

#### **STAFF REPORT**

| SUBJECT:            | PD 20-0394                        | PLANNING AREA:            | South Shore |
|---------------------|-----------------------------------|---------------------------|-------------|
| REQUEST:            | Rezoning to a Planned Development | SECTOR                    | South       |
| APPLICANT:          | APPLICANT: GLH Enterprises, LLLP  |                           |             |
| Existing Zoning: AR |                                   | Comp Plan Category: RES-2 |             |



-- Prepared: 04/28/2021

ZHM HEARING DATE: February 15, 2021 BOCC MEETING DATE: April 13, 2021

#### Application Review Summary and Recommendation

This application was continued at the April 13, 2021 BOCC LU Meeting to the May 11, 2021 BOCC LU Meeting to allow the applicant to work with transportation staff regarding Boyette Road improvements. Proposed condition #9 is modified which requires Boyette Road to be brought up to County standards, unless otherwise approved under a Design Exception; however, specific roadway improvements will be made by the developer. This includes extending the curb and gutter section on Boyette Road and the provision of a sidewalk on the west side of Boyette Road.

CASE REVIEWER: Michelle Heinrich, AICP

#### 1.0 Summary

#### 1.1 Project Narrative

The applicant is requesting to rezone 13.2 acres from AR (Agricultural Rural) to PD (Planned Development) to allow for a maximum of 20 single-family lots (1.5 units per acre). The site is located on the west side of Boyette Road, north of Channing Park Road. The property is currently vacant.

The project is located within the RES-2 Future Land Use (FLU) category, which is a suburban land use category planning for residential development at a maximum density of 2 units per acre.

#### 1.2 Compliance Overview with Land Development Code and Technical Manuals

The application does not require any variations to Land Development Code Parts 6.05.00 (Parking and Loading), 6.06.00 (Landscaping/Buffering) or 6.07.00 (Fences and Walls).

#### 1.3 Evaluation of Existing and Planned Public Facilities

The project area is located in the Urban Service Area with water and wastewater service provided by Hillsborough County. An 8 inch water main and a 6 inch wastewater force main is located to the south of the site within the Channing Park Road right-of-way.

Review comments provided by Hillsborough County Public Schools states that the site's assigned elementary (Fish Hawk), middle (Barrington) and high (Newsome) schools do not have adequate capacity. However, the site's assigned middle (Barrington) and high (Newsome) schools do not have adequate capacity. The contiguous concurrency service areas only have available capacity at the high school level. These comments are not a review of school concurrency, which must be met at time of platting.

Estimated impact and mobility fees are listed below:

ZHM HEARING DATE: February 15, 2021 BOCC MEETING DATE: April 13, 2021

CASE REVIEWER: Michelle Heinrich, AICP

#### **Estimated Fees:**

(Fee estimate is based on a 2,000 square foot, 3 bedroom, Single Family Detached)

Mobility: \$5,094.00 \* 24 units = \$122,256.00 Parks: \$223.78 \* 24 units = \$ 5,370.72 School: \$8,227.00 \* 24 units = \$197,448.00 Fire: \$335.00 \* 24 units = \$ 8,040.00 Total Single Family Detached = \$333,114.72

#### Project Summary/Description:

Urban Mobility, South Park/Fire - 24 Single Family Units

The site is located on Boyette Road, a publicly maintained, 2-lane, undivided substandard collector roadway. The right-of-way is approximately 67 feet in width containing 10 foot wide travel lands and sidewalks on portions of the roadway. The project's primary entrance will be located on Boyette Road with stubouts along the north and south.

Transportation staff offers no objections, subject to proposed conditions that require roadway stubouts along the north and south and improvements to Boyette Road to County standards.

#### 1.4 Natural Resources/Environmental

The Environmental Protection Commission has reviewed the application and finds that wetlands are present on the site. No objections are made subject to proposed conditions of approval.

Per the applicant's site plan, the site contains 1.5 acres of wetlands, which accounts for 11% of the site. Therefore, the environmentally sensitive land credit is not applicable, and density is calculated over the entire site.

The site is not located within a Wellhead Resource Protection Area, a Surface Water Resource Protection Area, a Potable Water Wellfield Protection Area, or within the Coastal High Hazard Area. A small area within the southwestern corner of the site is located within a Significant Wildlife Habitat Area that is located primarily to the south and southwest of the site. The site is not located within or adjacent to any ELAPP property.

This segment of Boyette Road is not a Scenic Corridor.

#### 1.5 Comprehensive Plan Consistency

The project is located within the RES-2 Future Land Use (FLU) category and within the South Shore Area Systems Community Plan area. Planning Commission staff has found the proposed rezoning, with the proposed conditions of approval, to be **CONSISTENT** with the *Future of Hillsborough* Comprehensive Plan.

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#### Compatibility

The site is located within a residential area featuring rural and suburban levels of density.

Properties to the north are zoned AR (Agricultural Rural) and developed with large lots utilized for residential and open space. The closest home is over 100 feet from the common property line. Homes within the subject property will provide rear yard setbacks of at least 20 feet and side yard setbacks of 5 feet. A roadway stub-out to the north is provided to accommodate future connectivity if and when property to the north is redeveloped with a similar use.

Properties to the west are zoned PD (Planned Development) and developed with the Channing Park neighborhood. This neighborhood is within the RP-2 FLU and developed with lot sizes of approximately 8,700 sf and 60-70 feet in width. The subject property's stormwater pond area will be located along the common boundary, providing separation between the projects.

Properties to the east are zoned AR and developed with single-family residential. The closest property (located on the west side of Boyette Road and immediately adjacent to the subject site) is over 5 acres in size with a single-family home located over 300 feet from the site. Other properties to the west (located on the east side of Boyette Road) are developed with large lot residential within a gated neighborhood accessed via Browning Road.

Property to the south is zoned PD and developed with open space adjoining Channing Park Road. A roadway stubout to the south is proposed.

Staff has not identified any compatibility issues associated with this proposal.

#### 1.7 **Agency Comments**

The following agencies have reviewed the application and offer no objections:

- Transportation
- Environmental Protection Commission
- Conservation and Environmental Lands Management
- Water Resource Services
- Hillsborough County Public Schools

#### 1.8 **Exhibits**

Exhibit 1: Future Land Use Map

Exhibit 2: Aerial/Zoning Map – General Area

Exhibit 3: Aerial/Zoning Map – Immediate Area

Exhibit 4: Proposed Site Plan (PD 20-0394)

#### 2.0 Recommendation

Approvable, subject to the following conditions:

Requirements for Certification:

- 1. Site Plan Notes to note that a portion of the site within a Significant Wildlife Habitat Area.
- 2. Remove the word "conceptual" from the roadway notation on the plan.
- 3. Add a roadway stubout to the southern project boundary.
- 4. Modify Note 21, as appropriate.

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5. Label both roadway stubouts to the northern and southern boundaries as "proposed roadway stubout."

**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted December 18, 2020.

1. The project shall be permitted for a maximum of 20 single-family lots with the following development standards:

Minimum lot size:9,750 sfMinimum lot width:75 ftMinimum front yard setback:20 ftMinimum corner front yard setback (front yard functioning as a side yard):10 ftMinimum rear yard setback:20 ftMinimum side yard setback:5 ftMinimum corner side yard (side yard functioning as a rear yard):20 ft

Maximum building height: 35 ft /2-stories

- 2. Residential development areas, stormwater ponds and open space areas shall be developed where generally depicted on the general site plan.
- 3. 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.
- 4. 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.
- 5. 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).
- 6. 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.
- 7. The developer shall construct one (1) roadway stubout to the northern project boundary and one (1) roadway stubout to the southern project boundary. In addition to any end of roadway treatment/signage required by the MUTCD, the developer shall place signage which identifies the stub-out as a "Future Roadway Connection."
- 8. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle

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and pedestrian access may be permitted anywhere along the project boundaries.

- 9. The developer shall improve Boyette Rd., between the project entry and nearest standard roadway, to current County standards for a 2 lane, undivided, urban collector roadway, as found within the Hillsborough County Transportation Technical Manual. As Boyette Rd. is a substandard collector roadway, the developer will be required to improve Boyette Rd. (between the project's access driveway and Channing Park Rd.) to current County standards unless otherwise approved through the Design Exception process Section 1.7.2. and other applicable sections of the Hillsborough County Transportation Technical Manual (TTM). Notwithstanding the above, the developer has proffered construction of certain improvements to Boyette Rd. which—irrespective of any Design Exception which may be granted in accordance with Section 1.7.2. or other applicable sections of the Hillsborough County TTM—shall result (at a minimum) in the following improvements to the facility:
  - The developer will extend the existing curb and gutter section on Boyette Rd., from its existing terminus north of Channing Park Rd. (and south of the project) to the northern PD Boundary (i.e. for an approximate distance of +/- 230 feet); and,
  - ii. the developer will provide a 6 foot sidewalk on the west side of Boyette Road from its current terminus to the northern project boundary.
- 10. 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.

Staff's Recommendation: Approvable, subject to conditions

Zoning Administrator Sign-off:

J. Brian Grady Wed Apr 28 2021 13:28:53

# HILLSBOROUGH COUNTY 2020 FUTURE LAND USE

# RZ PD 20-0394

<all other values>

WITHDRAWN CONTINUED

County Boundary Jrban Service

Jurisdiction Boundary

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

AGRICULTURAL-1/10 (.25 FAR)

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

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

RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-12 (.35 FAR)

RESIDENTIAL-16 (.35 FAR) RESIDENTIAL-20 (.35 FAR)

RESIDENTIAL-35 (1.0 FAR)

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

COMMUNITY MIXED USE-12 (.50 FAR) SUBURBAN MIXED USE-6 (.35 FAR)

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

ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE) RESEARCH CORPORATE PARK (1.0 FAR.)

LIGHT INDUSTRIAL PLANNED (.50 FAR) LIGHT INDUSTRIAL (.50 FAR)

HEAVY INDUSTRIAL (.50 FAR)

NATURAL PRESERVATION

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

3,300 2,200

1,100

Map Printed from Rezoning System: 12/22/2020

File: G:\RezoningSystem\MapF Author: Beverly F. Daniels



RZ-PD 20-0394 General Aerial Zoning Map Folio: 88426.0000, 88426.0100, 88426.0200

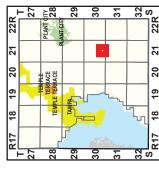
Hillsborough County Florida

Zoning Boundary Application Site

**Parcels** 



STR: 34-30-21



**BROWNING RD** BOYETTERD PO



## Immediate Aerial Zoning Map

# RZ-PD 20-0394

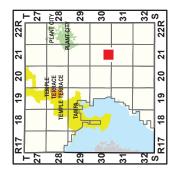
Folio: 88426.0000, 88426.0100, 88426.0200



Zoning Boundary
Parcels

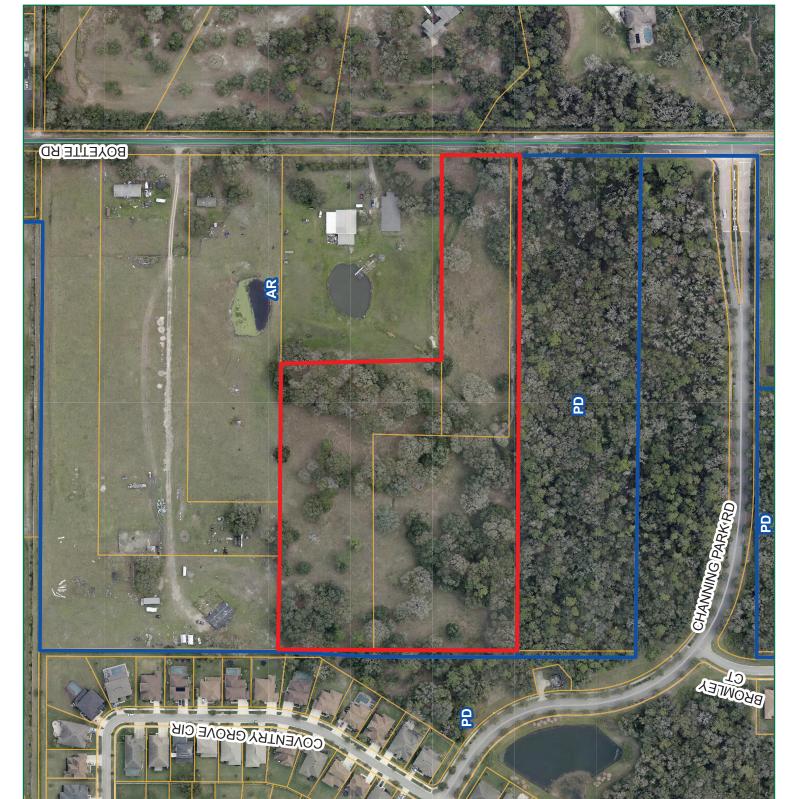


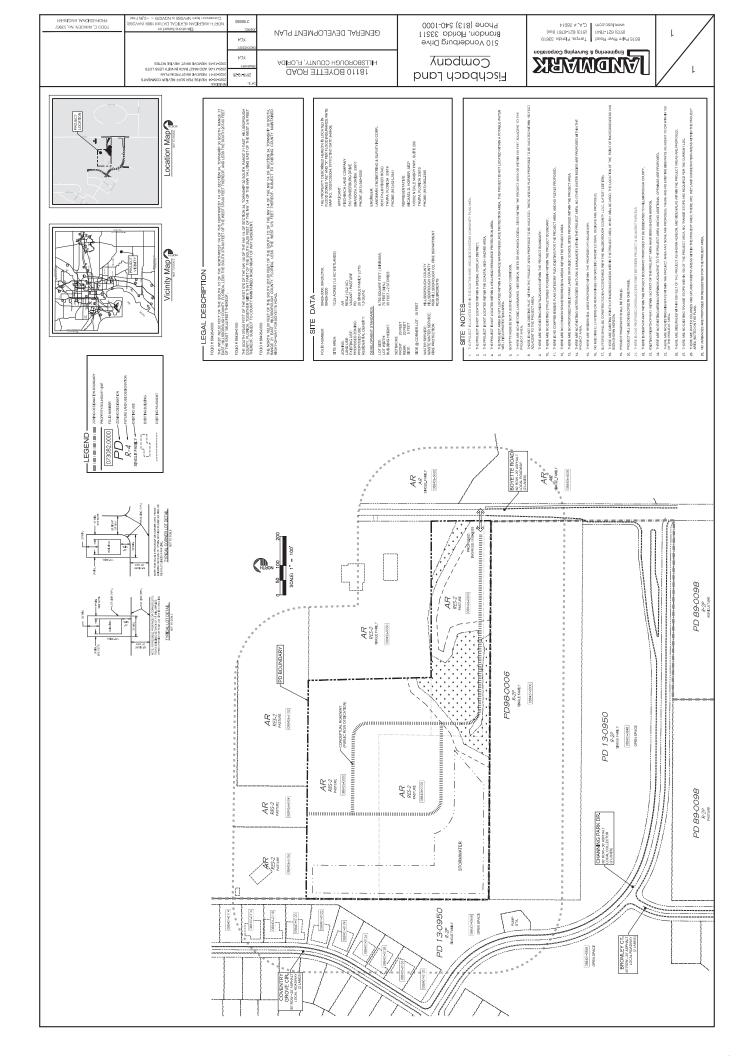
STR: 34-30-21



NOTE: Every reasonable efforthas been made to assure the accuracy of this mat Hilsborough County does not assume any liability arising from use of this map.

SOURCE: This map has been prepared for the inventory of real property for Whith Hillsbrough County and is compiled from recorded deeds, plats, and public recordes; that seem based on BEST sers of this map are hereby notified that the aforementioned public primary inform ources should be consulted for verification of the information contained on this ma





## COUNTY OF HILLSBOROUGH LAND USE HEARING OFFICER'S RECOMMENDATION

| Application number:          | RZ PD 20-0394   |
|------------------------------|---|
| Hearing date:                | February 15, 2021   |
| Applicant:                   | GLH Enterprises, LLLP   |
| Request:                     | Rezone 13.2 acres from AR to PD to allow for a maximum of 20 single-family detached units (1.5 units per acre) with a 9,750 s.f. minimum lot size |
| Location:                    | West side of Boyette Road, north of Channing<br>Park Road   |
| Parcel size:                 | 13.2 acres  |
| Existing zoning:             | Agricultural Rural  |
| Future land use designation: | Residential-2 (2 du/ga; 0.25 FAR)   |
| Service area:                | Urban   |
| Community planning area:     | Southshore Areawide Systems   |

## A. APPLICATION REVIEW DEVELOPMENT SERVICES STAFF REPORT

ZHM HEARING DATE: February 15, 2021 BOCC MEETING DATE: April 9, 2021

CASE REVIEWER: Michelle Heinrich, AICP

#### **Application Review Summary and Recommendation**

#### 1.0 Summary

#### 1.1 Project Narrative

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Fire: \$335.00 \* 24 units = \$8,040.00

Total Single Family Detached = \$333,114.72

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Urban Mobility, South Park/Fire - 24 Single Family Units

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Transportation staff offers no objections, subject to proposed conditions that require roadway stubouts along the north and south and improvements to Boyette Road to County standards.

#### 1.4 Natural Resources/Environmental

The Environmental Protection Commission has reviewed the application and finds that wetlands are present on the site. No objections are made subject to proposed conditions of approval.

Per the applicant's site plan, the site contains 1.5 acres of wetlands, which accounts for 11% of the site. Therefore, the environmentally sensitive land credit is not applicable, and density is calculated over the entire site.

The site is not located within a Wellhead Resource Protection Area, a Surface Water Resource Protection Area, a Potable Water Wellfield Protection Area, or within the Coastal High Hazard Area. A small area within the southwestern corner of the site is located within a Significant Wildlife Habitat Area that is located primarily to the south and southwest of the site. The site is not located within or adjacent to any ELAPP property.

This segment of Boyette Road is not a Scenic Corridor.

#### 1.5 Comprehensive Plan Consistency

The project is located within the RES-2 Future Land Use (FLU) category and within the South Shore Area Systems Community Plan area. Planning Commission staff has found the proposed rezoning, with the proposed conditions of approval, to be **CONSISTENT** with the *Future of Hillsborough* Comprehensive Plan.

#### 1.6 Compatibility

The site is located within a residential area featuring rural and suburban levels of density.

Properties to the north are zoned AR (Agricultural Rural) and developed with large lots utilized for residential and open space. The closest home is over 100 feet from the common property line. Homes within the subject property will provide rear yard setbacks of at least 20 feet and side yard setbacks of 5 feet. A roadway stub-out to the north is provided to accommodate future connectivity if and when property to the north is redeveloped with a similar use.

Properties to the west are zoned PD (Planned Development) and developed with the Channing Park neighborhood. This neighborhood is within the RP-2 FLU and developed with lot sizes of approximately 8,700 sf and 60-70 feet in width. The subject property's stormwater pond area will be located along the common boundary, providing separation between the projects.

Properties to the east are zoned AR and developed with single-family residential. The closest property (located on the west side of Boyette Road and immediately adjacent to the subject site) is over 5 acres in size with a single-family home located over 300 feet from the site. Other properties to the west (located

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on the east side of Boyette Road) are developed with large lot residential within a gated neighborhood accessed via Browning Road.

Property to the south is zoned PD and developed with open space adjoining Channing Park Road. A roadway stubout to the south is proposed.

Staff has not identified any compatibility issues associated with this proposal.

#### 1.7 Agency Comments

The following agencies have reviewed the application and offer no objections:

- Transportation
- Environmental Protection Commission
- Conservation and Environmental Lands Management
- Water Resource Services
- Hillsborough County Public Schools

#### 1.8 Exhibits

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Exhibit 2: Aerial/Zoning Map – General Area

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Exhibit 4: Proposed Site Plan (PD 20-0394)

#### 2.0 Recommendation

Approvable, subject to the following conditions:

Requirements for Certification:

- 1. Site Plan Notes to note that a portion of the site within a Significant Wildlife Habitat Area.
- 2. Remove the word "conceptual" from the roadway notation on the plan.
- 3. Add a roadway stubout to the southern project boundary.
- 4. Modify Note 21, as appropriate.
- 5. Label both roadway stubouts to the northern and southern boundaries as "proposed roadway stubout."

**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted December 18, 2020.

1. The project shall be permitted for a maximum of 20 single-family lots with the following development standards:

| Minimum lot size:  | 9,750 sf |
|--|----------|
| Minimum lot width:   | 75 ft    |
| Minimum front yard setback:  | 20 ft    |
| Minimum corner front yard setback (front yard functioning as a side yard): | 10 ft    |
| Minimum rear yard setback:   | 20 ft    |
| Minimum side yard setback:   | 5 ft     |
| Minimum corner side yard (side yard functioning as a rear yard):           | 20 ft    |

Maximum building height: 35 ft /2-stories

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CASE RE

BOCC MEETING DATE: April 9, 2021 CASE REVIEWER: Michelle Heinrich, AICP

2. Residential development areas, stormwater ponds and open space areas shall be developed where generally depicted on the general site plan.

- 3. 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.
- 4. 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.
- 5. 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).
- 6. 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.
- 7. The developer shall construct one (1) roadway stubout to the northern project boundary and one (1) roadway stubout to the southern project boundary. In addition to any end of roadway treatment/signage required by the MUTCD, the developer shall place signage which identifies the stub-out as a "Future Roadway Connection."
- 8. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- 9. The developer shall improve Boyette Rd., between the project entry and nearest standard roadway, to current County standards for a 2-lane, undivided, urban collector roadway, as found within the Hillsborough County Transportation Technical Manual.
- 10. 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.

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CASE REVIEWER: Michelle Heinrich, AICP

Staff's Recommendation: Approvable, subject to conditions

Zoning Administrator

Sign-off:

J. Brian Grady Mon Feb 1 2021 12:51:19

#### **B. HEARING SUMMARY**

This case was heard by the Hillsborough County Land Use Hearing Officer on February 15, 2021. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

#### **Applicant**

Mr. Michael Horner spoke on behalf of the applicant. He introduced Mr. Reed Fischbach of the applicant team ownership group, Mr. Michael Yates of Palm Traffic Engineering, and Mr. Todd Amaden of Landmark Engineering.

Mr. Horner stated it has been a long process and the applicant has amended the request numerous times. He stated the applicant had included the south parcel, removed it, tried to go back and include it, but could not work out the contractual issues so went back to its initial plan for a PD for 20 lots.

Mr. Horner stated the subject property is located west of Boyette Road. He stated the applicant worked through staff issues and Mr. Horner did not believe there were any objections. He stated the request has unanimous recommendations of approval. He stated there were no objections from reviewing agencies.

Mr. Horner stated the subject property is zoned AR and Boyette Road is a demarcation point. He stated east of Boyette Road transitions to AR, large lot, Rural Service Area. He stated the subject property is west of Boyette Road, Urban Service Area, Res-2 in the comprehensive plan, public water and public sewer utilities available.

Mr. Horner stated the applicant proposes a plan that seeks approval for just 20 single-family detached lots, one access to Boyette Road. He stated the overall density is 1.5 units per acre that is derived through a straight density calculation because the wetlands on-site are less than 25 percent, so the applicant gets the full credit transfer.

Mr. Horner stated the applicant could have asked for more and could have gone up to 26 lots. He stated the applicant did not want to go into a lot size that could perhaps have been deemed incompatible. He stated the applicant kept the lot size of just under 10,000 square feet, which is replicated in the immediate area to the west and further internal Fishhawk community.

Mr. Horner stated the proposal is consistent with all development trends in the area. He stated Boyette Road is a collector road. He stated the applicant has worked with EPC and there is a comment that no resubmittal is necessary. Mr. Horner stated the proposal has an access connecting through an upland cut ditch to access the uplands to the west. He stated it was an approvable impact and thanked EPC for that.

Mr. Horner stated there is also a cross-access connection to the north that the applicant would not be truncating under this PD. He stated the applicant would allow for that contact. He stated the proposal has a large retention pond to the west and to the south that

precludes access connection at that point. Mr. Horner stated there is a higher water table, so the development must have wider ponds with less depth.

Mr. Horner stated Channing Park Road is to the south. He stated that is the main boulevard entry to the western south of that Planned Development.

Mr. Horner stated he appreciates staff reviews and the only issue the applicant has is with Condition 9. He stated Condition 9 of the plan report requires the developer to improve Boyette Road to the current county standards for a two-lane undivided urban collector roadway. He stated that includes drainage, stormwater ponds, sidewalk improvements, and so forth. He stated there is a very constrained right-of-way there. He stated he is not asking the hearing officer to eliminate that condition because the applicant advised staff of its concerns. He stated the applicant does not have a mechanism to absorb that and will have to place this issue squarely before the Board. He stated, "So I'm not asking you to remove this as a condition." Mr. Horner stated the applicant reluctantly accepts it because it believes the case merit is high and the justifications are sound. He stated that issue will have to be determined by the Board of County Commissioners. He stated a lot of dollars are going to have to be expended to allow for that county road improvement. He stated Boyette Road was just improved by Hillsborough County, but they constricted it to a substandard condition.

Mr. Horner stated he would stop there and have Mr. Fischbach pick up at that point, and then Mr. Yates will offer transportation comments on the very issue.

Mr. Fischbach stated Condition 9 regarding the improving Boyette Road to current county standards is more than just an issue for this property. He stated he has watched the Board session and the focus on infill development within the Urban Service Area. He stated it has been a constant theme. He stated these are the kind of properties that are left to develop in the Urban Service Area, and this is a condition that is going to be placed on just about any infill development moving forward. He stated, "we need some thought and discussion from the Zoning Hearing Master and the Board of County Commissioners letting us know if this is an issue that we can overcome."

Mr. Fischbach stated the county just completed resurfacing Boyette Road and a grade replacement but did not bring it up to current county standards. He stated the applicant has 13.2 acres with a proposed zoning of up to 20 lots. He stated these sites cannot afford the improvements as outlined in the conditions and overall cannot afford much of anything due to the small number of lots.

Mr. Fischbach stated he would like to see a broader discussion on encouraging infill development by allowing more flexibility in these types of situations.

Mr. Yates stated he wanted to give a little more detail as to the issues the applicant has dealing with Condition 9. He stated the proposal is 20 lots, with 237 daily trips, 19 a.m. peak-hour trips, and 22 p.m. peak-hour trips. He stated the typical section the county requires is a TS-7 typical section, which is 96 feet of right-of-way, 12-foot travel lanes,

ditch, and then sidewalks on both sides of the road. He stated Hillsborough County just recently improved the road through a CIP project where it did not even bring the road up to county standards. He stated there was also a bridge project just south of Dorman Road, which was done recently.

Mr. Yates projected a photograph and stated he wanted to show a little view of the road. Referring to the screen, he stated this is where the project is looking northbound on Boyette Road. He said it is in great condition because they just finished it. He stated the lanes were 10-foot travel lanes, not 12-foot travel lanes. He stated there is an open ditch and then the property line on both sides. He stated there is 67 feet of right-of-way, but this is the condition that the county just recently did in its project.

Mr. Yates stated it is consistent. Moving north it keeps the same typical section and continuing north it is the same. He stated then at Channing Park to the north, this is where you get to what would be required and you can see the sidewalk right there that ends at a fence line. Mr. Yates stated that is what would be required to build even a modified typical section where there is the open ditch, the sidewalk goes into private property, and dead ends at the fence. He stated that is what makes it difficult to build even a modified typical section and the sidewalk just dead ends into the fence. He stated that when they did that, they had to take the existing edge of pavement, put the sidewalk on private property, and "you can see the note down here where it says public access and maintenance easement." Mr. Yates stated the sidewalk was not even placed in right-of-way. He stated it is an easement and since the applicant does not control any of the right-of-way, it cannot build the sidewalks or any of the other improvements. Mr. Yates indicated the subject property on the screen showing where the subject property is and stated the sidewalk he showed ended "way up here, and so that is just a portion of this section we are talking about."

Mr. Yates concluded his presentation.

#### **Development Services Department**

Ms. Michelle Heinrich, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted into the record. Ms. Heinrich stated Planning Commission staff finds the project approvable subject to proposed conditions. She stated Mr. James Ratliff with Transportation Staff is available if the hearing officer has questions regarding the concerns the applicant brought up.

#### **Planning Commission**

Melissa Lienhard, Hillsborough County City-County Planning Commission, presented a summary of the findings and analysis as detailed in the Planning Commission report previously submitted into the record. Ms. Lienhard stated Planning Commission staff finds the proposed Planned Development consistent with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County* subject to the conditions proposed by the Development Services Department.

#### **Proponents**

The hearing officer asked whether there was anyone at the hearing in person or online to speak in support of the application. There were none.

#### **Opponents**

The hearing officer asked whether there was anyone at the hearing in person or online to speak in opposition to the application. There were none.

#### **Development Services Department**

Mr. Grady stated Mr. Ratliff with the Transportation Department wishes to speak to the road improvement issue the applicant raised.

Mr. Ratliff stated he heard Mr. Horner state the applicant was not asking for the condition change, and then Mr. Fischbach's audio was cutting in and out but Mr. Ratliff thought he heard Mr. Fischbach state the applicant would like to see it removed.

Mr. Ratliff stated he wanted to caution the applicant with respect to how staff is approaching the issue. He stated the county has a process in place for addressing relief from the substandard road issue. He explained the administrative variance process, which applicants may request if they believe the road is good enough in its existing condition to remain as is, or the design exception process in which applicants can request to make some improvements but less than the full typical. Mr. Ratliff stated the applicant in this case chose not to submit either of those applications, so the issue is not quite ripe to talk about removing the condition or modifying the condition since the County Engineer has not weighed in on this process that is in place and available to the applicant.

Mr. Ratliff stated that regardless of whether the condition is there the requirement would still be there because the only avenue available to modify that requirement is by approval of the County Engineer through one of those two processes. He explained removing or including the zoning condition does not change the underlying requirement. Mr. Ratliff stated if the applicant did wish to seek relief from the requirement the appropriate process is to seek a continuance, submit the appropriate administrative variance or design exception, place that into the record, have a finding of approvability placed into the record by the County Engineer, and then the applicant could proceed from that point.

The hearing officer asked Mr. Ratliff to confirm that is something the applicant would have to do in the PD rezoning process.

Mr. Ratliff stated yes, current policy is that all design exceptions or most design exceptions and administrative variances related to transportation issues when related to a PD must be processed concurrently with that PD and it does speak to staff findings. Mr. Ratliff stated a finding of approvability or whether staff would be able to support or not support a project go towards the County Engineer's recommendation because he could also take a look at the request and decide he would not be able to support it. He stated staff would have to be in a position of potentially recommending denial on a case. He stated at this point there just is not enough information in the record to make a

determination. He concluded, stating otherwise they will have to comply with the requirement to improve the road to standards.

Mr. Grady stated Development Services had nothing further.

#### **Applicant Rebuttal**

The hearing officer asked Mr. Horner to speak to why the applicant did not request an administrative variance or design exception.

Mr. Horner stated he would have Mr. Yates speak to that process. Mr. Horner stated the applicant believes this is an issue that has today placed before the Board because this is going to be a set of circumstances that might carry forward on other infill properties. He stated he thinks that is the proper forum where the applicant believes a remand would be in order at that time, so the 180-day time clock is not exceeded causing the applicant to remove and refile.

Mr. Horner stated he has been in this business for 40 years. He stated he always agrees to transportation conditions. He stated he did not wish to put the hearing officer in the position by asking to remove Condition 9. He stated the applicant is just indicating it is unable to accept that condition and wants to have dialogue through oral arguments with the Board of County Commissioners. He stated this is a little bit unique. The subject property has very little frontage on Boyette Road. He stated any other typical application would be just for that limited extent. He stated when the county has just expended millions of taxpayer dollars to build a substandard road and then asks a developer to build a standard road on top it presents some constraints that are very difficult to reconcile.

Mr. Horner stated he would have Mr. Yates finish that line of thought. He stated Mr. Yates usually handles the design exception administrative variances. He stated he appreciates Mr. Ratliff's comments. He stated the applicant had dialogue with Mr. Williams and would like to proceed to the Board. Mr. Horner stated he just wanted to give the hearing officer that predicate.

Mr. Yates stated the applicant did meet with Michael Williams and James Ratliff through the review process. He stated they discussed the issue with him and tried to work it out. He stated they just could not figure out how that logically could work for a project of 20 units and that is why the applicant just needs to move forward to the Board. He stated the applicant did not submit anything formally but did meet with them and have that dialogue. He stated they understood what he would require is just not feasible for what the applicant is doing. He stated they just need to have that dialogue in front of the Board.

Mr. Yates concluded his comments.

The hearing officer closed the hearing on PD 20-0394.

#### C. EVIDENCE SUMBITTED

Mr. Yates submitted into the record at the hearing a table of his Estimated Project Trip Ends, Typical Section diagram, Boyette Road/Balm Boyette Road Resurfacing Project Fact Sheet, photographs of the roadway segment, a site plan excerpt on Boyette Road, and an satellite image of the subject property and surrounding area.

#### D. FINDINGS OF FACT

- 1. The subject property consists of approximately 13.2 acres of undeveloped land located on the west side of Boyette Road, north of Channing Park Road.
- 2. The subject property is currently zoned Agricultural Rural and is designated Residential-2 on the Future Land Use Map.
- 3. The applicant is requesting to rezone the subject property to Planned Development to allow a maximum of 20 single-family lots.
- 4. The subject property is in the Urban Services Area with water and wastewater services provided by Hillsborough County.
- 5. The subject property is within the boundaries of the SouthShore Areawide Systems Community Plan.
- 6. Surrounding properties are zoned AR to the north and developed with large lots for use as residential and open space. Properties to the west are zoned PD and developed in residential use in the Channing Park neighborhood with lot sizes of approximately 8,700 square feet and 60 to 70 feet width. Properties to the east are zoned AR and developed with single-family residential. Property to the south is zoned PD and developed with open space adjoining Channing Park Road.
- 7. The applicant objects to Condition 9 stated in the Development Services Staff Report, which provides, "The developer shall improve Boyette Rd., between the project entry and nearest standard roadway, to current County standards for a 2-lane, undivided urban collector roadway, as found within the Hillsborough County Transportation Technical Manual." However, the applicant did not request an administrative variance or design exception for roadway improvements.
- 8. The proposed Planned Development, with a minimum lot size of 9,750 square feet, is comparable to lot sizes in the surrounding development pattern. There are no issues of compatibility with the surrounding properties.
- The proposed Planned Development, with the approval conditions set out in the Development Services staff report, is consistent with the Res-2 Future Land Use designation and furthers the objectives, policies, land uses, and densities or intensities

in the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County.

#### E. FINDING OF COMPLIANCE OF NON-COMPLIANCE WITH COMPREHENSIVE PLAN

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

#### F. CONCLUSIONS OF LAW

A development order is consistent with the comprehensive plan if "the land uses, densities or intensities, and other aspects of development permitted by such order... are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government." § 163.3194(3)(a), Fla. Stat. (2020). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant's testimony and evidence, there is substantial competent evidence demonstrating the requested rezoning is consistent with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, and does comply with the applicable requirements of the Hillsborough County Land Development Code.

#### **G. SUMMARY**

The applicant is seeking to rezone 13.2 acres of undeveloped land from AR to PD to allow a maximum of 20 single-family detached residential units with a minimum lot size of 9,750 square feet.

#### H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **approval** of the rezoning request with the conditions stated in the staff report.

Pamela Oo Hatley Pamela Jo Hatley, PhD, SD

Land Use Hearing Officer

March 3, 2021

Date



| Unincorporated Hillsborough County Rezoning |  |  |  |  |
|---|--|--|--|--|
| Hearing Date:<br>February 15, 2021          | Petition: PD 20-0394   |  |  |  |
| Report Prepared:<br>January 4, 2021         | Generally located within the northwest quadrant of<br>Boyette Road and Browning Road   |  |  |  |
| Summary Data:                               |  |  |  |  |
| Comprehensive Plan Finding:                 | CONSISTENT   |  |  |  |
| Adopted Future Land Use:                    | Residential-2 (2 du/ac; 0.25 FAR)  |  |  |  |
| Service Area:                               | Urban  |  |  |  |
| Community Plan:                             | SouthShore Areawide Systems  |  |  |  |
| Requested Rezoning:                         | Agricultural-Rural (AR) to a Planned Development for 20 single-family detached residential units with a 9,750 sq. ft. minimum lot size |  |  |  |
| Parcel Size (Approx.):                      | 13.2 +/- acres (574,992 sq.ft)   |  |  |  |
| Street Functional<br>Classification:        | Boyette Road – <b>Collector</b>  |  |  |  |
| Locational Criteria:                        | N/A  |  |  |  |
| Evacuation Zone:                            | The subject property is not located in an Evacuation Zone.   |  |  |  |



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

#### Context

- The subject site is located on approximately 13.2± acres and is currently vacant. The site
  is located within the limits the SouthShore Areawide Systems Plan and within the Urban
  Service Area. The site is adjacent to the Rural Area, which is along the east side of Boyette
  Road.
- The property's Future Land Use is Residential-2 (RES-2). Typical uses within the Residentiual-2 Future Land Use include residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use. Other Future Land use classifications in the area include, Residential-2 to the north, Agricultural Rural -1/5 to the east, Residential Planned-2 to the west and south.
- The subject property is currently classified as agricultural and zoned Agricultural Rural (AR). To the east and north is zoned Agricultural Rural (AR) and is developed with large lot single family residential uses. West of the site is a Planned Development with smaller lots at approximately a quarter of an acre. South of the site is zoned Planned Development (98-0006) within the Residential Planned -2 Future Land use classification.
- The applicant is requesting a rezoning from Agricultural-Rural (AR) to a Planned Development for a maximum of 20 single-family detached residential units with a 9,750 sq. ft. minimum lot size.

#### **Compliance with Comprehensive Plan:**

The following Goals, Objectives and Policies apply to this rezoning request and are used as a basis for a consistency finding.

#### **Future Land Use Element**

#### **Urban Service Area (USA)**

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

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

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

**Policy 1.3:** Within the USA and within land use categories permitting 4 du/ga or greater, new rezoning approvals for residential development of less than 75% of the allowable density of the

land use category will be permitted only in cases where one or more of the following criteria are found to be meet:

- Development at a density of 75% of the category or greater would not be compatible (as defined in Policy 1.4) and would adversely impact with the existing development pattern within a 1,000 foot radius of the proposed development;
- Infrastructure (Including but not limited to water, sewer, stormwater and transportation) is not planned or programmed to support development.
- Development would have an adverse impact on environmental features on the site or adjacent to the property.
- The site is located in the Coastal High Hazard Area.

The rezoning is restricted to agricultural uses and would not permit the further subdivision for residential lots.

**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.

#### 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 16.8:** The overall density and lot sizes of new residential projects shall reflect the character of the surrounding area, recognizing the choice of lifestyles described in this Plan.

#### **Community Design Component**

#### 5.0 NEIGHBORHOOD LEVEL DESIGN 5.1 COMPATIBILITY

GOAL 12: Design neighborhoods which are related to the predominant character of the

surroundings.

**OBJECTIVE 12-1:** New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE policy 1.4) with the established character of the surrounding neighborhood.

**Policy 12-1.1:** Lots on the edges of new developments that have both a physical and visual relationship to adjacent property that is parceled or developed at a lower density should mitigate such impact with substantial buffering and/or compatible lot sizes.

#### **Conservation and Aquifer Recharge Element**

#### Wetlands and Floodplain Resources

**Policy 4.1:** The County shall, through the land use planning and development review processes, and in cooperation with the Environmental Protection Commission, continue to conserve and protect wetlands from detrimental physical and hydrological alteration.

**Policy 4.3:** The County shall, through the land planning and development review processes, and in cooperation with the Environmental Protection Commission, continue to prohibit unmitigated encroachment into wetlands.

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

The subject site is located on approximately 13.2± acres located on the west side of Boyette Road, north of Browning Road. The applicant is requesting a Planned Development to develop single family residential uses. The proposed use is consistent with and is an allowable use within the RES-2 Future Land Use classification.

The subject site is located within the Urban Service Area, where most new growth should be directed per the Comprehensive Plan (Objective 1, FLUE). As per *Policy 1.2* of the Future Land Use Element, these sites are to be developed at a minimum of 75% of the allowable density per the land use classification. There is a total of 13.2 acres within the Residential-Future Land Use (13.2 acres X 2du/acre) totals 26 units. The applicant is requesting a density below what can be considered on the site, but is meeting minimum density, consistent with Policy 1.2 of the Future Land Use Element.

The immediate development pattern contains a mixture of lot sizes. There are large lot single family detached residential uses to the north and east across Boyette Road and smaller lots that are approximately a quarter acre in size that are located to the west. According to Policy 1.4, compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development. Planning Commission staff has determined that the proposed use meets the intent of Objective 16 and policies 16.2, 16.3, 16.8. These policies require compatibility of residential development to the surrounding area. The applicant is proposing a minimum lot size of 9,750 square feet, which is comparable to the lot sizes in the surrounding development pattern.

A limited amount of the site contains wetlands. Environmental Protection Commission (EPC) Wetlands Division reviewed the proposed rezoning. The EPC has determined a resubmittal is not necessary for the site plan's current configuration. If the site plan changes, EPC staff will need to review the zoning again. Planning Commission staff finds

this request consistent given that there is a separate approval process for wetland impacts with the EPC.

There are no applicable goals within the SouthShore Areawide Systems Community Plan that apply to this case.

Overall, the proposed rezoning would allow for development that is consistent with the Goals, Objectives, and Policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, and is compatible with the existing and planned development pattern found in the surrounding area.

#### Recommendation

Based upon the above considerations, Planning Commission staff finds the proposed Planned Development **CONSISTENT** with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, subject to conditions proposed by the Development Services Department.

# HILLSBOROUGH COUNTY 2020 FUTURE LAND USE

## RZ PD 20-0394

<all other values>

CONTINUED

WITHDRAWN

PENDING

Jrban Service

County Boundary

Jurisdiction Boundary

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

AGRICULTURAL-1/10 (.25 FAR)

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

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

RESIDENTIAL-4 (.25 FAR) RESIDENTIAL-6 (.25 FAR)

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

RESIDENTIAL-16 (.35 FAR) RESIDENTIAL-20 (.35 FAR)

RESIDENTIAL-35 (1.0 FAR)

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

COMMUNITY MIXED USE-12 (.50 FAR) SUBURBAN MIXED USE-6 (.35 FAR) URBAN MIXED USE-20 (1.0 FAR)

REGIONAL MIXED USE-35 (2.0 FAR)

ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE) RESEARCH CORPORATE PARK (1.0 FAR)

LIGHT INDUSTRIAL PLANNED (.50 FAR) JIGHT INDUSTRIAL (.50 FAR)

HEAVY INDUSTRIAL (.50 FAR) NATURAL PRESERVATION WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR) CITRUS PARK VILLAGE

3,300 2,200

1,100

Map Printed from Rezoning System: 12/22/2020 Author: Beverly F. Daniels

File: G\RezoningSystem\MapPI



# GENERAL SITE PLAN FOR CERTIFICATION



#### **DEVELOPMENT SERVICES**

PO Box 1110, Tampa, FL 33601-1110

### HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

#### BOARD OF COUNTY COMMISSIONERS

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Mariella Smith
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Bonnie M. Wise
COUNTY ATTORNEY

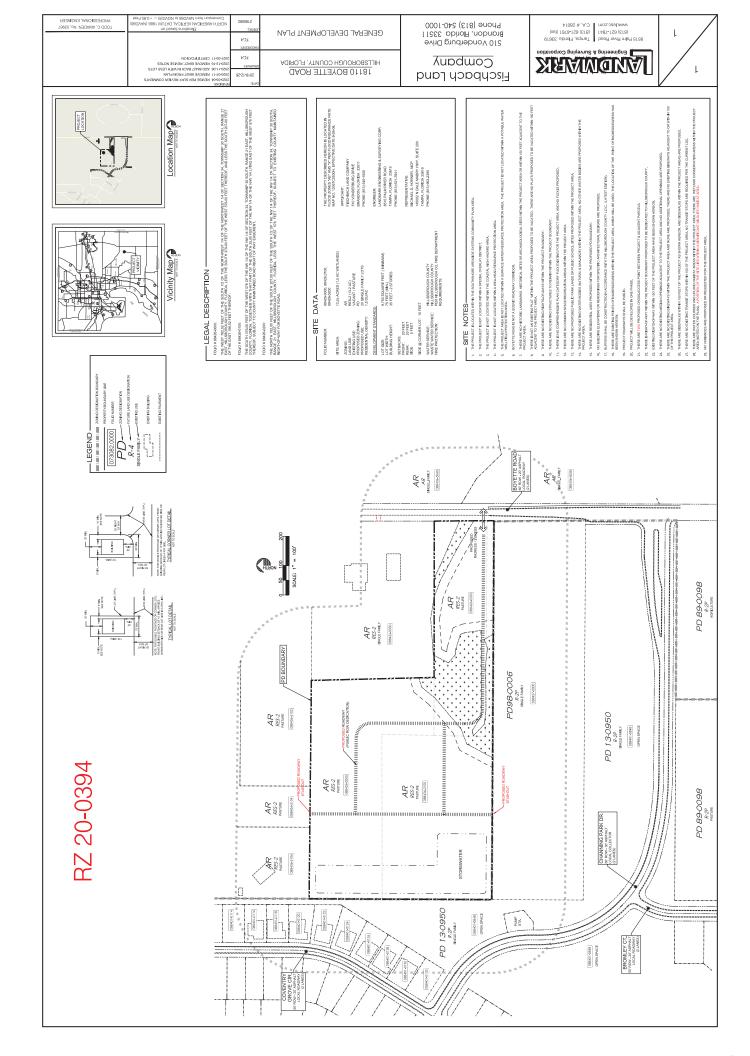
Christine M. Beck
INTERNAL AUDITOR

Peggy Caskey

**DEPUTY COUNTY ADMINISTRATOR** 

Lucia E. Garsys

|               |   |                 |                                   | l               |
|---------------|---|-----------------|-----------------------------------|-----------------|
| Project Name  | e: Bo                                     | yette Sub       | division                          |                 |
| Zoning File:  | RZ-PD 20-0394                             | Modification:   | None                              |                 |
| Atlas Page:   | NA  | Submitted:      | 3/15/21                           |                 |
| To Planner fo | or Review: 3/15/21                        | Date Due:       | 3/24/21                           |                 |
| Contact Pers  | on: Mike Horner                           | Phone: 813-96   | 2-2395/mdhorner.aicp@gmail.con    | n               |
| Right-Of-Wa   | ay or Land Required for I                 | Dedication: Y   | es No                             |                 |
| (  The Dev    | velopment Services Departm                | ent HAS NO OBJE | CCTION to this General Site Plan. |                 |
|               | velopment Services Departm<br>ng reasons: | ent RECOMMENI   | OS DISAPPROVAL of this General Si | te Plan for the |
|               |   |                 |                                   |                 |
| Reviewed by   | Michelle F                                | leinrich        | Date: 3/16/21                     |                 |
| Date Agent/0  | Owner notified of Disapp                  | roval:          |                                   |                 |



## AGENCY COMMNENTS

#### AGENCY REVIEW COMMENT SHEET

| TO: Z   | oning Technician, Development Services Departi    | nent                       | DATE: 1/10/2021 |
|---|---|----------------------------|-----------------|
| REVIEWER: James Ratliff, AICP, PTP AGENCY/DEPT: Trans |   |                            | nsportation     |
| PLAN  | INING AREA/SECTOR: BYT/ Central                   | PETITION NO: RZ            | Z 20-0394       |
|   |   |                            |                 |
|   | This agency has no comments.                      |                            |                 |
|   | This agency has no objection.                     |                            |                 |
| X   | This agency has no objection, subject to the list | ed or attached conditions. |                 |
|   | This agency objects for the reasons set forth bel | ow.                        |                 |

#### **REPORT SUMMARY AND CONCLUSIONS**

- The proposed rezoning is anticipated to increase the potential trip generation of the subject property at buildout (by 151 average daily trips, 12 a.m. peak hour trips, and 16 p.m. peak hour trips).
- The applicant shall provide roadway stubouts to the northern and southern project boundaries.
- Boyette Rd. is a substandard roadway. As such, the developer will be required to improve the roadway (between the project access and nearest standard road) to current County standards for a TS-4 collector roadway.
- Transportation Review Section staff has no objection to the proposed rezoning, subject to the conditions proposed herein below.

#### CONDITIONS OF ZONING APPROVAL

- 1. The developer shall construct one (1) roadway stubout to the northern project boundary and one (1) roadway stubout to the southern project boundary. In addition to any end-of-roadway treatment/signage required by the MUTCD, the developer shall place signage which identifies the stub-out as a "Future Roadway Connection".
- 2. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- 3. The developer shall improve Boyette Rd., between the project entry and nearest standard roadway, to current County standards for a 2-lane, undivided, urban collector roadway, as found within the Hillsborough County Transportation Technical Manual.

#### Other Conditions

- Prior to PD Site Plan certification, the developer shall review the site plan to:
  - o Add a roadway stubout to the southern project boundary;
  - o Modify Note 21, as appropriate; and,
  - Label both roadway stubouts to the northern and southern boundaries as "Proposed Roadway Stubout".

#### PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 22.4 ac. parcel from Agricultural Rural (AR) to Planned Development (PD). The applicant is proposing 20 single-family detached dwelling units.

As provided for in the Development Review Procedures Manual (DRPM), the applicant submitted a letter indicating that the proposed development does not trigger the threshold whereby a transportation analysis is required to process this rezoning. Staff has prepared a comparison of the potential trips generated by development permitted, based upon the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition, under the existing and proposed zoning designations utilizing a generalized worst-case scenario.

Existing Zoning:

| Land Use/Size                                     | 24 Hour Two- | Total Peak<br>Hour Trips |    |
|---|--------------|--------------------------|----|
|   | Way Volume   | AM                       | PM |
| AR, 4 Single-Family Dwelling Units (ITE Code 210) | 38           | 3                        | 4  |

Proposed Zoning:

| Land Use/Size   | 24 Hour Two- | Total Peak<br>Hour Trips |    |
|---|--------------|--------------------------|----|
|   | Way Volume   | AM                       | PM |
| PD, 20 Single-Family Detached Dwelling Units (ITE Code 210) | 189          | 15                       | 20 |

Trip Generation Difference:

| Land Use/Size | 24 Hour Two- | Total Peak<br>Hour Trips |        |
|---------------|--------------|--------------------------|--------|
|               | Way Volume   | AM                       | PM     |
| Difference    | (+) 151      | (+) 12                   | (+) 16 |

#### TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Boyette Road is a publically maintained 2-lane, undivided, substandard collector roadway characterized by +/- 10-foot wide travel lanes in average condition. The roadway lies within a +/- 67-foot wide right-of-way. There are no bicycle facilities present on Boyette Road. There are +/- 5 -foot wide sidewalks along portions of Boyette Rd. in the vicinity of the proposed project.

#### SITE ACCESS AND CONNECTIVITY

The project is proposing one (1) full access to Boyette Road, as well as a roadway stubout to the northern project boundary. Staff is requiring the addition of a roadway stubout to the southern project boundary, and has included conditions to this effect.

#### **ROADWAY LEVEL OF SERVICE**

| Roadway     | From             | То                   | LOS<br>Standard | Peak Hour<br>Directional<br>LOS |
|-------------|------------------|----------------------|-----------------|---------------------------------|
| Boyette Rd. | Balm Boyette Rd. | Lithia Pinecrest Rd. | D               | В                               |

Source: Hillsborough County 2019 Level of Service Report.

From: Perry Cahanin, Jacqueline <cahaninj@epchc.org>

Sent: Tuesday, December 29, 2020 9:39 AM

To: Heinrich, Michelle

**Cc:** Mdhorner.aicp@gmail.com; Chuck Burnite

**Subject:** REZ 20-0394 GLH Enterprises LLP & Jazele LLC - EPC Comments

[External]

Good morning,

There are no changes to the 12/10/20 comments from EPC. Thank you.

## Jackie Perry Cahanin, M.S. Environmental Scientist II

Wetlands Division

(813) 627-2600 ext. 1241 | www.epchc.org

#### **Environmental Protection Commission**

3629 Queen Palm Drive, Tampa, FL 33619

Our mission is "to protect our natural resources, environment, and quality of life in Hillsborough County."

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Pat Kemp VICE-CHAIR
Harry Cohen
Ken Hagan
Gwendolyn "Gwen" W. Myers
Kimberly Overman
Stacy White



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#### **AGENCY COMMENT SHEET**

| REZONING                                      |   |  |
|---|---|--|
| HEARING DATE: December 14, 2020               | COMMENT DATE: December 10, 2020                         |  |
| PETITION NO.: 20-0394                         | PROPERTY ADDRESS: 18110 & 18116 Boyette Rd.             |  |
| EPC REVIEWER: Jackie Perry Cahanin            | FOLIO #: 0884260000, 0884260100, 0884260200, 0884270000 |  |
| CONTACT INFORMATION: (813) 627-2600 X<br>1241 | STR: 34-30S-21E   |  |
| EMAIL: cahaninj@epchc.org                     |   |  |

**REQUESTED ZONING: PD** 

| FINDINGS                             |   |  |
|--------------------------------------|---|--|
| WETLANDS PRESENT                     | YES   |  |
| SITE INSPECTION DATE                 | 02/12/2020                                    |  |
|                                      | , ,   |  |
| WETLAND LINE VALIDITY                | No  |  |
| WETLANDS VERIFICATION (AERIAL PHOTO, | Wetlands located throughout site, may be more |  |
| SOILS SURVEY, EPC FILES)             | extensive than depicted on site plan          |  |

#### EPC REVISED COMMENTS REPLACE THE 11/25/20 EPC COMMENTS

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.

- The subject property contains wetland/OSW areas, which have not been delineated. 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.
- The site plan depicts wetland impacts that have not been authorized by the Executive Director of the EPC. The wetland impacts are indicated for internal access road. 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. If you choose to proceed with the wetland impacts depicted on the plan, a separate wetland impact/mitigation proposal and appropriate fees must be submitted to this agency for review.
- 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.

REZ 20-0394 December 10, 2020 Page **3** of **3** 

cc: mdhorner.aicp@gmail.com chuck@ghsenvironmental.com



## Preparing Students for Life

## Adequate Facilities Analysis (Rezoning)

Date: Tuesday, July 21, 2020

Jurisdiction: Hillsborough County

Case Number: RZ-PD 20-0394

**HCPS #**: RZ-270

Address: 18110 & 18116 Boyette Road

Parcel Folio Number(s): 88426.0000, 88426.0100, &

88426.0200

Acreage: 13.2 +/- acres

Proposed Zoning: PD

Future Land Use: RES-2

Maximum Residential Units: 20 Units

Residential Type: Single-Family Detached

| School Data              | FishHawk Creek<br>Elementary | Barrington<br>Middle | Newsome<br>High |
|--------------------------|------------------------------|----------------------|-----------------|
| FISH Capacity            | 1,056                        | 1,471                | 3,011           |
| 2019-20 Enrollment       | 1,104                        | 1,605                | 3,047           |
| Current Utilization      | 105%                         | 109%                 | 101%            |
| Concurrency Reservations | 0                            | 430                  | 362             |
| Students Generated       | 4                            | 2                    | 3               |
| Proposed Utilization     | 105%                         | 139%                 | 113%            |

Source: 2019-20 40th Day Enrollment Count with Updated Concurrency Reservations.

**NOTE:** FishHawk Creek Elementary School, Barrington Middle School and Newsome High School currently do not have adequate capacity for the proposed development. While contiguous concurrency service areas only have available capacity at the high school level, due to growth in this area, there may not be available capacity at the elementary, middle, and high school levels at the time of concurrency determination.

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

Charles Andrews, AICP, CNU-A Manager, Planning & Siting

Charles andrews

Growth Management Department

**Operations Division** 

Hillsborough County Public Schools E: charles.andrews1@sdhc.k12.fl.us

P: 813.272.4429



#### Request for Review Fee Payment

**Date:** Dec. 15, 2020

Jurisdiction: Hillsborough County

**Case Number: 20-0394** 

Parcel Folio Number(s): 884260000, 884260100, 884260200, 884270000

<u>NOTE</u>: The most recent revision to this application increases the total number of residential units. Since the Hillsborough County School District's previous review of the project, it has implemented School Concurrency review fees (beginning Sept. 1, 2020) that apply to this application. The applicant must submit payment for an updated adequate facilities analysis. Payment can be made online at the following address:

https://hillsborough-county-school-district---growth-management-planni.square.site/product/adequate-facilities-analysis-rezoning-initial-submittal-1st-revision-included-/3?cp=true&sa=true&sbp=false&g=false

If you have any questions, please feel free to contact me using the information below.

Sincerely,

Matthew Pleasant
Department Manager, Planning & Siting
Growth Management Department
Operations Division
Hillsborough County Public Schools
E: matthew.pleasant@hcps.net

P: 813.272.4429



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

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

TO: Zoning Review, Development Services DATE: 01/14/2021

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

**APPLICANT:** GLH Enterprises, LLLP/Jazele LLC **PETITION NO:** 20-0394

**LOCATION:** West of Boyette Rd; Lithia, FL 33547

**FOLIO NO:** 88426.0000/88426.0100/88426.0200

#### **Estimated Fees:**

(Fee estimate is based on a 2,000 square foot, Single Family Detached)

Mobility: \$5,921.00 \* 20 units = \$118,420 Parks: \$1,815 \* 20 units = \$ 36,360 School: \$8,227.00 \* 20 units = \$164,540 Fire: \$335.00 \* 20 units = \$ 6,700 Total Single Family Detached = \$326,020

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

Urban Mobility, South Park/Fire - 20 Single Family Units

### AGENCY REVIEW COMMENT SHEET

| TO:         | TO: ZONING TECHNICIAN, Planning Growth Management                            |                               | DATE: <u>17 Feb. 2020</u> |  |
|-------------|--|-------------------------------|---------------------------|--|
| REV         | REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management |                               |                           |  |
| APP         | LICANT: Michael Horner   | PETITION NO: RZ               | PD 20-0394                |  |
| LOC         | CATION: 18110 Boyette Rd., Lithia, FL 33547                                  |                               |                           |  |
|             | <b>IO NO:</b> 88426.0100, 88426.0200, 88426.0000,                            | SEC: <u>34</u> TWN: <u>30</u> | RNG: <u>21</u>            |  |
| 8842        | 7.0000,  |                               |                           |  |
|             |  |                               |                           |  |
|             |  |                               |                           |  |
| $\boxtimes$ | This agency has no comments.   |                               |                           |  |
|             |  |                               |                           |  |
|             | This agency has no objection.  |                               |                           |  |
|             | This agency has no objection.  |                               |                           |  |
|             |  |                               |                           |  |
|             | This agency has no objection, subject to listed o                            | r attached conditions.        |                           |  |
|             |  |                               |                           |  |
|             | This agency objects, based on the listed or attac                            | hed conditions.               |                           |  |
|             |  |                               |                           |  |
| 001         | MENTO  |                               |                           |  |
| COMI        | MENTS:   |                               |                           |  |
|             |  |                               |                           |  |

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

| PETITION NO.: PD20-0394 REVIEWED BY: Randy Rochelle DATE: 1/27/2020 |  |  |
|---|--|--|
| FOLI  | O NO.: 88426.0000, 88246.0100, 88426.0200 & 88427.0000   |  |
| $\boxtimes$   | This agency would $\square$ (support), $\boxtimes$ (conditionally support) the proposal.   |  |
|   | WATER  |  |
|   | The property lies within the <u>Hillsborough County</u> Water Service Area. The applicant should contact the provider to determine the availability of water service.  |  |
|   | No Hillsborough County water line of adequate capacity is presently available.   |  |
|   | A <u>8</u> inch water main exists <u>(adjacent to the site)</u> , <u>(approximately 650</u> feet from the site) <u>and is located south of the subject property within the south Right-of-Way of Channing Park Road</u> .  |  |
|   | Water distribution improvements may be needed prior to connection to the County's water system.  |  |
|   | No CIP water line is planned that may provide service to the proposed development.   |  |
|   | The nearest CIP water main ( inches), will be located [ (adjacent to the site), [ (feet from the site at). Expected completion date is   |  |
|   | WASTEWATER   |  |
|   | The property lies within the <u>Hillsborough County</u> Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.  |  |
|   | No Hillsborough County wastewater line of adequate capacity is presently available.  |  |
|   | A <u>6</u> inch wastewater force main exists <u>(adjacent to the site)</u> , <u>(approximately 2200</u> feet from the site) and is located south of the subject property wthin the east Right-of-Way of Channing Park Road.  |  |
|   | Wastewater distribution improvements may be needed prior to connection to the County's wastewater system.  |  |
|   | No CIP wastewater line is planned that may provide service to the proposed development.  |  |
|   | The nearest CIP wastewater main ( inches), will be located [ (adjacent to the site), [ (feet from the site at). Expected completion date is  |  |
| COMN  | MENTS: This site is located within the Hillsborough County Urban Service Area, therefore the subject property should be served by Hillsborough County Water and Wastewater Service. This comment sheet does not guarantee water or wastewater service or a point of connection. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements. |  |

# VERBATIM TRANSCRIPT

## HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

|                          | ×        |
|--------------------------|----------|
| IN RE:                   | )        |
| ZONE HEARING<br>HEARINGS | MASTER ) |
|                          | ×        |

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

PAMELA JO HATLEY

Land Use Hearing Master

DATE:

Monday, February 15, 2021

TIME:

Commencing at 6:00 p.m.

Concluding at 11:35 p.m.

PLACE:

Appeared via Cisco Webex

Videoconference

Reported By:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 100
Clearwater, FL 33762
(800) 337-7740

|    |                         | Page 101  |
|----|-------------------------|---|
| 1  |                         | H COUNTY, FLORIDA<br>UNTY COMMISSIONERS             |
| 2  |                         |   |
| 3  | Febru                   | NG MASTER HEARINGS<br>ary 15, 2021                  |
| 4  | ZONING HEARING MA       | STER: PAMELA JO HATLEY                              |
| 5  |                         |   |
| 6  | D2: Application Number: | RZ-PD 20-0394                                       |
| 7  | Applicant:              | GLH Enterprises, LLP<br>555' North of Intersection: |
|    |                         | Boyette Rd., Channing Park Rd.                      |
| 8  |                         | 088426.0000, 088426.0100 & 088426.0200              |
| 9  | Comprehensive Plan:     | 13.2 acres, more or less<br>R-2                     |
| 10 |                         | Urban<br>AR   |
| 11 |                         | Rezone to Planned Development                       |
| 12 |                         |   |
| 13 |                         |   |
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1 MR. GRADY: The next item then is agenda 2 item D-2, Rezoning-PD 20-0394. The applicant is 3 GLH Enterprises, LLP.

The request is to rezone from AR to Planned Development. Michelle Heinrich will provide staff recommendation after presentation by the applicant.

7 HEARING MASTER HATLEY: All right. Thank 8 you.

9 Applicant.

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MR. HORNER: Good evening, Madam Hearing
Master again. Michael Horner, 14502 North Dale
Mabry Highway, Tampa, 33618, representing the
applicant.

With me tonight is Mr. Reed Fischbach of the applicant team ownership group. Also, Mr. Michael Yates, Palm Traffic Engineering, who will close after Mr. Fischbach speaks. I also have virtually attending Mr. Todd Amaden of Landmark Engineering.

Ms. Hearing Master, it's been a long process as well, and this one, we have amended this numerous times. We included the south parcel, removed it, tried to go back and include it. We could not work out contractual issues. So we have gone back to our initial plan, which is a PD for 20 lots.

This is located west of Boyette Road. We
have worked through staff issues. I don't think we
have any objections. This comes to you with
unanimous recommendations of approval. We have no
objections from review agencies. This is zoned AR.
Boyette Road is a demarcation point for this
property.

You can see east of Boyette Road transitions to AR, large lot, Rural Service Area. We are west of Boyette Road, Urban Service Area RES-2 in the Comp Plan, public water and public sewer utilities available.

We have proposed a plan that seeks approval for, again, just 20 single-family detached lots.

One access to Boyette Road. Our overall density is 1.5 units per acre that is derived through a straight density calculation because our wetlands on-site are less than 25 percent so we get the full credit transfer.

On that note, Ms. Hatley, we could have asked for more. To be honest, we could have gone up to 26 lots. My client did not want to go into a lot size that, perhaps, could have been deemed incompatible.

So we kept with our lot size of just under

Page 104 10,000 square feet, which is replicated in the 1 immediate area to the west and further internal Fishhawk community. This is consistent with all development 5 trends on the site in the area. Boyette Road is a 6 collector road. We have worked with EPC. If you look at their findings, I believe there's a comment 8 that no resubmittal is necessary. We do have access connecting through an 9 10 upland cut ditch to access the uplands to the west. 11 Therefore, it was an approvable impact. We thank 12 EPC for that. 13 We also have a cross-access connection to the 14 north that we would not be truncating under this 15 PD. We would allow for that contact. We have a 16 large retention pond to the west and to the south 17 that precludes access connection at that point. 18 It's a higher water table as you can imagine. 19 So we have to have wider ponds and less depth. 20 Channing Park Road is to the south. 21 the main boulevard entry to the western south of 22 that Planned Development. 23 I appreciate staff reviews. The only issue 24 we have, Madam Hearing Master, is Condition 9. 25 Condition 9 of this plan report requires

development to improve -- developer to improve

Boyette Road to the current county standards for a

two-lane undivided urban collector roadway.

As you know that includes drainage, stormwater ponds, sidewalk improvements, etc. We have a very constrained right-of-way out there.

I'm not going to ask you to eliminate that condition because we advised staff of our concerns.

We just don't simply have a mechanism right now to absorb that and will have to place this squarely before the Board. So I'm not asking you to remove this as a condition.

We reluctantly accept it because we think the case merit is high and the justifications are sound. That issue will have to be determined by the Board of County Commissioners.

A lot of dollars are going to have to be expended to allow for that county road improvement. As you may know, Boyette Road was just improved by Hillsborough County, but they constructed it to a substandard condition.

So that's where our dilemma is. I'm going to stop there. I'm going to have Mr. Reed Fischbach virtually pick up at that point, and then Mr. Yates is going to offer transportation comments on this

- 1 very issue. Thank you.
- 2 HEARING MASTER HATLEY: Thank you.
- MR. FISCHBACH: Good evening. Fischbach,
- 4 510 Vonderburg Drive, Suite 208, Bradenton, Florida
- 5 33511.
- 6 Condition 9 regarding the improving Boyette
- Road current county standards is more just an issue
- for this property. You know, I've watched the
- 9 Board session and the focus on infill development
- 10 within the Urban Service Area. It has been a
- 11 constant theme.
- These are the kind of properties that are
- left to develop in the Urban Service Area, and this
- is a condition that is going to be placed on just
- about any infill development moving forward.
- We need some thought and discussion from the
- Zoning Hearing Master and the Board of County
- 18 Commissioners letting us know if this is an issue
- that we can overcome.
- In the case, the County just completed
- resurfacing of Boyette Road and a grade replacement
- but did not bring it up to current county
- 23 standards.
- We have 13.2 acres with a proposed zoning of
- 25 up to 20 lots. These sites cannot afford the

Page 107 improvements as outlined in the conditions and 1 overall can't afford much of anything due to the small number of lots. 4 For this site, I'd like to (unintelligible) 5 and I'd like to see a broader discussion on 6 encouraging infill development by allowing more flexibility in these types of situations. Thank 8 you. HEARING MASTER HATLEY: 9 Thank you. MR. YATES: Good evening. Michael Yates 10 with Palm Traffic and I have been sworn. 11 12 I just want to give you a little more detail 13 as to the issues that we have dealing with 14 Condition 9. Obviously, this is 20 lots. So 15 you're 237 daily trips, 19 a.m. peak-hour trips and 16 22 p.m. peak-hour trips. 17 When you look at the typical section required 18 by Hillsborough County, it requires a TS-7 typical 19 section which is 96 feet of right-of-way, 12-foot 20 travel lanes, ditch, and then sidewalks on both sides of the road. 21 22 As mentioned, Hillsborough County just 23 recently improved the road through a CIP project 24 where they did not even bring the road up to county 25 standards. There was also a bridge project just

Page 108 south of Dorman Road, which was done recently as 1 well. I want to show you a little view of the road. So this is, basically, just where the project is 4 5 looking northbound on Boyette Road. You can see 6 it's in great condition because they just finished it. Those were 10-foot travel lanes, not the 12-foot travel lanes. 8 You can see there's open ditch and then, 9 10 basically, you end up at the property line on both There's 67 feet of right-of-way, but this 11 sides. is the condition that the County just recently did 12 13 in their project. And you can see it's pretty consistent. 14 15 you move further north, it keeps that same typical 16 section. Again, continuing north, it's the same 17 typical section. 18 And then we get up to Channing Park to the 19 north, and this is kind of where you get to what 20 would be required, and you can see the sidewalk 21 right there that ends at a fence line. I'll give 22 you another view so you can see it. 23 So that is, basically, what would be required 24 to build even a modified typical section where you

Executive Reporting Service

have the open ditch, and you can see the sidewalk

Page 109 goes into private property. And it dead ends at 1 the fence. So that's what makes it difficult to build even a modified typical section, and you can see it here where the fence -- where the sidewalk 5 just dead ends into the fence. 6 And when they did that, what they had to do was basically take the existing edge of pavement, 8 they put the sidewalk on private property, and you can see the note down here where it says public 10 access and maintenance easement. So it's not even -- the sidewalk wasn't even 11 12 able to be placed in right-of-way. It's an 13 easement, and so since we don't control any of the 14 right-of-way, we can't build the sidewalks or any 15 of the other improvements. 16 And I just want to give you just a quick 17 overview of where we are. Our property is down 18 here, and then this sidewalk that I showed you 19 ending is all the way up here. And so that is just 20 a portion of this section we're talking about. 21 So that was it. Happy to answer any 22 questions if you may have them.

HEARING MASTER HATLEY: Thank you.

All right. Development Services.

MS. HEINRICH: Hi. This is Michelle

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1 Heinrich with Development Services.

As you heard, this is a rezoning request for 13.2 acres from AR to PD to allow for 20 single-family units that does result in a density of 1.5 units per acre.

The site is located in the RES-2 Future Land Use category which allows a maximum density of two units per acre. No PD variations are requested.

Proposed development standards call for lot size minimums of 9,750 square feet and minimum lot widths of 70 feet. This is found to be compatible with the area which is developed with both rural and suburban levels of density.

Properties to the north and east are zoned AR which have larger lot size requirements. And properties to the south and west are located in the RP-2 Future Land Use category which calls for cluster lot sizes which are typically smaller.

For instance, the neighborhood to the west, which is an RP-2, is developed with lot sizes of 8,700 square feet and widths of 60 to 70 feet.

The project's primary access point will be located -- or the property is located on the west side of Boyette Road. The primary access point for the project will occur along the eastern PD

Page 111 boundary, and roadway stub-outs are proposed to the 1 north and the south to provide for connectivity. Property to the west has already been developed with no opportunity for connection along 4 that common boundary line. The request has been 5 6 found to be consistent with the Comprehensive Plan, and no objections from reviewing agencies were received. 8 Therefore, staff finds the project approvable 9 10 subject to proposed conditions, and I understand that James Ratliff with Transportation Staff is 11 12 available should you have any questions regarding 13 the concerns brought up by the applicant. Thank 14 you. 15 HEARING MASTER HATLEY: Thank you. 16 Planning Commission. 17 MS. LIENHARD: Thank you. Melissa Lienhard, 18 Planning Commission staff. 19 The subject property is located in the 20 Residential-2 Future Land Use category. It is in 21 the Rural Area, and the subject property is located 22 within the limits of the Southshore Areawide 23 Systems Plan. 24 The applicant is requesting a Planned 25 Development to develop single-family residential.

Page 112 The proposed use is consistent with and is an 1 allowable use within the Residential-2 Future Land Use category. The subject site is located within the -- I'm 5 sorry, in the Urban Service Area. So I must have 6 made a mistake in the beginning. I do apologize. It is in the urban area. The subject site is located within the Urban Service Area where most new growth should occur as directed by the 10 Comprehensive Plan. 11 Per Policy 1.2 of the Future Land Use 12 Element, these sites are developed at a minimum of 13 75 percent of the allowable density per the Land 14 Use classification. 15 There is a total of 13.2 acres within the 16 Residential Future Land Use -- Residential-2 Future 17 Land Use category and this density calculation, the 18 maximum that can be considered is 26 units. 19 The applicant is requesting -- I'm sorry. 20 I -- I see a typo here in the staff report. I do 21 apologize. The applicant is requesting a density 22 below what can be considered on the site, but it is 23 meeting minimum density, which is consistent with 24 the aforementioned Policy 1.2. 25 The immediate development pattern contains a

Page 113 mixture of lot sizes. There are large lots 1 2 single-family detached residential uses to the north and east across Boyette Road and smaller lots that are approximately a quarter acre in size that 5 are located to the west. According to Policy 1.4 of the Future Land 6 Use Element, compatibility does not mean the same Rather it refers to the sensitivity of development proposals in maintaining the character of existing development. 10 Planning Commission staff has determined that 11 the proposed use meets the intent of Objective 16 12 13 and the accompanying compatibility policies. 14 policies require compatibility of residential 15 development to the surrounding area. 16 The applicant is proposing a minimum lot 17 size of 9,750 square feet, which is comparable to 18 the lot sizes in the surrounding development 19 pattern. A limited amount of the site contains 20 wetlands. Environmental Protection Commission 21

A limited amount of the site contains
wetlands. Environmental Protection Commission
Wetlands Division reviewed the proposed rezoning,
and the EPC has determined a resubmittal is not
necessary for the site plan's current
configuration.

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Page 114 If the site plan changes, EPC staff will need 1 2 to review the zoning again. Planning Commission staff finds this request consistent given that 4 there is a separate approval process for wetland 5 impacts with the EPC. 6 Based upon those considerations, Planning Commission staff finds the proposed Planned 8 Development consistent with the Future of Hillsborough Comprehensive Plan for unincorporated 9 Hillsborough County subject to conditions proposed 10 11 by the Development Services Department. Thank you. 12 HEARING MASTER HATLEY: Thank you. 13 Is there anyone here tonight or online who 14 wishes to speak in support of this request? Okay. 15 Is there anyone here tonight or online who 16 wishes to speak in opposition to this request? 17 MR. GRADY: Madam Hearing Officer, before you hear from the applicant, James Ratliff with 18 19 transportation wants to speak to that issue. 20 HEARING MASTER HATLEY: Thank you. 21 MR. GRADY: Regarding that -- that road 22 improvement issue. 23 HEARING MASTER HATLEY: All right. 24 MR. RATLIFF: Yes. Can you hear me? 25 HEARING MASTER HATLEY: Yes. Thank you.

1 MR. RATLIFF: Yes. Hello. For the record, 2 James Ratliff with Transportation Review section.

I did want to comment on what the applicant said and I did hear -- I believe I heard Mr. Horner state that they weren't asking for the condition change, and then Mr. Fischbach, his audio was cutting in and out, but I think he may have said they would like to see it removed. I'm not sure.

But in any event, I did want to caution the applicant with respect to how we're approaching this issue.

The -- we do have a process in place for addressing relief from the substandard road issue, and that's either through the administrative variance process in which cases where applicants believe the road is good enough in its existing condition in order to -- to remain as is or if they can make some improvements, but less than the full typical that would be the design exception process.

In this case, the applicant chose to submit neither of those applications. So I think it's a little bit premature. The issue's not quite ripe to talk about removing the condition or modifying the condition because the county engineer has not weighed in on this process at all through the --

Page 116 through the process that we have in place that's 1 available to them. So at the end of the day, I think it's also important to realize that whether or not the 4 5 condition is there the requirement would still be 6 there. Because again, the only avenue available to modify that requirement is by approval of the 8 county engineer through one of those two processes. So removing or putting the zoning condition 9 in doesn't change the underlying requirement and --10 and so, you know, respectfully that's essentially 11 12 where we're at. 13 If they did want to seek relief from that, 14 the appropriate process would be to seek a 15 continuance, submit the appropriate administrative 16 variance or design exception, place that into the 17 record, have a finding of approvability placed into 18 the record by the county engineer, and then they 19 could proceed from that point. So I did want to 20 just point that out. 21 HEARING MASTER HATLEY: Thank you, 22 Mr. Ratliff. And that is something they would have 23 to do in this process, the PD rezoning process. 24 Right? 25 MR. RATLIFF: Yes. Current policy is that

Page 117 all design exceptions or most design exceptions and 1 administrative variances related to transportation issues when related to a PD have to be processed 4 concurrently with that PD. And it does get --5 speak to our findings. 6 So our finding of approvability or, you know, whether or not we would be able to support or 8 not support a project, we go towards the county engineer's recommendation because he could also 9 10 take a look at their request and decide that he 11 would not be able to support it. 12 And so we would have to be in a position of, 13 you know, potentially recommending denial on a case. And so at this point there just isn't enough 14 15 information in the record to -- to make any 16 determination. Other than that, that'll have to 17 comply with the requirement to improve the road to 18 standards. 19 HEARING MASTER HATLEY: Thank you. 20 Anything further from Development Services? MR. GRADY: Nothing further. 21 22 HEARING MASTER HATLEY: Okay. Applicant, 23 please. And maybe you can speak to why there 24 wasn't administrative variance requested or 25 exception requested.

1 MR. HORNER: Be happy to. Michael Horner, 2 again, for the record.

I'm going to have Mr. Yates speak
specifically to that process. We have exceeded our
time clock, Madam Hearing Master, for this case.
Otherwise, we would have asked for a remand and
continued beyond.

However, we believe this is an issue that has today placed before the Board because this is going to be a set of circumstances that may carry forward on other infill properties.

That I think is the proper forum where we think that a remand would be in order at that time so that we don't exceed 180 daytime clock and have to remove and refile.

I've been in this business 40 years. We always agree to transportation conditions. I never -- I don't want to put you in this position by asking you to remove that Condition 9. We're just indicating that we are unable to accept that condition at this time, and we want to have that dialogue through oral arguments with the Board of County Commissioners.

This is a little bit unique. We have very little frontage on Boyette Road. Any other typical

- 1 application would be just for that limited extent.
- When the County has just expended millions of
- 3 taxpayer dollars to build a substandard road and
- 4 then ask a developer to build a standard road on
- 5 top, it presents some constraints that are very
- 6 difficult for us to reconcile.
- 7 So I'm going to have Mr. Yates finish that
- 8 line of thought. He usually handles the design
- 9 exception administrative variances. I appreciate
- 10 Mr. Ratliff's comments. We have had dialogue with
- Mr. Williams and we'd like to proceed to the Board.
- I just want to give you that predicate. Mr. Yates.
- 13 Thank you.
- 14 MR. YATES: Hi, again. Michael Yates with
- 15 Palm Traffic.
- 16 We did meet with Michael Williams and James
- 17 Ratliff through the review process as we are going
- 18 through this. It's just what we had discussed with
- 19 him. This was not feasible given the size of the
- 20 project. We've tried to work it out.
- 21 We just could not figure out that logically
- could work for a project of 20 units, and so that's
- why we just need to move forward to the Board. We
- 24 never submitted anything formally, but we did meet
- with them. We did have that dialogue.

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Page 120
                We understood what he would require is just
 1
 2
         not feasible for what we're doing. So we just need
         to have that dialogue in front of the Board. I'm
 4
         happy to answer any questions that you may have.
 5
                HEARING MASTER HATLEY: Don't have any more
 6
         for you. Thank you.
 7
                MR. YATES: Thank you.
 8
                HEARING MASTER HATLEY: All right.
                                                   That
         will close the hearing on PD 20-0394.
 9
               MR. GRADY: Madam Hearing Officer, we
10
         usually take a break about two hours in, and we
11
12
         started about -- my count about 6:40. So I think
13
         it's time to take a quick break until 9:00 o'clock.
14
                HEARING MASTER HATLEY: Let's do that.
15
                MR. GRADY: We'll start back up at
16
         9:00 o'clock?
17
                HEARING MASTER HATLEY: Okay. So we're
18
         going to break till 9:00 o'clock.
19
                (Recess taken at 8:53 p.m.)
20
                (Recess concluded at 9:00 p.m.)
21
                HEARING MASTER HATLEY: All right. We'll
22
         resume the Zoning Hearing Master meeting.
23
               Mr. Grady, would you announce the next case,
24
         please.
25
```

Page 6 staff to the February 15th Zoning Hearing Master 1 2 Hearing beginning at 6:00 p.m. The next item is item D-1, Rezoning-PD 20-0382. This item is also being continued by 4 5 staff to the February 15th Zoning Hearing Master Hearing beginning at 6:00 p.m. 6 The next item then is item D-2, Rezoning-PD 8 20-0394. This application is being continued by staff to the February 15th Zoning Hearing Master 9 Hearing beginning at 6:00 p.m. 10 Then item D-3, Rezoning-PD 20-0985. 11 application is being continued by staff to the 12 13 February 15th Zoning Hearing Master Hearing 14 beginning at 6:00 p.m. 15 Item D-4, Rezoning-PD 20-1149. 16 application is being continued by staff to the 17 February 15th Zoning Hearing Master Hearing 18 beginning at 6:00 p.m. And item D-5, Rezoning-PD 20-1248. 19 20 item is being continued by staff to the 21 February 15th Zoning Hearing Master Hearing 22 beginning at 6:00 p.m. 23 And then item D-6, Major Mod Application 24 20-1258. This is being continued by staff to the 25 February 15 Zoning Hearing Master Hearing beginning

Page 6 staff to the February 15th Zoning Hearing Master 1 2 Hearing beginning at 6:00 p.m. The next item is item D-1, Rezoning-PD 20-0382. This item is also being continued by 4 5 staff to the February 15th Zoning Hearing Master Hearing beginning at 6:00 p.m. 6 The next item then is item D-2, Rezoning-PD 8 20-0394. This application is being continued by staff to the February 15th Zoning Hearing Master 9 Hearing beginning at 6:00 p.m. 10 Then item D-3, Rezoning-PD 20-0985. 11 application is being continued by staff to the 12 13 February 15th Zoning Hearing Master Hearing 14 beginning at 6:00 p.m. 15 Item D-4, Rezoning-PD 20-1149. 16 application is being continued by staff to the 17 February 15th Zoning Hearing Master Hearing 18 beginning at 6:00 p.m. And item D-5, Rezoning-PD 20-1248. 19 20 item is being continued by staff to the 21 February 15th Zoning Hearing Master Hearing 22 beginning at 6:00 p.m. 23 And then item D-6, Major Mod Application 24 20-1258. This is being continued by staff to the 25 February 15 Zoning Hearing Master Hearing beginning

#### HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

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|---------------------------------|-------------|
| IN RE:                          | )           |
| ZONE HEARING MASTER<br>HEARINGS | )<br>)<br>) |
|                                 |             |

ZONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

PAMELA JO HATLEY

Land Use Hearing Master

DATE:

Monday, December 14, 2020

TIME:

Commencing at 6:00 p.m.

Concluding at 8:36 p.m.

PLACE:

Appeared via Webex videoconference

#### Reported By:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 100
Clearwater, FL 33762
(800) 337-7740

Page 9 This application is out of order to be heard and is 1 being continued to the January 19th, 2021, Zoning Hearing Master Hearing. Item A-5, Rezoning Standard 20-0312. 4 This application is being withdrawn from the Zoning 5 6 Hearing Master process. Item A-6, Rezoning Standard 20-0334. 8 application is out of order to be heard and is being continued to the January 19, 2021, Zoning 9 10 Hearing Master Hearing. Item A-7, Major Mod Application 20-0377. 11 12 This application is out of order to be heard and is 13 being continued to the January 19, 2021, Zoning 14 Hearing Master Hearing. 15 Item A-8, Rezoning-PD 20-0382. 16 application is out of order to be heard and is 17 being continued to the January 19, 2021, Zoning 18 Hearing Master Hearing. Item A-9, Rezoning-PD 20-0394. 19 20 application is out of order to be heard and is 21 being continued to the January 19, 2021, Zoning 22 Hearing Master Hearing. 23 Item A-10, Rezoning Standard 20-0868. 24 application is being continued by staff to the 25 January 19th, 2021, Zoning Hearing Master Hearing.

#### HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

|                                 | ×           |
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| IN RE:                          | )           |
| ZONE HEARING MASTER<br>HEARINGS | )<br>)<br>) |
|                                 |             |

ZONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

JAMES SCAROLA and SUSAN FINCH

Land Use Hearing Masters

DATE:

Monday, November 16, 2020

TIME:

Commencing at 6:00 p.m.

Concluding at 11:38 p.m.

PLACE:

Appeared via Webex Videoconference

#### Reported By:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 100
Clearwater, FL 33762
(800) 337-7740

Page 8 Item A-12, RZ-PD 20-0394. This application 1 2 is out of order to be heard and is being continued to the December 14, 2020, Zoning Hearing Master 4 Hearing. 5 Item A-13, Major Mod Application 20-0801. 6 This application is being continued by staff to the December 14, 2020, Zoning Hearing Master Hearing. 8 Item A-14, Major Mod Application 20-0898. This application is being continued by the 9 applicant to the December 14, 2020, Zoning Hearing 10 11 Master Hearing. 12 Item A-15, Rezoning PD 20-0985. This 13 application is being continued by the applicant to 14 the December 14, 2020, Zoning Hearing Master 15 Hearing. 16 Item A-16, Major Mod Application 20-1068. 17 This application is being continued by the 18 applicant to the December 14, 2020, Zoning Hearing 19 Master Hearing. 20 Item A-17, RZ-PD 20-1071. This application 21 is being continued by the applicant to the 22 January 19, 2021, Zoning Hearing Master Hearing. 23 Item A-18, RZ-PD 20-1142. This application 24 is out of order to be heard and is being continued to the December 14, 2020, Zoning Hearing Master 25

Page 1

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONING HEARING MASTER (ZHM)

HEARING

)

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

SUSAN FINCH

Zoning Hearing Master

DATE:

Monday, October 19, 2020

TIME:

Commencing at 6:00 p.m. Concluding at 8:57 p.m.

PLACE:

Cisco Webex Video Conference

Reported By:
Diane T. Emery, CMRS, FPR
Executive Reporting Service
Ulmerton Business Center, Suite 100
Clearwater, FL 33762

Executive Reporting Service

Page 10 1 Hearing Master hearing. Item A.7., rezoning standard 20-0334. application is out of order to be heard and is being continued to the November 16, 2020, Zoning Hearing Master hearing. 5 Item A.8., rezoning standard 20-0358. 6 application is being withdrawn from the Zoning 8 Hearing Master process. 9 Item A.9., rezoning standard 20-0374. application is out of order to be heard and is 10 being continued to the November 16, 2020, Zoning 11 12 Hearing Master hearing. 13 Item A.10., rezoning PD 20-0382. 14 application is out of order to be heard and is 15 being continued to the November 16, 2020, Zoning 16 Hearing Master hearing. 17 Item A.11., rezoning PD 20-0389. This 18 application is being continued by the applicant to the November 16, 2020, Zoning Hearing Master 19 20 hearing. 21 Item A.12., rezoning PD 20-0394. 22 application is out of order to be heard and is 23 being continued to the November 16, 2020, Zoning 24 Hearing Master hearing.

Executive Reporting Service

Item A.13., RZ-PD 20-0690. This application

25

Page 1

#### HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

|                          | >        |
|--------------------------|----------|
| IN RE:                   | )        |
| ZONE HEARING<br>HEARINGS | MASTER ) |
|                          | (<br><   |

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

SUSAN FINCH

Land Use Hearing Master

DATE:

Monday, September 14, 2020

TIME:

Commencing at 6:00 p.m.

Concluding at 8:03 p.m.

PLACE:

Appeared via Webex

Videoconference

Reported By:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 100
Clearwater, FL 33762
(800) 337-7740

Executive Reporting Service

Page 8 Item A-6, Rezoning-PD 20-0392. 1 2 application is being continued by the applicant to the October 19th, 2020, Zoning Hearing Master Hearing. 5 Item A-7, Rezoning-PD 20-0394. This application is out of order to be heard and is 6 being continued to the October 19th, 2020, Zoning 8 Hearing Master Hearing. 9 And item A-8, Rezoning-PD 20-0475. application is being continued by the applicant to 10 the October 19th, 2020, Zoning Hearing Master 11 12 Hearing. 13 That concludes all withdrawals and continuances. 14 15 HEARING MASTER FINCH: All right. Thank you 16 so much. 17 Let me go over our procedures and process 18 for tonight's hearing. Tonight's agenda consists 19 of items that require a hearing before a Zoning 20 Hearing Master prior to the final decision of the 21 Board of County Commissioners. 22 I'll conduct the hearing tonight as the 23 Zoning Hearing Master and will make a 24 recommendation on each application 15 business days 25 following tonight's hearing. That recommendation

Page 1

#### HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

|                            | >        |
|----------------------------|----------|
| IN RE:                     | )        |
| ZONE HEARING N<br>HEARINGS | MASTER ) |
|                            |          |

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

JAMES SCAROLA

Land Use Hearing Master

DATE:

Monday, August 17, 2020

TIME:

Commencing at 6:00 p.m.

Concluding at 7:54 p.m.

PLACE:

Appeared via Webex

Videoconference

Reported By:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 100
Clearwater, FL 33762
(800) 337-7740

Executive Reporting Service

Page 8 1 Hearing Master Hearing. Item A-6, Major Mod Application 20-0377. This application is out of order to be heard and is being continued to the September, again, 14th, 5 2020, Zoning Hearing Master Hearing. 6 Item A-7, Rezoning PD 20-0394. This application is out of order to be heard and is 8 being continued to the September 14th, 2020, Zoning Hearing Master Hearing. Item A-8, Major Mod Application 20-0397. 10 11 This application is being continued by the applicant to the September 29th, 2020, Zoning 12 13 Hearing Master Hearing. 14 And item A-9, Rezoning Standard 20-0797. 15 This application is out of order to be heard and is 16 being continued to the September 15th, 2020, Zoning 17 Hearing Master Hearing. 18 That completes the changes to the agenda. 19 HEARING MASTER SCAROLA: Brian, I do want to 20 ask you about a couple of these. Just a little 21 double-check. Item A-2, again, what's that 22 continuance date? MR. GRADY: September 14th. 23 24 HEARING MASTER SCAROLA: Okay. That -- that 25 has to be cleared for the record. I believe that's

Executive Reporting Service

## EXHIBITS SUBMITTED DURING THE ZHM HEARING

HEARING TYPE: ZHM, PHM, VRH, LUHO

HEARING MASTER: Pamela Jo Hatley PAGE: 1 OF 1

DATE: 2/15/2021

| APPLICATION # SUBMITTED BY |                  | EXHIBITS SUBMITTED   | HRG. MASTER<br>YES OR NO |  |
|----------------------------|------------------|--|--------------------------|--|
| MM 20-1068                 | Brian Grady      | 1. Staff Report  | Yes                      |  |
| RZ 20-1377                 | Brian Grady      | 1. Staff Report  | Yes                      |  |
| RZ 20-1279                 | Steve Allison    | Applicant's Presentation Packet  | No                       |  |
| RZ 20-1282                 | Jesse Blackstock | Applicant's Presentation Packet  | No                       |  |
| RZ 20-1282                 | Todd Pressman    | 2. Opposition Presentation Packet  | No                       |  |
| RZ 20-0389                 | Michael Horner   | Applicant's Presentation Packet  | No                       |  |
| RZ 20-0389                 | Michael Yates    | 2. Applicant's Presentation Packet   | No                       |  |
| RZ 20-0394                 | Michael Yates    | Applicant's Presentation Packet  | No                       |  |
| MM 20-0898                 | Brian Grady      | Revised Staff Report   | Yes                      |  |
| RZ 20-0985                 | Kami Corbett     | Applicant's Presentation Packet and<br>Memorandum of Law                     | No                       |  |
| RZ 20-0985                 | Steve Henry      | 2. Applicant's Presentation Packet   | No                       |  |
| RZ 20-1149                 | William Molloy   | 1. Draft Conditions  | No                       |  |
| RZ 20-1265                 | Steve Henry      | Applicant's Presentation Packet  | No                       |  |
| RZ 20-1265                 | Buddy Harwell    | Opposition Presentation Packet and Photographs                               | No                       |  |
| RZ 20-1265                 | Kami Corbett     | 3. Applicant's Presentation Packet and Memorandum of Law                     | No                       |  |
| MM 21-0033                 | Buddy Harwell    | Opposition Presentation Packet and Photographs                               | No                       |  |
| MM 21-0033                 | Jamie Frankland  | 2. Letter from Joseph Gaskill  | No                       |  |
| MM 21-0033                 | Kami Corbett     | 3. Land Use Application Summary  | No                       |  |
| MM 21-0033                 | Kami Corbett     | Record for PD 18-0304, Applicant's Presentation Packet and Memorandum of law | Yes                      |  |
| RZ 21-0108                 | Brian Grady      | Agency Review Comment Sheet  | Yes                      |  |
| RZ 21-0108                 | Bill Sullivan    | 2. Applicant's Presentation packet   | No                       |  |
|                            |                  |  |                          |  |

PAGE OF 9

DATE/TIME: 2/15/21 6:00 2m HEARING MASTER: Panels Jo Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT APPLICATION # NAME Tyler Hudsen 22 -1266 MAILING ADDRESS 400 N. Ashley Drive CITY Tames STATE [1 ZIP 33602PHONE VS NAME Steve Allism APPLICATION # MAILING ADDRESS 14217 Shadow Mass law # 101 Rz 20-1279 CITY Jampa STATE FC ZIP33113 PHONE 83-244-2106 APPLICATION # NAME JESSE BLACKSTOCK MAILING ADDRESS TO BOX 10099 RZ 20-1282 CITY TAMPA STATE FL ZIP 336 PHONE 727. 2209440 PLEASE PRINT APPLICATION # RZ 20- 282 MAILING ADDRESS 200 04 CITY F. POUS MUSTATE T ZIP 3701 PHONE 804 PLEASE PRINT OM JOHNSTON APPLICATION # RZ 20-1282 MAILING ADDRESS 3/15 CURRY RD CITY LOTZ STATE FL ZIP 33549 PHONE 813-190-5865 NAME ZACHERY BURKE **APPLICATION #** AZ 20 - 1282 MAILING ADDRESS 2633 FIDDLESTICK CIR. CITY LUTZ STATE FL ZIP 3355 PHONE 813-46-563

PAGE OF

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

DATE/TIME: 2/15/21 6:00 2m HEARING MASTER: Page 19 Jo Hotley

| PLEASE <b>PRINT CLEARLY</b> , THIS INFORMATION WILL BE USED FOR MAILING |  |  |  |  |
|---|--|--|--|--|
| APPLICATION #   | PLEASE PRINT NAME LAUREN Chepard               |  |  |  |
| RZ 20- 1282   | MAILING ADDRESS 2503 High Dales LA             |  |  |  |
|   | CITY LUTZ STATE ZIP 3367 PHONE 813,760.        |  |  |  |
| APPLICATION #   | NAME Maria Elena DAMICO                        |  |  |  |
| RZ 20-1282  | MAILING ADDRESS 16105 Danell Rd                |  |  |  |
| 72 0  | CITY LUTE STATE FC ZIP 3354 PHONE 813.230.4091 |  |  |  |
| APPLICATION #   | PLEASE PRINT NAME Ala Vernick                  |  |  |  |
| RZ 20-1282  | MAILING ADDRESS 2110 Curry Road                |  |  |  |
| U\$   | CITY LAZ STATE FL ZIP 33549 PHONE              |  |  |  |
| APPLICATION #   | PLEASE PRINT CON Brown                         |  |  |  |
| RZ 20-1282  | MAILING ADDRESS 2002 Cussy Rund                |  |  |  |
| US  | CITY LUPZ STATE FL ZIP33949 PHONE              |  |  |  |
| APPLICATION #   | PLEASE PRINT NAME  Soh 1 Cay                   |  |  |  |
| RZ 20-1282  | MAILING ADDRESS 16102 Darnell Rd               |  |  |  |
| VS  | CITY LUTZ STATE FL ZIP 33544 PHONE             |  |  |  |
| APPLICATION #   | PLEASE PRINT Day Tibbett                       |  |  |  |
| 02 20-1282  | MAILING ADDRESS 2525 Victoria Cirole           |  |  |  |
| V5  | CITY LUTE STATE TL ZIP 33559 PHONE             |  |  |  |

PAGE 3 OF 9

DATE/TIME: 2115121 6:00 PM HEARING MASTER: Pamela To Hatley

| PLEASE PRINT CLE            | ARLY, THIS INFORMATION WILL BE USED FOR MAILING          |
|-----------------------------|--|
| APPLICATION #  RZ 20 - 1282 | PLEASE PRINT NAME Lesley Miller                          |
| US                          | MAILING ADDRESS 2530 Victoria Circle                     |
|                             | CITY Cotz STATE FC ZIP 33 559 PHONE                      |
| APPLICATION #               | PLEASE PRINT NAME  Jan Decamp Bown                       |
| RZ 20-1282                  | MAILING ADDRESS 2002 Cory Rd                             |
| $\sqrt{5}$                  | CITY Luze STATE FL ZIP 33549 PHONE                       |
| APPLICATION #               | PLEASE PRINT NAME Stephens                               |
| RZ 20 - 1282                | MAILING ADDRESS 2513 High Oaks Lone                      |
| US                          | CITY Lotz STATE FL ZIP 33599 PHONE                       |
| APPLICATION #               | PLEASE PRINT NAME Heidi Taylor on Behalf of Audrey Major |
| Q2 20-1382                  | MAILING ADDRESS P. O. Box 1934                           |
| VS                          | CITY Dade City STAT: FL ZIP 33526 PHONE                  |
| APPLICATION #               | PLEASE PRINT NAME Shidey Gast Mann                       |
| 12 20-1287                  | MAILING ADDRESS 2111 Curry Road                          |
| US                          | CITY Lute STATE FL ZIP 33549 PHONE                       |
| APPLICATION#                | NAME Mellih Hicken                                       |
| RZ 21-0047                  | MAILING ADDRESS 6813 ALTIER Estate of                    |
|                             | CITY Tampa STATE FC ZIP 33610 PHONE 813- 298-50          |

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE 4 OF 4 DATE/TIME: 2/15/21 6:00 PM HEARING MASTER: Panels Jo Hatley PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT APPLICATION # NAME RZ 20-0389 MAILING ADDRESS STATE ZIP PHONE 7 PLEASE PRINT APPLICATION # NAME MICHAEL YATES
PALM TRAFFIC MAILING ADDRESS 400 N Tampa St, 15th Floor RZ 20-0389 CITY Tampa STATE FL ZIP 33602 PHONE 813 205 8057 APPLICATION # NAME MAHAY J. MOOL MAILING ADDRESS 18942 Faton Whe Rol. RZ 20-0389 CITY L. MA STATE FU ZIP 3354 PHONE 818 689447 PLEASE PRINT APPLICATION # NAME JAY MCKEEHAN MAILING ADDRESS 4615 E. HARVIVA AVE RZ 20 - 0130 CITY TAMPA STATE FC ZIP 33610 PHONE 626-2332 PLEASE PRINT APPLICATION # NAME MAILING ADDRESS 1450 RZ 20-0394 STATE ZIP PHONE PLEASE PRINT **APPLICATION #** NAME Reed Fishkeh MAILING ADDRESS Slo Vonder burg Drive Ste 208 RZ 20-03aU

CITY Brooks STATE PL ZIP 33 51 PHONE

VG

PAGE  $\underline{S}$  OF  $\underline{9}$ 

DATE/TIME: 2/15/21 6:00 pm HEARING MASTER: Panels To Statley

| PLEASE <b>PRINT CLEARLY</b> , THIS INFORMATION WILL BE USED FOR MAILING |  |  |  |  |
|---|--|--|--|--|
| APPLICATION #   | PLEASE PRINT NAME MICHAEL YATES PACH TRAFFIC     |  |  |  |
| 07 20- 0204   | MAILING ADDRESS 400 N Tampa ST, 15th Floor       |  |  |  |
| KC 20 949   | CITY Tampa STATE FL ZIP 33660 PHONE 813 205 8057 |  |  |  |
| APPLICATION#  | NAME David Wright                                |  |  |  |
| # N M 20 - 08008  | MAILING ADDRESS P.O. Boy 1016                    |  |  |  |
| VS  | CITY_ Tampa STATE FL ZIP 3360 PHONE_             |  |  |  |
| APPLICATION #   | PLEASE PRINT<br>NAME Cam'i Corbett               |  |  |  |
| RZ20-0785   | MAILING ADDRESS 18 1 East Remedy Bh Str 3700     |  |  |  |
| ,   | CITY TAMA STATE E ZIP 3400 PHONES 13-227-842     |  |  |  |
| APPLICATION #   | NAME I Subelle albert                            |  |  |  |
| RZ 20- 0885   | MAILING ADDRESS 1000 D, ashley Dr.               |  |  |  |
|   | CITY Your STATE ZIP 33629 PHONE 813 6204500      |  |  |  |
| APPLICATION #   | PLEASE PRINT NAME TO THE TOTAL PRINT NAME        |  |  |  |
| Q Z 20-0985   | MAILING ADDRESS SUZ3 W. LAVIEL ST                |  |  |  |
|   | CITY PHONE OUS9                                  |  |  |  |
| APPLICATION #   | PLEASE PRINT Robert Roce                         |  |  |  |
| RZ 20-0085  | MAILING ADDRESS 8926 Eagle Cratch De             |  |  |  |
| ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,                                 | CITY PIWIM STATE FL ZIP 33178 PHONE 813-         |  |  |  |

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

PAGE 6 OF 9

DATE/TIME: 2/15/21 6:00 PA HEARING MASTER: Pancia To Hatley

| PLEASE <b>PRINT CLEARLY</b> , THIS INFORMATION WILL BE USED FOR MAILING |  |  |  |  |  |
|---|--|--|--|--|--|
| APPLICATION #   | NAME MICHAEL LAWDENLE                                  |  |  |  |  |
| RZ 20-0985  | MAILING ADDRESS 8806 Eagle Watch TV                    |  |  |  |  |
|   | CITY PHONE 873-625-                                    |  |  |  |  |
| APPLICATION #   | NAME DONNIS Mª COMAK                                   |  |  |  |  |
| RZ 20-0985  | MAILING ADDRESS 8819 Stillwaters Landing Da            |  |  |  |  |
| N = 0 = 16)   | CITY RIVERVIEW STATE FL ZIP 33578 PHONE 8 13-728 -3240 |  |  |  |  |
| APPLICATION #   | NAME William Molle                                     |  |  |  |  |
| RZ 20-1149  | MAILING ADDRESS 305 5 BILA                             |  |  |  |  |
| 0021199   | CITY Janpa STATE TZIP 336 06 PHONE                     |  |  |  |  |
| APPLICATION #   | PLEASE PRINT NAME THE WAY                              |  |  |  |  |
| RZ - 20-1149  | MAILING ADDRESS SUZ3 W. LAURA ST                       |  |  |  |  |
|   | CITY PA STATE ZIP PHONE COSC.                          |  |  |  |  |
| APPLICATION #   | PLEASE PRINT NAME DAVID W, FORD                        |  |  |  |  |
| RZ 20-1149  | MAILING ADDRESS 1000 N. Ashley Nr. Snite 925           |  |  |  |  |
| (12 20 )   10   1   | CITY TAMA STATE F( ZIP 336// PHONE 8/3 245.47          |  |  |  |  |
| APPLICATION #   | PLEASE PRINT MAME NAME Alla                            |  |  |  |  |
| Q7 20-1248  | MAILING ADDRESS 35 S. BLJ                              |  |  |  |  |
| 70 70   | CITY and STATE F ZIP 3606 PHONE                        |  |  |  |  |

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

DATE/TIME: 2/5/2 6'00 PM HEARING MASTER: 2anela Jo Hatled

| PLEASE PRINT CLE | ARLY, THIS INFORMATION WILL BE USED FOR MAILING  |
|------------------|--|
| APPLICATION #    | NAME I Sabelle albut   |
| MM 20- 1258      | MAILING ADDRESS 1000 N. ashby Dr CITY Compos STATE & ZIP33602PHONE 620 4500                  |
| APPLICATION #    | NAME Kam i Corbett   |
| RZ 20- 265       | MAILING ADDRESS 101 E Neme by BIVD, Sk37000<br>CITY TYMPA STATEL ZIP 336 ZPHONE 8 13-225-842 |
| APPLICATION #    | NAME Isabelle albert   |
| RZ 20-265        | MAILING ADDRESS (UXO W. Whey pr - CITY Thumpu STATE P ZIP33602PHONE \$136204700              |
|                  |  |
| APPLICATION #    | NAME THE NAME  |
| RZ 20-1265       | MAILING ADDRESS 523 W. LAVIEL ST<br>CITY TPA STATE ZIP PHONE 0039                            |
| APPLICATION #    | NAME Buddy Harmell   |
| RZ 20-1265       | MAILING ADDRESS 1.0 BGX 297  CITY G-h_sonton STATE F/ ZIP 33574 PHONE 813-67-4558            |
| APPLICATION #    | NAME ALFRAD BOUNNER  |
| RZ 20-1265       | MAILING ADDRESS PO                                       |

PAGE & OF 9

DATE/TIME: 2 /15/21 6:00 20 HEARING MASTER: Panela J. Hapley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT APPLICATION # NAME\_ 6len Fiske MAILING ADDRESS P.O. Box 24/ RZ 20- 1265 CITY Balm STATE FL ZIP33503 PHONE 813-468-7021 NAME TRENT Stephenson APPLICATION # MAILING ADDRESS 505 E Jackson St Ste # Zug RZ 20- 1265 CITY TAMP STATE FL ZIP 33602PHONE 913.375.06/1 NAME Kawi Corbett APPLICATION # MAILING ADDRESS 101 & Kenerly BWd, Str 3700 Mu 21-0033 CITY TANNOL STATE PL ZIP 336 PLPHONE 8 13 825-842 NAME Buddy Harrel APPLICATION # MAILING ADDRESS 20 Box 297 MM 21-0033 CITY 6.5504 PM STATE / ZIP33534 PHONE 6/3-671-4158 PLEASE PRINT APPLICATION # NAME SAMIS FRANKLAND MAILING ADDRESS PO BOX 25 MM 21-0033 CITY BALM STATE FL ZIP DOSOJPHONE SA USY 9856 PLEASE PRINT APPLICATION # NAME\_ AL BRUNNER MAILING ADDRESS PO BOX 166) MM 21-0033 CITY RIVENERVIEW STATE PL ZIP 33568PHONE 443306 6582

SIGN-IN SHEET: RFR, CHM, PHM, LUHO PAGE 9 OF 9 DATE/TIME: 2/15/21 6:00 pm HEARING MASTER: Pamela Jo Hafley PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING NAME 6kn Fiske APPLICATION # MAILING ADDRESS P. O. BOX 241 MM 21-0033 CITY Balm STATE FL ZIP33503 PHONE 813-468-7021 PLEASE PRINT SOM ( APPLICATION # MAILING ADDRESS 13825 I COHOND Ste 605 RZ 20108 CITY Languater STATE FE ZIP 33/6 PHONE 524-1818 NAME WOLLAM SULLIVAN APPLICATION # MAILING ADDRESS 1350 ORANGE SIC Ste 20/ 22 21-0108 CITY Winter PARSTATE FL ZIP 3278PHONE 407-465 PLEASE PRINT APPLICATION # NAME MAILING ADDRESS CITY\_\_\_\_\_ STATE\_\_\_ ZIP\_\_ PHONE PLEASE PRINT APPLICATION # NAME

NAME

MAILING ADDRESS

CITY STATE ZIP PHONE

MAILING ADDRESS

CITY STATE ZIP PHONE \_\_\_\_\_

APPLICATION #

PLEASE PRINT

#### FEBRUARY 15, 2021 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, February 15, 2021, at 6:00 p.m., held virtually.

- Pamela Jo Hatley, ZHM, called the meeting to order and led in the pledge of allegiance to the flag.
- Brian Grady, Development Services, reviewed the changes/withdrawals/continuances.

#### D.9 RZ 20-1266

- ▶ Brian Grady, Development Services, calls RZ 20-1266.
- Tyler Hudson, applicant, requested a continuance.
- Pamela Jo Hatley, ZHM, calls proponents/opponents/Development Services/Applicant/granted the continuance.
- Brian Grady, Development Services, continues changes/withdrawals/continuances.
- Pamela Jo Hatley, ZHM, overview of ZHM process.
- Assistant County Attorney Mary Dorman overview of oral argument/ZHM process.
- Pamela Jo Hatley, ZHM, oath.

#### C.1 RZ 20-1279

- ▶ Brian Grady, Development Services, calls RZ 20-1279
- Steve Allison, applicant rep, presents testimony.
- Pamela Jo Hatley, ZHM, questions to applicant.
- Steve Beachy, Development Services, staff report.
- Melissa Lienhard, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep.

- Steve Allison, applicant rep, rebuttal.
- Pamela Jo Hatley, ZHM, closes RZ 20-1279.

#### C.2 RZ 20-1282

- ▶ Brian Grady, Development Services, calls RZ 20-1282.
- Jesse Blackstock, applicant rep, presents testimony.
- Tania Chapela, Development Services, staff report.
- Melissa Lienhard, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls proponents/opponents.
- The following spoke in opposition: Todd Pressman, Tom Johnston, Zachery Burke, Lauren Shepard, Maria Elena D'Amico, Alan Vernick, Carl Brown, John Lax, Doug Tibbett, Jan DeCamp-Brown, John Stephens, Heidi Taylor, Lesley Miller, and Shirley Gastmann.
- Pamela Jo Hatley, ZHM, calls Development Services/applicant.
- Jesse Blackstock, applicant rep, rebuttal and question to Development Services.
- Brian Grady, Development Services, responds to applicant rep.
- Pamela Jo Hatley, ZHM, questions to applicant rep.
- ▶ Jesse Blackstock, applicant rep, responds to ZHM.
- ▶ Pamela Jo Hatley, ZHM, closes RZ 20-1282.

#### C.3 RZ 21-0047

- ▶ Brian Grady, Development Services, calls RZ 21-0047.
- ► Hichem Melitti, applicant, presents testimony.
- ▶ Isis Brown, Development Services, staff report.
- Melissa Lienhard, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls proponents/opponents/Development Services/applicant/closes RZ 21-0047.

#### D.1 RZ 20-0389

- ▶ Brian Grady, Development Services, calls RZ 20-0389.
- The following applicant representatives gave testimony: Michael Horner, Michael Yates, and Matthew Moore.
- Israel Monsanto, Development Services, staff report.
- Melissa Lienhard, Planning Commission, staff report.
- ZHM calls for proponents/opponents/Development Services/applicant rep.
- Michael Horner, applicant rep, rebuttal.
- Pamela Jo Hatley, ZHM, closes RZ 20-0389.

#### C.4 RZ 21-0129

Brian Grady, Development Services, announced the item would be continued to the March 15, 2021, ZHM hearing.

#### C.5 RZ 21-0130

- Brian Grady, Development Services, calls RZ 21-0130.
- James McKeehan, applicant rep, presents testimony.
- Chris Grandlienard, Development Services, staff report.
- Melissa Lienhard, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 21-0130.

#### D.2 RZ 20-0394

- ► Brian Grady, Development Services, calls RZ 20-0394.
- The following applicant representatives gave testimony: Michael Horner, Reed Fischbach, and Michael Yates.
- Michelle Heinrich, Development Services, staff report.
- Melissa Lienhard, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services.

- James Ratliff, Development Services, Transportation, gave testimony.
- Pamela Jo Hatley, ZHM, questions to Development Services, Transportation.
- James Ratliff, Development Services, Transportation, answers ZHM questions.
- Michael Horner and Michael Yates, applicant reps, rebuttal.
- Pamela Jo Hatley, ZHM, closes RZ 20-0394.

#### D.3 MM 20-0898

- ▶ Brian Grady, Development Services, calls MM 20-0898.
- David Wright, applicant rep, presents testimony.
- Israel Monsanto, Development Services, staff report.
- Melissa Lienhard, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant/closes MM 20-0898.

#### D.4 RZ 20-0985

- ▶ Brian Grady, Development Services, calls RZ 20-0985.
- The following applicant representatives presents testimony: Kami Corbett, Isabelle Albert, and Steve Henry.
- Steve Beachy, Development Services, staff report.
- Melissa Lienhard, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls proponents/opponents.
- The following spoke in opposition: Robert Rose, Michael Lawrence, and Dennis McComak
- Pamela Jo Hatley, ZHM, calls Development Services/applicant rep.
- The following applicant representatives gave rebuttal: Kami Corbett, Steve Henry, and Isabelle Albert.
- Pamela Jo Hatley, ZHM, closes RZ 20-0985.

#### D.5 RZ 20-1149

- ▶ Brian Grady, Development Services, calls RZ 20-1149.
- The following applicant representatives presents testimony: William Molloy, Steve Henry, and David Wiford.
- Michelle Heinrich, Development Services, staff report.
- Melissa Lienhard, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 20-1149.

#### D.6 RZ 20-1248

- ▶ Brian Grady, Development Services, calls RZ 20-1248.
- William Molloy, applicant rep, presents testimony.
- Michelle Heinrich, Development Services, staff report.
- Melissa Lienhard, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 20-1248.

#### D.7 MM 20-1258

- ▶ Brian Grady, Development Services, calls MM 20-1258.
- Isabelle Albert, applicant rep, presents testimony.
- Colleen Marshall, Development Services, staff report.
- Melissa Lienhard, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant.
- Isabelle Albert, applicant rep, rebuttal.
- ▶ Pamela Jo Hatley, ZHM, closes MM 20-1258.

#### D.8 RZ 20-1265

▶ Brian Grady, Development Services, calls RZ 20-1265.

- The following applicant representatives presents testimony: Kami Corbett, Isabelle Albert, and Steve Henry.
- Michelle Heinrich, Development Services, staff report.
- Melissa Lienhard, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls proponents/opponents.
- The following spoke in opposition: Buddy Harwell, Alfred Brunner, and Glen Fiske.
- Pamela Jo Hatley, ZHM, calls Development Services/applicant.
- The following applicant reps gave rebuttal: Kami Corbett, Steve Henry, Trent Stephenson, and Isabelle Albert.
- Pamela Jo Hatley, ZHM, closes RZ 20-1265.

#### D.10 MM 21-0033

- ▶ Brian Grady, Development Services, calls MM 21-0033.
- Kami Corbett, applicant rep, presents testimony.
- Michelle Heinrich, Development Services, staff report.
- Melissa Lienhard, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents/opponents.
- The following spoke in opposition: Buddy Harwell, Jamie Frankland, Alfred Brunner, and Glen Fiske.
- Pamela Jo Hatley, ZHM, calls Development Services/applicant rep.
- ► Kami Corbett, applicant rep, gave rebuttal.
- ▶ Pamela Jo Hatley, ZHM, closes MM 21-0033.

#### D.11 RZ 21-0108

- ▶ Brian Grady, Development Services, calls RZ 21-0108.
- Sean Cashen and William Sullivan, applicant reps, presents testimony.
- Steve Beachy, Development Services, staff report.

- ▶ Melissa Lienhard, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls proponents/opponents/Development Services/applicant rep/closes MM RZ 21-0108.
- Pamela Jo Hatley, ZHM, adjourns meeting.

Application No.

Name: Michael Vates

Entered at Public Hearing: 2/15/21

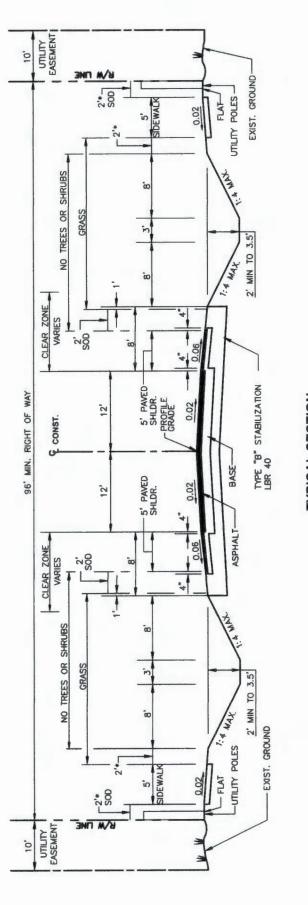
Exhibit # \_\_\_\_\_ Date: 2/15/21

TABLE 1

ESTIMATED PROJECT TRIP ENDS

| Hour   | Trip Ends (1) | Total           | 22            |
|--------|---------------|-----------------|---------------|
| Peak   | o Ends        | O <sub>C</sub>  | œ             |
| Z<br>Z | Tri           | 듸               | 14 8 22       |
|        | Trip Ends (1) |                 |               |
| Peak   | p Ends        | O               | 5 14 19       |
| ¥      | Tri           | 듸               | 5             |
|        | Daily         | Trip Ends (1)   | 237           |
|        |               | Size            | 20 DU's       |
|        | ΙE            | 100             | 210           |
|        |               | <u>Land Use</u> | Single Family |

(1) Source: ITE Irip Generation, 10th Edition, 2017.



TYPICAL SECTION

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 50 MPH

- ALL DIMENSIONS SHOWN ARE MINIMUM. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- 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.

REVISION DATE:

TRANSPORTATION TECHNICAL MANUAL

10/17

Hillsborough County Florida

LOCAL & COLLECTOR RURAL ROADS (2 LANE UNDIVIDED) TYPICAL SECTION

TS-7 DRAWING NO. 1 OF SHEET NO.



#### Boyette Road / Balm Boyette Road Resurfacing Project **Capital Improvement Program Project Fact Sheet** Project Number: 69631061

#### **Quick Facts**

· Community Area: Lithia

Project Type: Roadway Resurfacing

Current Project Phase: Construction

| <b>Current Phase</b> |        |             |              |          |
|----------------------|--------|-------------|--------------|----------|
|                      |        |             |              |          |
| Planning             | Design | Procurement | Construction | Closeout |

#### Estimated Project Schedule

- · Project Development (Planning) Completion N/A
- Design/Land Acquisition Completion Late 2018
- Procurement for Construction Completion N/A
- Construction Duration Early 2019 to Late 2019
- Post Construction (Closeout) Mid 2020

#### **Project Cost Estimate**

Total: \$2,599,829

· Planning: \$0

 Design and Land: \$205,173 Construction: \$2,394,656

#### Project Description

- This project is part of the Roadway Pavement Preservation Program, which includes condition inspection, routine repairs, preventative maintenance treatments and road repaving projects.
- This is a resurfacing project on Boyette/Balm Boyette between Rhodine Rd. and Lithia Pinecrest Rd.

#### **Project Objectives**

Questions? Vogel, David **Project Manager** (813) 635-5400

- · Maintain the County's roads in a safe and serviceable condition for the lowest cost to the community.
- Improve travel reliability and efficiency of the existing roadway to support a multimodal system.



Note: The cost and schedule data shown here are the County's current best

ates and are subject to frequent change. Changes (if any) are updated



#### ER Boyette Bridge Full CBC Replacement #104450 **Capital Improvement Program Project Fact Sheet** Project Number: 62120163

#### **Quick Facts**

Community Area: Riverview

· Project Type: Bridge

· Current Project Phase: Construction

| Current Phase |        |             |              |          |
|---------------|--------|-------------|--------------|----------|
| Planning      | Design | Procurement | Construction | Closeout |

#### **Estimated Project Schedule**

- · Project Development (Planning) Completion N/A
- Design/Land Acquisition Completion Early 2020
- Procurement for Construction Completion N/A
- Construction Duration Mid 2019 to Late 2019
- Post Construction (Closeout) Mid 2020

#### **Project Cost Estimate**

· Total: \$701,399 · Planning: \$0

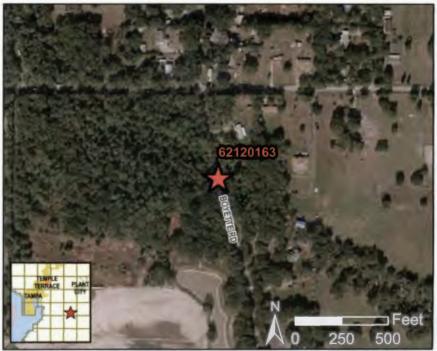
 Design and Land: \$97,941 · Construction: \$603,457

#### **Project Description**

- · This project is part of the Bridge and Guardrail Rehabilitation Program. Replace the Boyette Rd/Red Neck Creek bridge.
- This project includes design, permitting and construction.

#### **Project Objectives**

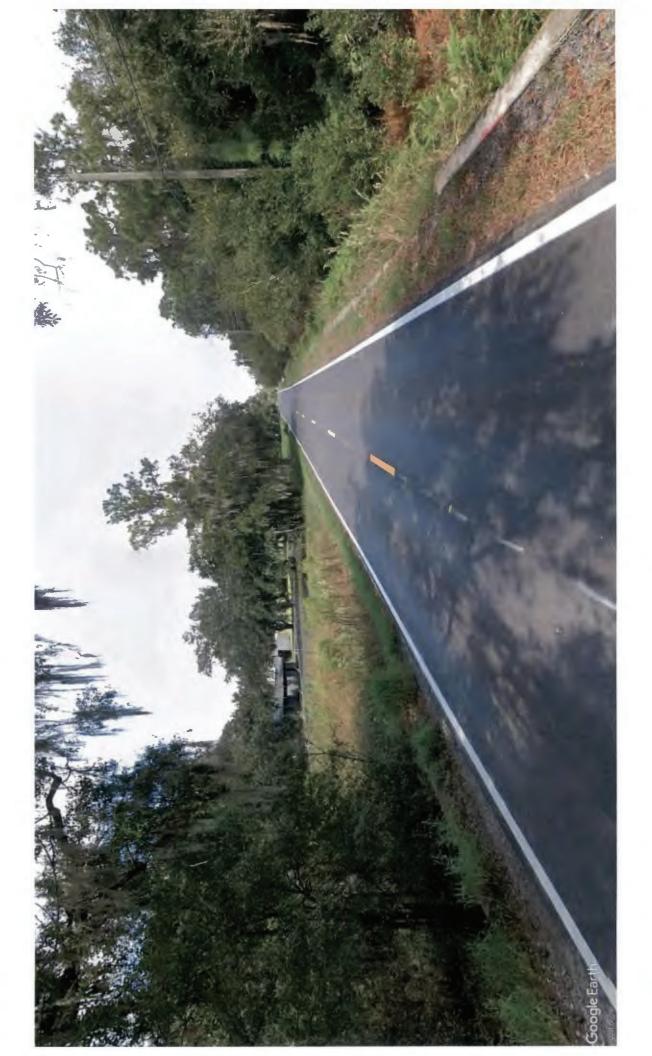
- · Maintain serviceability, reduce deterioration, and preserve structural integrity.
- · Avoid expensive replacement costs in the future.



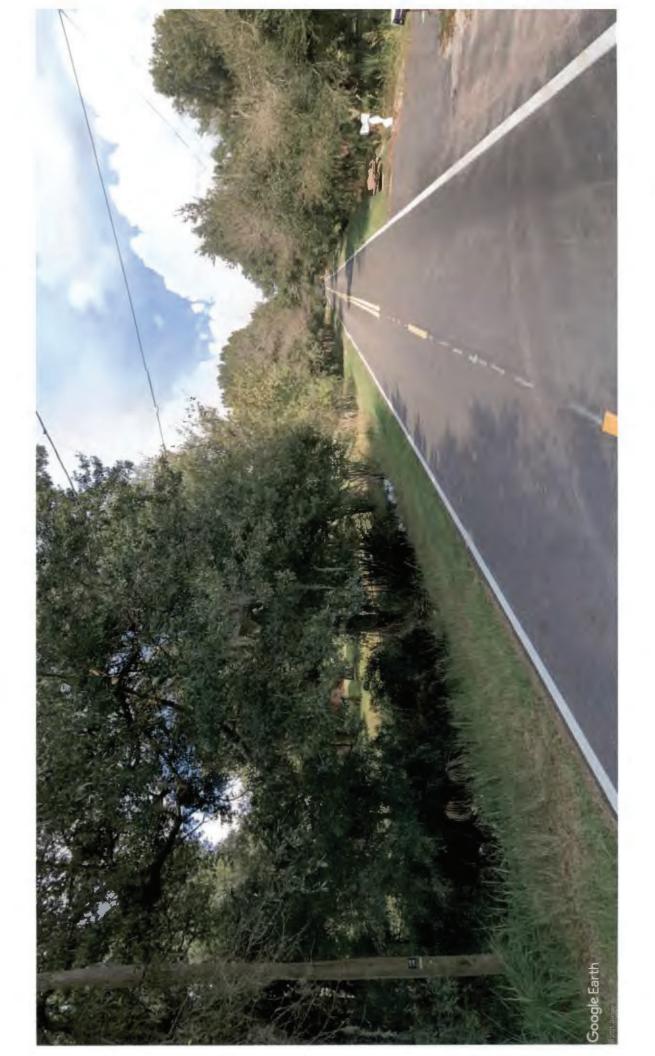
#### Questions?

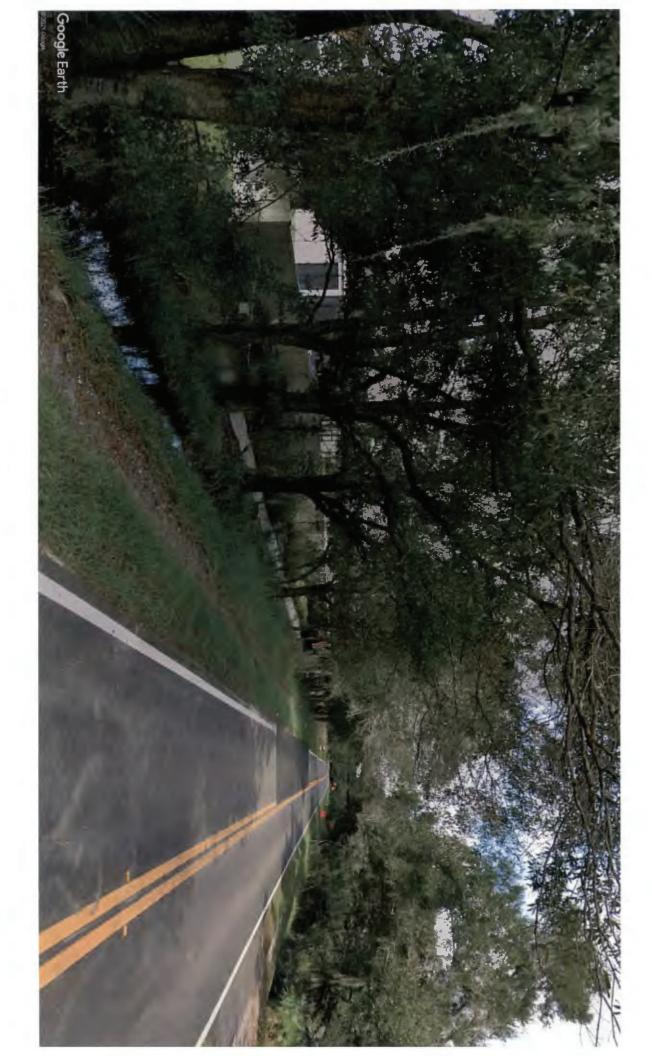
Bauerle, Tara **Project Manager** (813) 635-5400

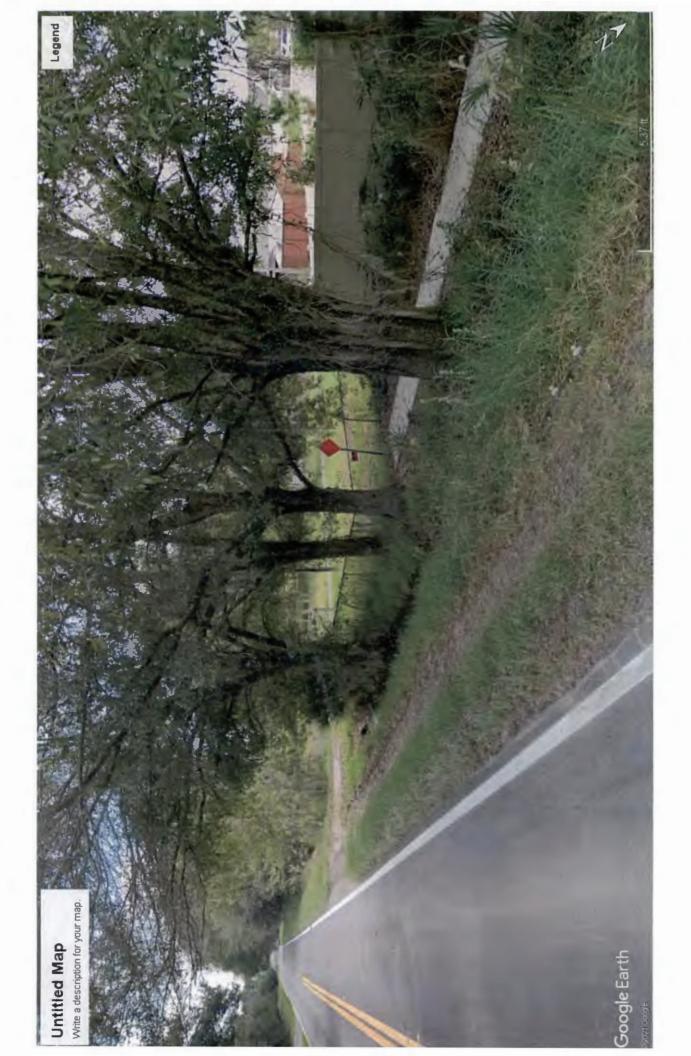
Note: The cost and schedule data shown here are the County's current best estimates and are subject to frequent change. Changes (if any) are updated





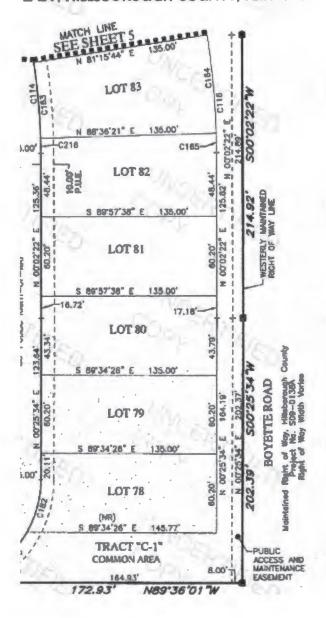








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# PARTY OF RECORD

### **NONE**