATION TECHNICAL** MANUAL



24-0933

### **COMMISSION**

Gwendolyn "Gwen" W. Myers Chair Harry Cohen Vice-Chair Donna Cameron Cepeda Ken Hagan Pat Kemp Christine Miller Joshua Wostal



### **DIRECTORS**

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

### **AGENCY COMMENT SHEET**

REZON	NING
HEARING DATE: September 16, 2024	COMMENT DATE: July 5, 2024
<b>PETITION NO.:</b> 24-0933	PROPERTY ADDRESS: 6942 W. Comanche Ave
EPC REVIEWER: Abbie Weeks  CONTACT INFORMATION: (813) 627-2600 X 1101	Tampa, FL 33634  FOLIO #: 008711.0000, 008761.0000  STR: 36-28S-17E
EMAIL: weeksa@epchc.org	OIR. 00-200-17 L

**REQUESTED ZONING:** Major Modification to PD

FINDINGS				
WETLANDS PRESENT	YES			
SITE INSPECTION DATE	n/a			
WETLAND LINE VALIDITY	EXPIRED November 3, 2015			
WETLANDS VERIFICATION (AERIAL PHOTO,	Sweetwater Creek Channel and associated			
SOILS SURVEY, EPC FILES)	abutting Wetland Conservation Areas			

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:

- 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.
- 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.
- 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).

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.

- Wetland delineation surveys were submitted and approved by EPC; however, they expired on November 3, 2015. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The 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: <u>office@sweetwater-organic.org</u> apollack@trenam.com



### AGENCY REVIEW COMMENT SHEET

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

TO: Zoning Review, Development Services DATE: 08/28/2024

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

**APPLICANT:** Sweetwater Organic Community Farm, Inc **PETITION NO:** 24-0933

**LOCATION:** 6942 W Comanche Ave

**FOLIO NO:** 8711.0000 8761.0000

### **Estimated Fees:**

Campground (Per site)

Mobility: \$1,369 \* 12 = \$16,428

Fire: \$95 \* 12 = \$1,140

Educational/Cultural Facility

(Per 1,000 sq ft)

Mobility: \$927 \* 1.5 = \$1,390.50

Fire: \$95 \* 1.5 = \$142.50

### **Project Summary/Description:**

Urban Mobility, Northwest Fire - 12 campground sites, 1,500 sq ft educational/cultural facility

\*\*\*Note: Campground fees may be assessed and due during Site Review \*\*\*

# AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management DATE: 11 Jul. 2023
REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management
APPLICANT: Anne Pollack PETITION NO: MM 24-0933
LOCATION: Comanche Ave., Tampa, FL 33634
FOLIO NO: 8711.0000 and 8761.0000 SEC: 36 TWN: 28 RNG: 17
☐ 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:

### **ENVIRONMENTAL SERVICES DIVISION**

Hillsborough County Florida

PO Box 1110 Tampa, FL 33601-1110

# **Agency Review Comment Sheet**

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

TO: Zoning Review, Development Services REQUEST DATE: 6/12/2024

**REVIEWER:** Kim Cruz, Environmental Supervisor **REVIEW DATE:** 6/25/2024

**PROPERTY OWNER:** Sweetwater Organic Community PID: 24-0933

Farm, Inc.

**APPLICANT:** Sweetwater Organic Community Farm, Inc.

**LOCATION:** 6942 W. Comanche Ave. Tampa, FL 33634

**FOLIO NO.:** 8711.0000, 8761.0000

### **AGENCY REVIEW COMMENTS:**

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 Wellhead Resource Protection Area (WRPA), Potable Water Wellfield Protection Area (PWWPA) and/or Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

Hillsborough County EVSD has no recommended conditions and no request for additional information.

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

PETIT	TION NO.: MM 24-0933 REVIEWED BY: Clay Walker, E.I. DATE: 6/21/2024
FOLIC	NO.: 8711.0000, 8761.0000
	WATER
$\boxtimes$	The property lies within the <u>City of Tampa</u> 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 <u>20</u> inch wastewater forcemain exists [ (approximately feet from the project site), [ (adjacent to the site) _and is located north of the subject property within the north Right-of-Way of West Comanche Avenue . This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
	Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.
COMN	MENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's wastewater system. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the Northwest Regional Water Reclamation Facility.

# VERBATIM TRANSCRIPT

	November 12, 2024	
HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS		
IN RE:  ZONE HEARING MASTER HEARINGS	) ) ) ) ) ) )	
ZONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS		
BEFORE:	SUSAN FINCH Zoning Hearing Master	
DATE:	Tuesday, November 12, 2024	
TIME:	Commencing at 6:01 p.m. Concluding at 8:42 p.m.	
LOCATION:	Hillsborough County BOCC Development Services Department 601 East Kennedy Boulevard, 2nd Floor Tampa, Florida 33601	
Reported by: Crystal Reyes, AAERT N Notary Public for the		

HEARING MASTER: Sir, you have the last word, if you'd 1 like it. 2 3 MR. C. DAVIS: Nothing further, thank you. HEARING MASTER: All right. Thank you for your time. We'll close Rezoning 24-0780 and go to the last case. MS. HEINRICH: Our last item is Item D.7. Major Mod 6 24-0933. The applicant is requesting a modification to PD 10-1043. Chris Grandlienard with Development Services will 8 provide staff findings after the applicant's presentation. 9 HEARING MASTER: Good evening. 10 11 MS. POLLACK: Good evening. I'm gonna go a little old school today and use the Elmo. 12 13 HEARING MASTER: There seems to be a lot of that going 14 around today. 15 MS. POLLACK: Okay. So good evening. Anne Pollack with Trenam Law, 200 Central Avenue in St. Pete. 16 Ι represent the Sweetwater Organic Community Farm. Beth Alden, 17 18 who's with the farm, is here today, as well as Cindy Casterlin, 19 who's the farm manager, and Mike Nolan, who's with Environmental 20 Engineering Consultants. 21 So as the name makes clear, Sweetwater is an 22 educational nonprofit organic community farm. The property is 23 just under four acres, and it's located in the Town 'N' Country Area east of Hanley and adjacent to West Comanche Ave. and West 24 Mohawk Ave. It's comprised of two parcels that you can see here 25

sit on opposite sides of the Sweetwater Creek from each other, 1 one to the north and one to the south. If -- if we pull out a bit, you can see on the vicinity map that the central location of the farm allows urban area residents unusually easy access to a rural agricultural experience. The property is used for agricultural purposes, associated production activities, and it's a membership organization, so it's -- has a farm stand, a vendor market, special events for the community, and there's 8 also a single-family residence on the property that interns stay at while during the farming season. 10 11 So the uses are all allowed under the existing PD, 1043, and we're not changing them or the existing conditions of 12 13 approval, and the staff report lays out all the conditions. 14 What we are doing is requesting a major modification to allow 15 for the addition of a campground as an accessory use to the agricultural use of the property. The campground would allow 60 16 17 campers on 12 individual campsites, a bathroom facility, and a 18 pavilion structure, and it would be in the north parcel. 19 request is also to relocate and redesign a 1,500-square-foot 20 educational building that -- and a greenhouse that was previously approved on the existing PD, but never constructed, 21 22 to provide educational informational services to the public. It 23 is currently proposed to be located on the north side, and this PD would move it to the south side. 24 25 So I mentioned that this is a fully functioning farm;

additionally, it provides field trips to thousands of county 1 resident children every year. It has programs for adults on the weekends, and the educational building will allow for them to do more of this. But adding the camping area will expand the access for hands-on learning opportunities. The current educational programs are typically limited to a few hours a day. The camping area will allow for the farm to have educational programs that span overnight, over the weekend, for a week. 8 Youth groups might include the Boy Scouts, the Girl Scouts, the Boys and Girls Club, 4H classes, environmental organizations, 10 11 schools, churches, and that sort. And they're fortunate to have a couple of schools and a church adjacent to them, so there's 12 13 plenty of opportunity there, and they could spend time doing the 14 farm programs or create their own programs. 15 The campers would be -- there would be allowed 60, up to five per site, but, typically, they expect groups of anywhere 16 17 from 15 to 35 people at a time, since the camp is only an 18 accessory use to the primary agricultural use of the site. Everything is seasonal; it generally operates from October to 19 20 May. 21 It's such a benefit to the community, in fact, that 22 last year, the County awarded the farm a \$250,000 -- it awarded 23 them \$250,000 in exchange for a conservation easement over the whole property that would limit the use to a not-for-profit 24 community supported, urban organic farm and environmental center 25

uses. So the funding allowed the farm to pay off their mortgage, protect the farm in perpetuity, benefiting the community and the farm, and this will allow them to go further.

So getting back to the actual details, we're gonna provide buffering, screening, parking, in accordance with the code and the existing PD. It's been designed to meet all stormwater, water, wastewater requirements, and will continue to meet all parking requirements. No variations are required. We did ask for a design exception and an administrative variance, and both were deemed approvable. The administrative variance for Mohawk would provide that no improvements are required to bring Mohawk up from substandard requirements. And the design exception for Comanche would require that they continue the 12-foot lanes -- paved lanes from the current end of pavement on the west to just east of the project driveway. So the farm is willing to do that for this.

The property in the RES6 FLUE category. The Planning Commission has found it consistent, and we won't be exceeding the maximum density or intensity that's required. It really is consistent with a variety of comp plan goals and policies, including those that are designed to protect natural -- natural resources, the economic viability of agricultural uses, and we think that the campgrounds will further that by continuing to educate and -- educate the public about agriculture and teach children and other people in more ways than they've already been

1 doing.

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Also, as the staff report and the Planning Commission report said, the project is definitely con -- compatible with 3 the area. It's really a wide variety of uses surrounding the You've got to the north, Webb Middle School and a vacant park and drainage land. To the east is single-family residential. To the west is a church and another school. the farm with the campsites up there really is a compatible use. 8 To the south, the parcels have a future land use of OC20 and CG zoning, so it's much more commercial area, and that's where 10 11 we're putting the educational building. The farm really encourages the public to visit, participate, and purchase, and 12 13 so that -- that's kind of how the -- it really blends in with 14 the commercial uses there.

So I'll -- I'll just conclude. I wanted to let you know that in addition to that conservation easement that the County granted to the farm, in April 2020, the Board of County Commissioners issued accommodation for the service of -- and value that the farm brings to the community. The statement's in the narrative that I provided, but, basically in summary, it found that Sweetwater was exemplary in the way that it provides so many fruits and vegetables to families around the area, but also in how it enables so many to experience the benefits of nature and organic farming through a wide variety of uses. And this major modification will really allow the farm to continue

providing those services and expand the ways that it does it to 1 reach more people in the community and prepare for a new generation of farmers. 3 4 So with that, I will tell you that we've gotten several letters of support in order to hopefully stay on the consent agenda, assuming that we can get your support. We're not going to turn them in, but I have heard from the Coalition of Community Gardens, the Sierra Club, Inspiring Connections 8 Outdoors Group, the St. Pete Youth Farm, and the Junior Chefs of 9 America, all of which who are fully supportive of this project. 10 11 So with that, thank you very much, and I hope to have 12 your support. 13 HEARING MASTER: Thank you for your testimony. 14 appreciate it. If you could please sign in. 15 Development Services. 16 MR. GRANDLIENARD: Hello. Chris Grandlienard again, 17 Development Services. I'm here to present Application Major Modification 24-0933. 18 The application is to modify PD 10 -- 10-1043, which 19 was approved in 2011 to allow a membership organization, 20 21 single-family residential, agricultural uses, agricultural stand, educational center, retail, weekend vendor markets and 22 23 special events. The applicant requests a modification to allow for the addition of a campground to the northern parcel as an 24 accessory use to the primary agricultural use of the property, 25

allowing up to 60 campers on 12 individual campsites, including 1 ADA accessible campground, bathroom facility, pavilion structure, and the relocation and redesign of an accessory educational facility, and a greenhouse, which was previously approved, but never constructed, to provide add -- educational services to the public. The site is generally located 650 Feet east of the intersection of Hanley Road and West Comanche Avenue and is 8 located in Urban Service Area within the limits of the Town 'N' Country Community Plan. The surrounding area is predominately a 10 11 mixture of single-family residential, institutional, and 12 commercial uses. The adjacent to the north is an elementary 13 school zoned RSC9. To the south across West Comanche Avenue is 14 an office building zoned BPO. To the south across West -- West 15 Mohawk Avenue is commercial zone CG. Adjacent to the south is 16 also signal-family residential zoned RSC9. Adjacent to the east 17 is signal-family residential zoned RSC9. Adjacent to the west 18 is a church zoned RSC9, an office zoned BPO, and a charter school zoned CG. 19 20 The subject property is designated RES -- RES6 on the 21 future land use map. The planning commission found the proposed 22 use consistent with the comprehensive plan. The existing 23 restrictions in the -- in the current conditions about operating hours and characteristics will not change. The new location of 24 the educational center and the greenhouse to the southern 25

portion of the southern parcel will be compatible with the surrounding area to the commercial uses directly to the south across Mohawk Avenue. The hours for services and events generally vary from 8:30 a.m. at the earliest and 11:00 p.m. at the latest. However, the late night events are limited to a maximum of five per year.

Previously, PD 10-1043 granted a variation to buffer and screening requirements from the 10-foot buffer Type A screening standard between a cultural institutional classification of the types of uses on the site in the RSC9 zoning to the east. However, a 6-foot-high solid wood fence is part of the conditions and shall be placed along the eastern property boundary of the southern parcel. The proposed campground on the northern parcel will not have impacts to the surrounding uses due to the natural buffer of Sweetwater Creek to the east and the Lowmaslow (phonetic) Creek to the north. Additionally, there are natural buffering trees to the west towards the church.

The current PD 10-1043 is already approved for educational and community uses. The addition of camping as an accessory use, along with the support facilities, a greenhouse, and the redesign of the educational facility, would be a natural extension of the already approved uses. The property would also provide the surrounding areas, including the neighboring schools, with a valuable educational resource. Additionally,

adequate buffering and screening will be -- be provided, and 1 late night activities will be limited to five times a year. Therefore, the modification of PD 10-1043 to allow for the addition of a campground, an accessory use to the property -primary agricultural use of the property would be consistent with the existing zoning matter of the area. I'm glad to answer any questions you might have. HEARING MASTER: No questions at this time. 8 MR. GRANDLIENARD: Thank you. 9 10 HEARING MASTER: Thank you so much. Appreciate it. 11 Planning Commission. 12 MS. MASSEY: Jillian Massey with Planning Commission staff. 13 14 The subject site is located within the Residential 6 15 future land use designation. It's in the Urban Service Area and 16 within the limits of the Town 'N' Country Community Plan. 17 proposed uses are consistent with the development pattern of the 18 There are single-family and vacant uses east of the subject site, as well as single-family, heavy commercial, and 19 20 vacant uses to the south. West of the site, there's public, 21 light commercial, and educational uses, and to the north, there 22 are additional public and educational uses. Therefore, the 23 intended proposed uses are consistent with Objective 1 and Policy 1.4 of the Future Land Use Element of the Comprehensive 24 25 Plan.

1 In the Residential 6 Future Land Use category, allowable uses are residential, suburban scale, neighborhood, 2 commercial, office uses, multipurpose projects, and mixed use 3 The proposed major modification is within the developments. allowable density and intensity that can be considered four a side -- a site of this size and within the Residential 6 The proposal is also consistent with the Objective 16 category. of the Future Land Use Element and its associated policies. 8 applicant has made clear how the proposed major modification will address the buffering and screening between unlike land --10 unlike land uses. There will be buffer areas such as the 11 12 Sweetwater Creek existing row crops that are used as natural barriers between the subject site and residential uses. 13 14 applicant has also agreed to the buffering and screening 15 requirements as per the Land Development Code. 16 Based on these considerations, Planning Commission 17 staff finds the proposed major modification consistent with the 18 Unincorporated Hillsborough County Comprehensive Plan subject to the conditions proposed by the Development Services Department. 19 20 HEARING MASTER: Thank you so much. I appreciate it. 21 Is there anyone in the room or online that would like to speak in support, anyone in favor? 22 23 Seeing no one, anyone in opposition to this request? 2.4 No one. 25 Ms. Heinrich, anything else?

1	MS. HEINRICH: The only thing I would add is I didn't	
2	see in optics any letters of support, which I think Ms. Pollack	
3	noted, but just to remind her that the record closes tonight, so	
4	if there's any she would like to be available for her use at the	
5	board meeting, to submit those tonight.	
6	HEARING MASTER: I'll certainly let her address that,	
7	but she did say that in order to hopefully stay on the consent	
8	agenda; is that accurate, that you if you have letters in	
9	support, that you would be removed from the consent agenda?	
10	MS. HEINRICH: You can stay on the consent agenda with	
11	support letters.	
12	HEARING MASTER: So if you okay. Anyway, so it's	
13	now your time, five minutes for rebuttal, Ms. Pollack.	
14	MS. POLLACK: I I have nothing else except that	
15	it's been really ready to get to represent the farm, and we hope	
16	that we can get your support as well.	
17	HEARING MASTER: All right. Thank you so much	
18	MS. POLLACK: Thank you very much.	
19	HEARING MASTER: I appreciate it.	
20	And with that, we will close the hearing.	
21	Again, Ms. Rosa, we will certainly miss you. If you	
22	miss us, you know, you can always watch us on YouTube; stay up	
23	the whole time, make sure. And thank you again for all of your	
24	hard work. I really, really appreciate it.	
25	So with that, we will close the November 12th, 2024	

	Page 118	
1	HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS	
2	X	
3	) IN RE:	
4	)	
5	ZONE HEARING MASTER ) HEARINGS )	
6	)  X	
7		
8	TO THE ZONING HEARING MASTER HEARING WHICH TOOK PLACE ON November 12, 2024	
9	Under penalties of perjury, I declare that I, Austin Goodrich, have reviewed the transcript audio and found the following	
10	errors:	
11	Page 7, Line 12, "26" and "24-2924" should be "D.6." and	
12	"24-0924".  Page 32, Line 22, "24-0360" should be "24-0368".	
13	Page 104, Line 7, "24-0983" should be "24-0933".	
14	Per additional correction: Page 12, Line 15, "26" and "24-1257 " should be "24-1297 ".	
15		
16	DATED this 21st day of November 2024.	
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18	austin Dood ack	
19	Austin Goodrich, TRANSCRIPTIONIST	
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HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS		
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	X	
IN RE:	)	
ZONE HEARING MASTER HEARINGS	) )	
	) X	
ZONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS		
BEFORE:	Susan Finch Land Use Hearing Master	
DATE:	Monday, September 16, 2024	
TIME:	Commencing at 6:00 p.m. Concluding at 6:52 p.m.	
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard, Second Floor Tampa, Florida 33610	
Reported by: Brittany Bridges, AAERT Digital Reporter	No. 1607	

Item A.15, PD 24-0858. This application is out of 1 order to be heard and is being continued to the October 15, 2024 3 ZHM Hearing. Item A.16, PD 24-0921. This application is out of order to be heard and is being continued to the December 16, 2024 ZHM Hearing. Item A.17, PD 24-0924. This application is out order to be heard and is being continued to the October 15, 2024 ZHM Hearing. 9 Item A.18, PD 24-0932. This application is out of 10 11 order to be heard and is being continued to be October 15, 2024 12 ZHM Hearing. Item A.19, Major Mod 24-0933. This application is out 13 14 of order to be heard and is being continued to the 15 October 15, 2024 ZHM Hearing. 16 Item A.20, Standard Rezoning 24-1060. This application is out of order to be heard and is being continued 17 18 to the October 15, 2024 ZHM Hearing. And lastly, Item A.21, Standard Rezoning 24-1082. 19 This application is out of order to be heard and is being 20 21 continued to the October 15, 2024 ZHM Hearing. And that concludes our published withdrawals and continuances. 22 23 HEARING MASTER: Thank you so much. I appreciate it. Let me start by going over our procedures for 24 tonight's hearing. Our hearing tonight consists of agenda items 25

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS		
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# EXHIBITS SUBMITTED DURING THE ZHM HEARING

## **NONE**

# PARTY OF RECORD

## **NONE**