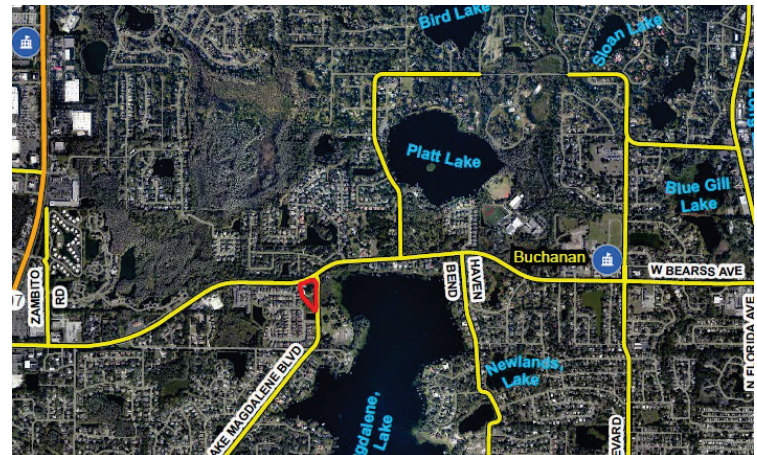




Rezoning Application: PD 22-0864
Zoning Hearing Master Date: September 19, 2022
BOCC Land Use Meeting Date: November 3, 2022

1.0 APPLICATION SUMMARY

Applicant: Barry Lawrance
FLU Category: RES-4
Service Area: Urban
Site Acreage: 2.8 +/-
Community Plan Area: Greater Carrollwood Northdale
Overlay: None



Introduction Summary:

The applicant seeks to rezone property zoned ASC-1 (Agricultural, Single-Family Conventional) and RSC-9 (R) (Residential, Single Family Conventional Restricted) to Planned Development (PD) to allow an agricultural stand, residence, and harvest areas. The site is located at the southwest corner of Lake Magdalene Boulevard and Bears Avenue. A PD variation request is also included.

Zoning:	Existing		Proposed
District(s)	ASC-1	RSC-9 (R)	PD
Typical General Use(s)	Single-Family Residential/Agricultural	Single-Family Residential (Conventional Only)	Agricultural Stand, Single-Family Residence and Fruit & Vegetable Harvest Areas
Acreage	1.99 +/-	0.81 +/-	2.8 +/-
Density/Intensity	1 unit per acre	4 units per acre (restricted)	n/a
Mathematical Maximum*	1 unit	3 units	n/a

*number represents a pre-development approximation

Development Standards:	Existing		Proposed
District(s)	ASC-1	RSC-9 (R)	PD
Lot Size / Lot Width	1 acre / 150'	5,000 sf / 50'	3,200 sf / 40'
Setbacks/Buffering and Screening	50' Front Yard 50' Rear Yard 15' Side Yards No buffering/screening	20' Front Yard 20' Front Yard 5' Side Yards No buffering/screening	Various – see general site plan 15' buffer/no screening
Height	50'	35'	30'

Additional Information:

PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering) 1. Western buffer reduction from 20 feet to 15 feet 2. No Type B screening within western buffer
Waiver(s) to the Land Development Code	None requested as part of this application

APPLICATION NUMBER: PD 22-0864

ZHM HEARING DATE: September 19, 2022

BOCC LUM MEETING DATE: November 3, 2022

Case Reviewer: Michelle Heinrich, AICP

Planning Commission Recommendation:

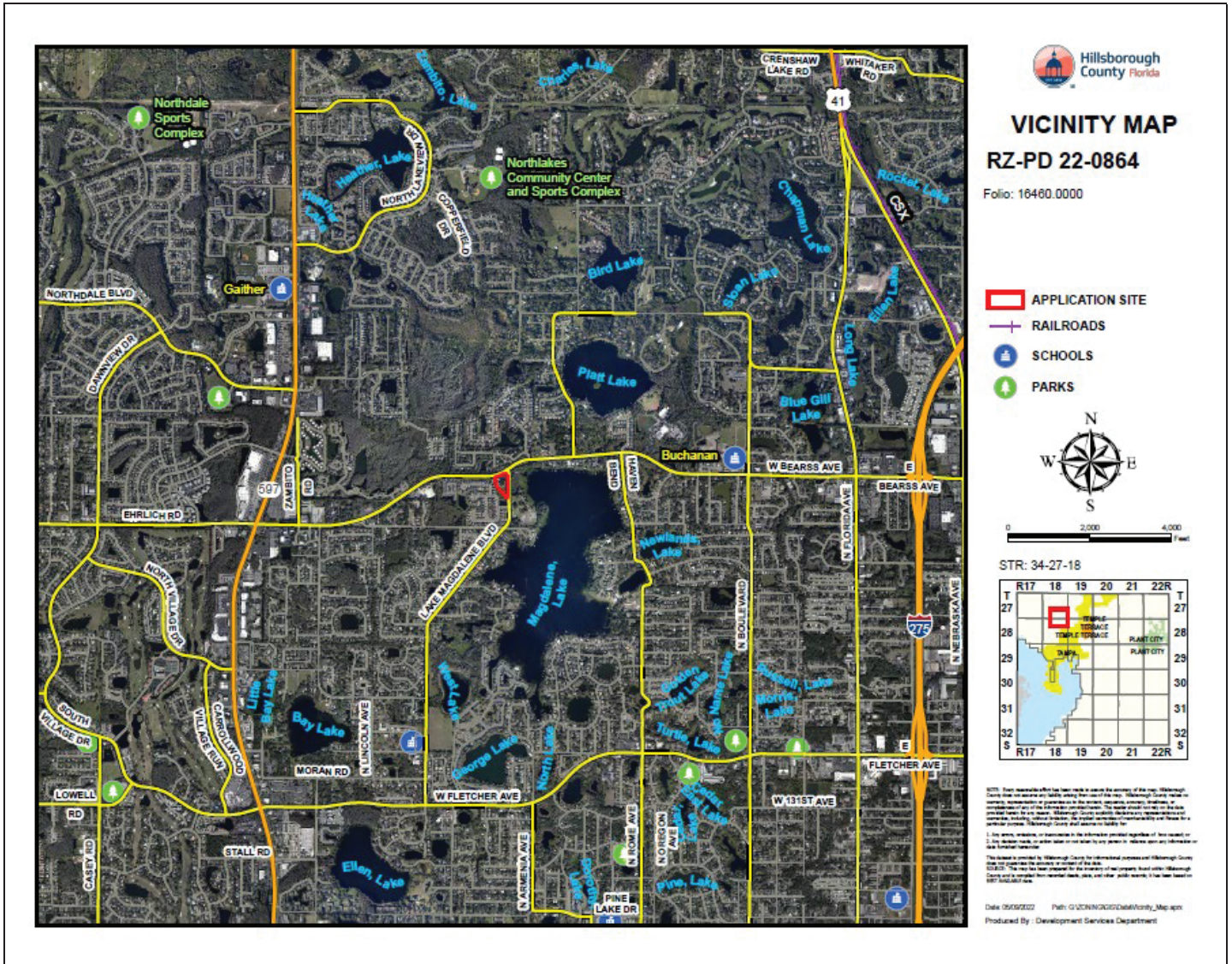
Consistent

Development Services Recommendation:

Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

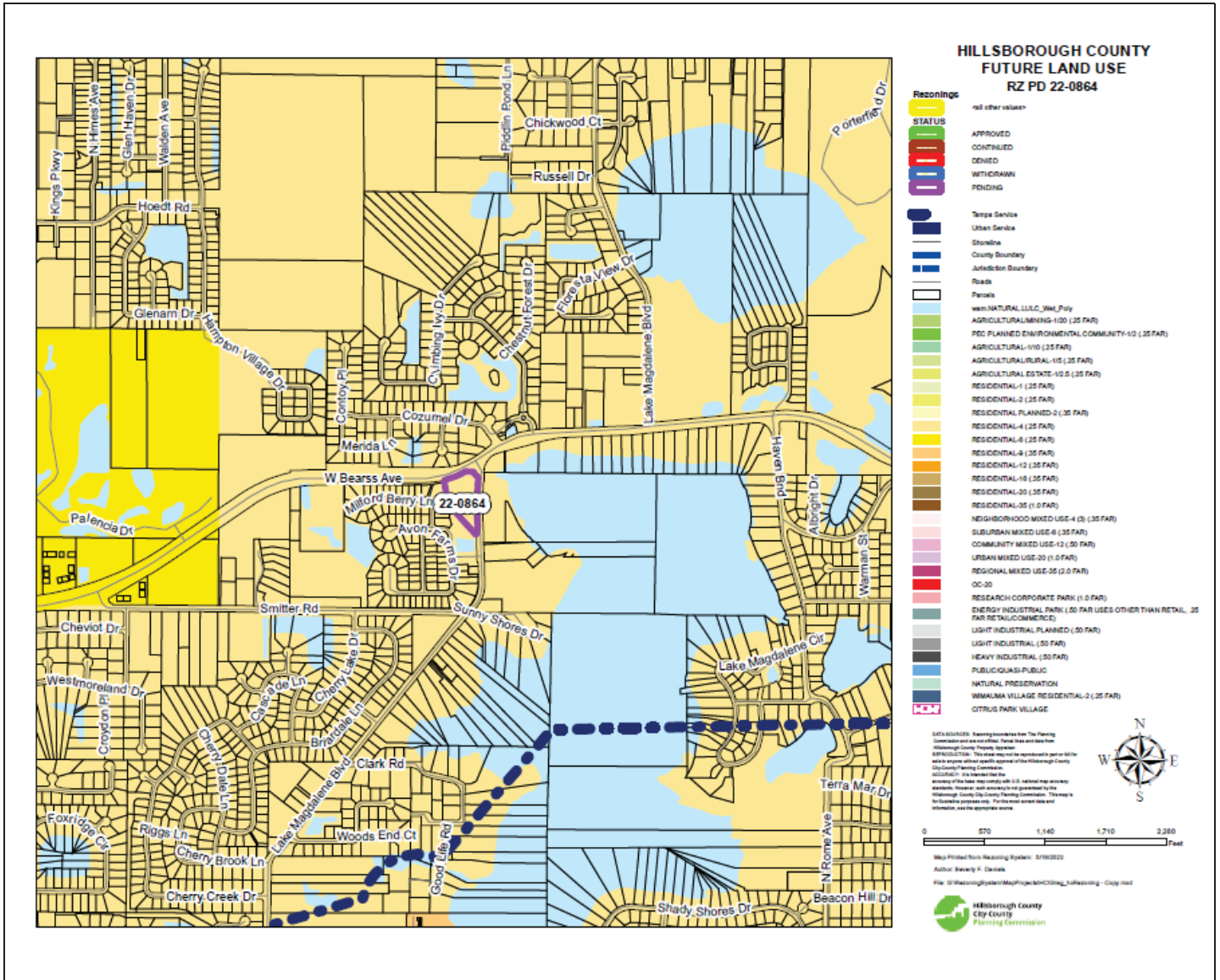


Context of Surrounding Area:

The general area is developed primarily with single-family residential uses within the Carrollwood community. Commercial/Retail development can be found at the Bearss Avenue/N. Dale Mabry Highway intersection, located approximately 1.15 miles to the west, and the Bearss Avenue/N. Florida Avenue intersection, located approximately 2.25 miles to the east. Other uses developed along this segment of Bearss Avenue include a County library, private school, public school, office uses, churches, small-scaled commercial, as well as residential uses (multi and single).

2.0 LAND USE MAP SET AND SUMMARY DATA

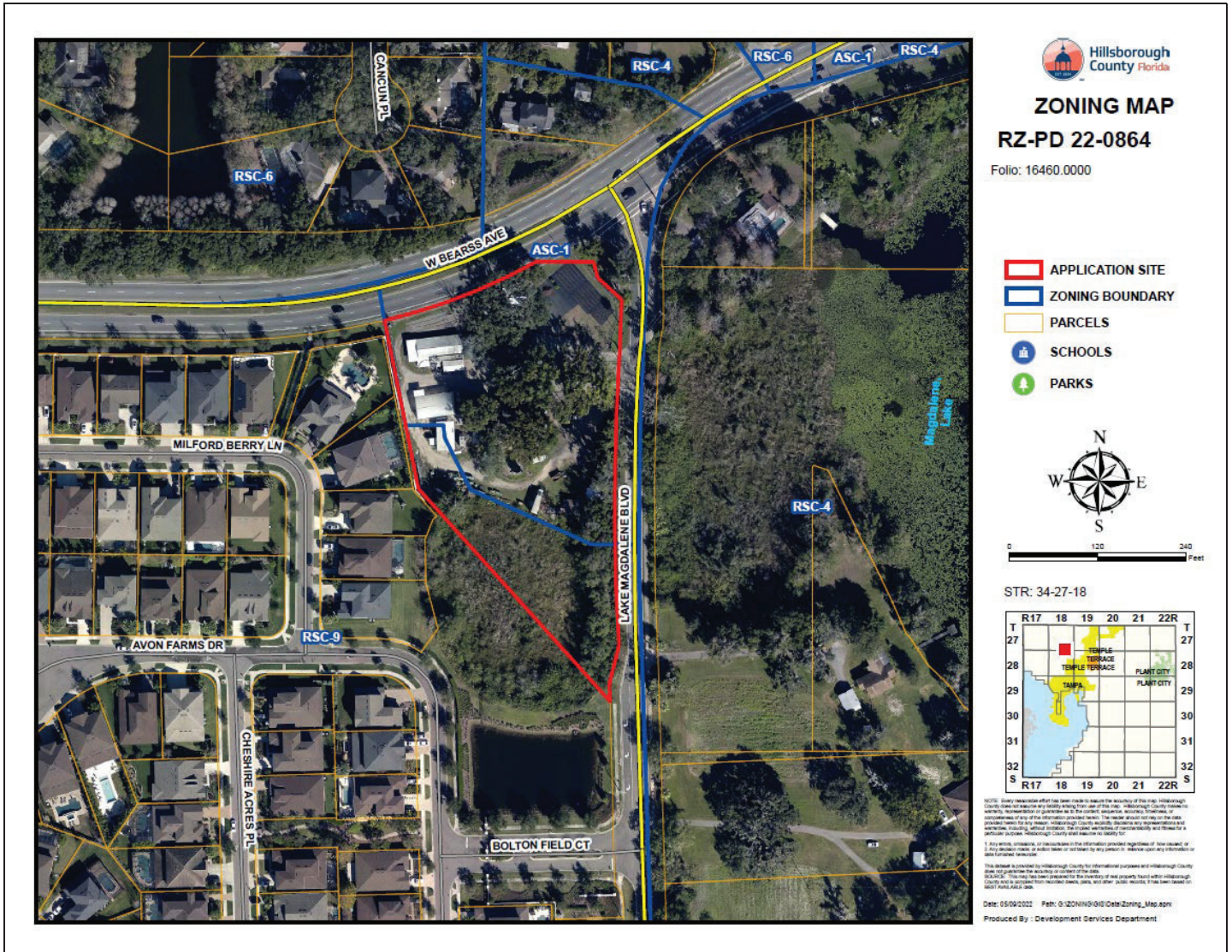
2.2 Future Land Use Map



Subject Site Future Land Use Category:	RES-4
Maximum Density/F.A.R.:	4 units per acre / 0.25 FAR
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses and multi-purpose projects.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

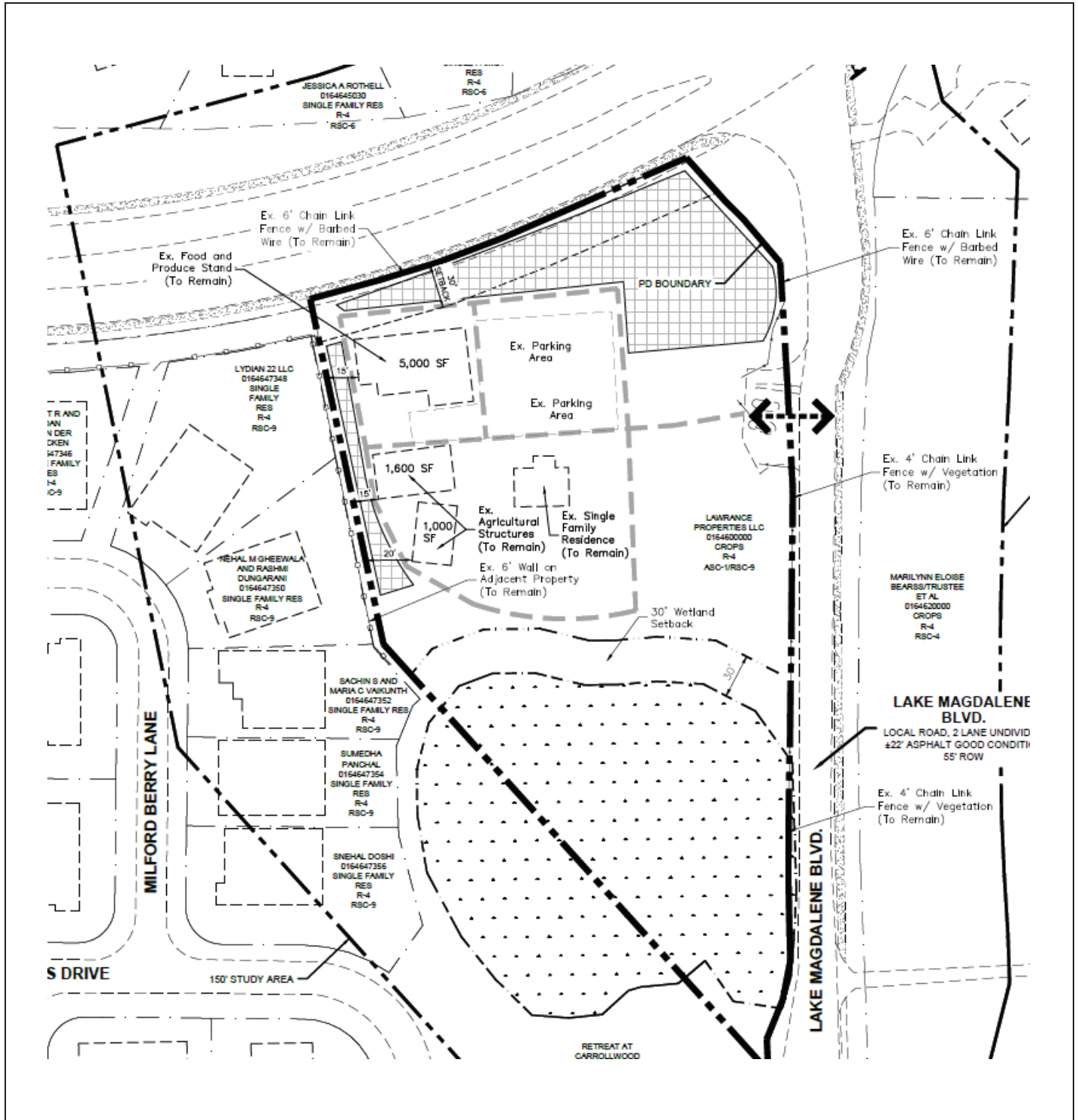


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-6 and RSC-4	RSC-6: 6 units per acre RSC-4: 4 units per acre	RSC-6 & RSC-4: Single-Family Residential	RSC-6 & RSC-4: Single-Family Residential
South	RSC-9 (R)	4 units per acre (R)	Single-Family Residential	Open Space and Stormwater
East	RSC-4	4 units per acre	Single-Family Residential	Single-Family Residential and Vacant
West	RSC-9 (R)	4 units per acre (R)	Single-Family Residential	Single-Family Residential

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)



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

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
Lake Magdalene Blvd.	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	136	12	8
Proposed	79	8	2
Difference (+/-)	(-) 57	(-) 4	(-) 6

*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		Pedestrian	None	Meets LDC
South		None	None	Meets LDC
East	X	Vehicular & Possibly Pedestrian	None	Meets LDC
West		None	None	Meets LDC

Notes:

Design Exception/Administrative Variance Not applicable for this request

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

Notes: Although Lake Magdalene Blvd. is a substandard roadway, a Section 6.04.02.B. Administrative Variance was not needed since the project meets the County Engineer's de minimis criteria and the roadway meets minimum life safety standards.

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees No additional impact fees at this time Urban Mobility, Northeast Park, Northwest Fire				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input checked="" type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located at the corner of Bearss Avenue and Lake Magdalene Road. Current uses include a single-family residence, agricultural stand and fruit/vegetable growing areas. The rezoning is necessitated by a small portion of the site being zoned RSC-9 and the need for a PD variation. Otherwise, the use would be permitted without a rezoning request.

The Bearss Avenue corridor is developed with a variety of both residential and non-residential uses. Therefore, presence of a non-residential use is not out of character with the area. Properties to the north are separated by a 4-lane divided roadway (Bearss Avenue) and screened from the use by a wall and vegetation located on the north side of Bearss Avenue. Properties to the south are separated from the use by vegetated wetlands (approximately 1.3 acres in sized) located both within the subject property and adjacent southern property and a stormwater pond. Development to the east is separated by a 2-lane roadway (Lake Magdalene Boulevard). The majority of the eastern property is vacant; however, 1 residence is located at the corner of Lake Magdalene Boulevard and Bearss Avenue. This property is screened from the site by a masonry wall/gate and vegetation located on the adjacent property. Property to the west is developed with a single-family residential neighborhood surrounded by a 6 foot high masonry wall. The abutting homes are oriented away from the subject property.

The applicant has proposed more restrictive hours of operation, which is 7:00am to 7:00pm. Therefore, no late evening activity will occur.

Staff has not identified any compatibility concerns with the request.

5.2 Recommendation

Approvable, subject to conditions.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted August 31, 2022.

1. Development shall be limited to an agricultural stand, single-family residence, and fruit/vegetable harvest areas (to include two agricultural structures). Uses shall be developed where generally depicted on the general site plan. The depicted 1,600 sf and 1,000 sf agricultural structures shall be used for the growing of fruits and vegetables only.
2. A maximum of one (1) agricultural stand shall be permitted on the subject property.
3. Principal sales from the agricultural stand shall be restricted to:
 - legumes in the shell (parched, roasted or boiled);
 - fresh fruits and vegetables;
 - honey, cider, jams, jellies, relishes, pickles and syrups;
 - any processed food product primarily derived from an agricultural crop on the parcel where the stand is located;
 - hay;
 - unprocessed agricultural products; and
 - plants, flowers, and trees.


Additionally, the accessory sale of other processed or prepared foods for human consumption and bagged feed for farm animals shall be allowed provided such sales comprise no more than 49 percent of the gross sales revenue per calendar year.

4. The agricultural stand shall not utilize any portion of the on-site single family residence. This includes garages, carports or other similar attached structures.
5. Building permits shall be obtained for all structures utilized by the agricultural stand in accordance with the requirements of the Florida Building Code, unless otherwise exempted by state statute. A tent permit shall be obtained from the Hillsborough County Fire Marshal for any tents or canopies on the site related to the agricultural stand use.
6. The agricultural stand shall be limited to a maximum of 5,000 square feet of total ground coverage. Per Land Code Section 6.11.09.B.5, the site shall be reviewed through the site development process, subsequent to rezoning approval, and shall comply with stormwater drainage, public utilities, accessibility and parking requirements (although surfacing of the parking areas with gravel, shell or similar materials shall be permitted in lieu of paving).
7. Approval of this PD approves a variation to Land Development Code Section 6.06.06, permitting a A 15-foot wide buffer and no screening along the western PD boundary.
8. The agricultural stand shall be setback a minimum of 30 feet from the northern PD boundary (Bearss Avenue). The agricultural stand and agricultural structures shall be setback 15 to 20 feet from the western PD boundary, as depicted on the general site plan.
9. The agricultural stand and two agricultural structures shall be limited to a maximum height of 30 feet.

10. Restroom facilities shall be available for use by agricultural stand employees and patrons.
11. A Hillsborough County occupational license for retail sales valid at the subject location is required for produce not grown on the subject site.
12. The sales of food other than legumes in the shell (parched, roasted or boiled) and fresh fruit and vegetables, shall require a current food permit from the Florida Department of Agriculture.
13. All employees and patron vehicles of the agricultural stand shall be parked on the subject parcel. Parking in road rights-of-way shall be prohibited and there shall be no interference with safe traffic movement on adjacent streets.
14. Agricultural stand sales shall be limited between 7:00am – 7:00pm.
15. Permits shall be obtained by a licensed contractor for all electrical connections.
16. The single-family residence shall be located where generally depicted on the general site plan. Building height shall be limited to a maximum of 40 feet. Should replacement or expansion of the single-family residence occur, the home shall be located a minimum of 50 feet from all PD boundaries and comply with any wetland setback requirement.
17. 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.
18. 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.
19. 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).
20. 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.
21. The project shall be restricted to one (1) vehicular access connection to Lake Magdalene Blvd. All other existing access connections shall be closed and sodded.
22. The developer shall construct one (1) pedestrian access connection to Bearss Ave. as generally shown on the PD site plan. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

23. Pursuant to the County Engineer’s de minimis criteria, and because Lake Magdalene Blvd. meets minimum life safety standards, the project shall not be required to make substandard road improvements to Lake Magdalene Blvd.
24. Notwithstanding anything shown on the PD site plan to the contrary:
- A. The developer shall construct internal sidewalks as required pursuant to the LDC; and,
 - B. With respect to external sidewalks:
 - I. The developer shall construct a mid-block crossing of Lake Magdalene Blvd. in the vicinity of Bolton Field Ct. Such crossing must be approved by the Public Works Department, who may require the developer to perform warrant studies, and if found to be approvable, require the developer to install Rapid Rotating Flashing Beacons (RRFBs) or other signage or signalization as may be required to safely facilitate the crossing. In the event such crossing is not warranted, cannot be safely provided, or Public Works otherwise declines to approve such facility, the developer shall proceed to select Option 24.B.ii., below, or Option 24.B.iii., below.; or,
 - II. The developer shall construct a minimum 5-foot wide sidewalk along the project’s Lake Magdalene Blvd. frontage, (to connect with the existing sidewalk terminus immediately south of the site); or,
 - III. The developer may attempt to obtain a Section 11.04 LDC variance from the requirement to construct the sidewalk. In the event such variance is not granted, the developer shall construct the sidewalk pursuant to Section 24.B.ii., above.
25. The project shall comply with Section 6.11.09 requirements. Notwithstanding anything therein the contrary, the developer shall be required to pave required disabled parking spaces in accordance with Transportation Technical Manual (TTM) standards and ADA requirements.
26. 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 the provisions set forth in LDC Section 5.03.07.C.
27. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. Reference 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.

Zoning Administrator Sign Off:



J. Brian Grady
Mon Sep 12 2022 11:00:53

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

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

The 2.8 acre site contains an existing agricultural stand, agriculture structures and harvest areas, and a residence on property zoned ASC-1 and RSC-9 (R). A PD rezoning is necessary to allow the agricultural stand use on property currently zoned RSC-9 (R) and the consideration of one PD variation.

The sales currently occurring on site complies with those permitted under the Land Development Code, which includes legumes, fresh fruit and vegetables grown on or off-site, processed food products such as honey, cider, jams, jellies, relishes, pickles and syrups from off-site products, processed food products from on-site products, unprocessed agricultural products, and plants, flowers and trees. Processed or prepared foods, as well as animal feed, is also permitted for sale when comprising no more than 49% of the stand's annual gross sales revenue.

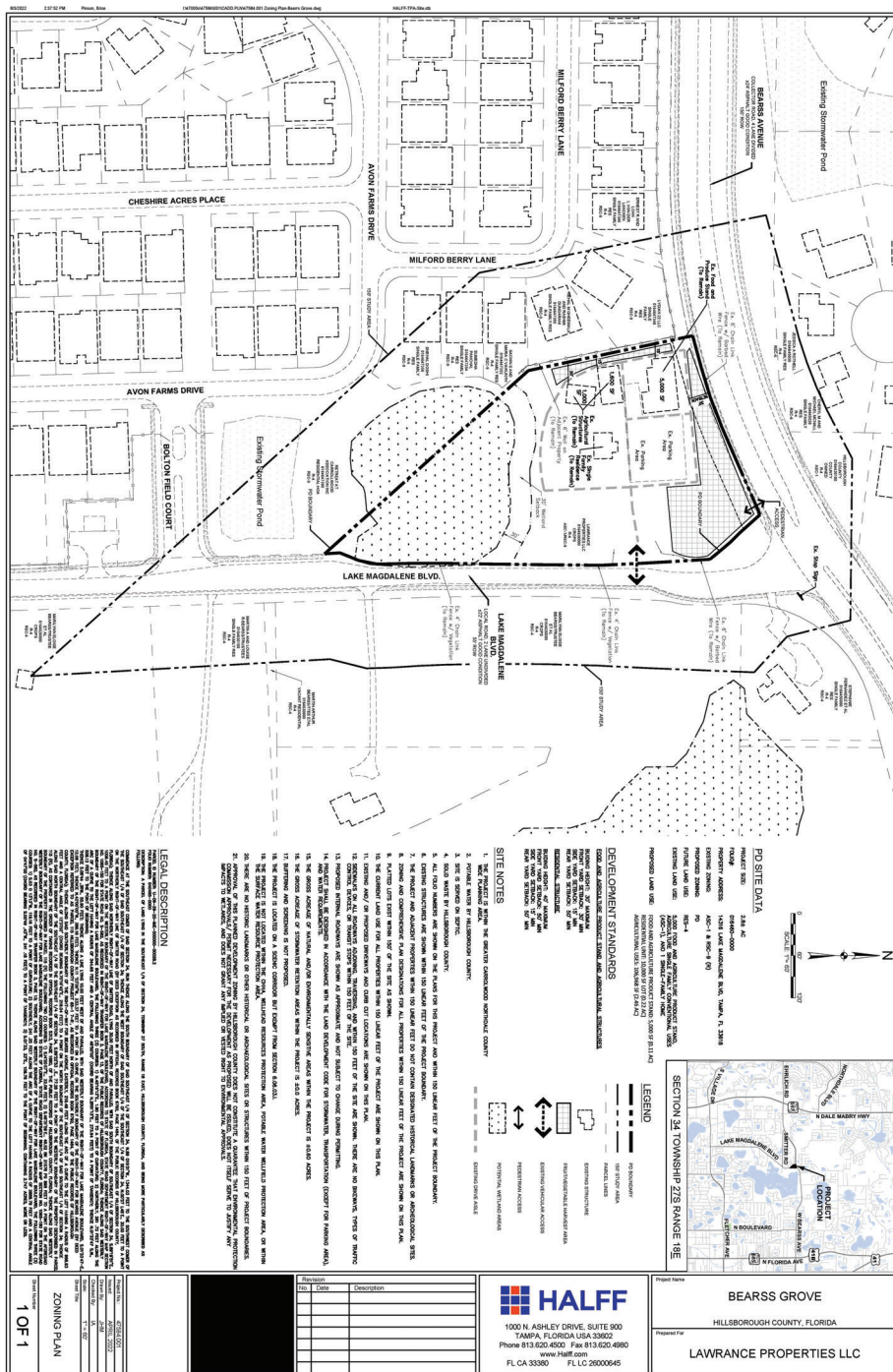
A portion of Land Development Code Section 6.11.09.B.5 states that agricultural stands that exceed 150 square feet are exempt from buffering and screening requirements, unless adjacent to a single-family developed property. Property to the west/southwest is developed with single-family homes; thus, requiring a 20 foot wide buffer with Type B screening. The project proposes a 15 foot wide buffer and no screening. Per the applicant, the 5 foot wide buffer width reduction is due to the location of existing structures - which were in place prior to the development of the single-family homes to the west which triggered the buffer requirement. No screening within this 15 foot wide buffer is proposed due to the presence of a 6 foot high wall around the single-family homes, which per the applicant provides sufficient screening of the site. This 6 foot high wall is a condition of approval for the adjacent single-family development.

In accordance with the Land Development Code, agricultural stands in excess of 150 square feet are subject to site development review and are to comply with specified site improvements (stormwater drainage, public utilities, accessibility and parking requirements). Agricultural stands are not subject to buffering and screening (unless adjacent to residential development) and landscaping requirements. Bearss Avenue is a Suburban Scenic Corridor requiring a 15-foot wide buffer and landscaping (four canopy trees and four understory trees per 100 linear feet and one street tree per 50 linear feet). The site provides this buffer area; however, is not required to provide landscaping within this buffer.

Also in accordance with the Land Development Code, the use requires a Hillsborough County occupational license for retail sales, food permit from the Florida Department of Agriculture, permits for all electrical connections, building permits for all agricultural stand structures and Fire Marshal permits for any tents and/or canopies.

The PD permits agricultural uses, which permits fences up to 8-feet in height in any yard. Additionally, the use of barbed wire fences is permitted. Per the general site plan, a 6 foot high chain link fence with barbed wire is located along Bearss Avenue and the northern portion of Lake Magdalene Boulevard.

8.0 PROPOSED SITE PLAN (FULL)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 9/10/2022

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: GCN/ Northwest

PETITION NO: RZ 22-0864

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

CONDITIONS OF APPROVAL

1. The project shall be restricted to one (1) vehicular access connection to Lake Magdalene Blvd. All other existing access connections shall be closed and sodded.
2. The developer shall construct one (1) pedestrian access connection to Bearss Ave. as generally shown on the PD site plan. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
3. Pursuant to the County Engineer's de minimis criteria, and because Lake Magdalene Blvd. meets minimum life safety standards, the project shall not be required to make substandard road improvements to Lake Magdalene Blvd.
4. Notwithstanding anything shown on the PD site plan to the contrary:
 - A. The developer shall construct internal sidewalks as required pursuant to the LDC; and,
 - B. With respect to external sidewalks:
 - I. The developer shall construct a mid-block crossing of Lake Magdalene Blvd. in the vicinity of Bolton Field Ct. Such crossing must be approved by the Public Works Department, who may require the developer to perform warrant studies, and if found to be approvable, require the developer to install Rapid Rotating Flashing Beacons (RRFBs) or other signage or signalization as may be required to safely facilitate the crossing. In the event such crossing is not warranted, cannot be safely provided, or Public Works otherwise declines to approve such facility, the developer shall proceed to select Option 4.B.ii., below, or Option 4.B.iii., below.; or,
 - II. The developer shall construct a minimum 5-foot wide sidewalk along the project's Lake Magdalene Blvd. frontage, (to connect with the existing sidewalk terminus immediately south of the site); or,

III. The developer may attempt to obtain a Section 11.04 LDC variance from the requirement to construct the sidewalk. In the event such variance is not granted, the developer shall construct the sidewalk pursuant to Section 4.B.ii., above.

5. The project shall comply with Section 6.11.09 requirements. Notwithstanding anything therein the contrary, the developer shall be required to pave required disabled parking spaces in accordance with Transportation Technical Manual (TTM) standards and ADA requirements.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 2.8 ac. parcel from Agricultural Single-Family Conventional – 1 (ASC-1) and Residential Single-Family Conventional – 9 (RSC-9) to Planned Development (PD). The applicant is seeking entitlements to permit the 1 existing single-family dwelling and agricultural stand to remain on stie.

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a letter indicating the project would generate fewer than 50 peak hour trips and, as such, no transportation analysis was required to process this rezoning. Utilizing data from this letter and the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition, and based upon a generalized worst-case scenario, staff has prepared a comparison of the trip generation potential at project buildout under the existing and proposed zoning designations.

Existing Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak hour Trips	
		AM	PM
RSC-9, 7 Single Family Detached Dwelling Units (ITE LUC 210)	66	5	7
ASC-1, Agricultural Stand (Applicant’s Analysis)	70 (est.)	7	1
Subtotal:	136	12	8

Proposed Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 1 Single Family Detached Dwelling Units (ITE LUC 210)	9	1	1
PD, Agricultural Stand (Applicant’s Analysis)	70 (est.)	7	1
Subtotal:	79	8	2

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(-) 57	(-) 4	(-) 6

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Lake Magdalene Blvd. is a 2-lane, undivided, publicly maintained, substandard, collector roadway characterized by +/- 11-foot wide lanes in average condition. Along the project’s frontage, the roadway lies within a variable width right-of-way (between +/- 50 and +/- 93 feet in width). There are +/- 5-foot wide sidewalks along portions of the east and west side of Lake Magdalene Blvd. in the vicinity of the proposed project. There are no bicycle facilities (or paved shoulders) along Lake Magdalene Blvd. in the vicinity of the proposed project.

Although Lake Magdalene Blvd. is substandard, by policy of the County Engineer projects generating fewer than 10 peak hour trips in total are generally exempt from the Section 6.04.03.L. LDC requirement whereby a project taking access to a substandard road must improve the road between the project access and nearest standard roadway, provided the roadway being accessed meets minimum life safety standards (i.e. 15 feet of pavement within a 20-foot wide clear area). Lake Magdalene Blvd. meets these minimum standards and staff has no concerns regarding the ability of emergency vehicles to access the site. As such, no substandard road improvements shall be required.

SITE ACCESS AND PEDESTRIAN CONNECTIVITY

Vehicular access to site is being served by three (3) driveway connections, one of which is a divided connection (i.e. there are a total of four connections to the site. The applicant is proposing a single driveway to serve the site, and will be required to close all other existing vehicular connections and sod the areas.

Pedestrian access is being proposed to Bearss Ave. The developer met with staff to discuss the applicant’s desire not to construct a sidewalk along the entirety of the project frontage as required pursuant to Section 6.03.02 of the LDC. The applicant indicated they believe it may be impossible to construct the sidewalk or there are wetlands which will be impacted, but did not have a survey or any other detailed information to support their belief. Staff discussed possible alternatives which could potentially satisfy the intent of the LDC, which included a mid-block crossing of Lake Magdalene Ave. such that pedestrians walking to the stand from the residential projects to the south of the project (or other pedestrians transiting through the area) would have a safe route. No further information was received by the applicant. As such, staff has included a variety of the options discussed in the zoning condition, and the applicant will need to comply with one of those three options (i.e. construct a sidewalk along the project frontage, construct a pedestrian crossing to get pedestrians safely across the street to an existing facility which leads to their proposed Bearss Ave. connection, or attempt obtain a Section 11.04 variance from the LUHO.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Lake Magdalene Blvd.	Fletcher Ave.	Bearss Ave.	D	C

Source: Hillsborough County 2020 Level of Service Report.

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Lake Magdalene Blvd.	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	136	12	8
Proposed	79	8	2
Difference (+/-)	(-) 57	(-) 4	(-) 6

*Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Pedestrian	None	Meets LDC
South		None	None	Meets LDC
East	X	Vehicular & Possibly Pedestrian	None	Meets LDC
West		None	None	Meets LDC
Notes:				

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

Notes: Although Lake Magdalene Blvd. is a substandard roadway, a Section 6.04.02.B. Administrative Variance was not needed since the project meets the County Engineer's de minimis criteria and the roadway meets minimum life safety standards.

Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

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

Application number:	RZ-PD 22-0864
Hearing date:	September 19, 2022
Applicant:	Barry Lawrance
Request:	Rezone to Planned Development
Location:	14316 Lake Magdalene Boulevard, Tampa
Parcel size:	2.8 acres +/-
Existing zoning:	RSC-9(R), ASC-1
Future land use designation:	Res-4
Service area:	Urban
Community planning area:	Greater Carrollwood-Northdale Community Plan

A. APPLICATION REVIEW

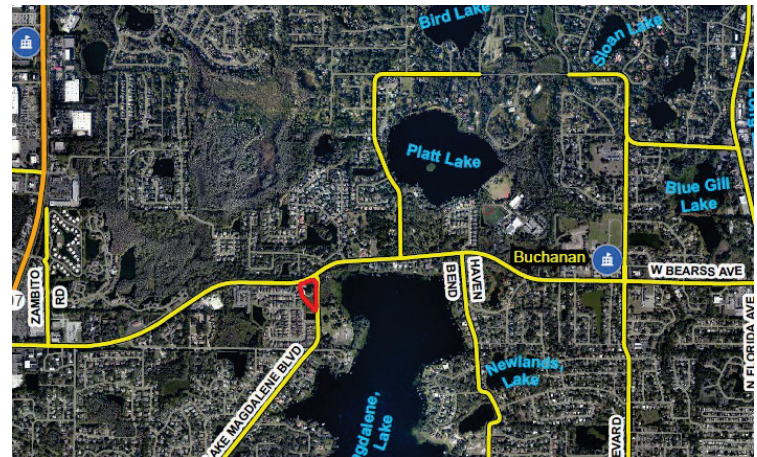
**DEVELOPMENT SERVICES STAFF REPORT
APPLICATION REVIEW SUMMARY AND RECOMMENDATION**



Rezoning Application: PD 22-0864
Zoning Hearing Master Date: September 19, 2022
BOCC Land Use Meeting Date: November 3, 2022

1.0 APPLICATION SUMMARY

Applicant: Barry Lawrance
FLU Category: RES-4
Service Area: Urban
Site Acreage: 2.8 +/-
Community Plan Area: Greater Carrollwood Northdale
Overlay: None



Introduction Summary:

The applicant seeks to rezone property zoned ASC-1 (Agricultural, Single-Family Conventional) and RSC-9 (R) (Residential, Single Family Conventional Restricted) to Planned Development (PD) to allow an agricultural stand, residence, and harvest areas. The site is located at the southwest corner of Lake Magdalene Boulevard and Bears Avenue. A PD variation request is also included.

Zoning:	Existing		Proposed
District(s)	ASC-1	RSC-9 (R)	PD
Typical General Use(s)	Single-Family Residential/Agricultural	Single-Family Residential (Conventional Only)	Agricultural Stand, Single-Family Residence and Fruit & Vegetable Harvest Areas
Acreage	1.99 +/-	0.81 +/-	2.8 +/-
Density/Intensity	1 unit per acre	4 units per acre (restricted)	n/a
Mathematical Maximum*	1 unit	3 units	n/a

*number represents a pre-development approximation

Development Standards:	Existing		Proposed
District(s)	ASC-1	RSC-9 (R)	PD
Lot Size / Lot Width	1 acre / 150'	5,000 sf / 50'	3,200 sf / 40'
Setbacks/Buffering and Screening	50' Front Yard 50' Rear Yard 15' Side Yards No buffering/screening	20' Front Yard 20' Front Yard 5' Side Yards No buffering/screening	Various – see general site plan 15' buffer/no screening
Height	50'	35'	30'

Additional Information:

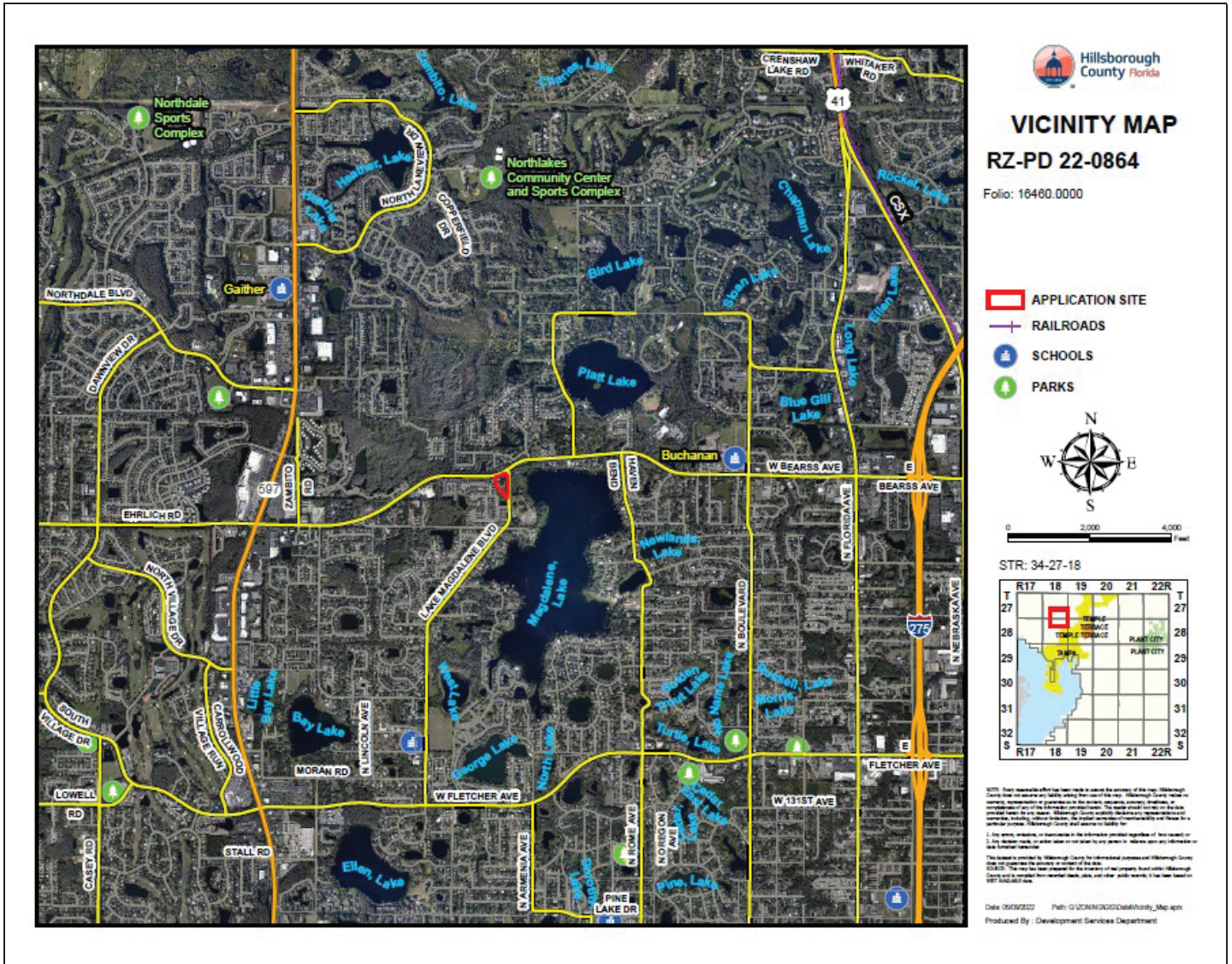
PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering) 1. Western buffer reduction from 20 feet to 15 feet 2. No Type B screening within western buffer
Waiver(s) to the Land Development Code	None requested as part of this application

Planning Commission Recommendation:
Consistent

Development Services Recommendation:
Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

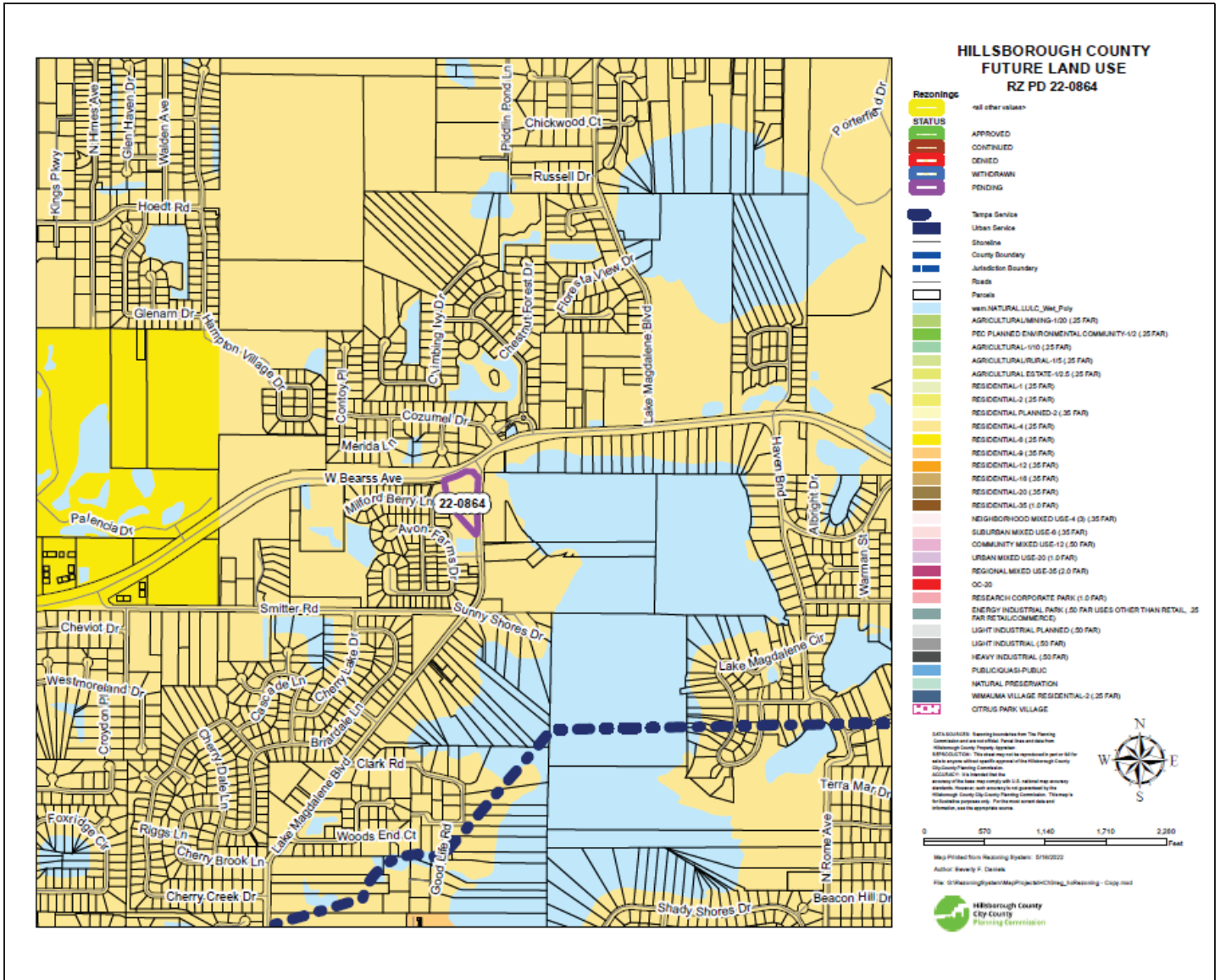


Context of Surrounding Area:

The general area is developed primarily with single-family residential uses within the Carrollwood community. Commercial/Retail development can be found at the Bearss Avenue/N. Dale Mabry Highway intersection, located approximately 1.15 miles to the west, and the Bearss Avenue/N. Florida Avenue intersection, located approximately 2.25 miles to the east. Other uses developed along this segment of Bearss Avenue include a County library, private school, public school, office uses, churches, small-scaled commercial, as well as residential uses (multi and single).

2.0 LAND USE MAP SET AND SUMMARY DATA

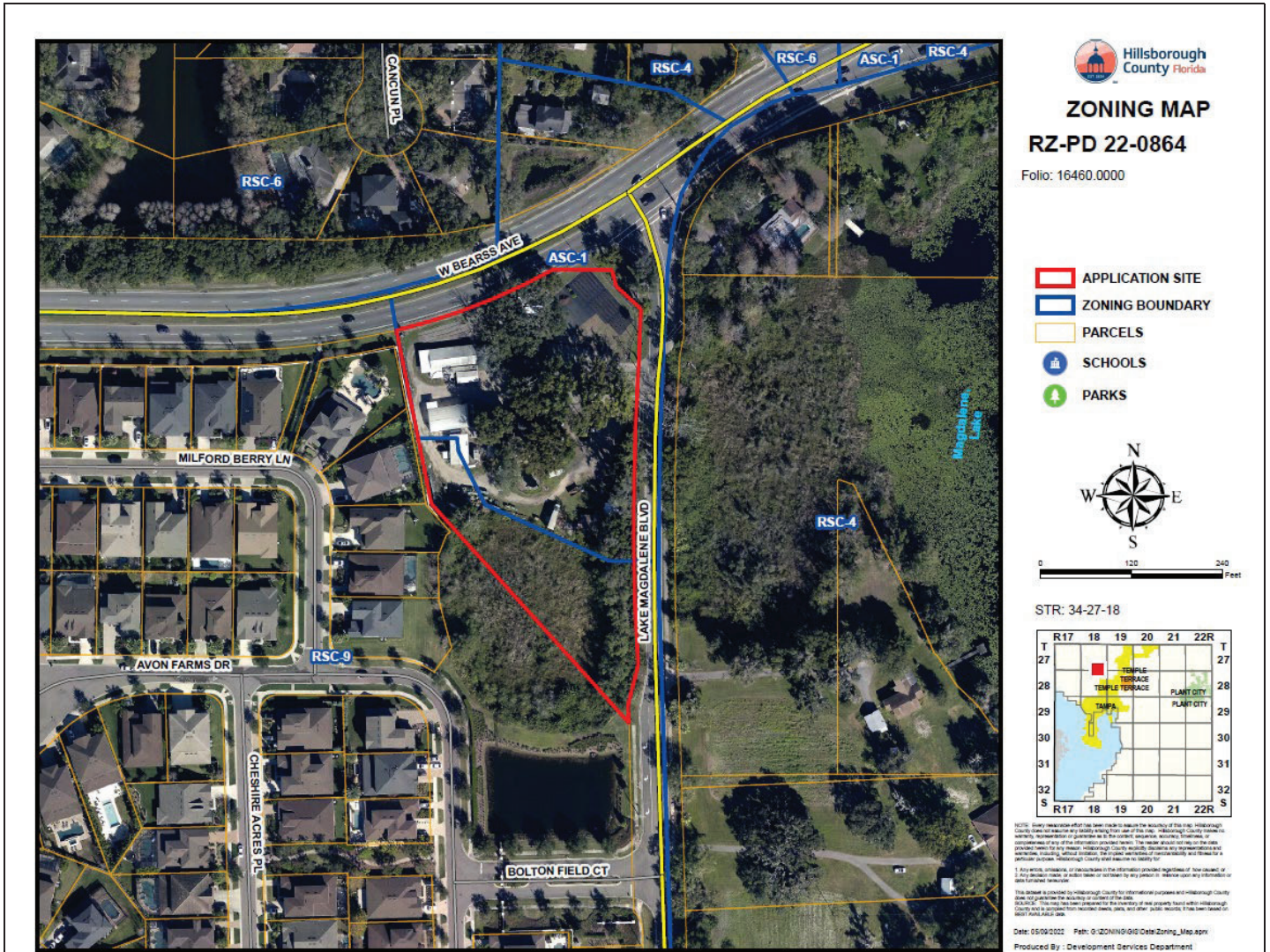
2.2 Future Land Use Map



Subject Site Future Land Use Category:	RES-4
Maximum Density/F.A.R.:	4 units per acre / 0.25 FAR
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses and multi-purpose projects.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

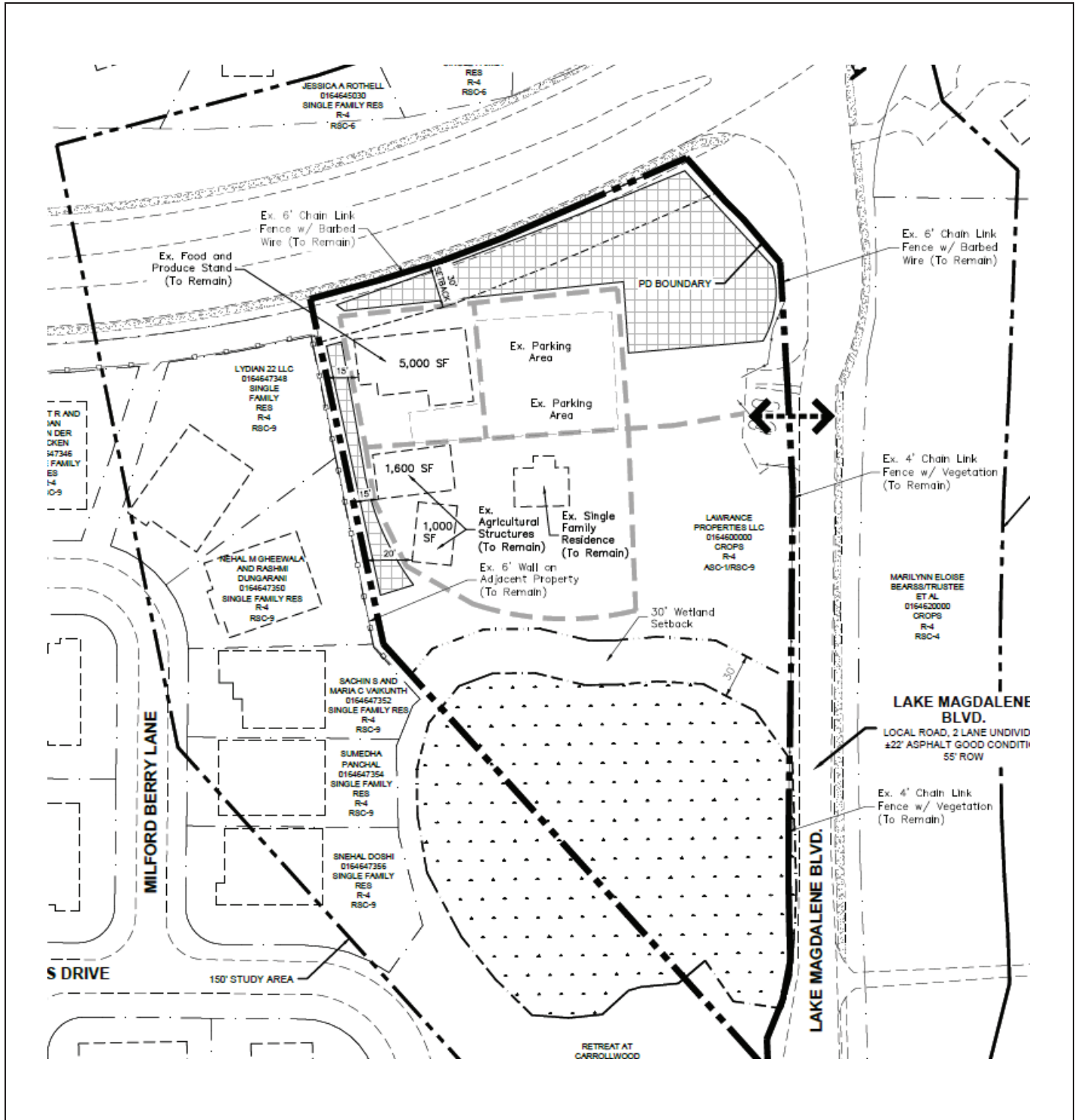


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-6 and RSC-4	RSC-6: 6 units per acre RSC-4: 4 units per acre	RSC-6 & RSC-4: Single-Family Residential	RSC-6 & RSC-4: Single-Family Residential
South	RSC-9 (R)	4 units per acre (R)	Single-Family Residential	Open Space and Stormwater
East	RSC-4	4 units per acre	Single-Family Residential	Single-Family Residential and Vacant
West	RSC-9 (R)	4 units per acre (R)	Single-Family Residential	Single-Family Residential

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)



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

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
Lake Magdalene Blvd.	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
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Difference (+/-)	(-) 57	(-) 4	(-) 6

*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		Pedestrian	None	Meets LDC
South		None	None	Meets LDC
East	X	Vehicular & Possibly Pedestrian	None	Meets LDC
West		None	None	Meets LDC

Notes:

Design Exception/Administrative Variance Not applicable for this request

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

Notes: Although Lake Magdalene Blvd. is a substandard roadway, a Section 6.04.02.B. Administrative Variance was not needed since the project meets the County Engineer's de minimis criteria and the roadway meets minimum life safety standards.

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees No additional impact fees at this time Urban Mobility, Northeast Park, Northwest Fire				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input checked="" type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located at the corner of Bearss Avenue and Lake Magdalene Road. Current uses include a single-family residence, agricultural stand and fruit/vegetable growing areas. The rezoning is necessitated by a small portion of the site being zoned RSC-9 and the need for a PD variation. Otherwise, the use would be permitted without a rezoning request.

The Bearss Avenue corridor is developed with a variety of both residential and non-residential uses. Therefore, presence of a non-residential use is not out of character with the area. Properties to the north are separated by a 4-lane divided roadway (Bearss Avenue) and screened from the use by a wall and vegetation located on the north side of Bearss Avenue. Properties to the south are separated from the use by vegetated wetlands (approximately 1.3 acres in sized) located both within the subject property and adjacent southern property and a stormwater pond. Development to the east is separated by a 2-lane roadway (Lake Magdalene Boulevard. The majority of the eastern property is vacant; however, 1 residence is located at the corner of Lake Magdalene Boulevard and Bearss Avenue. This property is screened from the site by a masonry wall/gate and vegetation located on the adjacent property. Property to the west is developed with a single-family residential neighborhood surrounded by a 6 foot high masonry wall. The abutting homes are oriented away from the subject property.

The applicant has proposed more restrictive hours of operation, which is 7:00am to 7:00pm. Therefore, no late evening activity will occur.

Staff has not identified any compatibility concerns with the request.

5.2 Recommendation

Approvable, subject to conditions.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted August 31, 2022.

1. Development shall be limited to an agricultural stand, single-family residence, and fruit/vegetable harvest areas (to include two agricultural structures). Uses shall be developed where generally depicted on the general site plan. The depicted 1,600 sf and 1,000 sf agricultural structures shall be used for the growing of fruits and vegetables only.
2. A maximum of one (1) agricultural stand shall be permitted on the subject property.
3. Principal sales from the agricultural stand shall be restricted to:
 - legumes in the shell (parched, roasted or boiled);
 - fresh fruits and vegetables;
 - honey, cider, jams, jellies, relishes, pickles and syrups;
 - any processed food product primarily derived from an agricultural crop on the parcel where the stand is located;
 - hay;
 - unprocessed agricultural products; and
 - plants, flowers, and trees.


Additionally, the accessory sale of other processed or prepared foods for human consumption and bagged feed for farm animals shall be allowed provided such sales comprise no more than 49 percent of the gross sales revenue per calendar year.

4. The agricultural stand shall not utilize any portion of the on-site single family residence. This includes garages, carports or other similar attached structures.
5. Building permits shall be obtained for all structures utilized by the agricultural stand in accordance with the requirements of the Florida Building Code, unless otherwise exempted by state statute. A tent permit shall be obtained from the Hillsborough County Fire Marshal for any tents or canopies on the site related to the agricultural stand use.
6. The agricultural stand shall be limited to a maximum of 5,000 square feet of total ground coverage. Per Land Code Section 6.11.09.B.5, the site shall be reviewed through the site development process, subsequent to rezoning approval, and shall comply with stormwater drainage, public utilities, accessibility and parking requirements (although surfacing of the parking areas with gravel, shell or similar materials shall be permitted in lieu of paving).
7. Approval of this PD approves a variation to Land Development Code Section 6.06.06, permitting a A 15-foot wide buffer and no screening along the western PD boundary.
8. The agricultural stand shall be setback a minimum of 30 feet from the northern PD boundary (Bearss Avenue). The agricultural stand and agricultural structures shall be setback 15 to 20 feet from the western PD boundary, as depicted on the general site plan.
9. The agricultural stand and two agricultural structures shall be limited to a maximum height of 30 feet.

10. Restroom facilities shall be available for use by agricultural stand employees and patrons.
11. A Hillsborough County occupational license for retail sales valid at the subject location is required for produce not grown on the subject site.
12. The sales of food other than legumes in the shell (parched, roasted or boiled) and fresh fruit and vegetables, shall require a current food permit from the Florida Department of Agriculture.
13. All employees and patron vehicles of the agricultural stand shall be parked on the subject parcel. Parking in road rights-of-way shall be prohibited and there shall be no interference with safe traffic movement on adjacent streets.
14. Agricultural stand sales shall be limited between 7:00am – 7:00pm.
15. Permits shall be obtained by a licensed contractor for all electrical connections.
16. The single-family residence shall be located where generally depicted on the general site plan. Building height shall be limited to a maximum of 40 feet. Should replacement or expansion of the single-family residence occur, the home shall be located a minimum of 50 feet from all PD boundaries and comply with any wetland setback requirement.
17. 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.
18. 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.
19. 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).
20. 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.
21. The project shall be restricted to one (1) vehicular access connection to Lake Magdalene Blvd. All other existing access connections shall be closed and sodded.
22. The developer shall construct one (1) pedestrian access connection to Bearss Ave. as generally shown on the PD site plan. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

23. Pursuant to the County Engineer’s de minimis criteria, and because Lake Magdalene Blvd. meets minimum life safety standards, the project shall not be required to make substandard road improvements to Lake Magdalene Blvd.
24. Notwithstanding anything shown on the PD site plan to the contrary:
- A. The developer shall construct internal sidewalks as required pursuant to the LDC; and,
 - B. With respect to external sidewalks:
 - I. The developer shall construct a mid-block crossing of Lake Magdalene Blvd. in the vicinity of Bolton Field Ct. Such crossing must be approved by the Public Works Department, who may require the developer to perform warrant studies, and if found to be approvable, require the developer to install Rapid Rotating Flashing Beacons (RRFBs) or other signage or signalization as may be required to safely facilitate the crossing. In the event such crossing is not warranted, cannot be safely provided, or Public Works otherwise declines to approve such facility, the developer shall proceed to select Option 24.B.ii., below, or Option 24.B.iii., below.; or,
 - II. The developer shall construct a minimum 5-foot wide sidewalk along the project’s Lake Magdalene Blvd. frontage, (to connect with the existing sidewalk terminus immediately south of the site); or,
 - III. The developer may attempt to obtain a Section 11.04 LDC variance from the requirement to construct the sidewalk. In the event such variance is not granted, the developer shall construct the sidewalk pursuant to Section 24.B.ii., above.
25. The project shall comply with Section 6.11.09 requirements. Notwithstanding anything therein the contrary, the developer shall be required to pave required disabled parking spaces in accordance with Transportation Technical Manual (TTM) standards and ADA requirements.
26. 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 the provisions set forth in LDC Section 5.03.07.C.
27. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. Reference 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.

Zoning Administrator Sign Off:



J. Brian Grady
Mon Sep 12 2022 11:00:53

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

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

B. HEARING SUMMARY

This case was heard by the Hillsborough County Land Use Hearing Officer on September 19, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Applicant

Mr. William Malloy spoke on behalf of the applicant. Mr. Malloy introduced the rezoning request and provided testimony as reflected in the hearing transcript, a copy of which is attached to and made a part of this recommendation.

Ms. Isabelle Albert, Halff Associates, presented the rezoning request and provided testimony as reflected in the hearing transcript attached to and made a part of this recommendation.

Development Services Department

Ms. Michelle Heinrich, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted into the record.

Planning Commission

Ms. Jillian Massey, 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 hearing officer asked whether there was anyone at the hearing in person or online to speak in support of the application. Mr. Malloy stated a number of persons wished to speak in support and in the interest of time they would each briefly state their name and their support.

The following persons spoke in support of the proposed rezoning: Ms. Marilyn Bearss; Ms. Suzette Murphree; Mr. Jarrad Bragg; Ms. Savannah Grooms; Ms. Hope Hamilton; Mr. Barry Lawrance; Ms. Andrea Albert; Mr. Samuel Amos.

Opponents

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

Development Services Department

Mr. Grady stated Development Services Department had nothing further.

Applicant Rebuttal and Summary

Ms. Albert raised an issue with the pedestrian access. Mr. James Ratliff, Transportation Department, addressed the pedestrian access issue and clarified that the applicant can

provide additional pedestrian access points. Ms. Albert stated the applicant will add an arrow on the site plan indicating the additional pedestrian access.

The hearing officer closed the hearing RZ-PD 22-0864.

C. EVIDENCE SUBMITTED

No documentary evidence was submitted into the record at the hearing.

D. FINDINGS OF FACT

1. The Subject Property consists of approximately 2.8 acres at 14316 Lake Magdalene Boulevard, Tampa.
2. The Subject Property is designated Res-4 on the Future Land Use Map and is zoned RSC-9(R) and ASC-1.
3. The Subject Property is located within the boundaries of the Greater Carrollwood-Northdale Community Plan and is within the Urban Services Area.
4. The Subject Property is improved with a single-family home, which the Hillsborough County Property Appraiser's website shows was built in 1917. The Subject Property is currently and has historically been in use as an agricultural produce stand, residence, and harvest areas.
5. The Subject Property was previously part of a larger parent parcel that was in agricultural use. A portion of the original parent parcel was subdivided and platted in 2013 and developed as a residential subdivision.
6. The applicant is requesting a rezoning to Planned Development to accommodate the existing uses, which include a single-family residence, agricultural stand, and fruit and vegetable harvest areas.
7. The applicant is requesting a PD variation from LDC part 6.06.00, Landscaping and Buffering, along the Subject Property's western boundary to reduce the required buffer from 20 feet to 15 feet and eliminate Type B screening.
8. The general area surrounding the Subject Property is developed primarily with single-family residential uses within the Carrollwood community. There is commercial and retail development approximately 1.15 miles to the west at the Bearss Avenue and North Dale Mabry intersection, and approximately 2.25 miles to the east at the Bearss Avenue and North Florida Avenue intersection. Other uses in the surrounding area include a county library, private school, office uses, churches, small-scale commercial uses, and single- and multi-family development.

9. Bearss Avenue is adjacent to the Subject Property to the north, and a walled single-family residential subdivision is north of Bearss. A walled single-family residential subdivision is adjacent to the Subject Property to the west and south. Lake Magdalene Boulevard is adjacent to the Subject Property to the east, and residential single-family properties zoned RSC-4 are east of Lake Magdalene Boulevard.
10. Staff found the proposed Planned Development zoning approvable and compatible with surrounding uses.
11. Planning Commission staff found the presence of an agricultural stand that has a historic presence in the area does not present compatibility concerns to the surrounding existing residential development. Planning Commission staff found the request is consistent with the Greater Carrollwood-Northdale Community Plan and the overall comprehensive plan.
12. Findings on the requested PD variation pursuant to LDC section 5.03.06.C.6.:
 - (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 Subject Property was previously part of a larger parent parcel that was in agricultural use. The parent parcel was subdivided and platted in 2013 and developed as a residential subdivision. The Subject Property has been in use as an agricultural produce stand for 22 years. The subdivision of the parent parcel resulted in the agricultural stand being only 15 feet from the Subject Property's west property boundary, therefore it is not possible for the Subject Property to meet the 20-foot buffer requirement. The variation is necessary to accommodate the existing uses and allow the agricultural produce stand to continue. The record 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 Subject Property was previously part of a larger parent parcel that was in agricultural use. The parent parcel was subdivided and platted in 2013 and developed as a residential subdivision. The subdivision of the parent parcel resulted in the agricultural stand being only 15 feet from the Subject Property's west property boundary, therefore it is not possible for the Subject Property to meet the 20-foot buffer requirement. The applicant's site plan shows the adjacent residential subdivision is screened from the Subject Property by a masonry wall, and the 15-foot proposed buffer area on the Subject Property is designated a "fruit/vegetable harvest area." The record 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.** The proposed Planned Development will accommodate existing uses and allow the property owner to continue operating the Subject Property in the same way it has been operated for many years. The record supports a finding that 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.** The proposed Planned Development will accommodate existing uses and allow the property owner to continue operating the Subject Property in the same way it has been operated for many years. The record 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 proposed Planned Development rezoning request is in compliance with, and does further the intent of the Goals, Objectives, and Policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*.

F. CONCLUSIONS OF LAW

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

G. SUMMARY

The applicant is requesting a rezoning to Planned Development to accommodate the existing uses, which include a single-family residence, agricultural stand, and fruit and vegetable harvest areas. The applicant is requesting a PD variation from LDC part

6.06.00, Landscaping and Buffering, along the Subject Property's western boundary to reduce the required buffer from 20 feet to 15 feet and eliminate Type B screening.

H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of the Planned Development rezoning request subject to conditions set forth in the Development Services staff report based on the applicant's general site plan submitted August 31, 2022.

Pamela Jo Hatley
Pamela Jo Hatley PhD, AD
Land Use Hearing Officer

10-10-2022
Date:

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
Land Use Hearing Master

DATE: Monday, September 19, 2022

TIME: Commencing at 6:00 p.m.
Concluding at 8:34 p.m.

PLACE: Robert W. Saunders, Sr. Public
Library
Ada T. Payne Community Room
1505 N. Nebraska Avenue
Tampa, Florida 33602

Reported via Cisco Webex Videoconference by:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 130
Clearwater, FL 33762
(800) 337-7740

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARINGS
September 19, 2022
ZONING HEARING MASTER: PAMELA JO HATLEY

D6:
Application Number: RZ-PD 22-0864
Applicant: Barry Lawrance
Location: 14316 Lake Magdalene Blvd.
Folio Number: 016460.0000
Acreage: 2.8 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: RSC-9 (R), ASC-1
Request: Rezone to Planned Development

1 MR. GRADY: The final item, then, is agenda
2 item D-6. It's Rezoning-PD 22-0864. The applicant
3 is Barry Lawrance. The request is to rezone from
4 RSC-9 with Restrictions to ASC-1 to Planned
5 Development.

6 Michelle Heinrich will provide staff
7 presentation after -- recommendation after
8 presentation by the applicant.

9 MR. MOLLOY: Good evening. William Molloy,
10 325 South Boulevard.

11 I will be very brief with my remarks. I
12 didn't have a lot of utility to add to this
13 situation. Ms. Albert was actually the principal
14 planner on this one.

15 I just want to say this is not a new project
16 for your consideration. Rather, it's a
17 long-standing beloved community use, an
18 agricultural fruit stand, which unfortunately found
19 itself on the wrong end of some Code Enforcement
20 action recently.

21 We don't need to go through the hows and
22 whys. I assure you of the back story of how we got
23 here is very colorful, but it's not helpful at all.
24 With that, I'm going to allow our professional
25 planner explain where we may have been deficient on

1 the project and everything we've done to bring it
2 up to compliance. Thank you.

3 HEARING MASTER HATLEY: Thank you,
4 Mr. Molloy. Be sure and sign in.

5 MS. ALBERT: Thank you. Good evening.
6 Isabelle Albert with Half Associates, 1000 North
7 Ashley Drive, Suite 100. I have a presentation for
8 you.

9 Yes. So as you know, this is for Planned
10 Development Application 22-0864, also very well
11 known as Bearss Grove on Bearss Avenue. Next,
12 please.

13 So what we have for you is this is the
14 location. It's located at the southwest corner of
15 Bearss and Lake Magdalene. It is zoned ASC-1 and
16 RSC-9. A portion of it, half of the wetland is
17 actually RSC-9, and it's in the Future Land Use of
18 Residential-4 and all around the area is also
19 Residential-4. It's Greater Carrollwood Northdale
20 Community Plan, as well as in the Urban Service
21 Area. And it also has currently a greenbelt
22 exception. Next, please.

23 So I think it's important to talk about the
24 history. This is not a new use. It's been there
25 for a very long time. In fact, on their banner

1 it's been there for over a century. The stand as
2 you see in the upper corner, this is an aerial that
3 was taken from 1989, but it's been there longer
4 than that.

5 But you can see the stand's been there; the
6 grove's been there. The residence was there as
7 well as I put the residence on the east side of
8 Lake Magdalene. That's the Bearss family that are
9 still there currently today.

10 And what happened now in 2010, they sold a
11 portion of their land west of their subject site,
12 which you'll see on the south side where they
13 started developing and -- but the stand in the
14 residence are still there and the agricultural use
15 is still there.

16 And then in 2012, the applicant today has
17 taken over the business and has continued running
18 it as it has been for a long time. This site is
19 known and considered as a landmark of the
20 community -- in the community and the focal point
21 of the community. Next, please.

22 So the proposal is nothing new. It's
23 basically just asking to maintain what's been
24 existing. There's the ag stint there. They're
25 also -- if you look at the checkered area, that's

1 the harvest area. They grow vegetables and fruits.

2 And part of the application, though, we are
3 asking for a reduction in the buffer area on the
4 west side, and that is simply because of the way, I
5 guess, the land would be subdivided, but those
6 buildings have always been there and we want to
7 maintain that.

8 But, you know, when they did the residential
9 development, they did put up a 6-foot wall, as we
10 can see right there, the lower right-hand corner.
11 And it kind of beats the intent of the Code. Next,
12 please.

13 We do have recommendation from all reviewing
14 agencies. The Development Services staff found the
15 recommendation -- the application approvable, and
16 the Planning Commission found it consistent with
17 the Comprehensive Plan, as well as the community
18 plan of Carrollwood.

19 I'm here if you have any questions. With
20 us, we also have Michael Yates who has generously
21 helped us with this process, and I'm here if you
22 have any questions.

23 HEARING MASTER HATLEY: All right. Thank
24 you. I have no questions for you right now.

25 MS. ALBERT: Thank you.

1 HEARING MASTER HATLEY: All right.

2 Development Services -- Development Services,
3 please.

4 MS. HEINRICH: Good evening. Michelle
5 Heinrich, Development Services.

6 As you heard, this is a rezoning request for
7 property zoned ASC-1 and RSC-9 to PD to allow for
8 an agricultural stand, single-family home, and
9 fruit and vegetable harvesting areas.

10 A rezoning is necessary due to a portion of
11 the site being zoned RSC-9, which the applicant
12 showed you in her presentation, and the need for a
13 PD variation.

14 The site is approximately 2.8 acres in size
15 and located at the southwest corner of Lake
16 Magdalene Boulevard and Bearss Avenue. The
17 applicants wish to continue the uses already
18 occurring on the property under the current layout.

19 The current layout requires a PD variation
20 to the western buffer and screening, which per the
21 LDC requires a 20-foot-wide buffer and Type B
22 screening.

23 The applicant's proposed a 15-foot buffer to
24 recognize the existing structure setbacks, and no
25 screening on their property due to the presence of

1 the 6-foot-high wall encompassing the adjacent
2 neighborhood.

3 Proposed conditions are in line with the
4 LDC's agricultural stand conditional use standards
5 with the exception of the aforementioned buffering
6 and screening PD variation, and I would also note
7 that the applicants are proposing more restricted
8 hours of operation, which is 7:00 a.m. to 7:00 p.m.

9 The request has been found consistent by the
10 Planning Commission staff and no agency objections
11 were received. We, therefore, recommend approval
12 subject to proposed conditions, and I'm available
13 if you have any questions.

14 HEARING MASTER HATLEY: All right. Thank
15 you.

16 Planning Commission.

17 MS. MASSEY: This is Jillian Massey with
18 Planning Commission staff.

19 The subject site is located in the
20 Residential-4 Future Land Use Classification. It's
21 in the Urban Service Area and within the limits of
22 the Greater Carrollwood Northdale Community Plan.

23 Agricultural uses in this category are
24 permitted if they're consistent with the
25 agricultural objective in the Future Land Use

1 Element. Residential-4 surrounds the subject site
2 on all sides.

3 Although the site is in the Residential-4
4 Future Land Use Category, it is proposing an
5 agricultural stand use with a single-family
6 residential dwelling use and does not meet the
7 minimum density as per Policy 1.2 of the Future
8 Land Use Element.

9 However, the site does meet the exception to
10 minimum density and Policy 1.3 as the wetlands make
11 up 21 percent of the site. The other proposed use
12 on the site is also restricted to agricultural
13 standard uses and related uses, and the proposal
14 meets the exception to the minimum density
15 required.

16 The proposed rezoning meets the intent of
17 Objective 9 and Policy 9.2 as the applicant has met
18 all requirements for the proposed agricultural
19 stand use and existing residential structure.

20 The rezoning meets the intent of
21 Objective 16 and its associated policies as it
22 is -- as it is external to the existing residential
23 subdivision to the west and the natural features of
24 the site act as an appropriate buffer.

25 The use also demonstrates an acceptable

1 transition of uses by providing the agricultural
2 stand use at a major intersection node. The
3 subject -- the surrounding area is predominantly
4 low density single-family residential and an
5 agricultural stand that has a historic presence in
6 the area does not present compatibility concerns
7 due to the surrounding existing residential
8 development.

9 The subject site meets the commercial
10 locational criteria as per Objective 22 and
11 Policy 22.2 of the Future Land Use Element as
12 75 percent of the frontage of the site is within
13 900 feet of the qualifying intersection node of the
14 intersection of Bearss Avenue and Lake Magdalene
15 Boulevard.

16 The proposed rezoning also meets the intent
17 of Agricultural Objectives 29 and 30 and their
18 respective policies which recognize the importance
19 of the agricultural activity in the overall county
20 with regards to economic importance and cultural
21 heritage and especially recognizes agricultural
22 activity in the nonrural land use category such as
23 Residential-4.

24 The request is consistent with the Greater
25 Carrollwood Northdale Community Plan Goal 2 that

1 recognized unique focal points of the community.
2 The subject site is considered a landmark that is
3 much used by the surrounding community and can be
4 considered one of those focal points of the Greater
5 Carrollwood Northdale Community.

6 Based upon these considerations, Planning
7 Commission staff finds the proposed Planned
8 Development consistent with the Future of
9 Hillsborough Comprehensive Plan for unincorporated
10 Hillsborough County subject to the conditions
11 proposed by the Development Services Department.
12 Thank you.

13 HEARING MASTER HATLEY: Thank you.

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

16 MR. MOLLOY: We have a group of folks here
17 and I think in the interest of time we're just
18 going to have them come up, say their name, and
19 their support.

20 HEARING MASTER HATLEY: All right. Thank
21 you. Please come forward.

22 MS. BEARSS: My name is Marilyn Bearss as in
23 Bearss Road, Bearss Groves. I do support this.
24 It -- it was in my family for several years --

25 MR. GRADY: Ma'am, ma'am, could you give

1 your address for the record?

2 MS. BEARSS: 14215 Lake Magdalene Boulevard.

3 MR. GRADY: Thank you.

4 MS. BEARSS: Thank you.

5 MR. MURPHREE: Good evening. My name is
6 Suzette Murphree and I reside at 1380 -- 13805
7 Cherry Creek Drive, Tampa, Florida, ZIP code 33618.

8 And I am in support of Bearss Grove fruit
9 stand. It's a wonderful asset to our area. We'd
10 like to see that for all future generations there.

11 HEARING MASTER HATLEY: Thank you.

12 MR. MURPHREE: Thank you.

13 MR. BRAGG: Hi. My name is Jarrad Bragg,
14 801 East Chapman Road. I'm an employee at Bearss
15 Groves, and I've been there for about eight years
16 now. And I just don't want to see it go anywhere,
17 and I think that the community fully supports that.
18 Thank you.

19 HEARING MASTER HATLEY: Thank you.

20 MS. GROOMS: Hi. My name's Savannah Grooms.
21 I live at 14225 Lake Magdalene Boulevard.

22 I'm the manager at Bearss Groves. I've been
23 doing it for about five years now. We're a small
24 town place. There's only eight of us. We really
25 feel like we're an asset to the community, and

1 we're just doing our best out there. So thank you.

2 HEARING MASTER HATLEY: Thank you.

3 MR. HAMILTON: Hello. My name is Hope
4 Hamilton. I live at 2413 Clark Road.

5 I've been at Bearss Groves for about three
6 years now, and I've been going through since before
7 I can even remember. And it's a very special
8 places to everybody in the whole community, and it
9 really is a staple. So we don't want that to
10 change at all anytime soon at all, so thank you.

11 HEARING MASTER HATLEY: Thank you.

12 MR. LAWRANCE: My name is Barry Lawrance,
13 116 Crenshaw Lake Road. I am the owner of Bearss
14 Groves and the Bearss property.

15 I started working there when I was 13. I'm
16 42. I've been there my entire life, and the past
17 four years has been a very stressful. So I really
18 appreciate your help with this and please look
19 forward to the zoning going through. Thank you.

20 HEARING MASTER HATLEY: Thank you.

21 MS. ALBERT: Hi. My name is Andrea Albert.
22 I live at 4510 3rd Street Circle West, Bradenton,
23 Florida 34207.

24 My daughter, Savannah, is a general manager
25 and we've been going since before that, and she

1 also lives on the property, and the company has
2 provided her a career that is beyond what I could
3 have expected for her at 26 years old.

4 I'm just so happy that she's there, and I
5 hope that nothing ever happens to it. And I'm in
6 full support of whatever's going on even though I
7 don't really understand all of the lingo but
8 support it. Thank you.

9 HEARING MASTER HATLEY: Thank you.

10 MR. AMOS: My name is Samuel Amos, and I'm
11 going to be residing at 2413 Clark Road.

12 I am in massive support of Bearss Groves. I
13 seen just how hard these people work and support
14 Barry and support this team like nothing else. I
15 would sit through a million hours of listening to
16 you-all just so I can say how much we support them.
17 Thank you.

18 HEARING MASTER HATLEY: Thank you. All
19 right. Thank you-all.

20 Is there anyone here or online who wishes to
21 speak in opposition to this application? I don't
22 hear anyone.

23 Development Services, anything further?

24 MR. GRADY: Nothing further.

25 HEARING MASTER HATLEY: Okay. Applicant,

1 anything further for Bearss Groves?

2 MS. ALBERT: You're making me thirsty.

3 Isabelle Albert for the record.

4 I actually do want to clarify. If you don't
5 mind putting up the slide for the proposal. It
6 just came to me when I'm seeing this and I meant to
7 just say it earlier and I'm sorry about that.

8 We are proposing -- on the site plan, we're
9 proposing a pedestrian access, which is located on
10 the north boundary line right there. But there's
11 actually an existing only on the east -- on the
12 west side of it that's closest to the residence
13 there.

14 There's an existing pedestrian access there.
15 The gate is open during the day for everyone to
16 come in. So we were wondering if we're just going
17 to move over that arrow to there. I was unaware
18 that they already had an access there, but we would
19 like to have, you know, recognized the existing
20 access -- pedestrian access.

21 HEARING MASTER HATLEY: Okay. And the
22 intent is for that existing access to remain?

23 MS. ALBERT: To remain, exactly. To remain.
24 Yes. Staff wanted to make sure because, you know,
25 there's going to be a crosswalk across -- wanted to

1 make sure that somebody on Bearss could come
2 inside. And since that's the growing area --
3 actually, the applicant just told me there's
4 actually one currently in use on the east side
5 where there's no growing area.

6 HEARING MASTER HATLEY: So are you proposing
7 then to remove that one on the -- that would be the
8 east side --

9 MS. ALBERT: Yes.

10 HEARING MASTER HATLEY: Keep the one on the
11 west side?

12 MS. ALBERT: Right. Just to recognize the
13 existing one on the west. We're just moving it
14 over from the east to the west, but there will be a
15 pedestrian access there.

16 HEARING MASTER HATLEY: Okay. Does
17 Development Services need to speak to that or
18 review that?

19 MR. GRADY: So the access, you're still
20 going to provide a pedestrian access, just be on
21 the west side.

22 MS. ALBERT: Correct. So this access was
23 proposed to make sure that there's pedestrians on
24 Bearss Avenue that could access the site. We put
25 one there in discussion with staff because it was

1 the closest one to the intersection, but the client
2 explained to me the access that's being -- there's
3 currently one pedestrian access on the west side of
4 the property that people are using.

5 So it's like can we just maintain that one.
6 So we're just going to relocate from the east side
7 to the west.

8 MR. GRADY: Conceptually, I don't have a
9 problem. I guess I'd ask Transportation Staff if
10 they have any particular issue with that but, I
11 mean, the intent is to provide access. So I'll ask
12 them, and this is the first we've heard of this,
13 so...

14 MS. ALBERT: Are they online?

15 MR. RATLIFF: Yes. Hello. For the record,
16 James Ratliff, Transportation Review section.

17 I was just looking down on street view and,
18 you know, trying to find the one that -- that she's
19 referencing. I don't really see anything except a
20 little chain-link that looks like there could
21 possibly be a little -- a little gate that's
22 immediately next to the stone pillar. Is that the
23 one that's --

24 MS. ALBERT: Yes. Right next there's like a
25 stone pillar and right next to it, there is a

1 chain-link gate there that they keep open during
2 the day.

3 MR. RATLIFF: Yeah. I guess, you know,
4 honestly, it's very difficult to evaluate this on
5 such short notice. I think that the problem -- the
6 concern that I have just looking at it right here
7 is that it looks like there could be potentially
8 grade issues here. It's certainly not paved
9 currently.

10 It doesn't -- you know, it doesn't meet
11 standards for an access today, and there's still
12 some issue that's open in terms of how the
13 pedestrian connectivity for the required sidewalk
14 along Lake Magdalene is going to be provided, and
15 there were options provided in the staff report to
16 address the various options that have been
17 discussed.

18 My concern with moving -- even if that
19 access could be improved to meet standards, I
20 think, you know, there's -- there's a question
21 about taking it all the way to the west whether
22 that makes it overly (unintelligible) in terms of
23 folks coming --

24 MS. ALBERT: Then we'll leave that one, but
25 we're also going to add another arrow to the

1 existing access point to the one that's being used.

2 MR. RATLIFF: And that would be fine. I
3 believe the zoning conditions provide that
4 pedestrian access can occur anywhere along the
5 subject property without modification to the PD.

6 MS. ALBERT: I didn't hear that. I'm sorry.

7 HEARING MASTER HATLEY: Mr. Ratliff, would
8 you repeat that, please.

9 MR. RATLIFF: Sure. I believe the proposed
10 conditions include a condition -- and let me just
11 verify that -- that that essentially says that
12 pedestrian access can occur anywhere along the PD
13 boundaries without having to have a zoning
14 modification.

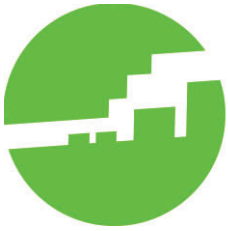
15 So you would be able to put additional
16 access points in. That's not the problem. It's
17 simply the --

18 MS. ALBERT: So just for the record, we're
19 going to add an arrow there? Okay. Thank you.

20 HEARING MASTER HATLEY: Okay. Thank you.
21 That closes the hearing on Rezoning-PD
22 22-0864.

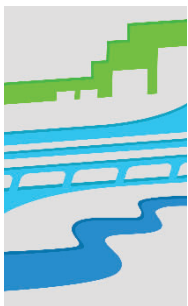
23 And that will conclude the Zoning Hearing
24 Master meeting this evening. Thank you.

25 (Hearing was concluded at 8:34 p.m.)



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: September 19, 2022	Petition: PD 22-0864
Report Prepared: September 7, 2022	14316 Lake Magdalene Boulevard At the southwest quadrant of the intersection of Bearss Avenue and Lake Magdalene Boulevard
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Residential-4 (4 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan:	Greater-Carrollwood Northdale Communities Plan
Requested Zoning:	Agricultural Single Family Conventional-1 (ASC-1) and Residential Single Family Conventional-9 (RSC-9) to a Planned Development (PD) to allow the continued use of a 5,000 square foot agricultural and produce stand, two additional agricultural structures totaling 2,600 square feet, and a single family residential dwelling unit on a 10,000 square feet lot.
Parcel Size (Approx.):	2.8 acres (121,968 square feet)
Street Functional Classification:	Bearss Avenue – Arterial Lake Magdalene Boulevard- Collector
Locational Criteria	Meets Commercial Locational Criteria
Evacuation Zone	None



Context

- The 2.8+/- acre subject site is located on the south side of Bearss Avenue, west of Lake Magdalene Boulevard. It is located in the Urban Service Area and is within the limits of the Greater Carrollwood Northdale Community Plan.
- The subject site's Future Land Use designation is Residential-4 (RES-4) on the Future Land Use Map. Typical uses of RES-4 include: Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element. The subject site is surrounded by RES-4 on all sides.
- The subject property is currently zoned Agricultural Single-Family Conventional-1(ASC-1) and Residential Single Family Conventional-9 (RSC-9). ASC-1 is also located to the north of the site. RSC-9 is located to the south and west of the site. Residential Single Family Conventional-4 (RSC-4) is located to the east, and northeast of the site. Residential Single-Family Conventional-6 (RSC-6) is located to the northwest of the site.
- The subject site is currently developed with the proposed agricultural uses which include a 5,000 square foot agricultural and produce stand, two additional agricultural structures totaling 2,600 square feet, and a single family residential dwelling units of 10, 000 square feet. Single family residential uses surround the site on the north, west and south sides. To the east are agricultural uses.
- The applicant is requesting to rezone the subject site from Agricultural Single Family Conventional-1 (ASC-1) and Residential Single Family Conventional-9 (RSC-9) to a Planned Development (PD) to allow the continued use of a 5,000 square foot agricultural and produce stand, two additional agricultural structures totaling 2,600 square feet, and a single family residential dwelling unit on a 10,000 square foot lot.

Compliance with Comprehensive Plan:

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

Future Land Use Element

Urban Service Area

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

Policy 1.2: Minimum Density

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

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

Policy 1.3: Within the USA and within land use categories permitting 4 du/ga or greater, new rezoning approvals for residential development of less than 75% of the allowable density of the land use category will be permitted only in cases where one or more of the following criteria are found to be met:

Development at a density of 75% of the category or greater would not be compatible (as defined in Policy 1.4) and would adversely impact with the existing development pattern within a 1,000 foot radius of the proposed development;

Infrastructure (Including but not limited to water, sewer, stormwater and transportation) is not planned or programmed to support development.

Development would have an adverse impact on environmental features on the site or adjacent to the property.

The site is located in the Coastal High Hazard Area.

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

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

Relationship to Land Development Regulations

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

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

Policy 9.2: Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the

federal government unless such requirements have been previously waived by those governmental bodies.

ENVIRONMENTAL CONSIDERATIONS

Objective 13: *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.*

Policy 13.3: Environmentally Sensitive Land Credit

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

Wetlands are considered to be the following:

Conservation and preservation areas as defined in the Conservation and Aquifer Recharge Element

Man-made water bodies as defined (including borrow pits).

If wetlands are less than 25% of the acreage of the site, density and intensity is calculated based on:

Entire project acreage multiplied by Maximum intensity/density for the Future Land Use Category

If wetlands are 25% or greater of the acreage of the site, density and intensity is calculated based on:

Upland acreage of the site multiplied by 1.25 = Acreage available to calculate density/intensity based on

That acreage is then multiplied by the Maximum Intensity/Density of the Future Land Use Category

Neighborhood/Community Development

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

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

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

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

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

Policy 16.10: 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.

COMMERCIAL-LOCATIONAL CRITERIA

Objective 22: To avoid strip commercial development, locational criteria for neighborhood serving commercial uses shall be implemented to scale new commercial development consistent with the character of the areas and to the availability of public facilities and the market.

Policy 22.1: The locational criteria for neighborhood serving non-residential uses in specified land uses categories will:

- provide a means of ensuring appropriate neighborhood serving commercial development without requiring that all neighborhood commercial sites be designated on the Future Land Use Map;
- establish a maximum square footage for each proposed neighborhood serving commercial intersection node to ensure that the scale of neighborhood serving commercial development defined as convenience, neighborhood, and general types of commercial uses, is generally consistent with surrounding residential character; and
- establish maximum frontages for neighborhood serving commercial uses at intersections ensuring that adequate access exists or can be provided.

Policy 22.2: The maximum amount of neighborhood-serving commercial uses permitted in an area shall be consistent with the locational criteria outlined in the table and diagram below. The table identifies the intersection nodes that may be considered for non-residential uses. The locational criteria is based on the land use category of the property and the classification of the intersection of roadways as shown on the adopted Highway Cost Affordable Long Range Transportation Plan. The maximums stated in the table/diagram may not always be achieved, subject to FAR limitations and short range roadway improvements as well as other factors such as land use compatibility and environmental features of the site.

In the review of development applications consideration shall also be given to the present and short-range configuration of the roadways involved. The five year transportation Capital Improvement Program, MPO Transportation Improvement Program or Long Range

Transportation Needs Plan shall be used as a guide to phase the development to coincide with the ultimate roadway size as shown on the adopted Long Range Transportation Plan.

AGRICULTURE-GENERAL CONSIDERATIONS

Objective 29: *In recognition of the importance of agriculture as an industry and valuable economic resource, Hillsborough County shall protect the economic viability of agricultural activities by recognizing and providing for its unique characteristics in land use planning and land development regulations.*

Policy 29.1: *Promote the development and maintenance of agriculture market centers to strengthen the agricultural economy, encouraging agricultural uses within and around such centers.*

Policy 29.6: *Agricultural and agricultural related uses shall be permitted in non-rural land use categories.*

Policy 29.8: *Hillsborough County shall continue to support programs such as the Agriculture Stewardship Program as a vehicle to encourage the economic viability of agriculture by recognizing and rewarding the benefits or services that agricultural land provides to the community.*

AGRICULTURE – RETENTION

Objective 30: *Recognizing that the continued existence of agricultural activities is beneficial, the county will develop, in coordination with appropriate entities, economic incentives to encourage and expand agricultural activities.*

Policy 30.2: *Permit the continuation, on-site intensification, and changing of commodities for agricultural uses in non-rural land use categories even as non-agricultural development is introduced around it, provided that the agricultural uses, or zoning for agricultural uses existed at the time of the adoption of the Plan. Additionally, permit the establishment of new agricultural uses in non-rural categories, in a manner conforming with development regulations.*

Community Design Component

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

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

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

Livable Communities Element: Greater-Carrollwood Northdale Communities Plan

2. Community Design/Culture

Maintain and enhance community pride by promoting the areas' history, culture and volunteerism while preserving each community's value and unique character. As the area redevelops it is important that the existing residential neighborhoods remain suburban in nature.

Goal 2: Reinforce community identity through maintenance and enhancement of the community's unique characteristics, assets and physical appearance.

Strategies:

- *Promote focal points and landmarks that reflect the uniqueness of the each neighborhood within community area.*
- *New development and redevelopment shall use compatibility design techniques to ensure the appearance (architectural style), mass and scale of development is integrated with the existing suburban nature of each neighborhood. (i.e. transitions, buffers etc).*

Goal 3: Support historic preservation efforts as a means of adding economic, social and educational value to our community.

Strategies:

- *Preserve our historic landmark site; the 1948 Hamner Fire Tower at W Fletcher Ave & N Boulevard.*
- *Build on our strengths such as our educational, cultural, recreational assets (e.g. tight knit communities with several outside walkways)*
- *Preserve and expand each neighborhood's culture and traditions (i.e. parades in old Carrollwood, Village Fest and the Northdale Family Fun Festival & Parade.)*
- *Ensure that each neighborhood's historic resources are protected, preserved and enhanced.*

Staff Analysis of Goals, Objectives and Policies:

The 2.8+/- acre subject site is located on the south side of Bearss Avenue, west of Lake Magdalene Boulevard. It is located in the Urban Service Area and is within the limits of the Greater Carrollwood Northdale Community Plan. The subject sites Future Land Use classification on the Future Land Use Map is Residential-4 (RES-4). The applicant is requesting to rezone the subject site from Agricultural Single Family Conventional-1 (ASC-1) and Residential Single Family Conventional-9 (RSC-9) to a Planned Development (PD) to allow the continued use of a 5,000 square foot agricultural and produce stand, two additional agricultural structures totaling 2,600 square feet, and one single family residential dwelling on a 10,000 square foot lot.

According to Appendix A of the Future Land Use Element (FLUE) the intent of the RES-4 Future Land Use Category is "to designate areas that are suitable for low density residential development. In addition, suburban scale neighborhood commercial, office, multi-purpose and mixed use projects serving the area may be permitted subject to the Goals, Objectives, and Policies of the Land Use Element and applicable development regulations and conforming to established locational criteria for specific land use." Agricultural uses in this category are permitted if they are consistent with the Agricultural Objective in the FLUE. RES-4 surrounds the subject site on all sides.

The proposed rezoning meets the intent of Objective 1 which requires that 80 percent of the growth of the county to be within the Urban Service Area and also states that

Hillsborough County will not impede agriculture in the Urban Service Area. Although the site is in the RES-4 Future Land Use Category, it is proposing an agricultural stand use with a single family residential dwelling use and does not meet minimum density as per Policy 1.2 of the FLUE. However, the site does meet the exception to minimum density in Policy 1.3 requirement as wetlands make up 21% of the subject site. The other proposed use on the site is also restricted to agricultural stand uses and related uses and the proposal meets the exception to minimum density required.

Policy 1.4 states that “Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.” This proposed rezoning was initiated to bring the existing use into compliance through a Planned Development zoning district and ensure for compatibility with the surrounding area through this site-planned controlled rezoning district. The proposed use is located in an area that is not internal to any existing residential subdivisions but rather is located at a central and accessible location to the surrounding community. The existing natural features of the site act as a natural buffer to the existing residential development to the west.

According to Objective 9 and Policy 9.2, all development proposals must meet or exceed all local, state and federal land development regulations. The proposed rezoning meets the intent of Objective 9 and Policy 9.2, as the applicant has met all requirements for the proposed agricultural stand use and the existing residential structure. The subject site also has an Agricultural Classification (Greenbelt) exemption as per Florida Statute 193.461 and is classified as Cropland. The purpose of the rezoning is in part to recognize that there are products that are brought in from local farms in Hillsborough County outside of the subject site to be sold at the stand. Hours of operation are from 7am to 7pm. At the time of filing this report, Transportation and Zoning final comments were not yet available in Optix and this Planning Commission staff finding did not take them into consideration for this analysis.

Objective 13 requires the protection of all natural and environmental features on site including wetlands. The applicant has shown on the site plan that wetlands are located to the south and southwest portion of the property. As wetlands make up less than 25% of the total acreage, the environmentally sensitive credit outlined in Policy 13.3 does not apply.

The proposed rezoning meets the intent of Objective 16 and its associated policies (16.2, 16.3, 16.10) as it is external to the existing residential subdivision to the west and the natural features of the site act as an appropriate buffer. The use also demonstrates an acceptable transition of uses by providing the agricultural stand use at a major intersection node. The subject site is also located at the intersection of Bearss Avenue and Lake Magdalene Boulevard and is accessible to the surrounding community. One vehicular access point off of Lake Magdalene Boulevard will be provided as well as pedestrian access from Bearss Avenue. The surrounding area is predominately low density single-family residential, and an agricultural stand that has a historic presence in this area does not present compatibility concerns to the surrounding existing residential development.

The subject site meets Commercial Locational Criteria as per Objective 22 and Policy 22.2 of the FLUE as 75% of the frontage of the site is within 900 feet of a qualifying intersection node at the intersection of Bearss Avenue (a 4 lane arterial) and Lake Magdalene

Boulevard (a 2 lane collector). The square footage cap for commercial uses in the RES-4 Future Land Use is 150,000 square feet. The proposed agricultural stand is limited to 5,000 square feet, which is well below the 150,000 square foot maximum allowed. The two additional agricultural structures that total 2,600 square feet on site do not count towards the FAR calculation as they are not enclosed commercial structures.

The proposed rezoning also meets the intent of the Agricultural Objectives 29 and 30 and their respective policies (Policies 29.1, 29.6, 29.9, 30.2) which recognize the importance of agricultural activity in the overall county with regards to economic importance and cultural heritage and especially recognizes agricultural activity in the non-rural land use categories such as RES-4.

The Community Design Component (CDC) in the FLUE provides policy direction about designing neighborhoods that are related to the predominant character of the area. Goal 12 and Objective 12-1 require new development to be designed in a compatible way to the surrounding area. The subject site is not a new development and has been part of the community for many years. The rezoning was initiated to bring the site into compliance with existing land development regulations and account for any compatibility issues that may arise and that the applicant has addressed.

The request is consistent with the Greater Carrollwood-Northdale Communities Plan Goal 2 that recognize unique focal points of its community. The subject site is considered a landmark that is much used by the surrounding community and can be considered one of the focal points of the Greater Carrollwood Northdale Community. The rezoning request is also consistent with Goal 3 of the community plan that speaks to the overall protection of historic and cultural resources within its boundaries, as well as unique neighborhood traditions. The subject site has a long and active history in the community and contributes to the overall sense of community tradition. The rezoning request is an attempt to preserve the use in a way that is compliant with land development regulations.

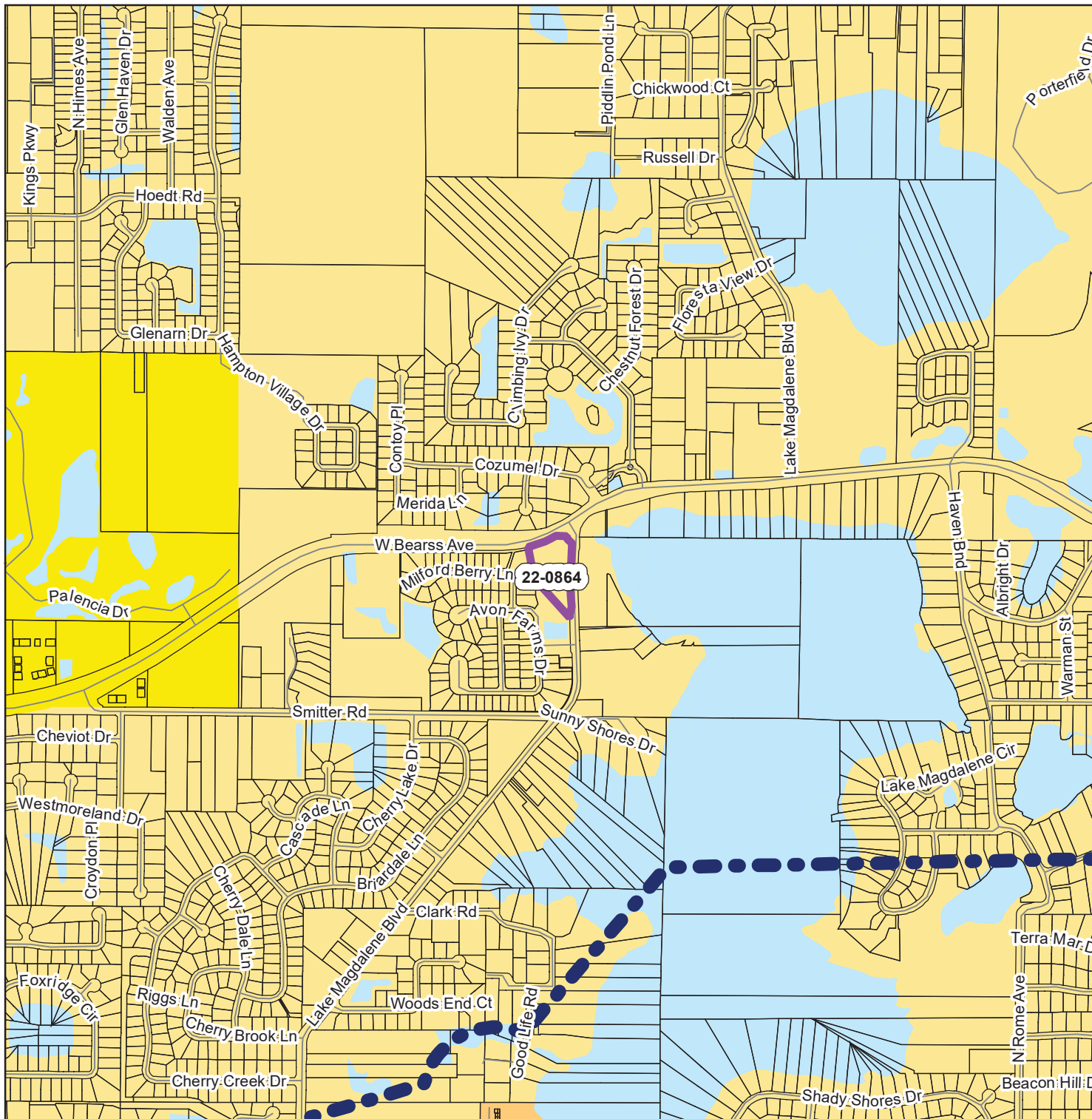
Overall, the proposed rezoning would allow for development that is consistent with the Goals, Objectives and Policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, and that is compatible with the existing and planned development pattern found in the surrounding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

Recommendation

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

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ PD 22-0864



Rezoning

<all other values>

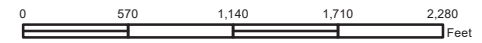
STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary

- Roads
- Parcels
- wam.NATURAL.LULC_Wet_Poly
- AGRICULTURAL/MINING-1/20 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- OC-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/QUASI-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser.
 REPRODUCTION: This sheet may not be reproduced in part or full for sale to anyone without specific approval of the Hillsborough County City-County Planning Commission.
 ACCURACY: It is intended that the accuracy of the base map comply with U.S. national map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, see the appropriate source.



Map Printed from Rezoning System: 5/18/2022

Author: Beverly F. Daniels

File: G:\RezoningSystem\MapProjects\H\CI\Greg_hcRezoning - Copy.mxd





**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**

Harry Cohen
Ken Hagan
Pat Kemp

Gwendolyn "Gwen" Myers
Kimberly Overman
Mariella Smith
Stacy R. White

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

INTERNAL AUDITOR

Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Bearss Grove

Zoning File: RZ-PD (22-0864) Modification: None

Atlas Page: None Submitted: 10/13/22

To Planner for Review: 10/13/22 Date Due: ASAP

Contact Person: Isabelle Albert, AICP, Halff Associates, Inc. Phone: 813-331-0976/ ialbert@halff.com

Right-Of-Way or Land Required for Dedication: Yes No

The Development Services Department HAS NO OBJECTION to this General Site Plan.

The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:

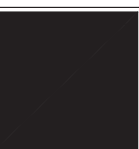
Reviewed by: Michelle Heinrich Date: 10/14/22

Date Agent/Owner notified of Disapproval: _____

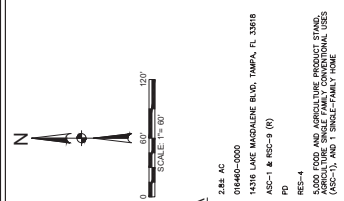
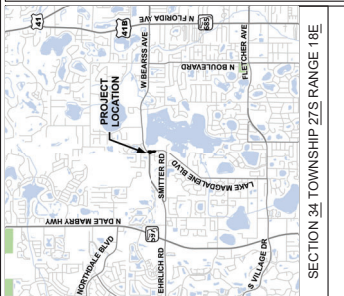
BEARSS GROVE
HILLSBOROUGH COUNTY, FLORIDA
LAWRANCE PROPERTIES LLC
Project Name
Proposed For

HALF
1000 N. ASHLEY DRIVE, SUITE 900
TAMPA, FLORIDA USA 33602
Phone 813.620.4500 Fax 813.620.4880
FL CA 33388 FL LC 26000645

Division	No.	Drawn	Description



ZONING PLAN
Sheet 106
T-107
DATE: 09/15/23
DRAWN: JMM
CHECKED: JMM
DATE: 09/15/23



PD SITE DATA
2.86 AC
01460-000
MAYN LANE MAGDALENE BLVD, TAMPA, FL 33616
PROPERTY ADDRESS
EXISTING ZONING: A5C-1 & RS-9 (R)
PROPOSED ZONING: PD
EXISTING LAND USE: RES-4
EXISTING LAND USE:
PROPOSED LAND USE:

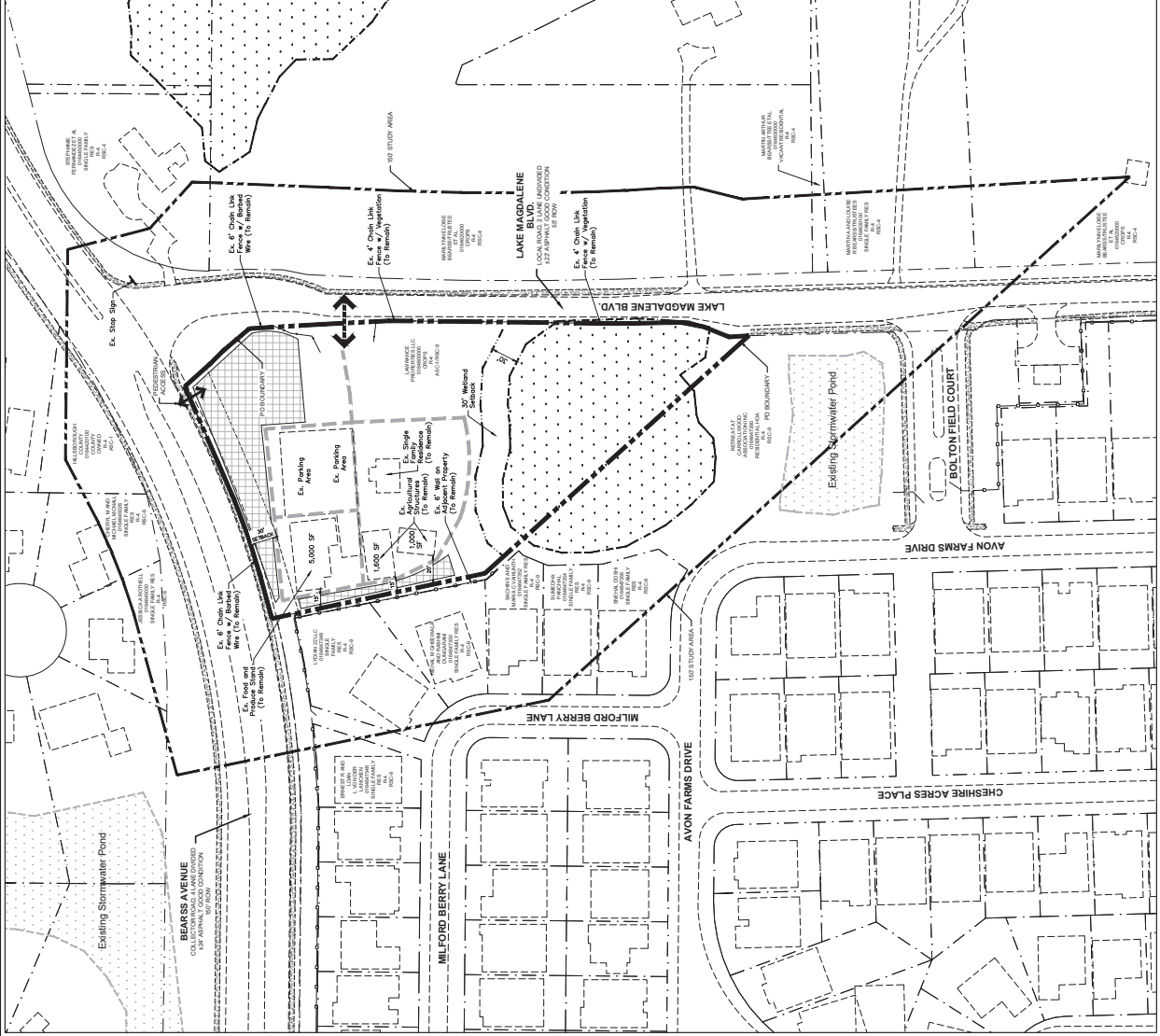
DEVELOPMENT STANDARDS
DUAL AND AGRICULTURAL PRODUCT STAND AND AGRICULTURAL STRUCTURES
BUILDING HEIGHT: 30' MAXIMUM
MAXIMUM NUMBER OF STORIES: 3
SIDE YARD SETBACK: 15' MIN
REAR YARD SETBACK: 50' MIN
FRONT YARD SETBACK: 20' MIN
FRONT YARD SETBACK: 20' MIN
REAR YARD SETBACK: 50' MIN

SITE NOTES

- THE PROPOSED AREAS WITHIN THE GREATER CARROLLWOOD NORTHEAST COUNTY OF HILLSBOROUGH COUNTY.
- POTABLE WATER BY HILLSBOROUGH COUNTY.
- SITE IS SERVED ON SEPTIC.
- SOLID WASTE BY HILLSBOROUGH COUNTY.
- ALL FLOOD NUMBERS ARE SHOWN ON THE PLANS FOR THIS PROJECT AND WITHIN 150 LINEAR FEET OF THE PROJECT BOUNDARY.
- EXISTING STRUCTURES ARE SHOWN WITHIN 150 LINEAR FEET OF THE PROJECT BOUNDARY.
- THE PROJECT AND ADJACENT PROPERTIES WITHIN 150 LINEAR FEET DO NOT CONTAIN DESIGNATED HISTORICAL LANDMARKS OR ARCHEOLOGICAL SITES.
- ZONING AND COMPREHENSIVE PLAN DESIGNATIONS FOR ALL PROPERTIES WITHIN 150 LINEAR FEET OF THE PROJECT ARE SHOWN ON THIS PLAN.
- PLATTED LOTS WITHIN 100' OF THE SITE AS SHOWN.
- THE CURRENT LAND USE FOR ALL PROPERTIES WITHIN 150 LINEAR FEET OF THE PROJECT ARE SHOWN ON THIS PLAN.
- EXISTING AND/OR PROPOSED DRIVEWAYS AND CURB CUT LOCATIONS ARE SHOWN ON THIS PLAN.
- SCREENINGS ON ALL PROPOSED DRIVEWAYS, TRAVELWAYS AND WITHIN 150 FEET OF THE SITE ARE SHOWN. THERE ARE NO BIKEWAYS, TYPES OF TRAFFIC CONTROL DEVICES, OR TRANSIT STOPS WITHIN 150 FEET OF THE SITE.
- PROPOSED INTERNAL ROADS ARE SHOWN AS APPROXIMATE AND NOT SUBJECT TO CHANGE DURING PERMITTING.
- ALL UTILITIES ARE SHOWN AS APPROXIMATE AND NOT SUBJECT TO CHANGE DURING PERMITTING.
- THE GROSS AREAS OF NATURAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS WITHIN THE PROJECT IS 56.60 ACRES.
- BUFFERING AND SCREENING IS NOT PROPOSED.
- THE PROJECT IS LOCATED ON A SCENIC CORRIDOR BUT EXEMPT FROM SECTION 6.08.033.
- THE PROJECT IS NOT LOCATED WITHIN THE CHINA, WELLSFIELD RESOURCES PROTECTION AREA, POTABLE WATER WELLSFIELD PROTECTION AREA, OR WITHIN THE SURFACE WATER RESOURCES PROTECTION AREA.
- THERE ARE NO HISTORIC LANDMARKS OR ARCHEOLOGICAL SITES OR STRUCTURES WITHIN 150 FEET OF PROJECT BOUNDARIES.
- THE PROJECT IS NOT LOCATED WITHIN A HISTORIC DISTRICT OR WITHIN A HISTORIC PRESERVATION AREA.
- COMMISSION APPROVAL OF A PLAN IS NECESSARY FOR THE DEVELOPMENT AS PROPOSED WILL BE CONSIDERED NOT TO BE A USE OF THE LAND THAT HAS A SIGNIFICANT IMPACT TO NEIGHBORS, AND DOES NOT GRANT ANY IMPLIED OR REVERSED RIGHT TO ENVIRONMENTAL APPROVAL.

LEGAL DESCRIPTION

SECTION 34, TOWNSHIP 27 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA, AND BEARSS GROVE AUTOMATICALLY ZONED AS PD (PD 2006-0000-0001) FROM LAKESIDE 2006-0000-0001





AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 9/10/2022

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: GCN/ Northwest

PETITION NO: RZ 22-0864

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

CONDITIONS OF APPROVAL

1. The project shall be restricted to one (1) vehicular access connection to Lake Magdalene Blvd. All other existing access connections shall be closed and sodded.
2. The developer shall construct one (1) pedestrian access connection to Bearss Ave. as generally shown on the PD site plan. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
3. Pursuant to the County Engineer's de minimis criteria, and because Lake Magdalene Blvd. meets minimum life safety standards, the project shall not be required to make substandard road improvements to Lake Magdalene Blvd.
4. Notwithstanding anything shown on the PD site plan to the contrary:
 - A. The developer shall construct internal sidewalks as required pursuant to the LDC; and,
 - B. With respect to external sidewalks:
 - I. The developer shall construct a mid-block crossing of Lake Magdalene Blvd. in the vicinity of Bolton Field Ct. Such crossing must be approved by the Public Works Department, who may require the developer to perform warrant studies, and if found to be approvable, require the developer to install Rapid Rotating Flashing Beacons (RRFBs) or other signage or signalization as may be required to safely facilitate the crossing. In the event such crossing is not warranted, cannot be safely provided, or Public Works otherwise declines to approve such facility, the developer shall proceed to select Option 4.B.ii., below, or Option 4.B.iii., below.; or,
 - II. The developer shall construct a minimum 5-foot wide sidewalk along the project's Lake Magdalene Blvd. frontage, (to connect with the existing sidewalk terminus immediately south of the site); or,

III. The developer may attempt to obtain a Section 11.04 LDC variance from the requirement to construct the sidewalk. In the event such variance is not granted, the developer shall construct the sidewalk pursuant to Section 4.B.ii., above.

5. The project shall comply with Section 6.11.09 requirements. Notwithstanding anything therein the contrary, the developer shall be required to pave required disabled parking spaces in accordance with Transportation Technical Manual (TTM) standards and ADA requirements.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 2.8 ac. parcel from Agricultural Single-Family Conventional – 1 (ASC-1) and Residential Single-Family Conventional – 9 (RSC-9) to Planned Development (PD). The applicant is seeking entitlements to permit the 1 existing single-family dwelling and agricultural stand to remain on stie.

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a letter indicating the project would generate fewer than 50 peak hour trips and, as such, no transportation analysis was required to process this rezoning. Utilizing data from this letter and the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition, and based upon a generalized worst-case scenario, staff has prepared a comparison of the trip generation potential at project buildout under the existing and proposed zoning designations.

Existing Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak hour Trips	
		AM	PM
RSC-9, 7 Single Family Detached Dwelling Units (ITE LUC 210)	66	5	7
ASC-1, Agricultural Stand (Applicant’s Analysis)	70 (est.)	7	1
Subtotal:	136	12	8

Proposed Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 1 Single Family Detached Dwelling Units (ITE LUC 210)	9	1	1
PD, Agricultural Stand (Applicant’s Analysis)	70 (est.)	7	1
Subtotal:	79	8	2

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(-) 57	(-) 4	(-) 6

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Lake Magdalene Blvd. is a 2-lane, undivided, publicly maintained, substandard, collector roadway characterized by +/- 11-foot wide lanes in average condition. Along the project’s frontage, the roadway lies within a variable width right-of-way (between +/- 50 and +/- 93 feet in width). There are +/- 5-foot wide sidewalks along portions of the east and west side of Lake Magdalene Blvd. in the vicinity of the proposed project. There are no bicycle facilities (or paved shoulders) along Lake Magdalene Blvd. in the vicinity of the proposed project.

Although Lake Magdalene Blvd. is substandard, by policy of the County Engineer projects generating fewer than 10 peak hour trips in total are generally exempt from the Section 6.04.03.L. LDC requirement whereby a project taking access to a substandard road must improve the road between the project access and nearest standard roadway, provided the roadway being accessed meets minimum life safety standards (i.e. 15 feet of pavement within a 20-foot wide clear area). Lake Magdalene Blvd. meets these minimum standards and staff has no concerns regarding the ability of emergency vehicles to access the site. As such, no substandard road improvements shall be required.

SITE ACCESS AND PEDESTRIAN CONNECTIVITY

Vehicular access to site is being served by three (3) driveway connections, one of which is a divided connection (i.e. there are a total of four connections to the site. The applicant is proposing a single driveway to serve the site, and will be required to close all other existing vehicular connections and sod the areas.

Pedestrian access is being proposed to Bearss Ave. The developer met with staff to discuss the applicant’s desire not to construct a sidewalk along the entirety of the project frontage as required pursuant to Section 6.03.02 of the LDC. The applicant indicated they believe it may be impossible to construct the sidewalk or there are wetlands which will be impacted, but did not have a survey or any other detailed information to support their belief. Staff discussed possible alternatives which could potentially satisfy the intent of the LDC, which included a mid-block crossing of Lake Magdalene Ave. such that pedestrians walking to the stand from the residential projects to the south of the project (or other pedestrians transiting through the area) would have a safe route. No further information was received by the applicant. As such, staff has included a variety of the options discussed in the zoning condition, and the applicant will need to comply with one of those three options (i.e. construct a sidewalk along the project frontage, construct a pedestrian crossing to get pedestrians safely across the street to an existing facility which leads to their proposed Bearss Ave. connection, or attempt obtain a Section 11.04 variance from the LUHO.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Lake Magdalene Blvd.	Fletcher Ave.	Bearss Ave.	D	C

Source: Hillsborough County 2020 Level of Service Report.

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Lake Magdalene Blvd.	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	136	12	8
Proposed	79	8	2
Difference (+/-)	(-) 57	(-) 4	(-) 6

*Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Pedestrian	None	Meets LDC
South		None	None	Meets LDC
East	X	Vehicular & Possibly Pedestrian	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes: Although Lake Magdalene Blvd. is a substandard roadway, a Section 6.04.02.B. Administrative Variance was not needed since the project meets the County Engineer's de minimis criteria and the roadway meets minimum life safety standards.		

Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

COMMISSION

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 Sterlin Woodard, P.E. WETLANDS DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 7/25/2022 PETITION NO.: 22-0864 EPC REVIEWER: Chris Stiens CONTACT INFORMATION: (813) 627-2600 X1225 EMAIL: stiensc@epchc.org	COMMENT DATE: 6/10/2022 PROPERTY ADDRESS: 14316 Lake Magdalene Blvd, Tampa FOLIO #: 016460.0000 STR: 34-27S-18E
REQUESTED ZONING: ASC-1 & RES-9 to PD	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	6/9/2022
WETLAND LINE VALIDITY	expired
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetlands south side of the property
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> 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 	

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Environmental Protection Commission - Roger P. Stewart Center
 3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org

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.

- Chapter 1-11, prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

cs /cs

ec: ialbert@halff.com

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

PETITION NO.: PD22-0864 REVIEWED BY: Randy Rochelle DATE: 6/13/2022

FOLIO NO.: 16460.0000

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 20 inch water main exists (adjacent to the site), (approximately 85 feet from the site) and is located within the north Right-of-Way of W. Bearss Avenue. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- 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 4 inch wastewater force main exists (adjacent to the site), (approximately 105 feet from the site) and is located west of the subject property within the south Right-of-Way of W. Bearss Avenue. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems.



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: 06/01/2022

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Barry Lawrance

PETITION NO: 22-0864

LOCATION: 14316 Lake Magdalene Blvd

FOLIO NO: 16460.0000

Estimated Fees:

No additional impact fees at this time

Project Summary/Description:

Urban Mobility, Northeast Park, Northwest Fire - seeking permission to keep what already exists on site due to zoning changes/land sales

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 31 May 2022

REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management

APPLICANT: Isabelle Albert

PETITION NO: RZ-PD 22-0864

LOCATION: Not listed

FOLIO NO: 16460.0000

SEC: _____ TWN: _____ RNG: _____

- This agency has no comments.

- This agency has no objection.

- This agency has no objection, subject to listed or attached conditions.

- This agency objects, based on the listed or attached conditions.

COMMENTS: _____.



VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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ZONE HEARING MASTER)
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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
Land Use Hearing Master

DATE: Monday, September 19, 2022

TIME: Commencing at 6:00 p.m.
Concluding at 8:34 p.m.

PLACE: Robert W. Saunders, Sr. Public
Library
Ada T. Payne Community Room
1505 N. Nebraska Avenue
Tampa, Florida 33602

Reported via Cisco Webex Videoconference by:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 130
Clearwater, FL 33762
(800) 337-7740

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARINGS
September 19, 2022
ZONING HEARING MASTER: PAMELA JO HATLEY

D6:
Application Number: RZ-PD 22-0864
Applicant: Barry Lawrance
Location: 14316 Lake Magdalene Blvd.
Folio Number: 016460.0000
Acreage: 2.8 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: RSC-9 (R), ASC-1
Request: Rezone to Planned Development

1 MR. GRADY: The final item, then, is agenda
2 item D-6. It's Rezoning-PD 22-0864. The applicant
3 is Barry Lawrance. The request is to rezone from
4 RSC-9 with Restrictions to ASC-1 to Planned
5 Development.

6 Michelle Heinrich will provide staff
7 presentation after -- recommendation after
8 presentation by the applicant.

9 MR. MOLLOY: Good evening. William Molloy,
10 325 South Boulevard.

11 I will be very brief with my remarks. I
12 didn't have a lot of utility to add to this
13 situation. Ms. Albert was actually the principal
14 planner on this one.

15 I just want to say this is not a new project
16 for your consideration. Rather, it's a
17 long-standing beloved community use, an
18 agricultural fruit stand, which unfortunately found
19 itself on the wrong end of some Code Enforcement
20 action recently.

21 We don't need to go through the hows and
22 whys. I assure you of the back story of how we got
23 here is very colorful, but it's not helpful at all.
24 With that, I'm going to allow our professional
25 planner explain where we may have been deficient on

1 the project and everything we've done to bring it
2 up to compliance. Thank you.

3 HEARING MASTER HATLEY: Thank you,
4 Mr. Molloy. Be sure and sign in.

5 MS. ALBERT: Thank you. Good evening.
6 Isabelle Albert with Half Associates, 1000 North
7 Ashley Drive, Suite 100. I have a presentation for
8 you.

9 Yes. So as you know, this is for Planned
10 Development Application 22-0864, also very well
11 known as Bearss Grove on Bearss Avenue. Next,
12 please.

13 So what we have for you is this is the
14 location. It's located at the southwest corner of
15 Bearss and Lake Magdalene. It is zoned ASC-1 and
16 RSC-9. A portion of it, half of the wetland is
17 actually RSC-9, and it's in the Future Land Use of
18 Residential-4 and all around the area is also
19 Residential-4. It's Greater Carrollwood Northdale
20 Community Plan, as well as in the Urban Service
21 Area. And it also has currently a greenbelt
22 exception. Next, please.

23 So I think it's important to talk about the
24 history. This is not a new use. It's been there
25 for a very long time. In fact, on their banner

1 it's been there for over a century. The stand as
2 you see in the upper corner, this is an aerial that
3 was taken from 1989, but it's been there longer
4 than that.

5 But you can see the stand's been there; the
6 grove's been there. The residence was there as
7 well as I put the residence on the east side of
8 Lake Magdalene. That's the Bearss family that are
9 still there currently today.

10 And what happened now in 2010, they sold a
11 portion of their land west of their subject site,
12 which you'll see on the south side where they
13 started developing and -- but the stand in the
14 residence are still there and the agricultural use
15 is still there.

16 And then in 2012, the applicant today has
17 taken over the business and has continued running
18 it as it has been for a long time. This site is
19 known and considered as a landmark of the
20 community -- in the community and the focal point
21 of the community. Next, please.

22 So the proposal is nothing new. It's
23 basically just asking to maintain what's been
24 existing. There's the ag stint there. They're
25 also -- if you look at the checkered area, that's

1 the harvest area. They grow vegetables and fruits.

2 And part of the application, though, we are
3 asking for a reduction in the buffer area on the
4 west side, and that is simply because of the way, I
5 guess, the land would be subdivided, but those
6 buildings have always been there and we want to
7 maintain that.

8 But, you know, when they did the residential
9 development, they did put up a 6-foot wall, as we
10 can see right there, the lower right-hand corner.
11 And it kind of beats the intent of the Code. Next,
12 please.

13 We do have recommendation from all reviewing
14 agencies. The Development Services staff found the
15 recommendation -- the application approvable, and
16 the Planning Commission found it consistent with
17 the Comprehensive Plan, as well as the community
18 plan of Carrollwood.

19 I'm here if you have any questions. With
20 us, we also have Michael Yates who has generously
21 helped us with this process, and I'm here if you
22 have any questions.

23 HEARING MASTER HATLEY: All right. Thank
24 you. I have no questions for you right now.

25 MS. ALBERT: Thank you.

1 HEARING MASTER HATLEY: All right.

2 Development Services -- Development Services,
3 please.

4 MS. HEINRICH: Good evening. Michelle
5 Heinrich, Development Services.

6 As you heard, this is a rezoning request for
7 property zoned ASC-1 and RSC-9 to PD to allow for
8 an agricultural stand, single-family home, and
9 fruit and vegetable harvesting areas.

10 A rezoning is necessary due to a portion of
11 the site being zoned RSC-9, which the applicant
12 showed you in her presentation, and the need for a
13 PD variation.

14 The site is approximately 2.8 acres in size
15 and located at the southwest corner of Lake
16 Magdalene Boulevard and Bearss Avenue. The
17 applicants wish to continue the uses already
18 occurring on the property under the current layout.

19 The current layout requires a PD variation
20 to the western buffer and screening, which per the
21 LDC requires a 20-foot-wide buffer and Type B
22 screening.

23 The applicant's proposed a 15-foot buffer to
24 recognize the existing structure setbacks, and no
25 screening on their property due to the presence of

1 the 6-foot-high wall encompassing the adjacent
2 neighborhood.

3 Proposed conditions are in line with the
4 LDC's agricultural stand conditional use standards
5 with the exception of the aforementioned buffering
6 and screening PD variation, and I would also note
7 that the applicants are proposing more restricted
8 hours of operation, which is 7:00 a.m. to 7:00 p.m.

9 The request has been found consistent by the
10 Planning Commission staff and no agency objections
11 were received. We, therefore, recommend approval
12 subject to proposed conditions, and I'm available
13 if you have any questions.

14 HEARING MASTER HATLEY: All right. Thank
15 you.

16 Planning Commission.

17 MS. MASSEY: This is Jillian Massey with
18 Planning Commission staff.

19 The subject site is located in the
20 Residential-4 Future Land Use Classification. It's
21 in the Urban Service Area and within the limits of
22 the Greater Carrollwood Northdale Community Plan.

23 Agricultural uses in this category are
24 permitted if they're consistent with the
25 agricultural objective in the Future Land Use

1 Element. Residential-4 surrounds the subject site
2 on all sides.

3 Although the site is in the Residential-4
4 Future Land Use Category, it is proposing an
5 agricultural stand use with a single-family
6 residential dwelling use and does not meet the
7 minimum density as per Policy 1.2 of the Future
8 Land Use Element.

9 However, the site does meet the exception to
10 minimum density and Policy 1.3 as the wetlands make
11 up 21 percent of the site. The other proposed use
12 on the site is also restricted to agricultural
13 standard uses and related uses, and the proposal
14 meets the exception to the minimum density
15 required.

16 The proposed rezoning meets the intent of
17 Objective 9 and Policy 9.2 as the applicant has met
18 all requirements for the proposed agricultural
19 stand use and existing residential structure.

20 The rezoning meets the intent of
21 Objective 16 and its associated policies as it
22 is -- as it is external to the existing residential
23 subdivision to the west and the natural features of
24 the site act as an appropriate buffer.

25 The use also demonstrates an acceptable

1 transition of uses by providing the agricultural
2 stand use at a major intersection node. The
3 subject -- the surrounding area is predominantly
4 low density single-family residential and an
5 agricultural stand that has a historic presence in
6 the area does not present compatibility concerns
7 due to the surrounding existing residential
8 development.

9 The subject site meets the commercial
10 locational criteria as per Objective 22 and
11 Policy 22.2 of the Future Land Use Element as
12 75 percent of the frontage of the site is within
13 900 feet of the qualifying intersection node of the
14 intersection of Bearss Avenue and Lake Magdalene
15 Boulevard.

16 The proposed rezoning also meets the intent
17 of Agricultural Objectives 29 and 30 and their
18 respective policies which recognize the importance
19 of the agricultural activity in the overall county
20 with regards to economic importance and cultural
21 heritage and especially recognizes agricultural
22 activity in the nonrural land use category such as
23 Residential-4.

24 The request is consistent with the Greater
25 Carrollwood Northdale Community Plan Goal 2 that

1 recognized unique focal points of the community.
2 The subject site is considered a landmark that is
3 much used by the surrounding community and can be
4 considered one of those focal points of the Greater
5 Carrollwood Northdale Community.

6 Based upon these considerations, Planning
7 Commission staff finds the proposed Planned
8 Development consistent with the Future of
9 Hillsborough Comprehensive Plan for unincorporated
10 Hillsborough County subject to the conditions
11 proposed by the Development Services Department.
12 Thank you.

13 HEARING MASTER HATLEY: Thank you.

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

16 MR. MOLLOY: We have a group of folks here
17 and I think in the interest of time we're just
18 going to have them come up, say their name, and
19 their support.

20 HEARING MASTER HATLEY: All right. Thank
21 you. Please come forward.

22 MS. BEARSS: My name is Marilyn Bearss as in
23 Bearss Road, Bearss Groves. I do support this.
24 It -- it was in my family for several years --

25 MR. GRADY: Ma'am, ma'am, could you give

1 your address for the record?

2 MS. BEARSS: 14215 Lake Magdalene Boulevard.

3 MR. GRADY: Thank you.

4 MS. BEARSS: Thank you.

5 MR. MURPHREE: Good evening. My name is
6 Suzette Murphree and I reside at 1380 -- 13805
7 Cherry Creek Drive, Tampa, Florida, ZIP code 33618.

8 And I am in support of Bearss Grove fruit
9 stand. It's a wonderful asset to our area. We'd
10 like to see that for all future generations there.

11 HEARING MASTER HATLEY: Thank you.

12 MR. MURPHREE: Thank you.

13 MR. BRAGG: Hi. My name is Jarrad Bragg,
14 801 East Chapman Road. I'm an employee at Bearss
15 Groves, and I've been there for about eight years
16 now. And I just don't want to see it go anywhere,
17 and I think that the community fully supports that.
18 Thank you.

19 HEARING MASTER HATLEY: Thank you.

20 MS. GROOMS: Hi. My name's Savannah Grooms.
21 I live at 14225 Lake Magdalene Boulevard.

22 I'm the manager at Bearss Groves. I've been
23 doing it for about five years now. We're a small
24 town place. There's only eight of us. We really
25 feel like we're an asset to the community, and

1 we're just doing our best out there. So thank you.

2 HEARING MASTER HATLEY: Thank you.

3 MR. HAMILTON: Hello. My name is Hope
4 Hamilton. I live at 2413 Clark Road.

5 I've been at Bearss Groves for about three
6 years now, and I've been going through since before
7 I can even remember. And it's a very special
8 places to everybody in the whole community, and it
9 really is a staple. So we don't want that to
10 change at all anytime soon at all, so thank you.

11 HEARING MASTER HATLEY: Thank you.

12 MR. LAWRENCE: My name is Barry Lawrence,
13 116 Crenshaw Lake Road. I am the owner of Bearss
14 Groves and the Bearss property.

15 I started working there when I was 13. I'm
16 42. I've been there my entire life, and the past
17 four years has been a very stressful. So I really
18 appreciate your help with this and please look
19 forward to the zoning going through. Thank you.

20 HEARING MASTER HATLEY: Thank you.

21 MS. ALBERT: Hi. My name is Andrea Albert.
22 I live at 4510 3rd Street Circle West, Bradenton,
23 Florida 34207.

24 My daughter, Savannah, is a general manager
25 and we've been going since before that, and she

1 also lives on the property, and the company has
2 provided her a career that is beyond what I could
3 have expected for her at 26 years old.

4 I'm just so happy that she's there, and I
5 hope that nothing ever happens to it. And I'm in
6 full support of whatever's going on even though I
7 don't really understand all of the lingo but
8 support it. Thank you.

9 HEARING MASTER HATLEY: Thank you.

10 MR. AMOS: My name is Samuel Amos, and I'm
11 going to be residing at 2413 Clark Road.

12 I am in massive support of Bearss Groves. I
13 seen just how hard these people work and support
14 Barry and support this team like nothing else. I
15 would sit through a million hours of listening to
16 you-all just so I can say how much we support them.
17 Thank you.

18 HEARING MASTER HATLEY: Thank you. All
19 right. Thank you-all.

20 Is there anyone here or online who wishes to
21 speak in opposition to this application? I don't
22 hear anyone.

23 Development Services, anything further?

24 MR. GRADY: Nothing further.

25 HEARING MASTER HATLEY: Okay. Applicant,

1 anything further for Bearss Groves?

2 MS. ALBERT: You're making me thirsty.

3 Isabelle Albert for the record.

4 I actually do want to clarify. If you don't
5 mind putting up the slide for the proposal. It
6 just came to me when I'm seeing this and I meant to
7 just say it earlier and I'm sorry about that.

8 We are proposing -- on the site plan, we're
9 proposing a pedestrian access, which is located on
10 the north boundary line right there. But there's
11 actually an existing only on the east -- on the
12 west side of it that's closest to the residence
13 there.

14 There's an existing pedestrian access there.
15 The gate is open during the day for everyone to
16 come in. So we were wondering if we're just going
17 to move over that arrow to there. I was unaware
18 that they already had an access there, but we would
19 like to have, you know, recognized the existing
20 access -- pedestrian access.

21 HEARING MASTER HATLEY: Okay. And the
22 intent is for that existing access to remain?

23 MS. ALBERT: To remain, exactly. To remain.
24 Yes. Staff wanted to make sure because, you know,
25 there's going to be a crosswalk across -- wanted to

1 make sure that somebody on Bearss could come
2 inside. And since that's the growing area --
3 actually, the applicant just told me there's
4 actually one currently in use on the east side
5 where there's no growing area.

6 HEARING MASTER HATLEY: So are you proposing
7 then to remove that one on the -- that would be the
8 east side --

9 MS. ALBERT: Yes.

10 HEARING MASTER HATLEY: Keep the one on the
11 west side?

12 MS. ALBERT: Right. Just to recognize the
13 existing one on the west. We're just moving it
14 over from the east to the west, but there will be a
15 pedestrian access there.

16 HEARING MASTER HATLEY: Okay. Does
17 Development Services need to speak to that or
18 review that?

19 MR. GRADY: So the access, you're still
20 going to provide a pedestrian access, just be on
21 the west side.

22 MS. ALBERT: Correct. So this access was
23 proposed to make sure that there's pedestrians on
24 Bearss Avenue that could access the site. We put
25 one there in discussion with staff because it was

1 the closest one to the intersection, but the client
2 explained to me the access that's being -- there's
3 currently one pedestrian access on the west side of
4 the property that people are using.

5 So it's like can we just maintain that one.
6 So we're just going to relocate from the east side
7 to the west.

8 MR. GRADY: Conceptually, I don't have a
9 problem. I guess I'd ask Transportation Staff if
10 they have any particular issue with that but, I
11 mean, the intent is to provide access. So I'll ask
12 them, and this is the first we've heard of this,
13 so...

14 MS. ALBERT: Are they online?

15 MR. RATLIFF: Yes. Hello. For the record,
16 James Ratliff, Transportation Review section.

17 I was just looking down on street view and,
18 you know, trying to find the one that -- that she's
19 referencing. I don't really see anything except a
20 little chain-link that looks like there could
21 possibly be a little -- a little gate that's
22 immediately next to the stone pillar. Is that the
23 one that's --

24 MS. ALBERT: Yes. Right next there's like a
25 stone pillar and right next to it, there is a

1 chain-link gate there that they keep open during
2 the day.

3 MR. RATLIFF: Yeah. I guess, you know,
4 honestly, it's very difficult to evaluate this on
5 such short notice. I think that the problem -- the
6 concern that I have just looking at it right here
7 is that it looks like there could be potentially
8 grade issues here. It's certainly not paved
9 currently.

10 It doesn't -- you know, it doesn't meet
11 standards for an access today, and there's still
12 some issue that's open in terms of how the
13 pedestrian connectivity for the required sidewalk
14 along Lake Magdalene is going to be provided, and
15 there were options provided in the staff report to
16 address the various options that have been
17 discussed.

18 My concern with moving -- even if that
19 access could be improved to meet standards, I
20 think, you know, there's -- there's a question
21 about taking it all the way to the west whether
22 that makes it overly (unintelligible) in terms of
23 folks coming --

24 MS. ALBERT: Then we'll leave that one, but
25 we're also going to add another arrow to the

1 existing access point to the one that's being used.

2 MR. RATLIFF: And that would be fine. I
3 believe the zoning conditions provide that
4 pedestrian access can occur anywhere along the
5 subject property without modification to the PD.

6 MS. ALBERT: I didn't hear that. I'm sorry.

7 HEARING MASTER HATLEY: Mr. Ratliff, would
8 you repeat that, please.

9 MR. RATLIFF: Sure. I believe the proposed
10 conditions include a condition -- and let me just
11 verify that -- that that essentially says that
12 pedestrian access can occur anywhere along the PD
13 boundaries without having to have a zoning
14 modification.

15 So you would be able to put additional
16 access points in. That's not the problem. It's
17 simply the --

18 MS. ALBERT: So just for the record, we're
19 going to add an arrow there? Okay. Thank you.

20 HEARING MASTER HATLEY: Okay. Thank you.
21 That closes the hearing on Rezoning-PD
22 22-0864.

23 And that will conclude the Zoning Hearing
24 Master meeting this evening. Thank you.

25 (Hearing was concluded at 8:34 p.m.)

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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-----X
)
IN RE: )
)
ZONE HEARING MASTER )
HEARINGS )
)
-----X

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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH
Land Use Hearing Master

DATE: Monday, August 15, 2022

TIME: Commencing at 6:00 p.m.
Concluding at 10:09 p.m.

PLACE: Robert W. Saunders, Sr. Public
Library
Ada T. Payne Community Room
1505 N. Nebraska Avenue
Tampa, Florida 33602

Reported via Cisco Webex Videoconference by:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 130
Clearwater, FL 33762
(800) 337-7740

1 Hearing.

2 Item A-12, Major Mod Application 22-0686.

3 This application is being continued by the
4 applicant to the September 19, 2022, Zoning Hearing
5 Master Hearing.

6 Item A-13, Rezoning-PD 22-0692. This
7 application is being continued by the applicant to
8 the September 19, 2022, Zoning Hearing Master
9 Hearing.

10 Item A-14, RZ-PD 22-0696. This application
11 is out of order to be heard and is being continued
12 to the September 19, 2022, Zoning Hearing Master
13 Hearing.

14 Item A-15, Rezoning-PD 22-0853. This
15 application is being continued by the applicant to
16 the September 19, 2022, Zoning Hearing Master
17 Hearing.

18 Item A-16, Major Mod Application 22-0860.
19 This application is being continued by the
20 applicant to the September 19, 2022, Zoning Hearing
21 Master Hearing.

22 Item A-17, Rezoning 22-0864. This
23 application is out of order to be heard and is
24 being continued to the September 19, 2022, Zoning
25 Hearing Master Hearing.

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

-----X
)
IN RE:)
)
ZONE HEARING MASTER)
HEARINGS)
)
-----X

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH
Land Use Hearing Master

DATE: Monday, July 25, 2022

TIME: Commencing at 6:00 p.m.
Concluding at 11:20 p.m.

PLACE: Robert W. Saunders, Sr. Public
Library
Ada T. Payne Community Room
1505 N. Nebraska Avenue
Tampa, Florida 33602

Reported via Cisco Webex Videoconference by:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 130
Clearwater, FL 33762
(800) 337-7740

1 application is being continued by the applicant to
2 the August 15, 2022, Zoning Hearing Master Hearing.

3 Item A-27, Major Mod Application 22-0860.
4 This application is out of order to be heard and is
5 being continued to the August 15, 2022, Zoning
6 Hearing Master Hearing.

7 Item A-28, Major Mod Application 22-0863.
8 This application is being continued by staff to the
9 August 15, 2022, Zoning Hearing Master Hearing.

10 Item A-29, Rezoning 22-0864. This
11 application is out of order to be heard and is
12 being continued to the August 15, 2022, Zoning
13 Hearing Master Hearing.

14 Item A-30, Rezoning-PD 22-0865. This
15 application is being continued by the applicant to
16 the August 15, 2022, Zoning Hearing Master Hearing.

17 Item A-31, Rezoning-PD 22-0866. This
18 application is being continued by the applicant to
19 the August 15, 2022, Zoning Hearing Master Hearing.

20 Item A-32, Major Mod Application 22-0867.
21 This application is out of order to be heard and is
22 being continued to the August 15, 2022, Zoning
23 Hearing Master Hearing.

24 Item A-33, Rezoning-Standard 22-0926. This
25 application is out of order to be heard and is



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

NONE



**PARTY OF
RECORD**

From: [Jennifer Allen](#)
To: [Hearings](#)
Subject: Support PD22-0864
Date: Wednesday, June 29, 2022 11:06:42 AM

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

Please support allowing Berris Groves to rezone so that they can stay in business.
Thank you, Jennifer Allen

Sent from my iPhone

Rome, Ashley

From: Hearings
Sent: Tuesday, August 2, 2022 8:47 AM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Support PD 22-0864

-----Original Message-----

From: Debbie Altman <daltman@gfcflorida.com>
Sent: Monday, August 1, 2022 3:31 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support PD 22-0864

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

Please approve rezoning to preserve Bearss Groves produce stand! It is a staple in our community and we love it! Thank you.

Sent from my iPhone

From: [Angelina V](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Saturday, July 2, 2022 10:07:40 AM

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

Hello, Hillsborough County government rezone the historic small business.

Bearss Groves is an extremely valuable community asset!

The county can still do the right thing...(1) recognize Bearss Grove as an agricultural stand
(2) forgive the citing built-up fines accrued because the county did not previously recognize Bearss Groves as an agricultural stand.

Bearss Grove is a family owned agricultural business!!

Please do the right thing and allow our county to serve the community by allowing Bearss Grove to stay exactly where they have been.

Kindest Regards, Angelina

From: [Jean Archer](#)
To: [Hearings](#)
Subject: support Berris groves
Date: Sunday, July 10, 2022 5:48:08 PM

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

Support PD 22-0864, Please. Family owned business. They have been there for years! We love this small business and depend on them in the community.
Jean Archer

[Sent from the all new AOL app for iOS](#)

Rome, Ashley

From: Hearings
Sent: Tuesday, July 12, 2022 8:24 AM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Support PD 22-0864

-----Original Message-----

From: Chacha Arias <esperanza_max1@yahoo.com>
Sent: Monday, July 11, 2022 9:50 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support PD 22-0864

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

This message is to support Bears Groves efforts to keep its business open. Bears Groves is a place very valuable for our neighborhood. We buy fruits, vegetables, and other fresh products there at very competitive prices. We don't even find some of their products at our closest supermarkets. If a re-zoning for their property is gonna help them to keep open, please allow it to happen.

We don't have many places like this in our community. Thus, your assistance on this matter would be appreciated.

Sincerely,

Ruth Arias Prada
Tampa, Fl 33613

Sent from my iPad

From: [Aracelis Asendorf](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Thursday, June 30, 2022 3:04:00 PM

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

To whom it may concern,

Bearss Groves has been a neighborhood business for decades with history in our community. Not only do we buy produce there, we make memories. Our children and our children's children have gone there to buy Halloween pumpkins. Please help this local landmark continue to stay open.

Thank you,
Aracelis G Asendorf
813-789-9913

Sent from my iPhone

Rome, Ashley

From: Hearings
Sent: Friday, July 8, 2022 1:36 PM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Support PD 22-0864

From: lonnie austin <lonniepya@yahoo.com>
Sent: Friday, July 8, 2022 1:27 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support PD 22-0864

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

Please support the rezoning effort to help Bearss Groves stay in business. They are an icon in the community, a place where neighbors can meet and get fresh, local produce, plants and more.

Paulette Austin

From: amanda_f_bailey@yahoo.com
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Thursday, June 30, 2022 12:45:33 PM

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

To whom it may concern,

Please allow Bearss Groves to stay exactly where they are located and to continue their small local business! What happen to our community supporting the small local businesses? That's exactly what we have done as locals and that is what the government officials should do as well! Let them stay where they are to continue providing great produce etc to the community.

From: [Shelly Baksh](#)
To: [Hearings](#)
Subject: Support PD 22-0864,
Date: Friday, July 1, 2022 1:55:07 AM

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

Hello, I would like to voice my support for the farm stand. My sons are teens now and there are few places that they go to all together without complaints but they each find reasons to go to this stand. I love to take photos of the boys over the years with the massive tree. Qe have a small jade tree plant qe bought there and a cactus. I love the variety of fruits and sauces that are unique. This stand has heritage and value to the community and has a culture. Please protect it..
Thank you

From: [Jeffrey Bakshis](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Friday, July 1, 2022 11:52:48 AM

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

Please rezone this historic small business

Jeffrey Bakshis

From: [Sonali B.](#)
To: [Hearings](#)
Subject: Support PD 22-0864 (Bearss Groves)
Date: Tuesday, July 5, 2022 3:08:51 PM

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

Please change the zoning so we can keep our long time community asset, Bearss Groves alive and well. We cannot risk losing this local jewel that is beloved by so many,

Please!

Sincerely,

Sonali Balan and Jason Ensor

From: [sarah baldwin](#)
To: [Hearings](#)
Subject: Support PD 22-0864 (Bearss Groves)
Date: Tuesday, July 5, 2022 4:02:06 PM

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

TWIMC,

I am writing in support of Bearss Groves, an absolute fixture in my community. Please change the zoning so we can keep our longtime community asset, Bearss Groves alive and well. We cannot risk losing this local produce stand that I personally have supported with my patronage for over 20 years!

Thank you.

Sincerely,

Sarah Baldwin

From: [Nicole Baldwin](#)
To: [Hearings](#)
Subject: Save Bearss Groves
Date: Tuesday, July 5, 2022 4:44:31 PM

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

Hello,

I am a Tampa resident and have been buying produce at Bearss Groves for 17 years. My family loves getting local produce from there as well as our annual pumpkin for Halloween! Please change their zoning so they can continue to operate. There is nothing similar to this market in the area and it would be such a loss for our community.

--Nicole Baldwin

Sent from my iPhone

From: Maryvballard@yahoo.com
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Wednesday, June 29, 2022 2:10:48 PM

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

>
>
> To Whom it may concern,
>
> It is the utmost importance to the community that the BEARSS GROVE is rezoned as appropriate and able to continue to operate their business. They provide an essential service to the community.
>
> Sent from my iPhone please excuse typos
>
> Mary Ballard
> 17925 Clear Lake Drive
> Lutz, FL 33548

Rome, Ashley

From: Hearings
Sent: Friday, July 8, 2022 11:12 AM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Support PD 22-0864 Bearss Groves

From: Lisa Ballenger <lsballenger@me.com>
Sent: Friday, July 8, 2022 11:09 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support PD 22-0864 Bearss Groves

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

North Tampa's beloved produce stand—known for its selection of local fruits, vegetables, and meats along with Christmas trees is one of a kind in our area and a neighborhood staple.

Please change the zoning so we can continue to enjoy and benefit from this business that has supported the families in this are for over 30 years. It would be unfortunate and a huge loss to the community to close a neighborhood business over splitting hairs.

Lisa Ballenger

Sent from my iPhone

From: [Linda Banuat](#)
To: [Hearings](#)
Subject: Bearass Grove Produce
Date: Wednesday, July 6, 2022 10:27:52 AM

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

Please keep the zoning so that it allows this merchant to remain open. It will is a vital part of our community. And the place where we buy our vegetable, fruits, honey and holiday pies

Thank you in advance for your time
Linda and Larry Banuat

Sent from my iPhone

From: [J Barefoot](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Saturday, July 9, 2022 6:30:14 AM

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

I am typing this email to ask to please rezone, Bearss Grove!
Bearss Grove is such a beautiful place. My family and I love going there especially during the fall. During covid Bearss Grove helped my family and me. When major stores were struggling to keep certain foods on their shelves, including eggs, Bearss Grove (since locally grown) still had eggs and produce available. The staff is absolutely amazing and the prices are perfect. Bearss Grove is one of the very few community markets that feel so nostalgic and home family feel. It would be a shame to see Bearss Grove close for any reason. Please help! Thank you.

From: [Sherry Barrington](#)
To: [Hearings](#)
Subject: Support PD 22-0864 Bearss Grove, Tampa, FL
Date: Saturday, July 9, 2022 9:20:20 PM

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

To the Hillsborough County Government:

The is to formally request the Hillsborough County government approve rezoning of the historic small business Bearss Groves.

This is a historic landmark, a valuable community asset.

Keep this 30-year produce stand open and in business.

Hear the people you represent and do the right thing. Something positive in this crazy world.

Respectfully,

Sherry Barrington, A Tampa Native

Rome, Ashley

From: Hearings
Sent: Friday, July 8, 2022 2:49 PM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Support PD 22-0864

From: Teresa Bartlett <tbart@verizon.net>
Sent: Friday, July 8, 2022 2:33 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support PD 22-0864

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

Please pass the necessary zoning to keep this vital business open for our community. The neighbors depend on this market for healthy food choices.

Thank you.

[Sent from the all new AOL app for Android](#)

From: [Susan Bartolotti](#)
To: [Hearings](#)
Subject: Support PD 22-0864 (Bearss Groves)
Date: Tuesday, July 5, 2022 4:14:48 PM

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

I have recently learned Bears Grove may close. I'm not really sure of what the issue is and why zoning has anything to do with it, but if my opinion matters I would have them remain. We have shopped there for years and truly enjoy having a local place where we can buy fruits and veggies and other local delights.

Thank you.

Susan Bartolotti

From: [Marcie Bava](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Thursday, June 30, 2022 6:53:40 PM

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

Please rezone this small historic business! Bearss Groves is a valuable asset to our community!! They are absolutely wonderful and we frequently stop there on the weekends.

Respectfully submitted,

Marcie Bava

From: [Marilynn Bearss](#)
To: [Hearings](#)
Subject: Support PD 22-0864 (Bearss Groves)
Date: Tuesday, July 5, 2022 3:14:37 PM

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

In regard to the rezoning request by Bearss Groves, I support their request.

Please change the zoning so we can keep our longtime community asset, Bearss Groves alive and well. We cannot risk losing this local jewel that is beloved by so many.

Marilynn Bearss

From: [Dave Beebe](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Friday, July 1, 2022 6:57:52 AM

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

Please provide your support for the requested rezoning of Bearss Groves. As a Tampa native, this has been a long cherished market but became even more important since the start of the pandemic. This open air market is a safer shopping opportunity for those of us most vulnerable to CoViD. This is especially true now that most individuals have completely relaxed all public health safety behaviors such as wearing a mask in public despite Hillsborough County still being rated as having high community levels of CoViD by the CDC.

I also ask that the years of accrued zoning compliance fines of \$200/day be forgiven. How could anyone expect a small family run market to pay over \$160,000 in fines? It would be a travesty that these proceedings force the Bearss Groves market out of existence just so the land could be otherwise developed. We need this market more than anything else.

Dave Beebe

Rome, Ashley

From: Hearings
Sent: Thursday, June 30, 2022 11:23 AM
To: Rome, Ashley; Timoteo, Rosalina
Cc: Heinrich, Michelle
Subject: FW: Bearss Groves

----- Original Email -----

From: Mike Behl <mbehl@tampabay.rr.com>
Sent: Thursday, June 30, 2022 9:16 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Bearss Groves

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

To Whom it May Concern:

I am writing in support for the proposed zoning changes for Bearss Groves. This farm stand is an intricate part of our community. Thank you for voting in favor of this proposal.

If you have any questions please contact me.

Thank you

Mike Behl
11332 Marjory Avenue
Tampa, FL 33612
813.933.1585

From: [joanie bennett](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Friday, July 1, 2022 7:58:33 AM

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

Rezone to save Bearss Groves!

Joanie Bennett
813-789-8509

From: [Elizabeth Bernard](#)
To: [Hearings](#)
Subject: Support PO 22-0864
Date: Friday, July 1, 2022 4:38:11 PM

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

I am adding my support to Bearres Groves to continue to do business at their current location.

They are great people and are part of the History of the area.

Thank You
Elizabeth Bernard

From: [Kathleen Biehl](#)
To: [Hearings](#)
Subject: Bearss market
Date: Sunday, July 10, 2022 1:47:55 PM

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

Please change the zoning law to allow Bearss market to stay open. I love having a fresh market stand to pick my produce. I'm vegan and that is very important to me.

Sincerely,
Kathe Biehl
33618

Sent from my iPhone

Rome, Ashley

From: Hearings
Sent: Tuesday, August 2, 2022 10:51 AM
To: Lampkin, Timothy; Rome, Ashley; Heinrich, Michelle
Subject: FW: (WEB mail) - Support PD 22-0864

From: Reidy, Richard <ReidyR@hillsboroughcounty.org>
Sent: Tuesday, August 2, 2022 10:26 AM
To: tarasjp@aol.com
Cc: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: RE: (WEB mail) - Support PD 22-0864

Good morning Tara,

Thank you for sharing your support for the Bearss Grove rezoning. By copy of this email, I am alerting the appropriate filing office so your support is documented and entered into the case record.

Commissioner is very supportive of Bearss Grove and he has also pledged to help Bearss Grove gain relief from any prior code enforcement fines once this rezoning is achieved.

For your information, we have received word that the meeting with Zoning Hearing Master is now set for September with a final vote by the Commission on November 3rd.

Thank you,

Rich Reidy, sdg

Office of Commissioner Hagan

Hillsborough BOCC

601 E Kennedy Blvd, 2nd Flr

Tampa, FL 33602

O: 813/272-5452

E: reidy@hcfllgov.net

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Monday, August 1, 2022 12:56 PM
To: Commissioner District 2 <ContactDistrict2@hillsboroughcounty.org>
Subject: (WEB mail) - Support PD 22-0864

The following Commissioner(s) received a direct copy of this email:

- 1 | Commissioner Harry Cohen (District 1)
- 2 | Commissioner Ken Hagan (District 2)
- 3 | Commissioner Gwen Myers (District 3)
- 4 | Commissioner Stacy White (District 4)
- 5 | Commissioner Mariella Smith (District 5)
- 6 | Commissioner Pat Kemp (District 6)
- 7 | Commissioner Kimberly Overman (District 7)

Date and Time Submitted: Aug 1, 2022 12:56 PM

Name: Tara Bjorkman

Address: 14411 Brentwood Drive
Tampa, FL 33618

Phone Number: (813) 390-8251

Email Address: tarasjp@aol.com

Subject: Support PD 22-0864

Message: Please support PD 22-0864

992268362

*Mozilla/5.0 (Linux; Android 9; SAMSUNG SM-N950U) AppleWebKit/537.36 (KHTML, like Gecko) SamsungBrowser/13.2
Chrome/83.0.4103.106 Mobile Safari/537.36*

Rome, Ashley

From: Hearings
Sent: Friday, July 8, 2022 1:31 PM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Support PD 22-0864 (Bearss Groves)

From: James Boeller <jboeller@aol.com>
Sent: Friday, July 8, 2022 1:25 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support PD 22-0864 (Bearss Groves)

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

Please change the zoning so we can keep our longtime community asset, Bearss Groves alive and well. We cannot risk losing this local jewel that is beloved by so many. This business has been a valuable asset to the community and should remain open>

Thank you,
James M. Boeller
14713 Clarendon Dr
Tampa, FL 33624

From: [kboone526](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Wednesday, June 29, 2022 1:56:03 PM

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

To whom it my concern:

I am in support of the rezoning of Bearess Groves so that it can continue to stay open and operating as one of the best produce stands in Tampa.

Thank you,
Kim Boone

Sent from my Galaxy

From: [megan boone](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Wednesday, June 29, 2022 1:03:22 PM

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

Good afternoon!

I am in support of the rezoning of Bearess Groves so that it can continue to stay open and operating as the best produce stand in Tampa.

Thank you,
Megan

From: [Valentina Bore](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Wednesday, June 29, 2022 1:21:32 PM

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

I am in support of the rezoning of Bearess Groves so that it can continue to stay open and operating as one of the best produce stands in Tampa.

Sent from my iPhone

From: [Tamara Borrás](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Wednesday, June 29, 2022 1:28:09 PM

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

To whom it may concern,

I am in support of the rezoning of Bearess Groves so that it can continue to stay open and operating as one of the best produce stands in Tampa.

Thank you for your time,

Tamara Borrás

Rome, Ashley

From: Hearings
Sent: Wednesday, June 29, 2022 3:19 PM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Support PD 22-0864

From: Tiffany Borrego <tinkerbella@gmail.com>
Sent: Wednesday, June 29, 2022 3:16 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support PD 22-0864

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

Hello!

I am in support of the rezoning of Bearess Groves so that it can continue to stay open and operating as one of the best produce stands in Tampa.

Thank you!

From: bottomley@aol.com
To: [Hearings](#)
Cc: ["JOHN BOTTOMLEY"](#)
Subject: Support PD 22-0864 Bearss Groves Rezoning Request
Date: Friday, July 1, 2022 11:52:35 AM

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

My wife and I have enjoyed shopping at Bearss Groves for years. It's a unique fresh produce market in the Carrollwood area. We are writing in support of them and asking that you support their planned development rezoning request.

Thank you,

John & Julia Ann Bottomley

From: [Nancy Bradford](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Tuesday, June 28, 2022 6:52:22 PM

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

I may not live in Tampa but whenever I am in Tampa I always go to Bearss Groves for veggies and plants.

Allow the planned development rezoning.

Nancy Bradford
Fort Pierce, FL

From: [Robert Brady](#)
To: [Hearings](#)
Subject: PD 22-0864
Date: Friday, July 1, 2022 9:32:41 AM

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

I support Bearss Groves' request for their zoning application to be granted. Please rethink and eliminate the fines you have assessed!

Thank you!

Robert Brady
16400 Lake Byrd Drive
Tampa, Florida 33618
813-300-6336

[Sent from the all new AOL app for iOS](#)

From: [Brooke Brammer](#)
To: [Hearings](#)
Subject: Support PD 22-0864 (bearss groves)
Date: Tuesday, July 5, 2022 10:23:17 PM

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

Please change the zoning so we can keep our longtime community asset, Bearss Groves alive and well. We cannot risk losing this local jewel that is beloved by so many.

Brooke (Cooley) Brammer

Agriculture & Animal Sciences

FFA Advisor

**Certified Agriculture Technician*

**Certified Animal Science Specialist*

Sickles High School

7950 Gunn Hwy, Tampa FL. 33626

Phone: 813-631-4742

Brooke.Brammer@hcps.net



Rome, Ashley

From: Hearings
Sent: Friday, July 8, 2022 2:51 PM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: SUPPORT PD 22-0864 BEARSS GROVES

From: Kat Milic Brankovic <katmilic@yahoo.com>
Sent: Friday, July 8, 2022 2:43 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: SUPPORT PD 22-0864 BEARSS GROVES

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

Please keep the Bearss Groves, this is our local source for food and plants. Please rezone historic small business and let them stay!

We do NOT need more developments..... more houses stuck on top of each other, horrible and cutting down all these groves and trees.

Thanks!
Kat

From: [Hannah Brazis](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Thursday, June 30, 2022 7:23:34 PM

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

Hello,

I want to express my support for Bearrs Groves development rezoning so that they may remain open. This stand is very important to our community here and it would be such a loss if they had to close.

Thank you
Hannah Brazis

From: [Mick Breuninger](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Wednesday, June 29, 2022 12:36:42 PM

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

I support the above.

Francis "Mick" Breuninger

From: [Michelle Brimmer](#)
To: [Hearings](#)
Subject: Support PD 22-0864 (Bearss Groves)
Date: Tuesday, July 5, 2022 3:21:30 PM

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

Please change the zoning so we can keep our longtime community asset, Bearss Groves alive and well. We cannot risk losing this local jewel that is beloved by so many.

I enjoy going to get my fresh fruits and vegetables from there.

Michelle Brimmer
Northdale Resident

From: [Shannon Briones](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Wednesday, June 29, 2022 11:03:22 AM

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

Good afternoon,

I am writing to show my support for the vital local market known as Bearss Groves. This local farm stand is a pillar of the community for many years and is supported by so many of our local neighbors. Please allow this market to be zoned appropriately to continue operating and serving the community.

Thank you,
Shannon Briones
Tampa Resident

From: [Kim Britt](#)
To: [Hearings](#)
Date: Sunday, July 3, 2022 9:54:13 PM

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

BEARSS GROVES FAMILY: We need your help so that we can keep our farm stand open & alive!

We need to make our voices heard! And you can help us do that by sending a letter of support (via email) for our planned development rezoning! We are rezoning the property in order to stay open and operate our farm stand.

Please have as many people as you can send an email showing support to:
Email Address: Hearings@HCFLGov.net
Subject Line: Support PD 22-0864

Thank you so much! Please share with your friends & family!

Get [Outlook for iOS](#)

From: [Kim Britt](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Tuesday, July 5, 2022 11:16:57 AM

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

I recently tried to send a letter of support from my cell phone and it didn't worked the way i hoped, so I'm starting over.

I am respectfully requesting that the planned development rezoning be passed for Bearss Groves. Not only is Bearss Groves an icon in the community it serves a great purpose to this neighborhood and community. It offers us all an alternative and healthy choice when it comes to fruits and vegetables instead of having to use brick and mortar stores as well as being able to support local small business.

Hillsborough County needs these types of businesses as the county keeps issuing rezoning for real estate development. It's sad as it is that the animals are getting closer to the neighborhoods because the new neighborhoods are taking over where they live.

Please recognize and allow the rezoning of the property in order to let them stay open and operate this iconic farm stand.

Respectfully,

Kim Britt
15406 Woodway Dr
Tampa FL 33613

813-841-5577

Sent from [Outlook](#)

Rome, Ashley

From: Hearings
Sent: Tuesday, June 28, 2022 5:12 PM
To: Rome, Ashley; Timoteo, Rosalina
Cc: Heinrich, Michelle
Subject: FW: Support PD 22-0864

----- Original Email -----

From: Lisa Brock <lisabrock@brockcomm.com>
Sent: Tuesday, June 28, 2022 4:43 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support PD 22-0864

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

Please change the zoning so we can keep our treasured community asset, Bearss Grove. What a SHAME to risk this local jewel that is beloved up here in North Tampa.

Best regards,



Lisa Brock
Brock Communications

E lisabrock@brockcomm.com

C 813.363.1948
brockcomm.com

From: KBRUENN1@tampabay.rr.com
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Thursday, June 30, 2022 1:36:13 PM

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

We want the fruit stand to stay open!
Thank you.
Bruenns

Rome, Ashley

From: Hearings
Sent: Tuesday, August 2, 2022 10:46 AM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: (WEB mail) - Support PD 22-0864

From: Reidy, Richard <ReidyR@hillsboroughcounty.org>
Sent: Tuesday, August 2, 2022 10:25 AM
To: jimbrunton@yahoo.com
Cc: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: RE: (WEB mail) - Support PD 22-0864

Good morning Jim,

Thank you for sharing your support for the Bearss Grove rezoning. By copy of this email, I am alerting the appropriate filing office so your support is documented and entered into the case record.

Commissioner is very supportive of Bearss Grove and he has also pledged to help Bearss Grove gain relief from any prior code enforcement fines once this rezoning is achieved.

For your information, we have received word that the meeting with Zoning Hearing Master is now set for September with a final vote by the Commission on November 3rd.

Thank you,

Rich Reidy, *sdg*

Office of Commissioner Hagan

Hillsborough BOCC

601 E Kennedy Blvd, 2nd Flr

Tampa, FL 33602

O: 813/272-5452

E: reidyr@hcflgov.net

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Monday, August 1, 2022 3:18 PM
To: Commissioner District 2 <ContactDistrict2@hillsboroughcounty.org>
Subject: (WEB mail) - Support PD 22-0864

The following Commissioner(s) received a direct copy of this email:

- 1 | Commissioner Harry Cohen (District 1)
- 2 | Commissioner Ken Hagan (District 2)
- 3 | Commissioner Gwen Myers (District 3)
- 4 | Commissioner Stacy White (District 4)
- 5 | Commissioner Mariella Smith (District 5)
- 6 | Commissioner Pat Kemp (District 6)
- 7 | Commissioner Kimberly Overman (District 7)

Date and Time Submitted: Aug 1, 2022 3:18 PM

Name: Jim Brunton

Address: 12718 Forest Hills Drive
Tampa, FL 33612

Phone Number: (813) 932-2844

Email Address: jimbrunton@yahoo.com

Subject: Support PD 22-0864

Message: Please do whatever it takes to insure the farmers market survives. Thank you.

Respectfully,
Jim Brunton

992336802

*Mozilla/5.0 (Macintosh; Intel Mac OS X 10_15_6) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/15.6
Safari/605.1.15*

From: [Erica Cacciatore](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Tuesday, June 28, 2022 5:59:44 PM

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

I support BEARSS GROVES STAND!!! I grew up in the neighborhood next to it and would often bike there with some cash to buy some treats or fruits. One of my best childhood memories. And now I frequent it to get freshly baked goods and fruits and the best tangerine juice in the world.

Please keep them open!!!! A true gem in a neighborhood that's shifting towards bland suburban life.

-Erica Cacciatore

13910 Briardale Lane
Tampa, FL 33618

From: [Bryanna Caiazza](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Friday, July 1, 2022 6:32:11 PM

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

Hello,

I am in support of the rezoning of Bearess Groves so that it can continue to stay open and operating as one of the best produce stands in Tampa.

Thank you!

From: [Caitlin](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Saturday, July 2, 2022 9:28:11 PM

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

We are newer residents to Tampa and Bearss Grove farmers market quickly became our favorite spot for fresh, delicious local foods. Even in this economy, Bearss Grove provides the community with food for a reasonable price and offers a chance for families to feel like a part of the local community. We firmly and wholeheartedly support rezoning to keep Bears Grove operational!

Sent from my iPhone

From: [Carolyn Callahan](#)
To: [Hearings](#)
Subject: Support pd 22-0864
Date: Tuesday, June 28, 2022 9:46:47 PM

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

Please allow the rezoning so that bears groves can stay open and we can continue to shop their wonderful market. Any move against the market would be a disservice to the people that the people that the county is supposed to be serving. I wholeheartedly support the market and hope whoever is in charge makes the right decision to be able to keep the market okeep the market open.

Regards
Carolyn Callahan

From: [Cherie Callahan](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Saturday, July 2, 2022 3:20:35 AM

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

PLEASE do whatever it takes to allow this remarkable institution to stay in business. They are such an important asset to the surrounding community.

Cherie Callahan
14519 Thornfield Court
Tampa, 33624

From: [Maricell Calle](#)
To: [Hearings](#)
Subject: Support PD 22-0864 (Bearss Groves)
Date: Tuesday, July 5, 2022 5:12:46 PM

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

Please change the zoning so we can keep our longtime community asset, Bearss Groves alive and well. We cannot risk losing this local jewel that is beloved by so many.

My family has been coming here since we were kids, over 20 years now, and now that we have our own kids we still come here to buy or fresh produce, our pumpkins for Halloween, our trees for Christmas, THE BEST fresh juice in town. It's an icon, like it says above a local jewel, and it just upsets me so much that they are having so many issues the last few years since those new houses got built behind them. Please please please change the zoning

From: [Christina Cann](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Thursday, June 30, 2022 9:13:31 PM

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

Bearss Groves is a community treasure. Please support the rezoning for this wonderful farm stand.

Thank you,
Christina Cann

From: kcarlozzi@comcast.net
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Saturday, July 2, 2022 3:15:43 PM

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

I'm emailing in support of Bearss Grove. This market is a staple in my house, offering the freshest produce in Tampa. It would be unimaginable for a local market, such as Bearss, to weather the storm of fines imposed upon it.

Please approve rezoning and waive the inconceivable fines.

Thank you.

Rome, Ashley

From: Hearings
Sent: Thursday, July 7, 2022 2:30 PM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: PD 22-0864 Bearss Groves

-----Original Message-----

From: David Casey <voxrain@icloud.com>
Sent: Thursday, July 7, 2022 2:18 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: PD 22-0864 Bearss Groves

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

Please consider a zoning change for this wonderful locally owned business. Some of the best produce around, local honey, jams, pumpkin patch, and Christmas trees. These local food markets are becoming few and far between. Within the last 2 years another market closed on Fletcher. Such a shame. I would like to show my support to my local market Bearss Groves. Thanks for your time.

Sincerely,

Dave Casey

From: bevaylor@brighthouse.com
To: [Hearings](#)
Subject: Bearss Groves
Date: Friday, July 8, 2022 8:55:16 PM

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

Please do everything to keep Bearss Groves open. What an asset it is for the entire community and families during the year and especially at holiday times. I strongly support PD 22-0864. Let's not take all the simple every day pleasures out of our lives in today's world.
Beverly Caylor

Rome, Ashley

From: Hearings
Sent: Tuesday, June 28, 2022 5:11 PM
To: Rome, Ashley; Timoteo, Rosalina
Cc: Heinrich, Michelle
Subject: FW: Support PD 22-0864

----- Original Email -----

From: Andy Ceusters <aceusters@gmail.com>
Sent: Tuesday, June 28, 2022 4:30 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support PD 22-0864

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

We need Bearss Groves to remain exactly where it is doing what they do! My family frequents this spot several times a week for fruits and veggies, we get pumpkins there in the fall and our Christmas tree there during the holidays. Please do whatever you can to keep them open! We don't need anymore condos or houses in that spot, we need Bearss Groves!!!

Andrew and Tamara Ceusters

From: [catfriendlybakery](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Thursday, June 30, 2022 3:58:22 PM

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

Bearss groves needs to stay. Please rezone this important produce shopping destination.

Sent via the Samsung Galaxy S21 Ultra 5G, an AT&T 5G smartphone

From: [Marcee Challener](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Wednesday, June 29, 2022 11:50:11 AM

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

Bearrs Grove is a beloved local landmark that has been there since I can remember. I buy fresh produce like organic lettuce grown hydroponically. Reasonable prices for foods not otherwise available. Please allow this neighborhood treasure to continue providing a superior quality of healthful goods.

From: [Andy Chetty](#)
To: [Hearings](#)
Subject: Support PD 22-0864 Bearss Groves
Date: Sunday, July 10, 2022 1:34:36 PM

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

Request the zoning change so that Bearss Groves can stay open.

**Thanks,
Andy C**

From: [Team Chill Dill](#)
To: [Hearings](#)
Subject: Support PD 22-0864 (Bearss Groves)
Date: Tuesday, July 5, 2022 2:44:04 PM

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

To whom it may concern,

After hearing this Gem is close to closing their doors, I felt it was time to speak our mind. Bearss Groves was our very first customer and we have been supporting them for as long as we know. We have lived in the Tampa area since 1998 and have been visiting Bearss Groves ever since. We need to help keep small businesses like this in our community or it will be just like any other cookie-cutter community. So please do whatever you can to get them rezoned.

Please change the zoning so we can keep our longtime community asset, Bearss Groves alive and well. We cannot risk losing this local jewel that is beloved by so many.

--

The Chill Dill

Abbie, James and Scott

Cell: 813-310-1465

www.TheChillDill.com



Rome, Ashley

From: Hearings
Sent: Friday, July 8, 2022 9:27 AM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Support PD 22-0864 Bearss Groves

-----Original Message-----

From: Christina <chre466@me.com>
Sent: Friday, July 8, 2022 8:59 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support PD 22-0864 Bearss Groves

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

Please do not rezone this small business. Support the community not the big corp businesses. This is a family owned business don't pull it from under our community. We need to be empathetic towards each other. These people are loving and friendly. They make my children smile every time we visit. Remember as a child going to the markets to purchase fruits and veggies? Don't take that away from the future generations with corp business. There are More cases of illness from these large chains then supporting local farms. Think of the principles this country is based on before considering Rezoning.

Thank you
Christina

From: [Paul Cilia](#)
To: [Hearings](#)
Subject: Support PD 22-0864 (Bearss Groves)
Date: Tuesday, July 5, 2022 7:18:29 PM

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

Please change the zoning so we can keep our longtime community asset, Bearss Groves alive and well. We cannot risk losing this local jewel that is beloved by so many. They were here first, I'm over county planners and multi million dollar companies with limitless attorney money destroying small businesses

--

Respectfully,

Paul S Cilia II

From: [Scott Clark](#)
To: [Hearings](#); [Scott Clark](#)
Subject: Support PD 22-0864 (Bearss Groves)
Date: Tuesday, July 5, 2022 8:34:51 PM

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

TWIMC,

Bearss Groves has been an iconic and valuable community asset since my years as a teen growing up in Lutz. They have been here longer than the majority of the surrounding developments and have always served the community well. My now grown children have picked out fruit and vegetables from their outdoor market for many years and it has been a positive influence in their health and wellness.

Please approve their zoning request to allow the continued tradition of healthy and fresh food alternatives.

Thanks!

Scott Clark

From: [Cassie Clevenger](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Tuesday, June 28, 2022 7:56:23 PM

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

Hello,

I'm writing in support of Bearss Grove Farm stand and rezoning to keep their location open. They are a vital component to the Carrollwood community!

Cassie

--

Cassandra Tom Clevenger
(574) 370.6333

Sent from my iPhone

From: [Lisa Cohen](#)
To: [Hearings](#)
Subject: Support PD 22-0864 (Bearss Groves)
Date: Tuesday, July 5, 2022 5:56:20 PM

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

Please change the zoning so we can keep our longtime community asset, Bearss Groves alive and well. We cannot risk losing this local jewel that is beloved by so many.

Thank you so much for your support! Please share with your friends & family!
#BearssGroves

[Sent from Yahoo Mail for iPad](#)

From: [Beth Cole](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Wednesday, June 29, 2022 1:23:17 PM

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

I am in support of the rezoning of Bearess Groves so that it can continue to stay open and operating as one of the best produce stands in Tampa.

Sent from my iPhone

From: tomcollins@tbcollins.com
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Friday, July 8, 2022 8:23:31 PM

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

I wanted to email to support the Bearss Grove Farmers Market. I have been an "irregular" customer for at least the past 25 years depending on when I was nearby. They are an institution and a great member of our community.
Tom Collins, Odessa, FL

From: [Jasmine Conner](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Friday, July 1, 2022 11:36:24 AM

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

To whom it may concern,

Please consider the rezoning of Bearss Groves as this has been a staple in the community and my family have been patrons of this market for years. We would not like to see this close and lose this longstanding market in the Carrollwood community. Thank you for your time.

Kind regards,

Jasmine Conner

From: [Julie Coutu](#)
To: [Hearings](#)
Subject: Bearss groves
Date: Tuesday, June 28, 2022 11:26:17 PM

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

Please let this small agricultural business stay open and allow them to rezone!

Julie

From: [April Coyne](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Saturday, July 9, 2022 7:40:55 AM

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

Dear Hillsborough County government- I am a Carrollwood resident, and writing to support the request to rezone the Bearss Groves property so it can remain open and continue to operate its farm stand and also to offer non-agricultural products. This business is invaluable for local produce and supports local farmers. It is a tremendously valuable community asset and is part of the charm of North Tampa. Please approve the request to rezone the property. Thank you,

-April Coyne

From: [sheila cromer](#)
To: [Hearings](#)
Subject: Support PD 22-0864 (Bearss Groves)
Date: Wednesday, July 6, 2022 12:40:40 AM

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

Please change the zoning so we can keep our longtime community asset, Bearss Groves alive and well. We cannot risk losing this local jewel that is beloved by so many.

Thank you!

Sent from my iPhone

Rome, Ashley

From: Hearings
Sent: Tuesday, June 28, 2022 5:11 PM
To: Rome, Ashley; Timoteo, Rosalina
Cc: Heinrich, Michelle
Subject: FW: Support PD 22-0864

----- Original Email -----

From: Ellen Daigle <ellen.daigle@icloud.com>
Sent: Tuesday, June 28, 2022 4:42 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support PD 22-0864

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

I have read over the past year that Bearss Groves faces overwhelming penalties resulting from permitting issues. I have read the articles several times but I am not sure I fully understand.

Bearss Groves was here when my family moved to Tampa in 1998. It has continued to add to the products it makes available and is a huge asset to this area. I have never understood why there are so few actual farm stands in the Tampa Bay area. Most are reselling produce that I could get at Publix. At least Bearss Groves actually sells eggs from their chickens and sunflowers and kale that are grown on property. As well they sell products from local vendors like Mike's pies and the Florida grass fed beef.

I am hoping that the issues that are causing the penalties can be resolved and the fines dismissed.

Regards,

Ellen Daigle

Rome, Ashley

From: Hearings
Sent: Tuesday, June 28, 2022 3:31 PM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Support PD 22-0864

Marylou Norris

Administrative Specialist

Community Development Section
Development Services Department

P: (813) 276-8398

E: NorrisM@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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



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

From: Stacy Davenport <parkertsmom@gmail.com>
Sent: Tuesday, June 28, 2022 3:22 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support PD 22-0864

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

Keep our farm stand open & alive!

We support the planned development rezoning! Keep the farm stand open.

Thank you
Stacy Mixon
704-501-6815

Rome, Ashley

From: Hearings
Sent: Thursday, July 14, 2022 9:09 AM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Support PD 22-0864

From: Bill & Steph Davey <mrnmrsdavey@gmail.com>
Sent: Wednesday, July 13, 2022 11:04 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support PD 22-0864

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

Please change the zoning so we can keep our longtime community asset, Bearss Groves alive and well. We cannot risk losing this local jewel that is beloved by so many!!

William and Stephanie

From: ndavies51@verizon.net
To: [Hearings](#)
Subject: Support PD22-0864 Bearss Groves
Date: Wednesday, July 6, 2022 12:41:02 AM

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

Hello,

I am writing to ask you to please change the zoning so we can keep our longtime community asset, Bearss Groves alive and well. We cannot risk losing this local jewel that is beloved by so many.

I no longer live in the Lake Magdalene area, but I still drive over there from South Brandon as often as I can. It is truly a Tampa treasure!

Thank You so much!

Nancy Davies
1104 Oakridge Manor DR
Brandon FL 33511

Ndavies51@verizon.net

From: [Arianne DeClue](#)
To: [Hearings](#)
Subject: Bearss Grove
Date: Tuesday, June 28, 2022 7:51:17 PM

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

Hello,

Just wanted to send my support for our loved farm stand! We have been visiting for years and have so many wonderful memories there.

Thank you,
Arianne DeClue

Rome, Ashley

From: Hearings
Sent: Thursday, June 30, 2022 11:24 AM
To: Rome, Ashley; Timoteo, Rosalina
Cc: Heinrich, Michelle
Subject: FW: Support PD 22-0864

----- Original Email -----

From: Haley DeLeon <haleydeleon16@gmail.com>
Sent: Thursday, June 30, 2022 10:35 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Fwd: Support PD 22-0864

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

I am in support of the rezoning of Bearss Groves so that it can continue to stay open and operating as one of the best produce stands in Tampa.

--

Haley DeLeon
haleydeleon16@gmail.com
813-523-8466

--

Haley DeLeon
haleydeleon16@gmail.com
813-523-8466

From: [Sheila DeLeon](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Wednesday, June 29, 2022 5:39:41 PM

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

I am in support of the rezoning of Bearss Groves so that it can continue to stay open and operating as one of the best produce stands in Tampa.

Sheila DeLeon

Rome, Ashley

From: Hearings
Sent: Friday, July 8, 2022 3:44 PM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Support PD 22-0864

From: Marycelys D. Irizarry <marydirizarry@gmail.com>
Sent: Friday, July 8, 2022 3:39 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support PD 22-0864

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

Dear Hillsborough County Government,

Please rezone the historic Bearss Groves. We need our beloved fresh and organic produce stand to continue offering the community the best products around.

We go there every week and not only the produce but the service it's top notch. If by any chance it closes its doors, the community will be adversely affected. Please, rezone Bearss Grove.

Thank you,

Marycelys Delgado
1011 Orchard Arbour Ct
Tampa, FL 33613

From: [K D](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Wednesday, June 29, 2022 10:29:18 AM

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

I vote YES for Bearss Groves to rezone so they can continue to provide a great service to our community!

Thank you!
Kristie Denbo
kristiedenbo@gmail.com

From: [Donna Douglas](#)
To: [Hearings](#)
Subject: Berrs Groves rezoning
Date: Thursday, June 30, 2022 3:21:22 PM

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

I am a Lake Magdalene resident and I FULLY SUPPORT their development rezoning request.
The Groves is a treasure in the community and must stay!!!!
Donna Douglas
Lake Magdalene Blvd

From: [Gail Dreggors](#)
To: [Hearings](#)
Subject: PD22-0864
Date: Saturday, July 2, 2022 7:20:38 AM

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

We support Bearss Groves planned development rezoning in order for this important business to stay open and operate.

I frequent this fruit and vegetable business every week and this rezoning is important to save this valuable neighborhood business.

Gail and Dwayne Dreggors

[Sent from the all new AOL app for iOS](#)

From: [Tori Martle](#)
To: [Hearings](#)
Subject: Support PD 22-0864 (Bearss Groves)
Date: Tuesday, July 5, 2022 3:28:21 PM

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

Hi!

Please change the zoning so we can keep our longtime community asset, Bearss Groves alive and well. We cannot risk losing this local jewel that is beloved by so many.

I love Bearss Groves and cannot imagine losing them!

Please change the zoning so we can keep them open for several more decades.

Tori Martle Dulla

Rome, Ashley

From: Hearings
Sent: Wednesday, July 13, 2022 12:13 PM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Support PD 22-0864

-----Original Message-----

From: Joyce Dunning <posydunning@gmail.com>
Sent: Wednesday, July 13, 2022 11:20 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support PD 22-0864

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

Keep Bears Groves produce stand open please! They are a benefit to the community. Thanks, Joyce Dunning

Sent from my iPhone

From: [Star Dyal](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Thursday, June 30, 2022 8:43:31 PM

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

Good Afternoon,

I am writing in support of Bearss Groves. This business has been showing and sharing what family agriculture can look like as it stands the test of time in a historically struggling Florida agriculture system. I grew up on a similar farm that grew tomatoes in greenhouses in Brooksville, FL. We also had a farm stand for on-property sales, because that was added revenue and an opportunity to build relationships with customers. While my family farm along with many others in Florida are gone, this is an opportunity to save a part of Florida's history while supporting the future of our ability to produce food within our community. Children and families should be able to see where food comes from. Our community gardens are a beautiful addition to education, but they do not show true food production for large communities. Bearss Groves does just that and more.

Thank you,

Star Dyal
11704 Plumosa Rd.
Tampa, FL 33618

From: [TampaDeb](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Thursday, June 30, 2022 5:45:45 PM

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

Please rezone Bearss Groves.

It is an extremely valuable community asset and as a resident of Deer Creek, it's amazing to have such a gem located across the street!

Sincerely,

Deborah Eckstein

From: [Public Bonnie](#)
To: [Hearings](#)
Subject: Support PD 22-0864 Bearss Grove
Date: Thursday, June 30, 2022 12:31:24 PM

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

Hello,

Please protect the Bearss Grove. I've been going there most of my life. I've taken my children there all of their lives. We need this little slice of Americana in our community. They beautify that corner while providing the community with healthy foods.

We absolutely do not need development on that corner. The surrounding houses don't need a commercial business lit up all night long. It is too close to a much needed eco system as that edge of Lake Magdalene. I've kayaked that corner which has an abundance of wildlife. The traffic flow is difficult due to the curve of the road. The Bearss Groves has dealt with this efficiently. There is ample parking with arrows indicating an easy flow onto and off the property. An apartment or neighborhood there would increase the constant flow of people in and out.

Why can't some iconic places in our community be protected? Bearss Groves gives us all a chance to purchase healthy foods, to show our children how they are grown, and also gives many young people jobs. I love interacting with their staff who are a diverse group of mostly young people. They care deeply about the environment and our community. Please save and protect this valuable place. Preserve a natural way of living within our suburbs. It's a unique and valuable part of the Lake Magdalene area.

Thank you

Bonnie Elozory
13811 Shady Shores Dr

From: [E-Mail Team](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Thursday, June 30, 2022 9:28:50 PM

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

We support Bearss Grove Family rezoning the property. We need the farm stand to remain open. Our neighbors buy produce every day. Thanks to the Bearass Family.

From: [Marilyn Epsky](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Saturday, July 2, 2022 8:27:37 AM

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

I support rezoning to keep Bearss Grove operating. Fresh produce is so important!

Marilyn Epsky
4114 Summmerdale Dr
Tampa, FL 33624

From: [Lisa Esch](#)
To: [Hearings](#)
Subject: Support PD 22-0864 (Bearss Groves)
Date: Tuesday, July 5, 2022 3:50:42 PM

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

To whom it may concern,

Please change the zoning so we can keep our longtime community asset, Bearss Groves alive and well. We cannot risk losing this local jewel that is beloved by so many.

Thank you for your consideration,
Lisa Esch

Sent from my iPhone

Rome, Ashley

From: Hearings
Sent: Friday, July 8, 2022 8:50 AM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Support PD 22-0864

From: Anna Ethington <anna610@gmail.com>
Sent: Friday, July 8, 2022 7:48 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support PD 22-0864

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

Please grant the zoning petition for Bearss Groves Market PD 22-0864

This is a landmark produce market unique to our county. It has a long history of providing easily accessible fresh produce to our community. It's existence predates many of the local grocery stores including Walmart, Sprouts, and Fresh Market.

Please stop fining this market and allow Bearss Groves to continue serving the public as it has done for many decades. Please grant their petition to remain in operation. If you would nullify past fines, that would be appreciated too.

Anna Ethington

Lutz Florida

Hillsborough County Property Owner

From: [Jian Faucher](#)
To: [Hearings](#)
Subject: support PD 22-0864 Bearss Groves
Date: Friday, July 8, 2022 7:55:34 PM

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

Support Bearss Groves vegetable stand stays open.

Rome, Ashley

From: Hearings
Sent: Monday, July 11, 2022 12:51 PM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: (WEB mail) - Bearss Groves/PD 22-0864

From: Reidy, Richard <ReidyR@hillsboroughcounty.org>
Sent: Monday, July 11, 2022 12:45 PM
To: jdfechter@gmail.com
Cc: Hearings <Hearings@HillsboroughCounty.ORG>; Navarro, Glenda <NavarroG@hillsboroughcounty.org>
Subject: RE: (WEB mail) - Bearss Groves/PD 22-0864

Good day Jacqueline,

Thank you for sharing your support for the Bearss Grove rezoning. By copy of this email, I am alerting the appropriate filing office so your support is documented and entered into the case record.

Thank you,

Rich Reidy, sdg

Office of Commissioner Hagan

Hillsborough BOCC

601 E Kennedy Blvd, 2nd Flr

Tampa, FL 33602

O: 813/272-5452

E: reidyr@hcfllgov.net

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Monday, July 11, 2022 6:44 AM
To: Commissioner District 2 <ContactDistrict2@hillsboroughcounty.org>
Subject: (WEB mail) - Bearss Groves/PD 22-0864

The following Commissioner(s) received a direct copy of this email:

- 1 | Commissioner Harry Cohen (District 1)
- 2 | Commissioner Ken Hagan (District 2)
- 3 | Commissioner Gwen Myers (District 3)
- 4 | Commissioner Stacy White (District 4)
- 5 | Commissioner Mariella Smith (District 5)
- 6 | Commissioner Pat Kemp (District 6)
- 7 | Commissioner Kimberly Overman (District 7)

Date and Time Submitted: Jul 11, 2022 6:44 AM

Name: Jacqueline Fechter

Address: 16104 DAWNVIEW DR
TAMPA, FL 33624-1340

Phone Number: (813) 963-7906

Email Address: jdfechter@gmail.com

Subject: Bearss Groves/PD 22-0864

Message: Bearss Groves fruit stand/market is an important part of our community. As a voting citizen, I'm requesting that our County Commission do everything possible to protect this valuable community asset. Thank you.

984582523

Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/103.0.0.0 Safari/537.36

Rome, Ashley

From: Hearings
Sent: Tuesday, June 28, 2022 2:39 PM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Support PD 22-0864 Bearss Grove rezoning

From: Suzette Feinstein <smilana.sf@gmail.com>
Sent: Tuesday, June 28, 2022 2:34 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support PD 22-0864 Bearss Grove rezoning

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

I am writing to support the planned development rezoning needed to keep the Bearss Grove Farmer stand open. This farm stand is a landmark in the community and draws people from surrounding neighborhoods. It was a life-saver for many during the pandemic due to its open air operations. It is an alternative to the big grocery stores for healthy, tasty fresh food.

Please support this beloved market!

Suzette Feinstein
10909 Victoria Arbor Way
Tampa, FL 33617

From: [mallory](#)
To: [Hearings](#)
Date: Friday, July 1, 2022 5:17:46 PM

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

Good afternoon,

Bearss Groves is an iconic member of our community and I believe their request for rezoning should be granted. I further urge Hillsborough County to forgive the daily fines that Bearss Groves has been incurring in recognition of their invaluable contribution to our community. In the current world of impersonal big box stores and ever eroding sense of community I would think the representatives of Hillsborough County would be interested in helping to preserve a cornerstone of that community feeling for the greater Lake Magdalene area.

Thank you for your time,

Mallory Felton, Hillsborough County resident and Bearss Groves appreciator

From: [Rob Felton](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Friday, July 1, 2022 10:02:19 AM

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

Bearss Groves is a valuable member of our community and should receive rezoning to continue providing service to the community

Rob Felton

Rome, Ashley

From: Hearings
Sent: Friday, July 8, 2022 8:46 AM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Support PD 22-0864

-----Original Message-----

From: Hailee Sullivan Ferguson <sullyfergy@gmail.com>
Sent: Friday, July 8, 2022 6:54 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support PD 22-0864

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

Please as a local resident, do not get rid of Bearrs Groves. It is the last remaining fruit stand in the area. It is also a tradition with family to get our Christmas trees there.

Hailee Ferguson

Rome, Ashley

From: Hearings
Sent: Monday, July 18, 2022 9:36 AM
To: Rome, Ashley; Timoteo, Rosalina
Cc: Heinrich, Michelle
Subject: FW: PD 22-0864 Bearss Groves

-----Original Message-----

From: Dennis Ficarrota <dfdenfic@gmail.com>
Sent: Saturday, July 16, 2022 12:14 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: PD 22-0864 Bearss Groves

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

Support PD 22-0864 Bearss Groves

From: [Lauren Flannery](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Wednesday, June 29, 2022 6:20:46 PM

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

I am in support of the rezoning of Bearss Groves so that it can continue to stay open and operating as one of the best produce stands in Tampa.

As Tampa gains national attention and more people move here, it's imperative that older community spaces and businesses are recognized as valuable to the area, and part of the charm that attracted people in the first place.

Don't bulldoze away all the remnants of Tampa's beautiful, unpolished, funky culture because you will never be able to get it back.

I have such beautiful memories of sucking on fresh orange 'volcanoes' at Bearss Groves and running through their lot of Christmas trees in winter. When I return home to Tampa, I still go with my parents to pick up orange juice.

Let it continue to stay.

Lauren Flannery, age 29
Born and raised in Tampa

From: [Chelsea Babcock](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Sunday, July 10, 2022 10:40:24 AM

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

Please rezone for this historic establishment. It is a huge asset to the community and specifically my family. This local business is of huge value to Hillsboro county being one of the only fresh locally sourced vendors. Please do not take this gem away!

Chelsea Flores

From: [jennifer bradford](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Wednesday, June 29, 2022 12:09:46 PM

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

Please change the zoning so we can keep our treasured community asset, Bearss Groves!

What a SHAME to risk this local jewel that is beloved up here in North Tampa.

Thank you for your time.
Jennifer Flynn

Get [Outlook for Android](#)

Rome, Ashley

From: Hearings
Sent: Tuesday, June 28, 2022 2:31 PM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: SUPPORT PD 22-0864

From: Rena Ford <renadford06@gmail.com>
Sent: Tuesday, June 28, 2022 2:26 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: SUPPORT PD 22-0864

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

Greetings,
My name is Rena Ford. I live in Carrollwood. I buy fruits and vegetables from Bearss groves all the time. I enjoyed the positive energy that I feel is need in Hillsborough County.

Bearss groves family farm stand needs to remain in their location.

We need more green spaces and stands in tune with the green spaces than overpriced housing.

Rena Ford
5602 Pinnacle Heights Cir # 106
Tampa, Fl 33624

Rome, Ashley

From: Hearings
Sent: Wednesday, July 20, 2022 8:07 AM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Bearrs groves

-----Original Message-----

From: Robert Foster <robert2875@icloud.com>
Sent: Tuesday, July 19, 2022 4:50 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Bearrs groves

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

I support the rezoning of Bearrs Groves. This has been a family store for years.

Sincerely,
Robert Foster
14111 lake Magdalene blvd
813-892-7643

Sent from my iPhone

Rome, Ashley

From: Hearings
Sent: Tuesday, July 12, 2022 8:30 AM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Support PD 22-0864 BEARSS GROVE

From: Stefanie Fowler <shebaa1123@gmail.com>
Sent: Tuesday, July 12, 2022 12:51 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support PD 22-0864 BEARSS GROVE

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

To whom this may concern;

I am writing this email to plead that the county rezone our neighborhood farmers market-Bearss Groves. It is imperative to keep our rich in history farmers market open in our Carrolwood community. It is very important for the Carrolwood community for this business to stay open because it provides the blueprint of historic Carrolwood farm land/orange groves. Once again, please rezone Bearss Groves so that they may continue to serve the Carrolwood community.

Stefanie Fowler Harrison

--

~Stefanie

From: [Daniel Francis](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Sunday, July 10, 2022 7:40:33 PM

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

The Bearrs market is an important part of our community.

From: [Mary Frick](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Tuesday, June 28, 2022 6:00:59 PM

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

To whom it may concern,

Please, please revisit any thought of closing down Bearss Groves! Can't we stem the concrete tide of wall to wall
apts and condos for our beloved farm stand ? The beautiful orange groves are gone but this little slice of old Tampa
should be allowed to serve its customers!

All we can do is ask, I know, but please consider zoning them appropriately so they can stay open!

Thank you for all you do on our behalf,

Mary Frick

Sent from my iPhone

Rome, Ashley

From: Hearings
Sent: Friday, July 8, 2022 2:54 PM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: PD22-0864 Bearss Groves

From: Merrienne Furlong <merriannefurlong55021@gmail.com>
Sent: Friday, July 8, 2022 2:46 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: PD22-0864 Bearss Groves

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

As a community member who has used Bearss Groves, a local outdoor market, for fruits and vegetables, particularly when the pandemic made us all skeptical of going indoors shopping. It is a lovely opportunity to support local farmers and are always impressed by the produce and their seasonal decorations that have become a mainstay in the neighborhood. I would hope that the new zoning that is being discussed will allow them to stay on the property and continue to be part of our community for many generations to come.

Sincerely,

Merrienne Furlong
5502 Reflections Blvd
Lutz, FL 33558

From: [Carole Garcia](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Saturday, July 9, 2022 7:27:53 AM

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

Hi,

As a Hillsborough County resident living in the Northdale community who loves fresh healthy food and supports local businesses, I am in definite favor of rezoning this historic grove stand.

Looking forward to this rezoning going through soon.

Caroline Gonzalez
16524 Foothill Dr
Tampa FL 33624

Rome, Ashley

From: Hearings
Sent: Monday, August 1, 2022 9:16 AM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Support PD 22-0864 (Bearss Groves)

-----Original Message-----

From: Silvett Garcia <silvett@hotmail.com>
Sent: Sunday, July 31, 2022 8:52 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support PD 22-0864 (Bearss Groves)

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

Hello Hillsborough County,

My family and I recently moved to Lake Magdalene and we were so excited to have access to the Bearss Groves farmer's market. Please help us keep this incredible community asset by changing the zoning to allow this beloved business to operate on this lot.

Thank you for your time!
Silvett Garcia

From: [Reidy, Richard](#)
To: sgeorge4597@hotmail.com
Cc: [Hearings](#); [Navarro, Glenda](#)
Subject: RE: (WEB mail) - Support PD 22-0864
Date: Friday, July 1, 2022 11:20:43 AM

Good day Suzanne,

Thank you for sharing your support for the Bearss Grove rezoning. By copy of this email, I am alerting the appropriate office so your support is recorded and entered into the case record.

Thank you,

Rich Reidy, *sdg*

Office of Commissioner Hagan

Hillsborough BOCC

601 E Kennedy Blvd, 2nd Flr

Tampa, FL 33602

O: 813/272-5452

E: reidyr@hcflgov.net

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>

Sent: Friday, July 1, 2022 8:53 AM

To: Commissioner District 2 <ContactDistrict2@hillsboroughcounty.org>

Subject: (WEB mail) - Support PD 22-0864

The following Commissioner(s) received a direct copy of this email:

- 1 | Commissioner Harry Cohen (District 1)
 - 2 | Commissioner Ken Hagan (District 2)
 - 3 | Commissioner Gwen Myers (District 3)
 - 4 | Commissioner Stacy White (District 4)
 - 5 | Commissioner Mariella Smith (District 5)
 - 6 | Commissioner Pat Kemp (District 6)
 - 7 | Commissioner Kimberly Overman (District 7)
-

Date and Time Submitted: Jul 1, 2022 8:52 AM

Name: Suzanne George

Address: 4420 Hidden Shadow Dr
Tampa, FL 33614

Phone Number: (813) 802-3759

Email Address: sgeorge4597@hotmail.com

Subject: Support PD 22-0864

Message: I support the rezoning of the Bearrs Groves to allow them to continue the wonderful service to the community they have provided for decades. It is this type of service that makes living in Carrollwood more enjoyable and contributes to the sense of community that seems to be harder and harder to sustain. Please don't make it harder for small businesses to operate. Please support the rezoning. Thank you.

981751561

Mozilla/5.0 (iPhone; CPU iPhone OS 15_5 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) CriOS/103.0.5060.63 Mobile/15E148 Safari/604.1

From: formstack@hillsboroughcounty.org
To: [Commissioner District 4](#)
Subject: (WEB mail) - Support PD 22-0864
Date: Friday, July 1, 2022 8:52:51 AM

The following Commissioner(s) received a direct copy of this email:

- 1 | Commissioner Harry Cohen (District 1)
 - 2 | Commissioner Ken Hagan (District 2)
 - 3 | Commissioner Gwen Myers (District 3)
 - 4 | Commissioner Stacy White (District 4)
 - 5 | Commissioner Mariella Smith (District 5)
 - 6 | Commissioner Pat Kemp (District 6)
 - 7 | Commissioner Kimberly Overman (District 7)
-

Date and Time Submitted: Jul 1, 2022 8:52 AM

Name: Suzanne George

Address: 4420 Hidden Shadow Dr
Tampa, FL 33614

Phone Number: (813) 802-3759

Email Address: sgeorge4597@hotmail.com

Subject: Support PD 22-0864

Message: I support the rezoning of the Bearrs Groves to allow them to continue the wonderful service to the community they have provided for decades. It is this type of service that makes living in Carrollwood more enjoyable and contributes to the sense of community that seems to be harder and harder to sustain. Please don't make it harder for small businesses to operate. Please support the rezoning. Thank you.

981751561

Mozilla/5.0 (iPhone; CPU iPhone OS 15_5 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) CriOS/103.0.5060.63 Mobile/15E148 Safari/604.1

From: golfshow1@aol.com
To: [Hearings](#)
Subject: Bearss Groves
Date: Saturday, July 9, 2022 7:41:15 AM

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

3rd Generation Native of Tampa.
Lived on Lake Magdalene since 1971.
I support Bearss Groves...it's a vital small business to this area.

Brad Gilkison
15409 Lake Magdalene Blvd

Rome, Ashley

From: Hearings
Sent: Thursday, June 30, 2022 11:25 AM
To: Rome, Ashley; Timoteo, Rosalina
Cc: Heinrich, Michelle
Subject: FW: Bearss Groves

----- Original Email -----

From: stacy glass <stacy_glass@yahoo.com>
Sent: Thursday, June 30, 2022 10:48 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Bearss Groves

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

Good morning,

My family and myself have been a part of the Lake Magdalene community for forty seven years. The Bearss Groves fresh market fruit and vegetable stand is beyond amazing for us in this area. Not only is it a small local business that everyone I know of loves to support, it provides other local small businesses a source to sell their products. The establishment gives us healthy fresh food sources that are easily accessible for everyone including my elderly neighbors who have a hard time getting to big grocery stores. Our traffic on this road is getting extremely out of hand rapidly, I fear if they were to close and resined into yet another housing development backing out of my own driveway would be not only an annoyance but and actual dangerous task. We love our local fruit stand in this community so much, please help us allow them to stay open!

Thank you so much for your assistance in this-

Stacy Glass

813-787-2054

Stacy_Glass@yahoo.com

[Sent from Yahoo Mail for iPhone](#)

From: [Jill Goff](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Wednesday, June 29, 2022 6:38:26 PM

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

Please kept Bearss Groves, a staple in the community for years. It is beloved by the people of north Tampa and has provided local produce and fruits to our community.
Jill Goff

Rome, Ashley

From: Hearings
Sent: Tuesday, August 23, 2022 10:31 AM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Support PD 22-0864

-----Original Message-----

From: Lora Goins <loragoins@aol.com>
Sent: Saturday, August 20, 2022 12:26 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Cc: Lora Goins <loragoins@netscape.net>
Subject: Support PD 22-0864

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

To Whom It May Concern:

I have lived in Florida for 40 years, our current home for 34 years. We are one mile from Bearss Groves. They have been a staple in our lives for a long time—long before any housing developments came along. Bearss was named for this family and I would highly recommend they remain in their well known spot for years to come. We support them and hope you will, too.

Lora Goins, RN, CDCES
Cell: (813) 843-4657

Rome, Ashley

From: Hearings
Sent: Friday, July 8, 2022 1:13 PM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Support PD 22-0864

-----Original Message-----

From: Ruia Gonzalez <ruiagonzalez@gmail.com>
Sent: Friday, July 8, 2022 12:29 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support PD 22-0864

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

Please change the zoning for my favorite place to get fresh produce, Bearss Grove. It is an important asset to our community and has been in that location for many many years.

Ruia Gonzalez
14838 Lake Magdalene Circle
Tampa FL 33613

Sent from my iPhone

From: [Linda Goudsmit](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Thursday, June 30, 2022 3:42:49 PM

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

To whom it may concern:

Please keep Bears Groves farm stand open! So many families in the area count on their marvelous produce to feed their families.

The Goudsmits

From: mgreens@tampabay.rr.com
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Sunday, July 3, 2022 3:58:29 PM

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

I am writing to support the rezoning of the area of Bearss Groves so that the Bearss Groves farm stand can stay open and viable.

Thank you.

Marcia Greensfelder
813/753-2335

Rome, Ashley

From: Hearings
Sent: Monday, August 1, 2022 12:50 PM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Support PD 22-0864

-----Original Message-----

From: Becky Gross Griffin <beckyg69@msn.com>
Sent: Monday, August 1, 2022 12:37 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support PD 22-0864

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

To whom it may concern:

Thank you for reading my email, I'm shocked we're still dealing with this issue. I thought this had been resolved with Ken Hagen's help.

Please re-zone Bearss Grove so they may continue operating where they have been in business for so many years. They are a staple in the neighborhood and serve the community in a way that no grocery store can serve.

It would be disheartening to drive along Bearss Avenue and see that corner morph into something useless in the name of "progress" or because deeper pockets want to further their agenda.

Thank you for your time and please save our sweet fruit, plant and Christmas tree stand.

Rebecca Griffin
Avila home owner

Sent from my iPhone

From: [Cynthia Grizzle](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Friday, July 1, 2022 8:36:54 PM

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

Hello,

I am writing in support of Bearrs Groves. The rural character of the job area is what I love about this part of the county. As housing developments spring up around us, preserving vestiges of the rural past are increasingly important. Preserving farm stands and groves and lands of agricultural nature are paramount to the character of the area. Please allow Bearrs Groves to continue operating and forgive their fines.

Cynthia Grizzle
9428 Roberts Rd, Odessa, FL 33556

From: [Katie Haddad](#)
To: [Hearings](#)
Subject: Support PD 22-0864 (Bearss Groves)
Date: Tuesday, July 5, 2022 3:30:59 PM

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

Please change the zoning so we can keep our longtime community asset, Bearss Groves alive and well. My family shops here every week. We cannot risk losing this local jewel.

Sincerely,

Katie Haddad
Hillsborough County Resident

From: [Day](#)
To: [Hearings](#)
Subject: Re: Support PD 22-0864 Bearss Groves
Date: Tuesday, July 5, 2022 6:08:35 PM

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

You may want to put this on the NextDoor app.

Dacia Hagen
Ryan's mom

On Tue, Jul 5, 2022 at 5:22 PM Day <dhagen1054@gmail.com> wrote:

Please change the zoning so that we can continue to have a local source of fruits and vegetables. This is the only source of food within walking distance of my home.

Dacia Hagen
--
Thank you,
Dacia Hagen
813-400-6123

--
Thank you,
Dacia Hagen
813-400-6123

From: [Day](#)
To: [Hearings](#)
Subject: Support PD 22-0864 Bearss Groves
Date: Tuesday, July 5, 2022 5:22:21 PM

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

Please change the zoning so that we can continue to have a local source of fruits and vegetables. This is the only source of food within walking distance of my home.

Dacia Hagen

--

Thank you,
Dacia Hagen
813-400-6123

From: [Ryan Hagen](#)
To: [Hearings](#)
Subject: Bearss groves hearing
Date: Tuesday, July 5, 2022 3:11:46 PM

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

Hello,

Please rezone Bearss Groves to keep a blood line of local community and food in business.

Thank you,
Ryan Hagen

From: [delores hall](#)
To: [Hearings](#)
Subject: Bears groves
Date: Thursday, July 7, 2022 7:50:04 AM

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

Please allow them to remain there and continue to serve our area. Thank you

From: [Eileen Hamilton](#)
To: [Hearings](#)
Subject: Support PD 22 -0864 Bearss Groves
Date: Wednesday, July 6, 2022 6:25:48 PM

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

Hello.

I'm writing to request that you rezone the property occupied by Bearss Groves to allow them to remain open as a farm stand.

They are such a vibrant and rich part of our community and seriously a local treasure. Please do everything that you can to allow them to continue to operate.

Thank you for your consideration.

Eileen Hamilton.

From: [Phillip Hankins](#)
To: [Hearings](#)
Subject: Bearss Groves
Date: Saturday, July 9, 2022 6:40:01 AM

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

I am emailing you in support of Bearss Groves. It is sad that this issue keeps rearing its ugly head. Does this county want nothing of historical significance left in this area? The Bearss family was a founding family of Tampa and as such this fruit/vegetable stand should be recognized and honored. Just because people with deep pockets move here and don't care about our history doesn't mean we should do away with it. We are losing enough of our history thanks to the cancel culture of our times. Please allow the Bearss Groves to continue their business at their location!
Thank you!
Deidre Hankins
Sent from [Mail](#) for Windows

Rome, Ashley

From: Hearings
Sent: Monday, August 1, 2022 11:37 AM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Support PD 22-0864 (Bearss Groves)

From: Jaclyn Hargreaves <jthgogators@gmail.com>
Sent: Monday, August 1, 2022 11:31 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support PD 22-0864 (Bearss Groves)

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

Please approve Bearss Groves' rezoning request. Seriously, have you tried their fresh squeezed orange juice? It's AMAZING!

Jaclyn Hargreaves (Tampa/Carrollwood native)

From: [John and Carolyn Harlowe](#)
To: [Hearings](#)
Subject: Grove orchard
Date: Friday, July 8, 2022 4:45:04 PM

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

Been a customer there for years. Please help them stay in existence. John harlowe phase 1. Carrollwood village

Sent from my iPhone

Rome, Ashley

From: Hearings
Sent: Tuesday, August 2, 2022 9:01 AM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: "Support PD 22-0864,"

-----Original Message-----

From: Martin Harm <mharm4146@gmail.com>
Sent: Monday, August 1, 2022 3:46 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: "Support PD 22-0864,"

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

I am asking the Hillsborough County government to rezone the historic small business.
Martin J Harm
13812 Mill Cove Cir.
Tampa, FL 33618

Rome, Ashley

From: Hearings
Sent: Friday, July 8, 2022 1:24 PM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Bearss Groves

From: harnessml@aol.com <harnessml@aol.com>
Sent: Friday, July 8, 2022 12:55 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Bearss Groves

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

Re: PD 22-0864 Bearss Groves

I am in support of the County granting Bearss Grove the zoning change need to stay open. Bearss Grove has been a neighborhood jewel for many years!

Melody Harness
13303 Golf Crest Circle
Tampa, FL 33618
(813) 842-1365

Rome, Ashley

From: Hearings
Sent: Tuesday, June 28, 2022 2:37 PM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Support PD 22-0864

From: Aldon H <aldon4@msn.com>
Sent: Tuesday, June 28, 2022 2:27 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support PD 22-0864

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

Can we try to NOT push these guys out of business?

Thanks
Aldon Haskaj

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)

Rome, Ashley

From: Hearings
Sent: Friday, July 8, 2022 1:33 PM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Bearss Grove Fresh food market is vital to our community

From: Kathleen Hatfield <khatfieldhmr@gmail.com>
Sent: Friday, July 8, 2022 1:26 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Bearss Grove Fresh food market is vital to our community

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

Dear County zoning Board.

During covid we were able to get local grown healthy clean food here. When the stores were out, this place kept us fed.

We need our local vendors for fresh foods. Please don't shut them down so the developers can put another office building and more traffic there. The community needs this farmers market.

Thank you for your humane decision

Kathleen Hatfield, resident and customer
khatfieldhmr@gmail.com
813-355-6687

From: [Bridget Healy](#)
To: [Hearings](#)
Subject: SUPPORT PD 22-0864
Date: Friday, July 1, 2022 12:13:46 PM

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

I am in support of the rezoning of Bearess Groves so that it can continue to stay open and operating as one of the best produce stands in Tampa.

From: [Kristen Henry](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Friday, July 1, 2022 9:28:56 PM

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

To whom it may concern,
I support the rezoning and am asking the Hillsborough County government to rezone the historic small business, Bearss Grove.

Thanks,

Kristen Henry
Hillsborough county resident

CONFIDENTIALITY NOTICE: This email may contain confidential and privileged material for the sole use of the intended recipient(s). Any review, use, distribution or disclosure by others is strictly prohibited. If you have received this communication in error, please notify the sender immediately by email and delete the message and any file attachments from your computer. Thank you.

From: [Betty Herz](#)
To: [Hearings](#)
Subject: Support. PD 22-0864
Date: Thursday, June 30, 2022 12:20:39 PM

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

[Sent from Yahoo Mail on Android](#)

Rome, Ashley

From: Hearings
Sent: Wednesday, July 20, 2022 8:17 AM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Support PD 22-0864

From: Jeff Hicks <jeff@dohringahern.com>
Sent: Tuesday, July 19, 2022 5:50 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support PD 22-0864

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

I support the rezoning to keep Bearss Groves operating.

My family goes there often. Great people work there, healthy food and great amenity for the neighborhood.



Jeff Hicks, MAI
President
Cert Gen RZ754



Providing confidence for our clients.

813.230.3798 | 
1110 N. Florida Avenue Suite 110, Tampa, FL 33602

From: [Karen Hile](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Wednesday, June 29, 2022 11:21:10 AM

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

Hi, I am a Tampa native, and I've been going to Bearss Groves since I was a child. You can't beat their fresh squeezed orange juice and this place is a GEM. Family farms are sooooo important to keep alive so please, please, please don't let them get shut down over some rezoning issue.

Sincerely,
Karen Hile
(813) 455-7737
Land O Lakes, FL



From: [Thomas Hoopes](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Tuesday, July 5, 2022 10:11:49 PM

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

Please change the Zoning so that Bearss Groves can continue their work. This may just seem like a small time fruit stand to you, but to me it was my first job 25 years ago. I learned so many valuable lessons as a Sophomore in Highschool. The grove was there long before they donated land and sold land to make up the Library, elderly Home and now neighborhood. That was all land I used to drive around on a tractor and help farm and pick fruit and vegetables from.

The last corner of the parcel is still going strong with community support. Nobody wants to see it go, (if any of the new home owners next door say otherwise they should get a voice they have their wall. They have so lucky been there a blip in the history of the land). Hillsborough County would be losing a valuable asset if Bears Groves stand is forced to shut down!

Thank you for your consideration.

Thomas Hoopes

A concerned citizen.

Resurgence

A continuing after interruption; a renewal.

A restoration to use, acceptance, activity, or vigor; a revival.

From: [chopper65](#)
To: [Hearings](#)
Subject: Bears Groves Fruit Stand
Date: Saturday, July 9, 2022 10:58:25 AM

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

Bears Groves Fruit Stand has been an icon in this neighborhood for many, many years and should be Grandfathered in as part of Forest Hills / Carroll wood neighborhood. Please don't let this established business be just a beloved memory. This business has a 400 YEAR OLD Oak tree in their front yard. I have stood under that tree many times and looked up at the wonder of this tree.

Please don't let progress destroy this treasure.

Carolyn Hopper
Forest Hills
chopper65@tampabay.rrr.com

From: [Lori](#)
To: [Hearings](#)
Subject: Support PD 22-0864 (Bearss Groves)
Date: Tuesday, July 5, 2022 4:33:03 PM

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

Please change the zoning so we can keep our longtime community asset, Bearss Groves alive and well. We cannot risk losing this local jewel that is beloved by so many.

Bearss Groves is one of the last remaining long-time farmer's markets in Tampa. Please help them!

Thank you for your time and consideration.

Sincerely,

Lorraine Hromalik
Lutz, FL

[Sent from the all new AOL app for iOS](#)

From: lauren.hundt@gmail.com
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Friday, July 1, 2022 2:06:10 PM

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

To whom it may concern,

As a small nursery/business owner and someone who grew up in Carrollwood Villages, I hope you consider rezoning Bearss Groves so they can continue to conduct business that has been a staple in the community for years. That farm stand is worth protecting and so many of us in the community would be heartbroken if they had to shut down because of this. With so many businesses being lost in the pandemic it should be a priority of the local government to preserve as much as they can.

Best Regards,

Lauren Hundt

Rome, Ashley

From: Hearings
Sent: Thursday, July 14, 2022 10:30 AM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Support PD 22-0864 (Bearss Groves)

From: Irene Hurst <ihurst@usf.edu>
Sent: Thursday, July 14, 2022 10:12 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support PD 22-0864 (Bearss Groves)

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

We are regular customers who appreciate having Bearss Grove providing produce, plants, and locally sourced food items. Please change the zoning so we can keep our longtime community asset, Bearss Groves alive and well. We cannot risk losing this local jewel that is beloved by so many. It is important as Hillsborough County continues its growth to support small businesses that support other small local producers/farmers. Thank you for your positive consideration on this request.

*Irene Hurst
Director of Operations
Center for Analytics and Creativity
Muma College of Business
University of South Florida
813.974.4517*

From: [Christina Javete](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Wednesday, June 29, 2022 8:04:47 PM

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

BEARSS GROVES farm

Please do not close down this farm and store. It is vital to our community. Please consider this at your next meeting.
Thank you!

Christina javete

From: [Gerald Johnson](#)
To: [Hearings](#)
Subject: Support HD22-0864
Date: Friday, July 1, 2022 7:55:48 AM

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

Please allow the Groves to rezone. They are one of the few mom & pops in our area that make us a community.

Thank you,

Jerry (Carrollwood resident & shopper of The Groves)

Gerald"JERRY"Johnson (RSPS)
RE/MAXCapital Realty
(813)-787-3103 Direct
Gerald_Johnson@hotmail.com
<http://GeraldJohnson.Myhomehq.biz/>

#IGottaGuy

MountainResortCabinRentals.com/RedFeather

Please excuse any typos or brevity, this message was sent from my iPhone.

Rome, Ashley

From: Hearings
Sent: Tuesday, July 12, 2022 1:05 PM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Support PD 22-0864 (Bearss Groves)

From: Justin Jordan <mr.jordan123@gmail.com>
Sent: Tuesday, July 12, 2022 10:50 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support PD 22-0864 (Bearss Groves)

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

Please change the zoning so we can keep our longtime community asset, Bearss Groves alive and well. We cannot risk losing this local jewel that is beloved by so many.

Rome, Ashley

From: Hearings
Sent: Friday, July 8, 2022 11:09 AM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Support PD 22-0864

From: JRZ <junglejiggle@gmail.com>
Sent: Friday, July 8, 2022 11:06 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support PD 22-0864

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

*please rezone our historic small business Bearss Groves

thank you

From: [superfantastic.julie](#)
To: [Hearings](#)
Subject: Support PD 22-0864 (Bearss Groves)
Date: Tuesday, July 5, 2022 4:14:16 PM

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

Please change the zoning so we can keep our longtime community asset, Bearss Groves alive and well!

They're such a local treasure and it would be a shame to see them go. I like to bring my guests from out of town there to help pick out what we'll eat while they're visiting!

From: [Alicia Kameswaran](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Tuesday, June 28, 2022 5:20:27 PM

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

To Whom it May Concern,

I am writing to support Bearss Groves. The farm stand is a vital part of our community. My family loves going there, and we have come to look forward to trips there for fresh produce and pies.

Please help them remain open.

Sincerely,
Alicia Kameswaran

From: [Judy Keith](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Thursday, June 30, 2022 4:30:07 PM

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

This is in support of rezoning Bearss Groves in order to keep this business going. This produce stand has served the community well for many years and is a great benefit to have, particularly in this location. It's part neighborhood and part business, but easily accessible and an important and necessary staple for the area.

Personally, I've shopped here for about 20 years and value the business greatly. I hope it will be able to remain at this location. It's a North Tampa treasure.

Sincerely,

Judy Keith

From: [Jeremy Kral](#)
Cc: [Hearings](#)
Subject: Support PD 22-0864
Date: Saturday, July 2, 2022 7:11:44 AM

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

I am formally asking Hillsborough County government to rezone the Bearss Grove historic small business. This is a very valuable part of our community.

Jeremy Kral

Partner, EVP at TSCG

O [813-803-6402](tel:813-803-6402)

C [813-545-4757](tel:813-545-4757)

E jeremy.kral@TSCG.com

W www.tscg.com

A 4200 W Cypress St, Suite 780,

Tampa, FL 33607

Confidentiality Note: The information contained in this email and document(s) attached are for the exclusive use of the addressee and may contain confidential, privileged and non-disclosable information. If the recipient of this email is not the addressee, such recipient is strictly prohibited from reading, photocopying, distributing or otherwise using this email or its contents in any way and must immediately delete this e-mail.

Rome, Ashley

From: Hearings
Sent: Thursday, July 21, 2022 8:18 AM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Support PD 22-0864

From: matthew kuczynski <matt77k@gmail.com>
Sent: Thursday, July 21, 2022 8:02 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support PD 22-0864

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

It would be a shame to lose this community resource. My family has shopped at Bearrs groves for the last 15 years. Trying to support local business. They are the best! Please keep this family produce business alive! Thank you.

Rome, Ashley

From: Hearings
Sent: Friday, July 8, 2022 1:28 PM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Support PD 22-0864

From: Jennifer Kuebrich <gracie902@gmail.com>
Sent: Friday, July 8, 2022 1:20 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support PD 22-0864

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

I am in support of bears groves remaining open. It is a pure gem in our community. We go every year especially at October for pumpkin picking. But stop in between to grab fresh veggies. In this economy it is important to have local produce for the community. Many rely on this store because they can not afford gas, or perfect to support local families.
Mr. Hagan please stand up for the local businesses.
Thank you.

From: [Josue Laborde](#)
To: [Hearings](#)
Subject: Bearrs Grove on Bearrs Avenue
Date: Saturday, July 9, 2022 2:52:40 AM

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

To whom it may concern,

That Neighbor store serves that community well. Please leave them alone.

Sincerely,

Josue

Sent from my iPhone

From: [Chad Lansdell](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Friday, July 1, 2022 2:16:37 PM

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

Please rezone this historic small business. I've been getting my produce from this business for over 20 years. It would be a shame if they're not supported by the county. They've supported our community for over 3 decades.

Thank you,
Chad Lansdell
Tampa Native

Sent from my iPhone

From: [Sandra LaRocca](#)
To: [Hearings](#)
Subject: PD 22-0864
Date: Tuesday, June 28, 2022 8:39:10 PM

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

In regards to Bearss Groves...please leave this Farm Stand open...we have been going there since they opened as has many other residents...Bearss Groves has been around 100 years and I'm getting sick and tired of cities, counties and government erasing our history and heritage! WE LOVE BEARSS GROVES and DO NOT want it taken away!!!

Rome, Ashley

From: Hearings
Sent: Monday, August 1, 2022 3:25 PM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: SUPPORT PD 22-0864

From: Denise Lasher <lasherinc@gmail.com>
Sent: Monday, August 1, 2022 3:18 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: SUPPORT PD 22-0864

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

I have been shopping at Bearss Groves for 30 years; since they first opened.
This is a landmark business and serves residents throughout the NW area of the county.

This business was here long before the houses that seem to complain about an agricultural business.

It is an asset and we need to do everything necessary to save this business.

Denise Lasher
17513 Mallard CT.
Lutz, FL 33559

From: [George Laucirica](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Friday, July 1, 2022 10:50:12 AM
Attachments: [image001.png](#)

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

Carrollwood's Bearss Groves

Hillsborough County government please rezone the historic small business. This is a neighborhood staple that should not be targeted, please support and keep this local business alive and operating as it has always done supporting our neighborhood.

George Laucirica, Telephony Manager

P 813-885-8220 | F 813-883-3505



[facebook](#) | [linkedin](#)

From: [Deborah Lauren](#)
To: [Hearings](#)
Subject: Support PF 22-0864
Date: Wednesday, June 29, 2022 11:20:51 PM

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

We WANT the Bears Groves Market to stay open. It is heavily used both by myself and by our broader community. It's a historically important part of our community.

Allow for the private citizens of the country to continue their businesses. For God's sake a lot of us want much more than Walmart and Public offer. We want human connection and to support small business.

I vote and I am watching the actions that my elected officials take.

Represent the people and not always the developers.

Deborah Lauren
3109 Taragrove Dr
Tampa, FL 33618
823.453.8383

Get [Outlook for iOS](#)

From: [Kevin Lerette](#)
To: [Hearings](#)
Subject: BEARSS GROVES MARKET
Date: Tuesday, July 5, 2022 3:10:26 PM

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

Please change the zoning so we can keep our longtime community asset, Bearss Groves alive and well. We cannot risk losing this local jewel that is beloved by so many. We buy from this local Market every week and frankly we need more places just like this in the county. Please don't take actions that would ultimately close them down.

From: [Karen Lurette](#)
To: [Hearings](#)
Subject: SUPPORT PD22-0864
Date: Monday, July 4, 2022 9:41:10 AM

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

Save our farmstand!! Bearss Grove is a fabulous local farmers market for summer fresh vegetables to christmas trees in December.

Please allow them to continue their operation. Stop by - you'll be glad you did!!
My best,

Karen M. LeRette
757.373.5494

“Don't ask what the world needs. Ask what makes you come alive, and go do it. Because what the world needs is people who have come alive.”

— Howard Thurman

Rome, Ashley

From: Hearings
Sent: Tuesday, August 2, 2022 9:22 AM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Support PD-0864

-----Original Message-----

From: Cindy Leigh-Martin <squaw1226@gmail.com>
Sent: Monday, August 1, 2022 5:51 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support PD-0864

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

Commissioners,
Bearss Groves has been a community asset for decades. Please allow this wonderful tradition to continue in Carrollwood. Also please consider the 400-year tree that adorns this property. We just don't need another yet Mobley Homes subdivision since the other tacky ones have changed the neighborhood(s) in a detrimental way.

Thank you for your consideration.

Cindy Martin

Sent from CL's iPad

From: skjlewis@aol.com
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Friday, July 1, 2022 9:18:27 AM

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

This is in support of the rezoning that will save Bearrs Groves--a neighborhood institution.

From: [Linda Lewkowicz](#)
To: [Hearings](#)
Subject: Support PD 22-0864 (Bearss Groves)
Date: Tuesday, July 5, 2022 3:38:18 PM

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

I have been a customer of Bearss Groves for so many years. Long before any new housing developments were built near the Vegetable stand. I hope you will consider helping this local business stay and keep providing locals with fresh food.

Please change the zoning so that we can keep our longtime community asset, Bearss Groves alive and well. We cannot risk losing this local jewel that is beloved so many.

Thank you!

Linda and Joe Lewkowicz

Sent from my iPad

Rome, Ashley

From: Hearings
Sent: Friday, July 8, 2022 9:33 AM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Bearss Groves

From: Pam Lootens <plootens@tampabay.rr.com>
Sent: Friday, July 8, 2022 9:28 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Bearss Groves

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

To Whom It May Concern:

I am urging you to make the necessary zoning change so Bearss Groves may stay open. They are a go to staple in our area for produce & have been operating there for many years. Please do the right thing & help this family owned business & its patrons!

Sincerely,

Charles & Pam Lootens

21742 Mims Way

Lutz, FL 33549

From: [Katie Luc](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Wednesday, June 29, 2022 8:57:16 AM

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

I am a local resident and fully support Bearss Groves and the planned development rezoning. The stand is a staple of this community. I, along with countless neighbors and friends, would be devastated if they were forced to close.

Thank you,
Katherine Luc

Rome, Ashley

From: Hearings
Sent: Thursday, June 30, 2022 11:24 AM
To: Rome, Ashley; Timoteo, Rosalina
Cc: Heinrich, Michelle
Subject: FW: Support PD 22-0864

----- Original Email -----

From: Helen Lucht <hwlucht@frontier.com>
Sent: Thursday, June 30, 2022 10:08 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support PD 22-0864

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

Bearss Grove needs to remain open. It has been in business for years and is the only place to purchased farm fresh vegetables and fruits.

Thank you,

Helen Lucht

From: [Caitlyn Lutz](#)
To: [Hearings](#)
Subject: Support PD #22-0864
Date: Wednesday, June 29, 2022 2:12:40 PM

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

To whom it may concern:

I am in support of the rezoning of Bearess Groves so that it can continue to stay open and operating as one of the best produce stands in Tampa. I grew up coming to this stand, watched my friends get employed here, and continue to shop here still. I always recommend this stand to incoming families/friends and encourage you to keep it open and operating!

Thank you!
Caitlyn Lutz

From: [Mikaela Bracken Lynch](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Saturday, July 2, 2022 7:53:44 AM

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

To whom it may concern,

As a member of the Carrollwood community I'm asking that you rezone this historic small business. This is a valuable community asset that many in our community have enjoyed for decades.

Thank you.

--

Mikaela Bracken Lynch
(813) 784-1831
mikaelabracken@gmail.com

From: [Nicole Malliet](#)
To: [Hearings](#)
Subject: Support PD 22-0864 (Bearss Groves)
Date: Saturday, July 9, 2022 11:31:01 AM

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

To whom it may concern,

Please change the zoning so we can keep our longtime community asset, Bearss Groves alive and well. We cannot risk losing this local jewel that is beloved by so many.

Thank you

Rome, Ashley

From: Hearings
Sent: Wednesday, July 20, 2022 8:10 AM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Support PD 22-0864

From: Will Mandarin <will.mandarin@yahoo.com>
Sent: Tuesday, July 19, 2022 4:55 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support PD 22-0864

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

I am writing to show my support for Bearss Grove. We have been going there for years and love it! Hope to see it around for many more years!

Jill Kralovanec
14109 Lake Magdalene Blvd

[Sent from Yahoo Mail for iPhone](#)

Rome, Ashley

From: Hearings
Sent: Wednesday, July 20, 2022 8:12 AM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Support PD 22-0864

From: vmarchesini <vmarchesini@tampabay.rr.com>
Sent: Tuesday, July 19, 2022 5:00 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support PD 22-0864

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

Please keep the Bearss Groves Family farm stand open!

Valerie Marchesini
14516 N Rome Ave
Tampa, FL 33613

From: [Linda Martin](#)
To: [Hearings](#)
Subject: Support PD 22-0854
Date: Wednesday, June 29, 2022 1:57:21 PM

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

Keep Bearss Groves open.

Sent from my iPhone

Rome, Ashley

From: Hearings
Sent: Friday, July 8, 2022 11:06 AM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Support PD 22-0864

-----Original Message-----

From: Esteban Martinez <esteban.martinez2000@hotmail.com>
Sent: Friday, July 8, 2022 10:29 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support PD 22-0864

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

Hello,

This email is in regards to the zoning issue with Bears Grove vegetable stand. I support this business and have seen it continue to grow since I was a little boy. They have my support!

Best,

Esteban Martinez

From: [Renee Martoglio](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Monday, July 4, 2022 8:27:31 AM

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

Hello,

Please allow Bearss Groves continue to operating as farm stand. It's so important to the community. Supporting local farms to educating kids about farming and farm stands. Also the obvious, Fresh products.

Best regards,
Renee Martoglio

From: [Nancy Mashberg](#)
To: [Hearings](#)
Subject: Support PD22-0864
Date: Friday, July 8, 2022 5:24:33 PM

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

Please support this family business for our community! Thank you.

Sent from my iPad

From: [Mrs. Joanne Mattes](#)
To: [Hearings](#)
Subject: Bearss Groves
Date: Sunday, July 10, 2022 8:14:14 PM

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

Please allow Bearss Groves rezoning so that they can stay open. Their market is a very valuable part of our community! My family and I greatly appreciate being able to get fresh produce here almost every week. Thank you.

Joanne Mattes

--

This electronic communication, including any attached documents, may contain confidential and/or legally privileged information that is intended only for use by the recipient(s) named above. If you have received this communication in error, please notify the sender immediately and delete the communication and any attachments.

From: [Melina Mays](#)
To: [Hearings](#)
Subject: Support PD 22-0864 (Bearss Groves)
Date: Tuesday, July 5, 2022 4:57:35 PM

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

To whom it may concern-

Please help change the zoning of Bearss Groves. It has been such a local treasure that my family has enjoyed for over 20 years. I know that it has a huge community of followers that would be devastated if it no longer existed. Please help support our community & help with their rezoning!

Thank you!

Sent from my iPhone

From: [Gary Mays](#)
To: [Hearings](#)
Subject: Support PD 22-0864 (Bearss Groves)
Date: Wednesday, July 6, 2022 9:47:43 PM

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

Please change the zoning so Bearss Groves can continue to be an asset serving our wonderful community... We cannot risk losing this well known farm stand... Let's keep Bearss Groves alive and well!!!... #BearssGrovesRocks

Respectfully,

Gary L Mays

[Sent from the all new AOL app for Android](#)

Rome, Ashley

From: Hearings
Sent: Tuesday, June 28, 2022 5:09 PM
To: Rome, Ashley; Timoteo, Rosalina
Cc: Heinrich, Michelle
Subject: FW: Support PD 22-0864

-----Original Message-----

From: TERESA MCBRIDE <tmcbride51@verizon.net>
Sent: Tuesday, June 28, 2022 4:19 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support PD 22-0864

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

Please keep Bearss Groves open and operating. I love shopping at Bearss Grove. They have great prices and produce. In this day and time we all need that, especially since retiring this year. I can't afford the produce in the grocery stores. It would be a shame after all these years of operating in our neighborhood that they would be forced to close.

Teresa McBride

Sent from my iPhone

Rome, Ashley

From: Hearings
Sent: Tuesday, June 28, 2022 2:45 PM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Support pd22-0864

-----Original Message-----

From: Katy McCoy <kmcc31@msn.com>
Sent: Tuesday, June 28, 2022 2:37 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support pd22-0864

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

We've been shopping at Bearss Groves for so long I can't remember our first visit, 20 years (I think).we always get great fruit and goodies. Please let the rezoning go through for this wonderful business. We don't need any more houses in the neighborhood and they are working hard to produce hydroponic veg which are beneficial to everyone.

Katy McCoy

From: [Penny McDermott-Schiess](#)
To: [Hearings](#)
Subject: Bearss Groves Support PD22-0864
Date: Saturday, July 2, 2022 9:10:48 AM

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

I support the Bearss Grove planned development rezoning.

Respectfully,

Penny McDermott
Tampa Native
Carrollwood consumer 30yrs
Bearss Groves customer

[Sent from Yahoo Mail on Android](#)

From: [Mark McGrane](#)
To: [Hearings](#)
Subject: Subject Line: Support PD 22-0864
Date: Thursday, June 30, 2022 6:50:46 PM

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

Keep the local farm open!

From: [Leanne McLemore](#)
To: [Hearings](#)
Subject: Support PD 22-0864, Bearss Groves
Date: Sunday, July 3, 2022 2:03:53 PM

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

Good afternoon,

I am contacting the board in regard to the operations of Bearss Groves. Please allow Bearss Groves to operate in the same capacity as they currently do. Bearss Groves signifies being a part of a community, and seeing it go would be devastating to my family. I go there every weekend to shop for local products such as cheese, meat, veggies, all grown locally in FL. As a Carrollwood resident for 30 years, Bearss Groves is a staple of my community. The large oak trees on their property are gorgeous and are a representation of "Old Florida" prior to all of the new construction. Please allow Bearss Groves continue to support our local farmers and community.

Thank you for your time and hard work.

Respectfully,
Leanne McLemore

From: [Reidy, Richard](#)
To: lmclmore@protonmail.com
Cc: [Hearings](#)
Subject: RE: (WEB mail) - Bearss Groves; PD 22-0864
Date: Tuesday, July 5, 2022 9:18:40 AM

Good day Leanne,

Thank you for sharing your support for the Bearss Grove rezoning. By copy of this email, I am alerting the appropriate office so your support is recorded and entered into the case record.

Thank you,

Rich Reidy, *sdg*

Office of Commissioner Hagan

Hillsborough BOCC

601 E Kennedy Blvd, 2nd Flr

Tampa, FL 33602

O: 813/272-5452

E: reidyr@hcflgov.net

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>

Sent: Sunday, July 3, 2022 2:01 PM

To: Commissioner District 2 <ContactDistrict2@hillsboroughcounty.org>

Subject: (WEB mail) - Bearss Groves; PD 22-0864

The following Commissioner(s) received a direct copy of this email:

- 1 | Commissioner Harry Cohen (District 1)
 - 2 | Commissioner Ken Hagan (District 2)
 - 3 | Commissioner Gwen Myers (District 3)
 - 4 | Commissioner Stacy White (District 4)
 - 5 | Commissioner Mariella Smith (District 5)
 - 6 | Commissioner Pat Kemp (District 6)
 - 7 | Commissioner Kimberly Overman (District 7)
-

Date and Time Submitted: Jul 3, 2022 2:01 PM

Name: Leanne McLemore

Address: 14612 village glen circle
tampa, FL 33618

Phone Number:

Email Address: lmclmore@protonmail.com

Subject: Bearss Groves; PD 22-0864

Message: Good afternoon,

I am contacting the board in regard to the operations of Bearss Groves. Please allow Bearss Groves to operate in the same capacity as they currently do. Bearss Groves signifies being a part of a community, and seeing it go would be devastating to my family. I go there every weekend to shop for local products such as cheese, meat, veggies, all grown locally in FL. As a Carrollwood resident for 30 years, Bearss Groves is a staple of my community. The large oak trees on their property are gorgeous and are a representation of "Old Florida" prior to all of the new construction. Please allow Bearss Groves continue to support our local farmers and community.

Thank you for your time and hard work.

Respectfully,
Leanne McLemore

982275449

Mozilla/5.0 (iPad; CPU OS 12_5_5 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/12.1.2 Mobile/15E148 Safari/604.1

From: [Menzel Oxford Place](#)
To: [Hearings](#)
Subject: please support the market
Date: Sunday, July 10, 2022 10:49:29 AM

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

Support PD 22-0864 Bearss Groves!!!
V. Menzel
Sent from [Mail](#) for Windows

Rome, Ashley

From: Hearings
Sent: Friday, July 8, 2022 1:22 PM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: (WEB mail) - Support PD 22-0864

From: Reidy, Richard <ReidyR@hillsboroughcounty.org>
Sent: Friday, July 8, 2022 12:45 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: RE: (WEB mail) - Support PD 22-0864

Please add the email below into the case record.

Thank you,

Rich Reidy, *sdg*

Office of Commissioner Hagan
Hillsborough BOCC
601 E Kennedy Blvd, 2nd Flr
Tampa, FL 33602
O: 813/272-5452
E: reidyr@hcflgov.net

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Friday, July 8, 2022 9:22 AM
To: Commissioner District 2 <ContactDistrict2@hillsboroughcounty.org>
Subject: (WEB mail) - Support PD 22-0864

The following Commissioner(s) received a direct copy of this email:

- 1 | Commissioner Harry Cohen (District 1)
- 2 | Commissioner Ken Hagan (District 2)
- 3 | Commissioner Gwen Myers (District 3)
- 4 | Commissioner Stacy White (District 4)
- 5 | Commissioner Mariella Smith (District 5)
- 6 | Commissioner Pat Kemp (District 6)
- 7 | Commissioner Kimberly Overman (District 7)

Date and Time Submitted: Jul 8, 2022 9:22 AM

Name: Victoria Miller

Address: 5808 Kumquat Ct
Tampa, FL 33625

Phone Number:

Email Address:

Subject: Support PD 22-0864

Message: Commissioners

Please Support PD 22-0864, rezoning for. Bearss Groves. It is a community treasure. This is the type of local business that should be supported for the betterment of our community

983887049

*Mozilla/5.0 (Macintosh; Intel Mac OS X 10_15_6) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/15.5
Safari/605.1.15*

From: [Kourtney](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Wednesday, June 29, 2022 1:34:51 PM

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

To whom this may concern,

Please change the zoning so we can keep our local market that is a community asset for locals and families alike, Bearss Groves.

What a shame to risk this landmark in North Tampa that is beloved and treasured by many families.

Kourtney Miller

From: [Donald Mincey](#)
To: [Hearings](#)
Subject: Fwd: Support PD-22-0864
Date: Thursday, June 30, 2022 1:13:06 PM

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

From: Donald Mincey <ddmincey@gmail.com>

Date: June 30, 2022 at 10:51:37 AM EDT

To: Hearings@hcflgov.ney

Subject: **Support PD-22-0864**

As a 39-year resident of Tampa/Hillsborough County while living in the Lake Magdalene area, we have been fortunate to have the Bearss Groves Fruit Store open for our patronage offering not only fresh fruit, juices, vegetables and flowers for sale, but also during the season Christmas, they provide a wonderful array of Christmas trees and wreaths.

We love this store and are regular patrons. We see it as a wonderful tribute and legacy to the Bearss family whom originally settled on this property in the pioneer days and have raised several generations of children, grandchildren and great grandchildren. It is a crown jewel in northern Hillsborough County and we wholeheartedly offer our support of the pending rezoning initiative undertaken by the owners to a commercial use that will hopefully facilitate the continuance of this unique business operation that benefits the surrounding communities.

Thank you for your consideration.

Donald & Dianne Mincey
13909 Shady Shores Drive
Tampa, FL 33613
813/220-7907 (cell)

Sent from my iPhone

From: [Katie Fitzgerald](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Tuesday, June 28, 2022 6:16:38 PM

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

To Whom it may concern,

I am emailing in support of the planned development rezoning of the Bearss Groves farm stand.

Katie Minch
Hillsborough County Resident

Sent from my iPhone

Rome, Ashley

From: Hearings
Sent: Thursday, July 7, 2022 3:35 PM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Bearrs Grove

From: Kathleen Mink <KathyHemann@outlook.com>
Sent: Thursday, July 7, 2022 3:34 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Bearrs Grove

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

Please keep Bearr Grove open. We shop there all the time. Thank you.

Sent from [Mail](#) for Windows

From: [Reidy, Richard](#)
To: [Hearings](#)
Subject: FW: (WEB mail) - Support PD 22-0864
Date: Tuesday, July 5, 2022 9:26:59 AM

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Sunday, July 3, 2022 10:44 AM
To: Commissioner District 2 <ContactDistrict2@hillsboroughcounty.org>
Subject: (WEB mail) - Support PD 22-0864

The following Commissioner(s) received a direct copy of this email:

- 1 | Commissioner Harry Cohen (District 1)
 - 2 | Commissioner Ken Hagan (District 2)
 - 3 | Commissioner Gwen Myers (District 3)
 - 4 | Commissioner Stacy White (District 4)
 - 5 | Commissioner Mariella Smith (District 5)
 - 6 | Commissioner Pat Kemp (District 6)
 - 7 | Commissioner Kimberly Overman (District 7)
-

Date and Time Submitted: Jul 3, 2022 10:43 AM

Name: Alicia Moreno

Address: 4410 Ranchwood Ln
Tampa, FL 33624

Phone Number: (813) 963-1412

Email Address: alicia@morenojester.com

Subject: Support PD 22-0864

Message: Please keep this 30 year-old produce stand open at 14316 Lake Magdalene Blvd.

We are sending this letter of support (via email) for the planned development rezoning; in order to rezone the property in order to stay open and operate the farm stand.”

This is one of the very few historic things about North Tampa that people really love and enjoy. We are losing things like this in our community, and it has a greater value than just selling produce. It's a piece of Tampa that cannot be replaced.

Thank you.

982235491

Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko)
Chrome/103.0.0.0 Safari/537.36

From: [Reidy, Richard](#)
To: [Hearings](#)
Subject: FW: (WEB mail) - Support PD 22-0864
Date: Tuesday, July 5, 2022 9:26:59 AM

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Sunday, July 3, 2022 10:44 AM
To: Commissioner District 2 <ContactDistrict2@hillsboroughcounty.org>
Subject: (WEB mail) - Support PD 22-0864

The following Commissioner(s) received a direct copy of this email:

- 1 | Commissioner Harry Cohen (District 1)
 - 2 | Commissioner Ken Hagan (District 2)
 - 3 | Commissioner Gwen Myers (District 3)
 - 4 | Commissioner Stacy White (District 4)
 - 5 | Commissioner Mariella Smith (District 5)
 - 6 | Commissioner Pat Kemp (District 6)
 - 7 | Commissioner Kimberly Overman (District 7)
-

Date and Time Submitted: Jul 3, 2022 10:43 AM

Name: Alicia Moreno

Address: 4410 Ranchwood Ln
Tampa, FL 33624

Phone Number: (813) 963-1412

Email Address: alicia@morenojester.com

Subject: Support PD 22-0864

Message: Please keep this 30 year-old produce stand open at 14316 Lake Magdalene Blvd.

We are sending this letter of support (via email) for the planned development rezoning; in order to rezone the property in order to stay open and operate the farm stand.”

This is one of the very few historic things about North Tampa that people really love and enjoy. We are losing things like this in our community, and it has a greater value than just selling produce. It's a piece of Tampa that cannot be replaced.

Thank you.

982235491

Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko)
Chrome/103.0.0.0 Safari/537.36

From: [Whynter Morgan](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Wednesday, June 29, 2022 1:34:24 PM

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

Good Afternoon:

I am a resident of Hillsborough County and I am in support of the rezoning of Bearess Groves so that it can continue to stay open and operating as one of the best produce stands in Tampa.

Whynter Morgan-Neal

From: [Martinique Moron](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Friday, July 1, 2022 11:45:05 AM

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

Please re-zone Bearss Grove and allow them the opportunity to organize and pay their fines! Bearss Grove is an amazing local staple that has provided fresh, organic produce while also promoting local foods. Tampa Bay would be absolutely DEVASTATED by this loss!

Martinique Moron

From: [Joel Morrison](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Saturday, July 2, 2022 8:17:35 PM

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

This is my only source for local produce which is vital to physical and mental health. Supporting this farmers market is essential for keeping thousands of community members healthy and of sound mind. Failing will result in nearly catastrophic consequences for community members and our local government both short and long term as societal health wanes, so does mental health, and as such so does the very thread of democracy holding this country together begin to fray. It's thousands of small decisions like this one that will make us resilient enough to withstand the coming recession, rebellion, lockdown and technological warfare that has become imminent around the globe. God help us. And if not God, then you. And if not you, then who? If you do not do what you cannot do, then so be it. But if you do not do what you CAN do, THAT is a tragedy. Blessings, my friend. It's time to act.

-Unquantifiably Grateful,
Joel C Morrison II

From: [Richard Moule Jr](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Monday, July 4, 2022 5:07:27 PM

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

To Whom It May Concern,

I write to express my support for Bearss Groves, and strongly encourage the County to rezone the property to allow it to continue operating its produce stand.

Bearss Groves is a great asset to the Carrollwood/North Tampa area - it offers a variety of fresh produce and other agricultural products that are second-to-none, at great prices.

Further, I encourage the County board to do whatever is within its power to alleviate the fines/fees/other monetary issues faced by Bearss Groves.

It would do great harm to the local community if Bearss Groves were to be shut down.

Thank you kindly for your time.

Regards,
Rick Moule

Rome, Ashley

From: Hearings
Sent: Wednesday, June 29, 2022 5:18 PM
To: Rome, Ashley; Timoteo, Rosalina
Cc: Heinrich, Michelle
Subject: FW: Support PD 22-0864

----- Original Email -----

From: dmmsicm@aol.com <dmmsicm@aol.com>
Sent: Wednesday, June 29, 2022 5:15 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support PD 22-0864

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

I am in support of the rezoning of Bearess Groves so that it can continue to stay open and operating as one of the best produce stands in Tampa.

Regards,
Donna Murphy

Rome, Ashley

From: Hearings
Sent: Thursday, July 14, 2022 9:13 AM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Support PD 22-0864

From: Kathryn Murphy <gatormurph@gmail.com>
Sent: Wednesday, July 13, 2022 11:14 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support PD 22-0864

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

To whom it may concern,

Please rezone so that Bearss Grove can continue to operate and supply our neighborhood with great food and yearly Christmas trees. My husband's first job, 20 years ago, was at Bearss Grove squeezing orange juice. We love this place and the people who own it and would like to see it continue to grow and serve the community.

Thank you,

Kathryn Stallings

Rome, Ashley

From: Hearings
Sent: Wednesday, June 29, 2022 3:13 PM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Support PD 22-0864

From: Tim Murphy <tminsarasota@gmail.com>
Sent: Wednesday, June 29, 2022 3:11 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support PD 22-0864

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

I am in support of the rezoning of Bearess Groves so that it can continue to stay open and operating as one of the best produce stands in Tampa

Rome, Ashley

From: Hearings
Sent: Tuesday, June 28, 2022 2:42 PM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Bearss Groves Stand

From: Nicole Musselman <nestickradt@gmail.com>
Sent: Tuesday, June 28, 2022 2:37 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Bearss Groves Stand

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

To Whom It May Concern,

I love Bearss Groves Farm Stand. To see it CONSTANTLY under threat of redevelopment for shitty new construction houses while ruining our community and pushing big box stores is an abomination to our community. My son loves to go there during all seasons to pick our fresh fruit and veggies. They have a pumpkin stand which is the only local one for miles. Their staff are hard-working, loving, and generous members of this community.

Leave them alone and maybe concentrate on bigger issues plaguing our community and nation.

Nicole Musselman

From: [Rebecca Nash](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Thursday, June 30, 2022 7:37:01 PM

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

My family has been stopping by Bearss Goves Farm Stand for decades. Our now 30-something kids grew up with their fresh juice and produce. It would be a shame to see it disappear like so many other produce stands in our area.
Rebecca Nash

Sent from my iPhone

From: [Aaron Neal](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Wednesday, June 29, 2022 1:48:17 PM

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

Hello

My name is Aaron Neal and I am in support of the rezoning of Bearess Groves so that it can continue to stay open and operating as one of the best produce stands in Tampa. Been going there for a long time and I would hate to see it closed.

Best,

Aaron N.

From: [Tiffany](#)
To: [Hearings](#)
Subject: Support PD 22-0864 Bearss Groves
Date: Tuesday, July 5, 2022 4:28:56 PM

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

Please change the zoning so we can keep our longtime community asset, Bearss Groves alive and well. We cannot risk losing this local jewel that is beloved by so many.

We are frequent customers here and would hate to see this farmers market be forced to close.

Tiffany Nelson
18319 Citation St.
Lutz

Rome, Ashley

From: Hearings
Sent: Friday, July 8, 2022 12:22 PM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Support PD 22-0864 Bearss Groves

From: Cora Neville <cneville@tampabay.rr.com>
Sent: Friday, July 8, 2022 12:17 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support PD 22-0864 Bearss Groves

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

Sent from [Mail](#) for Windows

Rome, Ashley

From: Hearings
Sent: Tuesday, July 12, 2022 1:27 PM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Support PD 22-0864

From: Jennifer Newsome <jenniferjnewsome@gmail.com>
Sent: Tuesday, July 12, 2022 12:13 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support PD 22-0864

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

Please help rezone Bearss Grove. This place is a fabulous resource for the community and one of the few local vegetable stands in the area.

Jennifer Newsome
Tampa, FL

--

Jennifer Newsome

Business Intelligence Analyst | Media & Advertising Measurement | Data Visualization
813-997-9547
Tampa, FL

[Personal Portfolio Website](#)

www.linkedin.com/in/JenniferJNewsome

Preferred Pronouns: She/Her/Hers

Rome, Ashley

From: Hearings
Sent: Tuesday, July 12, 2022 9:59 AM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: PD-22-0864

From: Wayne Nicholas <waynen25@gmail.com>
Sent: Tuesday, July 12, 2022 9:32 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: PD-22-0864

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

Please re-consider allowing Bearss Groves to stay in business where they are, permanently. They are a vital member of the local community where many Seniors shop for healthy, nutritious fruits and vegetables.

In addition, they employ many people, full and part time, who contribute to this same community with taxes and by supporting other businesses.

We've been shopping at Bearss Groves for many years and would be hard pressed to find another local produce stand that lives up to their standards and who would carry their quality of produce.

Thank you for considering my request.

Sincerely,
Wayne Nicholas
7125 Wareham Dr
Tampa, FL 33647
813-601-0056

From: [Jay Nudi](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Thursday, June 30, 2022 8:34:07 PM

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

Hillsborough County government, please rezone the historic small business, Bearss Groves market. We use it all the time. Support local. Thank you.

Jay Nudi
c 404.759.3966

From: [Kristin Orr](#)
To: [Hearings](#)
Subject: Support PD 22-0864 (Bearss Groves)
Date: Tuesday, July 5, 2022 3:54:41 PM

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

This is the best place in my area for me to be able to pick up quality produce. They always have the best seasonal variety and again, their quality is unmatched. If they're gone, With the exception of publix, all of the other stores to buy publix just lack the regular quality that BG has, and publix is just not in my price range right now.

Please change the zoning so we can keep our longtime community asset, Bearss Groves alive and well. We cannot risk losing this local jewel that is beloved by so many.

From: angela.ossorio@gmail.com
To: [Hearings](#)
Subject: Support PD 22-0864 Bearss Groves
Date: Sunday, July 10, 2022 2:42:01 PM

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

Please reconsider and keep this jewel of a neighborhood market open. Many people depend on this for fresh produce.

Thank you, Ms Ossorio

Sent from my iPhone

From: [Bee Ostrowsky](#)
To: [Hearings](#)
Subject: Support PD 22-0864 (Bearss Groves)
Date: Tuesday, July 5, 2022 10:33:10 PM

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

When I moved to Tampa in 1996, Bearss Groves was already here. It wasn't surrounded by McMansions back then. It was the same family farm selling healthy food that it is today.

But now, the kind of Karen that only Carl Hiaasen could have imagined has moved into McMansions all around this peaceful farm and is harassing it to death.

Don't let them do Bearss Groves like that. It's not just a family farm—it's a Tampa tradition, the kind that would be remembered by a brass plaque from the historical society if ever it died.

You know what doesn't get brass plaques? McMansions—and the civic leaders who side with them over family farms.

My wife and I have been out of town for too long and are making plans to come home to Tampa soon. Please make sure Bearss Groves is there when we get back.

Bee Ostrowsky

From: [pcakes65](#)
To: [Hearings](#)
Subject: SUPPORT PD 22-0864
Date: Thursday, June 30, 2022 5:17:26 PM

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

I am writing to urge you to rezone the property located at Bearss Grove Market.

There are very few markets in our area that provides fresh vegetables, fresh fruit, pumpkins and Christmas trees. They grow and sell fresh vegetables. This adds to the nutritional value for local residents.

I shop there at least once a week.

Stop picking on small businesses!

Sincerely,
Patricia Owen

Sent from my Verizon, Samsung Galaxy smartphone

From: [Carsyn Painter](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Tuesday, July 5, 2022 9:49:42 PM

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

I am in support of the rezoning of Bearess Groves so that it can continue to stay open and operating as one of the best produce stands in Tampa.

I grew up going to this business for all of my produce and holiday needs! They're an incredible business and deserve to be rezoned!!

From: [Malti Pandya](#)
To: [Hearings](#)
Subject: Bearss Grove
Date: Sunday, July 10, 2022 1:30:00 PM

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

I am requesting a zoning change so that Bearss Groves can stay open. Bearss Grove is such a historic place in Carrollwood, it's a family owned business and as far as my knowledge the Bearss Ave's name was after this stand. It has a 400 year old Oak Tree in the yard and it's such a great feeling to go there to purchase fresh goods. We can not remove this stand, soooooo many people are going to be sad.

Thank you.

With warm Regards,
Malti Pandya

Cell : 813-431-9731

We Support these great Charities:

<https://feedingtampabay.org/>

<https://give.salvationarmyusa.org/>

<https://www.npr.org/>

<https://www.stjude.org/>

<https://www.ekal.org/>

<https://www.akshayapatra.org/>

<http://friendsofarch.org/>

Rome, Ashley

From: Hearings
Sent: Friday, July 8, 2022 8:43 AM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Bears Grove

From: Leslie Pardo <lapardo@yahoo.com>
Sent: Thursday, July 7, 2022 10:39 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Bears Grove

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

Please allow the new zoning for this great local business so we (the local neighborhoods) can continue to shop there and support a LOCAL small family business instead of a giant corporate grocery chain. Thank you

[Sent from Yahoo Mail on Android](#)

Rome, Ashley

From: Hearings
Sent: Tuesday, August 2, 2022 9:20 AM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Support PD 22-0864

From: Leslie Pardo <lapardo@yahoo.com>
Sent: Monday, August 1, 2022 4:25 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support PD 22-0864

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

Please rezone this historic small business.

We need to keep and support our communities small businesses and business owners. They are trying to make a living to support their family, not to mention all the college students he employes that are in this field of studies.

Thank you

[Sent from Yahoo Mail on Android](#)

Rome, Ashley

From: Hearings
Sent: Tuesday, August 2, 2022 9:25 AM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Support Pd 22-0864

From: Elena Parsons <elena@parwil.com>
Sent: Monday, August 1, 2022 6:31 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support Pd 22-0864

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

This email is being sent asking Hillsborough County Government to rezone the Bearss Groves Market. We love this market in our community. It is a wonderful place to shop for produce and the family who owns it deserves to be able to continue there. Their produce is of top quality and we love that they offer reduced produce rates for items that may be overripe or slightly bruised.

Thank you,

Elena Parsons, MS, LMHC, LPC, CGIP
18401 Canary Lane
Lutz, FL 33558
727-742-6106

Rome, Ashley

From: Hearings
Sent: Wednesday, August 10, 2022 7:13 AM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Support bearss grove zapproval

From: bob paterson <safesecuretoday@gmail.com>
Sent: Tuesday, August 9, 2022 6:25 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support bearss grove zapproval

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

Rome, Ashley

From: Hearings
Sent: Friday, July 8, 2022 8:40 AM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Bearss Groves

From: Meraya Pegg <mdmaingot@gmail.com>
Sent: Thursday, July 7, 2022 9:55 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Bearss Groves

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

I am requesting a rezoning so Bearss Groves can continue operations.

Thanks,

Meraya Pegg
15915 Country Farm Pl, Tampa, FL 33624

From: [Celeste Pettijohn](#)
To: [Hearings](#)
Subject: Bearss Grove hearing
Date: Wednesday, June 29, 2022 6:29:47 PM

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

To whom it may concern. The Bearss Grove Stand is a treasure and an important piece of our community. I rely on the stand and look forward to the weekly stops for excellent produce, bread and other staples for my diet. A business like this one should be protected and given every break possible to stay open. I even buy plants for my home garden there. They employ a quite a few people and it is an opportunity for the younger generation to learn about gardening and nutrition and how to work in an agricultural business. Do what it takes, please and keep them open and thriving.

I was born and raised in this Lutz area and my family came to the Tampa area in 1879. I have witnessed loss after loss and it is a shame to not protect what we have left.

I am 72 yrs old and during this pandemic having an open air market has been a god send.

Thank you Celeste Pettijohn, 11332 N Rome Ave Tampa fl 33612

From: [Rebecca Philpot](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Friday, July 1, 2022 4:28:10 PM

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

Please allow the re-zoning of Bearss Groves farm stand so it can remain open at its current location. Closing their doors would be a huge loss to our community.

From: [Diane Pobst](#)
To: [Hearings](#)
Subject: fruit and veg stand on Bearrs
Date: Tuesday, July 5, 2022 3:49:54 PM

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

As a Hillsborough County resident since 1979, I would like to support the location and standing of the fruit and vegetable stand on Bearrs Ave. I is a treasure and oasis to the health of the community. Thanks, Diane Pobst

Rome, Ashley

From: Hearings
Sent: Monday, August 8, 2022 8:37 AM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Support PD 22-0864 (Bearss Groves)

From: Irma Polster <ipolster@tampabay.rr.com>
Sent: Sunday, August 7, 2022 8:28 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support PD 22-0864 (Bearss Groves)

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

Please change the zoning so we can keep our longtime community asset, Bearss Groves alive and well. We cannot risk losing this local jewel that is beloved by so many.

Sincerely,
Irma Polster

Sent from my T-Mobile 4G LTE Device

Rome, Ashley

From: Hearings
Sent: Monday, August 8, 2022 8:40 AM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Bearss Grove Produce Mart/Support PD 22-0864

From: MARK A POLSTER <mpolster@tampabay.rr.com>
Sent: Sunday, August 7, 2022 10:37 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Bearss Grove Produce Mart/Support PD 22-0864

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

Dear Sirs and Madams

It has come to my attention that there is an zoning issue that is threatening the future of the Bearss Grove Produce Mart.

My family moved to this area over twenty years ago. The produce mart has always been an extremely convenient and healthy choice for produce and selected food products. It's lost would be a great blow to this community. It is my understanding that the owners are requesting a revision to the property zoning to avoid future conflict with the county ordinances. I personally hope that this will also lead to a resolution to the code enforcement fines.

I understand that some of the neighbors has started to complain about noise issue. I remember when the land that those homes were built on an orange grove that was part of the produce mart. The produce mart was there first has been there for twenty-five years so these land owners are asking the produce grove to change how they operate after they decided to live there. Is that rational?

--

Mark A. Polster
MAP Promotions and Marketing
4522 West Village Dr.
Tampa, FL 33618
813-610-0680 mpolster@tampabay.rr.com

From: [Rebecca Posner](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Wednesday, June 29, 2022 1:13:50 PM

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

I am in support of the rezoning of Bearss Groves so that it can continue to stay open and operating as one of the best produce stands in Tampa.

Respectfully,
Rebecca Posner

From: [Kate Last NamePoulsen](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Saturday, July 9, 2022 2:24:40 PM

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

To whom it may concern,

I am emailing today regarding the gem that's located in our community known as Bearss Grove, a popular farmers market. I hope you can work in favor of our community to keep Bearss Grove standing and in operation. I personally think that zoning that property for anything else will take away from our beautiful neighborhood.

The right thing to do is to keep Bearss Grove.

Please do the right thing.

Thank you,

Kate Poulsen

From: [Delaney Pratt](#)
To: [Hearings](#)
Subject: Support PD 22-0864 (Bearss Groves)
Date: Tuesday, July 5, 2022 2:49:10 PM

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

Bearss Grove is an amazing stand that connects farmers to the local people. Please change the zoning so we can keep our longtime community asset, Bearss Groves alive and well.

From: [princesscred](#)
To: [Hearings](#)
Subject: Support PD 22-0864 Bearss Groves
Date: Tuesday, July 5, 2022 11:34:28 PM

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

Please let us keep our family business alive not many due to covid I've seen so many small businesses down hill and close now you want to take business that is great down them down because of zoning they been there for years now you mess with them for small piece of property locals like myself love this little jewel with great memories made year after year not only my family but others leave them alone

From: [Robin Pritchard](#)
To: [Hearings](#)
Subject: PD22-0864
Date: Friday, July 1, 2022 9:11:33 AM

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

To whom it may concern, County Commissioners, I frequent the Carrollwood's Bearss Groves in Northdale and I would like to see it rezoned so that they can stay in business. I have shopped their since moving up to Northdale in the late 80's. I just like being able to shop outdoors and not having to walk into the grocery stores where big corporations make all the money.

Please rezone them.

Thank you,

Robin Pritchard

15812 Knollview Dr

Tampa, Fl 33624

Sent from [Mail](#) for Windows



Virus-free. www.avg.com

From: [michele pryor](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Monday, July 4, 2022 8:36:39 PM

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

Please consider rezoning Bearss Grove produce stand. I have been shopping here for years as I believe in supporting local business owners. This market supports their community by being open 7 days a week and offering a staff of hard working and friendly people. I will continue to shop here as it is hard to find local produce markets.

Thank you for your consideration.

Michele pryor

From: [Bobbie Puleo](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Saturday, July 2, 2022 12:22:00 PM

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

Please change the zoning for Bearss Groves. The grove is a treasure in our community and a great asset. It would be a shame to take this local gem, that is beloved here in North Tampa, away from this community. With all the growth in this area, it would be devastating to take away one of our dependable, significant, personal, and beloved family owned business and force us to either travel (with the added expense of gas) to another location or to buy less fresh produce from a large impersonal chain organization.

Please show your support for small businesses by allowing Bearss Grove to be rezoned thereby helping them to stay in business.

I and my family appreciate your time and efforts in getting this approved.

Frank and Bobbie

Rome, Ashley

From: Hearings
Sent: Friday, July 8, 2022 2:46 PM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Support PD 22-0864

From: Rick Purdy <sarah.c.purdy@icloud.com>
Sent: Friday, July 8, 2022 2:23 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support PD 22-0864

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

I am writing to ask you to please support PD 22-0864.

We have lived in Northdale since 1990 and Bearss Groves was here long before that. It was part of what drew us to the area- the feeling of a small town with a neighborhood produce market. They do much to support the area, one that they helped to settle back in the 1800's. I remember when they sold part of their land so the homes could be built next to it. Again, they were good neighbors.

We have plenty of stores where you can buy produce but none that offer the experience that you get at Bearss Grove. Please settle this once and for all in Bearss Groves favor. The community needs this business and the atmosphere that it provides.

Thank you for your help on this,
Rick & Sarah Purdy
3908 Willowtree Place
Tampa, FL. 33624

From: [Nina Quigley](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Friday, July 1, 2022 9:42:07 PM

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

Sending a letter of support for Bearrs Groves. This is my neighborhood agricultural farm stand, and they have been able to provide my family with quality local produce for years. Not to mention the prices are super affordable, and helps our community tremendously. This is a gem of a stand, and deserves to keep operating.

Sincerely,
Nina Quigley

From: [Patty Quinby](#)
To: [Hearings](#)
Subject: Support PD 22.064 (Beards Groves)
Date: Tuesday, July 5, 2022 3:07:52 PM

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

Please approve a zoning change to protect the future operation of Bearss Groves farm stand. This is a local treasure for our community. There are so few farm stands remaining that it makes it all the more precious. It is part of our local history and enhances the character of the neighborhood.

Thank you.

Patricia Quinby

From: [Christie](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Friday, July 1, 2022 11:26:49 AM

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

To whom it may concern,

Please change the zoning so we can keep our treasured community asset, Bearss Groves. What a SHAME to risk this local jewel that is beloved up here in North Tampa.

Thanks,

Christie Pincus-Quinones

From: [Valene Borrero Quinones](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Wednesday, June 29, 2022 8:53:52 PM

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

To Whom it may concern,

Please keep our local Bearss Groves farm stand open. I have been living in this area for 21 years now, and I am a regular there. I remember shopping there with my children when they were just toddlers.

Now I take my grandson there too. He loves to pick out his own fresh produce. I love teaching him how to create healthy meals using all natural ingredients.

We purchase our produce there for our family meals, we buy our pumpkins there for Halloween, and we even buy our Christmas tress there too.

Bearss Groves has been a staple in our community for generations. Please don't take it away from us! Bearss Grove is what makes this area a nice place to live in! Without it, this area just won't be the same!

Sincerely
Valene Borrero Quinones
(813) 458-3392

Rome, Ashley

From: Hearings
Sent: Tuesday, August 2, 2022 10:37 AM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: (WEB mail) - Support PD 22-0864

From: Reidy, Richard <ReidyR@hillsboroughcounty.org>
Sent: Tuesday, August 2, 2022 10:23 AM
To: kayreinhold@tampabay.rr.com
Cc: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: RE: (WEB mail) - Support PD 22-0864

Good morning Kay,

Thank you for sharing your support for the Bearss Grove rezoning. By copy of this email, I am alerting the appropriate filing office so your support is documented and entered into the case record.

Commissioner is very supportive of Bearss Grove and he has also pledged to help Bearss Grove gain relief from any prior code enforcement fines once this rezoning is achieved.

For your information, we have received word that the meeting with Zoning Hearing Master is now set for September with a final vote by the Commission on November 3rd.

Thank you,

Rich Reidy, *sdg*

Office of Commissioner Hagan
Hillsborough BOCC
601 E Kennedy Blvd, 2nd Flr
Tampa, FL 33602
O: 813/272-5452
E: reidy@hcflgov.net

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Tuesday, August 2, 2022 9:41 AM
To: Commissioner District 2 <ContactDistrict2@hillsboroughcounty.org>
Subject: (WEB mail) - Support PD 22-0864

The following Commissioner(s) received a direct copy of this email:

- 1 | Commissioner Harry Cohen (District 1)
- 2 | Commissioner Ken Hagan (District 2)
- 3 | Commissioner Gwen Myers (District 3)
- 4 | Commissioner Stacy White (District 4)
- 5 | Commissioner Mariella Smith (District 5)
- 6 | Commissioner Pat Kemp (District 6)
- 7 | Commissioner Kimberly Overman (District 7)

Date and Time Submitted: Aug 2, 2022 9:40 AM

Name: Kay Reinhold

Address: 2802 Corrie Way
Tampa, FL 33618

Phone Number: (813) 326-2351

Email Address: kayreinhold@tampabay.rr.com

Subject: Support PD 22-0864

Message: We have frequented the Bearss Grove Farmer's Market for years. We moved to north Tampa in 2004 from SC and discovered Bearss Grove Farmer's Market one day, as we travel this section of Bearss Ave. often.

It was sad to watch the demise of the actual Grove of Orange trees a few years later, due to citrus greening problems in FL. It was a shock when the Grove was sold for housing lots, which changed the appearance & feel of that whole section of Bearss Ave.

The historic 400 yr old tree and other mature live oaks on that corner lot make the Bearss Grove Farmer's Market historic and unique. We have always been so impressed by the freshness and variety of produce at this Farmer's Market, as well as various homemade breads & jams often available there. Staff have always been knowledgeable and friendly.

We do NOT NEED any more housing units in that area. We DO NEED protection of the 400 yr old tree and other live oaks preserved, as well as the Bearss Grove Farmer's Market, as part of Florida's historic and land preservation history.

992631175

Mozilla/5.0 (iPhone; CPU iPhone OS 15_5 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/15.5 Mobile/15E148 Safari/604.1

From: [E. Michael Reisman](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Friday, July 1, 2022 8:41:33 AM

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

Please allow Bearss Grove to remain open.

Elliot Reisman MD

From: [Kristen Sierra](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Thursday, June 30, 2022 1:02:52 PM

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

Hello,

I am a Tampa native and have grown up in the Carrollwood area my entire life.

Please allow the re-zoning of Bearss Groves farm stand so it can remain open at its current location. It would be a huge loss to our community.

Thank you so much.

Kristen Sierra Reisman

From: [Julie Rentz](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Saturday, July 9, 2022 10:22:57 AM

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

Please consider Re zoning for Bearss Groves. They supply many of us with great food.

Julie

From: [Michelle Reyes](#)
To: [Hearings](#)
Subject: Bearss grove
Date: Wednesday, June 29, 2022 9:24:52 AM

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

Good morning

Bearss Grove is a great asset to the community. Please give them rezoning right and keep them open. We would be sad to lose such a great small local business that nourishes so many in Florida!

Thank you for reading

Michelle Reyes
2236 granger drive
Clearwater fl 33765

Michelle S Reyes, BSHS, COTA/L 15668
Occupational Therapy
Independent Living INC

Rome, Ashley

From: Hearings
Sent: Thursday, July 7, 2022 11:13 AM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: (WEB mail) - "Support PD 22-0864"

From: Reidy, Richard <ReidyR@hillsboroughcounty.org>
Sent: Thursday, July 7, 2022 9:34 AM
To: catlover8158@msn.com
Cc: Navarro, Glenda <NavarroG@hillsboroughcounty.org>; Hearings <Hearings@HillsboroughCounty.ORG>
Subject: RE: (WEB mail) - "Support PD 22-0864"

Good day Lynn,

Thank you for sharing your support for the Bearss Grove rezoning. By copy of this email, I am alerting the appropriate filing office so your support is documented and entered into the case record.

Thank you,

Rich Reidy, *sdg*

Office of Commissioner Hagan

Hillsborough BOCC

601 E Kennedy Blvd, 2nd Flr

Tampa, FL 33602

O: 813/272-5452

E: reidyr@hcfllgov.net

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Thursday, July 7, 2022 4:15 AM
To: Commissioner District 2 <ContactDistrict2@hillsboroughcounty.org>
Subject: (WEB mail) - "Support PD 22-0864"

The following Commissioner(s) received a direct copy of this email:

- 1 | Commissioner Harry Cohen (District 1)
- 2 | Commissioner Ken Hagan (District 2)
- 3 | Commissioner Gwen Myers (District 3)
- 4 | Commissioner Stacy White (District 4)
- 5 | Commissioner Mariella Smith (District 5)
- 6 | Commissioner Pat Kemp (District 6)
- 7 | Commissioner Kimberly Overman (District 7)

Date and Time Submitted: Jul 7, 2022 4:15 AM

Name: Lynn Rinard

Address: 2202 Vandervort Rd
Lutz, FL 33549

Phone Number: (813) 949-8505

Email Address: catlover8158@msn.com

Subject: "Support PD 22-0864

Message: Please do not shut down Bearss Produce it has been a part of our community for years and generations have gone there to purchase their vegetables, pumpkins and Christmas trees.

Please allow their re-zoning and hopefully the forgiveness for their unjustified fines.

Thank you.

983404983

*Mozilla/5.0 (iPhone; CPU iPhone OS 15_5 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/15.5
Mobile/15E148 Safari/604.1*

From: [loraine rocha](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Wednesday, June 29, 2022 8:43:55 PM

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

Please allow Bearss Groves to stay open and operate the farm stand.

Rome, Ashley

From: Hearings
Sent: Tuesday, June 28, 2022 3:05 PM
To: Rome, Ashley; Timoteo, Rosalina
Cc: Heinrich, Michelle
Subject: FW: Support PD 22-0864

----- Original Email -----

From: Justin Sierra Romero <TheRomeroFamily@outlook.com>
Sent: Tuesday, June 28, 2022 2:46 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support PD 22-0864

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

Good afternoon,

I am writing to support the Bearss Grove market, we have lived in the area for the past 9 years and Bearss Grove was one of the first markets we found. I now frequent their farm stand for fresh produce, eggs and local cheeses. We are from Vermont and always have a real tree for Christmas and their trees are by far the best in all of Tampa, we have tried numerous other places until we found theirs and we are waiting patiently over Thanksgiving break for the delivery

This farm stand is essential to the neighborhood as well as the surrounding areas, I travel from New Tampa to visit the stand.

Thank you for your time,

The Romero Family

Rome, Ashley

From: Hearings
Sent: Tuesday, August 2, 2022 10:43 AM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: (WEB mail) - PD 22-0864 Support for Bears Groves

From: Reidy, Richard <ReidyR@hillsboroughcounty.org>
Sent: Tuesday, August 2, 2022 10:24 AM
To: Debbie@roneyinsurance.com
Cc: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: RE: (WEB mail) - PD 22-0864 Support for Bears Groves

Good morning Debbie,

Thank you for sharing your support for the Bearss Grove rezoning. By copy of this email, I am alerting the appropriate filing office so your support is documented and entered into the case record.

Commissioner is very supportive of Bearss Grove and he has also pledged to help Bearss Grove gain relief from any prior code enforcement fines once this rezoning is achieved.

For your information, we have received word that the meeting with Zoning Hearing Master is now set for September with a final vote by the Commission on November 3rd.

Thank you,

Rich Reidy, sdg

Office of Commissioner Hagan

Hillsborough BOCC

601 E Kennedy Blvd, 2nd Flr

Tampa, FL 33602

O: 813/272-5452

E: reidy@hcflgov.net

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Monday, August 1, 2022 3:29 PM
To: Commissioner District 2 <ContactDistrict2@hillsboroughcounty.org>
Subject: (WEB mail) - PD 22-0864 Support for Bears Groves

The following Commissioner(s) received a direct copy of this email:

- 1 | Commissioner Harry Cohen (District 1)
- 2 | Commissioner Ken Hagan (District 2)
- 3 | Commissioner Gwen Myers (District 3)
- 4 | Commissioner Stacy White (District 4)
- 5 | Commissioner Mariella Smith (District 5)
- 6 | Commissioner Pat Kemp (District 6)
- 7 | Commissioner Kimberly Overman (District 7)

Date and Time Submitted: Aug 1, 2022 3:29 PM

Name: Debra Roney

Address: 13025 Whisper Sound Dr
Tampa, FL 33618

Phone Number: (813) 503-8423

Email Address: Debbie@ronneyinsurance.com

Subject: PD 22-0864 Support for Bears Groves

Message: As a long time resident of North Tampa I would like to register my support for Bearss Groves. It would be my hope that an agreement could be reached that was agreeable to the business and the surrounding properties. As our community grows it is even more important to preserve these markets and the history that goes with them .

Regards
Debra Roney

992342426

*Mozilla/5.0 (Macintosh; Intel Mac OS X 10_15_6) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/15.4
Safari/605.1.15*

From: [Fatima Rosemurgy](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Friday, July 1, 2022 3:44:17 PM

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

Hello,

We are writing to support the rezoning of the Bearss Groves Farmstand!

We live in the neighborhood and love to both browse and shop there. We also get our Christmas tree there every year!

Please help keep our farm stand open!

Thank You,
Fatima Rosemurgy

From: [BETH ANDERSON ROY](#)
To: [Hearings](#)
Subject: Support PO 22-0864
Date: Wednesday, June 29, 2022 9:21:35 AM

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

I support Bears Groves !!!!!

Sent from my iPad

From: [Jim Roysdon](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Tuesday, June 28, 2022 6:18:40 PM

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

I support the refining for the benefit of BEARSS GROVES produce stand.

James Roysdon
Carrollwood

Sent from my iPhone

From: [JOANNE RUDDY](#)
To: [Hearings](#)
Subject: PD22 0864 Bearss Grove
Date: Sunday, July 10, 2022 6:40:37 PM

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

We support this local, historic small business. Request that this small business be re-zoned.

Joanne Ruddy
6227 Boone Drive
Tampa 33625

Sent from my iPad

Rome, Ashley

From: Hearings
Sent: Friday, July 8, 2022 2:30 PM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Bearss Grove

From: Sara Russell <sararussell150@gmail.com>
Sent: Friday, July 8, 2022 1:41 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Bearss Grove

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

Please keep this community vegetable store. I support PD 22-0864

Sara Russell

Rome, Ashley

From: Hearings
Sent: Monday, August 1, 2022 2:36 PM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Support PD 22-0864 Bearass Grove

From: Vickie Sabo <1965vsabo@gmail.com>
Sent: Monday, August 1, 2022 2:30 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support PD 22-0864 Bearass Grove

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

Please remedy this ridiculous situation of the \$200 a day fine the Bearass Grove Market is accruing each day and remove the ridiculous amount currently owed. Rezone the property or whatever needs to be done to leave this family run business alone!

The person who started this mess should be ashamed and even MORE embarrassed of himself for digging to find some dumb loophole. The county cannot be in such bad shape financially that they have to resort to this type of bad practice! Instead the county should be looking out for the "Little Guy" and be supportive of a small family owned business that's been providing the community with quality produce that you cannot find in big box stores! At the bare minimum They should of provided Bearass Grove with whatever information needed to make whatever change needed to be made on paper so that no fines would EVER have been given to them. This business has been there doing the same thing for as long as I have lived here (moved here in 1996) and I know it was well established LONG before that. Leave it be and MOVE ON!

Think like a human being instead of a robotic conglomerate, have a heart and quit wasting valuable resources this has used/wasted just to pick on the little guy. Put it to better use to fix the rising rent and the increase in homeless people and families instead. You know...work on REAL issues the people are suffering from not the stupid stuff.

This is the second time in 6 months I've written an email about this issue. It shouldn't take THAT long to fix this and move on!

Thank you for your time,
Victoria

Rome, Ashley

From: Hearings
Sent: Tuesday, August 2, 2022 10:49 AM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: (WEB mail) - Support PD 22-0864 Bearass Grove Market

From: Reidy, Richard <ReidyR@hillsboroughcounty.org>
Sent: Tuesday, August 2, 2022 10:26 AM
To: 1965vsabo@gmail.com
Cc: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: RE: (WEB mail) - Support PD 22-0864 Bearass Grove Market

Good morning Victoria,

Thank you for sharing your support for the Bearss Grove rezoning. By copy of this email, I am alerting the appropriate filing office so your support is documented and entered into the case record.

Commissioner is very supportive of Bearss Grove and he has also pledged to help Bearss Grove gain relief from any prior code enforcement fines once this rezoning is achieved.

For your information, we have received word that the meeting with Zoning Hearing Master is now set for September with a final vote by the Commission on November 3rd.

Thank you,

Rich Reidy, sdg

Office of Commissioner Hagan

Hillsborough BOCC

601 E Kennedy Blvd, 2nd Flr

Tampa, FL 33602

O: 813/272-5452

E: reidy@hcflgov.net

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Monday, August 1, 2022 2:21 PM
To: Commissioner District 2 <ContactDistrict2@hillsboroughcounty.org>
Subject: (WEB mail) - Support PD 22-0864 Bearass Grove Market

The following Commissioner(s) received a direct copy of this email:

- 1 | Commissioner Harry Cohen (District 1)
- 2 | Commissioner Ken Hagan (District 2)
- 3 | Commissioner Gwen Myers (District 3)
- 4 | Commissioner Stacy White (District 4)
- 5 | Commissioner Mariella Smith (District 5)
- 6 | Commissioner Pat Kemp (District 6)
- 7 | Commissioner Kimberly Overman (District 7)

Date and Time Submitted: Aug 1, 2022 2:20 PM

Name: Victoria Sabo

Address: 14606 Clarendon Dr
Tampa, FL 33624

Phone Number: (813) 270-5903

Email Address: 1965vsabo@gmail.com

Subject: Support PD 22-0864 Bearass Grove Market

Message: Please remedy this ridiculous situation of the \$200 a day fine the Bearass Grove Market is accruing each day and remove the ridiculous amount currently owed. The person who started this bullshit should be ashamed and even MORE embarrassed of himself for digging to find some dumb loophole. The county cannot be in such bad shape financially that they have to resort to this type of bad practice! Instead the county should be looking out for the "Little Guy" and be supportive of a small family owned business that's been providing the community with quality produce that you cannot find in big box stores! Think like a human being instead of a robotic conglomerate, have a heart and quit wasting valuable resources it has used to pick on the little guy. Put it to better use to fix the rising rent and the increase in homeless people and families. You know...work on REAL issues the people are suffering from not the stupid stuff. This is the second time in 6 months I've written an email about this issue. It shouldn't take that long to fix this and move on!

Thank you for your time,
Victoria

992308901

Mozilla/5.0 (Linux; Android 11; moto g stylus (2021)) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/103.0.0.0 Mobile Safari/537.36

From: [Greg Saffer](#)
To: [Hearings](#)
Subject: Bearss Grove
Date: Saturday, July 9, 2022 7:53:23 AM

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

Please allow this local business to stay open.

Greg Saffer
3875 Land O Lakes

From: [Kimberly Saucedo](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Tuesday, July 5, 2022 3:10:49 PM

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

Regarding: Bearss Groves

To Whom It May Concern,

Please approved the rezoning of Bearss Groves. They are a amazing small business that services our community.

Thank you,

Kim Saucedo

From: [Carrie Scheiner](#)
To: [Hearings](#)
Subject: Support PD 22-0864 (Bearss Groves)
Date: Tuesday, July 5, 2022 3:45:01 PM

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

My family has lived about a mile from Bearss Groves for over 20 years. My children still love biking to the Grove even as young adults with their friends to grab a soda and some fruit.

Bearss Groves is a local business and deserves everyone's support especially our local community and government. Why close down a treasure of the community over zoning? Ridiculous.

Please change the zoning so we can keep our longtime community jewel, Bearss Groves, alive and well.

Thank you,
Carrie Scheiner

From: [Carrie Scheiner](#)
To: [Hearings](#)
Subject: Support PD 22-0864 (Bearss Groves)
Date: Tuesday, July 5, 2022 3:45:01 PM

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

My family has lived about a mile from Bearss Groves for over 20 years. My children still love biking to the Grove even as young adults with their friends to grab a soda and some fruit.

Bearss Groves is a local business and deserves everyone's support especially our local community and government. Why close down a treasure of the community over zoning? Ridiculous.

Please change the zoning so we can keep our longtime community jewel, Bearss Groves, alive and well.

Thank you,
Carrie Scheiner

Rome, Ashley

From: Hearings
Sent: Monday, August 15, 2022 8:38 AM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Support PD 22-0864

From: P L <wildeyedsoul@gmail.com>
Sent: Saturday, August 13, 2022 11:11 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support PD 22-0864

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

To whom this may concern,

Bearss Groves produce stand and farm, located on
14316 Lake Magdalene Blvd. Tampa, FL 33618.

I am formally asking Hillsborough County govern to approve the historic small business rezoning request.

Born and raised in Tampa, FL and a customer of The Grove encourage and support how valuable the produce and farm are for the community. As all produce stands are/and shouldn't even need the collective to address such regularity to a substantial equity of importance to life of humanity and economic benefits.

Not only has the business been open longer then any other " Grocery store" in the area but it would be equitable among farmers, business local and corporate. It is without a doubt agriculturally essentially necessary.

I contest that all fines built against the stand be null and voided. There is no reason for this kind of attention or unreconciled agreeance to keep the business alive and running like any other business.

The do diligence of the courts and county's attention should be immediately seen and addressing this issue and no longer allowing the continued problem to be taking slowly or in a timely manner.

I hope to see this be handled prompt an urgent and be a staple for all other produce stands and farms that may need to see any adjustments to keep their Agricultural business is alive and communities thriving.

With love, concern and passion for wellness overall,

Penny Schiess

God Bless

From: [The Schmiedeckes](#)
To: [Hearings](#)
Subject: Bearss Groves
Date: Tuesday, July 5, 2022 4:47:48 PM

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

Please change the zoning so we can keep our longtime community asset, Bearss Groves alive and well. We cannot risk losing this local jewel that is beloved by so many. They are vital to the community.

Respectfully,
C. Schmiedecke

Rome, Ashley

From: Hearings
Sent: Tuesday, June 28, 2022 3:28 PM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Support PD 22-0864

Marylou Norris

Administrative Specialist

Community Development Section
Development Services Department

P: (813) 276-8398

E: NorrisM@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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



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

From: Trent Schofield <schofieldrealtyandinvestments@gmail.com>
Sent: Tuesday, June 28, 2022 3:20 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support PD 22-0864

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

This place is a community treasure. Please help facilitate the Bearss Grove nursery staying in business. We need more business like this place. I am a Tampa native and lifelong resident!

Thanks,

Trent Schofield
813.391.3059

Rome, Ashley

From: Hearings
Sent: Tuesday, August 2, 2022 10:55 AM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: (WEB mail) - Support PD 22-0864

From: Reidy, Richard <ReidyR@hillsboroughcounty.org>
Sent: Tuesday, August 2, 2022 10:27 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: FW: (WEB mail) - Support PD 22-0864

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Monday, August 1, 2022 12:02 PM
To: Commissioner District 2 <ContactDistrict2@hillsboroughcounty.org>
Subject: (WEB mail) - Support PD 22-0864

The following Commissioner(s) received a direct copy of this email:

- 1 | Commissioner Harry Cohen (District 1)
- 2 | Commissioner Ken Hagan (District 2)
- 3 | Commissioner Gwen Myers (District 3)
- 4 | Commissioner Stacy White (District 4)
- 5 | Commissioner Mariella Smith (District 5)
- 6 | Commissioner Pat Kemp (District 6)
- 7 | Commissioner Kimberly Overman (District 7)

Date and Time Submitted: Aug 1, 2022 12:01 PM

Name: Melanie Sekora

Address: 16302 E Course Dr
Tampa, FL 33624

Phone Number: (813) 486-4112

Email Address: emel@me.com

Subject: Support PD 22-0864

Message: Please rezone Bearss Groves. It is not only a historic land mark, it provides fresh produce and other healthy options!!! My family has shopped there for over 30 years. The development that now surrounds it should NOT be permitted to squeeze it out!!!

992236148

Mozilla/5.0 (iPhone; CPU iPhone OS 15_6 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/15.6 Mobile/15E148 Safari/604.1

From: [Donna Sewell](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Thursday, June 30, 2022 6:16:19 PM

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

Please approve the rezoning for the planned development for Bearss Groves. This farm stand has been in existence for so many years and supported by so many customers. We live in Thompson East and the entire neighborhood loves shopping there for such great produce and for Christmas trees and Christmas time.

Please approve this rezoning!!

Donna Sewell
15002 Cancun Place
Tampa, FL 33618

From: [Shayna Shaffer](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Tuesday, June 28, 2022 8:47:08 PM

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

Bearrs Grove is an amazing farm stand! I hope you find this email helpful in any decision made to ensure they can do their planned development rezoning to stay open and operate their farm stand. This stand is a staple of the Tampa community and I shop there every week as do so many other people in our community. Thank you in advance for supporting their need to continue operating!

Sincerely,
Shayna Shaffer

From: [Kelly Shearin](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Wednesday, June 29, 2022 8:20:39 PM

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

Hello,

I'm writing in regards to the rezoning of Bearss Grove. Please change the zoning so we can keep our valued community asset of Bearss Grove! It would be a devastating loss to the North Tampa area if this local business is forced to close.

Small businesses like Bearss Grove provide much needed vibrant diversity to otherwise generic suburban communities. Not only that, Bearss Groves provides access to healthy, affordable foods. As inflation continues to roar, Bearss Groves will continue to be a staple for local families looking to make healthy choices as budgets tighten.

I've recently moved to the Tampa area, and would be extremely upset to see this business miss out on the support it deserves. I intend to vote for local representatives that believe small business are an important piece of thriving communities and support them accordingly. Thank you.

Kelly Shearin
941-661-7649

From: [Katy Shelow](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Friday, July 8, 2022 10:33:43 PM

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

Rezone the historic small business of bears groves. This business is extremely valuable asset to the community as they offer a good variety of produce.

Sent from my iPhone

Rome, Ashley

From: Hearings
Sent: Wednesday, July 20, 2022 8:19 AM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: PD 22-0864

From: Cyndi Short <cshortprayers@gmail.com>
Sent: Tuesday, July 19, 2022 6:20 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: PD 22-0864

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

Please keep the Bearss Grove open. We love that place. I shop there all the time.

Cyndi Short

Rome, Ashley

From: Hearings
Sent: Friday, July 8, 2022 11:03 AM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: I Support PD 22-0864

From: Bela Shukla <bdshukla@hotmail.com>
Sent: Friday, July 8, 2022 10:21 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: I Support PD 22-0864

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

I support Bearss Groves to stay in same location. No more building houses.

Bela Shukla

Sent from my iPhone

Rome, Ashley

From: Hearings
Sent: Wednesday, July 20, 2022 8:15 AM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Support PD 22-0864

From: Jay Silver <jay.silver@heliconusa.com>
Sent: Tuesday, July 19, 2022 5:42 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support PD 22-0864

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

Hello,

Our family has shopped at the Bearss Grove Farmers Market for many years. We hope this rezoning passes so this community icon is able to continue serving us.

Thank you,

Jay Silver
President

Email: jay.silver@heliconusa.com

Website: www.heliconusa.com

Main: 844-HELICON

Mobile: 813-416-7788



From: [Terri Singer](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Monday, July 4, 2022 9:00:13 PM

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

Hello:

Please keep Berris Groves open. This is the only fruit and vegetable stand in my vicinity. It has been here for a very long time, longer than I have lived in North Tampa, I moved here over 20 years ago and have depended on this stand for many items.

Thanks for your attention.

L. Terri Singer
18614 San Rio Circle
Lutz, FL 33549

From: [Selena Skarbek](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Thursday, June 30, 2022 5:08:15 PM

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

Please allow the re-zoning of Bearss Groves farm stand so it can remain open at its current location. Closing their doors would be a huge loss to our community.

Selena Skarbek
18238 Fall Creek Dr
Lutz Fl 33558

Sent from my iPhone

From: [Skelton16](#)
To: [Hearings](#)
Subject: PD22-0864
Date: Tuesday, June 28, 2022 7:34:34 PM

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

Please approve the re-zoning for Bearss Groves. This family owned business has been at this location, and serving the community for many, many years. It would be a major loss to everyone who regularly supports them by purchasing their high quality produce. Too many Tampa/Hillsborough landmarks are disappearing. Please don't allow this to be yet another. Thank you

Sent from my Sprint Samsung Galaxy S8.

From: [Kim Smith](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Thursday, June 30, 2022 7:08:43 PM

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

I am sending this email in support of the planned development rezoning for Bearss Groves. They are a staple in our area and many families depend on their farm fresh fruits and vegetables. They are the only establishment in North Tampa that promotes healthy eating by offering the variety of fresh assortment of fruit and veggies. It is our responsibility as a community to ensure that everything is done to allow Bearss Groves to remain open and be able to function as they currently are now.

Kim Smith

Rome, Ashley

From: Hearings
Sent: Friday, July 8, 2022 8:36 AM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Support PD 22-0864,

-----Original Message-----

From: Maria Snader <msnader@me.com>
Sent: Thursday, July 7, 2022 7:30 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support PD 22-0864,

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

Please keep this open! How more expansion do you want? This place is a jewel!!

Maria Snader

Rome, Ashley

From: Hearings
Sent: Friday, July 8, 2022 10:58 AM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Zoning

From: Holly S <hollyhaskins@gmail.com>
Sent: Friday, July 8, 2022 9:38 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Zoning

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

I Support PD 22-0864 Bearss Groves

Holly Snyder
813-920-7187

From: [Shaunna Somsel](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Monday, July 11, 2022 6:42:42 AM

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

Please change the zoning so that Bearss Groves may continue to operate. It is a wonderful asset to the community & a great place to purchase locally sourced goods.

Thank you!

--

Sent from Gmail Mobile

Rome, Ashley

From: Hearings
Sent: Tuesday, August 2, 2022 1:24 PM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Support PD 22-0864

From: Jamie Sotelo <sotelo3boys@gmail.com>
Sent: Tuesday, August 2, 2022 12:34 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support PD 22-0864

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

I am requesting the Hillsborough County government to rezone the historic small business to allow them to continue to operate at their existing location. They are a historic staple of the Carrollwood community providing not only locally grown fruit, vegetables, but a longstanding family atmosphere. I have photos of my children at their pumpkin patch for the past 20 years! Please don't allow another beloved community establishment to be pushed out.

Jamie Sotelo
Carrollwood Village resident, 21 years

From: [Chris Souder](#)
To: [Hearings](#)
Subject: Support PD 22-0864,
Date: Thursday, June 30, 2022 4:05:25 PM

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

Hello- I would like to voice my support for the re-zoning of Bearss Groves so they can continue to operate. This is a wonderful maker in the community that I've been a loyal customer of since I move to the area over a decade ago. It would be a tragedy to lose this local small business. Please approve the re-zoning so they can continue to operate and provide a valuable service to the Tampa area. Thank you - Chris Souder

From: [Mary Spirito](#)
To: [Hearings](#)
Subject: PD 22-0864
Date: Thursday, June 30, 2022 5:27:04 AM

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

I am sending this email in support of Bearrs Groves staying open. This is a wonderful neighborhood staple that we enjoy and have been enjoying for many years. They have been a warm and welcoming place that our family has enjoyed since we moved into the Carrollwood area 24 years ago.

Thank you.
Mary and Tom Spirito
13525 Westshire Dr
Tampa, FL 33618

From: [Njah](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Tuesday, June 28, 2022 9:03:14 PM

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

Good Evening:

I am writing in support of providing fresh, local produce to our community and for preserving a market that has been part of this community for thirty years. Bearss Groves is a vital alternative to obtaining produce at reasonable costs, especially in this current market. Unlike Publix and Whole Foods and Fresh Market and Aldi, Bearss Groves is not a refrigerated, closed box shopping experience; it is a place where 'for every thing there is a season' is a lived reality.

It would be an absolute shame, and shameful act by Hillsborough County, to destroy a fixture of this area, a fixture for many who want fresh fruits and vegetables and local produce, a fixture that hosts pumpkin patches during Fall and Christmas tree stands. We don't need another building. We need food. Let Bearss Groves continue to provide it.

Thank you,

N. Stanley

From: [Bonnie Stockdale](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Wednesday, June 29, 2022 10:39:39 AM

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

Please allow the rezoning for the Bearss Grove. There is not a single person I know in this area that doesn't love that place! It's a North Tampa institution and must preserve this culture of community, local goods and affordable produce. Thank you for your time and consideration.

Regards,

Bonnie and Jordan Stockdale
Lutz, FL

From: [Erica Strand](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Wednesday, June 29, 2022 9:02:58 AM

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

Bearss Groves is important!! It's iconic and its legacy needs to keep going! We shop there regularly and there are so many treats you can only get there. It's been a place for kids to take pictures by the big pumpkin every year, pick out Christmas trees, and explore Florida's seasonal bounty. It is a big reason why we love living in North Tampa. PLEASE allow the rezoning so they can keep going!

**Be Well,
Erica Strand**

Tutor, Trainer, and Licensed Massage Therapist MA#46258
<https://www.linkedin.com/in/ericastrand>
<https://www.wellnessmassageforesthills.com/>

From: [Cindi Sullivan](#)
To: [Hearings](#)
Subject: Support PD 22-0864 (Bearss Groves)
Date: Tuesday, July 5, 2022 4:07:25 PM

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

Please keep Bearss Grove open. the community needs a healthy fresh produce stand! The supply our community with many fresh items, eggs, meats as well as produce.

Thank you

Cindi Sullivan
Lutz FL

Rome, Ashley

From: Hearings
Sent: Tuesday, June 28, 2022 5:10 PM
To: Rome, Ashley; Timoteo, Rosalina
Cc: Heinrich, Michelle
Subject: FW: Support PD 22-0864

----- Original Email -----

From: Susan R <susangruse@gmail.com>
Sent: Tuesday, June 28, 2022 4:29 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support PD 22-0864

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

We love the Groves. Our family would be very sad if we couldn't get the fine fresh foods.

From: [Joseph Sutter](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Thursday, June 30, 2022 7:55:36 PM

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

Bearss Groves is a staple of the area and it's land should be rezoned to the accommodate the business. --

- Joe

From: [Aleksandra Szefer](#)
To: [Hearings](#)
Subject: Support PD 22-0864 (Bearss Groves)
Date: Sunday, July 10, 2022 2:49:16 PM

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

Please change the zoning so we can keep our longtime community asset, Bearss Groves alive and well. We cannot risk losing this local jewel that is beloved by so many.

We shop there frequently and can't imagine our area without this landmark with its beautiful old oak trees.

Regards,

Aleksandra Szefer

Sent via the Samsung Galaxy S20 FE 5G, an AT&T 5G smartphone
Get [Outlook for Android](#)

From: [Thibault Charles](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Monday, July 25, 2022 4:10:08 PM

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

Please accept this email as my support for the above rezoning. The Bearss Groves fruit stand has been an important part of our community for many years and should be allowed to continue operating. Of all the problems we have in our county this is certainly not one of them.

Chuck Thibault
2020 W Bearss Ave.

From: 56katethibault@gmail.com
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Monday, July 25, 2022 4:21:37 PM

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

This email is to support the Bearss Groves property rezoning. We enjoy this business, it causes no problems and what they are being put through is terrible.

Kate Thibault
2020 West Bearss Ave.

Rome, Ashley

From: Hearings
Sent: Tuesday, June 28, 2022 3:05 PM
To: Rome, Ashley; Timoteo, Rosalina
Cc: Heinrich, Michelle
Subject: FW: PD22-0864

----- Original Email -----

From: lynn thibault <lynnthibault@hotmail.com>
Sent: Tuesday, June 28, 2022 2:45 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: PD22-0864

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

I would love for Bearss groves to continue to operate as a farm stand.
Sincerely, Lynn White 13840 cherry creekdrive, tampa

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: [Jason Thomley](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Wednesday, June 29, 2022 11:00:40 AM

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

To whom it may concern,

Bearss Groves is an important source for, the now hard to find, local produce and has been serving the area for many years. Please don't let this important resource be removed.

Best regards,
Jason Thomley

Sent from my iPhone

From: stthomley@gmail.com
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Tuesday, June 28, 2022 5:23:49 PM

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

Bearss Groves is not just a business, it is an integral part of our community. Bearss Groves' display of pumpkins signals to us that Fall has arrived, their Christmas Tree tent reminds us that holidays are near, Spring flowers, or Summer vegetables: This business is a part of our lives. When new people come to our community, we are always proud to say that we are a "small" "big" town. These types of historic small businesses make our community unique and personal. As a community are we really in such bad shape that we cannot work with our citizens? Knowing how many people patronize Bearss Groves, it is in the best interest of our local community to help our neighbors and find a way to help them stay in business!

Sheila Thomley
Thomas Thomley

From: [Allyson Thomley](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Tuesday, June 28, 2022 6:21:54 PM

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

Good evening,

I am emailing to show my support for Bearss Groves, which is a great asset to our community. Having grown up in Northdale and now residing in the Lake Magdalene area, Bearss Grove has been a fixture in my life. My children love to shop for produce here and this is where we pick out our pumpkin for Halloween each year. If Bearss Groves were forced to close, there would not be a similar type of market in our neighborhood. Please consider the voices of those who reside in this area as you make your decisions.

Kind regards,

Allyson Thomley

Rome, Ashley

From: Hearings
Sent: Tuesday, June 28, 2022 3:01 PM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Support PD 22-0864

-----Original Message-----

From: melanie tocha <melanietocha@gmail.com>
Sent: Tuesday, June 28, 2022 2:43 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support PD 22-0864

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

To whom it may concern,

I am writing this letter to formally show my support for the planned development rezoning of Bearss Groves, located at 14316 Lake Magdalene Blvd.

It is my hope that with enough support and your consideration Bearss Groves will be able to remain in business. This farmer's market has been serving our community since 1993 and it would a shame to lose it.

Thank you for your time,
Melanie Tocha

Rome, Ashley

From: Hearings
Sent: Tuesday, August 2, 2022 2:27 PM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Support PD 22-0864

Marylou Norris

Administrative Specialist

Community Development Section
Development Services Department

P: (813) 276-8398

E: NorrisM@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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



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

From: Ines Tomlinson <inestomlinson3@gmail.com>
Sent: Tuesday, August 2, 2022 2:22 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support PD 22-0864

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

I am support of the rezone of the Bearss Groves Farmer's Market. I frequently shop there for my produce and buy my family's Christmas tree there each and every year. This market is a family owned and has served this community well.

There is also a 400 year old tree that doesn't deserve to have new construction around it.

Please keep this market and tree in our area.

Thank you,

Ines Tomlinson

From: [Toranzo, Teresa](#)
To: [Hearings](#)
Subject: Support PD 22-0864 (Bearss Groves)
Date: Wednesday, July 6, 2022 7:53:17 AM

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

Please change the zoning so we can keep our longtime community asset, Bearss Groves alive and well. We cannot risk losing this local jewel that is beloved by so many.

From: [Ann Torres-Mor](#)
To: [Hearings](#)
Subject: Suppot PD 22-0864
Date: Tuesday, June 28, 2022 6:00:36 PM

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

Ann Torres M.Ed.
Hillsborough High School
Freshman Reading
National Honor Society Co-Sponsor

From: [anntorres0821](#)
To: [Hearings](#)
Cc: anntorres0821@gmail.com
Subject: Support PD 22-0864
Date: Tuesday, June 28, 2022 5:58:19 PM

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

Sent from my Verizon, Samsung Galaxy smartphone

From: [Chelsea Townes](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Friday, July 1, 2022 4:00:42 PM

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

To whom it may concern,

I'm writing in to send support to keep Bearss Groves as our local operational farmers market. There is a huge value add to having the farmers stand located so conveniently in our community and they should be afforded the ability to Re-zone as necessary to keep up their vital operations.

Thank you,
- Chelsea Townes

Rome, Ashley

From: Hearings
Sent: Tuesday, August 2, 2022 9:18 AM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Support PD 22-0864,

From: Dawn <dtruaxster@gmail.com>
Sent: Monday, August 1, 2022 3:58 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support PD 22-0864,

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

Bearss Grove is a treasure and one of the few remaining bits of old Florida in this area. Save it.
Dawn Truax

Sent from [Mail](#) for Windows

From: [Connie Two-Two](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Saturday, July 2, 2022 2:16:37 PM

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

We need this business; this business needs us! It certainly is an addition to not only the community but the state as well!

Signed, I VOTE!

Connie Two-Two

From: [Magali Vaccaro](#)
To: [Hearings](#)
Subject: Support PD 22-0864,
Date: Tuesday, July 5, 2022 8:14:00 PM

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

Hello,

Please keep our local produce stand going ! It is historical to this community !
Marley1218@aol.com
Carrollwood resident

Sent from my iPhone
Maggie Vaccaro

From: [Marcia Van Vleet](#)
To: [Hearings](#)
Subject: Support PD22-0864
Date: Saturday, July 2, 2022 12:59:20 PM

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

I am writing in support of the Bearss Farm Market in Carrollwood. We have now lived in Tampa for thirteen years. We were quickly introduced to the Bearss Market and it remains a favorite place to purchase fresh fruits and vegetables, fresh eggs and cheeses, pumpkins in season, poinsettias at holiday time, etc. The list goes on!! The service is always exceptional and the quality of the food is always fresh and welcomed by our family. It would be a huge loss to Carrollwood and the surrounding area to lose access to this market at this location. We very much are hoping this will not happen!

With regards,
Rod and Marcia Van Vleet

Rome, Ashley

From: Hearings
Sent: Friday, July 8, 2022 8:33 AM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Support PD 22-0864 (Bearss Groves)

-----Original Message-----

From: Delana Vath <dcvath@hotmail.com>
Sent: Thursday, July 7, 2022 4:48 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support PD 22-0864 (Bearss Groves)

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

To whom it may concern,

Please change the zoning, so we can keep our longtime community asset, Bearss Groves, alive and well. We cannot risk losing this local jewel that is beloved by so many.

Please let me know if you need anything further from me.

Thank you,

Delana Vath
Tampa resident

From: [Ellen Vaughan](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Wednesday, July 6, 2022 6:29:11 PM

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

To Whom It May Concern;

The Bearss Grove Farm stand is an integral part of our community. We have lived here for 34 years and have patronized their location as long as they have been open. There is not another place in the area for local fresh food. It would be a colossal mistake to not allow them to continue operating. We need this establishment-NOT more development.

Please allow them to remain

Thank you,
Ellen Vaughan
15408 Woodway Drive
Tampa 33513

Sent from my iPhone

From: [Mayra Velasco](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Monday, July 4, 2022 8:54:31 PM

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

Hello,

I am writing this email in support of Bearss Grove. This produce market is an amazing addition to our community. My kids join me on trips to pick out beautiful fresh produce, see how it's grown, pick out their Halloween pumpkins and then buy their Christmas tree too. They have helped make Tampa feel like home for us. We can't imagine not having this market a short drive away from our home. It's the only market like it in the area that has stayed open. Please don't take this away from our community.

Thank you,

Concerned resident - Mayra Velasco

Sent from my iPhone

From: [Joanie Vergo](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Tuesday, July 5, 2022 1:18:21 PM

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

My expectation is that Hillsborough County will rezone the historic Bears Groves small business and not just immediately suspend fines but rather fully eliminate all accrued fines to date.

Disgusting the county and county commission would take such a terribly ludicrous stance against this wonderful Tampa landmark.

Try doing something useful with yourselves for our community rather than try to put out of business a harmless fruit stand that is a staple of this community.

Shame on you.



Joanie Vergo

Chief Financial Officer

P: 727.335.2108

M: 813.263.8932

www.kemcosystems.com

Kemco Systems | 11500 47th Street North | Clearwater, FL 33762



From: [Jenniffer Viracacha](#)
To: [Hearings](#)
Subject: Please Support PD 22-0864 (Bearss Groves)
Date: Tuesday, July 5, 2022 3:09:17 PM

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

To whom It may concern,

Please change the zoning for Bearss Groves. They are a treasure to the citizens and generations. Inflation is hitting every one's pockets and they are helping so many citizens put food in the table.

Please reconsider changing the zoning for Bearss Groves. We need them!

Kindly,
Jenniffer

From: [Kayley Wagner](#)
To: [Hearings](#)
Subject: Support pd 22-0864 Bearss grove
Date: Tuesday, July 5, 2022 4:07:17 PM

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

Good afternoon,

I am writing to ask you to please change the zoning for Bearss groves market. This market is a long standing community gem and we cannot afford to lose it.

Thank you
Kayley Wagner

From: [Diana Teixeira](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Friday, July 1, 2022 2:17:44 PM

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

To whom it may concern:

Good afternoon, my name is Diana Walker and I am a resident of the Lake Magdalene area and I am asking the Hillsborough County government to rezone the historic small business.

Bearss Groves is valuable community asset and provided local job opportunities in area. It is part of the reasons after graduating from USF that I decided to stay in Tampa and purchase my first home in Lake Magdalene.

I know the Board of County Commissioners always does what's best for the people and work for the people of Hillsborough county and know you will do that in this case as well to preserve the ongoing legacy of Bearss Groves!

Best regards,
Diana Walker

Sent from my iPhone

From: [Janet Wasserberger](#)
To: [Hearings](#)
Subject: Bearss Groves
Date: Friday, July 1, 2022 7:32:36 AM

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

Please allow Bearss Groves to remain open and service our community with their fresh produce and seasonal products. They are a rare find when grocery stores with rising prices and inferior quality produce are overrunning the small business owners.

I support Bearss Groves and all the farmers who have been there for us for so many years.

Janet Wasserberger
Tampa, FL

From: [Sara Watford](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Saturday, July 2, 2022 1:10:40 PM

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

To whom it may concern,

My family has been enjoying Berris Groves for over 20 years and we are asking you today to please rezone this business. Carrolwood would not be the same without them. Thank you.

Sincerely,

The Watford Family

From: [Richard Westcott](#)
To: [Hearings](#)
Subject: Bearss Grove Fruit Stand
Date: Wednesday, July 6, 2022 3:34:47 PM

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

To whom it may concern:

Please change the zoning so we can keep our long-time community asset, Bearss Groves alive and well. We cannot risk losing this local jewel that is beloved by so many.

My wife and I have patronized Bearss Grove since we moved to Florida 3 years ago. We have always gotten good value for our money.

Please allow them to re-zone and forgive the debt.

Regards,

rjwiii

Richard J. Westcott, III
Sent from my Linux box

From: [Yvonne Whatley](#)
To: [Hearings](#)
Subject: Support PD 22-0864 (Bearss Groves)
Date: Wednesday, July 6, 2022 2:20:25 PM

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

Please change the zoning so we can keep our longtime community asset, Bearss Groves alive and well. We cannot risk losing this local jewel that is beloved by so many.

Yvonne Whatley

Rome, Ashley

From: Hearings
Sent: Friday, July 8, 2022 12:24 PM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Bearss Groves

-----Original Message-----

From: Silvia <silvia.wheeler@yahoo.com>
Sent: Friday, July 8, 2022 12:18 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Bearss Groves

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

Please keep this wonderful food source in place. Will hate to have this corner built up, trees cut, etc. This places is a relic leave it the way it is.

Silvia Wheeler

Sent from my iPhone

Rome, Ashley

From: Hearings
Sent: Thursday, July 7, 2022 2:35 PM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Support PD-220864

From: atty <kizmet199@gmail.com>
Sent: Thursday, July 7, 2022 2:32 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support PD-220864

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

Please institute the necessary rezoning to keep historic Bearss Market in place and operating. It's a wholesome and affordable alternative to the big box corporations who happen sell fruits and vegetables. It's locally owned and has far less environmental impact than a Publix or Winn Dixie.
It's a Tampa treasure that I cannot imagine anyone wanting to force out.

Beverly White

From: cwhite@precisemotion.com
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Friday, July 1, 2022 11:58:22 AM

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

Please rezone so that Bearss Grove can stay open as it has for 30+ years.

Charlie White

President | Precise Motion & Control Inc

813-855-8425 | www.precisemotion.com



From: [DUB White](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Friday, July 1, 2022 12:18:33 PM

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

This is in regards to the Bearss Grove rezoning for the HISTORIC Bearss Grove Market. They have been a fixture in the community as long as I have lived in Tampa, and that would be as far back as 1994 when I moved to the area to attend USF-Tampa. This “issue” seems to stem from the newly develop “communities of McMansions“ that sprung up around the market. Once again it appears that those on the board are merely concerned with those of affluence and not the strength of a community of which they are to serve.

I employ those who have influence on the zoning board to visit the market, query the inhabitants of the surrounding older subdivisions to see just how impactful this small business has been to the community; the community which you were put in place to REPRESENT, SUPPORT AND FIGHT for. You are public servants, you are not representatives for the developers, venture capital companies, and investment corps.

Member	Position	Dates of Service
Ms. Vivienne Handy	Board of County Commissioners	02/03/2021 - 09/30/2023
Mr. Nigel Joseph	Board of County Commissioners	10/21/2015 - 09/30/2023*
Mr. Jess Louk	Board of County Commissioners	09/22/2021 - 09/30/2025
Mr. Cody Powell	Board of County Commissioners	10/03/2018 - 09/30/2022

- **Members appointed to this board will be required to take an Oath of Office and sign a Standards of Conduct.** <<<< ——— REMEMBER THIS (don't let your bank accounts blind you from you JOB)

Respectfully,

D.L. White, II
dleewhyt@yahoo.com

From: [Beth White](#)
To: [Hearings](#)
Subject: Support PD22-0864
Date: Friday, July 1, 2022 11:29:16 AM

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

This family market has been in our community over a century.

I support Bearrs Grove.

I support PD22-0864.

I support Hillsborough County dropping any and all fines against this family business.

Elizabeth White

Rome, Ashley

From: Hearings
Sent: Thursday, July 21, 2022 11:54 AM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Support PD 22-0864 (Bearss Groves)

From: Rob Wiley <goldengate1@gmail.com>
Sent: Thursday, July 21, 2022 11:48 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Cc: Loretta Sierra <lasierra1126@aol.com>
Subject: Support PD 22-0864 (Bearss Groves)

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

Please change the zoning so that our longtime beloved produce stand may remain in business.... thank you!

Rob Wiley

From: [L.K. Wilkerson](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Monday, July 4, 2022 11:26:01 AM

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

Our family supports Bearss Groves rezoning, this farm stand is valuable to our community.
Thanks for your consideration.
Lisa Wilkerson
15203 Monet Dr, Tampa, FL 33613
813-220-1898

From: [Teresa Williams](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Thursday, June 30, 2022 8:15:33 AM

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

Dear all,

Bearss Grove has identified to their customers that there is a hearing that is scheduled concerning rezoning of Bearss Grove. I am a frequent customer of this establishment, and I want to add my support towards zoning to allow Bearss Grove to continue to operate their farm stand in addition to allowing them to zone to allow them to expand their ability to provide fresh produce to the people of Carrollwood/Tampa. For example, I would love to see them be able to experiment with how to grow more produce without pesticides (such as with experimenting with different types of hydroponics).

Again, I want to identify that I support rezoning to allow them to stay open and potentially expand the types of produce that they provide.

Thank you.

Kind regards,
Teresa Williams
Carrollwood, FL

From: [Arlene Williams](#)
To: [Hearings](#)
Subject: Support PD22-0864
Date: Friday, July 1, 2022 9:37:47 PM

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

I am writing to express my deep concern over the possibility of Bearss Grove Market being forced to shut down. This has been an asset to so many of us in this community for decades. The ability to buy farm fresh food right in our community is a great service to this area. The original owners and now Barry Lawrence have welcomed both adults and children to enjoy the property and the century old oak tree. It really has a family atmosphere.

Going to their Fall decorations for photos and purchasing our pumpkins is a special tradition that I've enjoyed with all of my grandchildren.

PLEASE DON'T TAKE THEM AWAY FROM OUR COMMUNITY!

Sincerely,

Arlene Williams

arlenefw@gmail.com

Rome, Ashley

From: Hearings
Sent: Friday, July 8, 2022 11:01 AM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Support PD 22-0864

From: carib50@aol.com <carib50@aol.com>
Sent: Friday, July 8, 2022 10:15 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support PD 22-0864

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

Keep Bearss Grove open!!!

From: willcosholdings@gmail.com
To: [Hearings](#)
Subject: support PD 22-0864 Bearss Groves
Date: Thursday, July 7, 2022 8:13:25 AM

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

The Bears Groves Market is truly a Gem in our Community. We will continue to support it and expect the Board to do the same.

Regards;
Concerned Consumer

From: [STANLEY WINOGRAD](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Saturday, July 2, 2022 11:01:52 AM

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

Good morning,

I have been made aware that Bearss Groves is in jeopardy of being shut down by Hillsborough County.

As we know big stores are able to stay opened because they can carry a large variety of merchandise and a lot of them are chains which support each other.

Bearss Groves is a small operation that supports itself and supplies a essential service of allowing locals in the community to purchase fresh produce that is not always available in big stores.

I am respectfully requesting that Hillsborough County government rezone this historic small business and allow it to remain opened.

Thank you

Stan Winograd

"Many of life's failures are people who did not realize how close they were to success when they gave up"

From: [NANCY WITTENSTEIN](#)
To: [Hearings](#)
Subject: support PD 22-0864
Date: Thursday, June 30, 2022 5:57:18 AM

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

To whom it may concern,

I have been shopping at Bearss Grove for 25 years.
This is a wonderful market. The produce is exceptional fresh.
I give my full support to Bearss Grove.

We do not need anymore houses. Family business is what America needs more of.

Please keep Bearss Grove !!!!!

Thank you,
Nancy Wittenstein
Carrollwood village

From: [Elizabeth Wunderlick](#)
To: [Hearings](#)
Subject: Bearrs Groves
Date: Sunday, July 10, 2022 12:13:44 AM

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

To whom it may concern,
Bearrs Groves has been a welcome mainstay in the Lake Magdalene area for many years. Let's keep it open! It would be tragic to the community to lose it.

Elizabeth Wunderlick
Lake Magdalene

From: [Yabig Mastiffs](#)
To: [Hearings](#)
Subject: Support PD 22-0864,
Date: Sunday, July 10, 2022 9:04:53 AM

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

Please save this gem of our community. Why is this business targeted yearly? Keep Bearss Groves open.
Sincerely,
Nikole Yahre

From: [Kai Yaniz](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Tuesday, June 28, 2022 11:05:58 PM

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

Please see subject line above supporting Bearss Groves.

Sincerely,

Kai Yaniz

Rome, Ashley

From: Hearings
Sent: Wednesday, July 13, 2022 8:40 AM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: PD 22-0864 Bearss Groves

From: Bea Young <beayoung90@verizon.net>
Sent: Tuesday, July 12, 2022 6:39 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: PD 22-0864 Bearss Groves

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

Dear Sir / Madam,

Please let me add my name to the list of people who enjoy shopping at the Bearss Grove store on Bearss Ave & Lake Magdalene Blvd.

Please allow them to change the zoning that will allow them to stay open for many more years.

Sincerely, an avid voter:

Bea Young
11017 Peking Pl
Tampa, FL 33624

Rome, Ashley

From: Hearings
Sent: Friday, July 8, 2022 3:41 PM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW: Support PD 22-0864

From: cayount@aol.com <cayount@aol.com>
Sent: Friday, July 8, 2022 3:39 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support PD 22-0864

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

Dear Planning Board,

As residents of the Carrollwood/Lake Magdalene area, my husband and I want to urgently ask that you support and approve the proposed zoning that would allow Bearss Groves to continue its service to our community.

We shop at Bearss Groves weekly and it has been a part of the fabric of our community and provides a service that is unique and not found anywhere else nearby. To lose this wonderful place would be a punch to the gut to those of us who live here and depend on Bearss Groves for produce, dairy, plants and our holiday Christmas tree for the past 25 years.

We ask that you approve this re-zoning and allow Bearss Groves to continue serving the people of Lake Magdalene and Carrollwood.

Thank you.

Sincerely,

Cathy and Jim Yount

12531 Saint Charlotte Drive

Tampa, FL 33618

Rome, Ashley

From: Hearings
Sent: Friday, July 8, 2022 9:30 AM
To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle
Subject: FW:

From: Sandra Yowell <kloeyow1@gmail.com>
Sent: Friday, July 8, 2022 9:05 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject:

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

Please keep the vegetable stand at Bearss. People have gone there for years. Please don't take it away.

Sandy Yowell

Rome, Ashley

From: Hearings
Sent: Thursday, June 30, 2022 11:26 AM
To: Rome, Ashley; Timoteo, Rosalina
Cc: Heinrich, Michelle
Subject: FW: Support PD 22-0864

----- Original Email -----

From: Joy Zalkin <joyzalkin@yahoo.com>
Sent: Thursday, June 30, 2022 11:17 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Support PD 22-0864

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

To Whom It May Concern:

I am writing this email on behalf for Bearss Groves. A potential re-zoning will affect the future of this business/property. I was born and raised in Tampa. I of course have seen a lot of growth, some good and some bad. I have lived in South Tampa, Temple Terrace and now in New Tampa. I ignored meeting signs in my area and are now faced with looking at a huge apartment complex that destroyed trees, vegetation and displayed numerous wildlife. Not to mention the potential traffic issues.

Enough is enough. So much of our history has been destroyed with new development, and now you are trying to destroy more. Not to mention the lives of the owners/employees of Bearss Groves.

This has to stop. I, unfortunately can not do this myself, so it is up to all of you to do the right thing.

Your consideration is appreciated.

Joy Zalkin

JOY E. ZALKIN

CELL: (813) 629-8789

From: [Lillia Zinszer](#)
To: [Hearings](#)
Subject: Support PD 22-0864
Date: Friday, July 1, 2022 10:30:23 AM

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

Hillsborough County planning and zoning,

Please consider rezoning Bearss Groves. As a community member who has been frequenting this establishment for over 25 years, Bearss Groves is a community staple. Additionally, you would be taking away another food resource for those within the surrounding area.

Again, I am asking that you rezone Bearss Grove and give it recognition as an agricultural stand. There are plenty of other locations where new development could be planned.

Thank you,
Lillia

Rome, Ashley

From: Dee Newell <deeanddan05@gmail.com>
Sent: Tuesday, June 28, 2022 5:03 PM
To: Hearings
Subject: SUPPORT PD 22-0864

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

To Whom It May Concern,

I am writing this email to support Bearss Groves and the planned rezoning for them to be able to stay open and operate the farm stand. Bearss groves is and has been for many many years a staple in this community. It provides produce, plants and specialty items at reasonable prices. We support Bearss Groves 100%! They must stay open!

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Thank You,
Dee Newell
Office Manager
7 Strong Design and Construction, LLC
phone: 813-389-9645
email: deeanddan05@gmail.com
dee.7strong@gmail.com

