Rezoning Application: RZ

RZ-PD 21-1336

Zoning Hearing Master Date:

January 18, 2022

BOCC Land Use Meeting Date:

March 8, 2022



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Tip Top Properties LLC

FLU Category: Agricultural Estate (AE)

Service Area: Rural

Site Acreage: 118.3 acres

Community

Plan Area:

Thonotosassa

Overlay: None



Introduction Summary:

The request is to rezone the subject property from the existing Agricultural Rural (AR) zoning district to a new Planned Development (PD) zoning district to be allowed to develop the property with a maximum of 47 single-family detached dwelling units.

Zoning:	Existing	Proposed
District(s)	AR	PD
Typical General Use(s)	Agricultural	Single Family Residential
Acreage	118.3	118.3
Density/Intensity	217,800 sf/u / NA	0.40 units/acre
Mathematical Maximum*	23.66 units	47 units

^{*}number represents a pre-development approximation

Development Standards:	Existing	Proposed		
District(s)	AR	PD		
Lot Size / Lot Width	217,800 sf / 150'	65,000 sf / 150'		
Setbacks/Buffering and Screening	50' Front 25' Sides 50' Rear	25' Front 15' Side 25' Side (corner) 50' Rear		
Height	50′	35'		

Additional Information:	
PD Variation(s)	None requested as part of this application

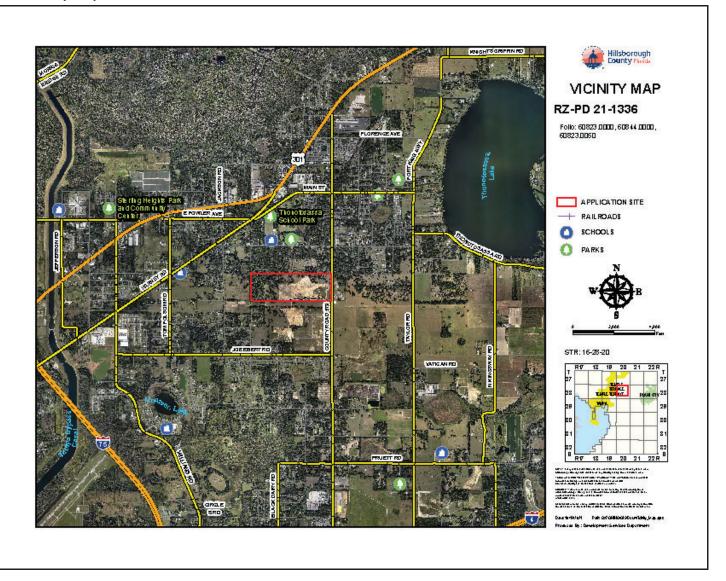
APPLICATION NUMBER:	RZ-PD 21-1336		
ZHM HEARING DATE: BOCC LUM MEETING DATE:	January 18, 2022 March 8, 2022	Case Reviewer: Kevie Defranc	
Waiver(s) to the Land Do	evelonment Code	None requested.	

Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Approvable, subject to proposed conditions

Case Reviewer: Kevie Defranc

2.0 LAND USE MAP SET AND SUMMARY DATA

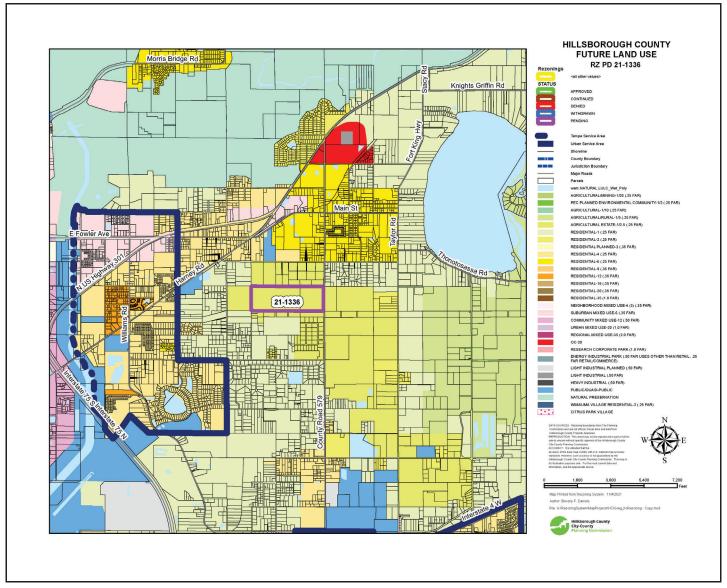
2.1 Vicinity Map



Context of Surrounding Area:

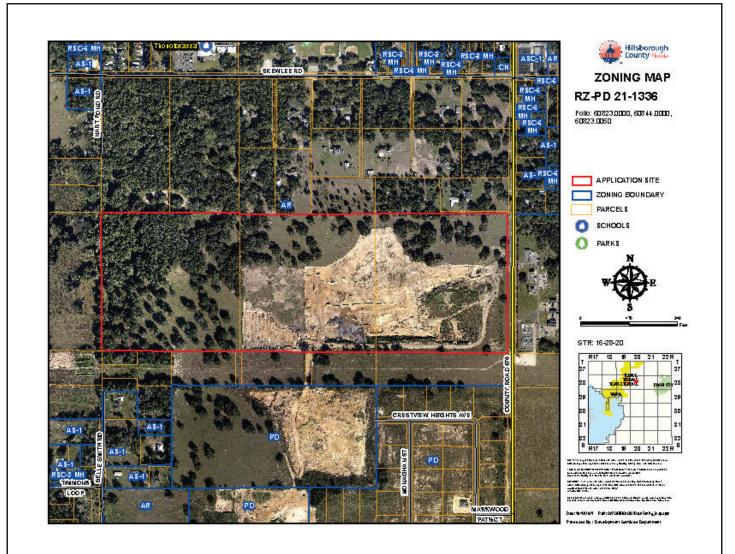
Existing land uses within the area include public service facility (utility), residential (mobile home and single-family residential lots), and agricultural uses.

2.2 Future Land Use Map



Subject Site Future Land Use Category:	Agricultural Estate (AE)
Maximum Density/F.A.R.:	1 dwelling units per 2.5 gross acres / 0.25
Typical Uses:	Farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multipurpose projects.

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	AR	217,800 sf/u / N/A	Agricultural and agricultural-related uses per LDC Section 2.02.02	Single-Family Residential
South	AR	217,800 sf/u / NA	Agricultural and agricultural-related uses per LDC Section 2.02.02	Agricultural
East	AR	217,800 sf/u / NA	Agricultural and agricultural-related uses per LDC Section 2.02.02	County Road 579 right-of- way and Public Service Facility

APPLICATION NUMBER: RZ-PD 21-1336

ZHM HEARING DATE: January 18, 2022
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Case Reviewer: Kevie Defranc

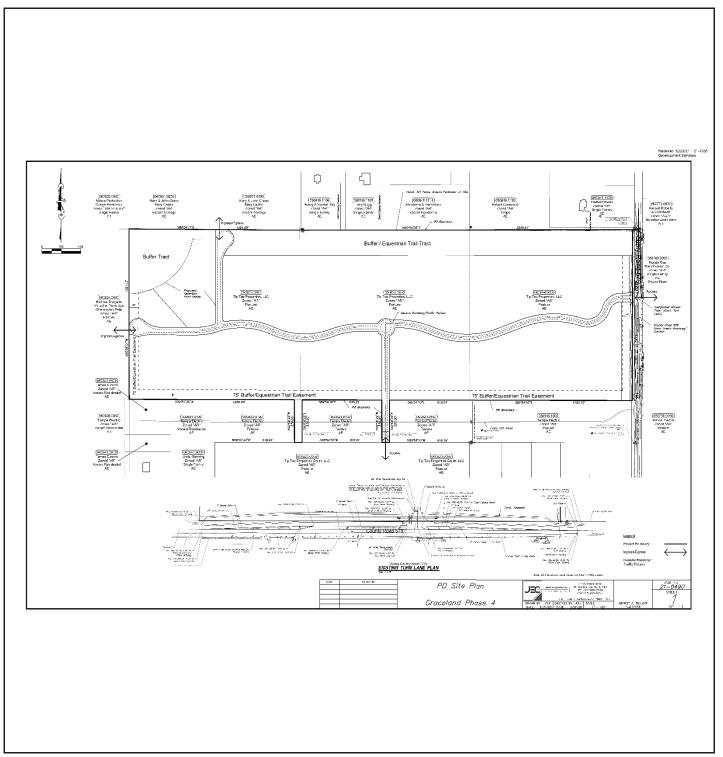
Agricultural and

West	AR	217,800 sf/u / NA	Agricultural and agricultural-related uses	Agricultural
			per LDC Section 2.02.02	

Case Reviewer: Kevie Defranc

2.0 LAND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER:	RZ-PD 21-1336	
ZHM HEARING DATE: BOCC LUM MEETING DATE:	January 18, 2022 March 8, 2022	Case Reviewer: Kevie Defranc

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

Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements	
CR 579	County Arterial - Urban	2 Lanes □Substandard Road □Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements □ Other 	

Project Trip Generation ☐ Not applicable for this request						
	Average Annual Daily Trips A.M. Peak Hour Trips P.M. Peak Hour Trips					
Existing	217	17	23			
Proposed	444	35	47			
Difference (+/1)	+227	+18	+24			

^{*}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		None	Vehicular & Pedestrian	Meets LDC	
South		Vehicular & Pedestrian	None	Meets LDC	
East	Х	None	None	Meets LDC	
West		None	Vehicular & Pedestrian	Meets LDC	
Notes:					

Design Exception/Administrative Variance ⊠ Not applicable for this request				
Road Name/Nature of Request	Туре	Finding		
	Choose an item.	Choose an item.		
	Choose an item.	Choose an item.		
Notes:	•	•		

APPLICATION NUMBER: RZ-PD 21-1336
ZHM HEARING DATE: January 18, 2022

BOCC LUM MEETING DATE: March 8, 2022 Case Reviewer: Kevie Defranc

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ⊠ No	,
Natural Resources	☐ Yes ⊠ No	☐ Yes ☐ No	☐ Yes ☐ No	
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ⊠ No	□ Yes ⊠ No	
Check if Applicable: ☐ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area	 □ Potable Water Wellfield Protection Area □ Significant Wildlife Habitat □ Coastal High Hazard Area □ Urban/Suburban/Rural Scenic Corridor □ Adjacent to ELAPP property ☑ Other _Airport Height Restriction Area 			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	⊠ Yes □ No	☐ Yes ☑ No	⊠ Yes	See Staff Report.
Service Area/ Water & Wastewater □ Urban □ City of Tampa ⊠Rural □ City of Temple Terrace	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	The subject rezoning includes parcels that are located outside of the Urban Service Area, therefore connection to County water and/or wastewater service is not generally allowed. As there is a water line located adjacent to one of the subject sites a single metered connection could be allowed, however no water line extension would be allowed unless it is required or allowed as a condition of the rezoning of the

ZHM HEARING DATE: January 18, 2022 BOCC LUM MEETING DATE: March 8, 2022	Case Reviewer: Kevie Defranc			
				development meets the exception criteria for the connections outside the Urban Service Area.
Hillsborough County School Board Adequate □ K-5 □ 6-8 □ 9-12 □ N/A Inadequate □ K-5 □ 6-8 □ 9-12 □ N/A	⊠ Yes □ No	☐ Yes ⊠ No	□ Yes ⊠ No	
Impact/Mobility Fees (Fee estimate is based on a 2,000 square foot, 3 bedroom, Single Family Detached) Mobility: \$11,734.00 * 47 units = \$551,498.00 Parks: \$2,145.00 * 47 units = \$100,815.00 School: \$8,227.00 * 47 units = \$386,669.00 Fire: \$335.00 * 47 units = \$15,745.00 Total Single Family Detached = \$1,054,727.00				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
☐ Meets Locational Criteria ⊠ N/A	⊠ Yes	☐ Inconsistent	□ Yes	
\square Locational Criteria Waiver Requested	□No		⊠ No	
☐ Minimum Density Met ⊠ N/Δ				

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

APPLICATION NUMBER:

RZ-PD 21-1336

Based on the adjacent zonings and uses identified above in the report, staff finds the proposed PD zoning district compatible with the existing zoning districts and development pattern in the area. The proposed minimum lot width and rear yard setbacks match those of the existing AR zoning district and AS-0.4 zoning district. Given the AE future land use category, the AS-0.4 district is the equivalent standard zoning district from a density/minimum lot size standpoint. Therefore, the minimum rear yard setbacks and minimum lot widths at project boundaries for the PD are consistent with existing comparable standard districts.

5.2 Recommendation

Based on the above considerations, staff recommends approval of the request, subject to conditions.

APPLICATION NUMBER: RZ-PD 21-1336

ZHM HEARING DATE: January 18, 2022

BOCC LUM MEETING DATE: March 8, 2022 Case Reviewer: Kevie Defranc

6.0 PROPOSED CONDITIONS

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

- Add a note to the site plan that states "Sidewalks to be provided in accordance with the Hillsborough County Land Development Code."
- Add a note to the site plan that states "All proposed roadways shall be built to Hillsborough County Transportation Technical Manual Standards".
- Change the label for the Ingress/Egress arrows on the west and north to state "Access Stubout".

Approval - Approval of the request, subject to the conditions listed below, is based on the general site development plan received December 29, 2021.

- 1. Development of the project shall be limited to a maximum of 47 single-family detached dwelling units.
- 2. The single-family detached dwelling units shall be developed according to the following development standards.

Minimum lot area: 65,000 square feet

Minimum lot width: 150 feet
Minimum front yard setback: 25 feet
Minimum side yard setback: 15 feet

20 feet (corner lots)

Minimum rear yard setback: 50 feet Maximum building height: 35 feet Maximum building coverage: 35%

- 3. Landscape buffering and screening shall be in accordance with Land Development Code Section 6.06.06., except as provided herein:
- a. A 75-foot wide buffer / equestrian trail shall be provided along the east, west, and south property boundaries and a 200-foot wide buffer / equestrian trail shall be provided along the north property boundary, as shown on the general site development plan.
- 4. Parking shall be in accordance with Land Development Code Section 6.05.02.
- 5. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 5. Approval of this application does not ensure that public wastewater and potable water services will be available at the time when the applicant seeks permits to actually develop.
- 6. 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.
- 7. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned

APPLICATION NUMBER:	RZ-PD 21-1336	
ZHM HEARING DATE:	January 18, 2022	
BOCC LUM MEETING DATE:	March 8, 2022	Case Reviewer: Kevie Defranc

otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

- 8. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Development Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
- 9. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Site Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.

Zoning Administrator Sign Off:

J. Byran Grady Fri Jan 7 2022 16:35:56

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

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

APPLICATION NUMBER: RZ-PD 21-1336

ZHM HEARING DATE: January 18, 2022

BOCC LUM MEETING DATE: March 8, 2022 Case Reviewer: Kevie Defranc

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

7.1 - The Aviation Authority provided land use review comments that include the following:

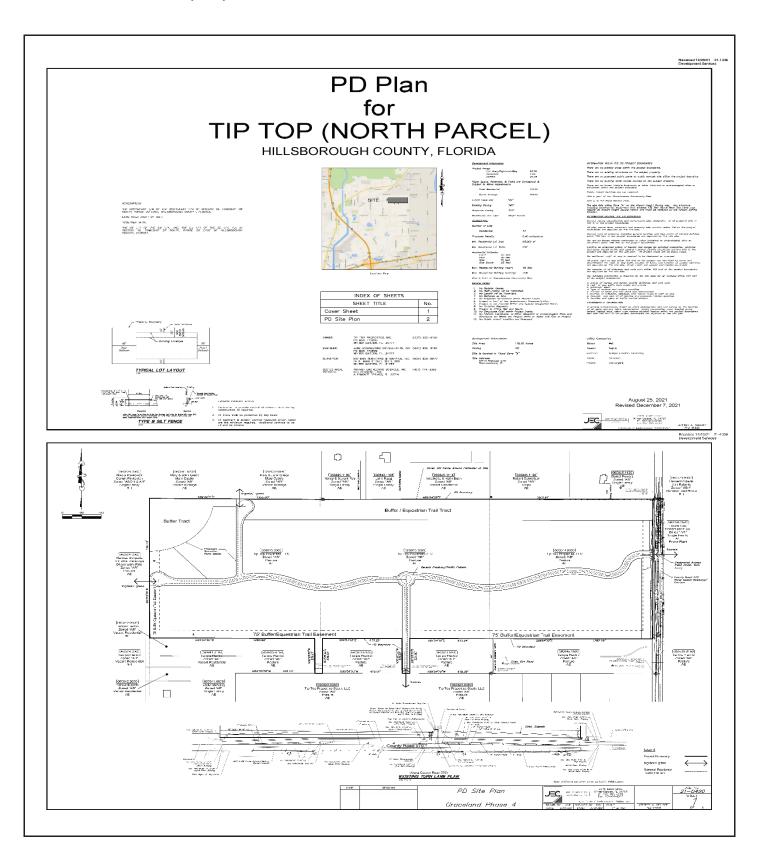
"The proposed site falls within Zone "A" on the Airport Height Zoning Map. Any structure including construction equipment that exceeds 130' feet Above Mean Sea Level may require an Airport Height Zoning Permit and must be reviewed by the Airport Zoning Director.

Compatible without conditions (see comments above) - Potential buyers should be informed this location is within the flight path of Tampa Executive Airport and will be subject to aircraft overflight. The property falls outside of the 65 dnl noise contour around the airport and is a compatible but occupants may be subjected to noise from aircraft operating to and from the airport. The Aviation Authority suggests a noise reduction level of at least 25 db be incorporated into design."

ZHM HEARING DATE: January 18, 2022 BOCC LUM MEETING DATE: March 8, 2022

Case Reviewer: Kevie Defranc

8.0 PROPOSED SITE PLAN (FULL)



APPLICATION NUMBER: RZ-PD 21-1336

ZHM HEARING DATE: January 18, 2022

BOCC LUM MEETING DATE: March 8, 2022 Case Reviewer: Kevie Defranc

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department **DATE:** 01/06/2022

REVIEWER: Alex Steady, Senior Planner

AGENCY/DEPT: Transportation PLANNING AREA/SECTOR: Thonotosassa/Northeast PETITION NO: PD 21-1336

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.

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 227 average daily trips, 18 trips in the a.m. peak hour, and 24 trips in the p.m. peak hour.
- Transportation Review Section staff has no objection to the proposed request, subject to the conditions of approval provided hereinbelow.

CONDITIONS OF APPROVAL

New Conditions:

X

Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

Other Conditions:

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

- Add a note to the site plan that states "Sidewalks to be provided in accordance with the Hillsborough County Land Development Code."
- Add a note to the site plan that states "All proposed roadways shall be built to Hillsborough County Transportation Technical Manual Standards".
- Change the label for the Ingress/Egress arrows on the west and north to state "Access Stubout".

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone three parcels, totaling 118.30 acres from Agricultural Rural (AR) to Planed Development (PD). The proposed Planned Development is seeking entitlements of 47 single family dwelling units. The site is located 0.25 miles south of the intersection of Skewlee Rd. and CR 579. The Future Land Use designation of the site is AE.

Trip Generation Analysis

Staff has prepared a comparison of the trips potentially generated under the previously approved zoning and the proposed planned development including the additional residential units, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour	Total Peak Hour Trips	
	Two-Way Volume	AM	PM
AR, 23 Single Family Residential Dwelling Units (ITE code 210)	217	17	23

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour	Total Peak Hour Trips	
	Two-Way Volume	AM	PM
PD, 47 Single Family Residential Dwelling Units (ITE code 210)	444	35	47

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour	Total Peak Hour Trips	
Zonnig, Lane Ose/Size	Two-Way Volume	AM	PM
Difference	+227	+18	+24

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 227 average daily trips, 18 trips in the a.m. peak hour, and 24 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

CR 579. is a 2-lane, substandard, Hillsborough County maintained, arterial roadway. The existing right-of-way on CR 579. ranges between +/-55 feet and +/- 65 feet. There are sidewalks and bike lanes on both sides of CR 579 in the vicinity of the project.

SITE ACCESS

Access to this project will be via CR 579. Cross access to the north, west and south is required by 6.04.03.Q. of the LDC.

Consistent with the applicant's transportation analysis, no additional or extended auxiliary (turn) lanes are warranted pursuant to Section 6.04.04.D. of the Hillsborough County Land Development Code (LDC).

ROADWAY LEVEL OF SERVICE (LOS)

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway From To LOS Standard Peak Hr Directional I				
CR 579	JOE EBERT RD	US HWY 301	D	С

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

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements	
		2 Lanes □ Substandard Road	☐ Corridor Preservation Plan	
CR 579 County Arterial - Urban	County Arterial -		☐ Site Access Improvements	
	☐Sufficient ROW Width	☐ Substandard Road Improvements		
		☐ Other		

Project Trip Generation □ Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	217	17	23	
Proposed	444	35	47	
Difference (+/-)	+227	+18	+24	

^{*}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		None	Vehicular & Pedestrian	Meets LDC
South		Vehicular & Pedestrian	None	Meets LDC
East	Х	None	None	Meets LDC
West		None	Vehicular & Pedestrian	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:	·			

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

COUNTY OF HILLSBOROUGH LAND USE HEARING OFFICER'S RECOMMENDATION

Application number:	RZ-PD 21-1336
Hearing date:	January 18, 2022
Applicant:	Tip Top Properties, LLC
Request:	Rezone from Agricultural Rural (AR) to Planned Development to allow development of up to 47 single-family detached dwelling units.
Location:	10110 County Road 579, Thonotosassa West side of County Road 579 and 1,800 feet south of Skewlee Road
Parcel size:	118.3 acres +/-
Existing zoning:	AR
Future land use designation:	AE-1/2.5 (1 du/2.5ga; 0.25 FAR)
Service area:	Rural
Community planning area:	Thonotosassa

A. APPLICATION REVIEW

DEVELOPMENT SERVICES STAFF REPORT APPLICATION REVIEW SUMMARY AND RECOMMENDATION

1.0 APPLICATION SUMMARY

Applicant: Tip Top Properties LLC

Agricultural Estate (AE) FLU Category:

Service Area: Rural

Site Acreage: 118.3 acres

Community

Plan Area:

Thonotosassa

Overlay: None



Introduction Summary:

The request is to rezone the subject property from the existing Agricultural Rural (AR) zoning district to a new Planned Development (PD) zoning district to be allowed to develop the property with a maximum of 47 single-family detached dwelling units.

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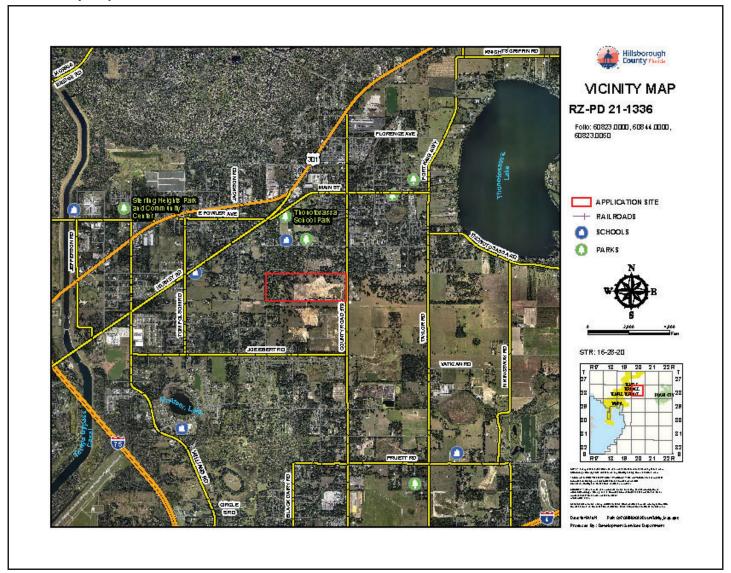
Development Standards:	Existing	Proposed
District(s)	AR	PD
Lot Size / Lot Width	217,800 sf / 150'	65,000 sf / 150'
Setbacks/Buffering and Screening	50' Front 25' Sides 50' Rear	25' Front 15' Side 25' Side (corner) 50' Rear
Height	50′	35'

Additional Information:	
PD Variation(s)	None requested as part of this application

Waiver(s) to the Land Development Code	None requested.
--	-----------------

Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Approvable, subject to proposed conditions

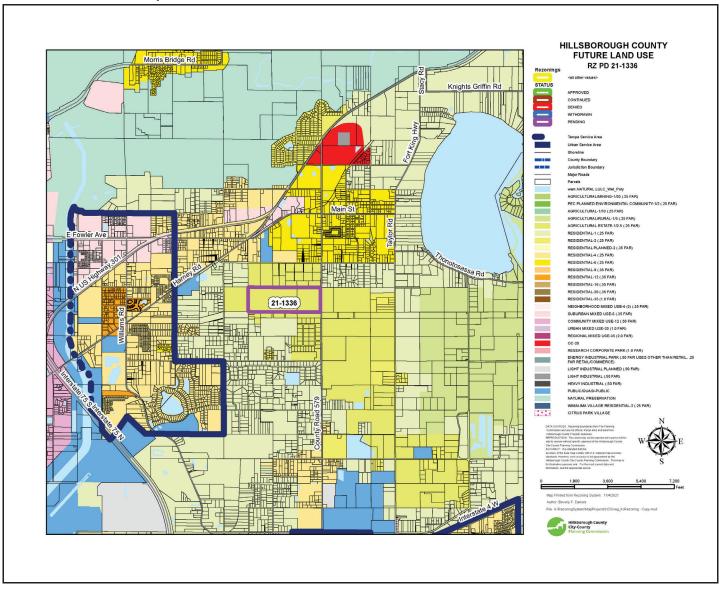
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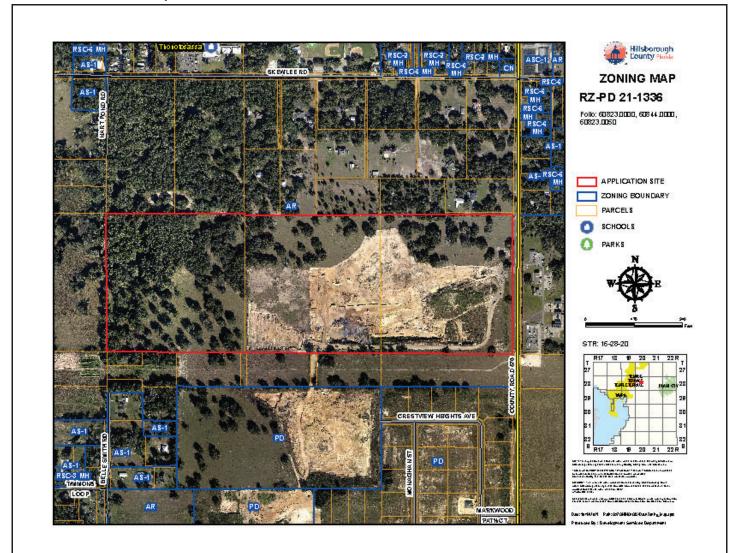
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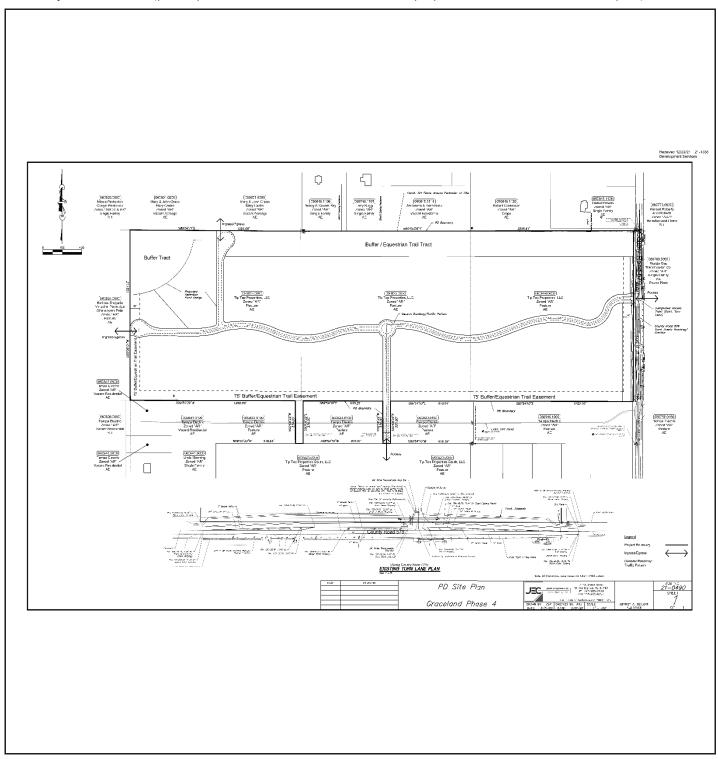
2.3 Immediate Area Map



Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
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South	AR	217,800 sf/u / NA	Agricultural and agricultural-related uses per LDC Section 2.02.02	Agricultural
East	AR	217,800 sf/u / NA	Agricultural and agricultural-related uses per LDC Section 2.02.02	County Road 579 right-of- way and Public Service Facility

NA/a al	4.5	247 000 -5/ / / / / / /	Agricultural and	A section and
West	AR	217,800 sf/u / NA	agricultural-related uses	Agricultural
			per LDC Section 2.02.02	

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



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

Adjoining Roadways (check if applicable)				
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Project Trip Generation ☐ Not applicable for this request				
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West		None	Vehicular & Pedestrian	Meets LDC			
Notes:							

Design Exception/Administrative Variance ⊠ Not applicable for this request					
Road Name/Nature of Request	Туре	Finding			
	Choose an item.	Choose an item.			
	Choose an item.	Choose an item.			
Notes:	•	•			

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes □ No	☐ Yes ⊠ No	□ Yes ⊠ No	
Natural Resources	☐ Yes ⊠ No	☐ Yes ☐ No	☐ Yes ☐ No	
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ⊠ No	
Check if Applicable: Wetlands/Other Surface Waters Use of Environmentally Sensitive Land Credit Wellhead Protection Area Surface Water Resource Protection Area	 □ Potable Water Wellfield Protection Area □ Significant Wildlife Habitat □ Coastal High Hazard Area □ Urban/Suburban/Rural Scenic Corridor □ Adjacent to ELAPP property ☑ Other _Airport Height Restriction Area 			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	⊠ Yes □ No	☐ Yes ⊠ No	⊠ Yes	See Staff Report.
Service Area/ Water & Wastewater □ Urban □ City of Tampa ⊠ Rural □ City of Temple Terrace	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	The subject rezoning includes parcels that are located outside of the Urban Service Area, therefore connection to County water and/or wastewater service is not generally allowed. As there is a water line located adjacent to one of the subject sites a single metered connection could be allowed, however no water line extension would be allowed unless it is required or allowed as a condition of the rezoning of the

				development meets the exception criteria for the connections outside the Urban	
Hillsborough County School Board Adequate ☑ K-5 ☑ 6-8 ☑ 9-12 ☐ N/A Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☐ N/A	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	Service Area.	
Impact/Mobility Fees (Fee estimate is based on a 2,000 square foot, 3 bedroom, Single Family Detached) Mobility: \$11,734.00 * 47 units = \$551,498.00 Parks: \$2,145.00 * 47 units = \$100,815.00 School: \$8,227.00 * 47 units = \$386,669.00 Fire: \$335.00 * 47 units = \$15,745.00 Total Single Family Detached = \$1,054,727.00					
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments	
Planning Commission ☐ Meets Locational Criteria ☑ N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☑ N/A	⊠ Yes □ No	☐ Inconsistent ⊠ Consistent	□ Yes ⊠ No		

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Based on the adjacent zonings and uses identified above in the report, staff finds the proposed PD zoning district compatible with the existing zoning districts and development pattern in the area. The proposed minimum lot width and rear yard setbacks match those of the existing AR zoning district and AS-0.4 zoning district. Given the AE future land use category, the AS-0.4 district is the equivalent standard zoning district from a density/minimum lot size standpoint. Therefore, the minimum rear yard setbacks and minimum lot widths at project boundaries for the PD are consistent with existing comparable standard districts.

5.2 Recommendation

Based on the above considerations, staff recommends approval of the request, subject to conditions.

6.0 PROPOSED CONDITIONS

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

- Add a note to the site plan that states "Sidewalks to be provided in accordance with the Hillsborough County Land Development Code."
- Add a note to the site plan that states "All proposed roadways shall be built to Hillsborough County Transportation Technical Manual Standards".
- Change the label for the Ingress/Egress arrows on the west and north to state "Access Stubout".

Approval - Approval of the request, subject to the conditions listed below, is based on the general site development plan received December 29, 2021.

- 1. Development of the project shall be limited to a maximum of 47 single-family detached dwelling units.
- 2. The single-family detached dwelling units shall be developed according to the following development standards.

Minimum lot area: 65,000 square feet

Minimum lot width: 150 feet
Minimum front yard setback: 25 feet
Minimum side yard setback: 15 feet

20 feet (corner lots)

Minimum rear yard setback: 50 feet Maximum building height: 35 feet Maximum building coverage: 35%

- 3. Landscape buffering and screening shall be in accordance with Land Development Code Section 6.06.06., except as provided herein:
- a. A 75-foot wide buffer / equestrian trail shall be provided along the east, west, and south property boundaries and a 200-foot wide buffer / equestrian trail shall be provided along the north property boundary, as shown on the general site development plan.
- 4. Parking shall be in accordance with Land Development Code Section 6.05.02.
- 5. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 5. Approval of this application does not ensure that public wastewater and potable water services will be available at the time when the applicant seeks permits to actually develop.
- 6. 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.
- 7. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned

otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

- 8. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Development Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
- 9. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Site Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.

Zoning Administrator Sign Off:

J. Brian Grady / Fri Jan 7 2022 16:35:56

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

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

B. HEARING SUMMARY

This case was heard by the Hillsborough County Land Use Hearing Officer on January 18, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Applicant

Ms. Nicole Neugebauer spoke on behalf of the applicant. She distributed a binder of the applicant's presentation materials.

Ms. Neugebauer displayed the applicant's slides and described the subject property and its location. She stated the request is to rezone to a Planned Development for 47 single-family units. She stated the current zoning is Agricultural Rural and the Future Land Use is Agricultural Estate. She stated the subject property is within the Rural Service Area and the homes will use well and septic service. She stated the current use of the subject property is a borrow pit with valid operating permits that will expire in September 2025. She stated there are single-family homes north of the subject property and a TECO transmission line and a borrow pit to the south. She stated the borrow pit on the south has been approved for a residential subdivision. She stated there is a Florida Gas building to the east and a 40-acre pasture to the west.

Ms. Neugebauer displayed a graphic of the revised site plan. She stated there is a proposed access to the east and south, and a stub-out to the west and north for future development. She stated the properties the stub-outs would connect to are currently vacant but the stub-outs are provided in the event they are developed. She stated there is an equestrian trail surrounding the property at 75 feet to the east, west, and south and approximately 200 feet to the north.

Ms. Neugebauer stated the request is to rezone to PD to allow 47 single-family units, which would be a density of approximately .4 units per acre. She stated the minimum lot size would be 65,000 square feet, which is approximately 1.5 acres, and the minimum lot width would be 150 feet. She stated the maximum height would be 35 feet. She stated the applicant is not requesting any waivers.

Ms. Neugebauer stated the proposed project will provide large, rural residential lots, which is consistent with the minimum lot sizes in the Thonotosassa Community Plan, and also will protect the area's rural character. She stated the request is consistent with the plan strategy to not extend the Urban Service Area into the Thonotosassa Community Plan area.

Ms. Neugebauer stated the applicant is proposing two access points with two future cross-access points. She stated one point is to the east of the subject property on County Road 579, or Mango Road, and the other access point is to the south to connect with PD 18-1064, which is another residential subdivision. She stated the applicant has already constructed a sidewalk along County Road 579, and a left turn lane from Mango Road

was constructed when the borrow pit was approved. She stated the developer is creating the forth phase of a residential subdivision and had also developed the three phases to the south. She stated this project in phase four would be the lowest density subdivision of all the approvals and will allow 47 lots at .4 units an acre. She stated the other subdivisions are over .4 and go up to as much as .738 units per acre. She stated Hillsborough County staff and Planning Commission staff found the proposed project consistent with the comprehensive plan and the applicant requests a recommendation of approval.

Development Services Department

Mr. Kevie Defranc, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted into the record. Mr. Defranc noted prior to site plan certification the applicant must submit a revised site plan that includes the required revision to the labeling for transportation-related aspects depicted in the graphics.

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. There were none.

Opponents

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

Development Services Department

Mr. Grady stated Development Services Department had nothing further.

Applicant Rebuttal

Ms. Neugebauer stated the subject property acreage is actually 119.2 acres. She stated there are two areas to the south that go through the TECO easement and they might not have been calculated in the total acreage for the subject property. She stated that would decrease the density. She stated the applicant will confirm and work with staff the get that clarified but she wanted to note it for the record.

The hearing officer closed the hearing on rezoning 21-1336.

C. EVIDENCE SUMBITTED

Ms. Neugebauer submitted into the record at the hearing a binder including a copy of the applicant's presentation slides, revised narrative, revised site plan, transportation

analysis, neighborhood meeting minutes, agency comments, staff reports, and agent resumes.

D. FINDINGS OF FACT

- 1. The Subject Property consists of approximately 118.3 acres located at 10110 County Road 579, at the west side of County Road 579 and 1800 feet south of Skewlee Road, Thonotosassa.
- 2. The Subject Property is zoned AR and is designated AE-1/2.5 on the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County* Future Land Use Map.
- 3. The Subject Property is located in the Rural Services Area and is within the boundaries of the Thonotosassa Community Plan.
- 4. The applicant is requesting to rezone the Subject Property to Planned Development to allow development of up to 47 single-family detached dwelling units.
- 5. Existing land uses in the surrounding area include public service facility (utility), residential (mobile home and single-family home residential lots), and agricultural uses. Adjacent to the Subject property on the north are single-family residential uses, on the south are agricultural uses, on the east are County Road 579 and public service facility, and on the west are agricultural uses.
- 6. County staff found the proposed rezoning compatible with the existing zoning districts and development pattern in the area. Staff recommends approval of the rezoning request subject to conditions based on the applicant's general site development plan received December 29, 2021.
- 7. Planning Commission staff found the proposed rezoning to be compatible with the surrounding rural residential area and concluded the request is consistent with the county's comprehensive plan.

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

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

F. CONCLUSIONS OF LAW

A development order is consistent with the comprehensive plan if "the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible

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

G. SUMMARY

The applicant is requesting to rezone the Subject Property to Planned Development to allow development of up to forty-seven single-family residences on 1.5-acre lots with an equestrian trail around the perimeter of the project.

H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of the rezoning request subject to the conditions stated in the Hillsborough County Development Services staff report based on the applicant's general site development plan received December 29, 2021 with required revisions as stated in the Development Services staff report.

Pamela Jo Hatley PhD, JD Land Use Hearing Officer

Date:



Unincorporated Hillsborough (County Rezoning
Hearing Date: January 18, 2022 Report Prepared: January 6, 2022	Petition: PD 21-1336 10110 County Road 579 South of Skewlee Road, west of Mango Road and east of Belle Smith Road.
Summary Data:	P
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Agricultural Estate-1/2.5 (1 du/2.5ga;0.25 FAR)
Service Area:	Rural
Community Plan:	Thonotosassa
Requested Zoning:	Agricultural - Rural (AR) to a Planned Development (PD) to add 47 single family homes with 1.5 acre lots and an equestrian trail along the perimeter.
Parcel Size (Approx.):	118.30 +/- acres (5,153,148 square feet)
Street Functional Classification:	County Road 579 – County Arterial Belle Smith Road – Local Road Skewlee Road – Local Road
Locational Criteria	N/A
Evacuation Zone	None



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

Context

- The +/- 118.30 acre subject property is located south of Skewlee Road, west of Mango Road and east of Belle Smith Road. The site is located in the Rural Service Area and is located within the limits of the Thonotosassa Community Plan.
- The subject site's Future Land Use designation is Agricultural Estate-1/2.5 (AE 1/2.5). Typical allowable uses in this Future Land Use Category include farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multi-purpose projects. Commercial, office, and multi-purpose uses shall meet locational criteria for specific land use projects. Adoption/child caring communities are permitted subject to the criteria outlined in Objective 55 and related policies. Directly north, south, east and west is also designated as Agricultural Estate-1/2.5 (AE 1/2.5). Further east, south and north west is Residential-1 (RES-1).
- The subject property is zoned Agricultural-Rural (AR). The properties immediately surrounding are designated Agricultural-Rural (AR) and are developed with single family residential, vacant, public utilities, and agricultural. Further south is designated Planned Development (PD) and Agricultural Single-Family (AS-1) and developed with single family residential, vacant and agricultural. The development pattern along County Road 579 consists predominantly of single-family residential dwellings, vacant lots, and agricultural properties. Across County Road 579 is a public utility, Florida Gas Transmission Co-Station #27, property.
- The applicant is requesting to rezone the site from Agricultural Rural (AR) to a Planned Development (PD) to add 47 single family homes with 1.5 acre lots and an equestrian trail along the perimeter.

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

Rural Area

Within the rural area there are existing developments that are characterized as suburban enclaves or rural communities. These are residential developments which have a more dense development pattern and character, usually 1 or 2 du/ga. These enclaves are recognized through the placement of land use categories that permit densities higher than 1 du/5 acres. New development of a character similar to the established community will be permitted to infill in a limited manner, but not be permitted to expand into areas designated with lower land use densities.

Objective 4: The Rural Area will provide areas for long term, agricultural uses and large lot, low density rural residential uses which can exist without the threat of urban or suburban encroachment, with the goal that no more than 20% of all population growth within the County will occur in the Rural Area.

Policy 4.1: Rural Area Densities

Within rural areas, densities shown on the Future Land Use Map will be no higher than 1 du/5 ga unless located within an area identified with a higher density land use category on the Future

PD 21-1336

Land Use Map as a suburban enclave, planned village, a Planned Development pursuant to the PEC ½ category, or rural community which will carry higher densities.

Relationship to the Future Land Use Map

Objective 7: The Future Land Use Map is a graphic illustration of the county's policies governing the determination of its pattern of development in the unincorporated areas of Hillsborough County through the year 2025.

Policy 7.1: The Future Land Use Map shall be used to make an initial determination regarding the permissible locations for various land uses and the maximum possible levels of residential densities and/or non-residential intensities, subject to any special density provisions, locational criteria and exceptions of the Future Land Use Element text.

Relationship to Land Development Regulations

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

Neighborhood/Community Development

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

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

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

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

Policy 16.10: 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.

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4.0 COMMUNITY LEVEL DESIGN

4.1 RURAL RESIDENTIAL CHARACTER

Goal 7: Preserve existing rural uses as viable residential alternatives to urban and suburban areas.

Objective 7-1: Support existing agricultural uses for their importance as a historical component of the community, their economic importance to the County and for the open space they provide.

Policy 7-1.1: Preserve natural areas in rural residential lot development.

Policy 7-1.2: Vary lot size in order to encourage diversity of housing product types and respect natural resources.

Livable Communities Element: Thonotosassa Community Plan

Goals

- 2. Sense of Community Ensure that new development maintains and enhances Thonotosassa's unique character and sense of place, and provides a place for community activities and events.
- 3. Rural Character, Open Space and Agriculture Provide improved yet affordable infrastructure and a balance of residential, commercial, and other land uses while maintaining the rural nature of the Thonotosassa area. This goal includes encouragement for agriculture, protection of property owners' rights and values, and the establishment of open space and green space and low density, rural residential uses.
- 4. Diversity of People, Housing and Uses Maintain the existing diversity of housing types and styles. Provide for commerce and jobs but protect the community identity and limit the location, type and size of new businesses to fit the surrounding area.

Comprehensive Plan Strategies

- Require minimum lot sizes of 1 acre for residential development within the Residential-1, Agricultural Estate, and Agricultural Rural Future Land Use categories.
- Protect the area's rural character.
- Support agricultural uses throughout the community.

Staff Analysis of Goals, Objectives, and Policies

The applicant is requesting to rezone the site from Agricultural - Rural (AR) to a Planned Development (PD) to add 47 single family homes with 1.5 acre lots and an equestrian trail along the perimeter. The site is currently developed with a single-family residential home. The site is within the Rural Service Area and limits of the Thonotosassa Community Plan. The applicant will construct internal roadways with one access point off County Road 579.

The adopted Future Land Use Category for the subject site is Agricultural Estate-1/2.5 (AE 1/2.5). Typical uses in the AE 1/2.5 Future Land Use category include farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multi-purpose projects. Commercial, office, and multi-purpose uses shall meet locational criteria for specific land use projects. The intent of the category is to designate areas best suited for

PD 21-1336

agricultural development and for compatible rural residential uses. Per Objective 4, the Rural Area is intended for agricultural uses and large lot, low density rural residential uses. The proposed 47 single family homes will have 1.5 acre lots which are comparable with the large lot, low density rural residential uses of the surrounding area. The 118.30 +\- acre site allows for up to 47 dwelling units per the AE 1/2.5 Future Land Use category. The applicant is asking for the maximum density allowed on site.

The site plan proposes an equestrian easement/trail around the perimeter of the property that is 75 feet wide to the east, west, and south and 200 feet to the north. Policy 16.2 requires gradual transitions of intensities between different land uses be provided for as new development is proposed through the use of professional site planning techniques. The equestrian easement/trail around the entire perimeter helps to meet the intent of Policy 16.2. Policy 16.3 requires development and redevelopment be integrated through the use of complementary land uses. The subject property is in a rural residential Future Land Use classification. The development pattern along County Road 579 consists predominantly of single-family residential dwellings, vacant lots, and agricultural properties. Across County Road 579 is a public utility, Florida Gas Transmission Co-Station #27, property. The proposed modification is consistent with the Objective 16 and its policies per the Future Land Use Element of the Unincorporated Hillsborough County Comprehensive Plan.

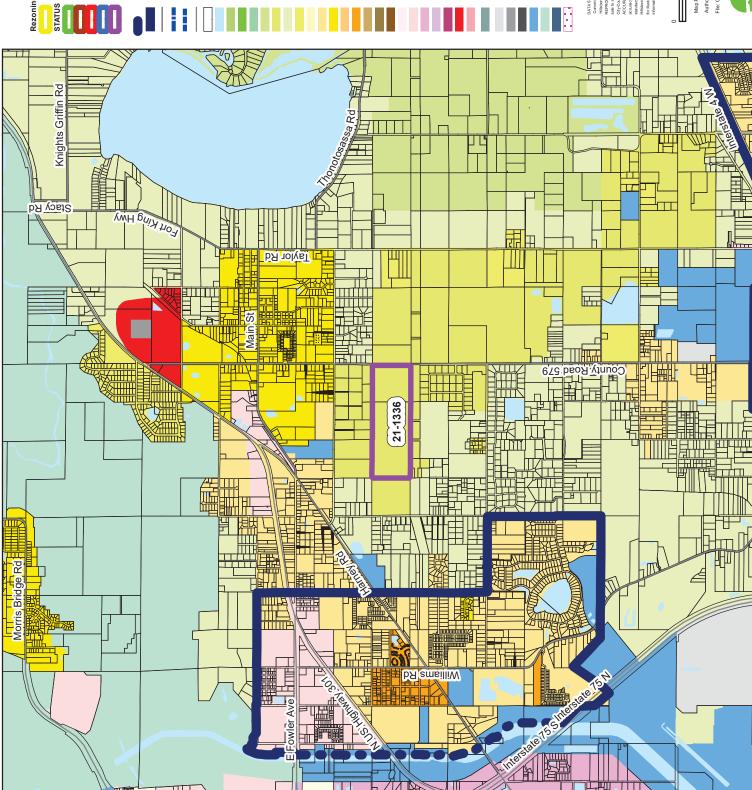
The site is within the limits of the Thonotosassa Community Plan. Goal 3 of the Plan calls for a balance of residential, commercial and other land uses while maintain the rural nature of the area. This encourages agriculture, protection of property owners' rights, and open space and green space. Plan strategies include minimum lot sizes of 1 acre and protecting the area's rural character. The proposed development will have minimum lot sizes of 1.5 acres and an equestrian easement/trail around the perimeter that will provide open and green space. The proposed development will provide a rural residential land use that fits with the surrounding area. The proposed development meets the intent of the Thonotosassa Community Plan.

Overall, the proposed Planned Development is consistent with the Goals, Objectives, and Policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, as it is a compatible use with the surrounding rural residential 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 proposed by the Development Services Department of Hillsborough County.

PD 21-1336 5



HILLSBOROUGH COUNTY **FUTURE LAND USE**

RZ PD 21-1336

<all other values>

WITHDRAWN CONTINUED DENIED

Tampa Service Area Urban Service Area PENDING

wam.NATURAL.LULC_Wet_Poly Major Roads

Jurisdiction Boundary

County Boundary

Shoreline

AGRICULTURAL/MINING-1/20 (.25 FAR)

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR) AGRICULTURAL-1/10 (.25 FAR)

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

RESIDENTIAL-1 (.25 FAR) RESIDENTIAL-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)

NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR) RESIDENTIAL-35 (1.0 FAR)

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

URBAN MIXED USE-20 (1.0 FAR)

REGIONAL MIXED USE-35 (2:0 FAR)

RESEARCH CORPORATE PARK (1.0 FAR)

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

LIGHT INDUSTRIAL PLANNED (.50 FAR)

HEAVY INDUSTRIAL (.50 FAR) LIGHT INDUSTRIAL (.50 FAR)

NATURAL PRESERVATION PUBLIC/QUASI-PUBLIC

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

5,400 1,800

Map Printed from Rezoning System: 11/4/2021

Author: Beverly F. Daniels

File: G:\RezoningSystem\Map



GENERAL SITE PLAN FOR CERTIFICATION



DEVELOPMENT SERVICES

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

HILLSBOROUGH COUNTY **DEVELOPMENT SERVICES DEPARTMENT**

GENERAL SITE PLAN REVIEW/CERTIFICATION

BOARD OF COUNTY COMMISSIONERS

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: TIP TOP PRO	PERTIES LLC							
Zoning File: RZ-PD (21-1336) Modification: None								
Atlas Page: None	Submitted: 02/16/22							
To Planner for Review: 02/16/22	Date Due: ASAP							
Contact Person: Jessica Icerman/ Stearns Weaver Miller	813-223-4800/ jicerman@stearnsweaver.com/ cwalden@stearnsweaver.com							
Right-Of-Way or Land Required for I	Dedication: Yes No ✓							
The Development Services Department	ent HAS NO OBJECTION to this General Site Plan.							
The Development Services Department Site Plan for the following reasons:	ent RECOMMENDS DISAPPROVAL of this General							
Reviewed by: J. Brian Grady	Date: 2/16/22							
Date Agent/Owner notified of Disapp	roval:							

PD Plan

TIP TOP (NORTH PARCEL) for

HILLSBOROUGH COUNTY, FLORIDA

THE NE 1/4 OF THE SW 1/4: AND THE NW 1/4 OF THE SE 1/4, ALL IN COUNTY, FLORIDA. THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 28 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA. LESS ROAD RIGHT OF WAY. TOGETHER WITH;



SHEET IITLE No. Cover Sheet 1 PD Site Plan 2	INDEX OF SHEETS	
	١. ا	No.
	Cover Sheet	-
	PD Site Plan	2

(407) 905-8180	(407) 905-8180	(407) 905–8877	(407) 774-9383
TIP TOP PROPERTIES, INC. PO BOX 770609 WINTER GARDEN, FL. 34777	JUNE ENGINEERING CONSULTANTS, INC. (407) 905-8180 PO BOX 770609 WINTER GARDEN, FL. 34777	BISHMAN SURVEYING & MAPPING, INC. (407) 905-8877 14 S. MAIN STREET, SUITE 200 WINTER GARDEN, FL. 34787	YOVAISH ENGINEERING SCIENCES, INC. 953 SUNSHINE LANE ALTAMONTE SPRINGS, FL. 32714
OWNER:	ENGINEER:	SURVEYOR:	GEOTECHNICAL ENGINEER:

25' Front Setback

TYPICAL LOT LAYOUT

	93.76 4.85 20.59	e Conceptual &	119.20	119.20				amily			47	0.40 units/acre	65,000 sf	150"		35 feet	35%	nunity Plan		
el	ght-of-Way	, & Parks a tments			,3%,	'AR'	, Gd.	Single Family					٠	40	25 feet 50 feet 15 feet 25 feet	g Height	g Coverage	osassa Comn		
Development Information	Project Areas: Lot Area/Right-of-Way Retention Buffers	*Open Space, Retention, & Parks are Conceptual Subject to Minor Adjustments	Total Residential	Gross Acreoge	Future Land Use	Existing Zoning	Proposed Zoning	Residential Use Type	RESIDENTIAL	Number of Lots	Residential	Proposed Density	Min. Residential Lot Size	Min. Residential Lot Width	Residential Setbacks Front Rear Side Side Corner	Max. Residential Building Height	Max. Residential Building Coverage	Plan is Part of Thonotosassa Community Plan	General Notes:	

1. No Modular Homes	No Multi-Family will be Permitted.	No Landfill will be Permitted.	4. No Wetlands on Site.	5. No Proposed Commercial Within Project Limits.	Project is Part of the Thonotosassa Community Plan.						Structures are Within the Project limits or within 150 Feet or Project.	12. No Public Transit Facilities are Proposed.	13. Sidewalks to be provided in accordance with the Hillsborough County	Land Development Code.	14. All proposed roadways shall be built to Hillsborough County		によるようのてきまいに びは は	Medical Formation of the American Section Section of the American Section Section of the American Section Sect
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Pevelopment Information:

tion:	118.30 Acres	PD	ood Zone "X"	579 T.
evelopment Information:	te Area	pning	te is located in Flood Zone "X"	te Address: 10110 Highway 579 Thonotosassa, FL.

There are no collected areas which the product considerates. There are no singlety productives on the analysis property. There are no singlety productives on the analysis property. There are no singlety areas to public schools all within the project benefatory. There are no some mission's inclinates or the historial or the analysis property. There are no some mission's inclinates or the historial or the analysis property. The is part of the Throntonana Community Plan. Set is part of the Throntonana Community Plan. The is part of the Throntonana Community Plan. The size of the analysis of the Alphani Highly Carling Mach. The size of the analysis of the Alphani Highly Carling Mach. The size of the analysis of the Alphani Highly Carling Mach. The size of the Alphani Carling Section of the Indepent of all property all in its Mach. The area is a men a thirty community from the effected by the Alphani Carling Mach. The area is a section of the Alphani Carling Section of the property all in the Alphani Carling Section of the property and the Alphani Carling Section of the Alphania Carling Section of the A	WEORMATION WITH THE PD PROJECT BOUNDARES	
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There are no informal basic between or the mapper property; There are no informal basic between a content basic property; The content of the project consider or color basic or contentional sites or that content foreign are not residued. The color basic content foreign are not residued. Site is part of the Throutenasso Community Plan. Site is part of the Throutenasso Community Plan. The site fells with Case A'r on the Appart Hough! Carlog Map, Any Structure and Structure. The color of the c	There are no proposed public parks or public schools a	ite within the project boundary.
There are no promises to make the control of the behavior of an extractions which the project behaviors. The fact that is the fact that the control of the	There are no existing water bodies located on the subj	ect property.
Site is part of the Thomsteason of Community Plant. Site is and of the Thomsteason Community Plant. Site is an the force Service Area. Site is an an an analysis of Service Area. Site is an an analysis of Service Area. Site is an an analysis of Service Area. Site is a second of	There are no known historic landmarks or other historic structures within the project boundary.	cal or archaeological sites or
Site is part of the Americanano Community Plan. Site is that the fund Series Aven. The site of the Americanano Community Plan. Site is the fund Series Aven. This site of the american Series Aven. This site of the american Series Aven. The site of the property. The site of the property is a series of the site of the series of the American Series. The site of the property is a series of the site of the series of the site of the	Public transit facilities are not required.	
The site is the Michael Area. The all to file studies drives are a placed Michael Study, Ally districtive minimal groundstand registers and a site of the site of	Site is part of the Thonotosassa Community Plan.	
The site filts all mission 4", or all separate Health College Any structure making the separate contraction equipment that exceeds 10 feet Aport May Any structure and addition equipment that exceeds 10 feet Aport May Any structure Aport Christoph May Any structure and addition of the separate Aport Christoph May Any and the separate Aport Christoph May Any Any Any Any Any Any Any Any Any An	Site is in the Rural Service Area.	
Comment across the the Dispositions. Comment across clearing the the Disposition of all property with the Comment across clearing the Comment across the Comment acr	The alle falls within Zone "A" on the Aliport Height Zor Including construction equipment that exceeds 150 feet require an Aliport Height Zoning Permit and must be r Director.	ning Map. Any structure Above Mean Seo Level may eviewed by the Airport Zoning
10 from some proposed becomes a compromise plan designation of all property with in 10 from some property with a property southern severe and any analysis of the property southern severe and any any any analysis of the property southern severe and severe and any any analysis of previous severe and any analysis of the property control of the property control of the property control of the property of the property profess of the property control of the property of the property profess of the property control of the property control of the property control of the property of the property control of the property control of the property of the property control of the pro	INFORMATION OUTSIDE THE PD BONDARIES	
And into present interest assessment and outcome? Note number within 150 of the project choolings are explicited on their fight. The control was of cyclesty, knowing personal control outcome of personal control was of cyclesty and cyclesty and cyclesty of their of the project choolings are explicited on the filth personal cyclesty and cyclesty of their of the project choolings are explicited on the filth personal cyclesty of their policy choolings are explicited on the filth personal cyclesty of their policy choolings are explicitly on their policy choolings of their personal cyclesty. The project considerate describes their man in the outcome of their cyclesty of their policy choolings of the project considerated or reserved. The describes of their personal cyclesty of the project control of their personal cyclesty of the project control of their personal cyclesty of the project cyclesty of the project cyclesty of their personal cyclesty of the project cyclesty of their personal cyclesty of the project cyclesty of the project cyclesty of their personal cyclesty of the project cyclesty of their personal cyclesty of the project cyclesty of the project cyclesty of their personal cyclesty of their personal cyclesty of their personal cyclesty of the project cy	Current zoning classification and compressive plan design 150 ft of the project boundaries.	gnation of all property with in
Committion and otherwisely, behalfing permitting of permitted permitting of permitted permitting of permitted permitte	All plat, parcel lines, easement and property folio numb boundaries are depicted on the site plan.	ber within 150 of the project
The war no known whose control interaction or exchanological after or the structure with 150 feet of the project boundaries or other historical or exchanological after or children or proposale position of present or other project boundaries which is and man structure with the project production of the project or with the project or equipment of the first project or other project or with the the additional right of way in residued to be addedited or reserved. A majoric cycle or symbol 150 feet for the project or reserved. A majoric cycle or symbol 150 feet for the project or reserved. A majoric cycle or symbol 150 feet for the project or reserved. A majoric cycle or size yields, number of insex, and become or immitted and equipment or the size yield. The course or termined and insexed or pricing. The position of all deviewing and care cuts within 150 feet of the project ending the position of all deviewing and care cuts within 150 feet of the project ending the possible pricinging is declined or the also feet for control within 150 feet of the possible pricinging is declined or the also feet for control within 150 feet of the possible pricinging is declined or the also feet or control within 150 feet of the possible pricinging is declined or the also feet or control within 150 feet of the possible pricinging is declined or the also feet or control within 150 feet or the possible pricinging is declined or the also feet or control within 150 feet or the possible pricinging is declined or the also and the project or control within 150 feet or the possible pricinging is declined or the also and the pricinging in the pricinging the pricinginging the pricinging the pricingin	Current uses of property, including general location and within 150 feet of the project boundaries are depicted	I foot prints of existing building on the site plan.
calculation or proposal point of ingress and expess to preside possession, without our consistent and the first soul general creation principles characteristics patients with it has obtained in the control of the properties of the control of the control of the control of the properties of the properties of the control	The are no known historic landmarks or other historical structures within 150 feet of the project boundaries.	
No additional right of may be required to be dedicated or memoral. A paraller, eight of paraller, so the register of reserved in the register of intermined by more and a paraller, so the register of the register beautiful to the register of the register of the register beautiful to the register of the register beautiful to the register of the register of the register beautiful the register of t	Existing an proposed points of ingress and egress for I and mass transit traffic and general roodway /traffic a project are depicted on the site plan. All project road	principal pedestrian, vehicular Arculation patters with in the its will be public roads.
and about only of any within 150 date for property and entitled by men and consideration for right of any with ments of interpretations to the control of th		or reserved.
The location of all drheways and curb cuts within 150 feet of the project boundaries are depicted on the site plan. The following information is depicted on the site plan for all roadway within 150 feet.	All public right of way within 150 feet of the project a classification the right of way width, number of lanes, are depicted on the site plan. Privet roads are named	re identified by name and and location of median openings and labeled as private.
The following information is depicted on the site plan for all roadway within 150 feet	The location of all driveways and curb cuts within 150 are depicted on the site plan.	feet of the project boundaries
or me project boundaries:	The following information is depicted on the site plan for of the project boundaries:	or all roadway within 150 feet
a, points of ingress and egress and/or driveways and curb cuts b. right of way width, both public and private	a points of ingress and egress and/or driveways and a b. right of way width, both public and private	curb cuts

ENVIONMENT	ENVIONMENTAL INFORMATION
A general in of all water upland habit	A general interpretation, based on aerial photographs of all water courses, lakes, conservation areas, prese upland habitat area, other such natural physical featu
and with 150	? feet of the project boundaries are depic
Utility Companies	oanies
Water:	Well
Sewer:	Septic
Electrics	Tampa Electric Company
Cable:	Comcast
Dhana	100

August 25, 2021 Revised December 7, 2021



June engineering Mrter Garden, FL. 34787 consultants, inc. Fx 407–905–8180 Fax 407–905–6232

24-1336

JEFFREY A. SEDLOFF PE# 51506

Contractor to provide control of airborne dust during construction as required. 3. All inlets shall be protected by hay bales. EROSION CONTROL NOTES Section

Section

Section

TYPE III SLILL FENCE

SELECTION

SELECT

All sediment & erosion control measures shown herein are the minimum required. Additional controls to be utilized as needed.

AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department **DATE:** 01/06/2022

REVIEWER: Alex Steady, Senior Planner

AGENCY/DEPT: Transportation PLANNING AREA/SECTOR: Thonotosassa/Northeast PETITION NO: PD 21-1336

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.

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 227 average daily trips, 18 trips in the a.m. peak hour, and 24 trips in the p.m. peak hour.
- Transportation Review Section staff has no objection to the proposed request, subject to the conditions of approval provided hereinbelow.

CONDITIONS OF APPROVAL

New Conditions:

X

Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

Other Conditions:

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

- Add a note to the site plan that states "Sidewalks to be provided in accordance with the Hillsborough County Land Development Code."
- Add a note to the site plan that states "All proposed roadways shall be built to Hillsborough County Transportation Technical Manual Standards".
- Change the label for the Ingress/Egress arrows on the west and north to state "Access Stubout".

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone three parcels, totaling 118.30 acres from Agricultural Rural (AR) to Planed Development (PD). The proposed Planned Development is seeking entitlements of 47 single family dwelling units. The site is located 0.25 miles south of the intersection of Skewlee Rd. and CR 579. The Future Land Use designation of the site is AE.

Trip Generation Analysis

Staff has prepared a comparison of the trips potentially generated under the previously approved zoning and the proposed planned development including the additional residential units, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour	Total Peak Hour Trips			
Zoming, Earle Ose/Size	Two-Way Volume	AM	PM		
AR, 23 Single Family Residential Dwelling Units (ITE code 210)	217	17	23		

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour	Total Peak	Hour Trips
	Two-Way Volume	AM	PM
PD, 47 Single Family Residential Dwelling Units (ITE code 210)	444	35	47

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour	Total Peak Hour Trips	
Zonnig, Lane Ose/Size	Two-Way Volume	AM	PM
Difference	+227	+18	+24

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 227 average daily trips, 18 trips in the a.m. peak hour, and 24 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

CR 579. is a 2-lane, substandard, Hillsborough County maintained, arterial roadway. The existing right-of-way on CR 579. ranges between +/-55 feet and +/- 65 feet. There are sidewalks and bike lanes on both sides of CR 579 in the vicinity of the project.

SITE ACCESS

Access to this project will be via CR 579. Cross access to the north, west and south is required by 6.04.03.Q. of the LDC.

Consistent with the applicant's transportation analysis, no additional or extended auxiliary (turn) lanes are warranted pursuant to Section 6.04.04.D. of the Hillsborough County Land Development Code (LDC).

ROADWAY LEVEL OF SERVICE (LOS)

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	То	LOS Standard	Peak Hr Directional LOS
CR 579	JOE EBERT RD	US HWY 301	D	С

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

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
		2 Lanes □Substandard Road □Sufficient ROW Width	☐ Corridor Preservation Plan
CR 579	County Arterial - Urban		☐ Site Access Improvements
			☐ Substandard Road Improvements
		Sufficient ROW Width	☐ Other

Project Trip Generation □Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	217	17	23	
Proposed	444	35	47	
Difference (+/-)	+227	+18	+24	

^{*}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		None	Vehicular & Pedestrian	Meets LDC
South		Vehicular & Pedestrian	None	Meets LDC
East	Х	None	None	Meets LDC
West		None	Vehicular & Pedestrian	Meets LDC
Notes:				

Design Exception/Administrative Variance 🗵	Not applicable for this reques	it
Road Name/Nature of Request	Туре	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:	·	

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

From: Perry Cahanin, Jackie
To: Defranc, Kevie

Subject: REZ 21-1336 TIP Top Properties LLC - EPC Comments

Date: Tuesday, December 14, 2021 10:14:15 AM

External email: Use caution when clicking on links and attachments from outside sources.

Good morning Kevie,

The revised plans/information for the above application received on 12/7/21 do not change the previously issued EPC comments from 10/7/21.

Thank you,

Jackie Perry Cahanin, M.S. Environmental Scientist II

Wetlands Division

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

Environmental Protection Commission

3629 Queen Palm Drive, Tampa, FL 33619

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

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Track Permit Applications

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Andy Schipfer, P.E. WETLANDS DIVISION
Steffanie L. Wickham WASTE DIVISION
Sterlin Woodard, P.E. AIR DIVISION

AGENCY COMMENT SHEET

IING
COMMENT DATE: October 7, 2021
PROPERTY ADDRESS: 10110 County Road 579, Thonotosassa
FOLIO #: 060823-0000; 060844-0000
STR: 16-28S-20E
P T

REQUESTED ZONING: From AR to PD

FIND	INGS
WETLANDS PRESENT	NO
SITE INSPECTION DATE	08/17/2016
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO,	NA
SOILS SURVEY, EPC FILES)	

INFORMATIONAL COMMENTS:

Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.

Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application". Once approved, the formal wetland delineation would be binding for five years.

Jpc/mst

cc: <u>jicerman@stearnsweaver.com</u>



Adequate Facilities Analysis: Rezoning

Jurisdiction: Hillsborough County Proposed Zoning: Planned Development

Case Number: RZ 21-1336 Future Land Use: AE

HCPS #: RZ-406 Maximum Residential Units: 47 Units

Address: 10110 CR 579, Thonotosassa, 33592 Residential Type: Single-Family Detached

Parcel Folio Number(s): 060823-0000, 060844-

0000, 060823-0050

School Data	Thonotosassa Elementary	Jennings Middle	Armwood High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	551	1203	2465
2020-21 Enrollment K-12 enrollment on 2020-21 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	325	725	2137
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	59%	60%	87%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of X/XX/XXXX	136	103	206
Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	10	5	7
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	85%	69%	95%

Notes: Thonotosassa Elementary, Jennings Middle, and Armwood High currently have adequate capacity for the proposed project.

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

Matthew Pleasant

Department Manager, Planning & Siting Growth Management Department Hillsborough County Public Schools

E: matthew.pleasant@hcps.net

Matthew Pleasant

P: 813.272.4429



AGENCY REVIEW COMMENT SHEET

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

TO: Zoning Review, Development Services DATE: 12/22/2021

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Tip Top Properties, LLC **PETITION NO:** 21-1336

LOCATION: 10110 CR 579

FOLIO NO: 60823.0000, 60844.0000

Estimated Fees:

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

Mobility: \$11,734.00 * 47 units = \$551,498.00 Parks: \$2,145.00 * 47 units = \$100,815.00 School: \$8,227.00 * 47 units = \$386,669.00 Fire: \$335.00 * 47 units = \$15,745.00 Total Single Family Detached = \$1,054,727.00

Project Summary/Description:

Rural Mobility, Northeast Park/Fire - 47 Single Family Units.

revised fees estimated based on Jan 1, 2022 schedule

WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETIT	TON NO.:	PD21-1336	REVIEWED BY:	Randy Rochelle	DATE: <u>10/26/2021</u>
FOLIC) NO.:	60823.0000 &	60844.0000		
			WATER		
	The prope	erty lies within th ntact the provide	e er to determine the a	Water Service A	Area. The applicant er service.
	the site) _ be for a s allowed u developm Service A additional	and is located was ingle metered punless it is recent meets the wrea. This will and/or different	within the west Right point-of-connection quired or allowed exception criteria be the likely poin	nt-of-Way of Cour only, as no water as a condition for the connection, on determined at t	pproximately feet from aty Road 579. This would r line extension would be of the rezoning of the ons oustside the Urban however there could be he time of the application
	the Count be comple	y's water systeneted by the		s include	eted prior to connection to and will need to nits prior to June 1, 2022,
			WASTEWAT	ER	
	The prope	erty lies within th ntact the provide	e er to determine the a	Wastewater Servi availability of wast	ce Area. The applicant ewater service.
	(approxim connectio	ately feet fron the name in the name i	om the site) ere could be additi	This onal and/or diffe	adjacent to the site), will be the likely point-of- rent points-of-connection is not a reservation of
	connection and will no	n to the County eed to be compl	's wastewater syste	em. The improven prior to issuan	be completed prior to nents include ce of any building permits
COMM	Service A generaly a single me allowed u	rea, therefore co allowed. As there tered connection nless it is require	onnection to County e is a water line loca n could be allowed, ed or allowed as a c	water and/or was ated adjacent to or however no water condition of the rez	outside of the Urban tewater service is not ne of the subject sites a line extension would be coning of the utside the Urban Service

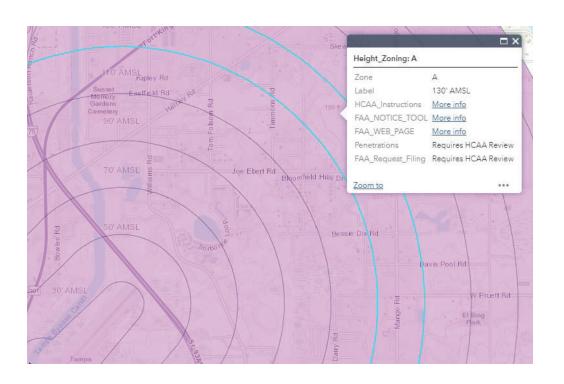
Area_.

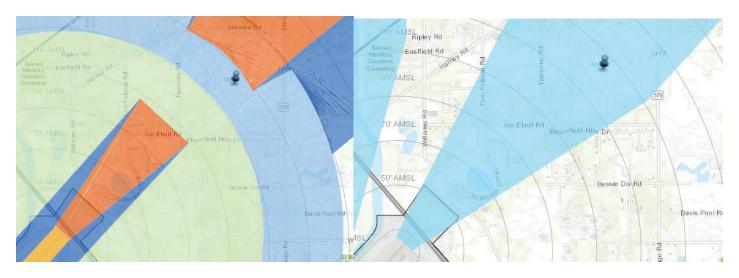


AVIATION AUTHORITY LAND USE REVIEW

Hillsborough County - OPTIX

DATE : October 15, 2021
PROPOSED USE INFORMATION:
Case No.: <u>21-1336</u> Reviewer: <u>Tony Mantegna</u>
Location: : 10I I0 County Road 579
Folio: <u>060823-0000</u>
Current use of Land: <u>Vacant</u>
Zoning: <u>AR</u>
REQUEST: AR to PD - Residential homes
COMMENTS:
The proposed site falls within Zone "A" on the Airport Height Zoning Map. Any structure including
construction equipment that exceeds 130 feet Above Mean Sea Level may require an Airport Height
Zoning Permit and must be reviewed by the Airport Zoning Director.
Compatible without conditions (see comments above)
☐ Not compatible (comments)
☑ Compatible with conditions (see comments above) – Potential buyers should be informed this
location is within the flight path of Tampa Executive Airport and will be subject to aircraft overflight.
The property falls outside of the 65 dnl noise contour around the airport and is a compatible but
occupants may be subjected to noise from aircraft operating to and from the airport. The Aviation
Authority suggests a noise reduction level of at least 25 db be incorporated into design.





AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management DATE: 22 September 202				l	
REV	IEWER: Bernard W. Kaiser, Conservation and En	nvironmental	Lands Manag	gement	
APP	LICANT: Tip Top Properties LLC	PETITION	NO: <u>RZ-PD 2</u>	<u>21-1336</u>	
LOC	LOCATION: Not listed				
FOL	IO NO: 60823.0000 & 60844.0000	SEC:	TWN:	RNG:	
					:
\boxtimes	This agency has no comments.				
	This agency has no objection.				
	This agency has no objection, subject to listed o	r attached co	onditions.		
	This agency objects, based on the listed or attac	ched conditio	ns.		
COM	MENTS:				

VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

	>
IN RE:)
ZONE HEARING MASTER HEARINGS)))
	>

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

PAMELA JO HATLEY

Land Use Hearing Master

DATE:

Monday, January 18, 2022

TIME:

Commencing at 6:00 p.m.

Concluding at 10:27 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

	Page 191
1	HILLSBOROUGH COUNTY, FLORIDA
2	BOARD OF COUNTY COMMISSIONERS
3	ZONING HEARING MASTER HEARINGS January 18, 2022
	ZONING HEARING MASTER: PAMELA JO HATLEY
4	
5	D8:
6	Application Number: RZ-PD 21-1336 Applicant: Tip Top Properties, LLC
7	Location: W side of County Road 579 & 1800' S of Skewlee Rd.
8	Folio Number: 060823.0000 & 060844.0000
9	Comprehensive Plan: AE
10	Service Area: Rural Existing Zoning: AR
11	Request: Rezone to Planned Development
12	
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	Page 192
1	MR. GRADY: The next item is agenda item
2	D-8, Rezoning-PD 21-1336. The applicant is Tip Top
3	Properties, LLC. The request is to rezone from
4	AR it's a request to rezone from AR to Planned
5	Development.
6	Kevie Defranc will provide staff
7	recommendation after presentation by the applicant.
8	HEARING MASTER HATLEY: All right.
9	Applicant.
10	MS. NEUGEBAUER: I have a binder for the
11	clerk and the Zoning Hearing Master, if that's okay
12	to pass out?
13	Good evening, Madam Zoning Hearing Master.
14	My name is Nicole Neugebauer. I'm a land use
15	attorney at Stearns Weaver in Tampa. My address is
16	401 East Jackson Street for the record. I'm here
17	today representing Tip Top Properties on a rezoning
18	request in Thonotosassa. Next slide.
19	The property is approximately 118.3 acres in
20	Thonotosassa. It is west of County Road 579 and
21	north of Joe Ebert Road. Next slide. This request
22	is to rezone to a Planned Development for 47
23	single-family units.
24	The zoning is currently Agricultural Rural
25	and the Future Land Use is Agricultural Estate.

Page 193 This property is within the Rural Service Area, and 1 the request does not seek to expand to the Urban Service Area. The homes will use well and septic. Next slide. 5 The current use of the property is a borrow 6 pit with valid operating permits. Those operating permits are about to expire in September 2025. 8 Surrounding the property to the north are single-family homes. To the south, there is a TECO transmission 10 11 line and then another borrow pit. However, that 12 borrow pit had already been approved for a 13 residential subdivision. 14 To the east is Florida Gas Transmission 15 Company building and to the west is a 40-acre 16 pasture. Next slide. Here is a graphic of our 17 revised site plan. 18 As you can see, there is a proposed access 19 to the east and to the south, and then there will 20 be a stub-out to the west and to the north for future development. Right now, both lots at the 21 22 stub-out would connect to are vacant. But in the 23 event that they are developed, that stub-out would 24 be provided. 25 There, you can also see an equestrian trail

Page 194 surrounding the property. There's one at 75 feet 1 2 to the east, west, and south; and it is approximately 200 feet to the north. Next slide. 4 Today's request is to rezone PD to allow 47 5 single-family units. This would be a density of 6 approximately .4 units per acre. The minimum lot size would be 65,000 square feet, which is approximately 1.5 acres, and the lot width would be 150 feet. The maximum height would be 35 feet, and as 10 11 I discussed, that equestrian trail that would go 12 around the perimeter of the property. There is no 13 waivers requested as part of this rezoning request. 14 Next slide. 15 Consistency with the goals and strategies of 16 the Thonotosassa Community Plan. This project 17 would provide large, rural residential lots, which 18 is consistent with the minimum lot sizes in that plan and also to project the area's rural 19 20 character. 21 In addition, one of the strategies is to not 22 extend the Urban Service Area into the Thonotosassa 23 Community Plan, and this request is consistent with 24 that. Next slide. 25 Regarding connectivity, the applicant is

Page 195

proposing two access points with two future cross-access points. One point is to the east of the property on County Road 579 or Mango Road, and the other access point is to the south, which would connect to PD 18-1064, which is another residential subdivision.

A sidewalk has already been constructed by the applicant along County Road 579, and there has already been a left turn lane off of Mango Road that was constructed when the borrow pit was approved.

The developer is developing the fourth phase of a residential subdivision. The same developer has also developed the other three phases that are to the south.

This project in phase four would be the lowest density subdivision of all of the approvals. This one will allow for 47 lots at 24 units an acre. The rest of them are above .4, go up to as much as .738.

With that, Hillsborough County staff has recommended approval with conditions, and the Planning Commission staff has found the project consistent with the Hillsborough County Comprehensive Plan, and we respectfully request

	Page 196
1	your recommendation of approval. And I'm available
2	if you have any questions, and the applicant is
3	also here.
4	HEARING MASTER HATLEY: Thank you very much.
5	I don't have any questions for you right now.
6	All right. Development Services, please.
7	MR. DEFRANC: Hello again. Kevie Defranc
8	with Development Services. I will share my screen.
9	HEARING MASTER HATLEY: Ms. Neugebauer
10	Neugebauer, I'm sorry, would you please sign in
11	with the clerk. Thank you.
12	Sorry, Mr. Defranc.
13	MR. DEFRANC: It's okay. Is my screen
14	visible?
15	HEARING MASTER HATLEY: Yes.
16	MR. DEFRANC: Now, as the applicant's
17	representative stated, the request is to rezone the
18	subject property from existing AR zoning district
19	to the proposed PD to be allowed to develop the
20	property with a maximum of 47 single-family
21	detached dwelling units.
22	The subject property is located at 10110
23	County Road 579 in Thonotosassa, which is on the
24	west side of County Road 579, approximately
25	1800 feet south of Skewlee Road.

Page 197

The subject property has a FLUE designation of AE, and the maximum density within this FLU category is one dwelling unit per 2.5 gross acres, and the nearby FLU category is RES-1.

And the subject property is adjacent to property zoned AR to the north, west, and south. Within the general area, there are other properties zoned PD to the south, AS-1 to the southwest, and RSC-6 to the northeast. And it's located within an area comprised of public service facilities, residential, and agricultural uses.

And the development as stated is limited to a maximum of 47 single-family detached dwelling units with an equestrian trail around the boundary.

However, as stated in the report, a revised site plan must be provided prior to the PD site plan certification, which includes the required revision to the labelling for transportation-related aspects within the graphics.

And based on the AE FLU category surrounding zoning and development pattern, the proposed uses and development standards for the PD zoning district, staff finds the request approvable subject to the conditions listed in the report.

And that concludes my presentation, and I'm

Page 198 available for any questions. Thank you. 1 HEARING MASTER HATLEY: Thank you. All right. We'll hear from Planning Commission. 4 5 MS. MASSEY: Hi. This is Jillian Massey with the Planning Commission staff. 6 7 As previously mentioned, this site is located in the Rural Service Area and within the limits of 8 the Thonotosassa Community Plan. The adopted Future Land Use Category for the subject site is 10 Agricultural Real Estate 1 to 2.5. 11 12 The -- the proposal is consistent with the 13 residential surrounding uses as it proposes large 14 lots. The -- excuse me. The site is -- calls 15 for -- excuse me. The community plan calls for a 16 balance of residential commercial and other land 17 uses while maintaining the rural nature of the 18 area. 19 This encourages agriculture, protection of 20 property owners' rights, and open space and green 21 space. Plan strategies include minimum lot sizes 22 of 1 acre and protecting the area's rural 23 character. 24 The proposed development will have a minimum 25 lot size of 1.5 acres and equestrian easement and

Page 199 trail around the perimeter that will provide the 1 open and green space. The resident -- the proposed development will provide a rural residential land use that fits within the surrounding area and, 4 therefore, meets the intent of the community plan. 5 Planning Commission staff has found that the 6 proposed Planned Development is consistent with the 8 goals, objectives, and policies of the Future of 9 Hillsborough County as it's compatible -- as it is a compatible use with the surrounding rural 10 residential area. 11 12 And Planning Commission staff is finding it 13 consistent. If you have any questions, I'll be 14 glad to answer. 15 HEARING MASTER HATLEY: All right. 16 you. 17 Is there anyone here or online who wishes to 18 speak in support of this application? Don't hear 19 anyone. 20 Is there anyone here or online who wishes to 21 speak in opposition to this application? All 22 right. I don't hear anyone. 23 Development Services, do you have anything 24 further? 25 MR. GRADY: Nothing further.

Page 200 1 HEARING MASTER HATLEY: All right. 2 Applicant, anything further? MS. NEUGEBAUER: The thing I did want to add, there may be a discrepancy with the acreage 4 5 for the property; that it is actually 119.2 acres. There are two little stub-outs to the south that go 6 7 through the TECO easement, and that may not have been calculated in the total acreage for the 9 property. 10 That would only decrease the density, but we 11 would ask that -- once we confirm, we'll work with 12 staff to get that clarified but just to note that 13 for the record. 14 HEARING MASTER HATLEY: All right. Thank 15 you very much. 16 MS. NEUGEBAUER: Thank you. 17 HEARING MASTER HATLEY: All right. This 18 will close the hearing then on Rezoning 21-1336. 19 20 21 22 23 24 25

Page 1

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, December 13, 2021

TIME:

Commencing at 6:00 p.m.

Concluding at 10:10 p.m.

PLACE:

Cisco Webex

Reported By:

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

	Page 11
1	application is being continued by staff to the
2	January 18, 2022, Zoning Hearing Master Hearing.
3	Item A-21, Rezoning-PD 21-1329. This
4	application is being continued by the applicant to
5	the January 18, 2022, Zoning Hearing Master
6	Hearing.
7	Item A-22, Rezoning-PD 21-1330. This
8	application is being continued by the applicant to
9	the February 14, 2022, Zoning Hearing Master
10	Hearing.
11	Item A-23, Rezoning-PD 21-1332. This
12	application is being continued by the applicant to
13	the February 14, 2022, Zoning Hearing Master
14	Hearing.
15	Item A-24, Major Mod Application 21-1334.
16	This application is being continued by staff to the
17	January 18, 2022, Zoning Hearing Master Hearing.
18	Item A-25, Rezoning-PD 21-1335. This
19	application is out of order to be heard and is
20	being continued to the January 18, 2022, Zoning
21	Hearing Master Hearing.
22	Item A-26, Rezoning-PD 21-1336. This
23	application is being continued by the applicant to
24	the January 18, 2022, Zoning Hearing Master
25	Hearing.

EXHIBITS SUBMITTED DURING THE ZHM HEARING

HEARING TYPE: ZHM, PHM, VRH, LUHO DATE: January 18, 2022

HEARING MASTER: Pamela Jo Hatley PAGE: 1 OF 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 21-0110	Brian Grady	Revised Staff Report	Yes - Copy
RZ 21-0110	Todd Pressman	2. Applicant Presentation Packet	No
RZ 21-0110	Scott Fitzpatrick	3. Opponent Letter	No
RZ 21-0701	Thomas Curley	Applicant Presentation Packet	No
RZ 21-0744	William Molloy	Applicant Presentation Packet	No
RZ 21-0748	Brian Grady	Revised Staff Report	Yes - Copy
RZ 21-0748	Elise Batsel	2. Applicant Presentation Packet	Yes - Copy
MM 21-1226	Brian Grady	Revised Staff Report	Yes - Copy
MM 21-1226	Kami Corbett	2. Applicant Presentation Packet	No
RZ 21-1336	Nicole Beugebauer	Applicant Presentation Packet	Yes - Copy
MM 22-0086	Michael Horner	Applicant Presentation Packet	No
RZ 22-0105	Brian Grady	Revised Staff Report	Yes - Copy
RZ 22-0105	Ryan McCaffrey	2. Applicant Rep Map	No
RZ 22-0115	Todd Pressman	Applicant Presentation Packet	No

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE 1 OF 9			
DATE/TIME: 1/18/22 Copm HEARING MASTER: Pome a Jo Hustey			
PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING		
APPLICATION #	PLEASE PRINT NAME M.D. FORNER, AICH		
MM 22-0087	MAILING ADDRESS 14500 H. ANS MARY FRY		
	CITY STATE PHONE PHONE PHONE		
APPLICATION #	PLEASE PRINT NAME ARRED AICH		
MM20-0090	MAILING ADDRESS 14502 X. DEE MARRY HOX		
	CITY STATE ZIP PHONE		
APPLICATION #	NAME Old VegMe V		
RZ21-0110	MAILING ADDRESS DE JA JUL. 5. #45 CITY HOUS TATE TO ZIP 3770 PHONE SOY		
APPLICATION #	PLEASE PRINT NAME Scott Fitzpatrick		
RZ PD ZI	MAILING ADDRESS 811-B Cypness Villey Blud		
210110	CITY Ruskin STATE FC ZIP 335/3 PHONE 8/3 5425		
APPLICATION#	PLEASE PRINT NAME LISG WISOM		
RZ22-6025	MAILING ADDRESS POBOL 15133		
V.5.	CITY Brooksville STATE FL ZIP 34664 PHONE 352-585-6026		
APPLICATION#	PLEASE PRINT OUL DOG SMA, M		
R227-0115	MAILING ABDRESS 200 74 Aug 5. #45 (70)		
1	CITY ST. OF SHUTGET ZIP 3379 PHONE SOY 7750		

SIGN-IN SHEET: RFR,	ZHM, PHM, LUHO PAGE 2 OF 6		
DATE/TIME:	Gen HEARING MASTER: Pamela To Hatley		
PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING		
APPLICATION #	NAME JOHN LaRocca		
RZ STD 220201	MAILING ADDRESS 101 E. Ko Mody Bl. #2420		
	CITY Tamps STATE FL ZIP 360 2PHONE 8/3 2228923		
APPLICATION#	PLEASE PRINT PARCE DIAZ		
RZ 27-0201	MAILING ADDRESS 15403 OHO R)		
VS	CITY ompo STATE FL ZIP 3302 YPHONE		
APPLICATION #	PLEASE PRINT NAME LAVAILLE		
RZ 22-0201	MAILING ADDRESS 15407 Carrollon Lave		
4	CITY Turpa STATE T ZIP 3362 PHONE 813-842-4940		
APPLICATION #	PLEASE PRINT NAME AWTICRIVETO		
1222-0201	MAILING ADDRESS 15007 Casey Rol		
	CITY TRIMPA STATE FL ZIP 33624 PHONE 8139612179		
APPLICATION#	NAME ALEX PERNAS		
RZ-22.0201	MAILING ADDRESS 15316 OTTO ND.		
	CITY FPA STATE FL ZIP 33674HONE 913-843-3166		
APPLICATION #	PLEASE PRINT NAME Brandy A. Meyer		
RZ-22-0201	MAILING ADDRESS 15608 Bear Creek DR		
	CITY TAMPA STATE IL ZIP 3360 PHONE 4812		

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO				
DATE/TIME: 1/8/22 Com HEARING MASTER: Panela To Harring				
PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING				
APPLICATION# RZ22-0701	NAME OSVA CO Enrique MAILING ADDRESS 15 408 OHO Rd CITY TAMPA STATE F1 ZIP 3362 PHONE (8/3) 431-961			
APPLICATION #	NAME Shivam Kapse			
1221-0701	MAILING ADDRESS 10329, (ross Creek Blvd, Suit-P CITY Tampa STATE FL ZIP 33647 PHONE 813-405-5999			
APPLICATION #	NAME DE OMES auxley			
2221-0701	MAILING ADDRESS 10601 WALKER RD S319 CITY 14W0106156 STATE FL ZIP 3757 PHONE 8/3-748-59			
APPLICATION #	NAME MARUIN W. GARRETT			
RZ21-0701	MAILING ADDRESS 9308 GOLDEN POD POD. THONOTOSASSA STATE FL ZIP 3892 PHONE 2907			
APPLICATION #	NAME Michael Joses			
R221-0701	MAILING ADDRESS 9323 R Goldon Rock PM CITY			
APPLICATION #	PLEASE PRINT ROSKEN			
RZ21-0744	MAILING ADDRESS 13825 ICOT BURGE 605 CITY Convertor STATE FE ZIP 33/60 PHONE 27			

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE OF 6		
DATE/TIME: 1/8/22	epm HEARING MASTER: Pavela To Heatley	
l [
PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING	
APPLICATION #	NAME GUILLAM SULLIVAN POTOMACIAND COMPANY	
RZ21-0744	MAILING ADDRESS 26336 SR 19 CITY Howay in that FL ZIP 34737 PHONE 90>-29663 22	
KC .	CITY Howay in that FL ZIP 34/34ONE 90>-296-63 22	
APPLICATION #	NAME William J. Molloy MAILING ADDRESS 335 S. Blud.	
1221-0744	MAILING ADDRESS 335 S. Bl.J.	
0	CITY Janga STATE FL ZIP32604 PHONE 2-254-7-152	
APPLICATION #	PLEASE PRINT NAME HUNTER WESSINGER	
RZ-21-0744	MAILING ADDRESS 4306 HONEYBELL RIDGE 5	
	CITY VALRICO STATE FL ZIP 335 PHONE 913-6 24-9011	
APPLICATION# RZ-21-0444	NAME Boyce Austin Manley	
1/2 01	MAILING ADDRESS 3023 Beaver Pond Trail	
	CITY Valrico STATE FL. ZIP 33596 PHONE 813-424-9429	
APPLICATION#	PLEASE PRINT REUN KONDULA	
RZ-PA21-0744	MAILING ADDRESS 4802 Bloomingdale Auc	
	CITY Valrice STATE FL ZIP 33594 PHONE 843-767-433	
APPLICATION #	PLEASE PRINT LINGA SKIDMORE	
RZ21-0744	MAILING ADDRESS 2708 STEARMS RD	
1- La	CITY VALRICO STATE FL ZIP 33596 PHONE 813-205-6263	

SIGN-IN SHEET: RFR, ZHM PHM, LUHO PAGE 5 OF 6				
DATE/TIME: 1/4/22	Gem HEARING MASTER: Pamela Jo Hutley			
PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING				
APPLICATION #	NAME Clayton Brickelmeyer			
RZ21-0745	MAILING ADDRESS 601 N. Ashley Dr. Ste 700			
V.5.	CITY Tumple STATE FC ZIP 35602 PHONE 813-225-770			
APPLICATION#	NAME CARG VAN BABBAL			
R221-07.45	MAILING ADDRESS GRACE VANBABBA			
1CL	CITY LUTZ STATE FL ZIP33549PHONE 8/3-781-084			
APPLICATION #	PLEASE PRINT NAME [150 But Se]			
RZ21-0748	MAILING ADDRESS 401 E. Jackson St. Ste 2100			
V.S	CITY Tampa STATE F/ ZIP 33602 PHONE 8/3-223-4800			
APPLICATION #	PLEASE PRINT John LaRocca			
RZ21-1042	MAILING ADDRESS 101 E. Kennedy Blvd. #2420			
ICC of . Ia	CITY Tampa STATE FL ZIP360 PHONE 8/3 222 8923			
APPLICATION #	NAME RamiCer bet			
MM21-1226	MAILING ADDRESS 1018 Kennely Bhul 873700			
	CITY TAM PA STATEFL ZIP 33(0) PHONE 227 842			
APPLICATION #	NAME MUGEDAVER			
KZ21-1336	MAILING ADDRESS AD I E JACKSON Street			
	CITY TOMPA STATE PL ZIP 33402 PHONE 813-722-5016			

SIGN-IN SHEET: RFR,	ZHM, PHM, LUHO PAGE OF C
	Copm HEARING MASTER: Pawela To Hutley
PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	PLEASE PRINT NAME NAME, AICH
MN 22-0086	MAILING ADDRESS 14505 K. DEE PARK
1 1	CITYSTATE PHONE PHONE PHONE
APPLICATION #	NAME PYAN MCAFFREY, HICP
P22-0105	MAILING ADDRESS 3469 W. LEMON STREET
	CITY TAMPA STATE FL ZIP 3369 PHONE 913-250-3535
APPLICATION #	NAME Clayfon Brick lemger
22-0096	MAILING ADDRESS 601 N. Askley Or Ste 700 CITY Tunga STATE FL ZIP33612 PHONE 93-229-7700
	CITY Tunga STATE FL ZIP33612 PHONE 93.229-1700
APPLICATION #	PLEASE PRINT NAME
	MAILING ADDRESS
	CITY STATE ZIP PHONE
APPLICATION #	PLEASE PRINT NAME
	MAILING ADDRESS
	CITYSTATEZIPPHONE
APPLICATION #	PLEASE PRINT NAME
	MAILING ADDRESS
	CITYSTATEZIPPHONE

TUESDAY, JANUARY 18, 2022

- Brian Grady, Development Services, calls RZ 21-0110.
- Pamela Jo Hatley, ZHM, calls applicant.
- ■Todd Pressman, applicant rep, presents testimony/submits exhibits.
- Michelle Heinrich, Development Services, staff report.
- 🛂 Jillian Massey, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents/opponents.
- Scott Fitzpatrick, opponent, presents testimony/submits exhibit.
- Todd Pressman, applicant rep, presents rebuttal.
- Pamela Jo Hatley, ZHM, questions to applicant rep.
- Todd Pressman, applicant rep answers ZHM questions and continues rebuttal.
- Pamela Jo Hatley, ZHM, closes RZ 21-0110.
- C. REZONING STANDARD (RZ-STD):

C.1. RZ 22-0025

- Brian Grady, Development Services, calls RZ 22-0025.
- Lisa Wilson, applicant rep, presents testimony.
- Pamela Jo Hatley, ZHM, questions to applicant rep.
- Lisa Wilson, applicant rep, answers ZHM questions/continues testimony.
- 🛂 Sam Ball, Development Services, staff report.
- 🛂 Jillian Massey, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant/closes RZ 20-0025.

C.2. RZ 22-0115

- Brian Grady, Development Services, calls RZ 22-0115.
- ☑Todd Pressman, applicant rep, presents testimony/submits exhibits.
- 🛂 Isis Brown, Development Services, staff report.

JANUARY 18, 2022 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Tuesday, January 18, 2022, at 6:00 p.m., held virtually.

Pamela Jo Hatley, ZHM, calls the meeting to order.

A. WITHDRAWALS AND CONTINUANCES

Brian Grady, Development Services, reviewed changes/withdrawals/continuances.

D.5. RZ 21-0864

Application W/D.

A.17 RZ 21-1337

Brian Grady, Development Services, continues to February 14, 2022, hearing.

D.10. MM 22-0087

Brian Grady, Development Services, calls MM 22-0087

Michael Horner, applicant rep, presents testimony.

Pamela Jo Hatley, ZHM calls proponents/opponents/continues MM 22-0087 to the March 14, 2022, 6:00 p.m., hearing.

Brian Grady, Development Services, continues withdrawals/continuances.

A.25. MM 22-0090

Pamela Jo Hatley, ZHM, hears request to continue MM 22-0090.

Michael Horner, applicant rep, requests continuance.

Brian Grady, Development Services, announces ZHM April hearing date.

Pamela Jo Hatley, ZHM, calls proponents/opponents/continues MM 22-0090 to the April 18, 2022, hearing at 6:00 p.m.

Pamela Jo Hatley, ZHM, overview of ZHM process.

- Senior Assistant County Attorney Cameron Clark, overview of oral argument/ZHM process.
- Pamela Jo Hatley, ZHM, Oath.

B. REMANDS

B.1. RZ 21-0110

- Brian Grady, Development Services, calls RZ 21-0110.
- Todd Pressman, applicant rep, presents testimony/submits exhibits.
- Michelle Heinrich, Development Services, staff report.
- Jillian Massey, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents/opponents.
- Scott Fitzpatrick, opponent, presents testimony/submits exhibit.
- Todd Pressman, applicant rep, presents rebuttal.
- Pamela Jo Hatley, ZHM, questions to applicant rep.
- Todd Pressman, applicant rep answers ZHM questions and continues rebuttal.
- Pamela Jo Hatley, ZHM, closes RZ 21-0110.
- C. REZONING STANDARD (RZ-STD):

C.1. RZ 22-0025

- Brian Grady, Development Services, calls RZ 22-0025.
- Lisa Wilson, applicant rep, presents testimony.
- Pamela Jo Hatley, ZHM, questions to applicant rep.
- Lisa Wilson, applicant rep, answers ZHM questions/continues testimony.
- Sam Ball, Development Services, staff report.
- Jillian Massey, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 20-0025.

C.2. RZ 22-0115

- Brian Grady, Development Services, calls RZ 22-0115.
- Todd Pressman, applicant rep, presents testimony/submits exhibits.
- Isis Brown, Development Services, staff report.
- 🛂 Jillian Massey, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls proponents/opponents/Development Services/applicant rep.
- Brian Grady, Development Services, offers correction to the record.
- Pamela Jo Hatley, ZHM, calls applicant rebuttal/closes RZ 22-0115.

C.3. RZ 22-0201

- Brian Grady, Development Services, calls RZ 22-0201.
- 🛂 John LaRocca, applicant rep, presents testimony.
- Chris Grandlienard, Development Services, staff report.
- Jillian Massey, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents/opponents.
- Andrea Diaz, opponent, presents testimony.
- 🛂 James Lavallee, opponent, presents testimony.
- Antje Rivera, opponent, presents testimony.
- Alex Pernas, opponent, presents testimony.
- Brandy Meyer, opponent, presents testimony.
- Osvaldo Enrique, opponent, presents testimony.
- Brian Grady, Development Services, enters correction to the record.
- Pamela Jo Hatley, ZHM, calls for applicant rebuttal and summation.
- ☑John LaRocca, applicant rep, presents rebuttal.

- Pamela Jo Hatley, ZHM, closes application RZ 22-0201.
- D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

D.1. RZ 21-0701

- Brian Grady, Development Services, calls RZ 21-0701.
- Shivam Kapse, applicant rep, presents testimony.
- Ekevie Defranc, Development Services, staff report.
- 🛂 Jillian Massey, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant.
- Thomas Curley, opponent, presents testimony/submits exhibits.
- Pamela Jo Hatley, ZHM, questions opponent.
- lacktriangleThomas Curley, opponent, answers ZHM question and continues testimony.
- Marvin Garrett, opponent, presents testimony.
- Michael Jones, opponent, presents testimony.
- Pamela Jo Hatley, ZHM, calls opponents/Development Services.
- James Ratliff, Transportation Review Section, Development Services, presents testimony.
- Shivam Kapse, applicant rep, presents rebuttal.
- Pamela Jo Hatley, ZHM, closes application RZ 21-0701.

D.2. RZ 21-0744

- Brian Grady, Development Services, calls RZ 21-0744.
- 🖺 Sean Cashen, applicant rep, presents testimony.
- William Sullivan, applicant rep, presents testimony.
- ☑William Molloy, applicant rep, presents testimony/submits exhibits.
- Timothy Lampkin, Development Services, staff report.

TUESDAY, JANUARY 18, 2022

- 🛂 Jillian Massey, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents/opponents.
- Hunter Wessinger, opponent, presents testimony.
- Bryce Manley, opponent, presents testimony.
- Ekevin Koudela, opponent, presents testimony.
- Linda Skidmore, opponent, presents testimony.
- Pamela Jo Hatley, ZHM, calls for applicant rebuttal.
- William Molloy, applicant rep, presents rebuttal.
- Pamela Jo Hatley, ZHM, questions to applicant rep.
- William Molloy, applicant rep, answers ZHM and continues testimony.
- William Sullivan, applicant rep, presents rebuttal.
- Pamela Jo Hatley, ZHM, closes RZ 21-0744.

D.3. RZ 21-0745

- Brian Grady, Development Services, calls RZ 21-0745.
- Clayton Bricklemeyer, applicant rep, presents testimony.
- Timothy Lampkin, Development Services, staff report.
- Jillian Massey, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents/opponents.
- Greg VanBebber, opponent, presents testimony.
- Pamela Jo Hatley, ZHM, calls opponents/Development Services/applicant rep.
- Clayton Bricklemeyer, applicant rep, presents rebuttal.
- Pamela Jo Hatley, ZHM, closes RZ 21-0745.

D.4. RZ 21-0748

Brian Grady, Development Services, calls RZ 21-0748.

Elise Batsel, applicant rep, presents testimony/submits exhibits.

Michelle Heinrich, Development Services, staff report.

🛂 Jillian Massey, Planning Commission, staff report.

Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 21-0748.

D.6. RZ 21-1042

Brian Grady, Development Services, calls RZ 21-1042.

🛂 John LaRocca, applicant rep, presents testimony.

Kevie Defranc, Development Services, staff report.

🛂 Jillian Massey, Planning Commission, staff report.

Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant/closes RZ 21-1042.

D.7. MM 21-1226

Brian Grady, Development Services, calls MM 21-1226.

Kami Corbett, applicant rep, presents testimony/submits exhibits.

Kevie Defranc, Development Services, staff report.

Jillian Massey, Planning Commission, staff report.

Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes MM 21-1226.

D.8. RZ 21-1336

Brian Grady, Development Services, calls RZ 21-1336.

Nicole Neugebauer, applicant rep, presents testimony/submits exhibits.

Kevie Defranc, Development Services, staff report.

Jillian Massey, Planning Commission, staff report.

- Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep.
- Nicole Neugebauer, applicant rep, enters correction for the record.
- Pamela Jo Hatley, ZHM closes RZ 21-1336.

D.9. MM 22-0086

- Brian Grady, Development Services, calls MM 22-0086 and enters correction for the record.
- Michael Horner, applicant rep, presents testimony/submits exhibits.
- Brian Grady, Development Services, addresses applicant rep questions.
- 🖺 Sam Ball, Development Services, staff report.
- 🛂 Jillian Massey, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep.
- Michael Horner, applicant rep, presents additional testimony.
- Pamela Jo Hatley, ZHM, closes MM 22-0086.

D.11. RZ 22-0096

- 🛂 Brian Grady, Development Services, calls RZ 22-0096.
- Clayton Brickelmeyer, applicant rep, presents testimony.
- Kevie Defranc, Development Services, staff report.
- 🛂 Jillian Massey, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 22-0096.

D.12. RZ 22-0105

- Brian Grady, Development Services, calls RZ 22-0105.
- Ryan McCaffrey, applicant rep, presents testimony and submits exhibit.
- Tania Chapela, Development Services, staff report.

TUESDAY, JANUARY 18, 2022

Jillian Massey, Planning Commission, staff report.

Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 22-0105.

ADJOURNMENT

Pamela Jo Hatley, ZHM, adjourns the meeting.

Application No. 422-1336

Name: No. 100 Neugebour

Entered at Public Hearing: 2HM

Exhibit # _____ Date: 1/18/22

Tip Top Properties LLC

RZ-PD 21-1336

Hillsborough County
Zoning Hearing Master

January 18, 2022

Jessica M. Icerman, Esq. Nicole A. Neugebauer, Esq. Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A. 401 E Jackson Street, Suite 2100 Tampa, FL 33602

STEARNS WEAVER MILLER

Tip Top Properties LLC

RZ-PD 21-1336

Hillsborough County
Zoning Hearing Master

January 18, 2022

Jessica M. Icerman, Esq.
Nicole A. Neugebauer, Esq.
Stearns Weaver Miller Weissler
Alhadeff & Sitterson, P.A.
401 E Jackson Street, Suite 2100
Tampa, FL 33602

STEARNS WEAVER MILLER

Tip Top Properties LLC - RZ-PD 21-1336

- 1. Powerpoint Presentation
- 2. Revised Narrative
- 3. Revised Site Plan
- 4. Transportation Analysis
- 5. Neighborhood Meeting Minutes
- 6. Agency Comments
- 7. Staff Reports
- 8. Resumes
 - a. Jessica M. Icerman, Esq.
 - b. Nicole A. Neugebauer, Esq.
 - c. Roland June
 - d. Lauryn June
 - e. Michael Raysor, P.E.

STEARNS WEAVER MILLER

Tip Top Properties LLC PD Rezoning RZ-PD 21-1336

Hillsborough County Zoning Hearing Master January 18, 2021

Vicinity Map

Property Location

Size: ± 118.30 acres

Property is located in Thonotosassa, west of County Road 579 and north of Joe Ebert Road

Folios: 060823-0000, 060844-0000, and part of 060823-0050



Zoning and Future Land Use Maps

Zoning: Agricultural Rural

FLU: Agricultural Estate

Within Rural Service Area Request does not expand the Urban

Service Area. Homes will use well and septic.



Current and Surrounding Uses

Current use:

Borrow pit with valid operating permits

Surrounding uses:

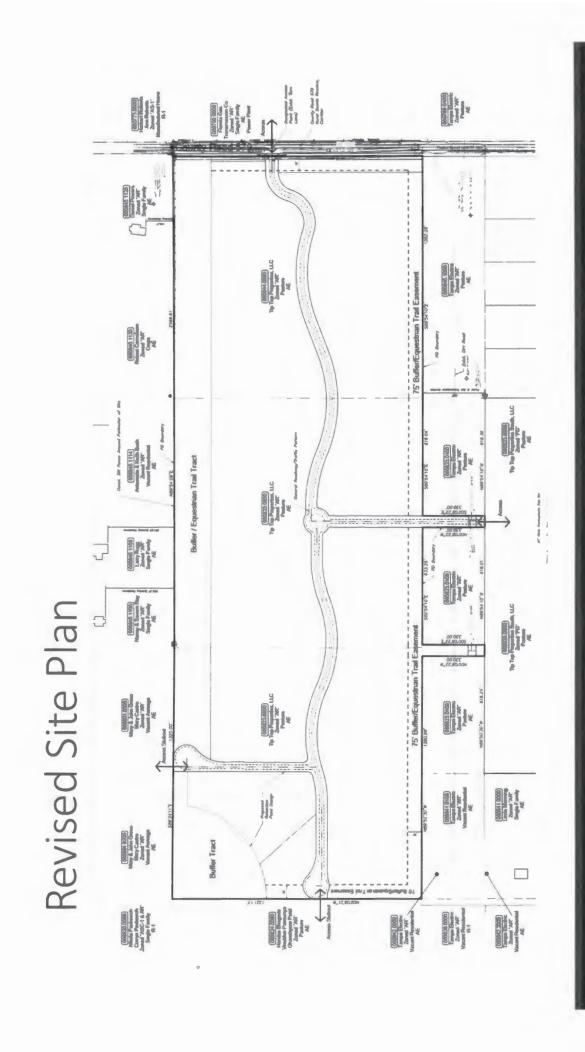
<u>North</u>: single family homes South: 300-foot TECO transmission line and a borrow pit, but the property has been approved for single family homes

<u>East</u>: Florida Gas Transmission Company

West: 40-acre pasture

Surrounding Uses





PD Rezoning Request

▶47 single family units on approximately 118.30 acres for a density of 0.4 units/acre

➤ Minimum lot size: 65,000 square feet (approximately 1.5 acres)

➤ Minimum residential lot width: 150 feet

> Setbacks:

▶Front: 25 feet

➤ Rear: 50 feet

▶Side: 15 feet

➤ Side (Corner): 25 feet

➤ Maximum Height: 35 feet

▶ Equestrian trail around the perimeter of the Property that is 75 feet wide to the east, west, and south and 200 feet wide to the north

➤One access point off County Road 579 and one access point to PD 18-1064 to the south

Future access points to the west and north

► Waivers: NONE

Consistency with Goals and Strategies in the Thonotosassa Community Plan

and a balance of residential, commercial, and other land uses while maintaining the rural nature ▶ Rural Character, Open Space and Agriculture — Provide improved yet affordable infrastructure property owners' rights and values, and the establishment of open space and green space and of the Thonotosassa area. This goal includes encouragement for agriculture, protection of low density, rural residential uses.

▶ Require minimum lot sizes of 1 acre for residential development within the Residential-1, Agricultural Estate, and Agricultural Rural Future Land Use categories

Protect the area's rural character.

▶ Retain the current boundaries of the Urban Service Area and continue to restrict central water and sewer services within the Rural Service Area

styles. Provide for commerce and jobs but protect the community identity and limit the location, ▶ Diversity of People, Housing and Uses — Maintain the existing diversity of housing types and type and size of new businesses to fit the surrounding area.

▶ Environment – Protect water, wildlife, air, soil and trees through effective planning, consistent enforcement of existing regulations, and incentives. The Thonotosassa community values its natural environment and wants to see it protected in a way that balances environmental protection and private property rights.

Connectivity

▼The applicant is proposing two access points with two future cross access points.

➤One access point is to the east from County Road 579.

▶ Other access point is to the south that interconnects with PD 18-1064.

▶There are future cross access points to the west and north.

A sidewalk has already been constructed by applicant along CR 579 along the entire length of

➤ Michael Raysor, P.E., conducted a traffic study and concluded:

➤ The adjacent segment of Mango Road is anticipated to operate acceptably for future 2024 peak hour traffic conditions, both with and without development of the subject project.

➤ The study intersection, consisting of the project driveway connection to Mango Road, is anticipated to operate acceptably for peak hour post-development traffic conditions.

A site access left turn lane was found to be warranted on Mango Road at the project site driveway connection in consideration of peak hour post-development traffic conditions. The Applicant has already made this improvement.

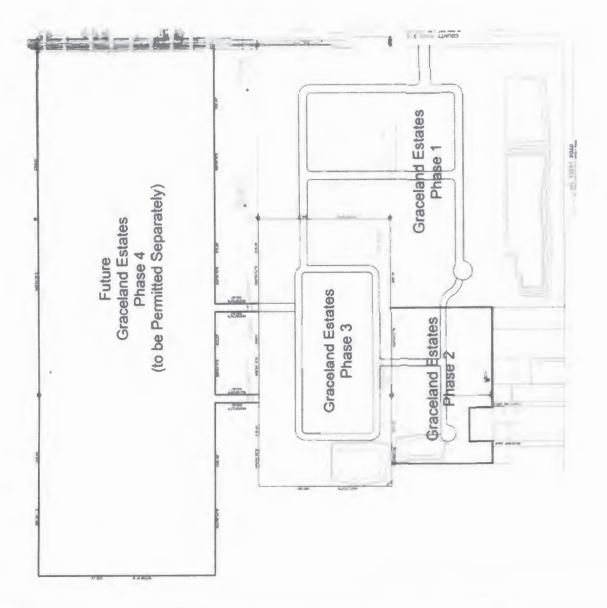
A site access right turn lane was found to not be warranted on Mango Road at the project site driveway connection in consideration of peak hour post-development traffic conditions.

Graceland Estates Phases

Phase I (PD 13-0945): approved for 38 lots at a density of 0.437 units/acre. Phase II (PD 17-1398): approved for 12 lots at a density of 0.738 units/acre.

Phase III (PD 18-1064): approved for 33 lots at a density of 0.693 units/acre.

Phase IV (PD 21-1336): requests approval for 47 lots at a density of 0.4 units/acre.



CONCLUSION

- Tip Top Properties LLC has satisfied all Hillsborough County Land Development Code requirements.
- ➤ Hillsborough County staff has recommended approval with conditions.
- ➤ Planning Commission staff found the project consistent with the Hillsborough County Comprehensive Plan.
- ➤ We respectfully request a recommendation of approval of RZ-PD 21-

NARRATIVE TO PLANNED DEVELOPMENT REZONING

TIP TOP PROPERTIES LLC

Submitted by:

Jessica M. Icerman, Esquire Nicole Neugebauer, Esquire Stearns Weaver Miller 401 East Jackson Street, Suite 2100 Tampa, Florida 33602 (813) 222-5051

As of September 16, 2021

Revised as of December 29, 2021

Project Narrative

This is a request for approval of a Planned Development ("PD") as more particularly set forth below (the "Project"). By way of orientation, this property is generally located in Thonotosassa, Florida.

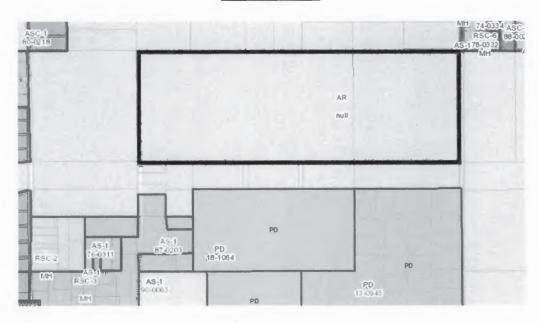
Vicinity Map:



The Project is located at Folio 060823-0000, Folio 060844-0000, and Folio 060823.0050¹ (the "**Property**"). The Property consists of +/- 118.30 acres located within unincorporated Hillsborough County ("**County**"). The Property is currently zoned Agricultural Rural ("AR"). The Future Land Use designation for the Property is Agricultural Estate ("AE"). The Property is subject to the Thonotosassa Community Plan.

¹ The applicant is currently working with the Hillsborough County Property Appraiser's Office to resolve a discrepancy regarding this folio number. Only the northern half of 060823.0050 is included in this application.

Zoning Map:



Future Land Use Map:



Aerial:



A. Request

This request is for a rezoning from AR to PD to construct approximately 47 single family residential homes on 118.30 acres for a gross density of 0.4 units/acre. The AE Future Land Use category permits single family residential development at a maximum density of 1 unit per 2.5 gross acres. In order to maximize clustering and open space, the applicant is proposing a minimum lot size of 65,000 square feet (approximately 1.5 acre lots). The Thonotosassa Plan permits 1 acre lots for residential development in the AE Future Land Use category.

Specifically, the applicant is requesting the following:

- 1. Increase entitlements to 47 single-family detached dwelling units consistent with the AE Future Land Use category density of 2.5 units per gross acre;
- 2. Permit lot sizes of 65,000 square feet with a minimum residential lot width of 150';
- 3. Enforce residential setbacks of 25 feet (front), 50 feet (rear), 15 feet (side) and 25 feet (side corner);
- 4. Permit a maximum residential building height of 35';
- 5. Provide for a maximum residential building coverage of 35%;

- 6. Provide an equestrian easement/trail around the perimeter of the Property that is 75' wide to the east, west, and south and 200' to the north;
- 7. Construct internal roadways, one access point off County Road 579, one access point to the PD 18-1064 to the south, and one potential future access point off to the west of the Property;
- 8. Develop stormwater facilities to Hillsborough County and SWFWMD requirements.
- 9. Permit well and septic water and sewer services.

The Property is currently being used as a borrow pit. When the borrow pit was approved, the applicant agreed that it would engineer the site to allow for future residential development as part of the reclamation plan for the Property. This would be the fourth borrow pit conversion to single family residential development for this applicant. Other projects include Imperial Oaks Phase 2, Graceland Estates Phase 1, and Graceland Estates Phase 3.

The applicant will not develop modular homes, multi-family, or landfills on the property. There is also no proposed commercial uses within the property limits. There are no wetlands on the Property.

B. Consistency with Hillsborough County Comprehensive Plan and Thonotosassa Community Plan.

The Project is consistent with the Comprehensive Plan. The AE Future Land Use category permits single family residential development at a density of 1 dwelling unit per 2.5 gross acres. There is no minimum lot size in order to support clustering and preserve open space. Further, the Property is subject to the Thonotosassa Community Plan. The Thonotosassa Community Plan provides the following applicable goals:

- Rural Character, Open Space and Agriculture Provide improved yet affordable
 infrastructure and a balance of residential, commercial, and other land uses while
 maintaining the rural nature of the Thonotosassa area. This goal includes encouragement
 for agriculture, protection of property owners' rights and values, and the establishment of
 open space and green space and low density, rural residential uses.
- Diversity of People, Housing and Uses Maintain the existing diversity of housing types and styles. Provide for commerce and jobs but protect the community identity and limit the location, type and size of new businesses to fit the surrounding area.
- Environment Protect water, wildlife, air, soil and trees through effective planning, consistent enforcement of existing regulations, and incentives. The Thonotosassa community values its natural environment and wants to see it protected in a way that balances environmental protection and private property rights.
- Require minimum lot sizes of 1 acre for residential development within the Residential-1, Agricultural Estate, and Agricultural Rural Future Land Use categories.
- Protect the area's rural character.

 Retain the current boundaries of the Urban Service Area and continue to restrict central water and sewer services within the Rural Service Area.

The Project is consistent with each of these goals. The Project proposes minimum 1.5 acre lots in order to cluster the residential development and preserve open space. Of the 118.3-acre Property, the applicant is proposing approximately 20.55 acres of buffering, 4.68 acres for a retention pond, and 93.07 acres for residential areas and right-of-ways. The applicant is proposing an equestrian trail along the perimeter buffer that is 75' wide along the south, east, and west and approximately 200' wide to the north. The equestrian trial will act as an amenity to the development and serve as a buffer between larger rural residential lots. An equestrian trail is permitted per LDC § 6.11.13. The applicant is proposing slightly larger lots than the lots in the PD to the south in order to provide a mix of housing types. In addition, this Project promotes effective planning by providing extensive buffer and open space areas to maintain the natural rural environment. The Project will have a minimum 1.5-acre lot sizes which is more than the minimum 1-acre requirement in the Thonotosassa Community Plan. In addition, the applicant is not proposing to expand the Urban Service Area and will utilize well and septic on the Property.

C. Compatibility

This Project is compatible with the surrounding developments. The Property is directly abutted by the following:

- 1. To the north is single family homes with lot sizes between 5 and 5.5 acres and some vacant property. There are two properties to the north that directly abut the Property and have residential structures. One residence is approximately 380 feet north of the common property line and the other is approximately 350 feet north of the common property line. With the significant buffer and equestrian trail, the distance between those residential structures and the proposed lots is over 550 feet;
- 2. To the east is the Florida Gas Transmission Company site;
- 3. To the west is a 40-acre pasture; and
- 4. To the south is a 300-foot Tampa Electric transmission line for natural gas and power and PD 18-1064, which is currently used as a borrow pit but is zoned for a single family residential development with 33 1-acre lots.

The surrounding area is one of transition. To the south is the subdivision Graceland Estates. Three phases of Graceland Estates have already been approved. If the Project is approved, it will become Graceland Estates Phase 4. There is clear direction from the Thonotosassa Plan to "[p]rovide improved yet affordable infrastructure and a balance of residential, commercial, and other land uses while maintaining the rural nature of the Thonotosassa area. This goal includes encouragement for agriculture, protection of property owners' rights and values, and the establishment of open space and green space and low density, rural residential uses." This Project

will accomplish that goal by protecting private property rights, promoting low density residential, and preserving the natural, rural environment.

D. Waivers

None requested.

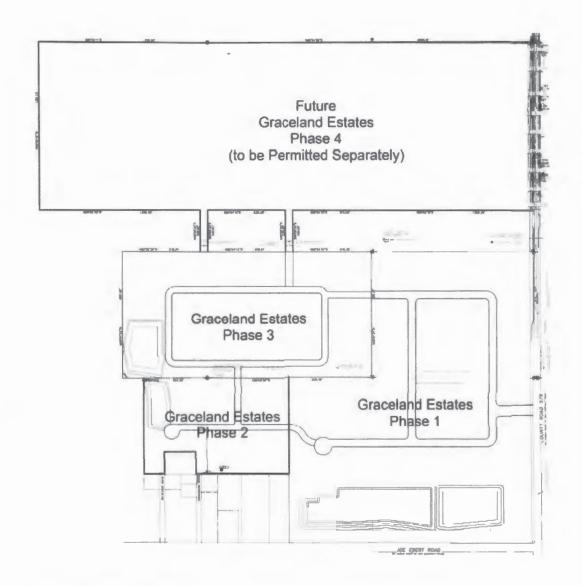
E. Connectivity

The applicant is proposing two access points with one future access point. There will be one access point to the east from County Road 579 and one access point to the south that connects to the residential subdivision to the south. There is a potential future right of way to the west. There are no access points to the north. A traffic impact study has been completed by Michael Raysor, P.E. The traffic study concluded:

- The adjacent segment of Mango Road is anticipated to operate acceptably for future 2024 peak hour traffic conditions, both with and without development of the subject project.
- The study intersection, consisting of the project driveway connection to Mango Road, is anticipated to operate acceptably for peak hour post-development traffic conditions.
- A site access left turn lane was found to be warranted on Mango Road at the project site driveway connection in consideration of peak hour post-development traffic conditions.
- A site access right turn lane was found to not be warranted on Mango Road at the project site driveway connection in consideration of peak hour post-development traffic conditions.

F. Graceland Estates Phases 1-3

If approved, the Project would become Graceland Estates Phase 4. This request is separate from Graceland Estates Phases 1-3 and the requested units are in addition to Graceland Estates Phases 1-3. The total units for all of the Graceland Estates Phases, including the instant request, is 130 units. Phases 1-3 have already been zoned and recently received preliminary plat approval. Phase 1 (PD 13-0945) is approved for 38 lots, Phase 2 (PD 17-1398) is approved for 12 lots, and Phase 3 (PD 18-1064) is approved for 33 lots. The density for Phase 1 is 0.437 units/acre and the minimum lot size is 43,560 square feet. The density for Phase 2 is 0.738 units/acre and the minimum lot size is 43,560 square feet. The density for Phase 3 is 0.693 units/acre and the minimum lot size is 43,560 square feet. Phase 1 is built out and Phase 2 is currently in the final construction plan review process. Phase 3 is still a borrow pit but the applicant is planning to work with the County to remove the property from the Operating Permit in order to start construction on the residential subdivision. If approved, Graceland Phase 4 will be the lowest density of any of the Graceland Estates Phases. Below is a graphic from the preliminary plat approval depicting Phases 1-3 and the proposed Phase 4.



G. Status of Borrow Pit

The Property is currently being used as a borrow pit. The borrow pit was approved by Special Use Permit No. 16-1117 TH/C ("Special Use Permit") and Operating Permit No. 17-2-LE ("Operating Permit"). The Operating Permit for the borrow pit was issued on September 25, 2017 and is set to expire September 25, 2025. The proposed development is intended to occur after the reclamation of the borrow pit.

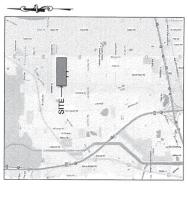
The property to the south zoned PD 18-1064 is also part of the borrow pit Operating Permit. When the Special Use Permit was approved, the then-applicant (Floriday Properties, Inc.) expressed its intent to create a residential subdivision on the Property once the borrow pit reclamation was complete.

H. Summary

The Project is consistent with the Hillsborough County Comprehensive Plan and Thonotosassa Community Plan. The Project is compatible with the surrounding area which is transitioning to low density residential development. The applicant has worked to design a Project that balances the County's interest in maintaining the rural nature of the Thonotosassa area with a low density residential development which is consistent with the surrounding developments.

If you have any questions or comments, please do not hesitate to contact us.

TIP TOP (NORTH PARCEL) HILLSBOROUGH COUNTY, FLORIDA PD Plan for



THE NE 1/4 OF THE SW 1/4; AND THE NW 1/4 OF THE SE 1/4, ALL IN SECTION 16; TOWISHIP 28 SOUTH, RANGE 20 EAST OF HILLSBOROUGH COUNTY, FLORIDA.

THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

LESS ROAD RIGHT OF WAY. TOGETHER WITH;

SHEET TITIE	N
SILE! IIIE	5
Cover Sheet	-
PD Site Plan	7

(407) 905-8180	905-8180	905-8877	(407) 774-9383
(407)	(407)	(407)	(407)
TIP TOP PROPERTIES, INC. PO BOX 770609 WINTER GARDEN, FL. 34777	JUNE ENGINEERING CONSULTANTS, INC. (407) 905-8180 PO. BOX. 770609 WINTER GARDEN, FL. 34777	BISHMAN SURVETING & MAPPING, INC. (407) 905–8877 14 S. MAIN STREET, SUITE 200 WINTER GARDEN, FL. 34787	YOVAISH ENGINEERING SCIENCES, INC. 953 SUNSHINE LANE ALTAMONTE SPRINGS, FL. 32714
OWNER:	ENGINEER:	SURVE YOR:	GEOTECHNICAL ENGINEER:

There are no platted areas within the project boundaries.
There are no existing structures on the subject property.
There are no proposed public parks or public schools site within the project boundary.
There are no existing water badies located on the subject property.
There are no known historic landmarks or other historical or archaeological sites or structures within the project boundary.
Public transit focilities are not required.
Site is part of the Thonolosassa Community Plan.
Sile is in the Rural Service Area.
The alte falls within Zone "A" on the Asport Height Zoning Map. Any structure including construction equipment that exceeds 1.20 feet Alone Maca Sao Level may require an Alipart Height Zoning Permit and must be reviewed by the Airport Zoning Denetse.
INFORMATION OUTSIDE THE PD BONDARIES

"Open Space, Retention, & Parks Subject to Minar Adjustments Total Residential

Durent zoning classification and compressive plan designation of all property with 150 ft of the project boundaries. All plot, porcel lites, ecsennent and property fallo number within 150 of the pro-baundories are depicted on the site plan.

Current uses of property, including general focation and foot prints of existing within 150 feet of the project boundaries are depicted on the site plan. The are no known historic landmarks or other historical or arci structures within 150 feet of the project boundories.

Existing on proposed points of ingress and egress for principal podestrion, which and mass transit traffic and general roadway /Iraffic circulation patters with in project ore depicted on the tile plan. All project roads will be public roads. All public right of way within 150 feet of the project are identified by name an coldrassification for right (way widin, humber of lower, and looked no freedom of medion of the site plan, Privet roads are named and labeled as private.

The following information is depicted on the site plan for all raadway within 150 of the project boundaries: The location of all driveways and curb cuts within 150 feet of the project are depicted on the site plan.

Mox. Residential Building Height Mox. Residential Building Coverage

points of ingress and egress and/or driveways and curt right of way width, both public and private payments with the Manderse Women

Manderse

general interpretation, based on oevial photographs and soff survey, of the local foll water courses, takes, conservation orders, preservation area, wooded areas, plant wholstold area, obtain habital physical feature within the project boundaries and with 150 feet of the project boundaries are depicted on the site pion

			Tompo Electric Comp		
poples	Well	Septic	Тотро	Comcost	
Utility Companies	Woter	Sewer:	Electric:	Cable:	

August 25, 2021 Revised December 7, 2021



JEFFREY A. SEDLOFF PE# 51506

23 W. Joiner Street
Minte Cardin, 13487
Minte Cardin, 13487
Minte Cardin, 116, 102-905-8180
Fax 407-905-6332

3. All inlets shall be protected by hay bales. EROSION CONTROL NOTES Section

Section

Section

TYPE III SILT FENCE

KES

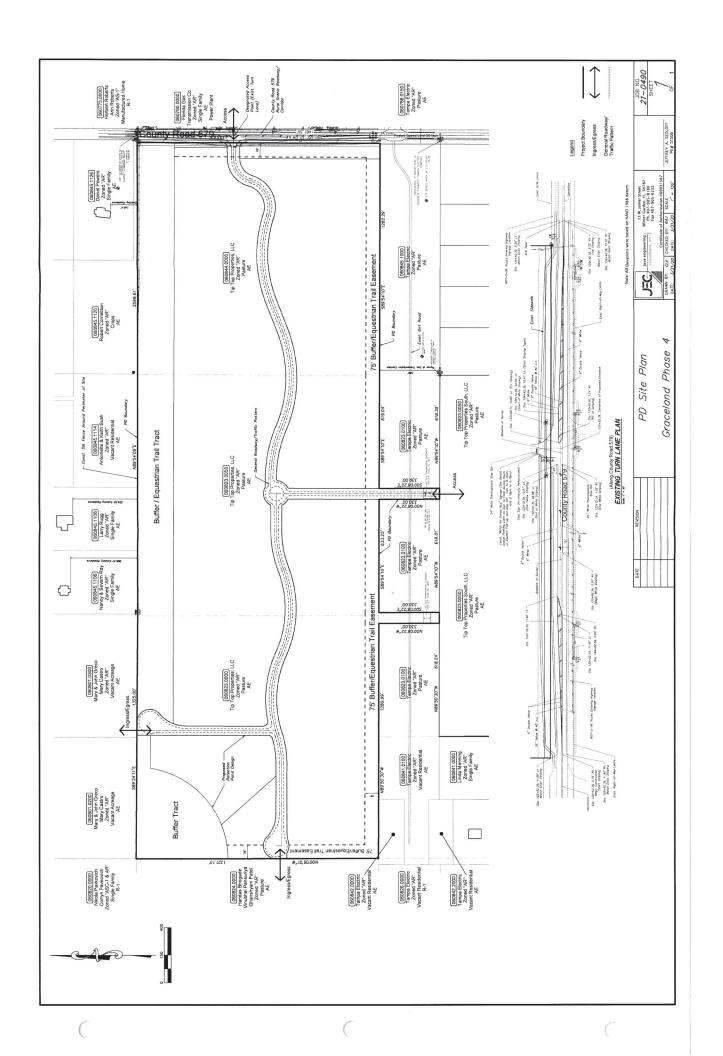
KES

SECTION

TYPICAL LOT LAYOUT

Setback

Contractor to provide control of airborne dust during construction as required.



RAYSOR Transportation Consulting

TECHNICAL MEMORANDUM

To: JUNE ENGINEERING CONSULTANTS, INC.

32 W. PLANT STREET

WINTER GARDEN, FLORIDA 34787

FROM:

MICHAEL D. RAYSOR, P.E.

RAYSOR TRANSPORTATION CONSULTING, LLC

SUBJECT:

GRACELAND SUBDIVISION ~ PHASE 4

TRAFFIC IMPACT STUDY

DATE:

SEPTEMBER 15, 2021

This item has been digitally signed and sealed by Michael Daniel Raysor P.E., on the date adjacent to the seal. Printed copies of this document are not considered

signed and sealed and the signature must be verified on any electronic copies.

STATE OF ONALE

No. 60919

INTRODUCTION

This technical memorandum documents a TRAFFIC IMPACT STUDY undertaken in association with a Planned Development (PD) rezoning for the proposed "GRACELAND" PHASE 4" subdivision, located on the west side of Mango Road, approximately 1/2 mile north of Joe Ebert Road, in Hillsborough County, Florida; as shown in FIGURE 1.0. The subject project is proposed for development consisting of 47 single family residences, with access planned to be provided via a site access driveway connection to Mango Road; as shown in FIGURE 2.0.

PROJECT SITE TRIP GENERATION

The daily and peak hour trip generation for the subject project was estimated using trip characteristic data, as identified in the Institute of Transportation Engineers (ITE) Trip Generation Manual (10th edition), as documented in TABLE 1.0. The distribution of project generated traffic was estimated based on area development patterns and roadway connectivity; as shown in FIGURE 3.0.

TABLE 1.0 | PROJECT SITE TRIP GENERATION ESTIMATE

ITE Land Use			Weekday		AM Peak Hour			PM Peak Hour				
LUC	Description	Size	Formula	Trips	Formula	Trips	Enter	Exit	Formula	Trips	Enter	Exit
210	Single Family Residential	47 units	Ln(T)=0.92* Ln(X)+2.71	520	T=0.71(X) +4.80	38	10	28	Ln(T)=0.96* Ln(X)+0.20	49	31	18

3.0 | STUDY AREA & ANALYSIS SCENARIOS

The study area for this analysis was determined to consist of (a) the site access driveway connection to Mango Road, and (b) the adjacent segment of Mango Road. The project site is anticipated to be developed prior to the end of 2024, therefore 2024 was used as the analysis-horizon for this study.





FIGURE 1.0 | PROJECT SITE LOCATION

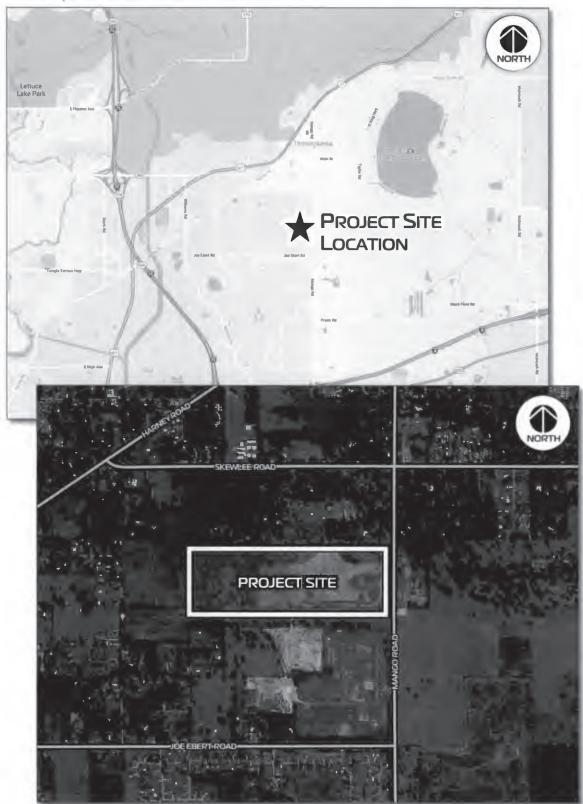






FIGURE 2.0 | PROJECT PD SITE PLAN

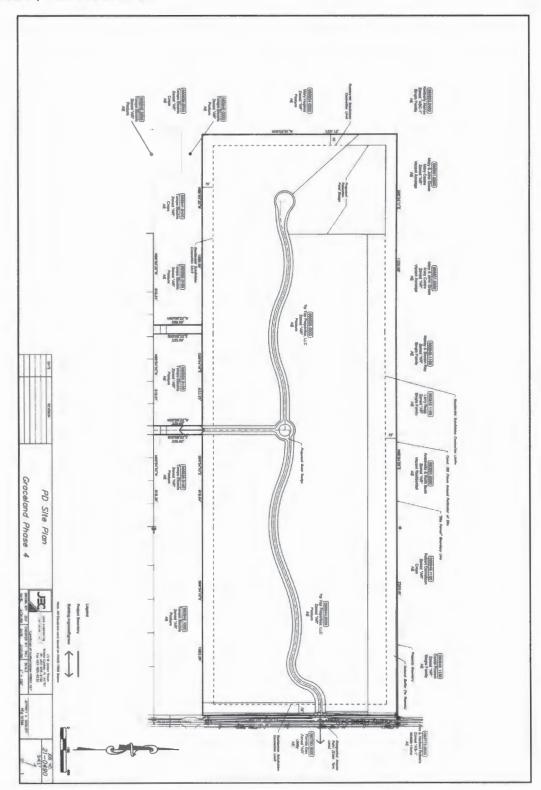
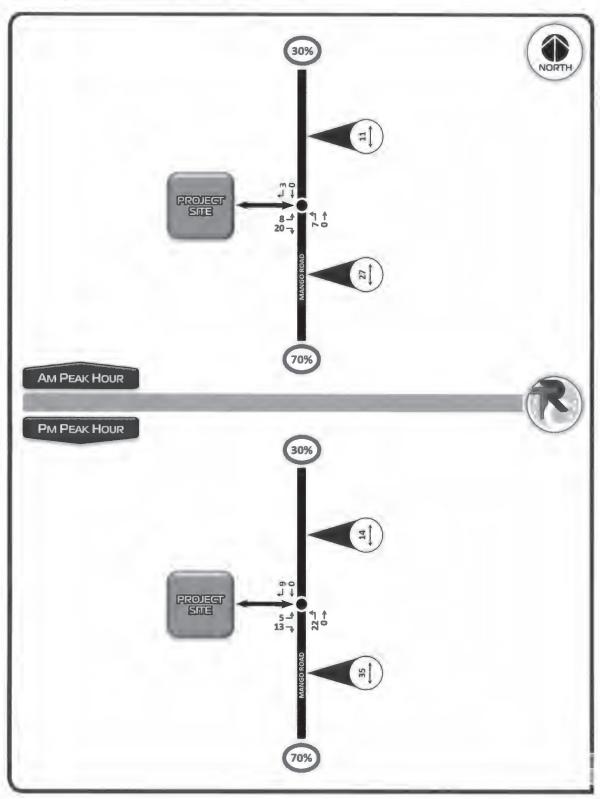




FIGURE 3.0 | PROJECT GENERATED PEAK HOUR TRAFFIC VOLUMES





4.0 | TRAFFIC VOLUMES

Baseline traffic volumes were obtained from traffic counts conducted proximate to the project site during AM peak period (7 am to 9 am) and PM peak period (4 pm to 6 pm) conditions, and were subsequently adjusted to reflect peak season conditions using FDOT seasonal factors. The traffic counts and adjustment factors are documented in **ATTACHMENT A**. Future year background traffic volumes were calculated by adding a 2.3% per year annual growth rate to the current peak season traffic volumes through the 2024 analysis-horizon, where this growth rate was calculated in consideration of historical traffic volume trends for area roadways; as documented in **ATTACHMENT B**. Post-development traffic volumes were calculated by adding the project generated traffic to the background traffic volumes. **FIGURES 4.0, 5.0, and 6.0** show the traffic volumes used in this study.

5.0 | ROADWAY SEGMENT LEVEL OF SERVICE ANALYSIS

A generalized level of service analysis was conducted for the adjacent segment of Mango Road for AM and PM peak hour background and post-development traffic conditions, in consideration of FDOT generalized service volumes; as documented in *Attachment C*. The level of service analysis is summarized in *Table 2.0*, which indicates that the adjacent segment of Mango Road is anticipated to operate acceptably for future 2024 peak hour traffic conditions, both with and without development of the subject project.

TABLE 2.0 | ROADWAY SEGMENT ANALYSIS SUMMARY

	LOS Std	Service Volume	Peak Hour	Back	ground Tra	affic	Post-Development Traffic		
Roadway Segment				Volume	LOS	v/c	Volume	LOS	v/c
Mango Road	D	1,440	AM	903	С	0.63	914	С	0.63
North of ≯roject \$ize			PM	752	С	0.52	766	С	0.53
Mango Road	181		AM	903	С	0.63	930	С	0.65
South of Project Site.			PM	752	С	0.52	787	С	0.55



6.0 | Intersection Operational Analysis

An analysis of the study intersection was performed for AM and PM peak hour post-development traffic conditions using *Highway Capacity Manual* methodologies calculated by the *Synchro* software program; as summarized in *Table 3.0*, and further documented in *Attachment D*. The results of the analysis indicate that the study intersection can be anticipated to operate acceptably for peak hour post-development traffic conditions; at level-of-service C or better, with all volume-to-capacity ratios for conflicted movements anticipated to be no greater than 0.08.

TABLE 3.0 | INTERSECTION ANALYSIS SUMMARY

ocation	Peak Hour	eak Metric	Ea	astbound	ſ	Westbound			Northbound			Southbound		
Location		Metric	L	T	R	L	т	R	L	T	R	i	т	R
		LOS	С	[1]	[2]	[1]	[1]	[1]	А	[3]	[1]	[1]	[3]	[2]
riveway	AM	Delay	15.8	[1]	[2]	[1]	[1]	[1]	9.1	[3]	[1]	[1]	[3]	[2]
Project Driveway		V/C	0.08	[1]	[2]	[1]	[1]	[1]	0.01	[3]	[1]	[1]	[3]	[2]
		LOS	В	[1]	[2]	[1]	[1]	[1]	А	[3]	[1]	[1]	[3]	[2]
Mango Road &	PM	Delay	12.2	[1]	[2]	[1]	[1]	[1]	8.1	[3]	[1]	[1]	[3]	[2]
2		V/C	0.04	[1]	[2]	[1]	[1]	[1]	0.02	[3]	[1]	[1]	[3]	[2]
[1] NOT AP	PLICABLE	[2] SHA	RED LANE	[E]	OPPOSED	MOVEME	VΤ							



FIGURE 4.0 | BASELINE PEAK HOUR TRAFFIC VOLUMES

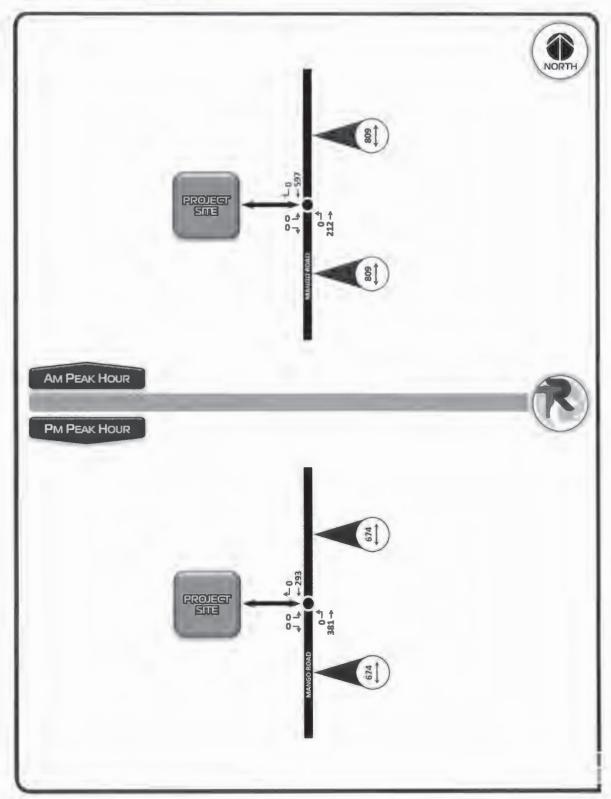




FIGURE 5.0 | BACKGROUND PEAK HOUR TRAFFIC VOLUMES

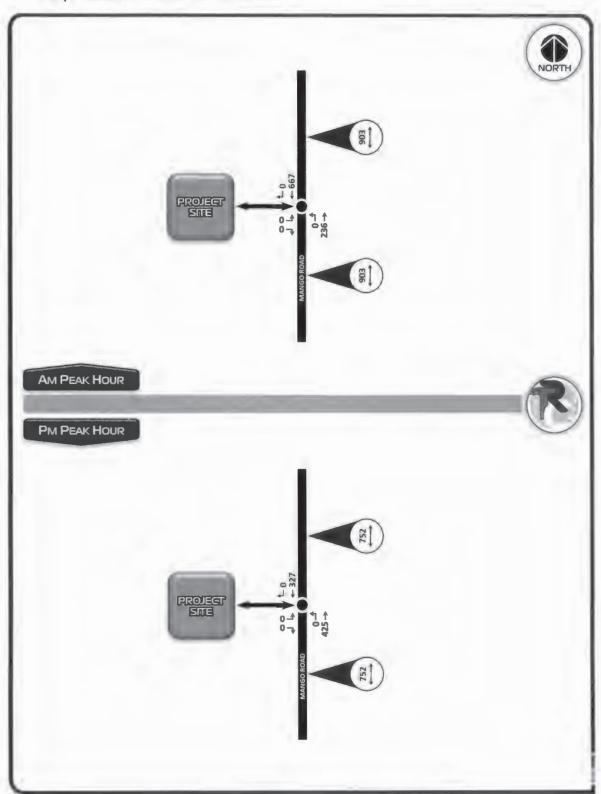
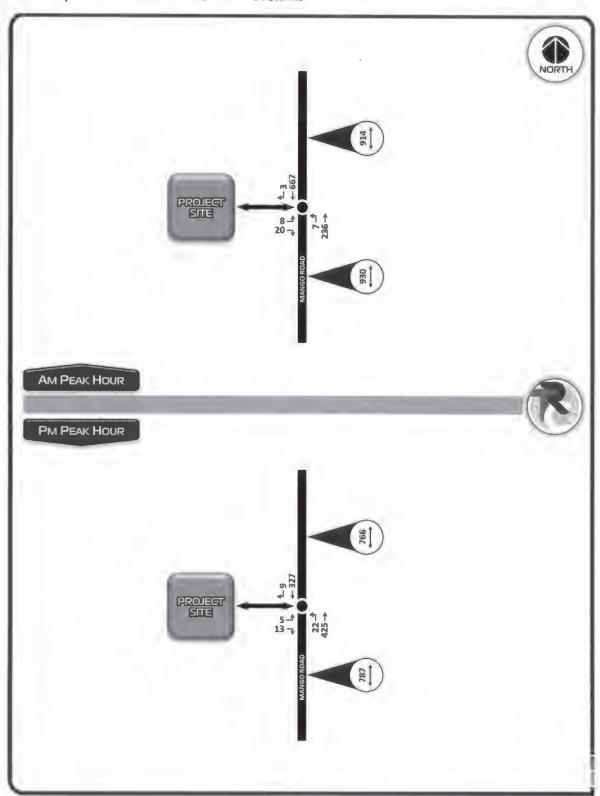






FIGURE 6.0 | POST-DEVELOPMENT PEAK HOUR TRAFFIC VOLUMES





7.0 | SITE ACCESS TURN LANE EVALUATION

The potential need for site access turn lanes on Mango Road at the project site driveway connection was evaluated. The turn lane warrant evaluation was performed in consideration of the warranting criteria documented in the Hillsborough County Land Development Code (LDC). Specifically, in accordance with §6.04.04.D. of the LDC: (a) a left turn lane is required if more than 20 left turning vehicles per hour are anticipated on a two-lane road, and (b) a right turn lane is required if more than 50 right turning vehicles per hour are anticipated on a two-lane road. Pursuant to the traffic volume estimates documented herein, a site access left turn lane was found to be warranted on Mango Road at the project site driveway connection, and a site access right turn lane was found to not be warranted on Mango Road at the project site driveway connection.

The length needed for the warranted site access left turn lane was calculated as summarized below, based on (a) the greater of the 95th percentile queue length from the operational analysis or the County minimum value, and (b) a deceleration length of 290 feet, in consideration of a design speed of 50 mph, equal to the posted speed of 50 mph; pursuant to FDOT's 2021 Florida Design Manual, Exhibit 212-1. The 95th percentile queue length from the operational analysis was identified as 25 feet (rounded up to the next vehicular length interval) where the applicable County minimum value is 50 feet (outside of the urban service area); thus the design queue length is identified as 50 feet. Therefore, the total design length for the subject site access left turn lane is identified as 340 feet (including a 50 foot taper); which is accommodated by an existing 390 foot left turn (including 50 foot taper) on Mango Road at the project site driveway connection.

8.0 | CONCLUSION

Based on the data, analysis and findings presented within this TRAFFIC IMPACT STUDY prepared in support of a Planned Development (PD) rezoning for the proposed "GRACELAND" PHASE 4" subdivision, the following is concluded:

- THE ADJACENT SEGMENT OF MANGO ROAD IS ANTICIPATED TO OPERATE ACCEPTABLY FOR FUTURE 2024 PEAK HOUR TRAFFIC CONDITIONS, BOTH WITH AND WITHOUT DEVELOPMENT OF THE SUBJECT PROJECT.
- THE STUDY INTERSECTION, CONSISTING OF THE PROJECT SITE DRIVEWAY CONNECTION TO MANGO ROAD, IS ANTICIPATED TO OPERATE ACCEPTABLY FOR PEAK HOUR POST-DEVELOPMENT TRAFFIC CONDITIONS.
- ❖ A SITE ACCESS LEFT TURN LANE WAS FOUND TO BE WARRANTED ON MANGO ROAD AT THE PROJECT SITE DRIVEWAY CONNECTION IN CONSIDERATION OF PEAK HOUR POST-DEVELOPMENT TRAFFIC CONDITIONS.
- A SITE ACCESS RIGHT TURN LANE WAS FOUND TO NOT BE WARRANTED ON MANGO ROAD AT THE PROJECT SITE DRIVEWAY CONNECTION IN CONSIDERATION OF PEAK HOUR POST-DEVELOPMENT TRAFFIC CONDITIONS.

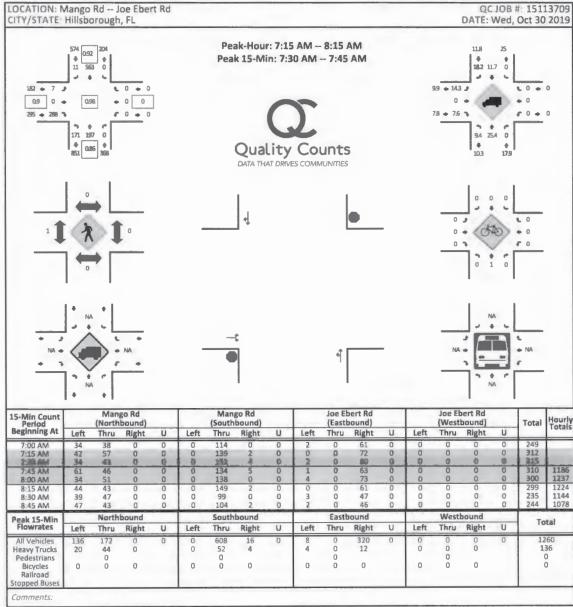
GRACELAND ~ PHASE 4

TRAFFIC IMPACT STUDY

ATTACHMENT A

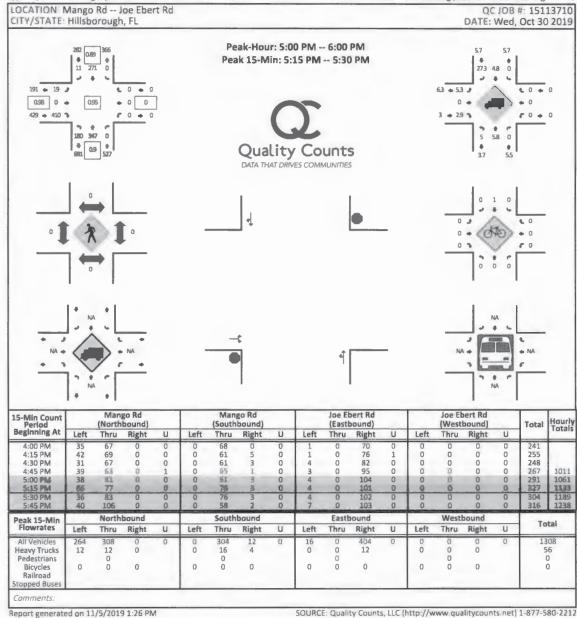
TRAFFIC COUNT DATA & ADJUSTMENT FACTORS





Report generated on 11/5/2019 1:26 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212



Page 1 of 1

2019 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL CATEGORY: 1000 HILLSBOROUGH COUNTYWIDE

WEEK	DATES	SF	MOCF: 0.96 PSCF
* * * * * 10 1 2 3 4 5 6 7 8 9 0 1 1 2 3 4 5 6 7 8 9 0 1 1 2 3 4 5 6 7 8 9 0 1 1 2 2 2 3 4 5 6 7 8 9 0 1 2 2 2 2 2 2 2 2 3 3 3 3 3 3 3 3 3 3 3	01/01/2019 - 01/05/2019 01/06/2019 - 01/12/2019 01/13/2019 - 01/19/2019 01/20/2019 - 01/26/2019 01/27/2019 - 02/02/2019 02/03/2019 - 02/09/2019 02/10/2019 - 02/16/2019 02/17/2019 - 02/23/2019 02/24/2019 - 03/02/2019 03/03/2019 - 03/02/2019 03/10/2019 - 03/16/2019 03/17/2019 - 03/16/2019 03/17/2019 - 03/23/2019 03/17/2019 - 03/23/2019 03/24/2019 - 03/23/2019 03/31/2019 - 04/06/2019 03/31/2019 - 04/06/2019 04/07/2019 - 04/20/2019 04/21/2019 - 04/20/2019 04/21/2019 - 04/27/2019 04/28/2019 - 05/04/2019 05/12/2019 - 05/11/2019 05/12/2019 - 05/18/2019 05/19/2019 - 05/18/2019 05/19/2019 - 06/01/2019 06/02/2019 - 06/01/2019 06/02/2019 - 06/08/2019 06/03/2019 - 06/22/2019 06/23/2019 - 06/22/2019 06/30/2019 - 06/22/2019 06/30/2019 - 07/06/2019 07/14/2019 - 07/20/2019 07/21/2019 - 07/20/2019 07/21/2019 - 07/27/2019 07/21/2019 - 08/03/2019 07/21/2019 - 08/03/2019 08/11/2019 - 08/17/2019 08/18/2019 - 08/24/2019 08/25/2019 - 08/31/2019 08/18/2019 - 08/24/2019 09/01/2019 - 09/21/2019 09/01/2019 - 09/21/2019 09/01/2019 - 09/21/2019 09/22/2019 - 09/28/2019 09/22/2019 - 09/28/2019 09/22/2019 - 09/28/2019 09/22/2019 - 09/28/2019 09/22/2019 - 09/28/2019 09/22/2019 - 10/12/2019 10/13/2019 - 10/19/2019	1.03 1.03 1.03 1.03 1.01 0.99 0.97 0.95 0.95 0.95 0.95 0.96 0.97 0.98 0.99 0.99 1.00 1.01 1.01 1.02 1.03 1.04 1.05 1.06 1.05 1.05 1.05 1.02 1.03 1.05 1.05 1.00 1.01 1.01 1.01 1.01 1.01	1.07 1.07 1.07 1.07 1.05 1.03 1.01 0.99 0.99 0.99 0.99 1.00 1.00 1.01 1.01
44	10/20/2019 10/26/2019 10/27/2019 - 11/02/2019	1.00	1.04
46 47 48 49 50 51 52 53	11/10/2019 - 11/16/2019 11/17/2019 - 11/23/2019 11/24/2019 - 11/30/2019 12/01/2019 - 12/07/2019 12/08/2019 - 12/14/2019 12/15/2019 - 12/21/2019 12/22/2019 - 12/28/2019 12/29/2019 - 12/31/2019	1.01 1.02 1.02 1.02 1.03 1.03 1.03	1.05 1.06 1.06 1.06 1.07 1.07

^{*} PEAK SEASON

GRACELAND ~ PHASE 4

TRAFFIC IMPACT STUDY

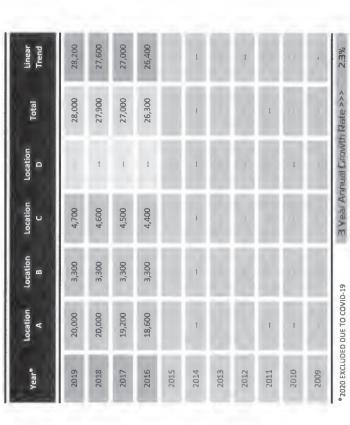
ATTACHMENT B

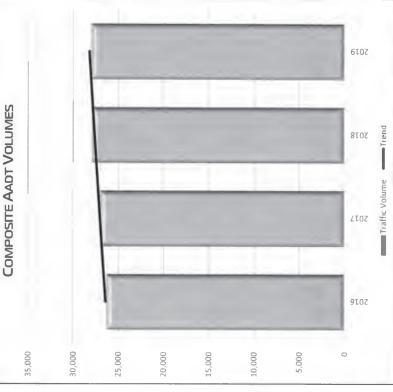
HISTORICAL TRAFFIC VOLUME GROWTH RATE



Graceland Subdivision ~ Phase 4

Growth Rate Calculations





SOURCE
Location A: FDOT Count Station 10-0060 [US-301, north of Fowler Avenue]
Location B: FOOT Count Station 10-9006 [Taylor Road, north of Thonotosassa Road]
Location C: FDOT Count Station 10-9112 [Main Street, east of Harney Road]
Location D: N/A

FLORIDA DEPARTMENT OF TRANSPORTATION TRANSPORTATION STATISTICS OFFICE 2019 HISTORICAL AADT REPORT

COUNTY: 10 - HILLSBOROUGH

SITE: 0060 - SR 41/US 301, NORTH OF SR 582/FOWLER AVE

YEAR	AADT	DIRECTION 1	D	IRECTION 2	*K FACTOR	D FACTOR	T FACTOR
			-				
2019	20000 F	N 10000	S	10000	9.00	58.90	9.90
2018	20000 C	N 10000	S	10000	9.00	59.70	9.90
2017	19200 F	N 9500	S	9700	9.00	59.60	10.80
2016	18600 C	N 9200	S	9400	9.00	57.00	10.80
2015	16800 C	N 8100	S	8700	9.00	56.80	10.70
2014	16400 C	N 7900	S	8500	9.00	58.60	10.00
2013	17600 C	N 8500	S	9100	9.00	58.20	10.20
2012	17300 C	N 8400	S	8900	9.00	59.00	10.20
2011	18200 C	N 8900	S	9300	9.00	57.20	9.80
2010	18000 C	N 8800	S	9200	9.51	56.00	9.90
2009	18000 C	N 8900	S	9100	9.54	55.72	9.90
2008	18500 C	N 8900	S	9600	9.13	55.29	12.20
2007	23500 C	N 11500	S	12000	9.52	56.79	11.30
2006	18300 C	N 8800	S	9500	9.41	55.29	11.50
2005	25000 C	N 12500	S	12500	9.70	55.90	6.70
2004	16600 F	N 7500	S	9100	8.60	54.00	6.70

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION TRANSPORTATION STATISTICS OFFICE 2019 HISTORICAL AADT REPORT

COUNTY: 10 - HILLSBOROUGH

SITE: 9006 - TAYLOR RD, N OF THONOTOSASSA RD

YEAR	AADT	DI	RECTION 1	DII	RECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	3300 X	N	1600	S	1700	9.00	58.90	7.20
2018	3300 E	N	1600	S	1700	9.00	59.70	5.70
2017	3300 V	N	1600	S	1700	9.00	59.60	7.90
2016	3300 R	N	1600	S	1700	9.00	57.00	6.80
2015	3300 T	N	1600	S	1700	9.00	56.80	6.90
2014	3300 S	N	1600	S	1700	9.00	58.60	9.10
2013	3300 F	N	1600	S	1700	9.00	58.20	7.20
2012	3300 C	N	1600	S	1700	9.00	59.00	6.60
2011	3200 C	N	0	S	0	9.00	57.20	5.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION TRANSPORTATION STATISTICS OFFICE 2019 HISTORICAL AADT REPORT

COUNTY: 10 - HILLSBOROUGH

SITE: 9112 - MAIN ST, E OF HARNEY RD

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	4700 X	0	0	9.00	58.90	7.20
2018	4600 X	0	0	9.00	59.70	5.70
2017	4500 6	0	0	9.00	59.60	7.90
2016	4400 V	0	0	9.00	57.00	6.80
2015	4300 R	0	0	9.00	56.80	6.90
2014	4300 T			9.00	58.60	9.10
2013	4300 S	0	0	9.00	58.20	7.20
2012	4300 F	0	0	9.00	59.00	6.60
2011	4300 C	E 0	W O	9.00	57.20	5.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

GRACELAND ~ PHASE 4

TRAFFIC IMPACT STUDY

ATTACHMENT C

FDOT GENERALIZED CAPACITY VALUES



Generalized Peak Hour Two-Way Volumes for Florida's

Urbanized Areas¹

January 2020

E

7,420 11,150

14,850

18,580

23,200

E

7.690

11,530

15,380

19,220

E

2,930 6,780

10,180

Adjustment factors +5% -5% -25%

					Orbani	zed Alet	13				Janu
	INTER	RUPTED FLC	W FACILIT	IES			UNINTER	RUPTED	FLOW	FACILITIES	
	STATE S	IGNALIZE	D ARTER	RIAL	S			FREE	WAYS		
	Class I (40 t	mph or highe	posted spe	ed lim	it)			Core U	rbanized	1	
anac	Median		~~~	D	. 311	Lanes	В		2	D]
2	Undivided	*****		1,600	4.4.1.	4	4,050		640	6,800	7,4
ىپ	Divided	mm		3,380	اليت	6	5,960	8,3	10	10,220	11,1
6	Divided	*		5,390	**	8	7,840	10,9		13,620	14,8
8	Divided	*	7,090	7,210	**	10	9,800	13,5	10	17,040	18,5
	Class II (35	mph or slowe	r nosted sne	ed lin	ait)	12	11,600	16,3	50	20,930	23,2
Lanes	Median	B	C C	D	E			Liebs	nized		
2	Undivided	*	_	1,330	1,410	Lanes	В		C	D	
4	Divided	*		2,920	3.040	4	4,130		.640	7,070	7,
6	Divided	*	,-	4,500	4,590	6	6,200		450	10,510	11,
8	Divided	*	,	6,060	6,130	8	8,270		270	13,960	15,
0	Divided		2,000	0,000	0,150	10	10,350		110	17,310	19.
	Non-State	Signalized Ro	adways - 1	0%5			ent in Both Dire + 1,800			Metering + 5%	>
	Median	& Turn Lai				I	NINTERR	UPTED	FLOW	HIGHW	AVS
¥	N # - 45	Exclusive	Exclusive		Adjustment	Lanes	Median	В	C	D	110
Lanes 2	Median Divided	Left Lanes Yes	Right Lane	2S	Factors +5%	2	Undivided	1,050	1,620		2.
2	Undivided	No	No		-20%	4	Divided	3.270	4,730	,	
Multi	Undivided	Yes	No		-5%	6	Divided	4,910	7.090		10
Multi	Undivided	No	No		-25%			1,5 10	.,	3,100	
_	-	-	Yes		+ 5%		Uninterrupt	ed Flow	Highway	Adiustme	nte
						Lanes	Median		e left lane		
		Way Facility				2	Divided		Yes		+5%
		the correspond	-	ional		Multi	Undivided		Yes		-5%
	V	olumes in this t	able by 0.6			Multi	Undivided		No		-25%
	(Multiply directional roads	BICYCLE ! vehicle volumes way lanes to dete volume	shown below rmine two-way			constitute	hown are presented e automobile/truck e a standard and she models from which applications. The tr	modes unless hild be used of hithis table is	s specifically only for gene derived sho	stated This table ral planning appl ald be used for m	ications fore spec

volumes for levels of service and stated. This table does not eral planning applications. The computer mouses from what has base is active a sound by Goard in most specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.

Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or podestrians using the facility.

Buses per hour shown are only for the peak hour in the single direction of the higher traffic

- * Cannot be achieved using table input value defaults.
- ** Not applicable for that level of service letter grade. For the automobile mode, volunes greater than level of service Do become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Florida Department of Transportation Systems Implementation Office https://www.fdoi.gov/planning/systems/

PEDESTRIAN MODE²

C

260

600

1,700

D

1,770

>1,770

680

E

1,770

>1,770

**

В

190

830

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	В	C	D	E
0-49%	*	*	250	850
50-84%	*	150	780	1,420
85-100%	340	960	1,560	>1,770

BUS MODE (Scheduled Fixed Route)3

(Buses in peak hour in peak direction)

Sidewalk Coverage	В	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

Paved Shoulder/Bicycle

Lane Coverage

0-49%

50-84%

85-100%

GRACELAND ~ PHASE 4

TRAFFIC IMPACT STUDY

ATTACHMENT D

INTERSECTION ANALYSIS



Intersection	656				100	333
Int Delay, s/veh	0.5					
Lane Configurations	N/F		N.	1	ĵ»	
Traffic Vol., veh/h	8	20	7	236	667	3
Future Vol, veh/h	8	20	7	236	667	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized		None	-	None	-	None
Storage Length	0	-	290	-	-	-
Veh in Median Storage	e, # 0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	25	12	2
Mymt Flow	9	22	8	257	725	3
main rion	3	24	0	201	120	J
the state of the s	Minor2		Majort	1	Najor2	
Conflicting Flow All	1000	727	728	0	-	0
Stage 1	727	-	-	-	-	-
Stage 2	273		-	-	-	_
Critical Hdwy	6.42	6.22	4.12			-
Critical Hdwy Stg 1	5.42	-				
Critical Hdwy Stg 2	5.42					
Follow-up Hdwy		3.318				
Pot Cap-1 Maneuver	270	424	876			
Stage 1	478	424	010		-	
	773			-		
Stage 2	113	~	-	-	-	-
Platoon blocked, %	600		070			
Mov Cap-1 Maneuver	268	424	876	-	-	-
Mov Cap-2 Maneuver	268	-	-		-	-
Stage 1	474	-			-	-
Stage 2	773	-	-	-	-	-
и,						
					£	
HCM Control Delay, s			0.3		0	
HCM LOS	С					
					2	
Consite for 1 ft		070		204	/** · · ·	-
Capacity (veh/h)		876	-	364	-	-
HCM Lane V/C Ratio		0.009		0.084	-	
HCM Control Delay (s))	9.1	-	15.8	-	-
HCM Lane LOS		Α		С	-	-
HCM 95th %tile Q(veh	1)	0	-	0.3	-	-

Intersection						
Int Delay, s/veh	0.5					
in Dolay, or ton	0,0					
Lane Configurations	1yr		ሻ	- 1	1	
Traffic Vol. veh/h	-5	13	22	425	327	9
Future Vol, veh/h	5	13	22	425	327	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0		290	-	-	
Veh in Median Storage	e, # 0		-	0	0	-
Grade, %	0		-	0	0	
Posk Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	6	6	2
Mymt Flow	5	14	24	462	355	10
mint for	J	17	2-1	102	000	10
	Minor2		Major1	1	Major2	
Conflicting Flow All	870	360	365	0	-	0
Stage 1	360		-	-		-
Stage 2	510					
Critical Hdwy	6.42	6.22	4.12		-	
Critical Hdwy Stg 1	5.42					
Critical Howy Stg 2	5.42				-	
Follow-up Hdwy		3.318	2 218			
Pot Cap-1 Maneuver	322	684	1194			
Stage 1	706	JU-1	110-1			
Stage 2	603					
	003	•	-	-		-
Platoon blocked, %	240	004	4404	-	-	
Mov Cap-1 Maneuver	316	684	1194	-	-	-
Mov Cap-2 Maneuver	316	-	-			-
Stage 1	692	-	-		-	
Stage 2	603	-	-	-	-	-
Approach	EB		NB	1000	SB	8880
HCM Control Delay, s			0.4		0	
HCM LOS	12.2 B		47.44		U	
HOW LOS	В					
Minor Lane/Major Mvn	nt	NBL	NRT	EBLn1	SBT	SBR
Capacity (veh/h)		1194	1101		001	- OUIT
HCM Lane V/C Ratio		0.02		0.038	-	
	1	8.1		12.2		-
HCM Control Delay (s)	1		-		-	-
HCM Lane LOS HCM 95th %tile Q(veh	.\	A 0.1		0.1		-
	1		-	().7	-	-

Graceland Estates Phase 4 Rezoning Application No. RZ-PD 21-1336

Thonotosassa Park & Recreation Center 10132 Skewlee Road, Thonotosassa Florida 33592

Neighborhood Meeting Tuesday, November 23, 2021 at 6:30 p.m.

Summary of Neighborhood Meeting

Applicant team in attendance:

- Jessica M. Icerman (Attorney, Stearns Weaver Miller)
- Nicole A. Neugebauer (Attorney, Stearns Weaver Miller)
- Randy June (Tip Top Properties, Inc./June Engineering Consultants, Inc.)
- Lauryn June (June Engineering Consultants, Inc.)

Attendees: 6. See attached Sign-In Sheet. Exhibit A.

Materials presented at the meeting: The applicant team distributed approximately 6 handouts. **Exhibit B.** Community members were provided with contact information and a handout regarding the details of the Rezoning Application. There were also two large posters with enlarged site plans.

Meeting location and procedures: Randy June introduced the project and explained the goal for the rezoning application. The applicant team responded to questions regarding lot size and density, clustering, construction ingress and egress for the current borrow pit, the equestrian trail and transportation improvements to surrounding roadways. The applicant team agreed to respond to all citizen questions following the meeting. The applicant team also explained the next steps in the rezoning process.

Notice of Meeting: A copy of the Notice of Meeting, **Exhibit C**, was mailed for the meeting under the County's rezoning certificate of mailing standards. Approximately 39 people / entities were noticed. **Exhibit D**.

Purpose of Meeting: Discussion of Rezoning Application, including:

- Lot size and density;
- Access points and traffic;
- Equestrian trail;
- Connection to other Graceland Estates Phases; and
- Review next steps in rezoning process.

Exhibit A

TIP TOP PROPERTIES LLC West of County Road 579, North of Joe Ebert Road Thonotosassa, Florida

PD REZONING APPLICATION: RZ-PD 21-1336

Location: Thonotosassa Park & Recreation Center, 10132 Skewlee Road Thonotosassa, FL 33592

Date: November 23, 2021 Neighborhood Meeting at 6:00 p.m.

SIGN-IN SHEET

Name	Address	City/State/ Zip Code	Email Address/ Telephone #	
ASIDER-Hasse	10517 Stewlee Rd	Thomas FL 335	72	
Barry Haase	10517 Stewler Rd	Thora FL 3359	Z	
Maridas Bhogade	13001 Terrace Soutel	Templiferace 33637	8/3 860587	
Sr. Patel	13003 Tenou Brost Pl		813 454 2408	
Ellen Folsom	10201 Tom Tolson Rd	Thonolorussa	tomeller tolsom & gmail.com	
Tom Falson	10201 Tom Falsom Rd	11	11	

TAMP_1612979.1



NARRATIVE TO PLANNED DEVELOPMENT REZONING

TIP TOP PROPERTIES LLC

Submitted by:

Jessica M. Icerman, Esquire Nicole Neugebauer, Esquire Stearns Weaver Miller 401 East Jackson Street, Suite 2100 Tampa, Florida 33602 (813) 222-5051

As of September 16, 2021

Project Narrative

This is a request for approval of a Planned Development ("PD") as more particularly set forth below (the "Project"). By way of orientation, this property is generally located in Thonotosassa, Florida.

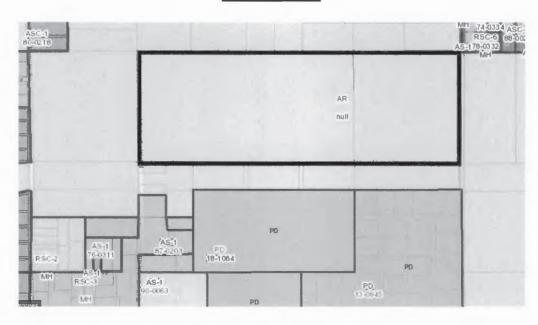
Vicinity Map:



The Project is located at Folio 060823-0000, Folio 060844-0000, and Folio 060823.0050¹ (the "**Property**"). The Property consists of +/- 118.30 acres located within unincorporated Hillsborough County ("**County**"). The Property is currently zoned Agricultural Rural ("**AR**"). The Future Land Use designation for the Property is Agricultural Estate ("**AE**"). The Property is subject to the Thonotosassa Community Plan.

¹ The applicant is currently working with the Hillsborough County Property Appraiser's Office to resolve a discrepancy regarding this folio number.

Zoning Map:



Future Land Use Map:



Aerial:



A. Request

This request is for a rezoning from AR to PD to construct approximately 47 single family residential homes on 118.30 acres for a gross density of 0.4 units/acre. The AE Future Land Use category permits single family residential development at a maximum density of 1 unit per 2.5 gross acres. In order to maximize clustering and open space, the applicant is proposing a minimum lot size of 65,000 square feet (approximately 1.5 acre lots). The Thonotosassa Plan permits 1 acre lots for residential development in the AE Future Land Use category.

Specifically, the applicant is requesting the following:

- 1. Increase entitlements to 47 single-family detached dwelling units consistent with the AE Future Land Use category density of 2.5 units per gross acre;
- 2. Permit lot sizes of 65,000 square feet with a minimum residential lot width of 150';
- 3. Enforce residential setbacks of 25 feet (front), 50 feet (rear), 15 feet (side) and 25 feet (side corner);
- 4. Permit a maximum residential building height of 35';
- 5. Provide for a maximum residential building coverage of 35%;

- 6. Provide an equestrian easement/trail around the perimeter of the Property that is 75' wide to the east, west, and south and 200' to the north;
- 7. Construct internal roadways, one access point off County Road 579, one access point to the PD 18-1064 to the south, and one potential future access point off to the west of the Property;
- 8. Develop stormwater facilities to Hillsborough County and SWFWMD requirements.
- 9. Permit well and septic water and sewer services.

The Property is currently being used as a borrow pit. When the borrow pit was approved, the applicant agreed that it would engineer the site to allow for future residential development as part of the reclamation plan for the Property. This would be the fourth borrow pit conversion to single family residential development for this applicant. Other projects include Imperial Oaks Phase 2, Graceland Estates Phase 1, and Graceland Estates Phase 3.

The applicant will not develop modular homes, multi-family, or landfills on the property. There is also no proposed commercial uses within the property limits. There are no wetlands on the Property.

B. Consistency with Hillsborough County Comprehensive Plan and Thonotosassa Community Plan.

The Project is consistent with the Comprehensive Plan. The AE Future Land Use category permits single family residential development at a density of 1 dwelling unit per 2.5 gross acres. There is no minimum lot size in order to support clustering and preserve open space. Further, the Property is subject to the Thonotosassa Community Plan. The Thonotosassa Community Plan provides the following applicable goals:

- Rural Character, Open Space and Agriculture Provide improved yet affordable
 infrastructure and a balance of residential, commercial, and other land uses while
 maintaining the rural nature of the Thonotosassa area. This goal includes encouragement
 for agriculture, protection of property owners' rights and values, and the establishment of
 open space and green space and low density, rural residential uses.
- Diversity of People, Housing and Uses Maintain the existing diversity of housing types and styles. Provide for commerce and jobs but protect the community identity and limit the location, type and size of new businesses to fit the surrounding area.
- Environment Protect water, wildlife, air, soil and trees through effective planning, consistent enforcement of existing regulations, and incentives. The Thonotosassa community values its natural environment and wants to see it protected in a way that balances environmental protection and private property rights.
- Require minimum lot sizes of 1 acre for residential development within the Residential-1, Agricultural Estate, and Agricultural Rural Future Land Use categories.
- Protect the area's rural character.

 Retain the current boundaries of the Urban Service Area and continue to restrict central water and sewer services within the Rural Service Area.

The Project is consistent with each of these goals. The Project proposes minimum 1.5 acre lots in order to cluster the residential development and preserve open space. Of the 118.3-acre Property, the applicant is proposing approximately 20.55 acres of buffering, 4.68 acres for a retention pond, and 93.07 acres for residential areas and right-of-ways. The applicant is proposing an equestrian trail along the perimeter buffer that is 75' wide along the south, east, and west and approximately 200' wide to the north. The equestrian trial will act as an amenity to the development and serve as a buffer between larger rural residential lots. The applicant is proposing slightly larger lots than the lots in the PD to the south in order to provide a mix of housing types. In addition, this Project promotes effective planning by providing extensive buffer and open space areas to maintain the natural rural environment. The Project will have a minimum 1.5-acre lot sizes which is more than the minimum 1-acre requirement in the Thonotosassa Community Plan. In addition, the applicant is not proposing to expand the Urban Service Area and will utilize well and septic on the Property.

C. Compatibility

This Project is compatible with the surrounding developments. The Property is directly abutted by the following:

- 1. To the north is single family homes with lot sizes between 5 and 5.5 acres and some vacant property. There are two properties to the north that directly abut the Property and have residential structures. One residence is approximately 380 feet north of the common property line and the other is approximately 350 feet north of the common property line. With the significant buffer and equestrian trail, the distance between those residential structures and the proposed lots is over 550 feet;
- 2. To the east is the Florida Gas Transmission Company site;
- 3. To the west is a 40-acre pasture; and
- 4. To the south is a 300-foot Tampa Electric transmission line for natural gas and power and PD 18-1064, which is currently used as a borrow pit but is zoned for a single family residential development with 33 1-acre lots.

The surrounding area is one of transition. To the south is the subdivision Graceland Estates. Three phases of Graceland Estates have already been approved. If the Project is approved, it will become Graceland Estates Phase 4. There is clear direction from the Thonotosassa Plan to "[p]rovide improved yet affordable infrastructure and a balance of residential, commercial, and other land uses while maintaining the rural nature of the Thonotosassa area. This goal includes encouragement for agriculture, protection of property owners' rights and values, and the establishment of open space and green space and low density, rural residential uses." This Project

will accomplish that goal by protecting private property rights, promoting low density residential, and preserving the natural, rural environment.

D. Waivers

None requested.

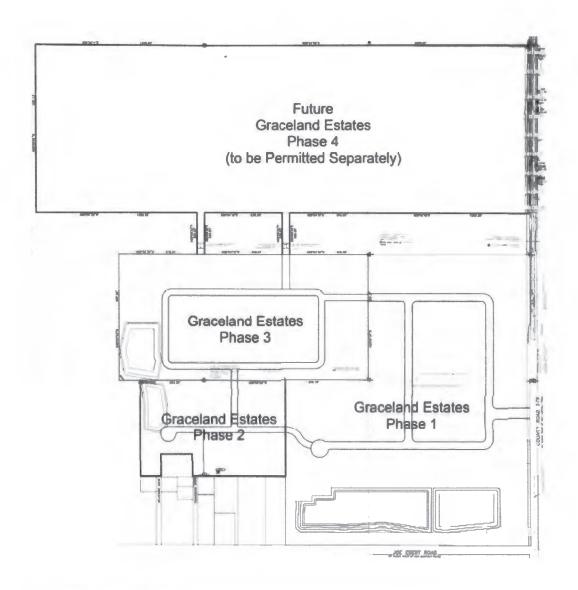
E. Connectivity

The applicant is proposing two access points with one future access point. There will be one access point to the east from County Road 579 and one access point to the south that connects to the residential subdivision to the south. There is a potential future right of way to the west. There are no access points to the north. A traffic impact study has been completed by Michael Raysor, P.E. The traffic study concluded:

- The adjacent segment of Mango Road is anticipated to operate acceptably for future 2024 peak hour traffic conditions, both with and without development of the subject project.
- The study intersection, consisting of the project driveway connection to Mango Road, is anticipated to operate acceptably for peak hour post-development traffic conditions.
- A site access left turn lane was found to be warranted on Mango Road at the project site driveway connection in consideration of peak hour post-development traffic conditions.
- A site access right turn lane was found to not be warranted on Mango Road at the project site driveway connection in consideration of peak hour post-development traffic conditions.

F. Graceland Estates Phases 1-3

If approved, the Project would become Graceland Estates Phase 4. Phases 1-3 have already been zoned and recently received preliminary plat approval. Phase 1 (PD 13-0945) is approved for 38 lots, Phase 2 (PD 17-1398) is approved for 12 lots, and Phase 3 (PD 18-1064) is approved for 33 lots. The density for Phase 1 is 0.437 units/acre and the minimum lot size is 43,560 square feet. The density for Phase 2 is 0.738 units/acre and the minimum lot size is 43,560 square feet. The density for Phase 3 is 0.693 units/acre and the minimum lot size is 43,560 square feet. Phase 1 is built out and Phase 2 is currently in the final construction plan review process. Phase 3 is still a borrow pit but the applicant is planning to work with the County to remove the property from the Operating Permit in order to start construction on the residential subdivision. If approved, Graceland Phase 4 will be the lowest density of any of the Graceland Estates Phases. Below is a graphic from the preliminary plat approval depicting Phases 1-3 and the proposed Phase 4.



G. Status of Borrow Pit

The Property is currently being used as a borrow pit. The borrow pit was approved by Special Use Permit No. 16-1117 TH/C ("Special Use Permit") and Operating Permit No. 17-2-LE ("Operating Permit"). The Operating Permit for the borrow pit was issued on September 25, 2017 and is set to expire September 25, 2025. The proposed development is intended to occur after the reclamation of the borrow pit.

The property to the south zoned PD 18-1064 is also part of the borrow pit Operating Permit. When the Special Use Permit was approved, the then-applicant (Floriday Properties, Inc.) expressed its intent to create a residential subdivision on the Property once the borrow pit reclamation was complete.

H. Summary

The Project is consistent with the Hillsborough County Comprehensive Plan and Thonotosassa Community Plan. The Project is compatible with the surrounding area which is transitioning to low density residential development. The applicant has worked to design a Project that balances the County's interest in maintaining the rural nature of the Thonotosassa area with a low density residential development which is consistent with the surrounding developments.

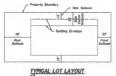
If you have any questions or comments, please do not hesitate to contact us.

PD Plan for TIP TOP (NORTH PARCEL)

HILLSBOROUGH COUNTY, FLORIDA

HE ROPHEAST 1/4 OF THE SEASHEAST 1/4 OF SECTION 10, TOWNSHIP IN SEAST, HARRIE 30 EAST, HELSECHOLUSI COUNTY, PLENCE

THE HE I/A OF THE SW I/A; AND THE HIM I/A OF THE SE I/A, ALL IN SECTION 16, TOURSHOP 28 SOUTH, ANNEY 20 EAST OF HELISOPPOLICH COUNTY FARMAN







Contractor to provide against of absorve dust during construction as required. All sudmost & evolus points propures show hards one the minimum respired. Applicate embrate to be williast on results.

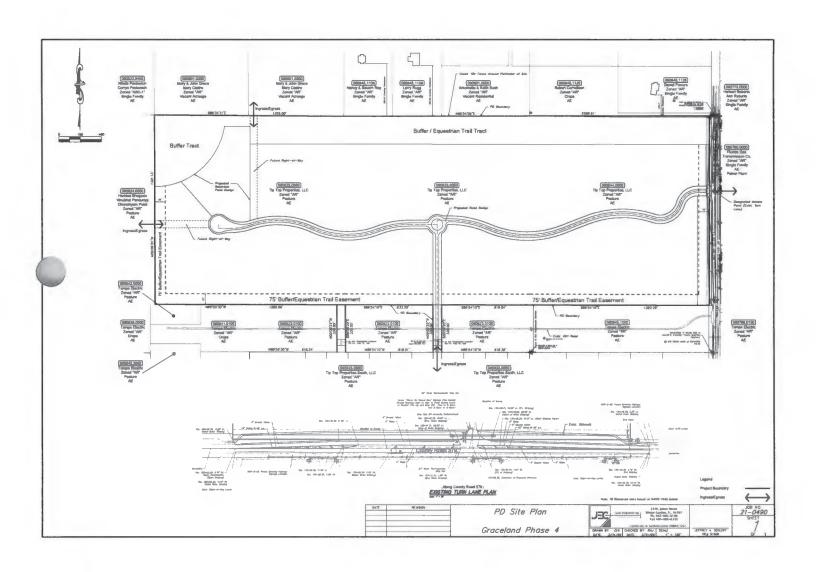


INDEX OF SHEETS	
SHEET TITLE	No.
Cover Sheet	1
PD Site Plan	2

OWNER	PO BOX 770809 SINTER GARDEN, FL 34777	(407) SCS+BIBS	
Differentials	AUME CHARGEDWING COMPLETONTS, INC PO BOX 770809 SINTER CARGOS, FL. 34777	(407) 905-8180	
SLIPHE YOR.	BISHMAN SURVEYING & MAPPING, INC. 14 S. MANN STREET, SMITE 200 MINTER GARDEN, FL. 34787	(407) 905-8677	
GEOTECHICAL CHONEER	TOWNS DESCRIPTION SCHOOL INC. SATURE A. TANDERS LANG.	(487) 774-8383	



21 W, jum Simpl. Writer Ecodom, FL, 50732 FB, 403-401-61702 Fam 403-401-61722



RAYSOR Transportation Consulting

TECHNICAL MEMORANDUM

To: JUNE ENGINEERING CONSULTANTS, INC

32 W. PLANT STREET

WINTER GARDEN, FLORIDA 34787

FROM:

MICHAEL D. RAYSOR, P.E.

RAYSOR TRANSPORTATION CONSULTING, LLC

SUBJECT:

GRACELAND SUBDIVISION ~ PHASE 4

TRAFFIC IMPACT STUDY

DATE:

SEPTEMBER 15, 2021

This item has been digitally signed and sealed by Michael Daniel Raysor P.E., on the date adjacent to the seal. Printed capies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

No. 60919

SIONAL

1.0 | Introduction

This technical memorandum documents a TRAFFIC IMPACT STUDY undertaken in association with a Planned Development (PD) rezoning for the proposed "GRACELAND " PHASE 4" subdivision, located on the west side of Mango Road, approximately % mile north of Joe Ebert Road, in Hillsborough County, Florida; as shown in FIGURE 1.0. The subject project is proposed for development consisting of 47 single family residences, with access planned to be provided via a site access driveway connection to Mango Road; as shown in FIGURE 2.0.

2.0 | PROJECT SITE TRIP GENERATION

The daily and peak hour trip generation for the subject project was estimated using trip characteristic data, as identified in the Institute of Transportation Engineers (ITE) *Trip Generation Manual* (10th edition), as documented in *TABLE 1.0*. The distribution of project generated traffic was estimated based on area development patterns and roadway connectivity; as shown in *FIGURE 3.0*.

TABLE 1.0 | PROJECT SITE TRIP GENERATION ESTIMATE

ITE	Land Use		Week	day		AM Pea	ak Hour			PM Peak	Hour	
LUC	Description	Size	Formula	Trips	Formula	Trips	Enter	Exit	Formula	Trips	Enter	Exit
210	Single Family Residential	47 units	Ln(T)=0.92° Ln(X)+2.71	520	T≃0.71(X) +4.80	38	10	28	Ln(T)=0.96* Ln(X)+0.20	49	31	18

3.0 | STUDY AREA & ANALYSIS SCENARIOS

The study area for this analysis was determined to consist of (a) the site access driveway connection to Mango Road, and (b) the adjacent segment of Mango Road. The project site is anticipated to be developed prior to the end of 2024, therefore 2024 was used as the analysis-horizon for this study.





FIGURE 1.0 | PROJECT SITE LOCATION

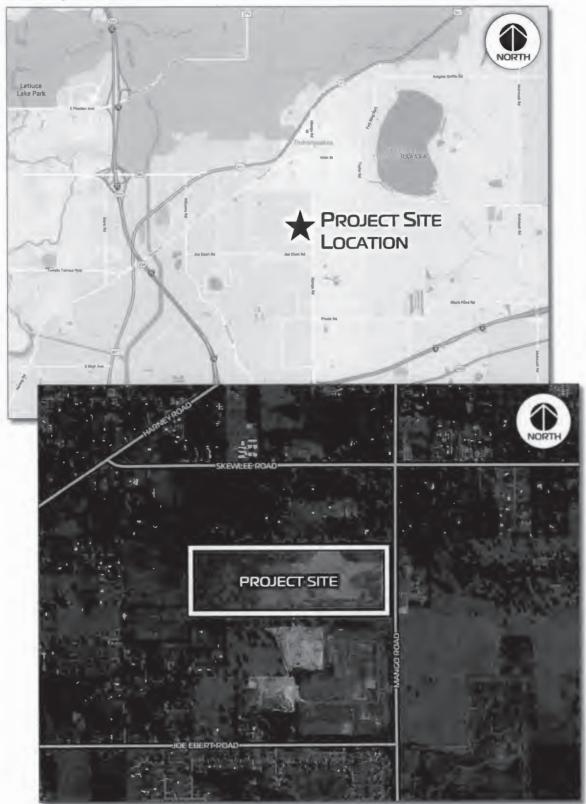




FIGURE 2.0 | PROJECT PD SITE PLAN

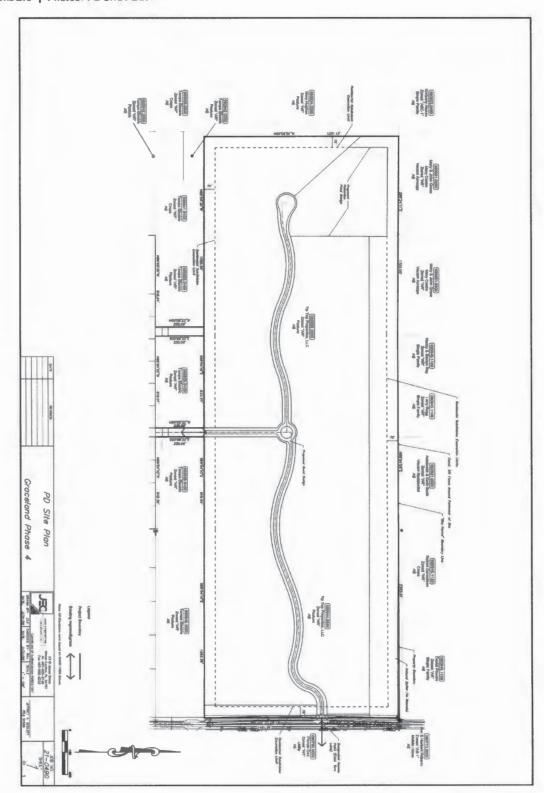
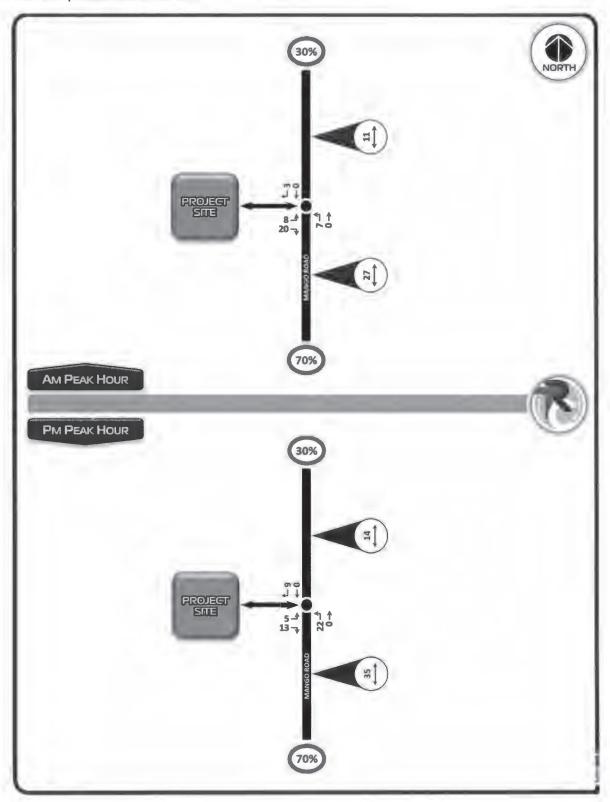






FIGURE 3.0 | PROJECT GENERATED PEAK HOUR TRAFFIC VOLUMES





4.0 | TRAFFIC VOLUMES

Baseline traffic volumes were obtained from traffic counts conducted proximate to the project site during AM peak period (7 am to 9 am) and PM peak period (4 pm to 6 pm) conditions, and were subsequently adjusted to reflect peak season conditions using FDOT seasonal factors. The traffic counts and adjustment factors are documented in **ATTACHMENT A**. Future year background traffic volumes were calculated by adding a 2.3% per year annual growth rate to the current peak season traffic volumes through the 2024 analysis-horizon, where this growth rate was calculated in consideration of historical traffic volume trends for area roadways; as documented in **ATTACHMENT B**. Post-development traffic volumes were calculated by adding the project generated traffic to the background traffic volumes. **FIGURES 4.0, 5.0, and 6.0** show the traffic volumes used in this study.

5.0 | ROADWAY SEGMENT LEVEL OF SERVICE ANALYSIS

A generalized level of service analysis was conducted for the adjacent segment of Mango Road for AM and PM peak hour background and post-development traffic conditions, in consideration of FDOT generalized service volumes; as documented in *Attachment C*. The level of service analysis is summarized in *Table 2.0*, which indicates that the adjacent segment of Mango Road is anticipated to operate acceptably for future 2024 peak hour traffic conditions, both with and without development of the subject project.

TABLE 2.0 | ROADWAY SEGMENT ANALYSIS SUMMARY

Landson I	LOS	Service	Peak	Back	ground Tra	affic	Post-Dev	elopmen	t Traffic
Roadway Segment	Std	Volume	Hour	Volume	LOS	v/c	Volume	LOS	v/c
Mango Road	D	1,440	AM	903	С	0.63	914	С	0.63
North of Project Site	D	1,440	PM	752	С	0.52	766	С	0.53
Mango Road	D	1,440	AM	903	С	0.63	930	С	0.65
South of Project Site	D	1,440	PM	752	С	0.52	787	С	0.5



6.0 | Intersection Operational Analysis

An analysis of the study intersection was performed for AM and PM peak hour post-development traffic conditions using *Highway Capacity Manual* methodologies calculated by the *Synchro* software program; as summarized in *Table 3.0*, and further documented in *Attachment D*. The results of the analysis indicate that the study intersection can be anticipated to operate acceptably for peak hour post-development traffic conditions; at level-of-service C or better, with all volume-to-capacity ratios for conflicted movements anticipated to be no greater than 0.08.

TABLE 3.0 | INTERSECTION ANALYSIS SUMMARY

ocation	Peak	Metric	E	astbound	4	V	/estboun	d	N	orthbour	id	So	uthboun	d
ocation	Hour	Metric	L	т	R	L	Т	R	L	Т	R	L	Т	R
		LOS	С	[1]	[2]	[1]	[1]	[1]	A	[3]	[1]	[1]	[3]	[2]
riveway	AM	Delay	15.8	[1]	[2]	[1]	[1]	[1]	9.1	[3]	[1]	[1]	[3]	[2]
Project Driveway		v/c	0.08	[1]	[2]	[1]	[1]	[1]	0.01	[3]	[1]	[1]	[3]	[2]
oව්		LOS	В	[1]	[2]	[1]	[1]	[1]	А	[3]	[1]	[1]	[3]	[2]
Mango Road	PM	Delay	12.2	[1]	[2]	[1]	[1]	[1]	8.1	[3]	[1]	[1]	[3]	[2]
		V/C	0.04	[1]	[2]	[1]	[1]	[1]	0.02	[3]	[1]	[1]	[3]	[2]



FIGURE 4.0 | BASELINE PEAK HOUR TRAFFIC VOLUMES

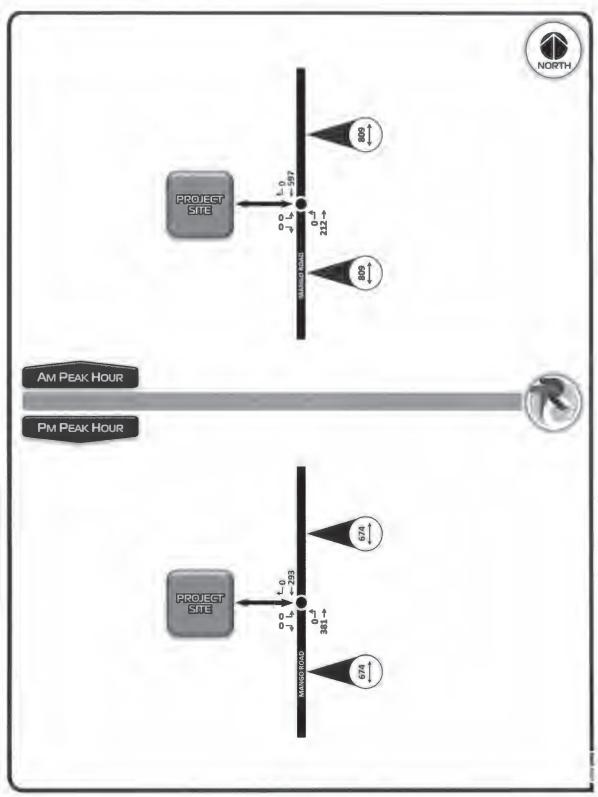




FIGURE 5.0 | BACKGROUND PEAK HOUR TRAFFIC VOLUMES

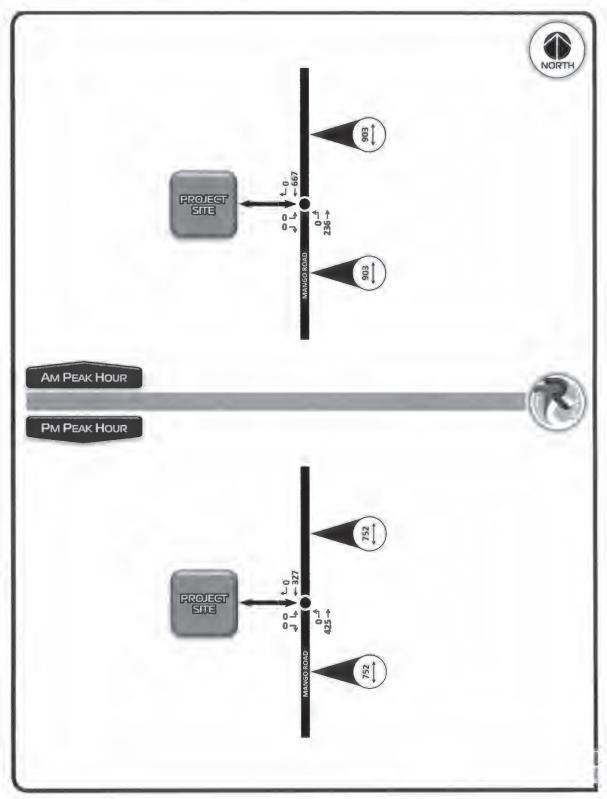
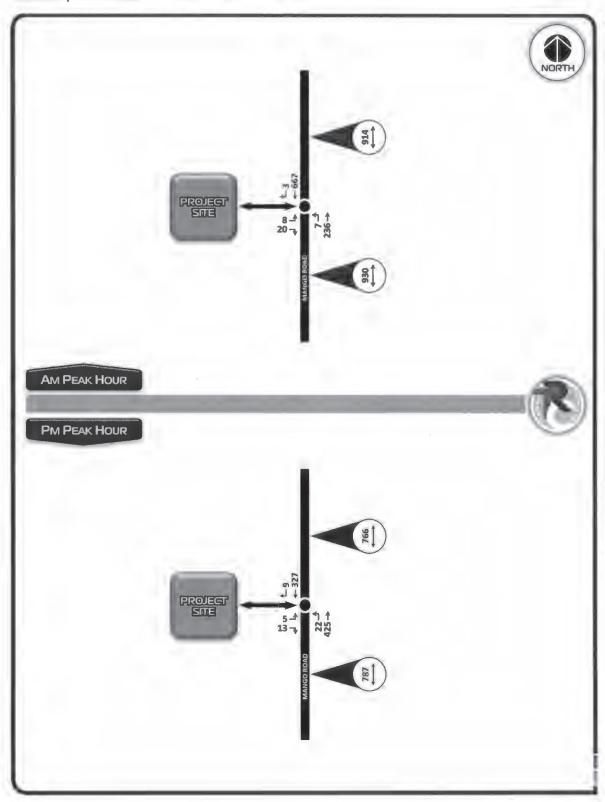






FIGURE 6.0 | POST-DEVELOPMENT PEAK HOUR TRAFFIC VOLUMES





7.0 | SITE ACCESS TURN LANE EVALUATION

The potential need for site access turn lanes on Mango Road at the project site driveway connection was evaluated. The turn lane warrant evaluation was performed in consideration of the warranting criteria documented in the Hillsborough County Land Development Code (LDC). Specifically, in accordance with §6.04.04.D. of the LDC: (a) a left turn lane is required if more than 20 left turning vehicles per hour are anticipated on a two-lane road, and (b) a right turn lane is required if more than 50 right turning vehicles per hour are anticipated on a two-lane road. Pursuant to the traffic volume estimates documented herein, a site access left turn lane was found to be warranted on Mango Road at the project site driveway connection, and a site access right turn lane was found to not be warranted on Mango Road at the project site driveway connection.

The length needed for the warranted site access left turn lane was calculated as summarized below, based on (a) the greater of the 95th percentile queue length from the operational analysis or the County minimum value, and (b) a deceleration length of 290 feet, in consideration of a design speed of 50 mph, equal to the posted speed of 50 mph; pursuant to FDOT's 2021 Florida Design Manual, Exhibit 212-1. The 95th percentile queue length from the operational analysis was identified as 25 feet (rounded up to the next vehicular length interval) where the applicable County minimum value is 50 feet (outside of the urban service area); thus the design queue length is identified as 50 feet. Therefore, the total design length for the subject site access left turn lane is identified as 340 feet (including a 50 foot taper); which is accommodated by an existing 390 foot left turn (including 50 foot taper) on Mango Road at the project site driveway connection.

8.0 | CONCLUSION

Based on the data, analysis and findings presented within this TRAFFIC IMPACT STUDY prepared in support of a Planned Development (PD) rezoning for the proposed "GRACELAND" PHASE 4" subdivision, the following is concluded:

- THE ADJACENT SEGMENT OF MANGO ROAD IS ANTICIPATED TO OPERATE ACCEPTABLY FOR FUTURE 2024 PEAK HOUR TRAFFIC CONDITIONS, BOTH WITH AND WITHOUT DEVELOPMENT OF THE SUBJECT PROJECT.
- THE STUDY INTERSECTION, CONSISTING OF THE PROJECT SITE DRIVEWAY CONNECTION TO MANGO ROAD, IS ANTICIPATED TO OPERATE ACCEPTABLY FOR PEAK HOUR POST-DEVELOPMENT TRAFFIC CONDITIONS.
- ❖ A SITE ACCESS LEFT TURN LANE WAS FOUND TO BE WARRANTED ON MANGO ROAD AT THE PROJECT SITE DRIVEWAY CONNECTION IN CONSIDERATION OF PEAK HOUR POST-DEVELOPMENT TRAFFIC CONDITIONS.
- A SITE ACCESS RIGHT TURN LANE WAS FOUND TO NOT BE WARRANTED ON MANGO ROAD AT THE PROJECT SITE DRIVEWAY CONNECTION IN CONSIDERATION OF PEAK HOUR POST-DEVELOPMENT TRAFFIC CONDITIONS.

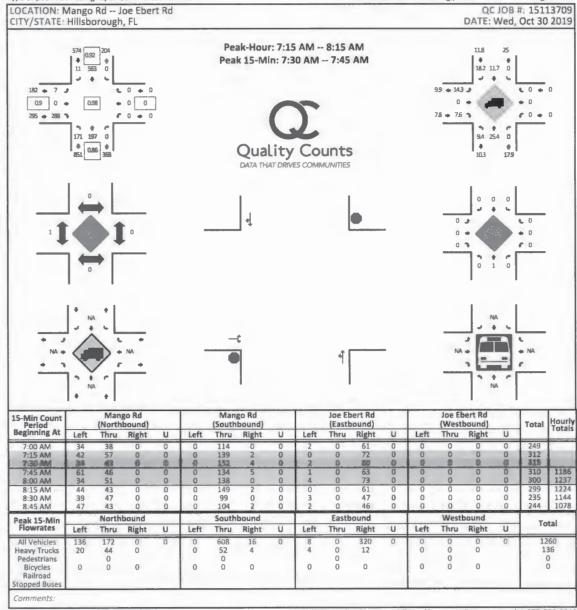
GRACELAND ~ PHASE 4

TRAFFIC IMPACT STUDY

ATTACHMENT A

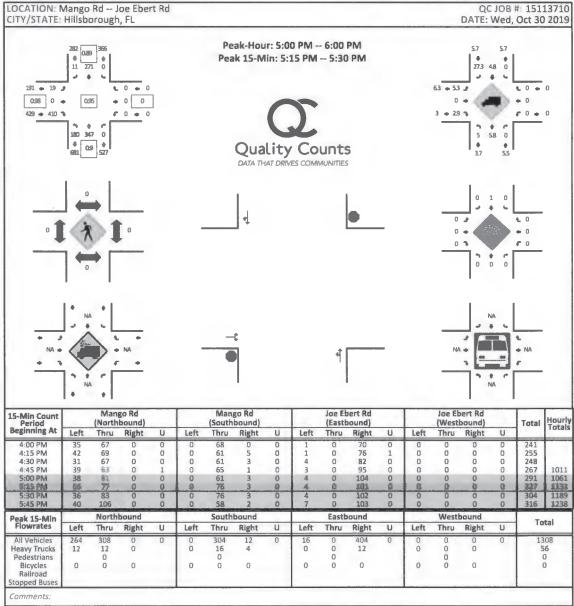
TRAFFIC COUNT DATA & ADJUSTMENT FACTORS





Report generated on 11/5/2019 1:26 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212



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SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

2019 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL CATEGORY: 1000 HILLSBOROUGH COUNTYWIDE

WEEK	DATES		SF	MOCF: 0.96 PSCF
* * * * * * * * * * * * * * * * * * *	01/01/2019 - 01/06/2019 - 01/13/2019 - 01/27/2019 - 01/27/2019 - 02/03/2019 - 02/10/2019 - 02/17/2019 - 02/24/2019 - 03/03/2019 - 03/10/2019 - 03/17/2019 - 03/31/2019 - 03/31/2019 - 03/31/2019 - 04/21/2019 - 04/21/2019 - 05/12/2019 - 05/12/2019 - 05/12/2019 - 05/12/2019 - 05/12/2019 - 05/12/2019 - 06/02/2019 - 06/02/2019 - 06/02/2019 - 06/02/2019 - 06/16/2019 - 06/30/2019 - 06/23/2019 - 06/30/2019 - 07/21/2019 - 07/21/2019 - 07/21/2019 - 07/21/2019 - 07/21/2019 - 07/21/2019 - 07/21/2019 - 07/21/2019 - 07/21/2019 - 07/21/2019 - 07/21/2019 - 08/11/2019 - 08/11/2019 - 08/11/2019 - 08/11/2019 - 08/11/2019 - 08/11/2019 - 08/11/2019 - 09/021/2019 - 09/021/2019 - 09/021/2019 - 09/021/2019 - 09/021/2019 - 09/021/2019 - 09/021/2019 - 09/021/2019 - 09/021/2019 - 09/22/2019 - 09/22/2019 - 09/22/2019 - 09/22/2019 - 09/22/2019 - 09/22/2019 - 09/22/2019 - 09/22/2019 - 09/22/2019 - 09/22/2019 - 09/22/2019 - 09/22/2019 - 09/22/2019 - 09/22/2019 - 09/22/2019 -	01/05/2019 01/12/2019 01/12/2019 01/126/2019 02/02/2019 02/02/2019 02/02/2019 02/23/2019 03/02/2019 03/02/2019 03/16/2019 03/23/2019 03/23/2019 03/23/2019 04/06/2019 04/13/2019 04/27/2019 04/27/2019 05/11/2019 05/11/2019 06/01/2019 06/01/2019 06/02/2019 06/22/2019 06/22/2019 06/22/2019 07/06/2019 07/13/2019 07/20/2019 07/20/2019 08/31/2019 08/31/2019 08/31/2019 08/31/2019 08/31/2019 09/07/2019 09/21/2019 09/21/2019 09/21/2019 09/21/2019 09/21/2019 09/21/2019 09/21/2019 10/12/2019 10/12/2019	1.03 1.03 1.03 1.01 0.99 0.97 0.95 0.95 0.95 0.95 0.96 0.97 0.97 0.98 0.99 1.00 1.01 1.02 1.03 1.04 1.05 1.06 1.07 1.08 1.06 1.07 1.08 1.06 1.07 1.08 1.00 1.01 1.02 1.02 1.03 1.04 1.05 1.06 1.07 1.08 1.09 1.00 1.01 1.01 1.02 1.02 1.03 1.00 1.01 1.02 1.02 1.03 1.00 1.01 1.02 1.03 1.00 1.01 1.02 1.03 1.00 1.00 1.01 1.00	1.07 1.07 1.07 1.05 1.03 1.01 0.99 0.99 0.99 0.99 0.99 1.00 1.00 1.01 1.02 1.03 1.03 1.04 1.05 1.05 1.05 1.06 1.07 1.08 1.09 1.10 1.11 1.13 1.10 1.09 1.09 1.09 1.09 1.09 1.00
C444	10/27/2019 -	11/02/2019	1.00	1.04
46 47 48 49 50 51 52 53	11/10/2019 - 11/17/2019 - 11/24/2019 - 12/01/2019 -	11/16/2019 11/23/2019 11/30/2019 12/07/2019 12/14/2019 12/21/2019	1.01 1.02 1.02 1.02 1.03 1.03 1.03	1.05 1.06 1.06 1.06 1.07 1.07

^{*} PEAK SEASON

GRACELAND ~ PHASE 4

TRAFFIC IMPACT STUDY

ATTACHMENT B

HISTORICAL TRAFFIC VOLUME GROWTH RATE



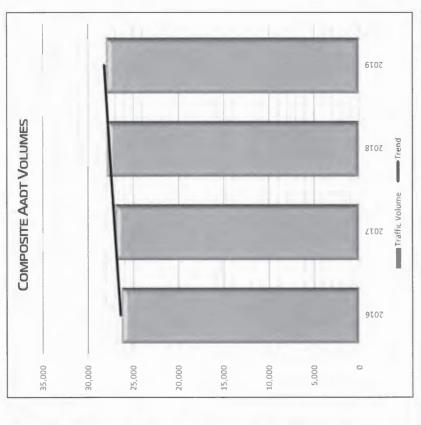
Graceland Subdivision ~ Phase 4

Growth Rate Calculations

20,000 3,300 4,700 28,000 20,000 3,300 4,600 27,900 19,200 3,300 4,400 26,300	Year*	Location A	Location B	Location	Location D	Total	Linear Trend
20,000 3,300 4,600 27,900 19,200 3,300 4,400 26,300	119	20,000	3,300	4,700		28,000	28,200
19,200 3,300 4,500 27,000 18,600 3,300 4,400 26,300 26,300	118	20,000	3,300	4,600	1	27,900	27,600
18,600 3,300 26,300	710	19,200	3,300	4,500	and the state of t	27,000	27,000
	116	18,600	3,300	4,400	į	26,300	26,400
	115			N	X		8
	114		1	\$	1	M	
	113						
	2012		0	Y	1		1
	011				1		
6002	2010		Y		1		
	600		9	N	8		1

Location A: FDOT Count Station 10-0060 [US-301, north of Fowler Avenue]
Location B: FDOT Count Station 10-9018 [Taylor Road, north of Thonotosassa Road]
Location C: FDOT Count Station 10-9112 [Main Street, east of Harney Road]
Location D: N/A

SOURCE



FLORIDA DEPARTMENT OF TRANSPORTATION TRANSPORTATION STATISTICS OFFICE 2019 HISTORICAL AADT REPORT

COUNTY: 10 - HILLSBOROUGH

SITE: 0060 - SR 41/US 301, NORTH OF SR 582/FOWLER AVE

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	20000 F	N 10000	S 10000	9.00	58.90	9.90
2018	20000 C	N 10000	S 10000	9.00	59.70	9.90
2017	19200 F	N 9500	S 9700	9.00	59.60	10.80
2016	18600 C	N 9200	S 9400	9.00	57.00	10.80
2015	16800 C	N 8100	S 8700	9.00	56.80	10.70
2014	16400 C	N 7900	S 8500	9.00	58.60	10.00
2013	17600 C	N 8500	S 9100	9.00	58.20	10.20
2012	17300 C	N 8400	S 8900	9.00	59.00	10.20
2011	18200 C	N 8900	S 9300	9.00	57.20	9.80
2010	18000 C	N 8800	S 9200	9.51	56.00	9.90
2009	18000 C	N 8900	S 9100	9.54	55.72	9.90
2008	18500 C	N 8900	S 9600	9.13	55.29	12.20
2007	23500 C	N 11500	S 12000	9.52	56.79	11.30
2006	18300 C	N 8800	S 9500	9.41	55.29	11.50
2005	25000 C	N 12500	S 12500	9.70	55.90	6.70
2004	16600 F	N 7500	S 9100	8.60	54.00	6.70

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION TRANSPORTATION STATISTICS OFFICE 2019 HISTORICAL AADT REPORT

COUNTY: 10 - HILLSBOROUGH

SITE: 9006 - TAYLOR RD, N OF THONOTOSASSA RD

YEAR	AADT	DI	RECTION 1	DIE	RECTION 2	*K FACTOR	D FACTOR	T FACTOR
~								
2019	3300 X	N	1600	S	1700	9.00	58.90	7.20
2018	3300 E	N	1600	S	1700	9.00	59.70	5.70
2017	3300 V	N	1600	S	1700	9.00	59.60	7.90
2016	3300 R	N	1600	S	1700	9.00	57.00	6.80
2015	3300 T	N	1600	S	1700	9.00	56.80	6.90
2014	3300 S	N	1600	S	1700	9.00	58.60	9.10
2013	3300 F	N	1600	S	1700	9.00	58.20	7.20
2012	3300 C	N	1600	S	1700	9.00	59.00	6.60
2011	3200 C	N	0	S	0	9.00	57.20	5.60

AADT FLAGS: C = COMPUTED; E = MANUAL BSTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION TRANSPORTATION STATISTICS OFFICE 2019 HISTORICAL AADT REPORT

COUNTY: 10 - HILLSBOROUGH

SITE: 9112 - MAIN ST, E OF HARNEY RD

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	4700 X	0	0	9.00	58.90	7.20
2018	4600 X	0	0	9.00	59.70	5.70
2017	4500 6	0	0	9.00	59.60	7.90
2016	4400 V	0	0	9.00	57.00	6.80
2015	4300 R	0	0	9.00	56.80	6.90
2014	4300 T			9.00	58.60	9.10
2013	4300 S	0	0	9.00	58.20	7.20
2012	4300 F	0	0	9.00	59.00	6.60
2011	4300 C	E 0	M 0	9.00	57.20	5.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

GRACELAND ~ PHASE 4

TRAFFIC IMPACT STUDY

ATTACHMENT C

FDOT GENERALIZED CAPACITY VALUES



Generalized Peak Hour Two-Way Volumes for Florida's

Urbanized Areas¹

	INITEDE	UPTED FL	OW FAC	HITIES	Orbani	ized Area		RUPTED F	LOW E	CULTIES	January 20
							OMINTER			ACIEI MES	
	STATE SI							FREEW			
	Class I (40 n				nit)			Core Urb	anized		
apac	Median	m	m	m	Com	Lanes	В	C		D	Е
2	Undivided		1,510	1,600		4	4,050	5,640		6,800	7,420
4	Divided		3,420	3,380		6	5,960	8,310		0,220	11,150
6	Divided	*	5,250	5,390	110	8	7,840	10,960		3,620	14,850
8	Divided	*	7,090	7,210	**	10	9,800	13,510) 1'	7,040	18,580
	Class II (25 s	anh or alou	rar montad	Langard lin	(time	12	11,600	16,350) 20	0,930	23,200
Lanes	Class II (35 r Median	B	C	D	E			Urbani	zed		
2	Undivided	*	660	1,330	- 1	Lanes	В	C	zcu	D	E
4	Divided	*	1,310	2,920	'	4	4,130	5,64	ın	7,070	7,690
6	Divided		2,090	4,500		6	6,200	8,45		0,510	11,530
8	Divided		2,880	6,060	,	8	8,270	11,27		3,960	15,380
0	Divided		2,000	0,000	0,130	10	10,350	14,11		7,310	19,220
LC	OS D stända	ird: 1,600	x (100%	~ 10%) =	1,440	10	10,330	17,11	10 1	7,310	17,220
	Non-State Si	gnalized R	oadway .	Adjustme	ents		F	reeway Adj	ustmen	ts	
		r correspondin					Auxiliary Land	es		Ramp	
		Signalized R				Pres	ent in Both Dire	ections		Metering	
		Signalized K					+ 1,800			+ 5%	
	Median	& Turn La				1	ININTERR	UPTED F	LOWI	HIGHWA	VS
,	26.0	Exclusive	Exch		Adjustment	Lanes	Median	В	C	D	Е
Lanes	Median	Left Lanes	Right	Lanes	Factors +5%	2	Undivided	1,050	1,620	2,180	2,930
2	Divided Undivided	Yes No		0	-20%	4	Divided	3,270	4,730	5,960	6,780
Multi	Undivided	Yes		o	-5%	6	Divided	4,910	7,090	8,950	10,180
Multi	Undivided	No	N		-25%	0	Divided	4,710	7,090	0,930	10,100
_	-	_		es	+ 5%		¥1-1-4	ad Plane III		A	- 60
						Lanes	Uninterrupt Median	Exclusive		-	nent factor
	One-V	Way Facilit	v Adiust	tment		2	Divided	Ye		9	-5%
		he correspon				Multi	Undivided	Ye			-5%
		lumes in this				Multi	Undivided	No			25%
		BICYCLE	MODE?				shows are presented				
Shou	(Multiply directional roadw Paved Ider/Bicycle	vehicle volum vay lanes to de volum	es shown be termine two es.)	elow by num o-way maxir	num service	are for the constitute computer planning corridor based on Service!	te automobile/truck e a standard and sho r models from whice applications. The tr or intersection design planning application	modes unless ap ould be used only h this table is de- able and deriving gn, where more roots of the HCM a	ecifically started for general rived should a computer need technad technad the Tran	ated This table planning appli- be used for mo nodels should a nques exist. Ca sit Capacity an	does not cations. The cre specific not be used for leulations are d Quality of
	e Coverage	B *	C	D	E 1 270		of vehicles, not num				
	0-49%		260 600	680 1,770	-,	3 Planted to	er hour shown are on	ly for the neak he	ur in the sine	le direction of d	to higher traffi
	50-84% 5-100%	190 830	1,700	>1,770	>1,770 **	flow	As making ministration of	a's war may break uso	and an area of the	without Of the	or region traini
ð				_	**	* Canno	t be achieved using	table input value	defaults.		
		EDESTRIA				** Not a	pplicable for that le	vel of service let	tor grade. Fo	or the automob	ile mode.
	fultiply vehicle ve ectional roadway		nine two-w		n service	volumes been rea achievab	greater than level o ched. For the bicycl sle because there is	f service D become made, the level	me F because of service l	e intersection of	capacities have
Sidew	alk Coverage	В	C	D	E	value de	IMURS				
	0-49%	*	*	250	850	Source:	Department of Trans	tnortation			
	50-84%		150	780	1,420	Systems	Implementation Of	fice			
8	5-100%	340	960	1,560	>1,770	https://w	ww.fdot.gov/planni	ing/systems/			
	BUS MO	DE (Sched		d Route)							
0.1		s in peak hour			-						
	alk Coverage	В	C	D	E						
	0-84%	> 5	> 4	> 3	> 2						

> 5

≥ 4

 ≥ 3

0-84%

85-100%

≥ 2

≥ 3

≥2

GRACELAND ~ PHASE 4

TRAFFIC IMPACT STUDY

ATTACHMENT D

INTERSECTION ANALYSIS



Intersection	-					
Int Delay, s/veh	0.5					
int Delay, Siven	0.5					
	8	88	150	18	3	336
Lane Configurations	1yr		ľ	↑	\$	
Traffic Vol, veh/h	8	20	7	236	667	3
Future Vol, veh/h	8	20	7	236	667	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
Storage Length	0	-	290		-	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	25	12	2
Mymt Flow	9	22	8	257	725	3
MANUEL 1044	0	22		201	120	0
	Minor2		Major1	1	Major2	-
Conflicting Flow All	1000	727	728	0	-	0
Stage 2	273	-	-	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-		-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Stage 1	478	-	-	-		-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	268	424	876		-	-
Mov Cap-2 Maneuver		767	010			
Stage 1	474			-		
Stage 2	773					-
Staye 2	113	-		_		_
HCM Control Delay, s	15.8		0.3		0	
HCM LOS	С					
Capacity (veh/h)		876		00.	-	-
HCM Lane V/C Ratio		0.009	-	0.084		-
HCM Control Delay (s	()	9.1	-	10.0		-
HCM Lane LOS		Α	-	-	-	-
HCM 95th %tile Q(veh	n)	0	-	0.3	-	-

Intersection			63	-		
Int Delay, s/veh	0.5					
7,						
	-	23			=	20
Lane Configurations	A	10	1	105	7	•
Traffic Vol, veh/h	5	13	22	425	327	9
Future Vol, veh/h	5	13	22	425	327	9
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	Otop		-		-	
Storage Length	0	110116	290	110116		110116
	-		290	0	0	-
Veh in Median Storage		-			0	
Grade, %	0	- 00	00	0		- 00
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	6	6	2
Mymt Flow	5	14	24	462	355	10
Major/Minor	Minor2		Majort	- 3	Major2	
Conflicting Flow All	870	360	365	0	-	0
Stage 1	360	-	-	-	-	-
Stage 2	510	-		-		-
Critical Hdwy	6.42	6.22	4.12			-
Critical Hdwy Stg 1	5.42	-				
Critical Hdwy Stg 2	5.42			- 2		
Follow-up Hdwy	3.518	3.318	2.218			
Pot Cap-1 Maneuver	322	684	1194			-
Stage 1	706	001	-			
Otage 1	100					
Platoon blocked, %				-	-	-
				:		
Mov Cap-2 Maneuver	316	-	-	-	-	-
Stage 2	603	-	-	-		-
	_					
UCM Control Dolous	42.2	_	0.4	-	0	_
HCM Control Delay, s			0.4		0	
HCM LOS	В					
				4		
Capacity (veh/h)		1194		517		
HCM Lane V/C Ratio		0.02		0.038	-	
TOTAL COLOR TO TAGE		0.02		2.000		
HCM Lane LOS		A	-	В		-
HCM 95th %tile Q(vel	1)	0.1			-	
	-/	011		4.1		

Exhibit C

STEARNS WEAVER MILLER WEISSLER ALHADEFF & SITTERSON, P.A.

Jessica M. Icerman 401 East Jackson Street, Suite 2100 Post Office Box 3299 Tampa, FL 33601 Direct: (813) 222-5066 Fax: (813) 222-5089

Email: jicerman@stearnsweaver.com

November 12, 2021

VIA - CERTIFICATE OF MAILING

Surrounding Property Owner or Homeowners Association

Re: Tip Top Properties LLC

PD Rezoning Application No. RZ-PD 21-1336

Notice of Neighborhood Meeting -November 23, 2021 at 6:00 p.m.

To Whom It May Concern:

Please be advised that we have scheduled a neighborhood meeting on Tuesday, November 23, 2021, at 6:00 p.m. at the Thonotosassa Park & Recreation Center, 10132 Skewlee Road, Thonotosassa, FL 33592. This meeting has been scheduled to discuss the Tip Top Properties LLC PD Rezoning Application.

If you are unable to attend the scheduled meeting, please do not hesitate to contact me for further information.

Sincerely,

Jessica M. Icerman

/ccw

Exhibit D

PROOF OF NOTICE AFFIDAVIT

APPLICATIO	N NUMBER: RZ-PD21-1336	
STATE OF FLORIDA COUNTY OF HILLSBOROUGH		
I hereby state that I am the owner or the agent fo	r the owner of the above numbered request.	
I further state that I have met the following requir Master to be held on 12/13/2021 at 6:00		of the Zoning Hearing
(Initial beside each requirement)		
I have mailed a copy of the atta 300 Feet or ✓ 500 Feet of the	ched notification letter to all persons owning lessible subject property.	and within (check one)
	ned notification letter to all registered neighborh n one (1) mile of the subject property.	nood organizations and/
The above referenced notice letter	ers were mailed by Certificate of Mailing on or p I deadline. The original Certificate of Mailing is a	rior to the 11/12/21 Iso attached.
The documents listed below were	e also included with each notice letter (i.e. site	plan, cover letter, etc.):
Notice of Neighborhood Me	eeting	
All of the above referenced docum Department for review on or prio	nents are attached and are being submitted to th r to the $11/19/21$ Land Development Code	e Development Services required deadline.
I further state that I have been advised of the fol	lowing Land Development Code regulations:	
Failure to submit proof of fulfillment of the being continued to the next available he	ne notice requirements in a timely manner shall earing.	result in the application
	rm of notice, required or otherwise, is deter tinue to the next available hearing, after the p to make the appropriate corrections.	
	e applicant or caused by the actions or inac payment of additional fees for rescheduling th	
Jessica Icerman - Steams Weaver Miller	Osignature of Agent/Applicant	11/12/2021
Type or Print Name of Agent/Applicant	Usignature of Agent/Applicant Jessica Icerman, As Authorized Agent	Date Signed
STATE OF FLORIDA COUNTY OF HILLSBOROUGH		
The foregoing instrument was acknowledged before	are me by means of $lacksquare$ physical presence or $lacksquare$ or	nline notarization, this
12th day of November , 2021	, by Jessica Icerman	•
(year)	(name of person acknowledging)	
🗷 Personally Known OR 🗌 Produced Identifica	(Signature of Notary Public - State of F	Florida)
Type of Identification Produced		

CAROL WALDEN
MY COMMISSION # HH 178498
amp EXPIRES OCKNOWN 25/205 No
Bonded Thru Notary Public Underwriters ry Public)

(Commission Number)

(Expiration Date)



Hillsborough ZONING HEARING MASTER **LETTER OF NOTICE**

To: Surrounding Property Owner and/or Any Registered Neighborhood Organization or Civic Association

APPLICATION NUMBER: RZ-PD 21-1336 APPLICATION FILING DATE: 09/16/2021

Planned Development

You are hereby notified	that the undersigned	is requesting a Re:	zoning to a	before t	the Zoning Hear	ing Master
of Hillsborough County	at a public hearing.	You have received	notice of this	requested	action because	you are a
property owner or the	designated represent	ative of a Registered	d Neighborhood	Organizatio	on and/or Civic	Association
within the required dista	ance of the subject site					

of Hillsborough	County at a pub	ic hearing.	You have received no	otice of this	before the Zoning Hear requested action because	you are a
	r or the designate ired distance of the			eighborhood	Organization and/or Civic A	Association
PUBLIC HEARIN	IG DATE: 12/13/2	021	TIME: 6:00 PM			
LOCATION OF P	PUBLIC HEARING:	Robert W. 1505 N Ne (*Virtual p	ebraska Ave, Tampa, FL participation in this pub	33602 lic hearing is	Payne Community Room* available through communic the Hearing" section, below.	
NATURE OF REC	QUEST: (Provide a ge	eneral descrip	otion of the request)			
Rezoning to a	Planned Developn	nent Zoning	District			
					listrict and may be used to o e Land Development Code.	btain
LOCATION OF T	HE PROPERTY: (Add	ress and/or (General Location) West	side of Co	unty Road 579 and 1,8	300 feet
south of Skew	lee Road, Thonoto	sassa, Flori	da			
CURRENT ZONI	NG: AR	100	PROPOSED ZOI	NING:	PD	
the offices of the	ne Clerk of the Boa	rd and the (County Administrator.	The application	or and are open to public in on may be reviewed online of ://hcflgov.net/pgmstore.	
	rmation concerning ment at: (813) 307		ation may be obtained	ed by calling	the Hillsborough County D	evelopment
the proceeding (813) 272-5600	, and those seeking	g an interp Impaired C	reter, should contact	the Custome	cial accommodations to pa r Service Center at telepho or to the proceedings. This	ne number
	Para i	nformación	en Español, favor de l	lamar al (813) 307-4739	
Applicant / Rep	resentative					
Name:	Jessica Icerman -	Steams We	aver Miller			
Address:	401 E. Jackson Str	eet, Suite 2	100, Tampa, FL 33602	2		
Phone:	(813) 223-4800					
Email: _	jicerman@steam	nsweaver.co	om			

Send Written Comments or Evidence, along with your physical address and email address to:

DSD - Community Development Division, PO BOX 1110, Tampa, FL 33601; or Email to Hearings@HCFLGov.net

Additional information may be obtained or a neighborhood meeting may be requested by contacting the applicant or the applicant's representative at the number listed above.

Submitting testimony and/or evidence:

All interested parties wishing to submit testimony or other evidence for the record in this matter must submit such in at least one of the following manners:

- In writing to the office of the Zoning Administrator at least 14 days prior to the hearing in order to be given consideration in the preparation of Development Services Staff's Final Report to the Zoning Hearing Master; or
- In writing to the office of the Zoning Administrator at least 2 business days prior to the hearing in order to be included as part of the record of the hearing;
- 3) Spoken or in writing* during the public hearing before the Zoning Hearing Master. (*Parties opting to participate virtually who also wish to submit written or documentary evidence must submit their written or documentary evidence prior to the public hearing, pursuant to (1) or (2), above.)

Testimony or evidence submitted prior to the hearing should be addressed to the attention of the Zoning Hearing Master and delivered as follows:

- 1) Hand delivered to County Center, 601 E. Kennedy Blvd. in downtown Tampa.
- 2) Mailed to P. O. Box 1110, Tampa, FL 33601
- 3) Via e-mail using the Development Services webpage located at: http://hcfigov.net/pgmstore Click on "Email" button (under "Contact Info"), attach testimony and/or evidence documents to e-mail, and send to Hearings@hillsboroughcounty.org.

All documentation submitted should reference the application number as listed at the top of page 1 of this notice.

About the Hearing:

The staff report of the Development Services Department must be filed six (6) days prior to the hearing. The participants before the Zoning Hearing Master shall be the County staff, the applicant (and/or the applicant's agent(s)), and the public. The order of presentation will be:

- 1) The applicant and the applicant's witnesses shall present their case.
- The Staff of the Development Services Department will give a summary of the request, and present the County Staff's findings and recommendations.
- 3) The Staff of the Planning Commission shall state whether the request is in compliance or non-compliance with the Comprehensive Land Use Plan.
- 4) You and other witnesses shall present their case.
- 5) County Staff will have the opportunity to make additional comments.
- 6) The applicant will have the opportunity for rebuttal and summations.

The Zoning Hearing Master may question witnesses as he/she deems necessary and appropriate and may permit responses to evidence or testimony received. Time will be allowed for a reasonable amount of questioning of the witnesses for the applicant, public agencies and opposition, but questioning should be limited to direct testimony already presented.

Each side will be given 15 minutes to present its case, however, the Zoning Hearing Master may grant additional time for good cause. The public as a whole is considered as one participant, so large groups may wish to designate a spokesperson. The staffs of each separate County agency are considered individual participants.

PARTICIPATION OPTIONS: In response to the COVID-19 pandemic, Hillsborough County is making it possible for interested parties to participate in this public hearing virtually by means of communications media technology or in person.

<u>Virtual Participation</u>: Virtual participation is available. In order to participate virtually, you must have access to a communications media device (such as a tablet or a computer equipped with a camera and microphone) that will enable you to be seen (video) and heard (audio) by the Zoning Hearing Master during the public hearing. Additionally, should you opt to participate virtually in this public hearing, you will be able to provide oral testimony to the Zoning Hearing Master, but you will be unable to submit documentary evidence during the public hearing. Therefore, if you opt to participate virtually in this public hearing, you must submit any documentary evidence you wish to be considered by the Zoning Hearing Master to the staff of the Development Services Department at least two business days prior to the Zoning Hearing Master hearing.

Anyone who wishes to participate virtually in this public hearing will be able to do so by completing the online Public Comment Signup Form found at: HillsboroughCounty.org/SpeakUp. You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio conferencing process. The Zoning Hearing Master will call on speakers by name in the order in which they have completed the online Public Comment Signup Form, depending on the application(s) to which each speaker signed up to speak. An audio call-in number will be provided to participants that have completed the form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Zoning Hearing Master by name. Call submissions for the public hearing will close 30 minutes prior to the start of the hearing. Public comments offered using communications media technology will be afforded equal consideration as if the public comments were offered in person.

<u>in Person:</u> While virtual participation is offered, standard in-person participation is still available. The format and procedures for in-person participation may differ from a traditional hearing. For the safety of participants and staff, social distancing will be properly adhered to at all times. For planning purposes, parties wishing to participate in person are encouraged to sign up ahead of time at HCFLGov.net/SpeakUp.

Anyone wishing to view and listen to the public hearing live, without participating, can do so in the following ways:

- The County's official YouTube channel: YouTube.com/HillsboroughCountyMeetings
- The County's HTV channels on cable television: Spectrum 637 and Frontier 22
- The HCFLGov.net website by going to HCFLGov.net/newsroom and selecting the "Live Meetings" button

If you have any questions or need additional information for providing public input you may call (813) 307-4739.

The recommendation of the Zoning Hearing Master will be filed with the Clerk of the Board of County Commissioners (BOCC) within 15 working days after the conclusion of the public hearing.

Review of the application by the Board of County Commissioners is restricted to the record as created at the hearing before the Zoning Hearing Master, inclusive of the documentation submitted prior to the hearing. In order to present testimony to the Board, you must be a party of record. To be considered party of record you must be one of the following:

- A person who was present at the Zoning Hearing Master (ZHM) hearing and presented either oral testimony or documentary evidence
- A person who was notified by Letter of Notice of the ZHM hearing. This included the Designated Representative(s) of the registered Neighborhood Organizations within 1 mile of the site for which the request was made.
- A person who submitted documentary evidence to the master file two (2) business days prior to the ZHM hearing or by proxy during the ZHM hearing.

If you qualify as a Party of Record and opt to speak at the BOCC meeting, your testimony must be restricted to the record as created at the hearing before the Zoning Hearing Master, inclusive of the documentation submitted prior to the hearing. Visit HCFLGov.net/SpeakUp to register to speak virtually or in person at the BOCC meeting.

The requirements for participation by a Party of Record at the BOCC Land Use meeting are set forth in Sec. 10.03.04 of the Land Development Code, as amended by Ordinance 21-18 (effective May 28, 2021). For additional questions regarding participation, please call (813) 307-4739.

STEARNS WEAVER MILLER WEISSLER ALHADEFF & SITTERSON, P.A.

Jessica M. Icerman 401 East Jackson Street, Suite 2100 Post Office Box 3299 Tampa, FL 33601 Direct: (813) 222-5066

Fax: (813) 222-5089 Email: jicerman@steamsweaver.com

November 12, 2021

VIA - CERTIFICATE OF MAILING

Surrounding Property Owner or Homeowners Association

Re:

Tip Top Properties LLC

PD Rezoning Application No. RZ-PD 21-1336

Notice of Neighborhood Meeting -November 23, 2021 at 6:00 p.m.

To Whom It May Concern:

Please be advised that we have scheduled a neighborhood meeting on Tuesday, November 23, 2021, at 6:00 p.m. at the Thonotosassa Park & Recreation Center, 10132 Skewlee Road, Thonotosassa, FL 33592. This meeting has been scheduled to discuss the Tip Top Properties LLC PD Rezoning Application.

If you are unable to attend the scheduled meeting, please do not hesitate to contact me for further information.

Sincerely,

Jessica M. Icerman

/ccw

TIP TOP PROPERTIES LLC West of County Road 579, North of Joe Ebert Road Thonotosassa, Florida

PD REZONING APPLICATION: RZ-PD 21-1336

CERTIFICATE OF MAILING: November 12, 2021

ALL DATA SUBJECT TO CHANGE. CHECK THESE ITEMS AGAINST A MAP. www.hcpafl.org for more information on these properties

DOR CODES: HH condo or subdivision placeholder record (If a record with HH appears in this list it should be followed immediately by the names and address of the individual units that are in that condo.)

0010-0030, 1040, 7701, 7704, 9910-9930 Condo or HOA common parcel

NN reference plate (historical placeholder) (If a record with NN appears in this list it is most likely an error. Please have a customer service rep investigate.)

0006-0040 vacant residential 0100 single family

0106 townhome 0300 multifamily 0400 condo

0500 coops 1000-3999 commercial

4000-4999 industrial 5000-6999 agriculture

7200-7999 institutional/associations 8000-9899 military, government, wetlands

9900+ non-agriculture

MULTI-STORY condos should be included in this list. (See DOR CODE HH above.)

List is sorted by folio number. Duplicates labels have been removed.

----- LABEL COUNT

Folio: 0607670200 BARRY A HAASE AND ALICIA SUE SLATER-HAASE 10517 SKEWLEE RD

THONOTOSASSA FL 33592-3101

Folio: 0607710000 Dor: 0000 BARRY A HAASE AND ALICIA SUE SLATER-HAASE

10517 SKEWLEE RD

FL 33592-3101 THONOTOSASSA

Folio: 0607730000 Dor: 0200

HERBERT G AND ANN E ROBERTS PO BOX 1015

THONOTOSASSA FL 33592-1015 _____

Dor: 0200 Folio: 0607730100

DAVID A SCHWALLER

10305 COUNTY ROAD 579

FL 33592-4024 THONOTOSASSA

Folio: 0607730200 Dor: 0200

LAURA J MORAN

10309 COUNTY ROAD 579

THONOTOSASSA FL 33592-4024



5

Folio: 0607880000 GRACELAND HOLDINGS LLC AND MC C/O THE LEE LADIES PROPERTY I 3410 W MCKAY AVE	ARYLAND MGMT	LLC	
TAMPA		33609-4630	6
Folio: 0607880150 TAMPA ELECTRIC CO TECO ENERGY CORP TAX DEPT PO BOX 111 TAMPA	Dor:	33601-0111	
Folio: 0607900000 FLORIDA GAS TRANSMISSION COMI C/O KE ANDREWS 2424 RIDGE RD	Dor:	9100	7
		75087-5116	0
Folio: 0608010200 JOHN J AND MARY GRECO / LIFE PO BOX 17072	Dor:		8
		33682-7072	
Folio: 0608010300 JOHN J AND MARY GRECO / LIFE PO BOX 17072	Dor:	0000	9
		33682-7072	
Folio: 0608200000 NIKOLA AND CORRYN NOEL PAVKOV 10307 TIMMONS RD	Dor:		10
THONOTOSASSA	FL	33592-3354	44
Folio: 0608200100 TIMOTHY E AND ROBIN BOWEN HAF 10408 HART POND RD	Dor:	0100	11
THONOTOSASSA	FL	33592-3357	S IV 0 2
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PO BOX 111 TAMPA	FL	33601-0111	
			15

Folio: 0608240000 Dor: 6000 HARIDAS BHOGADE AND VINUBHAI PANSURIYA ET AL 13001 TERRACE BROOK PL

TAMPA		33637-3009		16	
Folio: 0608250000 FRANCISCO ANTONIO BIZOUARN ET 308 MISSION HILLS AVE	Dor:	6700		10	
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Folio: 0608260000 TAMPA ELECTRIC CO TECO ENERGY CORP TAX DEPT PO BOX 111	Dor:			17	
	FL	33601-0111		1.0	
Folio: 0608410000 LINDA J MANNING PO BOX 202	Dor:	0100		18	
		33592-0202		10	
Folio: 0608410100	Dor:			19	
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Folio: 0608440000 TIP TOP PROPERTIES LLC PO BOX 770609	Dor:	6000		23	
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ТАМРА	FL	33601-0111		0.5	
				25	

Folio: 0608451106

NANCY J AND SEVERN M RAY III
10119 SKEWLEE RD

	FL	33592-3213	26
Folio: 0608451108 TERENCE C DUFFELER AND MELISSA 10123 SKEWLEE RD			26
THONOTOSASSA	FL	33592-3213	0.7
		0000	27
THONOTOSASSA	FL	33592-3215	
Folio: 0608451118 DIEGO AND JENNIFER ECHEVERRY 8820 VAN FLEET RD	Dor:	0100	28
RIVERVIEW	FL	33578-5042	
	Dor:		29
THONOTOSASSA	FL	33592-0502	
Folio: 0608451124 BLAINE DANIEL AND ANDREA GAIL S 10335 SKEWLEE RD			30
		33592-3217	31
Folio: 0608451126 DANIEL L POWERS JR			31
Folio: 0608451126 DANIEL L POWERS JR 10312 COUNTY ROAD 579	Dor:		000 000 000 000 000 000 000 000 000 00
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MARONDA HOMES LLC OF FLORIDA

4005 MARONDA WAY

FL 32771-6503 SANFORD

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Folio: 0617325526

MARONDA HOMES LLC OF FLORIDA

4005 MARONDA WAY

FL 32771-6503 SANFORD

37 _____

Folio: 0617325528 Dor: 0000

MARONDA HOMES LLC OF FLORIDA

4005 MARONDA WAY

SANFORD FL 32/71-6503

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*** END OF LIST ***

CONFIDENTIAL PARCELS

HAVE BEEN REMOVED FROM

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RZ-PD 21-1336		Folios: 60823.0000 & 60844.0000				
Name	Contact Name	Title	Address	Address 2	City-State	Zip
Thonotosassa Civic Association	Martha Terrell	Secretary/Treasurer	PO Box 1221		Thonotosassa FL	33592



060812 0500 060819 060821	060801	060348 060801 0300	25 060845 Skewlee 8d 2102 1104 1104	ONFID 2454 0111 0111 0111 0111 0111 0111 0111 0	1118 1116 0228 8 1116 0228 050845 060845 090788 1124 1122 090788 1124 060845 090788	128 1130 1130 1128 1130 1130 1130 1130 1130 1130 1130 113	060769 0100 060771 0025	Property Appraiser's Office
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AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department DATE: 01/06/2022

REVIEWER: Alex Steady, Senior Planner

PLANNING AREA/SECTOR: Thonotosassa/Northeast PETIT

AGENCY/DEPT: Transportation PETITION NO: PD 21-1336

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

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 227 average daily trips, 18 trips in the a.m. peak hour, and 24 trips in the p.m. peak hour.
- Transportation Review Section staff has no objection to the proposed request, subject to the conditions of approval provided hereinbelow.

CONDITIONS OF APPROVAL

New Conditions:

Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle
and pedestrian access may be permitted anywhere along the PD boundaries.

Other Conditions:

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

- Add a note to the site plan that states "Sidewalks to be provided in accordance with the Hillsborough County Land Development Code."
- Add a note to the site plan that states "All proposed roadways shall be built to Hillsborough County Transportation Technical Manual Standards".
- Change the label for the Ingress/Egress arrows on the west and north to state "Access Stubout".

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone three parcels, totaling 118.30 acres from Agricultural Rural (AR) to Planed Development (PD). The proposed Planned Development is seeking entitlements of 47 single family dwelling units. The site is located 0.25 miles south of the intersection of Skewlee Rd. and CR 579. The Future Land Use designation of the site is AE.

Trip Generation Analysis

Staff has prepared a comparison of the trips potentially generated under the previously approved zoning and the proposed planned development including the additional residential units, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour	Total Peak Hour Trips		
20	Two-Way Volume	AM	PM	
AR, 23 Single Family Residential Dwelling Units (ITE code 210)	217	17	23	

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour	Total Peak Hour Trips		
	Two-Way Volume	AM	PM	
PD, 47 Single Family Residential Dwelling Units (ITE code 210)	444	35	47	

Trip Generation Difference:

7	24 Hour	Total Peak Hour Trips		
Zoning, Lane Use/Size	Two-Way Volume	AM	PM	
Difference	+227	+18	+24	

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 227 average daily trips, 18 trips in the a.m. peak hour, and 24 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

CR 579. is a 2-lane, substandard, Hillsborough County maintained, arterial roadway. The existing right-of-way on CR 579. ranges between +/-55 feet and +/- 65 feet. There are sidewalks and bike lanes on both sides of CR 579 in the vicinity of the project.

SITE ACCESS

Access to this project will be via CR 579. Cross access to the north, west and south is required by 6.04.03.Q. of the LDC.

Consistent with the applicant's transportation analysis, no additional or extended auxiliary (turn) lanes are warranted pursuant to Section 6.04.04.D. of the Hillsborough County Land Development Code (LDC).

ROADWAY LEVEL OF SERVICE (LOS)

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service								
Roadway	From	То	LOS Standard	Peak Hr Directional LOS				
CR 579	JOE EBERT RD	US HWY 301	D	С				

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

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements	
CR 579	County Arterial - Urban	2 Lanes □Substandard Road □Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements □ Other 	

Project Trip Generation □Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	217	17	23	
Proposed	444	35	47	
Difference (+/-)	+227	+18	+24	

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

Primary Access	Additional Connectivity/Access	Cross Access	Finding
	None	Vehicular & Pedestrian	Meets LDC
	Vehicular & Pedestrian	None	Meets LDC
X	None	None	Meets LDC
	None	Vehicular & Pedestrian	Meets LDC
	Primary Access X	Primary Access Connectivity/Access None Vehicular & Pedestrian X None	Primary Access Connectivity/Access None Vehicular & Pedestrian Vehicular & Pedestrian X None None None

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

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

From:

Perry Cahanin, Jackie

To:

Defranc, Kevie

Subject:

REZ 21-1336 TIP Top Properties LLC - EPC Comments

Date:

Tuesday, December 14, 2021 10:14:15 AM

External email: Use caution when clicking on links and attachments from outside sources.

Good morning Kevie,

The revised plans/information for the above application received on 12/7/21 do not change the previously issued EPC comments from 10/7/21.

Thank you,

Jackie Perry Cahanin, M.S. Environmental Scientist II

Wetlands Division

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

Environmental Protection Commission

3629 Queen Palm Drive, Tampa, FL 33619

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

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Track Permit Applications



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: 12/22/2021

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Tip Top Properties, LLC

PETITION NO: 21-1336

LOCATION: 10110 CR 579

FOLIO NO: 60823.0000, 60844.0000

Estimated Fees:

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

Mobility: \$11,734.00 * 47 units = \$551,498.00 Parks: \$2,145.00 * 47 units = \$100,815.00 School: \$8,227.00 * 47 units = \$386,669.00

Fire: \$335.00 * 47 units = \$ 15,745.00 Total Single Family Detached = \$1,054,727.00

Project Summary/Description:

Rural Mobility, Northeast Park/Fire - 47 Single Family Units.

revised fees estimated based on Jan 1, 2022 schedule



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: 11/10/2021

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Tip Top Properties, LLC PETITION NO: 21-1336

LOCATION: 10110 CR 579

FOLIO NO: 60823.0000, 60844.0000

Estimated Fees:

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

Mobility: \$10,430.00 * 47 units = \$490,210.00 Parks: \$1,815 * 47 units = \$85,305.00 School: \$8,227.00 * 47 units = \$386,669.00 Fire: \$335.00 * 47 units = \$15,745.00 Total Single Family Detached = \$977,929.00

Project Summary/Description:

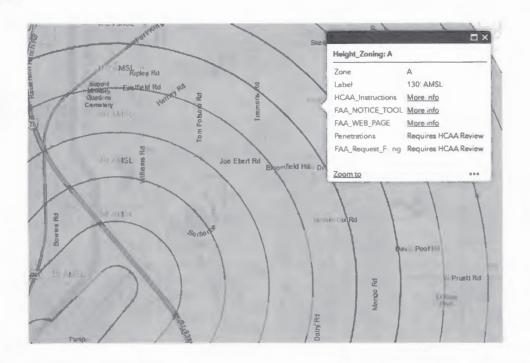
Rural Mobility, Northeast Park/Fire - 47 Single Family Units.



AVIATION AUTHORITY LAND USE REVIEW

Hillsborough County - OPTIX

DA	ATE: October 15, 2021
PF	ROPOSED USE INFORMATION:
Ca	ase No.: 21-1336 Reviewer: Tony Mantegna
Lo	cation: : 10I I0 County Road 579
Fo	olio: <u>060823-0000</u>
Cu	urrent use of Land: Vacant
Zo	oning: AR
RE	EQUEST: AR to PD - Residential homes
	DMMENTS:
Th	ne proposed site falls within Zone "A" on the Airport Height Zoning Map. Any structure including instruction equipment that exceeds 130 feet Above Mean Sea Level may require an Airport Height coning Permit and must be reviewed by the Airport Zoning Director.
	Compatible without conditions (see comments above)
	Not compatible (comments)
loc Th	Compatible with conditions (see comments above) – Potential buyers should be informed this cation is within the flight path of Tampa Executive Airport and will be subject to aircraft overflight. The property falls outside of the 65 dnl noise contour around the airport and is a compatible but scupants may be subjected to noise from aircraft operating to and from the airport. The Aviation athority suggests a noise reduction level of at least 25 db be incorporated into design.
cc	: Aviation Authority Zoning Director/Legal/Records Management/Central Records







Adequate Facilities Analysis: Rezoning

Date: 10/14/2021

Jurisdiction: Hillsborough County

Case Number: RZ 21-1336

HCPS #: RZ-406

Address: 10110 CR 579, Thonotosassa, 33592

Parcel Folio Number(s): 060823-0000, 060844-

0000, 060823-0050

Acreage: 118.30 (+/- acres)

Proposed Zoning: Planned Development

Future Land Use: AE

Maximum Residential Units: 47 Units

Residential Type: Single-Family Detached

School Data	Thonotosassa Elementary	Jennings Middle	Armwood High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	551	1203	2465
2020-21 Enrollment K-12 enrollment on 2020-21 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	325	725	2137
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	59%	60%	87%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of X/XX/XXXX	136	103	206
Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	10	5	7
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	85%	69%	95%

Notes: Thonotosassa Elementary, Jennings Middle, and Armwood High currently have adequate capacity for the proposed project.

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

Matthew Pleasant

Department Manager, Planning & Siting

Growth Management Department Hillsborough County Public Schools

E: matthew.pleasant@hcps.net

Matthew Pleasant

P: 813.272.4429

WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

	TION NO.: PD21-1336 REVIEWED BY: Randy Rochelle DATE: 10/26/2021 10 NO.: 60823.0000 & 60844.0000
	WATER
	The property lies within the Water Service Area. The applicant should contact the provider to determine the availability of water service.
	A 12 inch water main exists (adjacent to the site), (approximately feet from the site) and is located within the west Right-of-Way of County Road 579. This would be for a single metered point-of-connection only, as no water line extension would be allowed unless it is required or allowed as a condition of the rezoning of the development meets the exception criteria for the connections oustside the Urban Service Area. 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 prior to June 1, 2022, that will create additional demand on the system.
	WASTEWATER
	The property lies within the Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
	A inch wastewater low pressure force main exists (adjacent to the site), (approximately feet from the site) This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
	Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.
COM	IMENTS: The subject rezoning includes parcels that are located outside of the Urban Service Area, therefore connection to County water and/or wastewater service is not generally allowed. As there is a water line located adjacent to one of the subject sites a single metered connection could be allowed, however no water line extension would be allowed unless it is required or allowed as a condition of the rezoning of the development meets the exception criteria for the connections outside the Urban Service

Area.

AGENCY REVIEW COMMENT SHEET

	ZONING TECHNICIAN, Planning Growth M VIEWER: Bernard W. Kaiser, Conservation as			TE: 22 September 202 agement	1
APP	PLICANT: Tip Top Properties LLC CATION: Not listed		N NO: RZ-PD		
	LIO NO: 60823.0000 & 60844.0000	SEC:	TWN:	RNG:	=
	This agency has no comments.				
	This agency has no objection.				
	This agency has no objection, subject to list	ted or attached	conditions.		
	This agency objects, based on the listed or	attached condit	ions.		
COM	IMENTS:				



Request for Review Fee Payment

Date: Sept. 30, 2021

Hillsborough County School District has implemented a review fee that applies to this application. Please submit payment online through the following link:

Online fee submission:

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

Additionally, please fill out the form at the link below and email it to matthew.pleasant@hcps.net

School Planning and Concurrency Application:

https://drive.google.com/file/d/1 FdHMJqTlc9cm1s6g0s9QSJ WXyezcEK/view

Please do not hesitate to contact me with any questions.

Sincerely,

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

P: 813.272.4429

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Sterlin Woodard, P.E. AIR DIVISION

AGENCY COMMENT SHEET

REZONING				
HEARING DATE: December 13, 2021	COMMENT DATE: October 7, 2021			
PETITION NO.: 21-1336	PROPERTY ADDRESS: 10110 County Road 579, Thonotosassa			
EPC REVIEWER: Jackie Perry Cahanin	FOLIO #: 060823-0000; 060844-0000			
CONTACT INFORMATION: (813) 627-2600 X1241	STR: 16-28S-20E			
EMAIL: cahaninj@epchc.org				

REQUESTED ZONING: From AR to PD

FINDINGS			
WETLANDS PRESENT	NO		
SITE INSPECTION DATE	08/17/2016		
WETLAND LINE VALIDITY	NA		
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	NA		

INFORMATIONAL COMMENTS:

Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.

Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application". Once approved, the formal wetland delineation would be binding for five years.

Jpc/mst

cc: jicerman@stearnsweaver.com

Rezoning Application:

RZ-PD 21-1336

Zoning Hearing Master Date:

January 18, 2022

BOCC Land Use Meeting Date:

March 8, 2022



Development Services Department

1.0 APPLICATION SUMMARY

Applicant:

Tip Top Properties LLC

FLU Category:

Agricultural Estate (AE)

Service Area:

Rural

Site Acreage:

118.3 acres

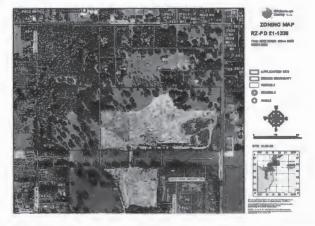
Community

Plan Area:

Thonotosassa

Overlay:

None



Introduction Summary:

The request is to rezone the subject property from the existing Agricultural Rural (AR) zoning district to a new Planned Development (PD) zoning district to be allowed to develop the property with a maximum of 47 single-family detached dwelling units.

Zoning:	Existing	Proposed
District(s)	AR	PD
Typical General Use(s)	Agricultural	Single Family Residential
Acreage	118.3	118.3
Density/Intensity	217,800 sf/u / NA	0.40 units/acre
Mathematical Maximum*	23.66 units	47 units

^{*}number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AR	PD
Lot Size / Lot Width	217,800 sf / 150'	65,000 sf / 150'
Setbacks/Buffering and Screening	50' Front 25' Sides 50' Rear	25' Front 15' Side 25' Side (corner) 50' Rear
Height	50'	35′

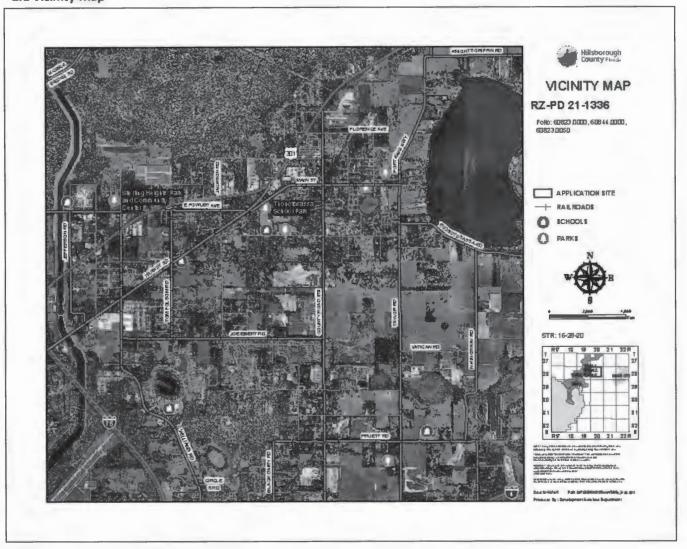
Additional Information:	
PD Variation(s)	None requested as part of this application

ZHM HEARING DATE: BOCC LUM MEETING DATE:	January 18, 2022 March 8, 2022	Case Reviewer: Kevie Defranc
Waiver(s) to the Land Do	evelopment Code	None requested.
Planning Commission R Consistent	Recommendation:	: Development Services Recommendation: Approvable, subject to proposed conditions

APPLICATION NUMBER: RZ-PD 21-1336

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

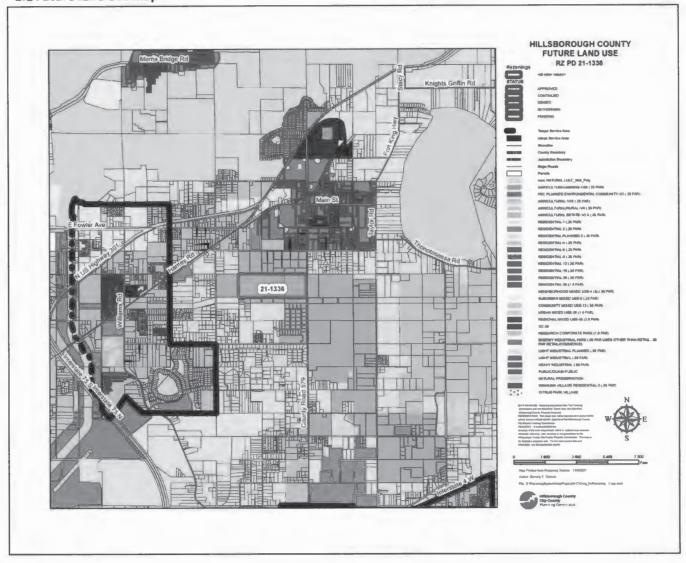


Context of Surrounding Area:

Existing land uses within the area include public service facility (utility), residential (mobile home and single-family residential lots), and agricultural uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



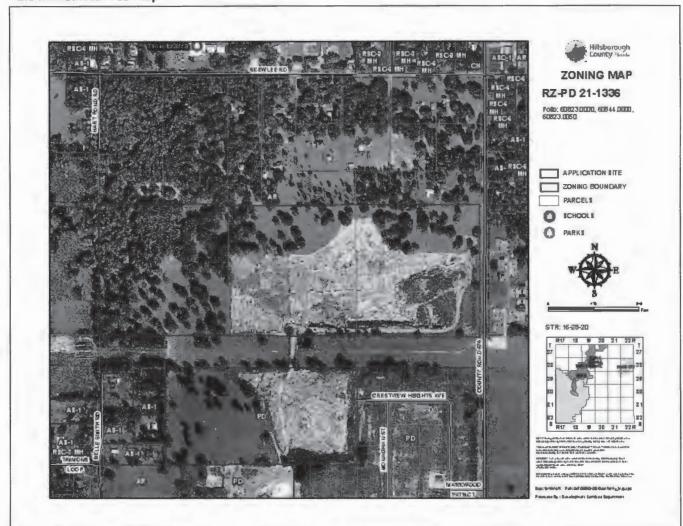
Subject Site Future Land Use Category:	Agricultural Estate (AE)
Maximum Density/F.A.R.:	1 dwelling units per 2.5 gross acres / 0.25
Typical Uses:	Farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multipurpose projects.

January 18, 2022 March 8, 2022

Case Reviewer: Kevie Defranc

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



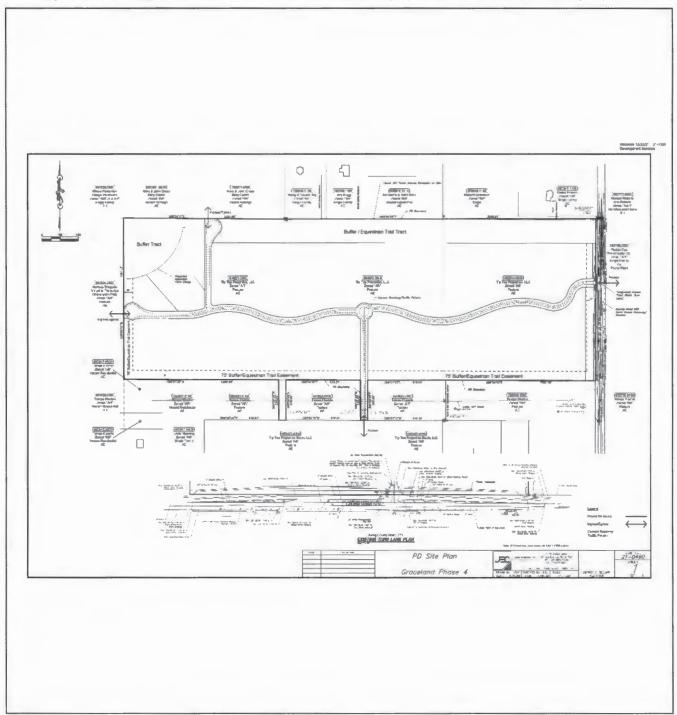
		Adjacent Zo	nings and Uses	
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AR	217.800 st/u / N/A	Agricultural and agricultural-related uses per LDC Section 2.02.02	Single-Family Residentia
South	AR	217,800 sf/u / NA	Agricultural and agricultural-related uses per LDC Section 2.02.02	Agricultural
East	AR	217,800 sf/u / NA	Agricultural and agricultural-related uses per LDC Section 2.02.02	County Road 579 right-of way and Public Service Facility

APPLICATION NUMBER:	RZ-PD 21-1336		
ZHM HEARING DATE: BOCC LUM MEETING DATE:	January 18, 2022 March 8, 2022	Case Reviewer: Kevie Defranc	
		Agricultural and	

West	AR	217 800 sf/u / NA	Agricultural and agricultural-related uses per LDC Section 2.02.02	Agricultural
------	----	-------------------	--	--------------

2.0 LAND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER:	RZ-PD 21-1336
ZHM HEARING DATE:	January 18, 2022

BOCC LUM MEETING DATE: March 8, 2022 Case Reviewer: Kevie Defranc

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

Adjoining Roadwa	ays (check if applicable)		
Road Name	Classification	Current Conditions	Select Future Improvements
CR 579	County Arterial - Urban	2 Lanes ☐ Substandard Road ☐ Sufficient ROW Width	 ☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generati	ion \square Not applicable for this request		
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	217	17	23
Proposed	444	35	47
Difference (+/1)	+227	+18	+24

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

Primary Access	Additional Connectivity/Access	Cross Access	Finding
	None	Vehicular & Pedestrian	Meets LDC
	Vehicular & Pedestrian	None	Meets LDC
Х	None	None	Meets LDC
	None	Vehicular & Pedestrian	Meets LDC
	Primary Access X	Connectivity/Access None Vehicular & Pedestrian X None	Cross Access Connectivity/Access Vehicular & Pedestrian Vehicular & Pedestrian X None None None None

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

APPLICATION NUMBER: RZ-PD 21-1336

ZHM HEARING DATE: BOCC LUM MEETING DATE: March 8, 2022

January 18, 2022

Case Reviewer: Kevie Defranc

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY						
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments		
Environmental Protection Commission	⊠ Yes	☐ Yes	☐ Yes			
	□ No	⊠ No	⊠ No			
Natural Resources	☐ Yes	☐ Yes	☐ Yes			
	⊠ No	□No	□No			
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ☒ No	☐ Yes ☒ No			
Check if Applicable:						
☐ Wetlands/Other Surface Waters	 □ Potable Water Wellfield Protection Area □ Significant Wildlife Habitat 					
☐ Use of Environmentally Sensitive Land						
Credit	☐ Coastal High Hazard Area					
☐ Wellhead Protection Area	☐ Urban/Suburban/Rural Scenic Corridor					
□ Surface Water Resource Protection Area	Adjacent to ELAPP property					
Public Facilities:	○ Other _Airport Height Restriction Area Comments Conditions Additional					
	Received	Objections	Requested	Information/Comments		
Transportation	P					
☐ Design Exc./Adm. Variance Requested	⊠ Yes □ No	☐ Yes ⊠ No	⊠ Yes □ No	See Staff Report.		
☐ Off-site Improvements Provided						
Service Area/ Water & Wastewater □ Urban □ City of Tampa □ Rural □ City of Temple Terrace	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	The subject rezoning includes parcels that are located outside of the Urban Service Area, therefore connection to County water and/or wastewater service is not generally allowed. As there is a water line located adjacent to one of the subject sites a single metered connection could be allowed, however no water line extension would be allowed unless it is required or allowed as a condition of the rezoning of the		

ZHM HEARING DATE: January 18, 2022 BOCC LUM MEETING DATE: March 8, 2022	Case Reviewer: Kevie Defranc				
				development meets the exception criteria for the connections outside the Urban Service Area.	
Hillsborough County School Board Adequate ⊠ K-5 ⊠6-8 ⊠9-12 □N/A Inadequate □ K-5 □6-8 □9-12 □N/A	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ☒ No		
Impact/Mobility Fees (Fee estimate is based on a 2,000 square Mobility: \$11,734.00 * 47 units = \$551,4 Parks: \$2,145.00 * 47 units = \$100,8 School: \$8,227.00 * 47 units = \$386,6 Fire: \$335.00 * 47 units = \$15,74 Total Single Family Detached = \$1,054	98.00 315.00 669.00	oom, Single Fami	y Detached)		
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comment	
Planning Commission ☐ Meets Locational Criteria	⊠ Yes	☐ Inconsistent ☑ Consistent	☐ Yes ⊠ No		

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Based on the adjacent zonings and uses identified above in the report, staff finds the proposed PD zoning district compatible with the existing zoning districts and development pattern in the area. The proposed minimum lot width and rear yard setbacks match those of the existing AR zoning district and AS-0.4 zoning district. Given the AE future land use category, the AS-0.4 district is the equivalent standard zoning district from a density/minimum lot size standpoint. Therefore, the minimum rear yard setbacks and minimum lot widths at project boundaries for the PD are consistent with existing comparable standard districts.

5.2 Recommendation

Based on the above considerations, staff recommends approval of the request, subject to conditions.

Case Reviewer: Kevie Defranc

6.0 PROPOSED CONDITIONS

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

- Add a note to the site plan that states "Sidewalks to be provided in accordance with the Hillsborough County Land Development Code."
- Add a note to the site plan that states "All proposed roadways shall be built to Hillsborough County Transportation Technical Manual Standards".
- Change the label for the Ingress/Egress arrows on the west and north to state "Access Stubout".

Approval - Approval of the request, subject to the conditions listed below, is based on the general site development plan received December 29, 2021.

- 1. Development of the project shall be limited to a maximum of 47 single-family detached dwelling units.
- 2. The single-family detached dwelling units shall be developed according to the following development standards.

Minimum lot area: 65,000 square feet

Minimum lot width: 150 feet
Minimum front yard setback: 25 feet
Minimum side yard setback: 15 feet

20 feet (corner lots)

Minimum rear yard setback: 50 feet Maximum building height: 35 feet Maximum building coverage: 35%

- 3. Landscape buffering and screening shall be in accordance with Land Development Code Section 6.06.06., except as provided herein:
- a. A 75-foot wide buffer / equestrian trail shall be provided along the east, west, and south property boundaries and a 200-foot wide buffer / equestrian trail shall be provided along the north property boundary, as shown on the general site development plan.
- 4. Parking shall be in accordance with Land Development Code Section 6.05.02.
- 5. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 5. Approval of this application does not ensure that public wastewater and potable water services will be available at the time when the applicant seeks permits to actually develop.
- 6. 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.
- 7. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned

APPLICATION NUMBER: RZ-PD 21-1336
ZHM HEARING DATE: January 18, 2022

BOCC LUM MEETING DATE: March 8, 2022 Case Reviewer: Kevie Defranc

otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

- 8. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Development Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
- 9. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Site Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.

Zoning Administrator Sign Off:

. Byjan Grady Fri Jan 7 2022 16:35:56

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

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

APPLICATION NUMBER:	RZ-PD 21-1336	
ZHM HEARING DATE:	January 18, 2022	
BOCC LUM MEETING DATE:	March 8, 2022	Case Reviewer: Kevie Defranc

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

7.1 - The Aviation Authority provided land use review comments that include the following:

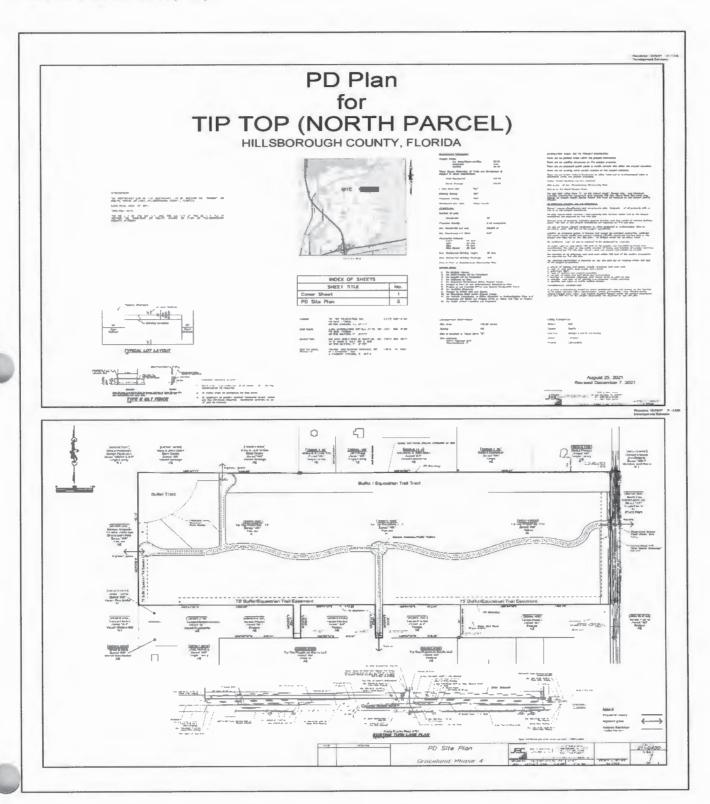
"The proposed site falls within Zone "A" on the Airport Height Zoning Map. Any structure including construction equipment that exceeds 130' feet Above Mean Sea Level may require an Airport Height Zoning Permit and must be reviewed by the Airport Zoning Director.

Compatible without conditions (see comments above) - Potential buyers should be informed this location is within the flight path of Tampa Executive Airport and will be subject to aircraft overflight. The property falls outside of the 65 dnl noise contour around the airport and is a compatible but occupants may be subjected to noise from aircraft operating to and from the airport. The Aviation Authority suggests a noise reduction level of at least 25 db be incorporated into design."

January 18, 2022 March 8, 2022

Case Reviewer: Kevie Defranc

8.0 PROPOSED SITE PLAN (FULL)



APPLICATION NUMBER: RZ-PD 21-1336

ZHM HEARING DATE: January 18, 2022

BOCC LUM MEETING DATE: March 8, 2022 Case Reviewer: Kevie Defranc

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department DATE: 01/06/2022

REVIEWER: Alex Steady, Senior Planner

AGENCY/DEPT: Transportation PLANNING AREA/SECTOR: Thonotosassa/Northeast PETITION NO: PD 21-1336

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

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 227 average daily trips, 18 trips in the a.m. peak hour, and 24 trips in the p.m. peak hour.
- Transportation Review Section staff has no objection to the proposed request, subject to the conditions of approval provided hereinbelow.

CONDITIONS OF APPROVAL

New Conditions:

Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

Other Conditions:

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

- Add a note to the site plan that states "Sidewalks to be provided in accordance with the Hillsborough County Land Development Code."
- Add a note to the site plan that states "All proposed roadways shall be built to Hillsborough County Transportation Technical Manual Standards".
- Change the label for the Ingress/Egress arrows on the west and north to state "Access Stubout".

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone three parcels, totaling 118.30 acres from Agricultural Rural (AR) to Planed Development (PD). The proposed Planned Development is seeking entitlements of 47 single family dwelling units. The site is located 0.25 miles south of the intersection of Skewlee Rd. and CR 579. The Future Land Use designation of the site is AE.

Trip Generation Analysis

Staff has prepared a comparison of the trips potentially generated under the previously approved zoning and the proposed planned development including the additional residential units, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour	Total Peak Hour Trips	
	Two-Way Volume	AM	PM
AR, 23 Single Family Residential Dwelling Units (ITE code 210)	217	17	23

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour	Total Peak Hour Trips	
3 ,	Two-Way Volume	AM	PM
PD, 47 Single Family Residential Dwelling Units (ITE code 210)	444	35	47

Trip Generation Difference:

Zaning Lang Hag/Siza	24 Hour	Total Peak Hour Trips	
Zoning, Lane Use/Size	Two-Way Volume	AM	PM
Difference	+227	+18	+24

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 227 average daily trips, 18 trips in the a.m. peak hour, and 24 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

CR 579. is a 2-lane, substandard, Hillsborough County maintained, arterial roadway. The existing right-of-way on CR 579. ranges between +/-55 feet and +/- 65 feet. There are sidewalks and bike lanes on both sides of CR 579 in the vicinity of the project.

SITE ACCESS

Access to this project will be via CR 579. Cross access to the north, west and south is required by 6.04.03.Q. of the LDC.

Consistent with the applicant's transportation analysis, no additional or extended auxiliary (turn) lanes are warranted pursuant to Section 6.04.04.D. of the Hillsborough County Land Development Code (LDC).

ROADWAY LEVEL OF SERVICE (LOS)

Level of Service (LOS) information is reported below.

	FDOT C	Generalized Level of	f Service	
Roadway	From	То	LOS Standard	Peak Hr Directional LOS
CR 579	JOE EBERT RD	US HWY 301	D	С

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

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
CR 579	County Arterial - Urban	2 Lanes □Substandard Road □Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements □ Other

Project Trip Generat	ion □Not applicable for this request		
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	217	17	23
Proposed	444	35	47
Difference (+/-)	+227	+18	+24

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

Primary Access	Additional Connectivity/Access	Cross Access	Finding
	None	Vehicular & Pedestrian	Meets LDC
	Vehicular & Pedestrian	None	Meets LDC
X	None	None	Meets LDC
	None	Vehicular & Pedestrian	Meets LDC
	Primary Access	Primary Access Connectivity/Access None Vehicular & Pedestrian X None	Primary Access Connectivity/Access None Vehicular & Pedestrian Vehicular & Pedestrian X None None

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

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



Unincorporated Hillsborough (County Rezoning
Hearing Date: January 18, 2022 Report Prepared: January 6, 2022	Petition: PD 21-1336 10110 County Road 579 South of Skewlee Road, west of Mango Road and east of Belle Smith Road.
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Agricultural Estate-1/2.5 (1 du/2.5ga;0.25 FAR)
Service Area:	Rural
Community Plan:	Thonotosassa
Requested Zoning:	Agricultural - Rural (AR) to a Planned Development (PD) to add 47 single family homes with 1.5 acre lots and an equestrian trail along the perimeter.
Parcel Size (Approx.):	118.30 +/- acres (5,153,148 square feet)
Street Functional Classification:	County Road 579 – County Arterial Belle Smith Road – Local Road Skewlee Road – Local Road
Locational Criteria	N/A
Evacuation Zone	None



Plan Hillsborough planhillsborough.org planner@plancom.org 813 – 272 – 5940 601 E Kennedy Blvd 18th floor Tampa, FL, 33602

Context

- The +/- 118.30 acre subject property is located south of Skewlee Road, west of Mango Road and east of Belle Smith Road. The site is located in the Rural Service Area and is located within the limits of the Thonotosassa Community Plan.
- The subject site's Future Land Use designation is Agricultural Estate-1/2.5 (AE 1/2.5). Typical allowable uses in this Future Land Use Category include farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multi-purpose projects. Commercial, office, and multi-purpose uses shall meet locational criteria for specific land use projects. Adoption/child caring communities are permitted subject to the criteria outlined in Objective 55 and related policies. Directly north, south, east and west is also designated as Agricultural Estate-1/2.5 (AE 1/2.5). Further east, south and north west is Residential-1 (RES-1).
- The subject property is zoned Agricultural-Rural (AR). The properties immediately surrounding are designated Agricultural-Rural (AR) and are developed with single family residential, vacant, public utilities, and agricultural. Further south is designated Planned Development (PD) and Agricultural Single-Family (AS-1) and developed with single family residential, vacant and agricultural. The development pattern along County Road 579 consists predominantly of single-family residential dwellings, vacant lots, and agricultural properties. Across County Road 579 is a public utility, Florida Gas Transmission Co-Station #27, property.
- The applicant is requesting to rezone the site from Agricultural Rural (AR) to a Planned Development (PD) to add 47 single family homes with 1.5 acre lots and an equestrian trail along the perimeter.

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

Rural Area

Within the rural area there are existing developments that are characterized as suburban enclaves or rural communities. These are residential developments which have a more dense development pattern and character, usually 1 or 2 du/ga. These enclaves are recognized through the placement of land use categories that permit densities higher than 1 du/5 acres. New development of a character similar to the established community will be permitted to infill in a limited manner, but not be permitted to expand into areas designated with lower land use densities.

Objective 4: The Rural Area will provide areas for long term, agricultural uses and large lot, low density rural residential uses which can exist without the threat of urban or suburban encroachment, with the goal that no more than 20% of all population growth within the County will occur in the Rural Area.

Policy 4.1: Rural Area Densities

Within rural areas, densities shown on the Future Land Use Map will be no higher than 1 du/5 ga unless located within an area identified with a higher density land use category on the Future

Land Use Map as a suburban enclave, planned village, a Planned Development pursuant to the PEC ½ category, or rural community which will carry higher densities.

Relationship to the Future Land Use Map

Objective 7: The Future Land Use Map is a graphic illustration of the county's policies governing the determination of its pattern of development in the unincorporated areas of Hillsborough County through the year 2025.

Policy 7.1: The Future Land Use Map shall be used to make an initial determination regarding the permissible locations for various land uses and the maximum possible levels of residential densities and/or non-residential intensities, subject to any special density provisions, locational criteria and exceptions of the Future Land Use Element text.

Relationship to Land Development Regulations

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

Neighborhood/Community Development

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

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

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

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

Policy 16.10: 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.

4.0 COMMUNITY LEVEL DESIGN

4.1 RURAL RESIDENTIAL CHARACTER

Goal 7: Preserve existing rural uses as viable residential alternatives to urban and suburban areas.

Objective 7-1: Support existing agricultural uses for their importance as a historical component of the community, their economic importance to the County and for the open space they provide.

Policy 7-1.1: Preserve natural areas in rural residential lot development.

Policy 7-1.2: Vary lot size in order to encourage diversity of housing product types and respect natural resources.

Livable Communities Element: Thonotosassa Community Plan

Goals

- 2. Sense of Community Ensure that new development maintains and enhances Thonotosassa's unique character and sense of place, and provides a place for community activities and events.
- 3. Rural Character, Open Space and Agriculture Provide improved yet affordable infrastructure and a balance of residential, commercial, and other land uses while maintaining the rural nature of the Thonotosassa area. This goal includes encouragement for agriculture, protection of property owners' rights and values, and the establishment of open space and green space and low density, rural residential uses.
- 4. Diversity of People, Housing and Uses Maintain the existing diversity of housing types and styles. Provide for commerce and jobs but protect the community identity and limit the location, type and size of new businesses to fit the surrounding area.

Comprehensive Plan Strategies

- Require minimum lot sizes of 1 acre for residential development within the Residential-1, Agricultural Estate, and Agricultural Rural Future Land Use categories.
- Protect the area's rural character.
- Support agricultural uses throughout the community.

Staff Analysis of Goals, Objectives, and Policies

The applicant is requesting to rezone the site from Agricultural - Rural (AR) to a Planned Development (PD) to add 47 single family homes with 1.5 acre lots and an equestrian trail along the perimeter. The site is currently developed with a single-family residential home. The site is within the Rural Service Area and limits of the Thonotosassa Community Plan. The applicant will construct internal roadways with one access point off County Road 579.

The adopted Future Land Use Category for the subject site is Agricultural Estate-1/2.5 (AE 1/2.5). Typical uses in the AE 1/2.5 Future Land Use category include farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multi-purpose projects. Commercial, office, and multi-purpose uses shall meet locational criteria for specific land use projects. The intent of the category is to designate areas best suited for

agricultural development and for compatible rural residential uses. Per Objective 4, the Rural Area is intended for agricultural uses and large lot, low density rural residential uses. The proposed 47 single family homes will have 1.5 acre lots which are comparable with the large lot, low density rural residential uses of the surrounding area. The 118.30 +\- acre site allows for up to 47 dwelling units per the AE 1/2.5 Future Land Use category. The applicant is asking for the maximum density allowed on site.

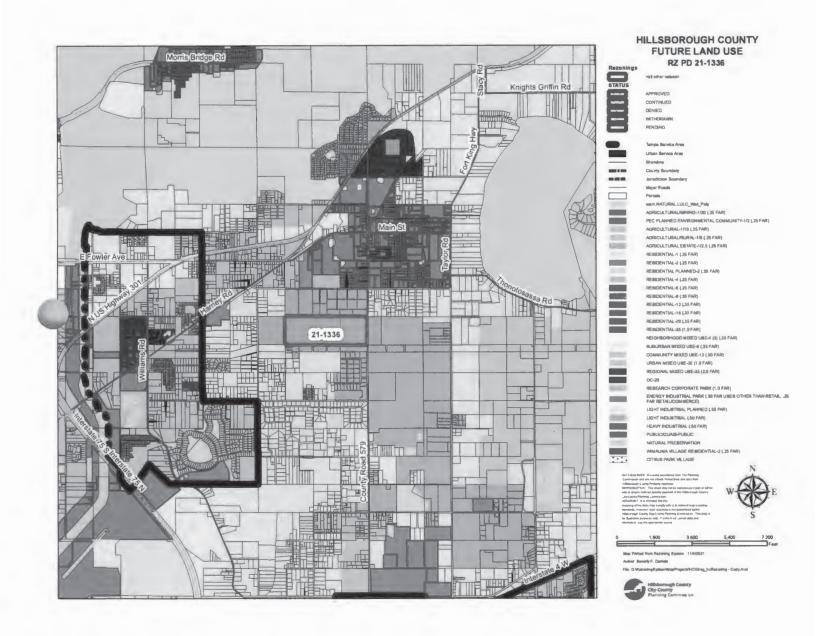
The site plan proposes an equestrian easement/trail around the perimeter of the property that is 75 feet wide to the east, west, and south and 200 feet to the north. Policy 16.2 requires gradual transitions of intensities between different land uses be provided for as new development is proposed through the use of professional site planning techniques. The equestrian easement/trail around the entire perimeter helps to meet the intent of Policy 16.2. Policy 16.3 requires development and redevelopment be integrated through the use of complementary land uses. The subject property is in a rural residential Future Land Use classification. The development pattern along County Road 579 consists predominantly of single-family residential dwellings, vacant lots, and agricultural properties. Across County Road 579 is a public utility, Florida Gas Transmission Co-Station #27, property. The proposed modification is consistent with the Objective 16 and its policies per the Future Land Use Element of the Unincorporated Hillsborough County Comprehensive Plan.

The site is within the limits of the Thonotosassa Community Plan. Goal 3 of the Plan calls for a balance of residential, commercial and other land uses while maintain the rural nature of the area. This encourages agriculture, protection of property owners' rights, and open space and green space. Plan strategies include minimum lot sizes of 1 acre and protecting the area's rural character. The proposed development will have minimum lot sizes of 1.5 acres and an equestrian easement/trail around the perimeter that will provide open and green space. The proposed development will provide a rural residential land use that fits with the surrounding area. The proposed development meets the intent of the Thonotosassa Community Plan.

Overall, the proposed Planned Development is consistent with the Goals, Objectives, and Policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, as it is a compatible use with the surrounding rural residential 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 proposed by the Development Services Department of Hillsborough County.





PRACTICE AREAS

Land Development/Land Use/Zoning

Litigation - Land Use, Environmental & Property Rights

Cannabis Law

Government & Administrative

EDUCATION

J.D., Florida State University College of Law, 2012

> Environmental and Land Use Law Certificate

B.A., University of Florida, 2009

ADMISSIONS

Florida

CERTIFICATIONS

Board Certified by The Florida Bar in City, County, and Local Government Law

JESSICA M. ICERMAN

Shareholder, Tampa 813-222-5066 | jicerman@stearnsweaver.com

Jessica Icerman is a Shareholder in the Land Development, Zoning & Environmental group and is Board Certified by The Florida Bar in City, County, and Local Government Law*. She represents clients before local and state governments and in litigation on land use and land development issues. She has experience representing clients in a broad range of matters involving variances, rezonings, permitting, licensing, comprehensive plan amendments, and entitlements.

Prior to joining the firm, Jessica served as an Assistant County Attorney in the Leon County Attorney's Office. In this role, she represented the county with a focus on land use, code enforcement and local government law. She also served as an advisor for several county departments and divisions, including Development Services Division, Environmental Services Division, Code and Permit Services, Planning Department, and County administration.

She also was an associate in private practice and was a law clerk in the City of Tallahassee City Attorney's Office.

*With less than 1% of eligible members certified in City, County, and Local Government Law, board certification is The Florida Bar's highest level of evaluation of a lawyer's competence and experience in a particular area of practice. It identifies lawyers with "special knowledge, skills and proficiency, as well as a reputation for professionalism and ethics." To achieve certification, a lawyer must endure rigarous examination and testing and be evaluated by their peers.

REPRESENTATIVE EXPERIENCE

- Successfully overturned a local government decision denying the grandfathering of an intensive commercial use, paving the way to achieve a favorable rezoning of the property.
- Lead counsel in obtaining and successfully defending a challenge to a favorable zoning determination letter.
- Successfully represented owner of a commercial shopping plaza in City of St. Pete Beach administrative appeal by neighbor challenging a nonconforming use of the property, which lead to neighbor also voluntarily dismissing sister lawsuit.
- Represented an affordable housing developer in obtaining a brownfield area designation for an affordable housing project in the City of Tallahassee during the COVID-19 pandemic. The team coordinated an in-person and virtual community meeting that included a team of consultants and members of the public as well as two virtual public hearings to obtain the brownfield area designation. The designation allowed the developer to take advantage of both state environmental clean-up programs and financial incentives.

Jessica M. Icerman - 2

- In her capacity as Assistant County Attorney in the Leon County Attorney's Office:
 - Lead attorney on major local government issues, including medical marijuana, cell towers in the rights-of-way and revising the sign code
 - Represented Leon County in quasi-judicial hearings
 - Defended Leon County in appeals of County decisions

PROFESSIONAL & COMMUNITY INVOLVEMENT

- The Florida Bar, City, County and Local Government Law Section,
 Chair of the Social Media Subcommittee, 2021-Present
- St. Petersburg Chamber of Commerce, 2020-Present
 - Vice Chair, Sustainability Committee, 2021-Present
 - Transportation Committee, 2020-Present
 - Public Policy Council, 2020-Present
- St. Petersburg Downtown Partnership Developer's Council, 2020-Present
- Tampa Bay Builders Association, 2019-Present
- Urban Plan Institute, Volunteer, 2018-Present
- Guardian ad-Litem, Volunteer, 2017-Present
- Tallahassee Women Lawyers, Executive Board, 2017-2020
- FSU College of Law Women's Law Symposium, Mentor, 2016-2020
- Florida Association of County Attorneys, 2015-2019
 - Chair, Growth Management Committee, 2018-2019
 - Amicus Curiae Committee, 2017-2019
 - Cell Tower-ROW Task Force, 2017

RECOGNITION

- Best Lawyers: Ones To Watch, 2021
- Florida Trend's Florida Legal Elite, Up & Comer, 2020

PUBLICATIONS

- "What's Developing," Stearns Weaver Miller News Update, December 20, 2019 – Present
- "City of Tallahassee Proposes 'Glitch' Revisions to Land Development Code," Stearns Weaver Miller News Update, September 30, 2021
- "COVID-19 State of Emergency Lapses: Extend Your Permits NOW,"
 Stearns Weaver Miller News Update, July 14, 2021
- "Hillsborough County Studying Comprehensive Plan Updates to Facilitate Affordable Housing," Stearns Weaver Miller News Update, July 2, 2021

Jessica M. Icerman - 3

- "COVID-19 Legal Compass," Stearns Weaver Miller News Update, March 25, 2020 – March 15, 2021
- "City of Tampa Holds Important Workshop on Changes in Land Use and Development Policies," Stearns Weaver Miller News Update, November 4, 2020
- "Major Land Use Changes Ahead in St. Pete: CHAA Update, Tropicana Field Site RFP, and I-275 Improvements," Stearns Weaver Miller News Update, August 31, 2020
- "Hillsborough County to Consider Doubling of Development Fees and Extending Rezoning Moratoria, Despite COVID-19 Economic Recovery Concerns," Stearns Weaver Miller News Update, May 8, 2020
- "Hillsborough County Forges Ahead to Consider Doubling Development Fees During COVID-19 Era," Stearns Weaver Miller News Update, April 20, 2020
- "Hillsborough County Sets Aggressive Twelve Program to Remake Development Policies - and Increase Fees," Stearns Weaver Miller News Update, February 12, 2020
- "Hillsborough County Continues Discussion on Changes in Land Use and Development Policies to Prepare for Smart and Sustainable Growth," Stearns Weaver Miller News Update, January 24, 2020
- "Major Land Use and Development Policies Discussions Continue in Hillsborough County," Stearns Weaver Miller News Update, January 14, 2020
- "Major Evolution in Land Use and Development Policies Ahead in Hillsborough County," Stearns Weaver Miller News Update, December 23, 2019
- "Will the Silvicultural Exemption Survive? An Update on Northwest Environmental Defense Center v. Brown," American Bar Association Forest Resources Committee Newsletter, June 2012

PRESENTATIONS

- "Legal and Regulatory Status of Urban Agriculture in Florida," University of Florida, Institute of Food and Agricultural Sciences, November 13, 2020
- "Socially-Distanced Local Government w/ Jessica Icerman," REGULATED Podcast, May 19, 2020
- "Let's Get Virtual! Virtual Local Government Hearings Amid the COVID Crisis," Stearns Weaver Miller Webinar, April 22, 2020
- "Environmental and Land Use Law at a Glance," ELULS of the Florida Bar, October 24, 2018

Jessica M. Icerman - 4

- "Competent Substantial Evidence: A Heated Discussion," ELULS/Administrative Law Section of the Florida Bar Advanced Hot Topics Seminar, April 20, 2018
- "Local Government Policy and Law," FSU College of Law Democratic Law Student Association, October 3, 2017



PRACTICE AREAS

Land Development, Zoning and Environmental

Environmental & Natural Resources

Land Use, Environmental & Property Rights Litigation

Government & Administrative

EDUCATION

J.D., magna cum laude, Stetson University College of Law, 2020

- Dean Richard Dillon Excellence in Real Property Graduation Award
- Stetson Law Review, Managing Editor
- Moot Court Board
- Highest Grade
 Designation: Research
 and Writing I, Federal
 Taxation I, Employment
 Discrimination, and
 Criminal Law
- Dean's List

B.A., Business Administration, cum laude, University of Florida, 2017

B.S., Psychology, cum laude, University of Florida, 2017

ADMISSIONS

Florida

United States District Court for the Middle District of Florida

NICOLE A. NEUGEBAUER

Associate, Tampa

813-222-5016 | nneugebauer@stearnsweaver.com

Nicole A. Neugebauer is an Associate in the Firm's Land Development, Zoning and Environmental Department. She earned her J.D., *magna cum laude*, from Stetson University College of Law. She earned both her B.A. and B.S., *cum laude*, from the University of Florida.

Prior to law school, Nicole worked for a Fortune 500 company in the Real Estate Asset Management department, where she reviewed and summarized title, declarations of covenants, conditions, and restrictions, and easements for company-owned shopping centers. Nicole also worked for the same company in its retail operations throughout high school and college.

During law school, Nicole served as a law clerk in the Firm's Tampa office.

REPRESENTATIVE EXPERIENCE

- Prepared local government rezoning, major modification, variance, and other development order applications and presentations.
- Assisted in drafting memoranda regarding various property rights and civil rights challenges to local government action, including challenging a local government's unreasonable interpretation of its comprehensive plan.
- Assisted in various Florida Land Use and Environmental Dispute Resolution actions to successfully defend against unreasonable rezoning denials and code enforcement actions.
- Assisted lead counsel representing clients pursuing development incentives, including ad valorem tax abatement, brownfields voluntary cleanup tax credits, and jobs tax refunds.
- Assisted in processing various environmental permitting matters, including Environmental Resource Permits and brownfield designations.
- Prepared applications to challenge denial of agricultural tax classifications (greenbelting).

JUDICIAL CLERKSHIPS

Judicial Extern, Honorable Amanda Arnold Sansone, United States
 District Court for the Middle District of Florida

PROFESSIONAL & COMMUNITY INVOLVEMENT

- Commercial Real Estate Women (CREW) Tampa Bay, 2021-Present
 - Membership Committee, 2021-Present
- Hillsborough Association of Women Lawyers, 2021-Present

MIAMI = TAMPA = FORT LAUDERDALE = TALLAHASSEE = CORAL GABLES stearnsweaver.com

Nicole A. Neugebauer - 2

Junior League of Tampa, 2020-Present

PUBLICATIONS

- "What's Developing," Stearns Weaver Miller News Update, Summer 2019 - Present
- "Federal Court Puts 'Navigable Waters Protection Rule' In Murky Waters for Florida," Stearns Weaver Miller News Update, October 7, 2021
- "Update: Tampa Bay Local Governments Continue to Enact Burdensome Moratoria," Stearns Weaver Miller News Update, April 30, 2021
- "Hillsborough County Moving Quickly in Proposal to Take Away Density from Rural and Agricultural Landowners," Stearns Weaver Miller News Update, March 4, 2021
- "City of Tampa Holds Important Workshop on Changes in Land Use and Development Policies," Stearns Weaver Miller News Update, November 4, 2020
- "Hillsborough County Continues Discussion on Changes in Land Use and Development Policies to Prepare for Smart and Sustainable Growth," Stearns Weaver Miller News Update, January 24, 2020
- "Florida Supreme Court Reverses Course to Allow Personal Injury Damages for Some Environmental Claims," Stearns Weaver Miller News Update, January 17, 2020
- "Major Land Use and Development Policies Discussions Continue in Hillsborough County," Stearns Weaver Miller News Update, January 14, 2020
- "Governor DeSantis Terminates Emergency Declaration for 43 Counties Starting 90-Day Clock for Important Notice Letters," Stearns Weaver Miller News Update, October 22, 2019
- "2015 Waters of the United States Rule Repealed, with a New Rule Expected this Winter," Stearns Weaver Miller News Update, September 27, 2019
- "Important Land Development and Environmental Issues Following Florida's 2019 Legislative Session," Stearns Weaver Miller News Update, July 16, 2019
- "Unanimous Property Owner Win as U.S. Supreme Court Limits the Reach of the Endangered Species Act," Stearns Weaver Miller News Update, January 8, 2019
- "Calmer Waters Ahead? Environmental Protection Agency Proposes New," Stearns Weaver Miller News Update, January 3, 2019

Nicole A. Neugebauer - 3

- "Qualified Opportunity Zones," Stearns Weaver Miller News Update, August 10, 2018
- "Upcoming Vote on Amendment Two Has Significant Tax Implications for Non-Homestead Property Owners," Stearns Weaver Miller News Update, August 6, 2018
- "Recent Supreme Court Decision Overrules," Stearns Weaver Miller News Update, July 11, 2018

ROHLAND (Randy) ALLEN JUNE II (June Engineering Consultants, Inc.)

EDUCATION

B.S.C.E., University of Florida, Gainesville, Florida, 1985. Graduated, Apopka High School, Apopka, Florida., 1980.

PROFESSIONAL REGISTRATIONS

Registered Professional Engineer, Reg. No. 41949 Certified General Contractor Reg. No. CGC045480 Licensed Real Estate Broker, Reg. No. 0393096

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers
Tau Beta Pi Association
Florida Engineering Society
National Society of Professional Engineers

PROFESSIONAL EXPERIENCE

JUNE ENGINEERING CONSULTANTS, INC., Winter Garden, Florida 14 South Main Street Winter Garden, Florida 32801, (407) 905-8180 April 1990 to present PRINCIPAL OWNER

All aspects of civil engineering consulting: master community planning and theming; plan and specification preparation for subdivision and commercial site; city, county, state, and federal permitting; design of paving, drainage, and utility infrastructure; land planning; public hearing presentation; comprehensive plan amendments; zoning changes; preliminary subdivision plan processing.

FLORIDAY PROPERTIES INC., Development Company, Orlando, Florida April 1990 to present PRINCIPAL OWNER

All aspects of real estate development: acquisition and development of land: single family; multi-family; industrial; commercial; retail.

A.R. MILLER ENGINEERING, INC., Orlando, Florida May 1985 to April 1990 DESIGN ENGINEER

Projects have included commercial site and residential subdivision, construction planning and design, permitting, stormwater management design, paving, grading, water supply and sanitary sewer design.

Orange County Community Development projects for paving, drainage, and utility improvements and projects for the City of Orlando involving stormwater management planning and design.

JONES, WOOD, & GENTRY, INC., Orlando, Florida Summer of 1979 and 1981 SURVEY TECHNICIAN

Worked in the field on topographic and boundary surveys and construction layouts.

R.A. June, General Contractor, Orlando, Florida June 1978 to present PRINCIPAL OWNER

All aspects of residential custom home construction and commercial construction: financing; plans and specification preparation; estimating; scheduling; and construction.

PERSONAL INFORMATION

Residence:

20 W Crest Ave

Winter Garden, FL 34787

Birthplace:

Orlando, Florida

Married:

Wife - Jamie

Children:

Daughters - Jaylyn and Lauryn

Interests:

Boating, Flying, Hunting, Diving, & Travel with friends

Miscellaneous: Member -

- 1) West Orange Chamber of Commerce
 - a) Board of directors; trustee
 - b) Economic development committee
 - b) Land use development

Community Services:

- 1) Rotary Club of Winter Garden 1990
 - a) Sergeant at Arms 1992
 - b) Board of Directors 1992-Present
 - c) President 2000-2001
- 2) West Orange Boys and Girls Club Chairman- 2000-Present
- Central Florida Boys & Girls Club Board of Directors- 2002-2010
- 4) West Orange YMCA board- 2005-2006
- 5) PTA Board and Dad's chairman- 2000-2004
- 6) Orange County Teachers Aid Junior Achievement- 2000-2006
- Appointed by Jeb Bush to the Health Central Hospital Board of Trustees 2002-2012
- 8) Orange County Recreational Advisory Comm. 2005
- 9) West Orange Girls Club Board of Trustees
- 10) Orange County

- i. Streamlining Task Force 2010- Present
- ii. Professional Resource Group-2009 Present
- West Orange Chamber of Commerce Board of Directors 2009-2021
- 12) Chairman- West Orange Political Alliance 2012- present
- 13) West Orange/South Lake Task Force 2010 Present
- 14) Orange County Stream Line Committee 2011- Present
- 15) Appointed by Governor Rick Scott to the Orlando Health Central Hospital Board 2012-Present, Board Chair 2017-2021
- 16) Orlando Health Real Estate Committee 2015-2019
- 17) Ocoee CRA Board, Chair 2020-Present

Professional/ Affiliations:

- 1) American Society of Engineers
- 2) National Society of Professional Engineers
- 3) Horizon West Board of Directors 1993-Present
- 4) Orange County Aquifer Recharge Task Force Appointed 1995
- 5) West Orange South Lake Transportation Task Force 2010-Present
- 6) Horizon West Initiative Board Member, Chair Governmental Affairs
- 7) Home Builders Association of Central Florida

BUSINESS AND PERSONAL REFERENCES

Jerry Deming, Orange County Mayor (407) 836-7370

Mayor of Apopka, Bryan Nelson (407) 703-1601

John Rees, Mayor of the City of Winter Garden, (407) 656-4111

Diana Almadovar, P.E., Orange County Public Works Director, (407) 836-7900

Julie Naditz, P.E., Orange County Engineering Department, (407) 836-7900

PROJECTS DEVELOPED & ENGINEERED

STORAGE FACITIES DEVELOPED/DEVELOPING:

- 1) Maguire Rood Self Storage, Ocoee
- 2) Stoneybrook Self Storage, Winter Garden
- 3) Lake Nona Self Storage, Orlando
- 4) Howey-in-the Hills Self Storage, Howey-in-the-Hills
- 5) Seffner Self Storage, Tampa
- 6) Harney Road Self Storage, Tampa
- 7) Rock Hill Self Storage, Rock Hill S.C.
- 8) Springale Self Storage, Rock Hill, S.C.

RESIDENTIAL/INDUSTRIAL SUBDIVSIONS DEVELOPED:

RESERVE AT HOWEY IN THE HILLS

378 acre mixed use, 736 single family, 300,000 sq. feet commercial, 100,000 sq. feet institutional, comprehensive plan change, zoning, final plan preparation.

GANDVIEW (Town Center. Orange County)

230 acres mixed use, 544 single family/multi-family, 651,000 sq. feet retail/corporate campus, comprehensive plan change, zoning, final plan preparation.

AVALON RESERVE

173 acre mixed use, 220 single family lots, 150 townhomes, 160,000 sq. feet commercial, 30,000 sq. feet church, comprehensive plan change, zoning, final plan preparation, construction and development.

MAIN STREET OCOEE

100 acre mixed use, retail 300,000 sq. feet, 110,000 sq. feet, 1133 multi-family units: comprehensive plan change, zoning, final plan preparation. The project is located within a Community Redevelopment District.

EAST LAKE COVE

160 acres mixed use, 370 single family house, 30,000 sq. feet commercial/office.

Osceola, Florida, comprehensive plan change, zoning, final plan preparation and development.

OCOEE CROSSING (WINDSOR LANDING)

125 acres, 215 lots residential subdivision, Ocoee, Florida, comprehensive plan change, zoning, final plan preparation and development.

WESTFIELD SUBDIVISION

85 acres, 195 lot residential subdivision, Winter Garden, Florida, comprehensive plan change, zoning, final plan preparation and development.

LAKE COMO ESTATES (Tuscany)

60 acres Mixed Use, 131 lot residential subdivision, 20,000 sq.feet commercial/office comprehensive plan change, zoning, final plan preparation and development, Lake Mary, Florida.

McCORMICK WOODS

125 acres, 270 lot residential subdivision, Ocoee, Florida, comprehensive plan change, zoning, final plan preparation and development.

ASTOR LANDING MARINA

10 acre marina on St. Johns River, 120 slips, 60 campsites, Astor, Florida, comprehensive plan change, zoning, final plan preparation and development.

CROWN POINT BUSINESS PARK

36 acres, 31 lot Industrial subdivision, Winter Garden, Florida, comprehensive plan change, zoning, final plan preparation and development.

LAKE DOE

110 acres, 332 lot single family subdivision, Apopka, Florida, comprehensive plan change, zoning, final plan preparation and development.

OSPREY COVE

43 acres mixed use, 160 lots single family lots, 25,000 sq. feet commercial, Groveland, Florida, comprehensive plan change, zoning, final plan preparation and development.

CROWN POINT BUSINESS PARK

36 acres, 31 lot Industrial subdivision

Winter Garden, Florida, comprehensive plan change, zoning, final plan preparation and development.

MARSH HAMMOCK

115 acres, 302 lot single family subdivision, Groveland, Florida, comprehensive plan change, zoning, final plan preparation and development.

WINDERMERE CHASE

55 acres, 112 lot residential subdivision

Orange County, Florida, comprehensive plan change, zoning, final plan preparation and development.

LAKE APOPKA SOUND

75 acres, 150 lot residential subdivision, Lake County, Florida

REGAL POINT SUBDIVISION

40 acres, 182 lot residential subdivision Winter Garden, Florida

REGAL POINT SUBDIVISION

40 acres, 182 lot residential subdivision Winter Garden, Florida

WINDERMERE CROSSING

60 acres, 159 lot residential subdivision Winter Garden, Florida

CLARCONA CROSSING (WINDSTONE AT OCOEE)

45 acres, 122 lot residential subdivision Ocoee, Floirda

LAKE JACKSON RIDGE,

239 single family lots Mascotte, Florida

BRENNAN HEIGHTS SUBDIVISION (LA JOYA COVE)

20 acre, 67 lot residential subdivision

CORSINO SUBDIVISION

7 acre, 20 lot residential subdivision, Winter Garden, Florida

OAKPOINT SUBDIVISION

40 acre, 70 lot residential subdivision, Polk County, Florida

PINEWOOD SUBDIVISION

17.3 acre, 49 lot residential subdivision Polk County, Florida

ORANGE COVE SUBDIVISION

25 acre, 64 lot residential subdivision Winter Garden, Florida

UNIVERSITY PINES

18.59 acres, 91 lot residential subdivision Orlando, Florida

DANIELS CROSSING (Willow Springs)

25.7 acres, 137 lot residential subdivision Winter Garden

WEKIVA CHASE

18.5 acres, 74 lots residential subdivision, Orange County, Florida

CANTEBURY COVE

15.5 acres, 67 lots residential, 2 office parcels

WEKIVA RESERVE

10.5 acres, 41 lots residential subdivision Orange County, Florida

WEKIVA CROSSING

10.5 acres, 55 lots residential subdivision Orange County, Florida

DEAN CHASE

10.5 acres, 35 lots residential subdivision Orange County, Florida

RIVERWALK

30 acres, 75 lots residential subdivision Orange County, Florida

SAWGRASS

18 acres, 55 lots residential subdivision Seminole County, Florida

PINEWOOD PHASE 2 & 3 SUBDIVISION

14.3 acre, 34 lot residential subdivision Polk County

GOOD HOMES OFFICE PARK

6 acres office park Orange County, Florida

WINDWARD CAY

8 acres commercial, 25 acres/66 lots residential subdivision Winter Garden, Florida

BUCK ROAD

10 acres residential subdivision, 45 lots Orange County, Florida

WINTERS LANDING

20 acres, 55 lots residential subdivision Winter Garden, Florida

WELLINGTON PLACE

18 acres, 40 lots residential subdivision Ocoee, Florida

DANIELS CROSSING PHASE

212.7 acres, 54 lot residential subdivision, Winter Garden, Florida

TIMBERCREEK PINES

18 acres, 60 lot residential subdivision Winter Garden, Florida

UNDERWOOD ESTATES

20 acres, residential subdivision / 41 lots Osceola, Florida

EAGLE'S LANDIING

43 acres, 105 lots residential subdivision, Ocoee, Florida

GALLEON BAY

40 acres Lake County, 73 lots Clermont, Florida

GREATER COUNTRY ESTATES

Greater Country Estates, Orange County 62 lots Orange County, Florida

FULLERS LANDING

60 lots

Winter Garden, Florida

TANGERINE RESERVE

24 lots

Orange County, Florida

CHESTER HILLS

27 lots

Orange County, Florida

PRAIRE LAKE RESERVE

169 lots

Ocoee, Florida

JOHNSON PARK

204 lots

Polk County, Florida

LAKE FAIRVIEW POINTE

160 condos

City of Orlando, Florida

MARBELLA

60 lots

Apopka, Florida

NOVA PARK

94 lots

Osceola County, Florida

LESTER ROAD

103 lots

Apopka, Florida

LAKE APOPKA SOUND

102 lots

Lake County, Florida

VERDE PARK

111 lots

Lake County, Florida

AVALON GROVES

60 acres, 189 lots

Orange County Horizons West

PONKAN ROAD

38 lots City of Apopka

NOVA GROVE

120 lots

Osceola County, Florida

ORANGE LAKE RESORTS

1,050 Lots, Mixed Use Residential, Commercial, & Hotel

Osceola County, Florida

IMPERIAL OAKS

96 lots

Hillsborough County, Florida

PONKAN ROAD NORTH

51 lots

City of Apopka, Florida

IMPERIAL OAKS SUBDIVISION

96 lots, 100 ACRES, Hillsborough County

GRACELAND VILLAGE SUBDIVISION

96 lots, 220 acres, Hillsborough County

GRACELAND

66 lots, 160 acre

Hillsborough County, Florida

Education

Bachelor of Science in Civil Engineering May 2017 GPA: 3.67 University of Florida, Gainesville, FL

Experience

June Engineering Consultants Inc, Project Engineer-Manager, Tampa, FL July 2017 - Present

- Coordinate internal resources and subcontractors to ensure projects are delivered on schedule and within budget.
- · Obtain all necessary permits and documents within the authority having jurisdiction.
- Manage all project documents including contract review and preparations, pay applications, jobsite coordination, and scheduling.
- Scope of projects managed include mass grading, private and public roadway, FDOT turn lanes, lift stations
 and sanitary of +15', water mainlines with backflows and retention systems.
- · Creating maps using ArcGIS

Projects

- · Waverly Village Subdivision Seffner, FI \$3,510,000
- · Graceland Estates phase 1 Thonotosassa, FI \$3,280,000
- · Imperial Oaks Phase 1 and 2 Seffner, FI \$4,279,000
- Lake Apopka Sound Subdivision Winter Garden, FI \$7,754,000
- · Osprey Ridge St. Cloud, FI -\$ 2,987,000
- · Cherry Lake Subdivision Groveland, FI \$5,634,000
- Heritage Estates Thonotosassa, FI \$4,498,000

Computer Skills

· Microsoft Office/Excel, ArcGIS, AutoCAD

Professional Affiliations

- · Greater Orlando Builder Association
- · Tampa Bay Builders Association

Volunteer

· Junebug Foundation - Family owned and operated

Projects:

Process of fundraising and engineering the new 'West Orange Boys and Girls Club' that will be located in Winter Garden, FL. To break ground summer 2022.

Edgewood Children's Ranch Fundraising

Bahama Hurricane Relief Fundraising and Mission Trips



MICHAEL D. RAYSOR, P.E.

President

As the president of RAYSOR Transportation Consulting, Michael D. Raysor, P.E., brings 25 years of relevant and credible traffic engineering and transportation planning experience to each of the firm's assignments, and is fully involved in every project from start to finish.

Throughout his career, Mr. Raysor has worked with several City and County engineering and planning departments within the State of Florida, assisting with the analysis and design of transportation infrastructure improvements. Predominantly, these services have been provided to government agencies in west central and southwest Florida, and have included capacity analysis studies, safety studies, design traffic studies for new corridors, signalization warrants, construction plans for new and modified traffic signals, and construction plans for roadway lighting installations. For these projects, Mr. Raysor has served the roles of both project engineer and project manager, which has provided him with a comprehensive understanding of both project needs and client goals.

In addition to performing thousands of traffic impact studies for private sector clients, Mr. Raysor has provided consultant review services to several jurisdictions for the review of various types of traffic studies. Most notable is his work with Pasco County, where Mr. Raysor had worked extensively with County staff in developing the framework and rules applicable to the private sector in regard to traffic impact studies and the resulting mitigation of development impacts.

Mr. Raysor also has considerable experience in analyzing school sites, having been involved in numerous district, charter, and private school related traffic projects,



including the establishment of safe and efficient school site access, on-site vehicle management, parent, bus and student driver traffic circulation, student walker safety, traffic calming, signal warrant studies & design plans, feasibility studies, and the evaluation of school traffic impacts and associated mitigation.

EDUCATION

MS Civil Engineering, University of South Florida BS Civil Engineering, University of South Florida

REGISTRATION

Florida Professional Engineer #60919

AFFILIATIONS

Institute of Transportation Engineers #35042
International Municipal Signal Association #77832

PROFESSIONAL EXPERIENCE

RAYSOR Transportation Consulting, LLC [09/07 – present] Tindale-Oliver and Associates, Inc. [05/97 – 09/07]

PROFESSIONAL QUALIFICATIONS

- Traffic Impact Studies
- Capacity Analysis
- Traffic Simulation Modeling
- Queuing Analysis
- School Site Traffic Management
- Traffic Data Collection/Reduction
- Travel Demand Modeling/Forecasts
- Corridor Studies
- Signal Warrant Analysis
- Traffic Signal Design
- Traffic Signal Timings
- Highway Lighting Design
- Maintenance of Traffic
- Signing and Marking
- Crash Data and Safety Analysis
- Traffic Calming
- Access Management Analysis and Design
- Parking and Site Circulation
- Non-Motorized Travel (Bicycle/Pedestrian)
- Golf Cart Traveled Way Assessment
- Intelligent Transportation Systems
- Transit Evaluation
- Traffic Engineering Software
- Expert Witness Services

PARTY OF RECORD

NONE