**Rezoning Application:** PD

PD 25-0270

**Zoning Hearing Master Date:** 

June 16, 2025

**BOCC Land Use Hearing Date:** 

August 12, 2025



**Development Services Department** 

#### 1.0 APPLICATION SUMMARY

Applicant: Southern Ventures of Florida, LLC

FLU Category: RES-1

Service Area: Rural

Site Acreage: 8.46 acres

Community

Plan Area: None

Overlay: None



# **Introduction Summary:**

This is a request to rezone a parcel to Planned Development (PD) to allow the continuation and expansion of the existing contractor's office use and include professional services uses for future development. The development plan is divided between Tract A and Tract B. The property has been operating as a contractor's office since 1984. The site contains a previously approved cell tower, which is included in the proposed permitted uses for this PD.

Zoning:	Existing	Proposed
District(s)	AS-1	PD 25-0270
Typical General Use(s)	Single-Family Residential/Agricultural	Contractor's Office with Enclosed Storage, Professional Services
Acreage	8.46 acres	8.46 acres
Density/Intensity	1 DU per acre	0.05 FAR
Mathematical Maximum*	8 dwelling units	17,034 sq. ft.

<sup>\*</sup>number represents a pre-development approximation

Trainber represents a pre development approximation			
Development Standards:	Existing	Proposed	
District(s)	AS-1	PD 25-0270	
Lot Size / Lot Width	43,560 sq. ft. / 150'	NA	
Setbacks/Buffering and Screening	Front: 50' Side: 15' Rear: 50'	Front (East): 50' Side (North): 20' buffer, 8-foot-high fence Side (South): 259.7' Rear (West): 138'-299'	
Height	50′	50′	

Additional Information:		
PD Variation(s)	LDC Part 6.07.00 (Fences/Walls)	
Waiver(s) to the Land Development Code	None requested as part of this application	

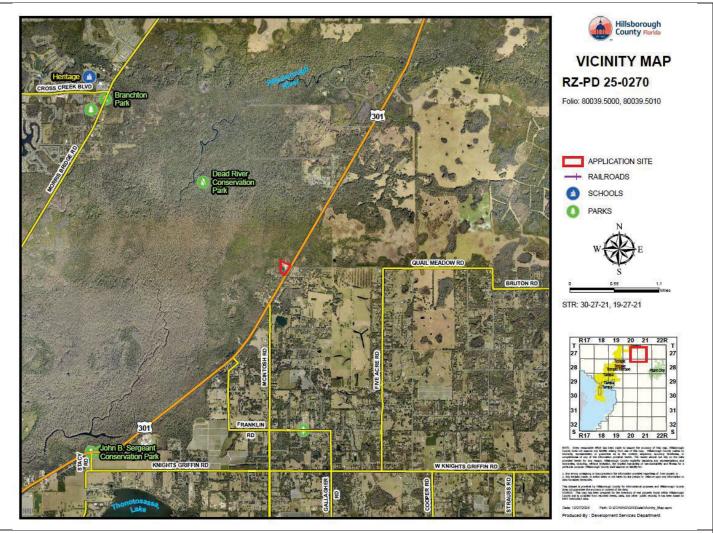
Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Approvable

APPLICATION NUMBER: PD 25-0270

ZHM HEARING DATE: June 16, 2025
BOCC CPA PUBLIC HEARING DATE: August 12, 2025

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

# 2.1 Vicinity Map



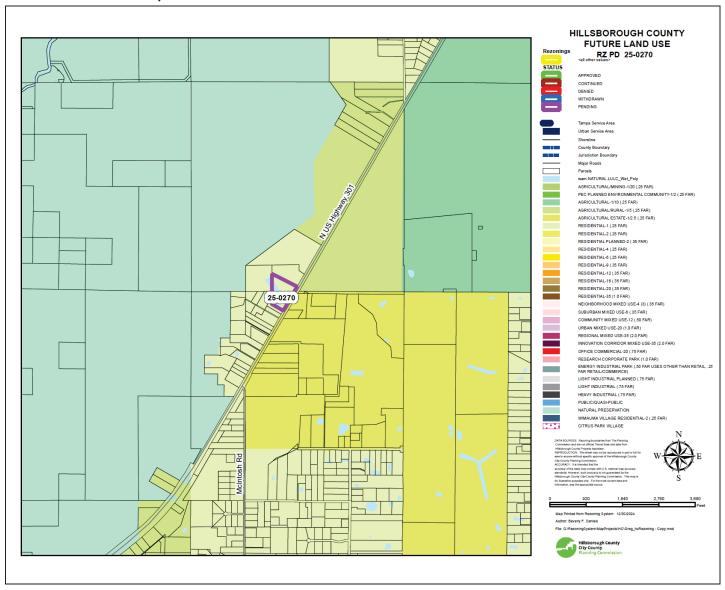
Case Reviewer: Jared Follin

# **Context of Surrounding Area:**

The subject site is generally located at 14338 & 14350 North Highway 301 and consists of two folios: #80039.5000 and #80039.5010. The property is within the Rural Service Area. The surrounding area is rural in nature, primarily consisting of residential and agricultural uses, zoned AS-1, AR, and AS 0-4.

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

#### 2.2 Future Land Use Map

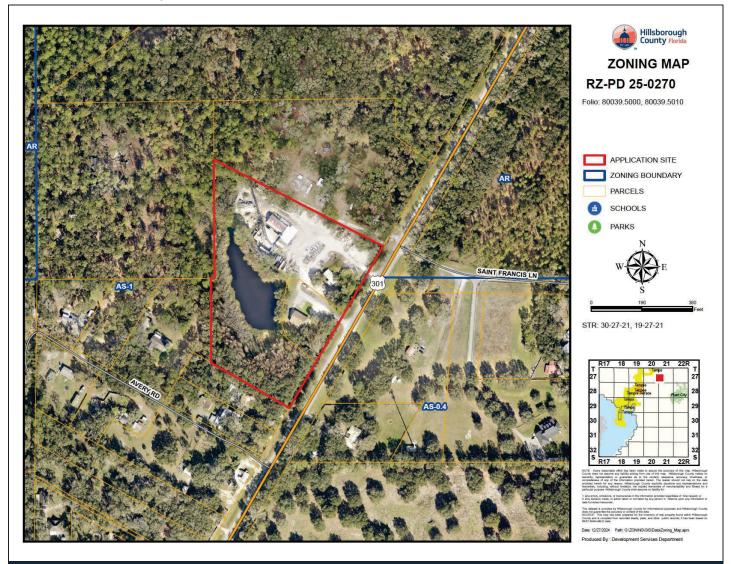


Case Reviewer: Jared Follin

Subject Site Future Land Use Category:	Residential- 1 (RES-1)
Maximum Density/F.A.R.:	1.0 dwelling units per gross acre/0.25
Typical Uses:	Agricultural, farms, ranches, residential, neighborhood commercial, offices and multi-purpose projects.

# 2.0 LAND USE MAP SET AND SUMMARY DATA

# 2.3 Immediate Area Map

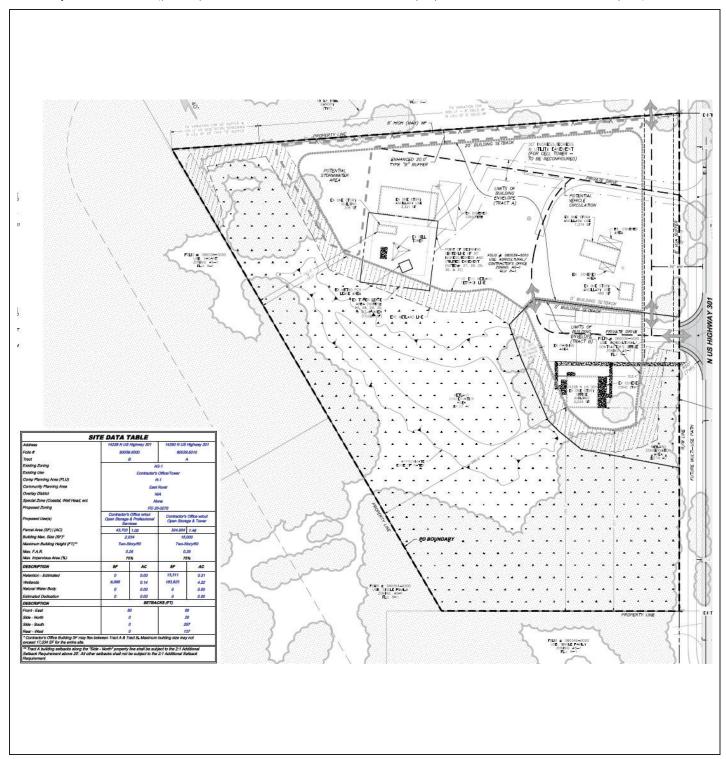


Case Reviewer: Jared Follin

Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AS-1	1 DU per acre	Agriculture / Single-Family Conventional	Single-Family Residential
South	AS-1	1 DU per acre	Agriculture / Single-Family Conventional	Single-Family Conventional
East	AR	1 DU per 5 acres	Agriculture / Single-Family Conventional	Agriculture
East AS-0.4		1 DU per 2.5 acres	Agriculture / Single-Family Conventional	Single-Family Conventional
West	AS-1	1 DU per acre	Agriculture / Single-Family Conventional	Single-Family Residential, Agriculture

# 2.0 LAND USE MAP SET AND SUMMARY DATA

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



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# 3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Road Name	Road Name	Road Name
N. U.S. Highway 301	FDOT Arterial - Rural	2 Lanes  ☐ Substandard Road ☐ Sufficient ROW Width	<ul> <li>☑ Corridor Preservation Plan</li> <li>☐ Site Access Improvements</li> <li>☐ Substandard Road Improvements</li> <li>☒ Other (TBD)</li> </ul>

Project Trip Generation			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	76	5	8
Proposed	78	28	33
Difference (+/1)	+2	+23	+25

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

Connectivity and Cross Access ⊠ Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North				
South				
East				
West				
Notes:				

<b>Design Exception/Administrative Variance</b> ⊠Not applicable for this request		
Road Name/Nature of Request Type Finding		Finding
Notes:		

APPLICATION NUMBER:	PD 25-0270	
ZHM HEARING DATE:	June 16, 2025	

BOCC CPA PUBLIC HEARING DATE: August 12, 2025 Case Reviewer: Jared Follin

# 4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments	Objections	Conditions	Additional
	Received	-	Requested	Information/Comments
Environmental Protection Commission	⊠ Yes □ No	☐ Yes ☑ No	⊠ Yes □ No	Wetlands present
Natural Resources	⊠ Yes	☐ Yes	⊠ Yes	
	□ No	⊠ No	□ No	
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ☑ No	☐ Yes ⊠ No	
Check if Applicable:	☐ Potable W	Vater Wellfield Pro	tection Area	
	☐ Significan	t Wildlife Habitat		
☐ Use of Environmentally Sensitive Land	☐ Coastal H	igh Hazard Area		
Credit	☐ Urban/Su	burban/Rural Scer	nic Corridor	
☐ Wellhead Protection Area	☐ Adjacent	to ELAPP property		
☐ Surface Water Resource Protection Area	⊠ Other Eag	<u>gles Nest</u>		
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation			-	-
☐ Design Exc./Adm. Variance Requested	⊠ Yes	☐ Yes	⊠ Yes	See Staff Report
☐ Off-site Improvements Provided	□ No	⊠ No	□ No	
Service Area/ Water & Wastewater				
□Urban □ City of Tampa	⊠ Yes	☐ Yes	□ Yes	
⊠Rural ☐ City of Temple Terrace	□ No	⊠ No	⊠ No	
Hillsborough County School Board				
Adequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A	☐ Yes	☐ Yes	☐ Yes	
Inadequate ☐ K-5 ☐6-8 ☐9-12 ☒ N/A	⊠ No	⊠ No	⊠ No	
Impact/Mobility Fees				
N/A				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
☐ Meets Locational Criteria ☐ N/A	⊠ Yes	☐ Inconsistent	☐ Yes	
	□No	⊠ Consistent	⊠ No	
☐ Minimum Density Met				

APPLICATION NUMBER: PD 25-0270

ZHM HEARING DATE: June 16, 2025

BOCC CPA PUBLIC HEARING DATE: August 12, 2025 Case Reviewer: Jared Follin

#### **5.0 IMPLEMENTATION RECOMMENDATIONS**

#### 5.1 Compatibility

The subject site is located in a primarily rural area consisting of agriculture and single-family uses. Property is adjacent to agriculturally zoned properties. A majority of the western portion of the subject property contains wetlands and provides a large buffer to adjacent western properties. To the north, a mobile home is currently on the property. Across Highway 301 to the east lies single-family homes on large lots.

The applicant has applied for a variation to the buffer and screening along the east 600 feet of the northern property line to allow an 8-foot-high solid fence. There is currently a 5' high farm fence along this boundary but will be supplemented with the proposed screening. An enhanced buffer of 20' with 20-foot center shade trees is proposed. The remaining west 125 feet of the northern property line contains wetlands and is proposed to remain as is, in lieu of Type B Screening.

The proposed maximum Floor Area Ratio (FAR) for the entire development is capped at 0.05 or 17,034 square feet for both tracts. 15,000 square feet of Contractor's Office with enclosed storage is permitted and may be permitted on both tracts, with an additional 2,034 square feet of Professional Services uses allowed on Tract B. Maximum height for buildings or structures is 50 feet. The 2:1 setback requirement is applicable to Tract A only.

Development Services does not foresee any compatibility concerns with the Planned Development. While adjacent to single-family and agricultural uses, with the implementation of an enhanced Type B buffer, the 2:1 setback requirement and open storage being prohibited, staff believes this provides adequate protection to the adjacent properties.

#### 5.2 Recommendation

Based on the above considerations, staff finds the proposed Planned Development district, subject to the conditions, approvable.

APPLICATION NUMBER: PD 25-0270

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#### **Requirements Prior to Certification:**

1. Amend "Max FAR" in the Site Data Table from "0.25" to "0.05."

2. Replace note "Contractor's Office Building SF may flex between Tract A & Tract B. Maximum building size may not exceed 17,034 SF for the entire site" with "An option may be permitted for a unified site plan as one tract permitting 0.05 FAR. Maximum building size may not exceed 17,034 square feet, 15,000 of which may be Contractor's Office with Enclosed storage."

#### **6.0 PROPOSED CONDITIONS**

**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted May 28<sup>th</sup>, 2025.

- 1. The project shall be limited to 15,000 square feet of Contractor's Office with enclosed storage, 2,034 square feet of Professional Service uses, and a Wireless Communication Support Structure (per Special Use 99-0884). Open storage is not permitted. Contractor's Office with enclosed storage shall be permitted on Tracts A & B and professional service uses shall be permitted on Tract B.
- 2. Development Standards of the project shall be as followed:

Maximum FAR – 0.05 (17,034 sq. ft.)

Maximum building height – 50 feet / Two Story (2:1 setback for buildings over 20' in height shall be applicable to Tract A)

Maximum Impervious Surface: 75%

- 3. An option may be permitted for a unified site plan of one tract allowing a maximum 0.05 FAR. Maximum building size may not exceed 17,034 square feet, 15,000 of which may be Contractor's Office with Enclosed storage.
- 4. Buildings shall be located within the building envelope, as depicted on the general site plan.
- 5. Buffering and screening shall be provided as described below:
  - a. 20' wide buffer with Type B screening along the eastern 600 feet of the northern boundary. The Type A component of the screening shall consist of an 8-foot-high wood fence. 20-foot-wide buffer with no screening within the western 125 feet of the of northern boundary shall be required. Existing vegetation within the western 125 feet of the northern boundary shall remain, unless otherwise requested for removal by Natural Resources staff.
- 6. No screening shall be required along the western or southern PD boundaries.
- 7. Unless otherwise approved by FDOT, the subject site shall be permitted a singular right- in/right out access connection onto N. U.S. Highway 301.
- 8. The existing secondary right-in/right-out access connection onto N. U.S. Highway 301 located on the north-eastern corner of the subject parcel is to be removed and restored to typical section (sidewalk, sod, curb, etc.) subject to FDOT approval.
- 9. Notwithstanding anything shown in the PD site plan or therein the conditions of approval, the applicant shall provide internal sidewalks connections to the project site arrival point, the primary

APPLICATION NUMBER: PD 25-0270

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building entrances, parking, and any other onsite amenities consistent with 6.03.02 of the Land Development Code.

- 10. Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
- 11. An evaluation of the property supports the presumption that listed animal species (Bald Eagle) may occur or have restricted activity zones throughout the property. Pursuant to the Land Development Code (LDC), a wildlife survey of any endangered, threatened or species of special concern in accordance with the Florida Fish and Wildlife Conservation Commission Wildlife Methodology Guidelines shall be required. This survey information must be provided upon submittal of the preliminary plans through the Land Development Code's Site Development or Subdivision process. Essential Wildlife Habitat as defined by the LDC must be addressed, if applicable, in consideration with the overall boundaries of this rezoning request. This statement should be identified as a condition of the rezoning.
- 12. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
- 13. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
- 14. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
- 15. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- 16. 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.
- 17. 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.

APPLICATION NUMBER:	PD 25-0270	
ZHM HEARING DATE:	June 16, 2025	
BOCC CPA PUBLIC HEARING DATE:	August 12, 2025	Case Reviewer: Jared Follin

- 18. 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).
- 19. 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.
- 19. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 20. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

**Zoning Administrator Sign Off:** 

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

J. Brian Grady

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

APPLICATION NUMBER: PD 25-0270

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BOCC CPA PUBLIC HEARING DATE: August 12, 2025 Case Reviewer: Jared Follin

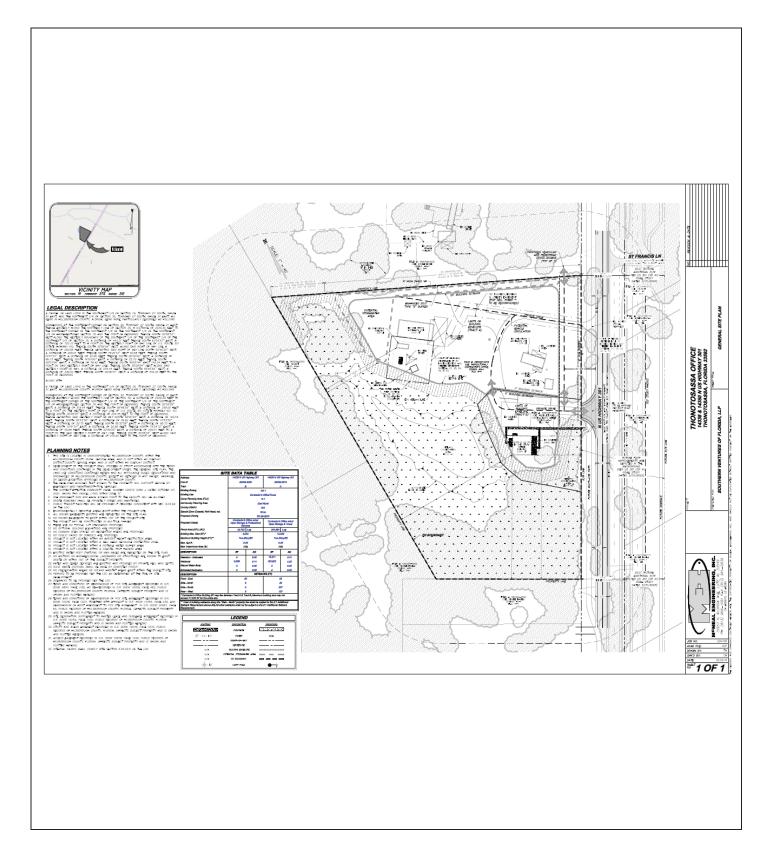
# 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS (See following pages)

PD Variations to buffering and screening:

- 1. North: 20-foot-wide buffer with Type B screening required. Within the eastern 600 feet, Applicant proposes to provide enhanced screening with the use of an 8-foot-high wood fence, in addition to the other screening requirements. Within the western 125 feet, Applicant proposes to retain existing vegetation to serve as screening.
- 2. West: 20-foot-wide buffer with Type B screening required. Buffer will be provided; however, no screening is proposed.
- 3. South: 20-foot-wide buffer with Type B screening required. Buffer will be provided; however, no screening is proposed.

BOCC CPA PUBLIC HEARING DATE: August 12, 2025 Case Reviewer: Jared Follin

#### 8.0 PROPOSED SITE PLAN (FULL)



APPLICATION NUMBER:	PD 25-0270	
ZHM HEARING DATE:	June 16, 2025	
BOCC CPA PUBLIC HEARING DATE:	August 12, 2025	Case Reviewer: Jared Follin

# 9.0 FULL TRANSPORTATION REPORT (see following pages)

#### AGENCY REVIEW COMMENT SHEET

TO: Z	oning Technician, Development Services Department	DATE: 04/04/2025		
REVI	EWER: Sarah Rose, Senior Planner	AGENCY/DEPT: Transportation		
PLAN	NING AREA/SECTOR: NE/East Rural	PETITION NO: RZ 25-0270		
	This agency has no comments.			
	This agency has no objection.			
X This agency has no objection, subject to the listed or attached conditions.				
This agency objects for the reasons set forth below.				

# **CONDITIONS OF APPROVAL**

- 1. Unless otherwise approved by FDOT, the subject site shall be permitted a singular right-in/right out access connection onto N. U.S. Highway 301.
- 2. The existing secondary right-in/right-out access connection onto N. U.S. Highway 301 located on the north-eastern corner of the subject parcel is to be removed and restored to typical section (sidewalk, sod, curb, etc.) subject to FDOT approval.
- 3. Nowthingstanding anything shown in the PD site plan or therein the conditions of approval, the applicant shall provide internal sidewalks connections to the project site arrival point, the primary building entrances, parking, and any other onsite amenities consistent with 6.03.02 of the Land Development Code.
- 4. Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

#### PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels totaling +/- 8.32 acres from Agricultural Single Family AS-1 to Planned Development (PD). The proposed Planned Development is seeking approval for a 15,000sqft Specialty Trade Contractor's Office without Open Storage and a 2,034sqft Small Office for Professional and Business Services. The site is located in the south-

western quadrant of the intersection of Saint Francis Lane and N. U.S. Highway 301. The Future Land Use designation of the site is Residential - 1 (R-1).

# **Trip Generation Analysis**

In accordance with the Development Review Procedures Manual (DRPM), the developer submitted a transportation generation letter for the proposed project, indicating that the subject project will generate fewer than 50 peak hour trips. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Zoning:

Zoning, Land Use/Size	g, Land Use/Size  24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1, Single Family Detached (ITE Code 210) 8 Units	76	5	8

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD, Contactor's Office without Open Storage	10	24	29
(ITE Code 180) 15,000sqft	48		29
PD, Small Office	20	4	4
(ITE 712) 2,034sqft	30	4	4
Total	78	28	33

Trip Generation Difference:

Zoning, Land Use/Size	g, Land Use/Size 24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
Difference	+2	+23	+25

# TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on N. U.S. Highway 301.

N. U.S. Highway 301 is a 2-lane, undivided, FDOT maintained, rural arterial roadway. The roadway is characterized by +/- 12ft travel lanes, +/- 5ft bike lanes on both sides of the roadway, no sidewalks on either side of the roadway within the vicinity of the proposed project,

and within +/- 90 ft of the right of way. Pursuant to the Hillsborough County corridor preservation plan N. U.S. Highway 301 is designated for a future four lane enhancement.

# **SITE ACCESS**

The subject site currently takes access onto N. U.S. Highway 301 via two right-in/right-out vehicular and pedestrian connections. The existing right-in/right-out access connection located on the north-eastern corner of the subject parcel is to be removed. The subject site is anticipated to take access onto N. U.S. Highway 301 via the existing right-in/right-out vehicular and pedestrian connection located on the eastern frontage of the subject parcel.

As N. U.S. Highway 301 is an FDOT maintained roadway, staff notified the applicant that they will need to coordinate access with and obtain access permits from FDOT to be permitted access to N. U.S. Highway 301 from the subject parcel. A meeting was scheduled and took place on February 4<sup>th</sup>, 2025, between county staff, the applicant, and FDOT to discuss this re-zoning and allow FDOT to provide comments.

FDOT staff provided the applicant and county staff with comments, which have been filed into Optix.

# ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for N. U.S. Highway 301 is reported below

FDOT Generalized Level of Service				
Roadway	From	То	LOS Standard	Peak Hr. Directional LOS
N. U.S. Highway 301	McIntosh Rd.	Pasco County	В	С

Source: 2020 Hillsborough County Level of Service (LOS) Report

# Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)				
Road Name	Classification	<b>Current Conditions</b>	Select Future Improvements	
N. U.S. Highway 301	FDOT Arterial - Rural	2 Lanes  □ Substandard Road  □ Sufficient ROW Width	<ul> <li>☑ Corridor Preservation Plan</li> <li>☐ Site Access Improvements</li> <li>☐ Substandard Road Improvements</li> <li>☒ Other (TBD)</li> </ul>	

Project Trip Generation □Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	76	5	8	
Proposed	78	28	33	
Difference (+/-)	+2	+23	+25	

Connectivity and Cross Access ⊠ Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:	•			·

<b>Design Exception/Administrative Variance</b> ⊠Not applicable for this request			
Road Name/Nature of Request Type Finding			
	Choose an item.	Choose an item.	
	Choose an item.	Choose an item.	
Notes:	·	·	

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions	Additional
Transportation	Objections	Requested	Information/Comments
☐ Design Exception/Adm. Variance Requested	☐ Yes ☐N/A	☐ Yes	
☐ Off-Site Improvements Provided	□ res □N/A □ No	□ No	
⊠ N/A	△ NO	⊠ N/A	

# COUNTY OF HILLSBOROUGH ZONING HEARING MASTER'S RECOMMENDATION

Application number:	RZ-PD 25-0270
Hearing date:	June 16, 2025
Applicant:	Southern Ventures of Florida LLC
Request:	Rezone to Planned Development
Location:	14338 and 14350 North U.S. Highway 301, Thonotosassa
Parcel size:	8.46 acres +/-
Existing zoning:	AS-1
Future land use designation:	Res-1 (1 du/ga; 0.25 FAR)
Service area:	Rural
Community planning area:	None

# A. APPLICATION REVIEW

# DEVELOPMENT SERVICES STAFF REPORT APPLICATION REVIEW SUMMARY AND RECOMMENDATION

**Rezoning Application:** PD 25-0270

**Zoning Hearing Master Date:** Ju

June 16, 2025

**BOCC Land Use Hearing Date:** August 12, 2025



**Development Services Department** 

#### 1.0 APPLICATION SUMMARY

Applicant: Southern Ventures of Florida, LLC

FLU Category: RES-1

Service Area: Rural

Site Acreage: 8.46 acres

Community

Plan Area: None

Overlay: None



# **Introduction Summary:**

This is a request to rezone a parcel to Planned Development (PD) to allow the continuation and expansion of the existing contractor's office use and include professional services uses for future development. The development plan is divided between Tract A and Tract B. The property has been operating as a contractor's office since 1984. The site contains a previously approved cell tower, which is included in the proposed permitted uses for this PD.

Zoning:	Existing	Proposed
District(s)	AS-1	PD 25-0270
Typical General Use(s)	Single-Family Residential/Agricultural	Contractor's Office with Enclosed Storage, Professional Services
Acreage	8.46 acres	8.46 acres
Density/Intensity	1 DU per acre	0.05 FAR
Mathematical Maximum*	8 dwelling units	17,034 sq. ft.

<sup>\*</sup>number represents a pre-development approximation

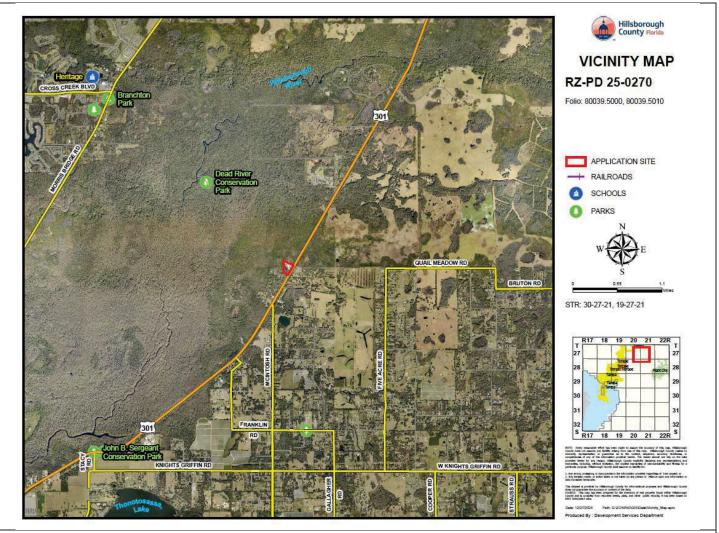
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Development Standards:	Existing	Proposed	
District(s)	AS-1	PD 25-0270	
Lot Size / Lot Width	43,560 sq. ft. / 150'	NA	
Setbacks/Buffering and Screening	Front: 50' Side: 15' Rear: 50'	Front (East): 50' Side (North): 20' buffer, 8-foot-high fence Side (South): 259.7' Rear (West): 138'-299'	
Height	50'	50′	

Additional Information:	
PD Variation(s)	LDC Part 6.07.00 (Fences/Walls)
Waiver(s) to the Land Development Code	None requested as part of this application

Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Approvable

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

# 2.1 Vicinity Map



Case Reviewer: Jared Follin

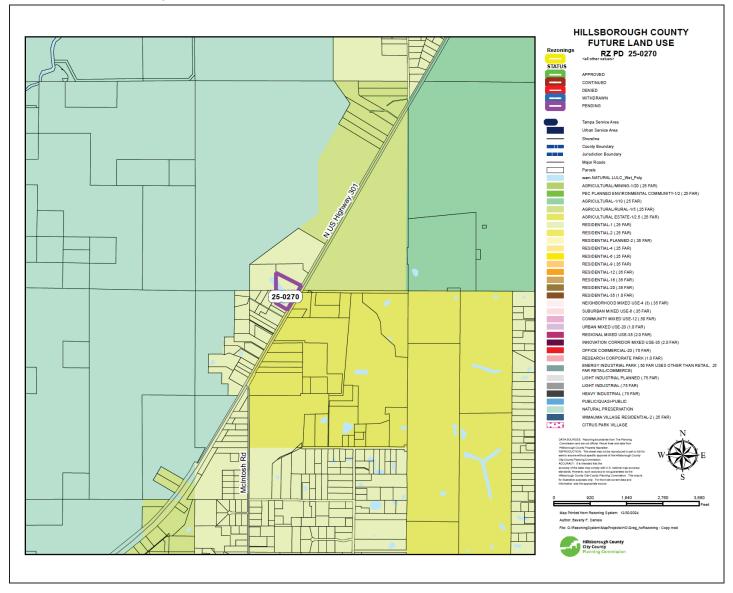
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The subject site is generally located at 14338 & 14350 North Highway 301 and consists of two folios: #80039.5000 and #80039.5010. The property is within the Rural Service Area. The surrounding area is rural in nature, primarily consisting of residential and agricultural uses, zoned AS-1, AR, and AS 0-4.

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

#### 2.2 Future Land Use Map

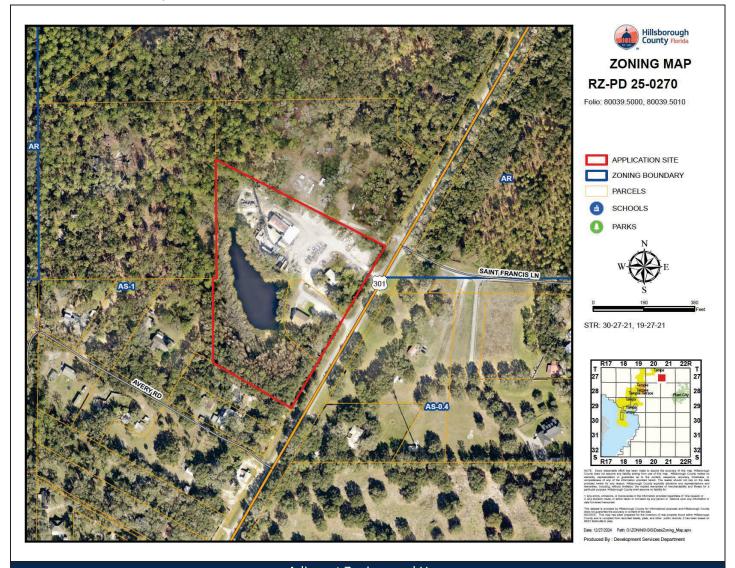


Case Reviewer: Jared Follin

Subject Site Future Land Use Category:	Residential- 1 (RES-1)
Maximum Density/F.A.R.:	1.0 dwelling units per gross acre/0.25
Typical Uses:	Agricultural, farms, ranches, residential, neighborhood commercial, offices and multi-purpose projects.

# 2.0 LAND USE MAP SET AND SUMMARY DATA

# 2.3 Immediate Area Map



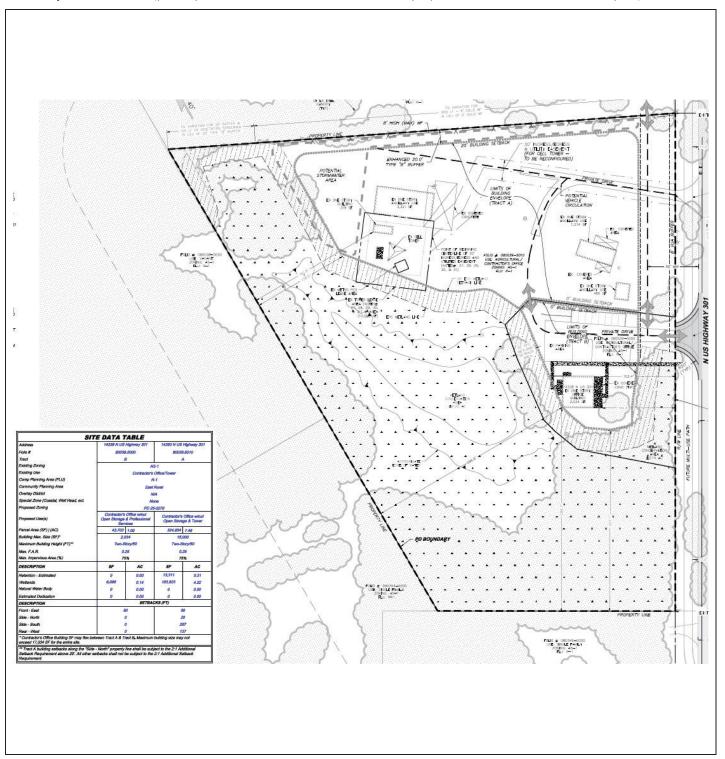
Case Reviewer: Jared Follin

Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AS-1	1 DU per acre	Agriculture / Single-Family Conventional	Single-Family Residential
South	AS-1	1 DU per acre	Agriculture / Single-Family Conventional	Single-Family Conventional
East	AR	1 DU per 5 acres	Agriculture / Single-Family Conventional	Agriculture
EdSt	AS-0.4	1 DU per 2.5 acres	Agriculture / Single-Family Conventional	Single-Family Conventional
West	AS-1	1 DU per acre	Agriculture / Single-Family Conventional	Single-Family Residential, Agriculture

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# 2.0 LAND USE MAP SET AND SUMMARY DATA

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



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# 3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Road Name	Road Name	Road Name
N. U.S. Highway 301	FDOT Arterial - Rural	2 Lanes  ☐ Substandard Road ☐ Sufficient ROW Width	<ul> <li>☑ Corridor Preservation Plan</li> <li>☐ Site Access Improvements</li> <li>☐ Substandard Road Improvements</li> <li>☒ Other (TBD)</li> </ul>

Project Trip Generation				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	76	5	8	
Proposed	78	28	33	
Difference (+/1)	+2	+23	+25	

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

Connectivity and Cross Access ⊠ Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North				
South				
East				
West				
Notes:				

<b>Design Exception/Administrative Variance</b> ⊠Not applicable for this request		
Road Name/Nature of Request	Туре	Finding
Notes:		

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# 4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments	Objections	Conditions	Additional
	Received  X Yes	☐ Yes	Requested  X Yes	Information/Comments
Environmental Protection Commission	□ No	□ Yes □ No	□ No	Wetlands present
Natural Resources	⊠ Yes	☐ Yes	⊠ Yes	
Natural Resources	□ No	⊠ No	□ No	
Conservation & Environ. Lands Mgmt.	⊠ Yes	☐ Yes	☐ Yes	
Conservation & Environ. Lands Mignit.	□ No	⊠ No	⊠ No	
Check if Applicable:	☐ Potable W	Vater Wellfield Pro	tection Area	
☑ Wetlands/Other Surface Waters	☐ Significan	t Wildlife Habitat		
☐ Use of Environmentally Sensitive Land	☐ Coastal H	igh Hazard Area		
Credit	☐ Urban/Su	burban/Rural Scer	nic Corridor	
☐ Wellhead Protection Area	☐ Adjacent	to ELAPP property		
☐ Surface Water Resource Protection Area	☑ Other <u>Eagles Nest</u>			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation				•
☐ Design Exc./Adm. Variance Requested	⊠ Yes	☐ Yes	⊠ Yes	See Staff Report
☐ Off-site Improvements Provided	□ No	⊠ No	□No	
Service Area/ Water & Wastewater				
☐ Urban ☐ City of Tampa	⊠ Yes	☐ Yes	☐ Yes	
⊠Rural ☐ City of Temple Terrace	□ No	⊠ No	⊠ No	
, ,				
Hillsborough County School Board	☐ Yes	☐ Yes	☐ Yes	
Adequate $\square$ K-5 $\square$ 6-8 $\square$ 9-12 $\boxtimes$ N/A	⊠ No	⊠ No	⊠ No	
Inadequate □ K-5 □6-8 □9-12 図N/A		2 140		
Impact/Mobility Fees N/A				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
☐ Meets Locational Criteria ☐ N/A	⊠ Yes	☐ Inconsistent	☐ Yes	
	□ No		⊠ No	
☐ Minimum Density Met ⊠ N/A	İ			

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#### **5.0 IMPLEMENTATION RECOMMENDATIONS**

#### 5.1 Compatibility

The subject site is located in a primarily rural area consisting of agriculture and single-family uses. Property is adjacent to agriculturally zoned properties. A majority of the western portion of the subject property contains wetlands and provides a large buffer to adjacent western properties. To the north, a mobile home is currently on the property. Across Highway 301 to the east lies single-family homes on large lots.

The applicant has applied for a variation to the buffer and screening along the east 600 feet of the northern property line to allow an 8-foot-high solid fence. There is currently a 5' high farm fence along this boundary but will be supplemented with the proposed screening. An enhanced buffer of 20' with 20-foot center shade trees is proposed. The remaining west 125 feet of the northern property line contains wetlands and is proposed to remain as is, in lieu of Type B Screening.

The proposed maximum Floor Area Ratio (FAR) for the entire development is capped at 0.05 or 17,034 square feet for both tracts. 15,000 square feet of Contractor's Office with enclosed storage is permitted and may be permitted on both tracts, with an additional 2,034 square feet of Professional Services uses allowed on Tract B. Maximum height for buildings or structures is 50 feet. The 2:1 setback requirement is applicable to Tract A only.

Development Services does not foresee any compatibility concerns with the Planned Development. While adjacent to single-family and agricultural uses, with the implementation of an enhanced Type B buffer, the 2:1 setback requirement and open storage being prohibited, staff believes this provides adequate protection to the adjacent properties.

#### 5.2 Recommendation

Based on the above considerations, staff finds the proposed Planned Development district, subject to the conditions, approvable.

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#### **Requirements Prior to Certification:**

1. Amend "Max FAR" in the Site Data Table from "0.25" to "0.05."

2. Replace note "Contractor's Office Building SF may flex between Tract A & Tract B. Maximum building size may not exceed 17,034 SF for the entire site" with "An option may be permitted for a unified site plan as one tract permitting 0.05 FAR. Maximum building size may not exceed 17,034 square feet, 15,000 of which may be Contractor's Office with Enclosed storage."

#### **6.0 PROPOSED CONDITIONS**

**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted May 28<sup>th</sup>, 2025.

- 1. The project shall be limited to 15,000 square feet of Contractor's Office with enclosed storage, 2,034 square feet of Professional Service uses, and a Wireless Communication Support Structure (per Special Use 99-0884). Open storage is not permitted. Contractor's Office with enclosed storage shall be permitted on Tracts A & B and professional service uses shall be permitted on Tract B.
- 2. Development Standards of the project shall be as followed:

Maximum FAR – 0.05 (17,034 sq. ft.)

Maximum building height – 50 feet / Two Story (2:1 setback for buildings over 20' in height shall be applicable to Tract A)

Maximum Impervious Surface: 75%

- 3. An option may be permitted for a unified site plan of one tract allowing a maximum 0.05 FAR. Maximum building size may not exceed 17,034 square feet, 15,000 of which may be Contractor's Office with Enclosed storage.
- 4. Buildings shall be located within the building envelope, as depicted on the general site plan.
- 5. Buffering and screening shall be provided as described below:
  - a. 20' wide buffer with Type B screening along the eastern 600 feet of the northern boundary. The Type A component of the screening shall consist of an 8-foot-high wood fence. 20-foot-wide buffer with no screening within the western 125 feet of the of northern boundary shall be required. Existing vegetation within the western 125 feet of the northern boundary shall remain, unless otherwise requested for removal by Natural Resources staff.
- 6. No screening shall be required along the western or southern PD boundaries.
- 7. Unless otherwise approved by FDOT, the subject site shall be permitted a singular right- in/right out access connection onto N. U.S. Highway 301.
- 8. The existing secondary right-in/right-out access connection onto N. U.S. Highway 301 located on the north-eastern corner of the subject parcel is to be removed and restored to typical section (sidewalk, sod, curb, etc.) subject to FDOT approval.
- 9. Notwithstanding anything shown in the PD site plan or therein the conditions of approval, the applicant shall provide internal sidewalks connections to the project site arrival point, the primary

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building entrances, parking, and any other onsite amenities consistent with 6.03.02 of the Land Development Code.

- 10. Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
- 11. An evaluation of the property supports the presumption that listed animal species (Bald Eagle) may occur or have restricted activity zones throughout the property. Pursuant to the Land Development Code (LDC), a wildlife survey of any endangered, threatened or species of special concern in accordance with the Florida Fish and Wildlife Conservation Commission Wildlife Methodology Guidelines shall be required. This survey information must be provided upon submittal of the preliminary plans through the Land Development Code's Site Development or Subdivision process. Essential Wildlife Habitat as defined by the LDC must be addressed, if applicable, in consideration with the overall boundaries of this rezoning request. This statement should be identified as a condition of the rezoning.
- 12. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
- 13. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
- 14. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
- 15. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- 16. 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.
- 17. 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.

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- 18. 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).
- 19. 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.
- 19. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 20. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

**Zoning Administrator Sign Off:** 

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

J. Brian Grady

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

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# 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS (See following pages)

PD Variations to buffering and screening:

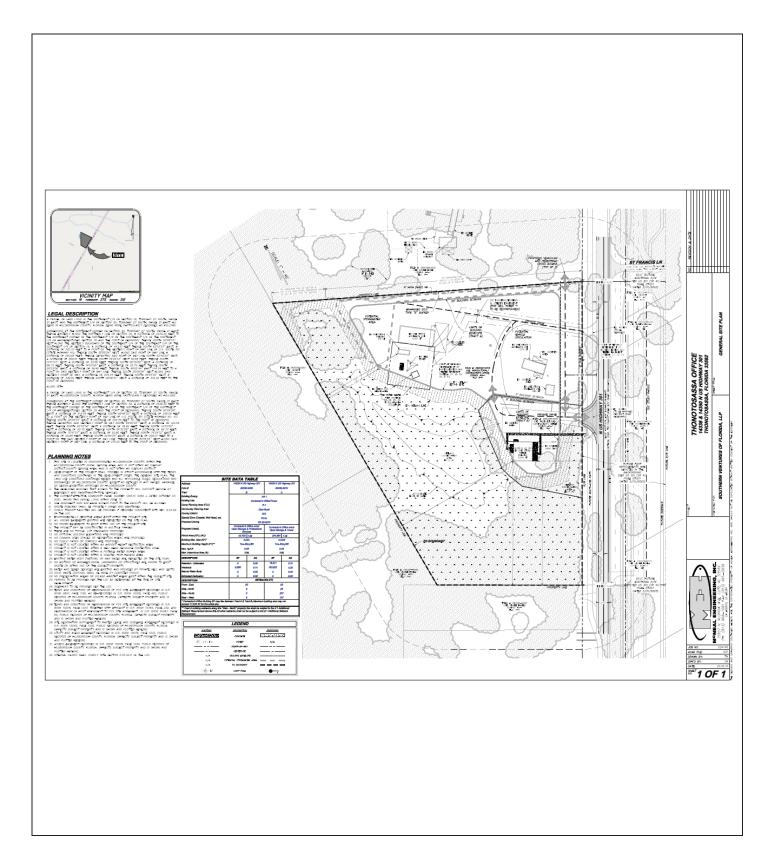
- 1. North: 20-foot-wide buffer with Type B screening required. Within the eastern 600 feet, Applicant proposes to provide enhanced screening with the use of an 8-foot-high wood fence, in addition to the other screening requirements. Within the western 125 feet, Applicant proposes to retain existing vegetation to serve as screening.
- 2. West: 20-foot-wide buffer with Type B screening required. Buffer will be provided; however, no screening is proposed.
- 3. South: 20-foot-wide buffer with Type B screening required. Buffer will be provided; however, no screening is proposed.

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# 8.0 PROPOSED SITE PLAN (FULL)



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

This case was heard by the Hillsborough County Zoning Hearing Master on June 16, 2025. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

#### **Applicant**

Mr. Chris McNeal spoke on behalf of the applicant. Mr. McNeal presented the rezoning request, responded to the zoning master's questions, and provided testimony as reflected in the hearing transcript.

#### **Development Services Department**

Mr. Jared Follin, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report, and provided testimony as reflected in the hearing transcript.

# **Planning Commission**

Ms. Willow Michie, 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.

#### **Proponents**

The Zoning Hearing Master asked whether there was anyone at the hearing in person or online to speak in support of the application.

Mr. James Hepner, joined by Mr. Edward Cosgrove, spoke in support of the proposed rezoning. Mr. Hepner stated he and Mr. Cosgrove are the owners of the adjoining property to the north of the Subject Property, and they support the rezoning only if the condition they and the applicant agreed to is included as a condition of zoning approval. Ms. Heinrich addressed the zoning master's question related to including the proposed language as a condition of approval. Mr. Hepner addressed the zoning master's questions and provided testimony as reflected in the hearing transcript.

#### **Opponents**

The Zoning Hearing Master asked whether there was anyone at the hearing in person or online to speak in opposition to the application.

Mr. James Hepner, joined by Mr. Edward Cosgrove, spoke in opposition to the proposed rezoning. Mr. Hepner raised concerns related to intensity of use on the Subject Property including noise, truck traffic, cellular tower, and other business activity. He stated he and Mr. Cosgrove do not oppose the business use on the Subject Property, but they want their property to be buffered and protected from the noise pollution and activity. He stated the applicant had agreed to provide specific conditions for buffering and screening. He stated the activity on the Subject Property has historically interfered with the quiet enjoyment of his property, and he believes the specific conditions agreed to for buffering and screening will alleviate the adverse impacts from the business activity on the Subject

Property. Mr. Hepner addressed the zoning master's questions and provided testimony as reflected in the hearing transcript.

Mr. Edward Cosgrove stated he agrees with the testimony stated by Mr. Hepner.

# **Development Services Department**

Ms. Heinrich stated the Development Services Department had nothing further.

# **Applicant Rebuttal**

Mr. McNeal provided rebuttal testimony as reflected in the hearing transcript and responded to the zoning master's questions. He pointed out in the applicant's slide presentation that additional fencing material details were requested by the northerly adjacent neighbor and agreed to by the applicant. Mr. McNeal stated the applicant agreed to the neighboring property owner's conditions and did not object to the additional details being included as an approval condition.

The zoning master closed the hearing on RZ-PD 25-0270.

#### C. EVIDENCE SUMBITTED

Mr. Hepner submitted to the record at the hearing a statement of conditional objection to the proposed rezoning and a proposed zoning condition.

#### D. FINDINGS OF FACT

- 1. The Subject Property consists of two folio parcels with a total of approximately 8.46 acres located at 14338 and 14350 North U.S. Highway 301, Thonotosassa.
- 2. The Subject Property is designated Res-1 on the Future Land Use Map and is zoned AS-1
- 3. The Subject Property is in the Rural Services Area and is not located within the boundaries of a community plan.
- 4. The general area surrounding the Subject Property consists of residential and agricultural uses and conservation areas owned by the Southwest Florida Water Management District. Adjacent properties include mobile home residential uses to the north, northwest, and northeast; agricultural, vacant land, single-family and mobile home residential uses across North U.S. Highway 301 to the northeast, east, and southeast; and single-family residentials to the south and west.
- 5. The Hillsborough County Property Appraiser's website shows the Subject Property folio parcel 080039.5000 is improved with an office building that was built in 2004 and folio parcel 080039.5010 is improved with a manufactured home built in 1981 and a prefabricated metal building built in 1981. Aerial views available on the Property Appraiser's website show there is a communications tower, multiple vehicles, equipment, and materials on folio parcel 080039-5010.

- 6. The applicant's site plan shows much of the Subject Property's south and west areas, and a portion of the northwest area, consist of wetlands and surface water.
- 7. The applicant's agent, Mr. McNeal, testified at the hearing that the Subject Property has operated for many years with a contractor's office with open storage. The Development Services Department staff report states the property has operated as a contractor's office since 1984. The staff report also states a previously approved communications tower exists on the Subject Property.
- 8. The applicant is requesting to rezone the Subject Property to Planned Development to allow the continuation and expansion of the existing contractor's office without open storage, and to include professional services for future development. The existing communications tower is included in the proposed permitted uses in the Planned Development.
- 9. The applicant is requesting a PD variation from LDC section 6.06.06, Buffering and Screening Requirements, to allow an 8-foot-high solid fence and 20-foot-wide landscaped buffer along the east 600 feet of the Subject Property's north boundary adjacent to folio 080039-0000. A wetland area exists in the remaining approximately 125 feet of the Subject Property's north boundary, and the applicant proposes to allow the wetland area to remain as it is in lieu of Type B screening.
- 10. The applicant's agent, Mr. McNeal, testified at the hearing that the applicant and the owner of adjacent folio parcel 080039-0000 to the north negotiated specific details for screening along their shared boundary. Mr. Hepner, who testified on behalf of the owner of parcel 080039-0000 in opposition and conditional support of the proposed rezoning, submitted language representing the negotiated screening details. Mr. McNeal testified that the applicant does agree with the negotiated screening details and consents to the language being included as a zoning condition. As represented in the applicant's presentation and submitted by Mr. Hepner, the agreed condition negotiated with the applicant (the "Agreed Condition") states as follows:

Applicants shall erect and maintain along the easternmost 600 feet of its north property line an enhanced Type "B" buffer fence of 100% opacity and 20 foot screening of 8-foot x 8-foot pressure treated pine board on board, section 5/8 x 5 ½ picket, with 2 x 4 back rail, with agreed upon shade trees planted on 20-foot centers, and remove the old fence that is currently there, within 90 days of zoning approval.

11. The proposed condition 5.a. stated in the Development Services Department staff report includes buffering and screening requirements that are consistent with the Agreed Condition, but without the opacity requirement and materials detail such as "8-foot x 8-foot pressure treated pine board on board, section 5/8 x 5 ½ picket, with 2 x 4 back rail" and the requirement to remove the existing fence and install the new fence and shade trees within 90 days of zoning approval.

12. It is not clear that the language of the Agreed Condition is sufficiently precise or appropriate to include as a formal zoning condition. However, some detail from the Agreed Condition might be added to proposed condition 5.a. stated in the Development Services Department staff report to more closely track the Agreed Condition as follows:

20' wide buffer with Type B screening along the eastern 600 feet of the northern boundary. The Type A B component of the screening shall consist of an 8-foot-high wood fence with 100 percent opacity and shade trees planted on 20-foot centers. A 20-foot-wide buffer with no screening within the western 125 feet of the of northern boundary shall be required. Existing vegetation within the western 125 feet of the northern boundary shall remain, unless otherwise requested for removal by Natural Resources staff. Developer shall remove the existing fence along the eastern 600 feet of the northern boundary and install the Type B screening described in this condition within 90 days of zoning approval.

- 13. Development Services Department staff found the enhanced Type B buffer, setback requirements, and elimination of open storage will provide adequate protection to adjacent properties. Staff concluded the rezoning is approvable, subject to the conditions set out in the staff report based on the applicant's general site plan submitted May 28, 2025.
- 14. Hillsborough County Transportation Review staff stated no objections, subject to the conditions set out in the Transportation Review Comment Sheet and Development Services Department staff report.
- 15. Planning Commission staff found the proposed planned development does not meet the comprehensive plan Commercial Locational Criteria requirements and the applicant submitted a waiver request. Staff found the applicant's waiver request states the intended improvements include a median closure with limited directional movements and full access openings at key intersections, including at St. Francis Lane directly adjacent to the Subject Property. The applicant's waiver request also states the existing contractor's office is heavily buffered from surrounding properties by wetland areas and the enhanced buffering and screening along the Subject Property's north boundary. Staff found there are natural buffers on the Subject Property's east, south, and west boundaries. Staff concluded the Commercial Locational Criteria waiver request is supportable.
- 16. Planning Commission staff found the proposed planned development is compatible with the existing development pattern of the surrounding area. Staff concluded the proposed rezoning is consistent with the *Unincorporated Hillsborough County Comprehensive Plan*.
- 17. Pursuant to LDC section 5.03.06.C.6., the following findings are made on the applicant's request for a PD variation from LDC section 6.06.06, Buffering and

Screening Requirements, to allow an 8-foot-high solid fence and 20-foot-wide landscaped buffer along the east 600 feet of the Subject Property's north boundary adjacent to folio 080039-0000, and allow an existing wetland area along the remaining approximately 125 feet of the Subject Property's north boundary to remain as is in lieu of Type B Screening:

- (1) The variation is necessary to achieve creative, innovative, and/or mixed use development that could not be accommodated by strict adherence to current regulations. Yes. The applicant's site plan shows much of the Subject Property's south and west areas, and a portion of the northwest area, consist of wetlands and surface water, which provide natural buffering and screening from adjacent parcels. The record shows the applicant and the owner of an adjacent parcel to the north negotiated a condition requiring enhanced screening along the east 600 feet of the Subject Property's north boundary to protect the adjacent parcel from commercial business activities on the Subject Property. The record evidence supports a finding that the variation is necessary to achieve creative, innovative, or mixed-use development that could not be accommodated by strict adherence to current regulations.
- (2) The variation is mitigated through enhanced design features that are proportionate to the degree of variation. Yes. The variation allows an 8-foot-high fence where a 6-foot-high fence or wall is required. Existing wetland areas provide natural buffering and screening along the Subject Property's south and west boundaries, and a portion of the north boundary. The evidence supports a finding that the variation is mitigated through enhanced design features that are proportionate to the degree of variation.
- (3) The variation is in harmony with the purpose and intent of the Hillsborough County Land Development Code. Yes. The variation will allow the Subject Property to continue to operate with a contractor's office without open storage, and to include professional services. The record evidence demonstrates the variation will provide enhanced screening from an adjacent parcel to the north and will provide substantial natural screening and buffering from adjacent parcels to the west and south. The evidence demonstrates the variation is in harmony with the purpose and intent of the LDC to foster and preserve public health, safety, comfort and welfare, and to aid in the harmonious, orderly, and progressive development of the unincorporated areas of Hillsborough County.
- (4) The variation will not substantially interfere with or injure the rights of adjacent property owners. Yes. The record evidence demonstrates the variation will provide enhanced screening from an adjacent parcel to the north and will provide substantial natural screening and buffering from adjacent parcels to the west and south. The evidence supports a finding that the variation will not substantially interfere with or injure the rights of adjacent property owners.

## E. FINDINGS OF COMPLIANCE OR NON-COMPLIANCE WITH COMPREHENSIVE PLAN

The record evidence demonstrates the proposed rezoning request is in compliance with and does further the intent of the Goals, Objectives, and Policies of *Unincorporated Hillsborough County Comprehensive Plan*.

#### 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. (2024). 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, and citizen testimony, there is substantial competent evidence demonstrating the requested rezoning is consistent with the *Unincorporated Hillsborough County Comprehensive Plan* and does comply with the applicable requirements of the Hillsborough County Land Development Code.

#### G. SUMMARY

The applicant is requesting to rezone the Subject Property to Planned Development to allow the continuation and expansion of the existing contractor's office without open storage and to include professional services uses for future development. The existing communications tower is included in the proposed permitted uses in the Planned Development.

The applicant is requesting a PD variation from LDC section 6.06.06, Buffering and Screening Requirements, to allow an 8-foot-high solid fence and 20-foot-wide landscaped buffer along the east 600 feet of the Subject Property's north boundary adjacent to folio 080039-0000, and allow an existing wetland area along the remaining approximately 125 feet of the Subject Property's north boundary to remain as is in lieu of Type B Screening.

#### **RECOMMENDATION**

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of request to rezone the Subject Property to Planned Development, subject to the certification requirements and proposed conditions set out in the Development Services Department staff report based on the applicant's general site plan submitted May 28, 2025, with additional language added to condition 5.a. consistent with the Agreed Condition or the language included in this Recommendation in paragraph 12 above.

Pamela Jo Hatley July 9, 2025
Pamela Jo Hatley PhD, JD Date:
Land Use Hearing Officer



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

Unincorporated Hillsborough County Rezoning Consistency Review			
Hearing Date: June 16, 2025	Case Number: PD 25-0270		
Report Prepared: June 5, 2025	Folio(s): 80039.5000, 80039.5010		
	General Location: Northwest of Fort King Highway and north of the intersection of Fort King Highway and Mcintosh Road		
Comprehensive Plan Finding	CONSISTENT		
Adopted Future Land Use	Residential-1 (1 du/ga; 0.25 FAR)		
Service Area	Rural		
Community Plan(s)	None		
Rezoning Request	Planned Development (PD) to allow a Contractor's Office and/or a Professional Services Office without open storage		
Parcel Size	+/- 8.46 acres		
Street Functional Classification	Avery Road – <b>Local</b> St Francis Lane – <b>Local</b> Fort King Highway – <b>State Principal Arterial</b>		
Commercial Locational Criteria	Does not meet; waiver submitted		
Evacuation Area	None		

Table 1: COMPARISON OF SURROUNDING PROPERTIES				
Vicinity	Future Land Use Designation	Zoning	Existing Land Use	
Subject Property	Residential-1	AS-1	Light Industrial + Light Commercial	
North	Residential-1 + Agricultural Rural-1/5 + Natural Preservation	AS-1	Single-Family Residential + Vacant	
South	Residential-1 + Agricultural Estate-1/2.5	AS-1 + AS-0.4	Single-Family Residential + Agricultural + Light Commercial	
East	Agricultural Rural-1/5 + Agricultural Estatel-1/2.5	AR + AS-0.4	Single- Family Residential + Agricultural + Multi- Family	
West	Residential-1 + Natural Preservation	AS-1 + AR	Agricultural + Single- Family Residential	

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

The ± 8.46-acre subject site is located northwest of Fort King Highway and north of the intersection of Fort King Highway and Mcintosh Road. The site is in the Rural Area and is not located within the limits of a Community Plan. The applicant is requesting a rezoning from Agricultural Single Family (AS-1) to Planned Development (PD). Tract A will consist of approximately 7.46 of the total acres and will be used as a Contractor's Office without Open Storage. Tract B will consist of the remaining 1 acre of the site and will be used as a Professional Services or Contractor's Office without Open Storage.

According to Objective 1.2 of the Future Land Use Section (FLUS), the Rural Area is intended for long-term agricultural uses, large lot rural residential uses, and undeveloped natural areas. Per Policy 1.2.1, densities in the rural areas shall be no higher than 1 du/5 ga unless located within an area identified with a higher density land use category on the Future Land Use as a suburban enclave, planned village, a Planned Development pursuant to the Planned Environmental Community –  $\frac{1}{2}$  (PEC  $\frac{1}{2}$ ) category, or rural community which will carry higher densities. The current Future Land Use category is Residential-1, which would designate the site as a rural community at a 1 du/ga density on the Future Land Use Map and would be consistent with the intent of the Rural Area policies. The proposal meets the intent of Objective 1.2 and its associated policies.

Per Objective 2.2, Future Land Use categories outline the maximum level of intensity or density and range of permitted land uses allowed in each category. Table 2.2 contains a description of the character and

intent permitted in each of the Future Land Use categories. The site is in the Residential-1 (RES-1) Future Land Use category, which allows for the consideration of agricultural, farms, ranches, residential, neighborhood serving commercial, offices and multi-purpose projects. As the language states above, neighborhood serving commercial and office uses may be considered in the RES-1 Future Land Use category, and therefore the proposal meets Objective 2.2 and the associated policies. The RES-1 category allows for the consideration of up to 1 dwelling unit per gross acre and a maximum Floor Area Ratio (FAR) of 0.25. The site contains 4.36 acres of wetlands, out of the total 8.46 acres. As more than 25% of the site contains wetlands, the Environmentally Sensitive Land Density Calculation would apply. According to FLUS Policy 2.3.9, density and floor area ratio calculations for properties with 25% or greater wetlands and/or man-made water bodies (including borrow pits) shall be subject to an environmentally sensitive land calculation. Upland acreage of the site multiplied by 1.25 yields the base acreage for the density calculation. That acreage is then multiplied by the maximum intensity/density of the Future Land Use Category. With the ± 8.46-acre site and 4.36 acres of the site consisting of wetlands, the maximum square feet that may be considered for this site would be 59,350 square feet (4.36 ac x 1.25 = 5.45 ac x 43,560 = 237,402 sq ft x 0.25 FAR = 59,350 sq ft). According to the most updated narrative and site plan uploaded into Optix on May 28, 2025, the proposal meets the permitted Floor Area Ratio for the site in the RES-1 category and therefore meets the intent of FLUS Objective 2.2 and its associated policies.

The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed rezoning. The EPC has determined there are wetlands on site. According to Objective 6.2 of the Future Land Use Section, "new development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Conservation and Aquifer Recharge Element and the Coastal Management Element of the Comprehensive Plan." EPC determined that a resubmittal is not necessary; therefore, the proposed Planned Development is consistent with FLUS Objective 6.2

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2). Transportation did not object to the proposed request; therefore, the subject site meets the intent of FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2.

The proposal aligns with the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1, which require new development to be compatible with the surrounding neighborhood. The subject site currently includes light industrial and light commercial uses and has operated as a Contractor's Office since 1984. Surrounding the site are single-family residential uses located to the north, south, southwest, and southeast. There are natural buffers such as wetlands on the southwest portion of the site and Fort King Highway to the west that help mitigate impacts on adjacent residential properties. The northern property line includes a 20-foot buffer and an 8-foot solid wood fence, in lieu of the required 6-foot fence. Additionally, a condition of approval has been included to prohibit open storage on the site as well as the inclusion of the buffering and enhanced screening proposed, addressing the compatibility concerns with the adjacent residential area. As a result of these factors, the proposal meets the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1. FLUS policy 3.1.2 calls for gradual transitions of intensities and densities between different land uses. This policy emphasizes the use of professional site planning, buffering and screening techniques and control of different land uses to ensure compatibility. With the inclusion of the required 20-foot buffer on the northern boundary, as well as the 8-foot-high solid wood fence as a condition of approval, this proposal meets the requirement for this policy as there is sufficient transition of use with the mitigation measures between the existing single-family residential and the proposed commercial use. The proposed mitigation measures as described in this paragraph, as depicted on the site

plan and the proposed Conditions of Approval are integral to Planning Commission staff's finding of consistent with the Comprehensive Plan.

The subject site does not meet the Commercial Locational Criteria (CLC) requirements. FLUS Policy 4.7.6 outlines the Commercial Locational Criteria in the Rural Area. This policy states that neighborhood serving commercial uses need to be within 660 of the intersection of two roadways both functionally classified as a collector or arterial per the Hillsborough County Functional Classification Map. In this case, the closest qualifying intersection from the site is located at the intersection of Fort King Highway and McIntosh Road, and is located approximately 2,500 feet away. According to FLUS Policy 4.7.10, the Board of County Commissioners may grant a waiver to the intersection criteria. An applicant must submit a waiver request documenting unique circumstances or specific findings that detail how the proposed commercial or office use furthers the goals, objectives, and policies of the comprehensive plan. In this case, the applicant submitted a waiver for the CLC criteria that outlined the reasons for why the proposed use meets the intent of the Comprehensive Plan. The waiver states that the intended improvements as defined by the FDOT PD&E include a median closure with limited directional movements and full access openings at key intersections. One of the full intersection openings is proposed at St. Francis Lane which is directly adjacent to the site. Another justification for the waiver that the applicant stated was that the existing contractor's office is heavily buffered by wetlands to the surrounding properties, as well as the proposed buffering and screening mitigation measures on the northern boundary. Given that there are natural buffers on the east, south, and west property boundaries, as well as a Condition of Approval for the buffering and screening on the northern boundary, the requested CLC waiver can be supported. The Planning Commission Staff recommends that the waiver be granted, as the proposal meets the intent of Objective 4.7 and its associated policies on CLC in the Rural Area.

Overall, staff finds that the proposed Planned Development (PD) for a Contractor's Office without open storage and a Professional Services or Contractor's Office without Open Storage is compatible with the existing development pattern found within the surrounding area. The proposed PD would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Section of the Unincorporated Hillsborough County Comprehensive Plan.

#### Recommendation

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

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

#### **FUTURE LAND USE SECTION**

#### **Rural Areas**

**Objective 1.2:** The Rural Area is intended to provide areas for long-term agricultural uses, large lot rural residential uses and undeveloped natural areas.

**Policy 1.2.1:** Within the Rural Area, densities shown on the Future Land Use Map will be no higher than 1 du/5 ga unless located within an area identified with a higher density land use category on the Future Land Use Map as a suburban enclave, planned village, a Planned Development pursuant to the Planned Environmental Community –  $\frac{1}{2}$  (PEC  $\frac{1}{2}$ ) category, or rural community which will carry higher densities.

#### **Future Land Use Categories**

**Objective 2.2:** The Future Land Use Map (FLUM) Shall identify Land Use Categories, summarized in table 2.2 of the Future Land Use Element.

**Policy 2.2.1:** The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.

#### **Density and Intensity Bonuses**

#### Policy 2.3.9: Environmentally Sensitive Land Density Calculation

Density and FAR calculations for properties that include wetlands will comply with the following calculations and requirements for determining density/intensity

- Wetlands shall:
  - Exclude land below the mean high water line
  - Include conservation and preservation areas
  - Include wetlands associated with man-made water bodies as defined (including borrow pits).

Density and floor area ratio calculations for properties with 25% or greater wetlands and/or man-made water bodies (including borrow pits) shall be subject to an environmentally sensitive land calculation. Upland acreage of the site multiplied by 1.25 yields the base acreage for the density calculation. That acreage is then multiplied by the maximum intensity/density of the Future Land Use Category.

#### **Compatibility**

**Policy 3.1.1:** Restrict incompatible land uses to protect established and planned neighborhoods and communities by utilizing planning principles that limit commercial development in residential Future Land Use categories. Commercial and mixed-use in residential Future Land Use categories shall be limited to neighborhood serving guided by the commercial locational criteria in Objective 4.7.

**Policy 3.1.2:** Gradual transitions of intensities and densities 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. Screening and buffering used to separate new development from the existing, lower-density community should be designed in a style compatible with the community and allow pedestrian penetration. In rural areas, perimeter walls are discouraged and buffering with berms and landscaping are strongly encouraged.

**Policy 3.1.3:** Any density increase shall be compatible with existing, proposed or planned surrounding development. 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

#### **Development**

**Objective 4.1**: All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

**Policy 4.1.1:** Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.

**Policy 4.1.2:** Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies. Relationship to Land Development Regulations.

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

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

**Objective 4.4: 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 4.4.1:** 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

 Ensure that development along College Avenue enhances the appearance of Ruskin, avoids strip commercial patterns, and is compatible with the revitalization of downtown Ruskin.

#### Commercial Locational Criteria

**Objective 4.7:** To meet the daily shopping and service needs of residents, only neighborhood-serving commercial uses will be permitted within land use categories that are primarily residential or agricultural in nature. Intensive commercial uses (uses allowed within the Commercial Intensive zoning district) shall

not be considered neighborhood-serving commercial. Such developments do not require a Future Land Use Map Amendment to a non-residential category provided they meet the criteria established by the following policies and all other Goals, Objectives and Policies in the Comprehensive Plan. The frequency and allowance of neighborhood-serving commercial uses will be different in the Urban Service Area than in the Rural Area due to the population density, scale and character of the areas.

**Policy 4.7.5**: In the Rural Area, the amount and frequency of neighborhood-serving commercial uses will be limited by the criteria in Policy 4.7.6 in the following land use categories:

#### Rural Residential/Agriculture:

- Agricultural/Mining 1/20 (AM-1/20)
- Agricultural 1/10 (A-1/10)
- Agricultural/Rural 1/5 (AR-1/5)
- Agricultural Estate 1/2.5 (AE-1/2.5)
- Residential 1 (RES-1)
- Residential Planned -2 (RP-2)
- Residential 2 (RES-2)
- Any other Future Land Use categories in the Rural Area where Commercial Locational Criteria applies

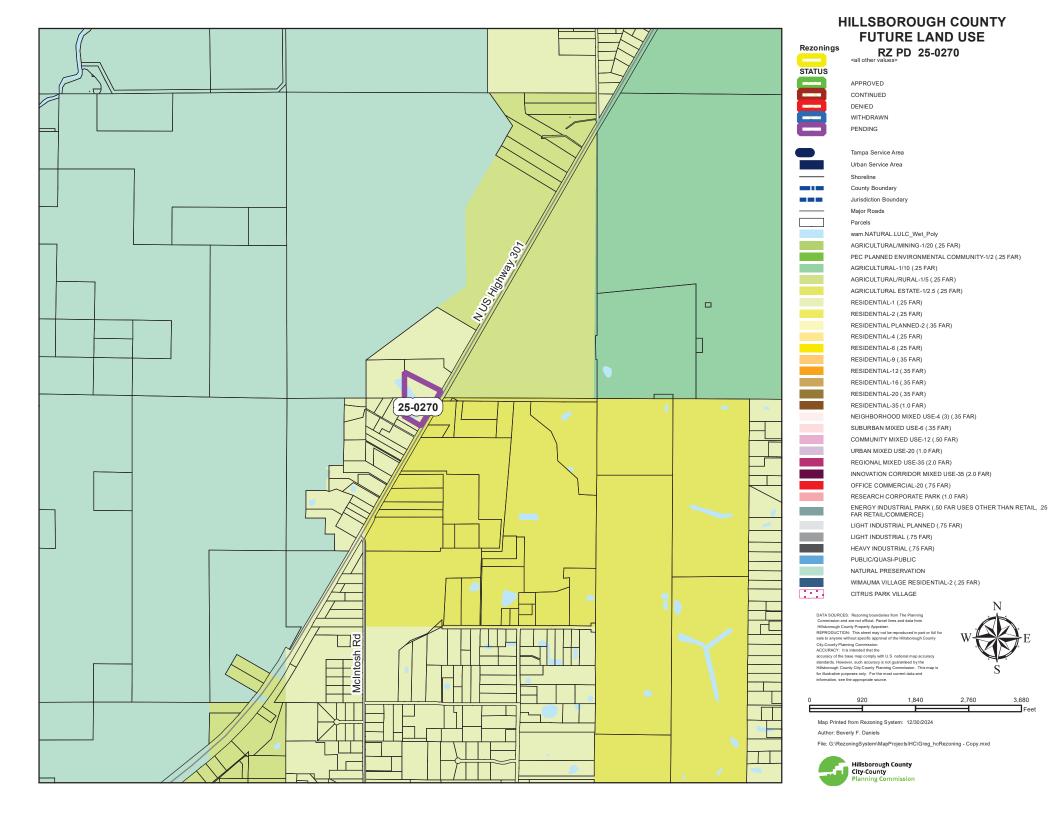
**Policy 4.7.6:** Within 660 feet of the intersection of two roadways both functionally classified as a collector or arterial per the Hillsborough County Functional Classification Map. Neighborhood-serving commercial uses may be considered up to the following square footage at each quadrant of the intersection. Major local roadways may not be considered to meet this criterion. 75% of the subject property must fall within the specified 660-foot distance from the intersection. All measurements should begin at the edge of the road right-of-way.

- 2 lane and 2 lane up to 20,000 square feet
- 2 lane and 4 lane up to 30,000 square feet
- 4 lane and 4 lane up to 40,000 square feet

**Policy 4.7.10:** The Board of County Commissioners may grant a waiver to the intersection criteria for the location of commercial uses outlined in Policies 4.7.2 and 4.7.6. The waiver would be based on the compatibility of the use with the surrounding area and would require a recommendation by the Planning Commission staff. An applicant must submit a waiver request documenting unique circumstances or specific findings that detail how the proposed commercial or office use furthers the other goals, objectives and policies of the Comprehensive Plan. The Board of County Commissioners may reverse or affirm the Planning Commission staff's recommendation through their normal review of rezoning petitions. Financial hardships may not constitute justification for a waiver.

#### **Environmental Considerations**

**Objective 6.2**: New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Environmental and Sustainability Section and the Coastal Management Section of the Comprehensive Plan.



# GENERAL SITE PLAN FOR CERTIFICATION



#### **DEVELOPMENT SERVICES**

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

# HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

### BOARD OF COUNTY COMMISSIONERS

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

#### **COUNTY ADMINISTRATOR**

Bonnie M. Wise

#### **COUNTY ATTORNEY**

Christine M. Beck

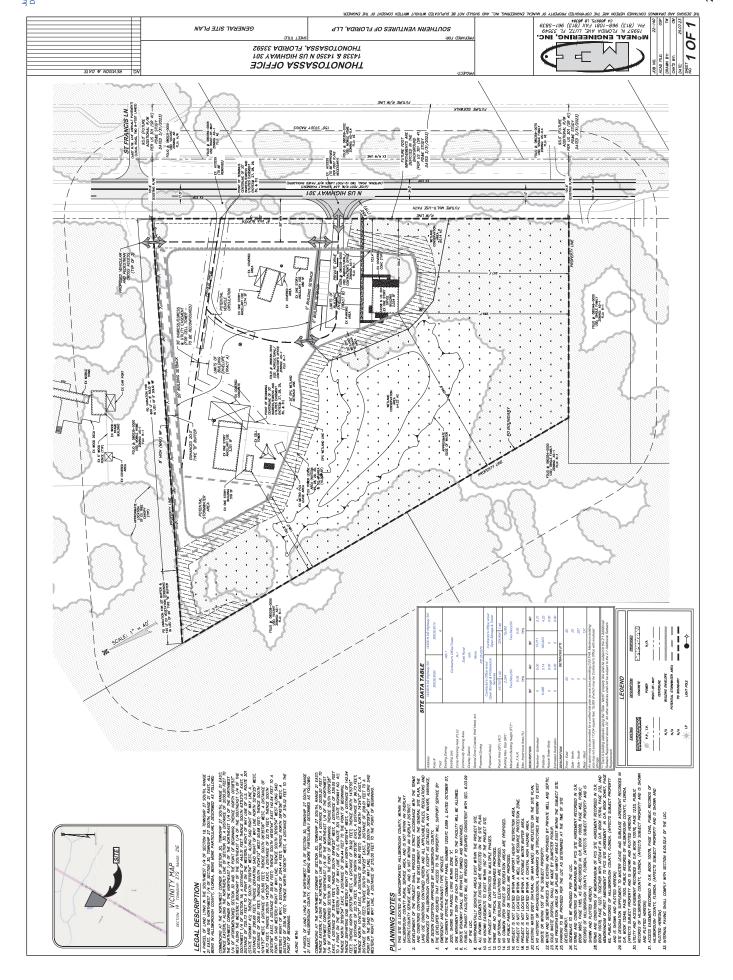
#### **COUNTY INTERNAL AUDITOR**

Melinda Jenzarli

#### **DEPUTY COUNTY ADMINISTRATOR**

Gregory S. Horwedel

Project Name: Thonotosassa	Office
Zoning File: PD 25-0270	Modification: None
Atlas Page: None	Submitted: 07/23/25
To Planner for Review: 07/23/25	Date Due: ASAP
McNeal Engineering c/o Christopher S. McNea  Contact Person:	Phone: (813) 968-1081/ permitting@mcnealengineering.com
Right-Of-Way or Land Required for I	Dedication: Yes  No ✓
The Development Services Departm	ent HAS NO OBJECTION to this General Site Plan.
The Development Services Departm Site Plan for the following reasons:	ent RECOMMENDS DISAPPROVAL of this General
Reviewed by: Jared Follin	Date: 07/23/2025
Date Agent/Owner notified of Disapp	roval:



# AGENCY COMMENTS

#### AGENCY REVIEW COMMENT SHEET

TO: Z	Zoning Technician, Development Services Department	DATE: 04/04/2025	
REVI	EWER: Sarah Rose, Senior Planner	AGENCY/DEPT: Transportation	
PLAN	NNING AREA/SECTOR: NE/East Rural	PETITION NO: RZ 25-0270	
	This agency has no comments.		
This agency has no objection.			
X This agency has no objection, subject to the listed or attached conditions.			
This agency objects for the reasons set forth below.			

#### **CONDITIONS OF APPROVAL**

- 1. Unless otherwise approved by FDOT, the subject site shall be permitted a singular right-in/right out access connection onto N. U.S. Highway 301.
- 2. The existing secondary right-in/right-out access connection onto N. U.S. Highway 301 located on the north-eastern corner of the subject parcel is to be removed and restored to typical section (sidewalk, sod, curb, etc.) subject to FDOT approval.
- 3. Nowthingstanding anything shown in the PD site plan or therein the conditions of approval, the applicant shall provide internal sidewalks connections to the project site arrival point, the primary building entrances, parking, and any other onsite amenities consistent with 6.03.02 of the Land Development Code.
- 4. Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

#### PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels totaling +/- 8.32 acres from Agricultural Single Family AS-1 to Planned Development (PD). The proposed Planned Development is seeking approval for a 15,000sqft Specialty Trade Contractor's Office without Open Storage and a 2,034sqft Small Office for Professional and Business Services. The site is located in the south-

western quadrant of the intersection of Saint Francis Lane and N. U.S. Highway 301. The Future Land Use designation of the site is Residential - 1 (R-1).

#### **Trip Generation Analysis**

In accordance with the Development Review Procedures Manual (DRPM), the developer submitted a transportation generation letter for the proposed project, indicating that the subject project will generate fewer than 50 peak hour trips. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
	way volume	AM	PM
AS-1, Single Family Detached (ITE Code 210) 8 Units	76	5	8

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips		
	Way Volume	AM	PM	
PD, Contactor's Office without Open Storage	48	24	29	
(ITE Code 180) 15,000sqft	40	2 <del>4</del>	29	
PD, Small Office	20	4	4	
(ITE 712) 2,034sqft	30	4	4	
Total	78	28	33	

Trip Generation Difference:

Zoning, Land Use/Size	ize 24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
Difference	+2	+23	+25

#### TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on N. U.S. Highway 301.

N. U.S. Highway 301 is a 2-lane, undivided, FDOT maintained, rural arterial roadway. The roadway is characterized by +/- 12ft travel lanes, +/- 5ft bike lanes on both sides of the roadway, no sidewalks on either side of the roadway within the vicinity of the proposed project,

and within +/- 90 ft of the right of way. Pursuant to the Hillsborough County corridor preservation plan N. U.S. Highway 301 is designated for a future four lane enhancement.

#### **SITE ACCESS**

The subject site currently takes access onto N. U.S. Highway 301 via two right-in/right-out vehicular and pedestrian connections. The existing right-in/right-out access connection located on the north-eastern corner of the subject parcel is to be removed. The subject site is anticipated to take access onto N. U.S. Highway 301 via the existing right-in/right-out vehicular and pedestrian connection located on the eastern frontage of the subject parcel.

As N. U.S. Highway 301 is an FDOT maintained roadway, staff notified the applicant that they will need to coordinate access with and obtain access permits from FDOT to be permitted access to N. U.S. Highway 301 from the subject parcel. A meeting was scheduled and took place on February 4<sup>th</sup>, 2025, between county staff, the applicant, and FDOT to discuss this re-zoning and allow FDOT to provide comments.

FDOT staff provided the applicant and county staff with comments, which have been filed into Optix.

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

Level of Service (LOS) information for N. U.S. Highway 301 is reported below

FDOT Generalized Level of Service				
Roadway	From	То	LOS Standard	Peak Hr. Directional LOS
N. U.S. Highway 301	McIntosh Rd.	Pasco County	В	С

Source: 2020 Hillsborough County Level of Service (LOS) Report

#### Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	<b>Current Conditions</b>	Select Future Improvements
N. U.S. Highway 301	FDOT Arterial - Rural	2 Lanes  □ Substandard Road  □ Sufficient ROW Width	<ul> <li>☑ Corridor Preservation Plan</li> <li>☐ Site Access Improvements</li> <li>☐ Substandard Road Improvements</li> <li>☒ Other (TBD)</li> </ul>

Project Trip Generation □Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	76	5	8	
Proposed	78	28	33	
Difference (+/-)	+2	+23	+25	

Connectivity and Cross	Connectivity and Cross Access ⊠ Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding	
North		Choose an item.	Choose an item.	Choose an item.	
South		Choose an item.	Choose an item.	Choose an item.	
East		Choose an item.	Choose an item.	Choose an item.	
West		Choose an item.	Choose an item.	Choose an item.	
Notes:	•			·	

<b>Design Exception/Administrative Variance</b> ⊠Not applicable for this request			
Road Name/Nature of Request Type Finding			
	Choose an item.	Choose an item.	
Choose an item. Choose an item.			
Notes:			

4.0 Additional Site Information & Agency Comments Summary					
Transportation	Objections	Conditions	Additional		
Transportation	Objections	Requested	Information/Comments		
☐ Design Exception/Adm. Variance Requested	□ Vos □N/A	☐ Yes			
☐ Off-Site Improvements Provided	□ Yes □N/A ⊠ No	□ No			
⊠ N/A	△ NO	⊠ N/A			



2822 Leslie Road Tampa, FL 33612-6456 JARED W. PERDUE, P.E. SECRETARY

February 4th 2025

#### **Contractor's Office Revisit Pre App**

N US 301 & St. Francis Rd.
SR 41
10 210 000
MP 5.572 Lt Rdwy
Class 3 @ 60 MPH
Connection/signal spacing – 660'/2640'
Directional/full median opening spacing – 1320'/2640'
Folio # 080039-5000

**RE: Pre-Application Meeting** 

#### THIS DOCUMENT IS NOT A PERMIT APPROVAL

THE COMMENTS AND FINDINGS FROM THIS PRE-APPLICATION MEETING MAY BE SUBJECT TO CHANGE AND MAY NOT BE USED AS A BASIS OF APPROVAL AFTER 7/24/2023

#### **Attendees:**

Guests: Dan Rhodes, Chris McNeal, Trace Wolden, Richard Perez, Sarah Rose

**FDOT:** Todd Croft, Mecale' Roth, Nancy Porter, Allison Carroll, Selena Gonzalez, Leanna Schaill, Lindsey Mineer

#### **Proposed Conditions:**

This property has existing access to SR 41, a class 3 roadway with a posted speed limit of 60 MPH. Florida Administrative Code, Rule Chapter 14-97, requires 660' driveway spacing, 1320' directional, 2640' full median opening spacing, and 2640' signal spacing requirements.

Proposing to construct a new building with office space to rent out. The southern driveway is the preferred driveway to keep.

#### **FDOT Recommendations:**



2822 Leslie Road Tampa, FL 33612-6456 JARED W. PERDUE, P.E. SECRETARY

- 1. This section of US 301 is a Class 3 60 MPH section with driveway spacing standards of 660' between connections.
- 2. Please provide any available information regarding FDOT permits or historical documentation demonstrating the driveways may have been previously permitted, if available.
- 3. If there are no existing permits, the proposed development is required to obtain an access connection permit to access the state roadway from the development.
- 4. The proposed access connection is required to be brought into compliance with current FDOT standards per the Department's Design Manual.
- 5. In order to avoid the potential safety and operational concerns that may arise from the proximity of a driveway connection too close to St. Francis Street, the Department will require the driveway for the parcel to be located to the southern property line. The remaining property frontage will then be required to be restored along the right-of-way.
- 6. The Department can consider one, non-conforming access connection from the subject parcel to US 301, with the provision of an internal cross access agreement to the parcel to the north.
- 7. The required cross access to the north is to be documented and court recorded as part of the final permit approval documents.
- 8. Please submit a complete permit application for review via the Department's One-Stop Permitting website for review.
- 9. The property is rezoning. Open storage is proposed, but it is not a supported land use for the property.
- 10. What are the hours of operation?
- 11. Must have adequate setback at the gate for the largest anticipated vehicle.
- 12. The two existing driveways do not meet spacing requirements. The southern driveway is preferred to keep.
- 13. The northern driveway is mis-aligned with St. Francis Lane and is a concern.
- 14. There are sight distance concerns.
- 15. A cross-access agreement is required with the parcel to the north for future cross access.

#### 16. Drainage:

- a. No drainage discussion of the proposed project at this time.
- 17. FDOT project # 446273-1 is a resurfacing project let on 3/13/24.
  - a. Danielle Intriago is the PM for this project and can be reached at <a href="mailto:danielle.intriago@dot.state.fl.us">danielle.intriago@dot.state.fl.us</a>.
- 18. FDOT project # 255796-1 is an active PD&E for widening US 301.



2822 Leslie Road Tampa, FL 33612-6456 JARED W. PERDUE, P.E. SECRETARY

- a. Zabrina Penton is the PM for this project and can be reached at Zabrina.penton@dot.state.fl.us.
- 19. Contact Leanna Schaill or Tammer Al-Turk for any traffic or access related questions at <a href="mailto:Leanna.Schaill@dot.state.fl.us">Leanna.Schaill@dot.state.fl.us</a>, <a href="mailto:Tammer.Alturk@dot.state.fl.us">Tammer.Alturk@dot.state.fl.us</a>, or at 813-975-6000.
- 20. Contact Todd, Mecale' (makayla), or Nancy for permit, pre app, or general questions at <a href="mailto:todd.croft@dot.state.fl.us">todd.croft@dot.state.fl.us</a>, <a href="mailto:mecale.roth@dot.state.fl.us">mecale.roth@dot.state.fl.us</a>, <a href="mailto:Nancy.porter@dot.state.fl.us">Nancy.porter@dot.state.fl.us</a> or 813-612-3200.
- 21. Contact Amanda Serra for drainage related questions at amanda.serra@dot.state.fl.us or 813-262-8257.

#### **Summary:**

After reviewing and Department has de	discussing the information presented in this meeting, the termined we are ⊠ in favor (considering the conditions stated above)
	not in favor
	☐ willing to revisit a revised plan
The access, as prop	posed in this meeting, would be considered
	□ conforming
	□ non-conforming     □
	□ N/A (no access proposed)
	the rule chapters 1996/97 for connection spacing. The following ed to be applied for by visiting our One Stop Permitting website
( 1	⊠ access-category A or B
	□ access-category C, D, E, or F
	□traffic study required
	□ access safety upgrade
	⊠ drainage
	or or
	⊠ drainage exception
	□ construction agreement
	□ utility
	☐ general Use



2822 Leslie Road Tampa, FL 33612-6456 JARED W. PERDUE, P.E. SECRETARY

□ other							
					_	 	

Thank you for allowing us the opportunity to review and discuss this project in advance. Please feel free to contact me with any questions. We look forward to working with you again.

Respectfully,

Nancy Porter
Permit Coordinator II
2822 Leslie Rd.
Tampa, Fl. 33619
Office - 813-612-3205

M-F 7:00 AM – 3:30 PM



#### Additional Comments/Standard Information:

(These comments may or may not apply to this project, they are standard comments)

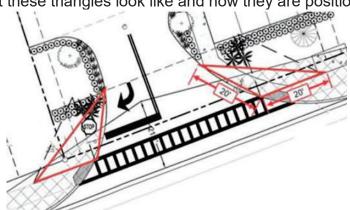
- 1. Document titles need to reflect what the document is before it is uploaded into OSP, and please do not upload unnecessary documents.
- 2. Documents need to be signed and sealed or notarized.
- 3. Include these notes with the application submittal.
- 4. Permits that fall within the limit of a FDOT project must contact project manager, provide a work schedule, and coordinate construction activities prior to permit approval. Ask Mecale' for information if not provided in the notes.
- 5. Plans shall be per the current Standard Plans and FDM.
- 6. All the following project identification information must be on the Cover Sheet of the plans:
  - a. all associated FDOT permit #'s
  - b. state road # (& local road name) and road section ID #
  - c. mile post # and left (Lt) or right (Rt) side of the roadway (when facing north or east)
  - d. roadway classification # and posted speed limit (MPH)
- 7. All typical driveway details are to be placed properly:
  - a. 24" thermoplastic white stop bar equal to the lane width placed 4' behind crosswalk or a minimum of 25' in front of it



2822 Leslie Road Tampa, FL 33612-6456 JARED W. PERDUE, P.E. SECRETARY

**BORDER CONTRAST** 

- b. 36" stop sign mounted on a 3" round post, aligned with the stop bar
- c. if applicable, a "right turn only" sign mounted below the stop sign (FTP-55R-06 or FTP-52-06)
- d. double yellow 6" lane separation lines
- e. 6' wide, high emphasis, ladder style crosswalk straddling the detectable warning mats
- f. warning mats to be red in color unless specified otherwise
- g. directional arrow(s) 25' behind the stop bar
- h. all markings on concrete are to be high contrast (white with black border)
- i. all striping within and approaching FDOT ROW shall be thermoplastic
- 8. Maintain 20' x 20' pedestrian sight triangles and draw the triangles on the plans to show there are no obstructions taller than 24" within the triangles. Also, no parking spaces can be in these triangles Measure 20' up the sidewalk and 20' up the driveway from the point at which the sidewalk meets the driveway. Here is an example of what these triangles look like and how they are positioned.



- 9. Any relocation of utilities, utility poles, signs, or other agency owned objects must be coordinated with the Department and the **existing and proposed location** must be clearly labeled on the plans. Contact the Permits Department for more details and contact information.
- 10. Make note on plans that it is the responsibility of the contractor to not only restore the ROW, but they are also responsible for maintaining the ROW for the duration of the project.

#### **COMMISSION**

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



#### **DIRECTORS**

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

#### **AGENCY COMMENT SHEET**

REZONING				
HEARING DATE: 5/19/2025	<b>COMMENT DATE:</b> 5/9/2025			
<b>PETITION NO.: 25-0270</b>	PROPERTY ADDRESS: 14350 and 14338 N 301			
EPC REVIEWER: Dessa Clock	Hwy, Thonotosassa			
<b>CONTACT INFORMATION:</b> (813) 627-2600 x 1158	FOLIO #: 080039-5000 and 080039-5010			
EMAIL: clockd@epchc.org	STR: 08-29S-21E			

**REQUESTED ZONING:** From AS-1 to R-1

FINDINGS				
WETLANDS PRESENT	YES			
SITE INSPECTION DATE	March 13, 2025			
WETLAND LINE VALIDITY	Survey under review			
WETLANDS VERIFICATION (AERIAL PHOTO,	Wetlands in the western and southern portion of			
SOILS SURVEY, EPC FILES)	the property			

PLEASE ALLOW THESE REVISED COMMENTS TO SUPERSEDE THE COMMENTS DATED DECEMBER 31, 2024.

An additional informational comment has been added.

The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is <u>not</u> 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 that do not have valid wetlands lines.
   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. A wetland delineation application was submitted on February 12, 2025. EPC has conducted the delineation and is reviewing the survey. Please complete this application by submitting the wetland delineation survey to EPC for review and formal approval.
- The site plan depicts wetland impacts that have not been authorized by the Executive Director of the EPC. The wetland impacts are indicated for a sidewalk across the wetland. 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 authorization and appropriate fee must be submitted to this agency for review. Please contact EPC to schedule a pre application meeting to review the proposed sidewalk impact area and options for EPC permitting.
- 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.

ec: jason@completedevlopment.com; permitting@mcnealengineering.com



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

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

TO: Zoning Review, Development Services DATE: 03/13/2025

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

**APPLICANT:** Southern Ventures of Florida LLC **PETITION NO:** 25-0270

**LOCATION:** 14338 & 14350 N US Hwy 301

**FOLIO NO:** 80039.5000 80039.5010

#### **Estimated Fees:**

N/A see below

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

Rural Mobility, Northeast Fire - No new construction. Updating land use to be in line with historical development on site already.

#### AGENCY COMMENT SHEET

TO: Zoning/Code Administration, Development Services Department

FROM: Reviewer: Andria McMaugh Date: 03/04/2025

**Agency:** Natural Resources **Petition #: 25-0270** 

- ( ) This agency has **no comment**
- ( ) This agency has **no objections**
- (X) This agency has **no objections**, subject to listed or attached conditions
- ( ) This agency objects, based on the listed or attached issues.
- 1. An evaluation of the property supports the presumption that listed animal species (Bald Eagle) may occur or have restricted activity zones throughout the property. Pursuant to the Land Development Code (LDC), a wildlife survey of any endangered, threatened or species of special concern in accordance with the Florida Fish and Wildlife Conservation Commission Wildlife Methodology Guidelines shall be required. This survey information must be provided upon submittal of the preliminary plans through the Land Development Code's Site Development or Subdivision process. Essential Wildlife Habitat as defined by the LDC must be addressed, if applicable, in consideration with the overall boundaries of this rezoning request. **This statement should be identified as a condition of the rezoning.**
- 2. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
- 3. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.

- 4. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
- 5. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- 6. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

#### AGENCY REVIEW COMMENT SHEET

TO:	<b>ZONING TECHNICIAN, Planning Gi</b>	owth Management	<b>DATE:</b> 14 Feb. 2025	
REV	TEWER: Bernard W. Kaiser, Conserv	ation and Environmental L	ands Management	
APP	LICANT: Christopher McNeal	PETITION NO	: <u>RZ-PD 25-0270</u>	
LOC	CATION: N. US Hwy 301, Thonotosassa	a, FL 33592		
FOL	<b>IO NO:</b> 80039.5000, 80039.5010	SEC: T	WN: RNG:	
				=
$\boxtimes$	This agency has no comments.			
	This agency has no objection.			
		-+ +- li-+ ++	4:4:	
Ш	This agency has no objection, subje	ct to listed or attached cond	ditions.	
	This agency objects, based on the li	sted or attached conditions		
COM	MENTS:			

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

	TION NO.: RZ-PD 25-0270 REVIEWED BY: Clay Walker, E.I. DATE: 1/6/2025  O NO.: 8039.5000, 80039.5010
	WATER
	The property lies within the Water Service Area. The applicant should contact the provider to determine the availability of water service.
	A inch water main exists _ (adjacent to the site), _ (approximately feet from the site) This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
	Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.
	WASTEWATER
	The property lies within the Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
	A inch wastewater gravity main exists \[ \] (adjacent to the site), \[ \] (approximately _ feet from the site) This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
	Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.
COMN	MENTS: The subject site is located outside of the Hillsborough County Urban Service Area, therefore water and/or wastewater service is not generally allowed. If the site is required or otherwise allowed to connect to the potable water and/or wastewater systems, there will be offsite improvements required that extend beyond a connection to the closest location with existing infrastructure. These points-of-connection will have to be determined at time of application of service as additional analysis will be required to make the final determination.

#### **ENVIRONMENTAL SERVICES DIVISION**

Hillsborough County Florida

PO Box 1110 Tampa, FL 33601-1110

#### **Agency Review Comment Sheet**

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

TO: Zoning Review, Development Services REQUEST DATE: 12/18/2024

**REVIEWER:** Kim Cruz, Environmental Supervisor **REVIEW DATE:** 12/23/2024

**PROPERTY OWNER:** South Ventures of Florida, LLC **PID:** 25-0270

**APPLICANT:** South Ventures of Florida, LLC

**LOCATION:** 14338 North US Highway 301 Thonotosassa, FL 33592,

14350 North US Hwy. Thonotosassa, FL 33592

**FOLIO NO.:** 80039.5000, 80039.5010

#### **AGENCY REVIEW COMMENTS:**

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

At this time, Hillsborough County EVSD has no recommended conditions and no request for additional information associated with wellhead protection.

# VERBATIM TRANSCRIPT

BOARD OF IN RE: ZONING HEARING MASTER MEE ZONING F	DROUGH COUNTY, FLORIDA F COUNTY COMMISSIONERS  ETING HEARING MASTER MEETING
IN RE:  ZONING HEARING MASTER MEE  ZONING E	ETING
ZONING HEARING MASTER MEE	
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	HEARING MASTER MEETING
	HEARING MASTER MEETING
TRANSCRIPT OF	F TESTIMONY AND PROCEEDINGS
	F LESTIMONI AND PROCEEDINGS
BEFORE:	Pamela Jo Hatley Zoning Hearing Master
	Zoning hearing master
DATE:	Monday, June 16, 2025
TIME:	Commencing at 6:00 p.m. Concluding at 8:58 p.m.
LOCATION:	Zoning Hearing Master
	Second Floor Boardroom 601 East Kennedy Boulevard
	Tampa, Florida 33602
Reported by: Diane DeMarsh, AAERT No.	1654
	BEFORE:  DATE: TIME: LOCATION:  Reported by:

2.4

MS. HEINRICH: Our next application is Item D.4, PD Rezoning 25-0270. The applicant is requesting a rezone from AS-1 to Planned Development. Jared Follin with Development services will provide staff findings after the applicant's presentation.

MR. MCNEAL: Good evening again, Madam Chair. Chris McNeal with McNeal Engineering. 15957 North Florida Avenue, Land O Lakes, Florida, on behalf of the applicant.

I'm pleased to present to you tonight that this (indiscernible) office of a long-term Hillsborough County resident and site contractor company. This is located north of Lakeland and (indiscernible) off of 301. The site is outlined here. There's actually two parcels with this request. And the historical uses for both tracks have been Contractor's Office. Actually, I got a typo there. It's, actually, Contractor's Office with the storage has been the historical and existing uses. There's also a cell tower on the property, and there's some office as well on the smaller parcel of the two.

The proposed use is the same, with the exception that it would be without open storage. And there's a -- this is a self-imposed zoning request. There's no change, again, in the historical existing uses. And there is no Code enforcement action on this case as well. This is the site plan in general, and I would like to Zoom in and talk to you about a couple of the PD variations. There's three in total.

This is the first one. It would be for the height of the fence, along the north property line, to allow an eight-foot-high solid wood fence with a hundred percent opacity. And that said fence would be installed within 90 days of zoning approval. This separation of use would require a 20-foot Type B buffer. And so the additional height in the fence is providing for that enhanced buffer screening.

Additionally, to this fence, the -- there's some additional material detail requested by the northerly adjacent neighbor, and that's been agreed to by the applicant. They have agreed to put it in as pressure treated pine, board on board style, 5/8 inch by 5 1/2-inch-wide pickets and 2 1/2 by 4 inch -- or excuse me, 2 inch by 4-inch back rail. That's not outlined in the conditions currently. The -- but the conditions do require the solid fence, hundred percent opacity, et cetera, which is, I believe, Condition Number 5 and further defined by (indiscernible). I'm going to come back to that here in just one second.

The other two PD variation requests are for the south and west property line, where a 20-foot Type B buffer would also be required. But there's substantial wetland here highlighted, as you can see, on both of those sides. And so the request for those to fill out the existing wetland and vegetation to serve as the buffers, which is substantial, you can see the one on the -- to the west is 107 feet and to the south 227 feet.

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With that, we've -- the -- these neighbors that are both here tonight, one representing the owner, Jason Poe, of the property and also representation here for the adjacent owner to the north. Both have been longtime neighbors for a long time. And with that consideration, there have been some proposed language for the additional material. And so I wanted to put that on the screen. So this detail is the adjacent owners wording of a potential condition that includes those elements of the fence that they have agreed to with each other. And so if this is agreeable to the -- to you and to the County, that would be acceptable to the applicant as well. HEARING MASTER: All right. Are you -- is the applicant then offering this as an additional condition, a zoning condition? MR. MCNEAL: I think it would -- it would be -- it could be an additional condition just out of convenience. it's -- there -- some of it's duplicated. HEARING MASTER: Okay. And then also, just to make sure I understand the nature of this request. So this property has been operating as a contractor's office with open storage, and there's also a cell site -- cell tower on site. MR. MCNEAL: That's correct.

You're just -- this PD zoning then will just, I guess, make it

HEARING MASTER: And so you're not changing that.

1	make the use consistent with the zoning, is that?
2	MR. MCNEAL: Yes, ma'am.
3	HEARING MASTER: All right.
4	MR. MCNEAL: It'll memorialize the use.
5	HEARING MASTER: Okay.
6	MR. MCNEAL: But it's also it's currently and
7	historically been used with as contractor's with open
8	storage. This would be without.
9	HEARING MASTER: Oh, without open storage.
10	MR. MCNEAL: Yes, ma'am.
11	HEARING MASTER: Okay.
12	MR. MCNEAL: So that it would be in conformance with
13	the Comp Plan.
14	HEARING MASTER: I see. Thank you. And there's no
15	zoning I'm sorry. There's no Code enforcement proceeding?
16	MR. MCNEAL: No, ma'am. There's not.
17	HEARING MASTER: All right.
18	MR. MCNEAL: This is all self-imposed.
19	HEARING MASTER: Okay. I understand. Thank you. And
20	then the PD variations, you had fence height, and you had the
21	buffering and screening. You're requesting the existing wetland
22	and forestation to in lieu of the required buffering and
23	screening. Was there another variation?
24	MR. MCNEAL: No, ma'am. Those are the
25	HEARING MASTER: Okay.

Yes, ma'am. 1 MR. MCNEAL: 2 HEARING MASTER: All right. Thank you. 3 MR. MCNEAL: Thank you. 4 MR. FOLLIN: Good evening. Jared Follin with 5 Development Services. So this is a request to rezone a parcel from AS-1 to 6 Planned Development to bring the existing use site into 8 conformance and to allow future expansion. The current use of 9 the property is a Contractor's Office with open storage, 10 currently a nonconforming use, and has an approved cell tower. 11 Proposal includes allowing up to 15,000 square feet of 12 Contractor's Office with enclosed storage, and 2,034 square feet The site includes two parcels 13 of Professional Service uses. 14 labeled A and B to be developed separately. 15 However, an option to develop the site together under 16 one unified site plan is proposed. Both options are capped. 17 Cap the floor area ratio at 0.05. The subject site is generally 18 located at 14338 and 14350 North Highway 301, which is in the 19 Rural Service Area. Surrounding properties are zoned 20 Agricultural, consisting of large lots and sparsely populated 21 with single-family homes. The nearest residential uses to the 22 north contain a single mobile home near a boundary of the 23 subject property. 2.4 The development is proposing a 20-foot-wide buffer,

with an 8-foot solid oakwood fence, and vegetation required in

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2.4

Type E screening standards, except for the western 125 feet, which is currently wetlands and contains natural vegetation.

The applicant has requested a variation along this boundary to allow the eight-foot-high fence, and for the western 125 feet to not require the buffer and screening, and to utilize the existing vegetation.

The applicant has also submitted a variation to the western and southern boundaries to remove the buffer and screening requirements normally required 20-foot-wide Type B. A majority of the western portion of the property is wetlands and contains dense vegetation. So we have no issues with these requests.

The frontage of the property along Highway 301 does not require buffer and screening, but the development has proposed a 50-foot-wide building setback along this roadway. Staff finds no issues with the proposed PD. The applicant has included adequate buffering and screening of the northern property, and the requested variations are acceptable due to the presence of the existing (indiscernible). We find the PD approvable.

And I'm happy to answer any questions.

HEARING MASTER: All right. Thank you. No questions for you.

MR. FOLLIN: Thank you.

HEARING MASTER: All right. Planning Commission.

MS. MICHIE: Willow Michie, Planning Commission staff.

The subject site is located northwest of Fort King Highway, and north of the intersection of Fort King Highway and McIntosh road. The site is in the Rural Area and is not located within the limits of the Community Plan. The applicant is requesting a rezoning from AS-1 to Planned Development for the use of a Contractor's Office without open storage. Their current Future Land Use category is a Residential-1 and is consistent with the intent of the Rural Area policies.

The proposal is consistent with Objective 2.2, relating to the maximum level of intensity or density and range of permitted land uses allowed in each category. As well as Objective 4.4 and Policy 4.4.1, which require new development to be compatible with the surrounding neighborhood. Surrounding the site are single-family residential uses located to the north, south, southwest, and southeast. There are natural buffers, such as wetlands, in the southwest portion of the site and Fort King Highway to the west, that help mitigate impacts on adjacent residential properties.

A condition of approval has been included to prohibit open storage on the site, as well as the inclusion of the buffering and enhanced screening proposed on the northern boundary, addressing the compatibility concerns with the adjacent residential area. As a result of these factors, the proposal meets the intent of Objective 4.4 and Policy 4.4.1, as

well as the Policy 3.1.2 relating to transition of use.

2.4

The subject site does not meet Commercial Locational Criteria. In this case, the most qualifying -- the closest qualifying intersection from the site is located at the intersection of Fort King Highway and McIntosh Road, approximately 2,500 feet away. Given that there are natural buffers on the east, south, and west property boundaries, as well as the buffering and screening on the northern boundary, the requested CLC waiver can be supported. The Planning Commission staff recommends that the waiver be granted, as the proposal meets the intent of Objective 4.7 and its associated policies on CLC in the Rural Area.

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

HEARING MASTER: Okay. Thank you.

All right. Is there anyone here or online who wishes to speak in support of this application? This is in support of this application.

MR. HEPTNER: Your Honor, I'm not sure because I'm not sure whether they agreed to make this a condition of the zoning.

HEARING MASTER: (Indiscernible.)

MR. HEPTNER: We're the northernmost neighbors.

1	HEARING MASTER: All right.
2	MR. HEPTNER: We're Jim Heptner and Ed Cosgrove.
3	HEARING MASTER: And I need your address too, please.
4	MR. HEPTNER: The address is 14402 North US Highway
5	301, Thonotosassa, Florida.
6	HEARING MASTER: All right. Thank you.
7	MR. HEPTNER: The Master asked the engineer whether or
8	not this language that he had put up, the language we'd agreed
9	on, would be made a condition of zoning. If it's a condition of
10	zoning, then we don't have to move forward with our conditional
11	objection that we previously filed.
12	So is the language a condition of zoning? If it is,
13	then there's no objection. If it's not, then yes, we will wait
14	to object.
15	HEARING MASTER: Okay. Then your testimony is, you're
16	an adjacent property owner; is that correct?
17	MR. HEPTNER: The northern neighbor, yes.
18	HEARING MASTER: Okay.
19	MR. HEPTNER: 30-acre, \$2 million homestead slated
20	HEARING MASTER: Okay.
21	MR. HEPTNER: for subdivision.
22	HEARING MASTER: All right. And you are expressing
23	objection to the zoning if this condition here is not part of
24	it; is that correct?
25	MR. HEPTNER: Correct.

1	HEARING MASTER: And is it your testimony, then, that
2	you had conversations with the applicant, or his representative,
3	and this is what you agreed on?
4	MR. HEPTNER: Yes.
5	HEARING MASTER: Okay. Thank you. And
6	MR. HEPTNER: If this language is put in the zoning
7	order, we're fine.
8	HEARING MASTER: Okay.
9	MR. HEPTNER: If it's not, then we would get into all
10	of the reasons why we would object.
11	HEARING MASTER: Okay. I understand. Thank you. But
12	that's all I need. It
13	MR. HEPTNER: So is it I mean
14	HEARING MASTER: Okay.
15	MR. HEPTNER: Mr. McNeal could easily answer. We're
16	at the fork in the road. Is do they agree this as a
17	condition of zoning or not? You asked them that point blank,
18	and he kind of waffled on it.
19	HEARING MASTER: Okay. I understand.
20	Development Services, could you address that, please?
21	Could this language actually be made into a condition of the
22	zoning?
23	MS. HEINRICH: Michelle Heinrich, Development
24	services.
25	We weren't aware of this proposal until the beginning

1 of this application, so I can't really speak to the materials if that would meet or, you know, be possible to do the required 2 screening. I would say that right now what they're proposing is 3 4 more restrictive than what these -- currently the condition is. So while that's not included in our staff report, that can certainly be taken in tonight and at the direction of the 6 hearing officer be --HEARING MASTER: Okav. 8 MS. HEINRICH: -- included or not included. 9 10 HEARING MASTER: Okay. Thank you for addressing that. 11 So sir --12 MR. HEPTNER: We had provided this to the Commission 13 last week, Mike Smith up at the office, which I now have to take 14 some -- all of the things --15 HEARING MASTER: And then, as of then, or as of right 16 now, it is part of the record and your testimony is part of the 17 What I would like to hear from you is -- and right now 18 we're at the part of the public hearing that is for support. 19 But if you would go ahead and express to me, get it on 20 the record, what your opposition would be if this is not part of 21 the of the conditions. And I would like to hear that as well. 22 MR. HEPTNER: Well, when we came to the property back 23 in 1983, it was a -- essentially an empty lot and a mobile home 24 that had previously been used as a contractor's license, but

there was no longer a business there. Since that time, the

25

business used the commercial use. The nonconforming use has 1 exploded into -- become a very busy, noisy, big business with a 2 200-foot cell tower, trucks, vehicles, lots of business 3 4 activity. And though we like our neighbor, we support them in the -- in a successful business, we just want to be buffered 6 from all the noise pollution and all that. And hey, you said you'd build a 600-foot-tall fence, buffering trees to separate that busy business from us. And if 8 9 you do that, in the language you agreed, okay, fine. But if 10 you're not going to do that, no. Stop interfering with our 11 quiet enjoyment, use of our 30-acre residential homestead. 12 That's country out there. And so we need sufficient buffering 13 and protection for our valuable homestead. 14 You agreed to it. Why is it that you won't put it in 15 the order? Why is it you're not putting in the paperwork? You 16 say one thing, you write another. So we're here to object about that. Just agree -- I mean, just agree in writing to put it in 17 18 the order, like you said you would, and we're fine. There's no 19 problem. 20 But if not, then, hey, we're unprotected and we 21 object. 22 HEARING MASTER: Okay. Sir, in your experience, then, 23 over the past --24 MR. HEPTNER: 30 years. 25 HEARING MASTER: -- 30 years, has the operation of

1	this property, in the manner that it has been operated, has it
2	interfered with your quiet enjoyment of your property?
3	MR. HEPTNER: Yes.
4	HEARING MASTER: Okay. And do you believe that if
5	this condition that is proposed is added, then that would
6	alleviate the interference?
7	MR. HEPTNER: I believe so, yeah.
8	HEARING MASTER: All right. Thank you.
9	MR. HEPTNER: Thank you.
10	HEARING MASTER: Is your is the other gentleman
11	going wishes to speak?
12	MR. COSGROVE: No, I'm quite fine. That explained it
13	very well.
14	HEARING MASTER: All right. Would you just state your
15	name?
16	MR. COSGROVE: My name is Edward Cosgrove. 14402
17	North US Highway 301.
18	HEARING MASTER: All right, sir. Thank you very much.
19	And both of you, please sign in with the Clerk.
20	MR. HEPTNER: Thank you. And I just wanted to make
21	sure you had our conditional objection that we had previously
22	filed.
23	HEARING MASTER: Yes. And you can put it in the
24	record tonight also, if you wish.
25	MR. HEPTNER: Okay. Thank you.

HEARING MASTER: Thank you.

2.4

All right. Is there anyone else here or online who wishes to speak in support of this application? I do not hear anyone.

Is there anyone here or online who wishes to speak in opposition to this application? All right. I do not hear anyone.

Development services, anything further?

MS. HEINRICH: No, ma'am.

HEARING MASTER: Thank you.

Applicant, anything further?

MR. MCNEAL: Yes, ma'am. I just wanted to show back here on the VP variation slide, if I may, for a minute, just to note there in the top right-hand corner, that additional fencing material detail requested, which is written out. There is no objection to the description of what they have. The only input I would -- that I've provided was just how we would normally word it as a condition, and that that type of detail would be included in the condition.

But there's no -- I think the main thing that is trying to be accomplished is there be a -- some method of accountability that the fence be constructed reasonably out of this detail. And so that detail has been provided, not only here, but in their conditions as well. And if it can turn into a condition on the -- in the conditions of approval, that would

1	be great as well, so
2	HEARING MASTER: Okay. That was the question I would
3	have for you then. If that detail were to be included as a
4	condition of the zoning, the applicant would accept that, would
5	not object; is that correct?
6	MR. MCNEAL: That's correct. No objection at all.
7	HEARING MASTER: Okay.
8	MR. MCNEAL: It that was my only concern as far as
9	wording, just from a technicality standpoint, so
10	HEARING MASTER: I understand.
11	MR. MCNEAL: Yes, ma'am.
12	HEARING MASTER: All right. Thank you. Anything
13	further?
14	MR. MCNEAL: No, ma'am.
15	HEARING MASTER: All right. Thank you.
16	MR. HEPTNER: Great. Good neighbor relationship will
17	continue.
18	HEARING MASTER: All right. Thank you. This will
19	close the hearing then on Rezoning PD 25-0270.
20	
21	
21 22	
22	

#### ZHM Hearing April 15, 2025

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

IN RE:

ZONE HEARING MASTER HEARINGS

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH

Zoning Hearing Master

DATE: TUESDAY, APRIL 15, 2025

TIME: Commencing at 6:00 p.m.

Concluding at 8:42 p.m.

LOCATION: HILLSBOROUGH COUNTY BOCC

DEVELOPMENT SERVICES DEPARTMENT

601 EAST KENNEDY BOULEVARD, 2ND FLOOR

TAMPA, FLORIDA 33601

Reported by: CRYSTAL REYES, AAERT No. 1660

#### ZHM Hearing April 15, 2025

1 D.3 major mod 24-1152. The applicant is requesting a continuance to the May 19th, 2025 ZHM hearing. And this is not 2 a matter-of-right, so the applicant will need to make that 3 4 request and have it be approved by the hearing officer. All 5 right? MR. MOREDA: Yes, ma'am. This is Joe Moreda, 400 6 North Ashley, Suite 1100. We're here to request a continuance for this item. We're making a revision to the application 8 itself, and staff needs the additional time to review that 9 10 revision. And so we will be submitting the revised narrative 11 tomorrow, and we request a continuance to the May hearing. 12 Thank you. 13 HEARING MASTER: Okay. All right. Is there anyone in 14 the audience or online that would like to speak about this case 15 only to the continuance, not the merits of the case. All right. 16 Seeing no one, then we'll grant the continuance for major 17 modification 24-1152 to the May 19th, 2025, zoning hearing master hearing at 6 p.m. 18 19 MS. HEINRICH: The next item is found --20 THE CLERK: I'm sorry. Sir, can you please sign in 21 for the record? 22 MS. HEINRICH: Our next item is Agenda Page 9, Item 23 D.9, PD rezoning 25-0270. The applicant is requesting 24 continuance to the May 19th, 2025 hearing and this would require 25 you to approve or deny this request as it's not a matter-of-

#### ZHM Hearing April 15, 2025

1 right continuance. HEARING MASTER: All right. Is the applicant here for 2 Agenda Item D9? Good evening. Give us your name and address 3 4 please before you begin. 5 MR. MCNEAL: Good evening, Madam Hearing Officer, Chris McNeal, McNeal Engineering, 15957 North Florida Avenue, 6 We respectfully request a continuance. We had some late coming information for some change working with the neighbor on 8 9 the screening and buffering, which we've got worked out, but it 10 was too late to add the additional PD variations to the plan. 11 So we respectfully request to continue to be able to process 12 those. 13 HEARING MASTER: All right. And you're asking for May 14 19th. 15 MR. MCNEAL: Yes, ma'am. 16 HEARING MASTER: Okay. Let me ask if there's anyone in the audience or online that would like to speak to the 17 18 continuance of this case, not the merits. All right. Seeing no 19 one, will grant the continuance of rezoning PD 25-0270 to the 20 May 19th zoning hearing master hearing at 6 p.m. 21 Ms. Heinrich, was there one more change to the agenda? 22 MS. HEINRICH: Yes, ma'am, one more change, and that 23 is Item D.7. We have it incorrectly identified on the agenda as 2.4 PD 24-0144 and the correct number is PD 25-0144. The staff 25 report is correct.

#### Zoning Hearing Master Hearing March 24, 2025

HILLSE	HILLSBOROUGH COUNTY, FLORIDA			
	of County Commissioners			
	Y			
	)			
IN RE:	) )			
ZONE HEARING MASTER HEARINGS	) )			
	) X			
	ZONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS			
BEFORE:	Susan Finch and			
	Pamela Jo Hatley Land Use Hearing Master			
DATE:	Monday, March 24, 2025			
TIME:	Commencing at 6:02 p.m. Concluding at 11:24 p.m.			
LOCATION:	Hillsborough County Commission 601 East Kennedy Boulevard, Second Floor Tampa, Florida 33602			
Reported by:				
Diane DeMarsh, AAERT No. DIGITAL REPORTER	. 1654			

### Zoning Hearing Master Hearing March 24, 2025

ZHM Hearing. 1 Item A.20, Major Mod 25-0262. This application has been withdrawn from the hearing process. 3 Item A.21, PD  $\frac{25-0270}{}$ . This application is out of order to be heard. It is being continued to the April 15, 2025 ZHM Hearing. Item A.22, PD 25-0274. This application is out of order to be heard and is being continued to the April 15, 2025 ZHM Hearing. 9 Item A.23, PD 25-0447. This application is out of 10 11 order to be heard and is being continued to the May 19, 2025 12 ZHM Hearing. 13 Item A.24, Standard Rezoning 25-0454. 14 application is being continued by staff to the April 15, 2025 15 ZHM Hearing. 16 And that concludes all withdrawals continuances. HEARING MASTER FINCH: Thank you so much. I 17 18 appreciate it. All right. Let me start by going over our procedures 19 20 for today's hearing. Our hearing today consists of agenda items 21 that require a public hearing by the Zoning Hearing Master. 22 I'll conduct a hearing on each agenda item and will file a 23 recommendation within 15 business days following today's hearing. Those recommendations are then sent to the Board of 24 County Commissioners who make the final decision. 25

# EXHIBITS SUBMITTED DURING THE ZHM HEARING

PAGE | OF \_7

DATE/TIME: 6/16/2025 HEARING MASTER: Panela To Hattey

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING NAME P. Cola Rice APPLICATION # RZ-24-1251 MAILING ADDRESS 1000 W Cass SY CITY Tampa STATE FL ZIP37609PHONE 813-915-6371 NAME Kami Cobbet APPLICATION # MAILING ADDRESS 1019 Kennely Bold Ste 3700 MM 24-0675 CITY TAM PA STATE CL ZIP 33602 PHONE 813-8421 PLEASE PRINT APPLICATION # NAME CHOIS MANEAL MM 24-0675 MAILING ADDRESS 15957 N. FLODADA AVE CITY LUTZ STATE FL ZIP33649PHONE 813.968.1081 PLEASE PRINT APPLICATION # NAME DONALD MARCO MAILING ADDRESS 11201 N mckinley Dr MM 24-0675 CITY Tampa STATE FL ZIP33612 PHONE 813-975-6054 1 VS) NAME WE WARDS SON APPLICATION # MM 24-0675 MAILING ADDRESS 1008 Windy Grop PL

CITY (alill) STATE | ZIP 219 PHONE 615-300-1777 NAME Pous Madison APPLICATION # MM 24-0675 MAILING ADDRESS 1502 Windy Gap Pl CITY DICO STATE E ZIP 3594 PHONE 615-920-6548

PAGE 2 OF 7

DATE/TIME: 6/16/2025 HEARING MASTER: Pamela To Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING			
APPLICATION #	NAME Yvette Niemann		
mm 24-0675	MAILING ADDRESS 4711 DOVER CHIFF CT		
(vs)	CITY DOVEC STATE FL ZIP 3557 PHONE 813-924-2309		
APPLICATION #	PLEASE PRINT NAME George Niemann		
mm 24-0675	MAILING ADDRESS 4711 Dover Cliff CT		
(VS)	CITY DOVER STATE FL ZIP 33527 PHONE 516-318-6331		
APPLICATION #	NAME Denny Martin		
MM 24-0675	MAILING ADDRESS 2030 Martin BD		
(VS)	CITY STATE _FL _ ZIP 33527 PHONE 813 - 376-4134		
APPLICATION #	NAME Brady Harris		
mm 24-0675	MAILING ADDRESS 2110 Hinson RD		
(vs)	CITY DONEY STATE FL ZIP 33527 PHONE 813-447-996.		
APPLICATION #	PLEASE PRINT NAME Debbie Holliday		
MM 24-0675	MAILING ADDRESS 2130 Martin RD		
(vs)	CITY DOVER STATE FL ZIP 33527 PHONE 813 - 848-8307		
APPLICATION #	PLEASE PRINT ON USE MAN		
	De Dot tung the		
RZ-24-1353	CITY TO STATE ZIP PHONE 7		

PAGE 3 OF 7

DATE/TIME: 6/16/2025 HEARING MASTER: Pamela Jo Hatley

PLEASE PRINT CLEARLY. THIS INFORMATION WILL BE USED FOR MAILING NAME RObert C Douglas APPLICATION # MAILING ADDRESS 19431 EDELTON PL W BZ - 24-1353 CITYLAND OLIKES STATE FZ ZIP3465PHONE 941-3200595 PLEASE PRINT APPLICATION # DRU DOYLE NAME MAILING ADDRESS 7004 EDENBROOK CT. BZ-24-1353 CITY TAMPA STATE FL ZIP33634 PHONE 813 283-8248 PLEASE PRINT APPLICATION # NAME ATMUA DOHNSTONANG MAILING ADDRESS 5226 CATTRILIONE COST RZ-24-1353 CITY TOURD STATE PL ZIP 3362/PHONE 813-453-860 PLEASE PRINT APPLICATION # NAME TAMMY M. TORKES MAILING ADDRESS 5 614 PING BAY DRIVE BZ - 24-1353 CITY TAMPA STATE T ZIP 33 LOPHONE (813) PLEASE PRINT APPLICATION # NAME MANUEL NOLAN ROPRICK RZ-24-1353 MAILING ADDRESS 58)4 PINEY LANE DA CITY TAI STATE FL ZIP 336 PHONE 813 363- 2208 PLEASE PRINT APPLICATION # NAME ANTHONY J. Torres MAILING ADDRESS 5614 Pine BAY Drive BZ- 24-1353 CITY TAMPA STATE CL. ZIP3425 PHONE (8/3) (25 8 256

SIGN-IN SHEET: RFR, CHM, PHM, LUHO PAGE 4 OF 7

DATE/TIME: 6/16/2025 HEARING MASTER: Pamela To Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING **APPLICATION #** NAME Kristopher Bryant MAILING ADDRESS 12507 Brucie PL RZ-24-1353 CITY TOMPO STATE FL ZIP33625 PHONE 727 . 481-1601 (VS) NAME Chris Frick APPLICATION # MAILING ADDRESS 5423 Pive Buy 25 RZ-24-1353 CITY TOWAY STATE FL ZIP 3325 PHONE 703-216-1279 NAME Francine Sinclair APPLICATION # MAILING ADDRESS 5602 Pine Bay Dr. RZ-24-1353 CITY TOWNS STATE 3L ZIP 3302 PHONE 7-4 3-35 4223 NAME Rene' Renton **APPLICATION #** MAILING ADDRESS 13542 Bellingham D. RZ-24-1353 CITY Tampa STATE IL ZIP33625 PHONE \$13-340-4623 NAME Linda Cooper APPLICATION # MAILING ADDRESS 5603 Pine Bay DR RZ-24-1353 CITY TOMPO STATE FL ZIP 33625 PHONE 813-541-5929 (VS) PLEASE PRINT APPLICATION # NAME Kimberly Jones RZ-24-1353 MAILING ADDRESS 5620 Pine Bay DR CITY Tampo STATE FL ZIP 33625 PHONE 813 - 404 - 2399 (VS)

PAGE 5 OF 7

DATE/TIME: 6/16/2025 HEARING MASTER: Pamela To Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING			
APPLICATION #	NAME BUSSELL Horton		
RZ-24-1353	MAILING ADDRESS 5617 Pine Bay Drive		
(US)	CITY Tampa STATE FL ZIP 33625 PHONE 863-381-6256		
APPLICATION #	PLEASE PRINT NAME CHUS MANEK		
RZ-25-0270	MAILING ADDRESS 15957 N FLORITH AND		
	CITY WTZ STATE R ZIP33549 PHONE 6139861001		
APPLICATION #	NAME SWARD COSGROVE		
RZ-25-0270	MAILING ADDRESS 1440 N US Hay SO/		
	CITY 1600 6555 STATE FZ ZIP3392 PHONE 23 986 9760		
APPLICATION #	NAME JAMES HOPPUST		
BZ-25-0270	MAILING ADDRESS 14402 NUS 201  CITY THENO STATE 1-6 ZIP PHONE 7274109700		
	CITY WOO STATE UP ZIP PHONE IC   100 100		
APPLICATION #	PLEASE PRINT NAME LAYTON RICKEMES		
RZ 25-0274	MAILING ADDRESS 101 E. KENNEY BUD SOLVE 3700		
	CITY TAMPA STATE ZIP 33607 PHONE (813) 957-722		
APPLICATION #	NAME Kern Cash		
RZ 25-0274	MAILING ADDRESS 903 Gambit Place		
	CITY STATE ZIP ZIP PHONE \$13-294_4/46		

PAGE 6 OF 7

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

DATE/TIME: 6/16/2025 HEARING MASTER: Pamela To Hattey

PLEASE PRINT CLEARLY. THIS INFORMATION WILL BE USED FOR MAILING **APPLICATION #** NAME E/12 do Hy Bold, 92 MAILING ADDRESS 617 PTWN Natto 22-25-0274 CITY SEPTIME STATE ZIP 335 PHONE NAME HERBOR L. BELCONSE **APPLICATION #** MAILING ADDRESS 6/7 ROW NATIONAL FOR BZ-25-0274 CITY STATE STATE LE ZHEST PHONE PLEASE PRINT APPLICATION # NAME William Kryppa MAILING ADDRESS 530 Sports man Park Drive 22-25-0274 CITY Softner STATE FL ZIP33584 PHONE 443-521-2762 NAME BRAD KUHL PE APPLICATION # BZ-25-0274 MAILING ADDRESS 5907 HAMPTON OAKS PKWY CITY TAMPA STATE FL ZIP33CtoPHONE 813 253 5311 PLEASE PRINT APPLICATION # NAME KAM(ES) C) ART MAILING ADDRESS 19532 Whispens Brok Dove B72-25-0447 CITY TONG STATE ZIP 3/19 PHONE 8/3 84 971 APPLICATION # NAME Margaret Tagione MAILING ADDRESS 3810 Northdale Bivel, Side 10 R2 25-6447 CITY Tampa STATE FT ZIP325UPHONE 315-491-1501

PAGE 7 OF 7

DATE/TIME: 6/16/25 GPM HEARING MASTER: Pamela To Hatley

PLEASE PRINT CL	EARLY, THIS INFORMATION WILL BE USED FOR MAILING		
APPLICATION #	NAME KNUSHOU POTEL		
RZ-25-0447	MAILING ADDRESS 3651 Capital REServe Dr.		
M2-25 0 1 1	CITY Plant City STATE FL ZIP33565PHONE804-862-7483		
APPLICATION #	PLEASE PRINT NAME NIShtha Patel		
RZ 25-0447	MAILING ADDRESS 11010 TOC +010 151e way		
	CITY _ AMPA STATE <u>FL</u> ZIP33647PHONE 813-842-74		
APPLICATION # PLEASE PRINT, NAME Kim Glochem Son)			
RZ 25-0447	MAILING ADDRESS 1920 Verdant Pastyre way		
	CITY Tampy STATE PL ZIP 32647 PHONE 917539347		
APPLICATION #	PLEASE PRINT OUL VESTUAN		
25-0500	MAILING ADDRESS 200 ) 4 5 # 49		
	CITY FOC STATE TO ZIP PHONE SEAT		
APPLICATION #	NAME BIONCH NOWWOOD		
RZ 25-0500	MAILING ADDRESS 1877 monitober Cet		
NZ 23 0 300	CITY Kissimul STATE TO ZIP 3475 PHONE 407-729-7		
APPLICATION #	PLEASE PRINT NAME		
	MAILING ADDRESS		
	CITYSTATEZIPPHONE		

HEARING TYPE: ZHM, PHM, VRH, LUHO DATE: June 16, 2025

HEARING MASTER: Pamela Jo Hatley PAGE: 1 OF 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
MM 24-0675	Tim Lampkin	Revised Staff Report	Yes
MM 24-0675	Renee Maddison	2. Opposition Presentation Packet	No
RZ 24-1353	Todd Pressman	1. Applicant Presentation Packet	No
RZ 24-1353	Chris Grandlienard	2. Revised Staff Report	Yes
RZ 24-1353	Tammy Torres	3. Opposition Presentation Packet	No
RZ 24-1353	Chris Frick	4. Opposition Presentation Packet	No
RZ 25-0270	James Hepner	Opposition Presentation Packet	No
RZ 25-0274	Sam Ball	Revised Staff Report	Yes
RZ 25-0274	Elizabeth Belcher	2. Opposition Presentation Packet	No
RZ 25-0447	Chris Grandlienard	Revised Staff Report	Yes
RZ 25-0447	Margaret Tassone	2. Applicant Presentation Packet	No
RZ 25-0500	Todd Pressman	Applicant Presentation Packet	No
RZ 25-0500	Tania Chapela	2. Revised Staff Report	No

#### JUNE 16, 2025 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, June 16, 2025, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

Pamela Jo Hatley, ZHM, called the meeting to order at 6:00 p.m. and led in the pledge of allegiance to the flag, and introduction

#### A. WITHDRAWALS AND CONTINUANCES

Michelle Heinrich, Development Services (DS), introduced staff and reviewed the changes/withdrawals/continuances.

Pamela Jo Hatley, ZHM, overview of ZHM process.

Assistant County Attorney Mary Dorman, overview of evidence/ZHM/BOCC Land Use agenda process.

Pamela Jo Hatley, ZHM, Oath.

- B. REMANDS None.
- C. REZONING STANDARD (RZ-STD): None.
- D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

#### D.1. MM 24-0675

Michelle Heinrich, DS, called MM 24-0675.

► Testimony provided.

Pamela Jo Hatley, ZHM, closed MM 24-0675.

#### D.2. RZ 24-1257

Michelle Heinrich, DS, called RZ 24-1257.

Testimony provided.

Pamela Jo Hatley, ZHM, continued RZ 24-1257 to August 18, 2025, ZHM Hearing.

#### D.3. RZ 24-1353

Michelle Heinrich, DS, called RZ 24-1353.

- ► Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 24-1353.

#### D.4. RZ 25-0270

- Michelle Heinrich, DS, called RZ 25-0270.
- ► Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 25-0270.

#### D.5. RZ 25-0274

- Michelle Heinrich, DS, called RZ 25-0274.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 25-0274.

#### D.6. RZ 25-0447

- Michelle Heinrich, DS, called RZ 25-0447.
- ► Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 25-0447.

#### D.7. RZ 25-0500

- Michelle Heinrich, DS, called RZ 25-0500.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 25-0500.

#### E. ZHM SPECIAL USE - None.

#### ADJOURNMENT

Pamela Jo Hatley, ZHM, adjourned the meeting at 8:58 p.m.

Edward Cosgrove Jim Hepner 14402 N. US HWY 301 Thonotosassa, FL 33592 727-410-9700

#### June 12, 2025

Hillsborough County

Re: THONOTOSASSA OFFICE

**Development Services** 

14338 & 14350 N US 301, Thonotosassa

601 E Kennedy Blvd 20th Floor

Hillsborough County

Tampa, FL 33602

Folio #s 080039.5000 & 080039.5010

PD 25-0270

Attn: Zoning Department

MEI File #22-140

### The Adjacent Northern Neighbor's Conditional Objection to Proposed Zoning Change of PD 25-0270

- 1. The Applicant's subject parcels (Folio #s 80039.5010 and 80039.5000) totaling 8.46 acres are currently zoned AS-1.
- 2. The existing AS-1 zoning does not allow for Contractor's Office or Professional Services as Applicant now seeks to do in its pending Application PD 25-0270.
- 3. The Applicant has grown a large, non-compliant, commercial, heavy equipment, construction enterprise next to our 30-acre country residential homestead which we wish to protect by this specific buffer fence and setback request.
- 4. While Applicant has generally agreed to our request it has not incorporated the specific language requested or agreed upon to ensure the protection of our property.
- 5. We ask that Applicant's requested zoning change be permitted only upon the condition that -

"Applicants shall erect and maintain along the easternmost 600 feet of its north property line an enhanced Type "B" buffer fence of 100% opacity and 20 foot screening of 8-foot X 8-foot Pressure Treated Pine Board on Board, Section 5/8 X 5 1/2 Picket, with 2 X 4 Back Rail, with agreed upon shade trees planted on 20-foot centers, and remove the old fence that is currently there, within 90 days of zoning approval."

- 6. We have or will provide a picture of the exact fence section described as its detail is a fencing industry standard.
- 7. We ask that the current hearing set June 16, 2025 @ 6PM be continued to a later date if it is necessary to do so to incorporate this specific language into Application PD 25-0270 or to be able to contest the Application at a continued hearing with counsel if necessary.
- 8. We understand, however, that neither the Applicant nor the County has any objection to our requested language or change.
- 9. If our requested change cannot be incorporated into the zoning order we respectfully reserve the right to present our more formal Objections in this matter.

Respectfully submitted,

Edward Cosgrove and

Jim Hepner

14402 N. US HWY 301

Thonotosassa, FL

727-410-9700

We ask that Applicant's requested zoning change be permitted only upon the condition that-

"Applicants shall erect and maintain along the easternmost 600 feet of its north property line an enhanced Type "B" buffer fence of 100% opacity and 20 foot screening of 8-foot X 8-foot Pressure Treated Pine Board on Board, Section 5/8 X 5 1/2 Picket, with 2 X 4 Back Rail, with agreed upon shade trees planted on 20-foot centers, and remove the old fence that is currently there, within 90 days of zoning approval."

# PARTY OF RECORD

## **NONE**