**Rezoning Application:** PD 24-1262

**Zoning Hearing Master Date:** January 14, 2025

**BOCC Land Use Meeting Date:** March 11, 2025



**Development Services Department** 

### 1.0 APPLICATION SUMMARY

Applicant: Robert and Rebecca Mixon

FLU Category: Residential -1 (Res -1)

Service Area: Rural

Site Acreage: 9.22

Community Plan Area: Thonotosassa

Overlay: None



### **Introduction Summary:**

The applicant is requesting to rezone the Property from Agricultural Rural (AR) to Planned Development (PD) to allow for a mixed-use development that would include agriculture and related uses, such as a farm-to-table restaurant, alcoholic beverages (with Conditional and/or Special Use Permit), food market, microbrewery, farmers market, seasonal sales, passive recreation, and private stables as allowable uses.

Zoning	Existing	Proposed
District	AR	PD 24-1262
Typical General Use	Single-Family Residential/Agricultural	Agricultural, eating and drinking establishment, indoor/outdoor sales complex, micro-brewery, banquet and reception hall, general business
Acreage	9.22	9.22
Density/Intensity	1 unit per 5 acres	One 1-acre unit per 9.22 Acres/FAR: 0.084 (8.22 Acres)
Mathematical Maximum*	1 unit/GFA: NA	1 Dwelling/30,000 SF GFA (Res-1 FLU maximum)

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

Development				
Standards	Existing		Proposed	
			PD 24-1262	
District	AR	POD A Residential	POD A Non-Residential	POD B
Lot Size / Lot Width	5 Acres / 150'	1 Acre/100'	5.74 Acres/NA	2.48 Acres/NA
Setbacks/Buffering and Screening	50' Front 50' Rear 25' Side	50' Front 50' Rear 25' Side'	Fronts (N&E): 50'/20'B Side (S): 50'/20'B Side (W): 75' Tree Preservation/20'B	Front: 50' Side: NA Rear: NA
Height	50'	35'	35′	40'

Additional Information:					
PD Variations	None requested as part of this application				
Waivers to the Land Development Code	None requested as part of this application				

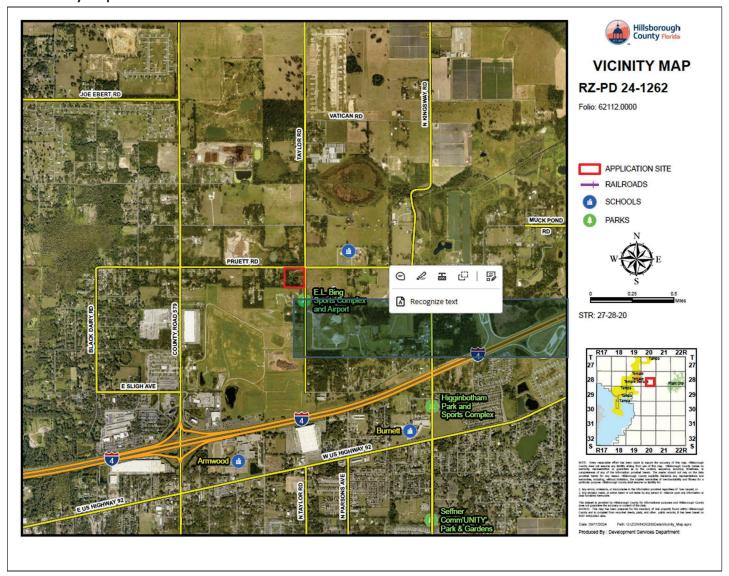
Planning Commission Recommendation:	Development Services Recommendation:
<u>Consistent</u> Inconsistent	Approvable, subject to proposed conditions

ZHM HEARING DATE: January 14, 2025 BOCC LUM MEETING DATE: March 11, 2025

Case Reviewer: Sam Ball

### 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map



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

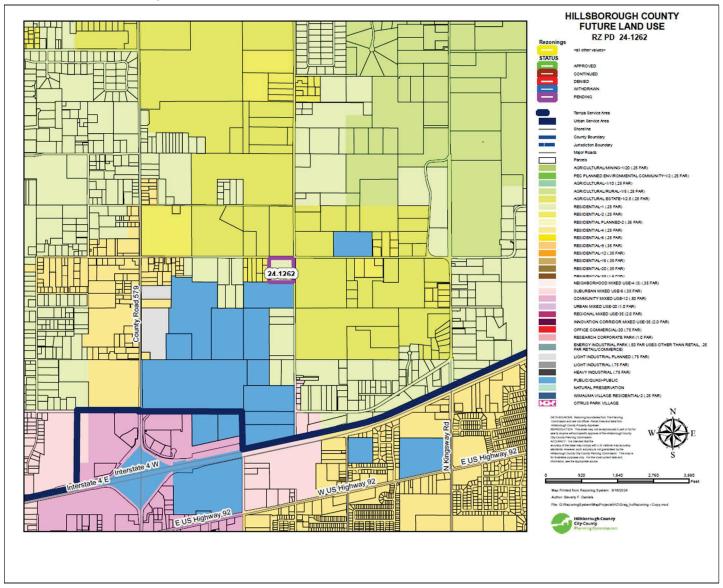
The majority of the properties in the area are zoned and developed for agriculture and rural single-family use. Other significant uses in the area include a 19.7-acre public park that abuts the subject property to the south, an elementary school approximately 1,000 feet to the east, a 40-acre paint ball park approximately one-half of mile to the east, a yard waste composting facility approximately 885 feet to the west, and, County owned, Hillsborough Heights collection center and household hazardous waste collection center.

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### 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.2 Future Land Use Map



Subject Site Future Land Use Category	Residential – 1 (RES -1)
Maximum Density/FAR	1 dwelling per acre 0.25 FAR up to 30,000 SF GFA
Typical Uses	Farms, ranches, residential, rural scale neighborhood commercial, office and multi-purpose projects.

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### 2.0 LAND USE MAP SET AND SUMMARY DATA

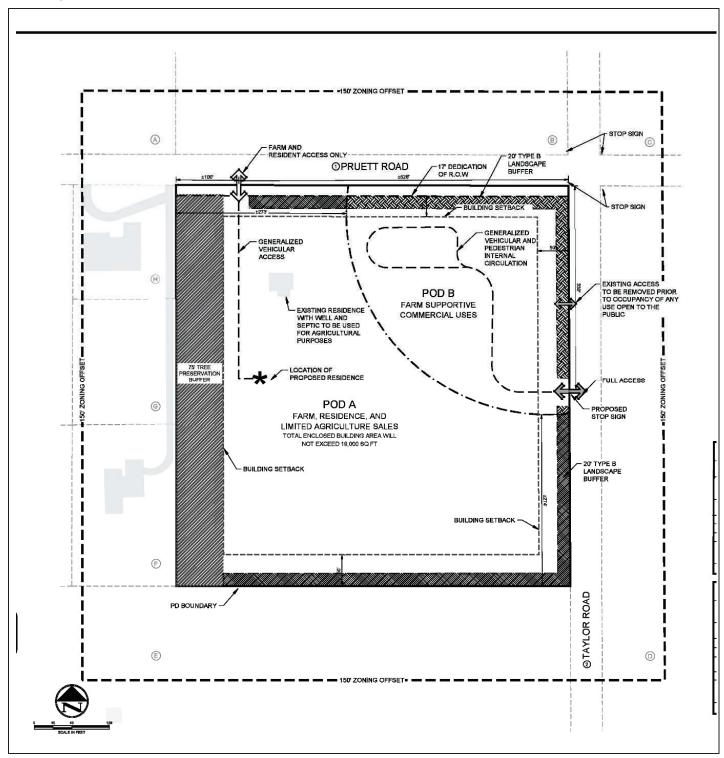
### 2.3 Immediate Area Map



Adjacent Zonings and Uses						
Location	Zoning	Maximum Density/FAR Permitted by Zoning District	Allowable Use	Existing Use		
North	AR	1 dwelling per 5 acres FAR: NA	Agricultural and Single-family Residential	Undeveloped (DOT owned)		
South	AR	1 dwelling per 5 acres FAR: NA	Agricultural and Single-family Residential	Public Park		
East	AR	1 dwelling per 5 acres FAR: NA	Agricultural and Single-family Residential	Agriculture		
Most	AS-1	1 dwelling per acre FAR: NA	Agricultural and Single-family Residential	Single-family Residential and Undeveloped		
West	RSC-2	2 dwellings per acre FAR: NA	Single-family Residential, Conventional	Single-family Residential		

### 2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

Adjoining Roadways (check if applicable)						
Road Name	Classification	<b>Current Conditions</b>	Select Future Improvements			
Pruett Rd.	County Collector - Rural	2 Lanes  ⊠ Substandard Road  □ Sufficient ROW Width	<ul> <li>□ Corridor Preservation Plan</li> <li>□ Site Access Improvements</li> <li>□ Substandard Road Improvements</li> <li>☑ Other – ROW Dedication</li> </ul>			
Taylor Rd.	County Collector - Rural	2 Lanes  ☐ Substandard Road  ☐ Sufficient ROW Width	<ul><li>☐ Corridor Preservation Plan</li><li>☐ Site Access Improvements</li><li>☐ Substandard Road Improvements</li><li>☐ Other</li></ul>			

Project Trip Generation ☐ Not applicable for this request							
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips				
Existing	9	1	1				
Proposed	855	53	60				
Difference (+/-)	(+) 846	(+) 52	(+) 59				

<sup>\*</sup>Trips reported are based on gross 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	X	Pedestrian & Vehicular	None	Meets LDC			
South		None	None	Meets LDC			
East	Х	Pedestrian & Vehicular	None	Meets LDC			
West		None	None	Meets LDC			
Notes:							

<b>Design Exception/Administrative Variance</b> □ Not applicable for this request					
Road Name/Nature of Request Type Finding					
Pruett Rd./ Substandard Rd.	Design Exception Requested	Approvable			
	Choose an item.	Choose an item.			
	Choose an item.	Choose an item.			
Choose an item. Choose an item.					
Notes:					

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### 4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING	AGENCY						
Environmental:			ments eived	Objections	Conditions Requested	Additional Information/Comments	
Environmental Protection Co	Environmental Protection Commission		S	☐ Yes ☒ No	☐ Yes ⊠ No		
Natural Resources		⊠ Ye:		☐ Yes ☒ No	⊠ Yes □ No		
Environmental Services		⊠ Ye:		☐ Yes ☒ No	☐ Yes ⊠ No		
Conservation & Environ. Land	ds Mgmt.	⊠ Ye:	S	☐ Yes ☒ No	☐ Yes ⊠ No		
Check if Applicable:		_			Protection Area		
☐ Wetlands/Other Surface V				Wildlife Habita			
☐ Use of Environmentally Se Credit	ensitive Land		_	h Hazard Area			
☐ Wellhead Protection Area			-	urban/Rural Sc			
☐ Surface Water Resource P			<ul><li>□ Adjacent to ELAPP property</li><li>□ Other</li></ul>				
			ments		Conditions	Additional	
Public Facilities:		Rec	eived	Objections	Requested	Information/Comments	
Transportation		│ │	s	□ <del>⊠</del> Yes	☐ Yes		
☐ Design Exc./Adm. Variance	•	⊠ No		No	□ No		
☐ Off-site Improvements Pro							
Service Area/ Water & Wast  ☐ Urban ☐ City of Tampa	ewater	⊠ Ye:	S	☐ Yes	☐ Yes		
□Urban □ City of Tampa □ Rural □ City of Temple	Terrace	□ No		⊠ No	⊠ No		
Hillsborough County School Board  Adequate □ K-5 □6-8 □9-12 ⊠ N/A  Inadequate □ K-5 □6-8 □9-12 ⊠ N/A		☐ Yes ⊠ No		□ Yes ⊠ No	□ Yes ⊠ No		
Impact/Mobility Fees: Where right-of-way wid shown and dimensions provided.			ries, the	locations of th	ne minimum and	maximum widths shall be	
Single Family Detached (Fee estimated based on Farmer's Mark 2,000 SF) (per 1,000 SF)		rket Restaurant (per		Event Facility (Does not apply, applicant removed special event use, estimate based on church rate, per 1,000 SF)			
Mobility: \$ 9,183 Parks: \$ 2,145 Fire: \$ 313 Total per unit: \$19,890	Mobility: \$14,5		Mobilit Fire:	y: \$51,533 \$ 313	Mobility: \$5,37 Fire: \$ 31		

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Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
☐ Meets Locational Criteria ☐ N/A	⊠ Yes		□ Yes	
□ Locational Criteria Waiver Requested	□ No	☐ Consistent	□ No	
☐ Minimum Density Met				

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### **5.0 IMPLEMENTATION RECOMMENDATIONS**

### 5.1 Compatibility

Staff finds the design elements of the proposed development plan, which include a 75 -foot buffer from residential to west, 20' Type B buffers along the right-of-way boundaries and adjoining public park to the south, and the 30,000 square foot limit of total building area, sufficiently mitigate the potential impacts to the area and is compatible with the zoning and development pattern in the area.

### 5.2 Recommendation

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

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### **6.0 PROPOSED CONDITIONS**

Prior to certification, the applicant shall revise to the general development plan to: change eating establishments to eating establishments without drive-through facilities,

**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted November 20, 2024.

- 1. Development shall be restricted to the following uses.
  - 1.1 Pod A: "Farm, Residence and Limited Agriculture Related Sales"

Agriculture

Agricultural equipment storage

Agricultural manufacturing

Agricultural stands, to include a farmer's markets per the definition of agricultural stand, in accordance with LDC, Sec. 6.11.09

Agricultural related structures not to exceed 19,000 SF of gross floor area

Animal production unit, Type 1 and 2 in accordance with LDC, Sec. 6.11.15

Beekeeping

Private stables

Recreational, passive

Seasonal sales lot, in accordance with condition 2.5

Single-family residence, conventional (1)

1.2 Pod B: "Farm Supportive Commercial"

Agricultural stands, to include a farmer's markets per the definition of agricultural stand, in accordance with LDC, Sec. 6.11.09

Alcoholic beverages, in accordance with LDC, Section 6.11.11.

Eating establishment without drive-through facilities, not to exceed 4,800 SF combined of gross floor area.

Food product stores

Microbrewery in accordance with LDC, Sec. 6.11.11

Recreational, passive

Seasonal sales lot, in accordance with condition 2.5

- 2. Development standards shall be as follows:
  - 2.1 Buffering and screening requirements
    - 2.1.1 The buffer along the western boundary shall consist of the 75-foot tree preservation buffer as depicted on the general site plan; any gaps in the existing vegetation must be filled in with new plant material to meet the Type "C""B" screening requirements of LDC, Section 6.06.06.
    - 2.1.2 A 20-foot-wide buffer with Type B screening is required along the north, south, and east property boundaries in accordance with LDC, Section 6.06.06. The screening along the Rights-of-Way and within the front yard setbacks shall include a six-foot--high hedge.

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2.2 Total gross floor area of nonresidential roofed structures having three or more walls designed or intended for the support, shelter, or enclosure or protection of persons, animals, or property shall not exceed 30,000 square feet, in accordance with Residential – 1 future land use restrictions.

- 2.3 Pod A development requirements:
  - 2.3.1 The conventional single-family residence may only be constructed within Pod A on a platted lot containing at least 43,560 SF, not including right-of-way dedication, and having at least 100 feet of frontage along Pruett Road.
  - 2.3.2 Minimum residential setbacks

Front (Pruett Road): 50 feet (33 feet after 17-foot R.O.W. dedication)

Rear: 50 feet (from platted lot boundary)

Sides: 50 feet (from platted lot boundaries); 75 from east property boundary of the planned development and 50 feet from Taylor Road.

- 2.3.3 Maximum residential building height: 35 feet
- 2.3.4 Maximum agricultural building height: 50 feet

Maximum building coverage: 30%

- 2.3.5 Agricultural uses shall comply with AR zoning district development standards, unless otherwise stated herein.
- 2.3.6 Total building area shall not exceed 19,000 square feet.
- 2.4 Pod B Development Requirements
  - 2.4.1 Minimum setbacks

Front (Taylor Road): 50 feet

Front (Pruett Road): 50 feet (33 feet after 17-foot R.O.W. dedication)

Sides and Rear: NA

- 2.4.2 Minimum Building Separation: 15 feet
- 2.4.3 Maximum building height: 40 feet
- 2.4.4 Maximum building coverage: 20%
- 2.4.5 Maximum impervious surface area: 60%
- 2.4.6 Unless specified otherwise herein, agricultural uses shall comply with AR zoning development standards requirements.
- 2.5 Seasonal Sales Lots Requirements
  - 2.5.1 All parking shall be on-site
  - 2.5.2 Seasonal sales shall be limited to the hours of 7:00 AM and 9:00 PM
  - 2..5.3 Signage shall be in accordance with Article 7 of the Land Development Code.
- 2.6 Music and entertainment
  - 2.6.1 Amplified music and entertainment is limited to the hours of 8:00 AM to 8:00 PM.
- 2.7 Commercial structures in POD B shall be substantially constructed with materials and features consistent with

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### the agricultural structures on site including but not limited to quonsets and barns.

- 3. The project shall be served by and limited to the following vehicular access connections:
  - 3.1 One (1) access to Pruett Rd. serving Pod A; and,
  - 3.2 One (1) access connection to Taylor Rd. serving Pod B.
- 4. Concurrent with development within Pod B, the existing access to Taylor Rd. shall be removed and new access to Pod B constructed. Notwithstanding the above, the existing access to Taylor Rd. may be utilized by Pod A uses until such time as Pod B uses are constructed, after which access to Pod A uses shall be solely to Pruett Rd.
- 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.
- 6. In addition to any sidewalks which may be required pursuant to Sec. 6.03.02. of the LDC, the developer shall provide internal pedestrian connectivity between any agricultural stand and seasonal market uses within Pod A and the commercial uses within Pod B. Such connectivity (or stubouts for such connectivity) shall be constructed concurrent with development of such uses within each Pod.
- 7. Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary, the developer shall be permitted to modify buffer locations if required to provide sidewalks along the project frontage in accordance with Sec. 6.03.02.D. of the LDC. Public sidewalks easements (for public access and maintenance purposes) shall not be permitted within required buffer areas.
- 8. Drive-Through uses shall be prohibited. Additionally, restaurant (eating establishment) uses shall be sit-down restaurants, i.e. eating establishments at which food and/or beverages are served by waitresses or waiters to patrons seated at booths or tables (excluding cafeteria style restaurants, which shall not be permitted).
- 9. If RZ 24-1262 is approved, the County Engineer will approve a Design Exception (dated November 18, 2024, and revised January 6, 2025) which was found approvable by the County Engineer (on January 8, 2025) for the Pruett Rd. substandard road improvements. As Preuett Rd. is a substandard collector roadway, the developer shall dedicate and convey to Hillsborough County 17 feet of right-of-way along the project's Pruett Rd. frontage prior to or concurrent with the initial increment of development. No physical improvements to the roadway network shall be required.
- 10. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees.
- 11. Listed animal species (i.e., gopher tortoises) may occur or have restricted activity zones throughout the property. A wildlife survey of any endangered, threatened or species of special concern per the Florida Fish and Wildlife Conservation Commission Wildlife Methodology Guidelines shall be required with the submittal of the preliminary commercial plans through the Land Development Code's Site Development process.
- 12. If gopher tortoises are present on the site, any agricultural operations shall not destroy any gopher tortoise burrows on the property. Gopher tortoises and their burrows must be protected or relocated following the Florida Fish and Wildlife Conservation Commission (FFWCC) guidelines.
- 13. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
- 14. The construction and location of any proposed environmental impacts are not approved by this correspondence but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.

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15. If the notes and/or graphic on the site plan 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.

16. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

**Zoning Administrator Sign Off:** 

& BUILDING REVIEW AND APPROVAL.

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN

J. Brian Grady

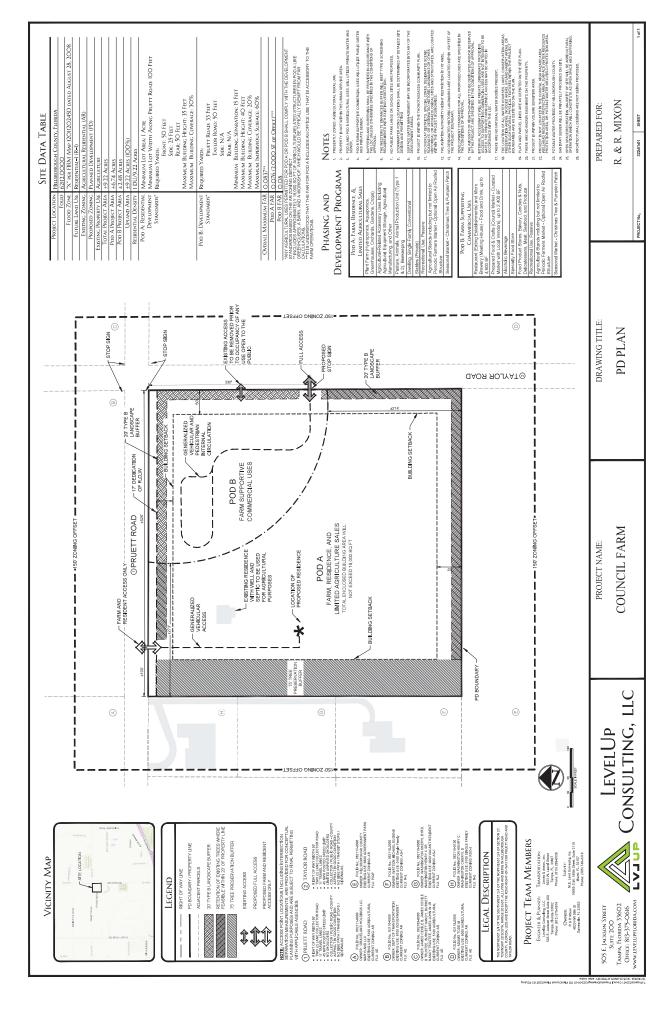
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are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

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### 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

ZHM HEARING DATE: BOCC LUM MEETING DATE:	January 14, 2025 March 11, 2025	Case Reviewer: Sam Ball			
8.0 PROPOSED SITE PLAN (FULL)					

APPLICATION NUMBER: PD 24-1262



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### 9.0 FULL TRANSPORTATION REPORT (see following pages)

### AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department DAT		
REVI	EWER: James Ratliff, AICP, Principal Planner	AGENCY/DEPT: Transportation
PLANNING AREA: TH		PETITION NO: RZ 24-1262
	This agency has no comments.	
	This agency has no objection.	
X	This agency has no objection, subject to the listed or attack	ched conditions.
	This agency objects for the reasons set forth below.	

### CONDITIONS OF ZONING APPROVAL

### New Conditions

- 1. The project shall be served by and limited to the following vehicular access connections:
  - a. One (1) access to Pruett Rd. serving Pod A; and,
  - b. One (1) access connection to Taylor Rd. serving Pod B.
- 2. Concurrent with development within Pod B, the existing access to Taylor Rd. shall be removed and new access to Pod B constructed. Notwithstanding the above, the existing access to Taylor Rd. may be utilized by Pod A uses until such time as Pod B uses are constructed, after which access to Pod A uses shall be solely to Pruett Rd.
- 3. 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.
- 4. In addition to any sidewalks which may be required pursuant to Sec. 6.03.02. of the LDC, the developer shall provide internal pedestrian connectivity between any agricultural stand and seasonal market uses within Pod A and the commercial uses within Pod B. Such connectivity (or stubouts for such connectivity) shall be constructed concurrent with development of such uses within each Pod.
- 5. Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary, the developer shall be permitted to modify buffer locations if required to provide sidewalks along the project frontage in accordance with Sec. 6.03.02.D. of the LDC. Public sidewalks easements (for public access and maintenance purposes) shall not be permitted within required buffer areas.
- 6. Drive-Through uses shall be prohibited. Additionally, restaurant (eating establishment) uses shall be sit down restaurants, i.e. eating establishments at which food and/or beverages are served by waitresses or waiters to patrons seated at booths or tables (excluding cafeteria style restaurants, which shall not be permitted).
- 7. If RZ 24-1262 is approved, the County Engineer will approve a Design Exception (dated November 18, 2024, and revised January 6, 2025) which was found approvable by the County Engineer (on January 8, 2025) for the Pruett Rd. substandard road improvements. As Preuett Rd. is a substandard collector roadway, the developer shall dedicate and convey to Hillsborough County 17 feet of right-of-way along the project's Pruett Rd. frontage prior to or concurrent with the initial increment of development. No physical improvements to the roadway network shall be required.

### Other Conditions

- Prior to PD Site Plan Certification, the developer shall amend the PD site plan to:
  - Revise the label reading "Farm and Resident Access Only" to instead read "Pod A Access See Conditions of Approval";
  - Revise the label reading "Full Access" to instead read "Pod B Access See Conditions of Approval";
  - Modify the Pod B use table, to change to text reading "Restaurant (Eating Establishments and Micro Brewery (Meeting House) Food and Drink, up to 4,800 s.f." to instead read "Restaurant (Eating Establishments) and Microbrewery, up to 4,800 s.f. with Below Restrictions\*" and then add a footnote under neath the table reading "\*Drive-Throughs shall be prohibited. Additionally, restaurant uses shall be sit down restaurants, i.e. eating establishments at which food and/or beverages are served by waitresses or waiters to patrons seated at booths or tables." And,
  - O Correct the lane width data for Pruett Rd. to reflect that existing lanes are only 10 feet in width (to match the data presented within the Design Exception request).

### PROJECT SUMMARY AND TRANSPORTATION ANALYSIS

The applicant is requesting to rezone a +/- 9.22 ac. parcel, from Agricultural Rural (AR) to Planned Development (PD). The applicant is proposing entitlements to permit the following uses within Pod A.

Plant Farm (Hydroponics, Aquaponics, Greenhouses, Orchards, Gardens, Crops)
Agricultural-Related Accessory Uses Including Agricultural Equipment Storage, Agricultural Manufacturing, and Other
Pasture, Animals, Animal Production Unit (Type 1 & 2), Beekeeping
Dwelling, Single Family Conventional
Stables (Private)
Recreational Use, Passive
Agricultural Stands including but not limited to Periodic Farmers Market - Optional Open Air Roofed Structure
Seasonal Market - Christmas Tree & Pumpkin Patch

The applicant is also proposing entitlements to permit the following uses within Pod B, with sublimits for the various uses specified below.

Pod B: Farm Supporting
Commercial Uses
Restaurant (Eating Establishments) and Micro Brewery (Meeting House) - Food and Drink, up to 4,800 SF
Prepared Food & Crafts (Council Market - Curated Market with Local Vendors), up to 2,400 SF
Alcoholic Beverage
Specialty Food Store
Food Product Stores: Bakery, Candies & Nuts, Delicatessens, Meat, Seafood, and Produce
Recreational Use, Passive
Agricultural Stands including but not limited to Periodic Farmers Market - Optional Open Air Roofed Structure
Seasonal Market - Christmas Tree & Pumpkin Patch

As required pursuant to the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the proposed project. Zoning staff indicated that the applicant has agreed to a restriction such that no drive-through uses will be permitted. Staff discussed with the applicant that the transportation analysis used a certain land use code for the restaurant use which generates a lower number of trips than could otherwise be constructed as the plan is currently being presented. The applicant's team agreed to a condition which further restricts the restaurant use such that only sit-down restaurants are permitted, i.e. those eating establishments at which food and/or beverages are served by waitresses or waiters to patrons seated at booths or tables. Staff notes that ITE does not contain trip generation data for agricultural uses, and the applicant has utilized ITE Land Use Code 822,

Strip Retail Plaza <40k, as a stand-in for those uses. Additionally, seasonal (temporary) uses were not included in the trip generation report below.

The below table provides a comparison of the potential number of peak hour trips generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data shown below is based on the 11<sup>th</sup> Edition of the Institute of Transportation Engineer's Trip Generation Manual.

### **Existing Zoning:**

Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips AM PM	
AR, 1 Single-Family Detached Dwelling Units (ITE Code 210)	9	1	1

### Proposed Zoning:

Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD, 4,800 s.f. High Turnover Sit Down Restaurant Uses (ITE LUC 932)	515	46	43
PD, 2,400 s.f. Strip Retail Plaza (ITE LUC 822)	331	6	16
PD, 1 Single-Family Detached Dwelling Units (ITE Code 210)	9	1	1
Subtotal:	855	53	60

### Difference:

Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
Total:	(+) 846	(+) 52	(+) 59

### TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Pruett Rd. is a publicly maintained 2-lane, undivided, substandard, collector roadway characterized by +/-10-foot-wide travel lanes in average condition. The roadway lies within a 50-foot-wide right-of-way in the vicinity of the proposed project. There are no sidewalks or bicycle facilities present on the roadway in the vicinity of the proposed project.

Taylor Rd. is a publicly maintained 2-lane, undivided, collector roadway characterized by +/- 11-foot-wide travel lanes in average condition. The roadway lies within a 50-foot-wide right-of-way in the vicinity of the proposed project. There are no sidewalks or bicycle facilities present on the roadway in the vicinity of the proposed project. The County Engineer has reviewed this roadway and determined it meets applicable standards.

### **SITE ACCESS**

The applicant is proposing access to Pruett Rd. to serve Pod A (residential and agricultural uses only). Pod B uses are proposed to utilize the access to Taylor Rd. There is an existing driveway which will be closed concurrent with the development of Pod B (i.e. the "Farm Supporting Commercial Uses").

### DESIGN EXCEPTION - PRUETT RD. - SUBSTANDARD ROAD

As Pruett Rd. is a substandard roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request (dated November 18, 2024, and revised January 6, 2025) which was found approvable by the County Engineer (on January 8, 2025) for the Pruett Rd. substandard road improvements. As a

part of the request, the applicant developed a section to accommodate future improvements (by others) and based on that section, is proposing to dedicate and convey 17 feet of right-of-way along their project frontage in lieu physically improving the roadway.

If PD 24-1262 is approved by the Hillsborough County BOCC, the County Engineer will approve the Design Exception request.

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

Level of Service (LOS) information for adjacent roadway sections was not able to be reported, as neither section of Taylor Rd. or Pruett Rd. adjacent to the project were included in the LOS report.

### Ratliff, James

From: Williams, Michael

Wednesday, January 8, 2025 2:12 PM Sent:

To: Steven Henry

Cc: Stephen Sposato; Eden Cooke; Ball, Fred (Sam); Ratliff, James; Tirado, Sheida; De Leon, Eleonor; PW-

**CEIntake** 

FW: RZ PD 24-1262 - Design Exception Review **Subject:** 

**Attachments:** 24-1262 DEReq 01-07-25.pdf

Importance: High

### Steve,

I have found the attached Design Exception (DE) for PD 24-1262 APPROVABLE.

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

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

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

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

Mike

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

**Director, Development Review County Engineer** 

**Development Services Department** 

P: (813) 307-1851 M: (813) 614-2190 E: Williamsm@HCFL.gov

W: HCFLGov.net

### **Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Wednesday, January 8, 2025 1:33 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: De Leon, Eleonor <DeLeonE@hcfl.gov>

Subject: RZ PD 24-1262 - Design Exception Review

Importance: High

Helo Mike,

The attached DE is approvable to me, please include the following people in your response:

shenry@lincks.com stephen@levelupflorida.com eden@levelupflorida.com ballf@hcfl.gov ratliffja@hcfl.gov

Best Regards,

### Sheida L. Tirado, PE

### **Transportation Review Manager**

**Development Services Department** 

E: TiradoS@HCFL.gov

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

601 E. Kennedy Blvd., Tampa, FL 33602

### **HCFL.gov**

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### **Hillsborough County Florida**

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



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

### Instructions:

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

Request Type (check one)	<ul> <li>Section 6.04.02.B. Administrative Variance</li> <li>★ Technical Manual Design Exception Request</li> <li>Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.)</li> <li>Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)</li> </ul>			
Submittal Type (check one)	× New Request			
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<ul> <li>X 1. DE to TS-7 for Pruett Road from CR 579 to Taylor Road</li></ul>			
submittal number/name to each separate request number previously identified. It is critical that the ap	uests (whether of the same or different type), please use the above fields to assign a unique. Previous submittals relating to the same project/phase shall be listed using the name and oplicant reference this unique name in the request letter and subsequent filings/correspondence. I information related to a previously submitted request, then the applicant would check the			
Project Name/ Phase Council Farms P	D 24-1262			
Important: The name selected must be used on all fu If request is specific to a discrete phase, please also	iture communications and submittals of additional/revised information relating to this variance. list that phase.			
Folio Number(s) 62112.0000	☐ Check This Box If There Are More Than Five Folio Numbers			
numbers must be provided in the format provided b	to a maximum of five. If there are additional folios, check the box to indicate such. Folio by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, 789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789;			
Name of Person Submitting Request	Steven J. Henry, P.E.			
<b>Important:</b> For Design Exception (DE) Requests, the DE request letter must be signed and sealed.	person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The			
<b>Current Property Zoning Designation</b>	AR			
Designation. Typing "N/A" or "Unknown" will result i County Zoning Atlas, which is available at https://ma	mily Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) in your application being returned. This information may be obtained via the Official Hillsborough aps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, for Development Services at (813) 272-5600 Option 3.			
Pending Zoning Application Number	PD 24-1262			
	ter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not IM for major modifications, PRS for minor modifications/personal appearances.			
Related Project Identification Number (Site/Subdivision Application Number)	N/A			
Important: This 4-digit code is assigned by the Cen	ter for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision			

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

1 of 1

06/2024



### **LINCKS & ASSOCIATES, LLC**

Revised January 6, 2025 November 18, 2024

Mr. Mike Williams Hillsborough County Government 601 East Kennedy Blvd., 22<sup>nd</sup> Floor Tampa, FL 33602

Re: Council Farms

PD 24-1262

Folio Numbers: 62112.0000 Lincks Project No. 24095

The purpose of this letter is to request a Design Exception per the Hillsborough County Transportation Technical Manual to meet the Land Development Code Section 6.04.03L – Existing Facilities for Pruett Road from CR 579 to Taylor Road. According to the Hillsborough County Roadways Functional Classification Map, Pruett Road is classified as a collector roadway. The subject site is within the Hillsborough County Urban Service Area. The developer proposes to rezone the subject property to Planned Development to allow the following land uses:

- Agricultural Use
- Restaurant 4,800 Square Feet
- Retail 2,400 Square Feet

Tables 1, 2, and 3 provides the trip generation for the project.

The access to serve the project is proposed to be as follows:

- One (1) full access to Pruett Road. This access is to serve the Single Family Home and the agricultural use.
- One (1) full access to Taylor Road. This access is to serve the retail and restaurant use.

The request is for a Design Exception to TS-7 of the Hillsborough County Transportation Technical Manual for Pruett Road from CR 579 to Taylor Road. The following exceptions are requested to accommodate the proposed project:

- 1) Right of Way TS-7 has 96 feet of right of way. This existing road has approximately 50 feet of right of way.
- 2) Lanes TS-7 has 12 foot lanes. The existing road has 10 foot lanes.

5023 West Laurel Street Tampa, FL 33607 813 289 0039 Telephone 8133 287 0674 Telefax www.Lincks.com Website

- 3) Shoulders TS-7 has 8 foot shoulders with 5 feet paved. This existing road has minimal unpaved shoulders.
- 4) Drainage TS-7 has drainage swales on both sides of the road. The existing road has minimal to no drainage swales.
- 5) Sidewalk TS-7 has 5 foot sidewalks on both sides of the road. This existing road has no sidewalks. Project will be required to construct sidewalk along the project frontage.

To offset the impact of the project the developer proposes to provide 17 feet of right of way along the project frontage of Pruett Road. This is to provide sufficient right of way to allow the future improvements which include shoulder, drainage swale and sidewalk, as shown in Figure 1.

Based on the above, it is our opinion, the proposed improvements to Pruett Road alleviate the impact of the project and meet the intent of the Transportation Technical Manual to the extent feasible.

Please do not hesitate to contact us if you have any questions or require any additional information.

Best Regards,

Steven J Henry
President
Lincks & Associates, LLC
P.E. #51555



Based on the information provided by the applicant, this request is:

\_\_\_\_\_\_Disapproved
\_\_\_\_\_Approved
\_\_\_\_\_Approved with Conditions

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E.

Sincerely,

Michael J. Williams
Hillsborough County Engineer

TABLE 1

# DAILYTRIP GENERATION COMPARISON

New Daily Trip Ends	294	79	6	382
Passerby Capture (2)	221	52	0	273
Daily Trip Ends (1)	515	131	තI	655
Size	4,800 SF	2,400 SF	1 DU	Total
E CIC	932	822	210	
Land Use	Restaurant	Retail	Single Family	

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.

(2) Source: TE Trip Generation Manual, 11<sup>th</sup> Edition.

Passerby Trip Ends:

• Reataurant - 43% 515 x 0.43 = 221

• Retail - 40%

 $131 \times 0.40 = 52$ 

Passerby trips should not exceed 10% of adjacent roadway traffic.

 $7,489 (a) \times 0.10 = 748 > 273$ 

(a) Based on AM peak hour peak season traffic at the intersection of Pruett Rd and TaylorRd and K=0.09.

TABLE 2

AM PEAK HOUR

PROJECT TRAFFIC COMPARISON

New AM Peak Hour Trip Ends	Total	26	ဂ	<del>-</del> 1	30
	Ont	12	~	<b>←</b> I	14
New	듸	4	2	0	16
	Total	20	က	0	23
Passerby Capture (2)	) Jalo	6	~	0	10
J	드	7	7	0	13
j C		46	9	<b>←</b> I	53
AM Peak Hour Trip Ends (1)	Ont	21	7	<b>~</b> I	24
A F	듸	25	4	0	29
	Size	4,800 SF	2,400 SF	1 DU	Total
Ë		932	822	210	
- -	Use	Restaurant	Retail	Single Family	

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.

(2) Source: ITE Trip Generation Manual, 11th Edition.

Passerby Trips Ends:

•Restaurant - 43% In - 25 x 0.43 = 11

Out  $-21 \times 0.43 = 9$ 

•Retail - 40% In -  $4 \times 0.40 = 2$ 

 $\ln -4 \times 0.40 = 2$ Out  $-2 \times 0.40 = 1$ 

Passerby trips should not exceed 10% of the adjacent roadway traffic.

674 (a) × 0.10 = 67 > 23

(a) Based on AM peak hour peak season traffic at the intersection of Pruett Rd and Taylor Rd.

TABLE 3

PM PEAK HOUR

PROJECT TRAFFIC COMPARISON

New PM Peak Hour Trip Ends	Total	25	16	<b>←</b> I	42	
	Ont	10	œ	0	18	
New		듸	15	œ	<b>←</b> I	24
		Total	18	12	01	30
Passerby	Sapture (2)	Ont	7	9	0	13
	O	듸	7	9	0	17
'n	(	Total	43	28	<b>←</b> I	72
PM Peak Hou	Trip Ends (1	Ont	17	4	01	31
PN	Ļ	듸	26	14	<b>←</b> I	41
		Size	4,800 SF	2,400 SF	. 1 DU	Total
	世		932	822	210	
	Land	Use	Restaurant	Retail	Single Family	

(1) Source: TE Trip Generation Manual, 11th Edition, 2021.

(2) Source: ITE Trip Generation Manual, 11th Edition.

Passerby Trips Ends:

Restaurant - 43%
 In - 26 x 0.43 = 11

• Retail - 40%

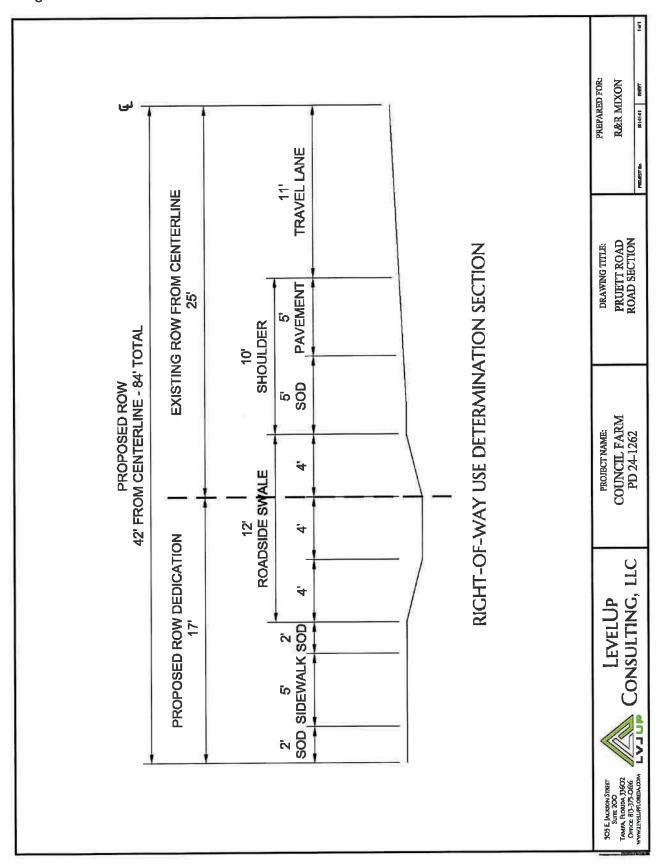
Out -  $17 \times 0.43 = 7$ 

I - 40% In - 14 x 0.40 = 6

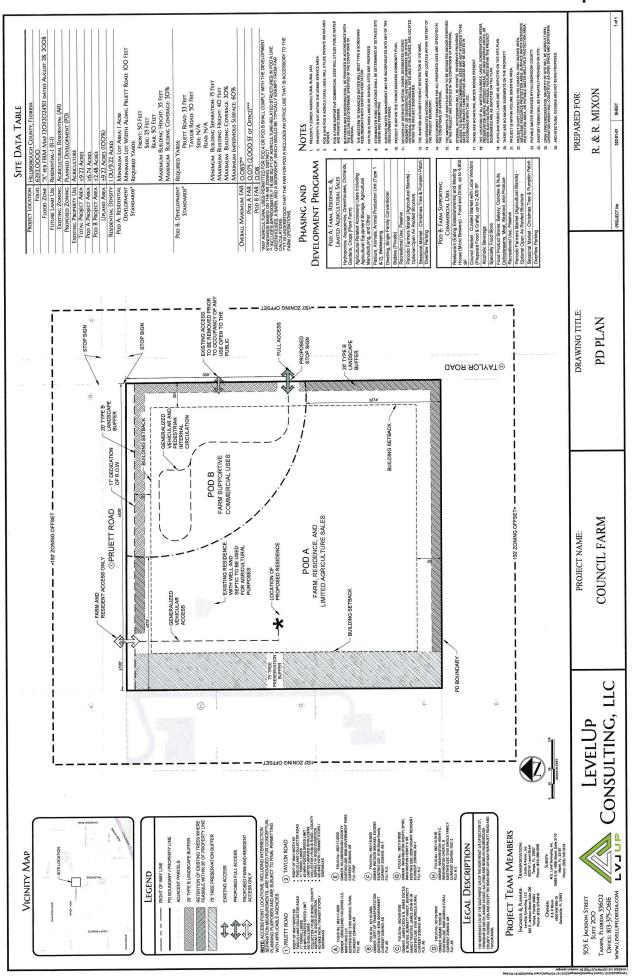
Out -  $14 \times 0.40 = 6$  • Passerby trips should not exceed 10% of the adjacent roadway traffic.

 $656 (a) \times 0.10 = 66 > 30$ 

(a) Based on PM peak hour peak season traffic at the intersection of Pruett Rd and Taylor Rd.

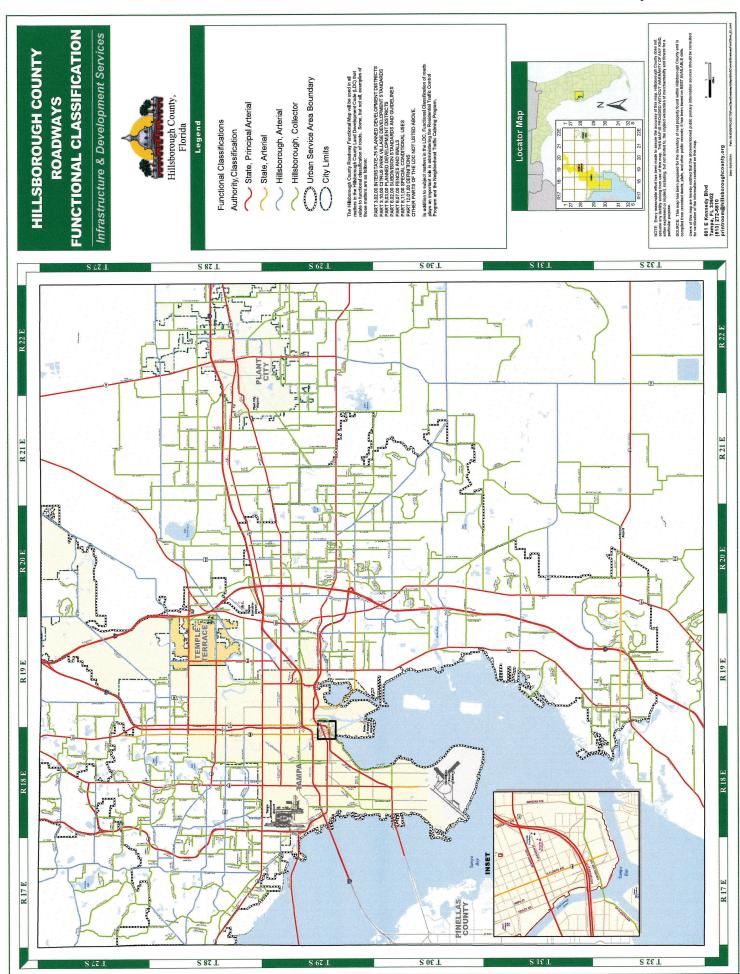


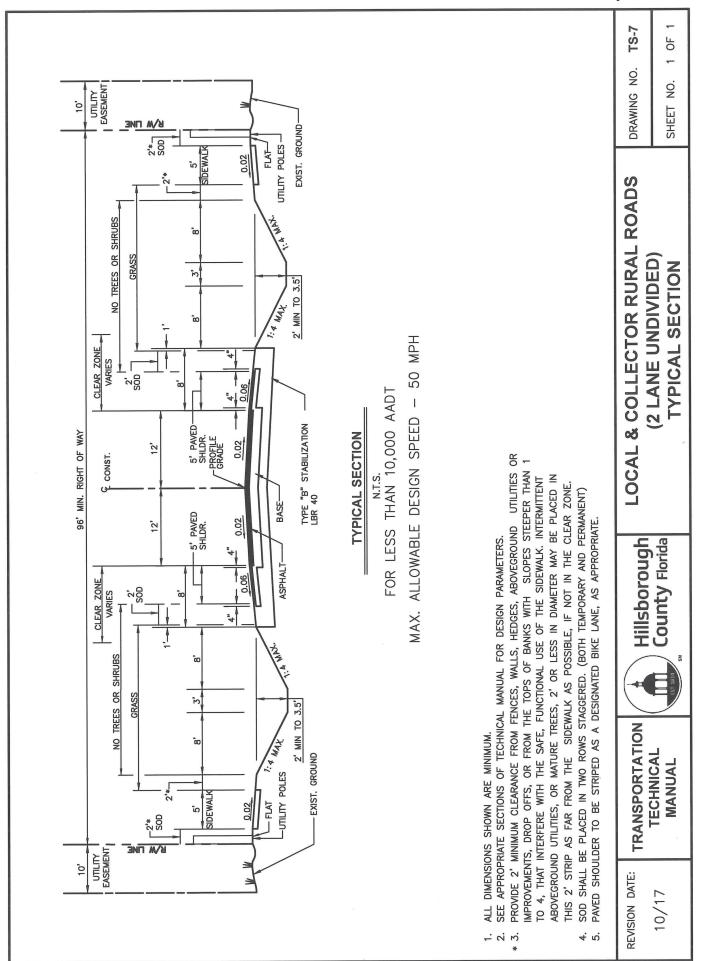
# Received 01-07-24 Development Services



	Received U1-U7-2
	Development Service
HILLSBOROUGH COUNTY	/ BOADWAYS
FUNCTIONAL CLASSIFIC	CATION MAP
LINCKS & ASSOCIATES, LLC	

# Received 01-07-24 Development Services





#### **Transportation Comment Sheet**

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

Adjoining Roadways (check if applicable)					
Road Name	Classification	<b>Current Conditions</b>	Select Future Improvements		
Pruett Rd.	County Collector - Rural	2 Lanes  ⊠Substandard Road  □Sufficient ROW Width	<ul> <li>□ Corridor Preservation Plan</li> <li>□ Site Access Improvements</li> <li>□ Substandard Road Improvements</li> <li>☑ Other – ROW Dedication</li> </ul>		
Taylor Rd.	County Collector - Rural	2 Lanes  ☐ Substandard Road ☐ Sufficient ROW Width	<ul><li>□ Corridor Preservation Plan</li><li>□ Site Access Improvements</li><li>□ Substandard Road Improvements</li><li>□ Other</li></ul>		
	Choose an item.	Choose an item. Lanes  ☐ Substandard Road ☐ Sufficient ROW Width	<ul><li>☐ Corridor Preservation Plan</li><li>☐ Site Access Improvements</li><li>☐ Substandard Road Improvements</li><li>☐ Other</li></ul>		
	Choose an item.	Choose an item. Lanes  □Substandard Road  □Sufficient ROW Width	<ul><li>☐ Corridor Preservation Plan</li><li>☐ Site Access Improvements</li><li>☐ Substandard Road Improvements</li><li>☐ Other</li></ul>		

Project Trip Generation □Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	9	1	1	
Proposed	855	53	60	
Difference (+/-)	(+) 846	(+) 52	(+) 59	

<sup>\*</sup>Trips reported are based on gross 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	Х	Pedestrian & Vehicular	None	Meets LDC
South		None	None	Meets LDC
East	Х	Pedestrian & Vehicular	None	Meets LDC
West		None	None	Meets LDC
Notes:				

<b>Design Exception/Administrative Variance</b> □ Not applicable for this request				
Road Name/Nature of Request Type Finding				
Pruett Rd./ Substandard Rd.	Design Exception Requested	Approvable		
	Choose an item.	Choose an item.		
	Choose an item.	Choose an item.		
Choose an item. Choose an item.				
Notes:				

#### **Transportation Comment Sheet**

4.0 Additional Site Information & Agency Comments Summary				
Transportation	Objections	Conditions Requested	Additional Information/Comments	
<ul><li>☑ Design Exception/Adm. Variance Requested</li><li>☐ Off-Site Improvements Provided</li></ul>	☐ Yes ☐ N/A ⊠ No	⊠ Yes □ No		

#### **COUNTY OF HILLSBOROUGH**

# RECOMMENDATION OF THE LAND USE HEARING OFFICER

**APPLICATION NUMBER:** RZ PD 24-1262

**DATE OF HEARING:** January 14, 2025

APPLICANT: Robert and Rebecca Mixon

**PETITION REQUEST:** A request to rezone property from AR to

PD to permit a mixed use development that includes agricultural and related uses such as a farm-to-table restaurant, food market, microbrewery seasonal sales, passive recreation and private

stables

**LOCATION:** 7440 Taylor Road

**SIZE OF PROPERTY:** 9.22 acres, m.o.l.

**EXISTING ZONING DISTRICT**: AR

FUTURE LAND USE CATEGORY: RES-1

SERVICE AREA: Rural

COMMUNITY PLAN: Thonotosassa

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

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

#### 1.0 APPLICATION SUMMARY



Applicant: Robert and Rebecca Mixon FLU Category: Residential – 1 (Res – 1)

Service Area: Rural Site Acreage: 9.22

Community Plan Area: Thonotosassa

Overlay: None

The applicant is requesting to rezone the Property from Agricultural Rural (AR) to Planned Development (PD) to allow for a mixed-use development that would include agriculture and related uses, such as a farm-to-table restaurant, alcoholic beverages (with Conditional and/or Special Use Permit), food market, microbrewery, farmers market, seasonal sales, passive recreation, and private stables as allowable uses.

#### Additional Information:

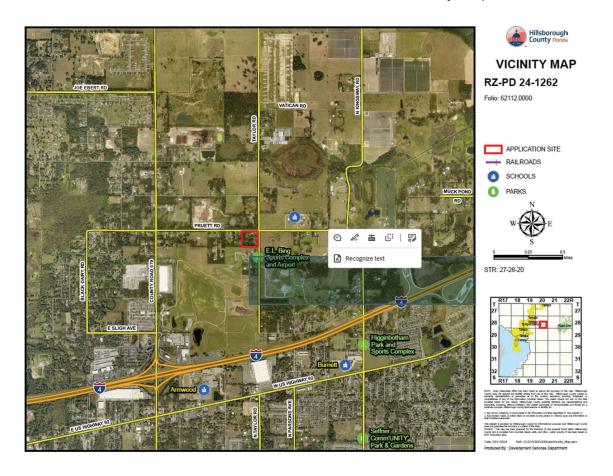
PD Variations None requested as part of this application

Waivers to the Land Development Code: None requested as part of this application

Planning Commission Recommendation: Consistent Inconsistent

Development Services Recommendation: Approvable, subject to proposed conditions

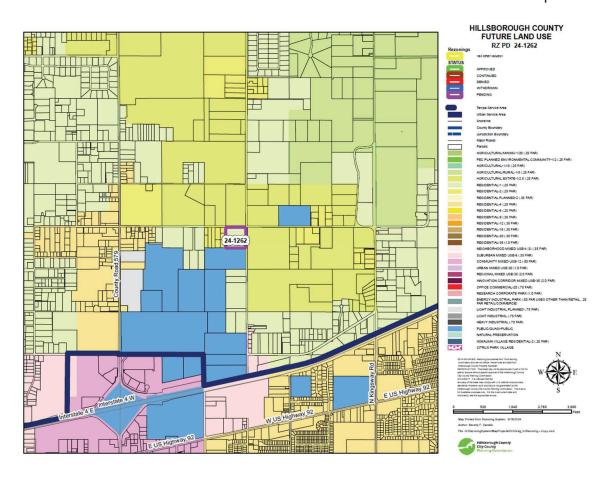
#### 2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



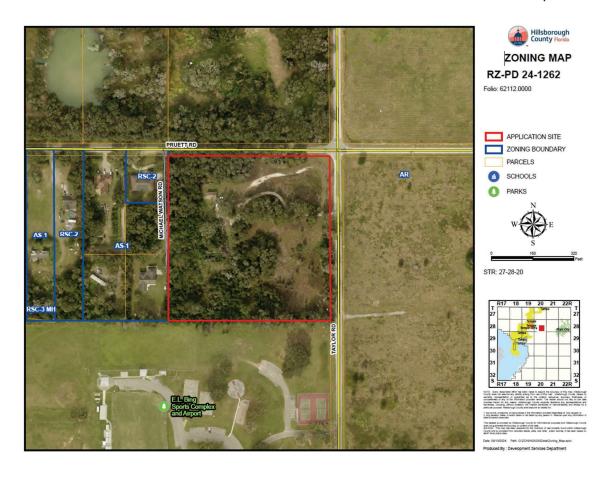
#### Context of Surrounding Area:

The majority of the properties in the area are zoned and developed for agriculture and rural single-family use. Other significant uses in the area include a 19.7-acre public park that abuts the subject property to the south, an elementary school approximately 1,000 feet to the east, a 40-acre paint ball park approximately one-half of mile to the east, a yard waste composting facility approximately 885 feet to the west, and, County owned, Hillsborough Heights collection center and household hazardous waste collection center.

#### 2.0 LAND USE MAP SET AND SUMMARY DATA 2.2 Future Land Use Map

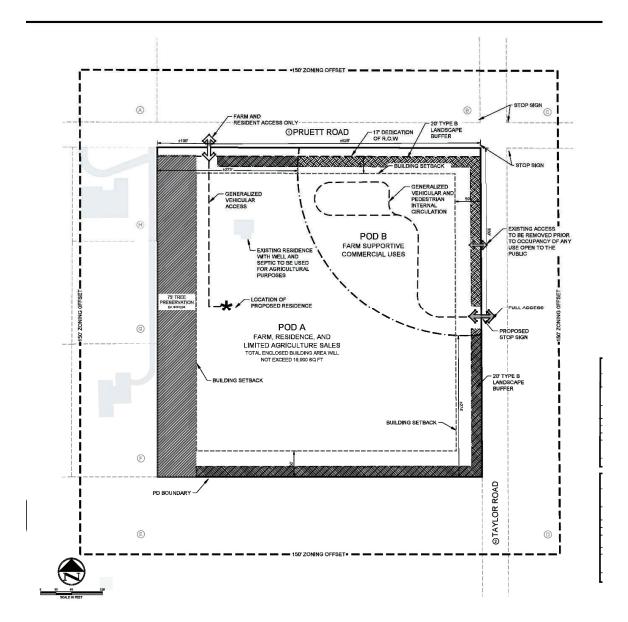


#### 2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map



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

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



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

County Collector - Rural

2 Lanes

⊠Substandard Road □Sufficient ROW Width

#### 4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

Additional Information/Comments
Environmental:
Objections
Check if Applicable:  ☐ Wetlands/Other Surface Waters
☐ Use of Environmentally Sensitive Land Credit
<ul><li>□ Wellhead Protection Area</li><li>□ Surface Water Resource Protection Area</li></ul>
<ul> <li>□ Potable Water Wellfield Protection Area □ Significant Wildlife Habitat</li> <li>□ Coastal High Hazard Area</li> <li>□ Urban/Suburban/Rural Scenic Corridor □ Adjacent to ELAPP property</li> </ul>
Impact/Mobility Fees: Where right-of-way width varies, the locations of the

Single Family Detached (Fee estimated based on 2,000 SF)	Market (per	High-Turnover Restaurant	Event Facility (Does not apply, applicant removed special event use, estimate based on church rate, per 1,000 SF)
Mobility: Parks: Fire: Total per unit: \$19,890 \$ 9,183 \$ 2,145 \$ 313	\$14,568	NOT OXX FIRE	Mobility: \$5,379 Fire: \$ 313

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
<ul> <li>☐ Meets Locational</li> <li>Criteria ☐N/A ☒</li> <li>Locational Criteria</li> <li>Waiver Requested</li> <li>☐ Minimum Density</li> <li>Met ☒ N/A</li> </ul>	⊠ Yes □ No	⊠ Inconsistent □ Consistent	□ Yes □ No	

#### 5.0 IMPLEMENTATION RECOMMENDATIONS

#### 5.1 Compatibility

Staff finds the design elements of the proposed development plan, which include a 75 -foot buffer from residential to west, 20' Type B buffers along the right-of-way boundaries and adjoining public park to the south, and the 30,000 square foot limit of total building area, sufficiently mitigate the potential impacts to the area and is compatible with the zoning and development pattern in the area.

#### 5.2 Recommendation

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

Zoning conditions, which were presented Zoning Hearing Master hearing, were reviewed and are incorporated by reference as a part of the Zoning Hearing Master recommendation.

#### **SUMMARY OF HEARING**

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on January 14, 2025. Ms. Colleen Marshall of the Hillsborough County Development Services Department introduced the petition.

Ms. Anna Kirkpatrick testified on behalf of the applicants. Ms. Kirkpatrick introduced her husband and mother-in-law and showed a PowerPoint presentation to discuss the rezoning request. She stated that she and her husband live the Seminole Heights area and enjoy the local brewery, restaurants and shops. She added that the residents of Thonotosassa and Seffner would also enjoy those amenities but do not have similar local businesses. She detailed her involvement with the Thonotosassa community as she brought her horses there and realized that while there were new subdivisions being developed, there

were no businesses, restaurants or other places for people to gather being developed. Her proposed business is called Counsel as it means to assemble people. Counsel is intended to provide an organic farm, a retail market and a restaurant to the growing communities of Thonotosassa and Seffner.

Mr. Stephen Sposato testified for the applicant regarding land planning issues. He introduced Mr. Ali Ateffi from Lincks and Associates who was available to answer questions regarding transportation issues. Mr. Sposato testified that his comments would mainly address the Planning Commission issues with the rezoning in which the applicant disagrees. He stated that the Planning Commission characterized the area as being predominately residential, public and quasi-institutional. Mr. Sposato testified that this over simplifies the diversity in the area. He stated that the proposed use is compatible with the area. He stated that the parcel is at the intersection of two collector roadways and only a small amount of commercial is proposed which is integrated into the agricultural uses which are the predominate use of the property. He showed a graphic to detail the two Pods on-site. Pod A is the agricultural portion. It includes uses permitted in the AR zoning district and also one single-family home. Pod B is smaller and located at the northeast corner. It permits a farm to table restaurant and a curated market. Two points of access are proposed. The access on Pruitt Road is for the single-family home resident and the farm. The access on Taylor is for the restaurant and the market. Mr. Sposato showed graphics of what the land uses could possibly look like and stated that the restaurant is conditioned to be a sit-down restaurant. He detailed the surrounding land uses which is the E.L. Bing Sports Complex to the south and Mako Soils to the northwest. A large paintball facility is located further to the east and also a water sports park. Pod A to the west serves as a buffer to the adjacent western boundary. A waiver of commercial locational criteria is requested based on the proposed integration of the proposed on-site commercial with the agricultural uses on-site. Mr. Sposato concluded his presentation by stating that the uses are consistent and compatible with the surrounding land uses and supported by the Development Services Department as well as the Transportation Review section.

Hearing Master Finch asked Mr. Sposato if the single-family home was a caretaker residence. Mr. Sposato replied yes and added that someone will be present on-site at all times.

Hearing Master Finch asked Mr. Sposato if he was committing to any of the graphics he showed as a part of the record. Mr. Sposato replied that the graphics were shown as inspiration.

Hearing Master Finch asked Mr. Sposato if he was committing to any architectural standards that would lend itself to an agricultural feel of the buildings. Mr. Sposato replied that he would like to have a quick discussion with his client but thematically, the buildings, like a Quonset, is what is proposed. He added that the initial phase is to develop the farm and the single-family home.

Mr. Sam Ball Development Services Department testified regarding the County's staff report. He detailed the request to rezone 9.2 acres from AR to Planned Development to permit an agricultural commercial and residential mixed use development. He described the surrounding uses and stated that there is a County owned collection center for hazardous waste to the west. He detailed the proposed uses for Pods A and B as described in the proposed zoning conditions and stated that the development standards would include a 75 foot wide natural buffer along the western property line and a 20-foot buffer with Type B screening along the norther, eastern and southern property lines. He stated that staff finds the rezoning approvable.

Hearing Master Finch asked Mr. Ball about a typographical error regarding the Planning Commission recommendation and mention in the staff report that transportation objects yet their agency comments show that they do not object to the rezoning. Mr. Ball replied that is an error in the report.

Ms. Alexis Myers of the Planning Commission staff testified that the property is within the Residential-1 Future Land Use category and located in the Thonotosassa Community Plan and the Rural Service Area. She stated that the site does not meet commercial locational criteria and the request presents compatibility concerns in the Rural area. Ms. Myers stated that the request is inconsistent the Future of Hillsborough Comprehensive Plan.

Hearing Master Finch asked audience members if there were any proponents of the application.

Ms. Andrea Schultz 10335 Skewlee Road testified in support. Ms. Schultz stated that Thonotosassa is a community where neighbors talk to each other and that the proposed mixed use is something the community would like to have. She stated that she is realtor and potential buyers in Thonotosassa ask her where are the farmers markets and other similar types of land uses. She concluded her remarks by stating that commercial to her means McDonalds or Applebee's which is not what is intended with the subject project.

Ms. Chelsea Varney 10935 Skewlee Road testified in support. Ms. Varney stated that her property is at the corner of Skewlee and Taylor Road and she has a horse farm on-site. She home schools her children and would like to have a restaurant or farmers market to go to near her home.

Mr. Adam Varney 10935 Skewlee Road testified in support. He stated that he met the applicant through his horse farm and believes the proposed use would be an outstanding thing for the area. He added that he would like to be able to go to dinner or get fresh produce in the area. He described the residential development in Thonotosassa and the proposed project provides the opportunity for residents to experience the farm and markets in a rural area.

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

County staff did not have additional comments.

Mr. Sposato testified during the rebuttal period that there is nothing factual on the record that is contrary to the finding that the project is consistent and compatible. He added that the design is intended to be architecturally consistent with the agricultural context of the area.

Hearing Master Finch asked Mr. Sposato if his client would agree to a zoning condition which that language. Mr. Sposato replied yes as long as it did not address specific building materials or type of design but rather fit the agricultural context of the property.

Hearing Master Finch asked Ms. Marshall of the Development Services Department if she would be comfortable working with the applicant at the hearing to draft a zoning condition that would address the architectural feel of the building. Ms. Marshall replied yes.

The hearing was paused to allow staff to work with the applicant on the proposed zoning condition language.

Ms. Marshall stated that staff was trying to draft a condition that would be enforceable and not too subjective.

Hearing Master Finch stated that the condition should address the commercial buildings because the agricultural buildings speak for themselves.

Mr. Sposato testified that staff and his client agree on the following condition:

Commercial buildings in Pod B shall be substantially constructed with materials and features consistent with agricultural structures on-site, including, but not limited to quonsets and barns.

County staff confirmed that the condition was acceptable to them.

The hearing was then closed.

#### **EVIDENCE SUBMITTED**

Ms. Rome submitted a revised County staff report submitted into the record. Mr. Sposato submitted a copy of his PowerPoint presentation into the record.

#### **PREFACE**

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

#### FINDINGS OF FACT

- 1. The subject site is 9.22 acres in size and is zoned Agricultural Rural (AR). The property is designated Residential-1 (RES-1) by the Comprehensive Plan. The subject property is located in the Thonotosassa Community Plan and the Rural Service Area.
- 2. The request to rezone from AR to PD is to permit a mixed use development that includes agricultural and related uses, a farm-to-table restaurant, food market, microbrewery, farmers market, seasonal sales, passive recreation and private stables.
- 3. No Planned Development variations or waivers are requested.
- 4. The Planning Commission staff does not support the rezoning request. Staff found that the site does not meet commercial locational criteria and the request presents compatibility concerns in the Rural area. The Planning Commission staff stated that the surrounding land use pattern is comprised of mostly agricultural, residential and public/quasi-public and institutional uses. Therefore, staff found the rezoning inconsistent with the Future of Hillsborough Comprehensive Plan.
- 5. The Development Services Department supports the rezoning request. Staff found that the design elements proposed which include a 75 foot buffer from residential to the west, a 20-foot buffer with Type B screening along the right-of-way boundaries and adjoining Sports Complex to the south sufficiently mitigates the potential impacts to the area.
- 6. The surrounding area is a mix of land uses which include the EL Bing Sports Complex immediately to the south, FDOT owned property to the north and residential and agricultural uses to the east and west. The Tampa Radio Control Aircraft Club is located further south, the Mako Soils facility is located to the northwest and the Amazon Distribution Center is located to the west along Mango Road.
- 7. Testimony in support was provided by neighbors in the area that stated that the Thonotosassa area lacks farmers markets and gathering places for its residents.

- 8. No testimony in opposition was submitted into the record or provided at the Zoning Hearing Master hearing.
- 9. The majority of the subject property (Pod A) is proposed to be developed with a plant farm, pastures and stables, beekeeping facility and agricultural stands with one single-family home for a caretaker. The maximum building area is limited to 19,000 square feet. Pod B is proposed to have farm supportive commercial uses such as a farm-to-table restaurant, farmers market and seasonal sales. The maximum square footage for the eating establishment is 4,800 square feet.
- 10. The applicant worked with staff at the Zoning Hearing Master hearing to draft a zoning condition that states:

Commercial buildings in Pod B shall be substantially constructed with materials and features consistent with agricultural structures on-site, including, but not limited to quonsets and barns.

This condition serves to increase compatibility with the residential and agricultural uses in the area and address the Planning Commission's concerns.

11. The rezoning to PD for the development of a mixed use development that includes agricultural and related uses, a farm-to-table restaurant, food market, microbrewery, farmers market, seasonal sales, passive recreation and private stables is consistent with the overall development pattern in the area as well as the Land Development Code and the Comprehensive Plan.

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

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

#### **CONCLUSIONS OF LAW**

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

#### SUMMARY

The request is to rezone 9.22 acres from AR to PD to permit a mixed use development that includes agricultural and related uses, a farm-to-table restaurant, food market, microbrewery, farmers market, seasonal sales, passive recreation and private stables.

No Planned Development variations or waivers are requested.

The Planning Commission staff does not support the request. Staff found that the site does not meet commercial locational criteria and the request presents compatibility concerns in the Rural area. The Planning Commission staff stated that the surrounding land use pattern is comprised of mostly agricultural, residential and public/quasi-public and institutional uses. Therefore, staff found the rezoning inconsistent with the Future of Hillsborough Comprehensive Plan.

The Development Services Department supports the rezoning request. Staff found that the design elements proposed which include a 75 foot buffer from residential to the west, a 20-foot buffer with Type B screening along the right-of-way boundaries and adjoining Sports Complex to the south sufficiently mitigates the potential impacts to the area.

Testimony in support was provided by neighbors in the Thonotosassa area. Residents stated that the Thonotosassa area lacks farmers markets and gathering places for its residents. No testimony in opposition was presented or filed into the record.

The applicant worked with staff at the Zoning Hearing Master hearing to draft a zoning condition that states:

Commercial buildings in Pod B shall be substantially constructed with materials and features consistent with agricultural structures on-site, including, but not limited to quonsets and barns.

This condition serves to increase compatibility with the residential and agricultural uses in the area and address the Planning Commission's concerns.

The rezoning to PD for the development of a mixed use development that includes agricultural and related uses, a farm-to-table restaurant, food market, microbrewery, farmers market, seasonal sales, passive recreation and private stables is consistent with the overall development pattern in the area as well as the Land Development Code and the Comprehensive Plan.

#### **RECOMMENDATION**

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

February 5, 2025

Susan M. Finch, AICP Land Use Hearing Officer

Sum M. Fine

Date



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

Unincorporated Hillsborough County Rezoning Consistency Review		
Hearing Date: January 14, 2025	Case Number: PD 24-1262	
Report Prepared: January 3, 2025	Folio(s): 62112.0000	
	General Location: South of Pruett Road, east of Mango Road and west of Taylor Road	
Comprehensive Plan Finding	INCONSISTENT	
Adopted Future Land Use	Residential-1 (1 du/ga; 0.25 FAR)	
Service Area	Rural	
Community Plan(s)	Thonotosassa	
Rezoning Request	AR to PD to allow for the development of an integrated agricultural operation that grows, harvests and sells products through a farm-to-table restaurant, bar, curated market and periodic events	
Parcel Size	9.22 ± acres	
Street Functional Classification	Cypress Lane – County Collector Mango Road – County Arterial Taylor Road – County Collector	
Commercial Locational Criteria	Does not meet; waiver requested	
Evacuation Area	None	

Table 1: COMPARISON OF SURROUNDING PROPERTIES					
Vicinity	Future Land Use Designation	Zoning	Existing Land Use		
Subject Property	Residential-1	AR	Single Family Residential		
North	Agricultural Estate-1/2.5	AR	Public/Quasi- Public/Institutions + Agriculture		
South	Public/Quasi-Public	AR	Public/Quasi- Public/Institutions + Single Family Residential		
East	Agricultural Estate-1/2.5	AR	Agriculture + Single Family Residential + Vacant Land		
West	Residential-1 + Residential- 2	AS-1 + RSC-2 + RSC- 3	Vacant Land + Single Family Residential		

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

The 9.22 ± acre subject site is located south of Pruett Road, east of Mango Road and west of Taylor Road. The site is in the Rural Area and is within the limits of the Thonotosassa Community Plan. The applicant is requesting to rezone from Agricultural Rural (AR) to a Planned Development (PD) to allow for the development of an integrated agricultural operation that grows, harvests and sells products through a farm-to-table restaurant, bar, curated market and periodic events.

The Future Land Use Element permits new development within the Rural Area that is similar in character to the existing community. Objective 4 of the Future Land Use Element (FLUE) of the Comprehensive Plan notes that 20% of the growth in the region will occur within the Rural Area without the threat of urban or suburban encroachment. FLUE Policy 4.1 characterizes the Rural Area as low-density, large lot residential. The subject site currently has single-family uses. Single-family uses and agriculture are to the north and east. Public/quasi-public/institutions uses are to the north and south of the subject property.

FLUE Objective 7, FLUE Objective 8 and each of their respective policies establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each Future Land Use category. The character of each land use category is defined by building type, residential density, functional use and the physical composition of the land. The integration of these factors set the general atmosphere and character of each Future Land Use category. Each category has a range of potentially permissible uses which are not

exhaustive but are intended to be illustrative of the character of uses within the land use designation. Appendix A contains a description of the character and intent permitted in each of the Future Land use categories. The site is in the Residential-1 (RES-1) Future Land Use category. The RES-1 Future Land Use category allows for a maximum of 1 dwelling unit per gross acre and a maximum Floor Area Ratio (FAR) of 0.25. The RES-1 Future Land Use category allows for the consideration of farms, ranches, residential uses, rural scale neighborhood commercial uses, offices and multi-purpose projects. Commercial, office, and multi-purpose uses are subject to Commercial Locational Criteria.

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

The proposed PD will include a farm, restaurant, bar, curated market and farmer's market. It will also include a single-family home located along the western boundary and will utilize the existing single-family home that is currently on the property as an office and space for propagation. The farm includes a pasture of animals, hydroponic and aquaponic gardens, greenhouses, a no-till garden, orchard for fruit trees, apiary, compost area, workshop for farming storage and farmer's market. The proposal does not meet the intent of FLUE Objective 16 and its accompanying policies 16.1, 16.2, 16.3, 16.5 and 16.10 that require new development to be compatible to the surrounding neighborhood. Goal 12 and Objective 12-1 of the Community Design Component (CDC) of the FLUE require new developments to recognize the existing community and be designed to relate to and be compatible with the predominant character of the surrounding area. In this case, the surrounding land use pattern is comprised mostly of agriculture, residential and public/quasi-public/institutional uses. FLUE Objective 29 states that in recognition of the importance of agriculture as an industry and valuable economic resource, Hillsborough County shall protect the economic viability of agricultural activities by recognizing and providing for its unique characteristics in land use planning and land development regulations. Agriculture and agricultural support uses are the preferred uses in rural areas. The proposed agricultural uses are compatible with the area; however, the commercial and retail aspect of the proposal does not align with the rural residential and agricultural development pattern of the surrounding area.

The subject site does not meet Commercial Locational Criteria (CLC). According to FLUE Policy 22.2, a site in the RES-1 Future Land Use category must be within 660 feet of a qualifying intersection that includes a two-lane roadway. The closest qualifying intersection to the subject site is Pruett Road, a two-lane County Collector roadway and Kingsway Road, a two-lane County Collector roadway. The distance from the subject site and the closest qualifying intersection is roughly 4,500 feet as opposed to the required 660 feet, and therefore the site does not meet CLC. FLUE Policy 22.7 notes that meeting Commercial Locational Criteria is not the only factor to be taken into consideration when granting approval for an application. Considerations involving land use compatibility, adequacy and availability of public services, environmental impacts, adopted service levels of affected roadways and other policies of the Comprehensive Plan and zoning regulations would carry more weight than the locational criteria in the approval of the potential commercial use. Commercial Locational Criteria only designates locations that could be considered, and they in no way guarantee the approval of a particular non-residential use. The 660-feet measurement requirement demonstrates the scale of development expected for the Rural Area and the proposed rezoning would not be in scale with the area. In addition, per FLUE Policy 22.8, an applicant may submit a request to waive the CLC criteria. The applicant included a request to waive CLC in the revised request which was uploaded into Optix on December 18, 2024. This site is located approximately 4,500 feet away from the nearest major intersection with significant compatibility concerns,

and therefore is inconsistent with FLUE Objective 22 and its accompanying policies. Planning Commission staff recommends the Board of County Commissioners deny the waiver request.

The site is within the limits of the Thonotosassa Community Plan. Goal 1 of the Plan on Community Control seeks to empower the residents, property owners, and business owners in setting the direction and providing ongoing management of Thonotosassa's future growth and development, toward a community that adds value and enhances quality of life. Because the request does not meet CLC and presents significant compatibility concerns, the request would not meet this vision. Goal 2 ensures that new development maintains and enhances Thonotosassa's unique character and sense of place and provides a place for community activities and events. The proposed PD would be out of character to the surrounding area and community based upon the established agricultural and rural residential development pattern. Two strategies under the Thonotosassa Community Plan seek to protect the area's rural character and support agricultural uses throughout the community. The Community Plan seeks to protect the area's rural character by directing non-residential uses to specific areas. While the agricultural uses are considered in the area, the proposed commercial uses do not meet Commercial Locational Criteria and present significant compatibility concerns given the surrounding development pattern. Therefore, the request is inconsistent with the Thonotosassa Community Plan vision.

Overall, staff finds that while the proposed agricultural use is supported by adopted policy direction of the Comprehensive Plan, the proposed range of uses is not compatible with the existing development pattern found within the surrounding area, the site does not meet Commercial Locational Criteria and the request does not support the vision of the Thonotosassa Community Plan.

#### Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed Planned Development **INCONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*.

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

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

#### Rural Area

**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.

#### **Land Use Categories**

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

**Policy 8.1:** The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general

atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.

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

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

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

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

#### Neighborhood/Community Development

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

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

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

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

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

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

**Community Design Component (CDC)** 

#### 5.0 NEIGHBORHOOD LEVEL DESIGN

#### **5.1 COMPATIBILITY**

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

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

#### 7.0 SITE DESIGN

#### 7.1 DEVELOPMENT PATTERN

**GOAL 17:** Develop commercial areas in a manner which enhances the County's character and ambiance.

**OBJECTIVE 17-1:** Facilitate patterns of site development that appear purposeful and organized.

**Policy 17-1.4:** Affect the design of new commercial structures to provide an organized and purposeful character for the whole commercial environment.

#### **Agriculture-General Considerations**

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

**Policy 29.7**: Hillsborough County shall explore opportunities to establish an incentive based long range agricultural policy program to help retain productive farmland and discourage its conversion to non-agricultural use. This may be accomplished through the land development code and/or other programs to compensate farmland owners for purchase or transfer of development rights, conservation easements, or other such mechanism as deemed appropriate. Participation in such a program would be voluntary on the part of the property owner and the development community.

#### Agriculture - Retention

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

**Policy 30.6**: Agriculture and agricultural support uses are the preferred uses in rural areas.

#### Agriculture - Natural Resource Protection

**Objective 31:** Protect the natural resources necessary to sustain agricultural activities.

LIVABLE COMMUNITIES ELEMENT: THONOTOSASSA COMMUNITY PLAN

Goals

PD 24-1262

- **1. Community Control** Empower the residents, property owners and business owners in setting the direction and providing ongoing management of Thonotosassa's future growth and development, toward a community that adds value and enhances quality of life.
- **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.

# AGRICULTURAL/MINING-1/20 (.25 FAR) PUBLIC/QUASI-PUBLIC Fle: G:/RezoningSystem\MapP WITHDRAWN PENDING STATUS E US Highway N Kingsway Rd W US Highway 92 W.US! Highway 92 24-1262 HE US HIGHWAY 92 Interstate 4W County, Road 579 ППП ППП

# HILLSBOROUGH COUNTY **FUTURE LAND USE**

RZ PD 24-1262

<all other values>

CONTINUED DENIED Tampa Service Area Urban Service Area Shoreline

Jurisdiction Boundary County Boundary Major Roads PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)

AGRICULTURAL/RURAL-1/5 (.25 FAR) AGRICULTURAL-1/10 (.25 FAR)

AGRICULTURAL ESTATE-1/2.5 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR) RESIDENTIAL-1 (.25 FAR) RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-6 (.25 FAR) RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-12 (.35 FAR) RESIDENTIAL-16 (.35 FAR)

RESIDENTIAL-20 (.35 FAR) RESIDENTIAL-35 (1.0 FAR)

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

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

URBAN MIXED USE-20 (1.0 FAR)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR) REGIONAL MIXED USE-35 (2.0 FAR) OFFICE COMMERCIAL-20 (.75 FAR)

RESEARCH CORPORATE PARK (1.0 FAR)

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

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

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



920

Map Printed from Rezoning System: 9/16/2024 Author: Beverly F. Daniels



# GENERAL SITE PLAN FOR CERTIFICATION



#### **DEVELOPMENT SERVICES**

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

# HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

### BOARD OF COUNTY COMMISSIONERS

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

#### **COUNTY ADMINISTRATOR**

Bonnie M. Wise

#### **COUNTY ATTORNEY**

Christine M. Beck

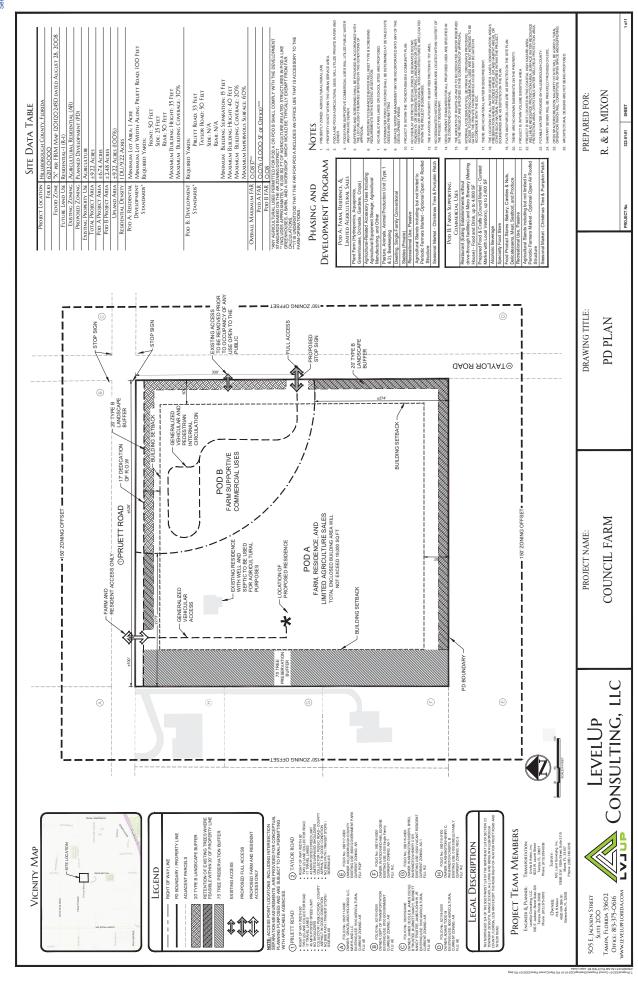
#### **COUNTY INTERNAL AUDITOR**

Melinda Jenzarli

#### **DEPUTY COUNTY ADMINISTRATOR**

Gregory S. Horwedel

Project Name: Council Farm	
Zoning File: <u>RZ-PD</u> (24-1262)	Modification: None
Atlas Page: None	Submitted: 02/11/25
To Planner for Review: 02/11/25	Date Due: ASAP
Contact Person: Stephen Sposato, AICP	Phone: 813.375.0616/ stephen@levelupflorida.com
Right-Of-Way or Land Required for I	Dedication: Yes 🗸 No
The Development Services Departm	ent HAS NO OBJECTION to this General Site Plan.
The Development Services Departm Site Plan for the following reasons:	ent RECOMMENDS DISAPPROVAL of this General
Reviewed by: Sam Ball	Date: 2-12-25
Date Agent/Owner notified of Disapp	roval:



# AGENCY COMMENTS

#### AGENCY REVIEW COMMENT SHEET

TO: Z	oning Technician, Development Services Department	DATE: 01/08/2025	
REVI	EWER: James Ratliff, AICP, Principal Planner	AGENCY/DEPT: Transportation	
PLANNING AREA: TH		PETITION NO: RZ 24-1262	
	This agency has no comments.		
	This agency has no objection.		
X	This agency has no objection, subject to the listed or attached conditions.		
	This agency objects for the reasons set forth below.		

#### CONDITIONS OF ZONING APPROVAL

#### New Conditions

- 1. The project shall be served by and limited to the following vehicular access connections:
  - a. One (1) access to Pruett Rd. serving Pod A; and,
  - b. One (1) access connection to Taylor Rd. serving Pod B.
- 2. Concurrent with development within Pod B, the existing access to Taylor Rd. shall be removed and new access to Pod B constructed. Notwithstanding the above, the existing access to Taylor Rd. may be utilized by Pod A uses until such time as Pod B uses are constructed, after which access to Pod A uses shall be solely to Pruett Rd.
- 3. 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.
- 4. In addition to any sidewalks which may be required pursuant to Sec. 6.03.02. of the LDC, the developer shall provide internal pedestrian connectivity between any agricultural stand and seasonal market uses within Pod A and the commercial uses within Pod B. Such connectivity (or stubouts for such connectivity) shall be constructed concurrent with development of such uses within each Pod.
- 5. Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary, the developer shall be permitted to modify buffer locations if required to provide sidewalks along the project frontage in accordance with Sec. 6.03.02.D. of the LDC. Public sidewalks easements (for public access and maintenance purposes) shall not be permitted within required buffer areas.
- 6. Drive-Through uses shall be prohibited. Additionally, restaurant (eating establishment) uses shall be sit down restaurants, i.e. eating establishments at which food and/or beverages are served by waitresses or waiters to patrons seated at booths or tables (excluding cafeteria style restaurants, which shall not be permitted).
- 7. If RZ 24-1262 is approved, the County Engineer will approve a Design Exception (dated November 18, 2024, and revised January 6, 2025) which was found approvable by the County Engineer (on January 8, 2025) for the Pruett Rd. substandard road improvements. As Preuett Rd. is a substandard collector roadway, the developer shall dedicate and convey to Hillsborough County 17 feet of right-of-way along the project's Pruett Rd. frontage prior to or concurrent with the initial increment of development. No physical improvements to the roadway network shall be required.

#### Other Conditions

- Prior to PD Site Plan Certification, the developer shall amend the PD site plan to:
  - Revise the label reading "Farm and Resident Access Only" to instead read "Pod A Access See Conditions of Approval";
  - Revise the label reading "Full Access" to instead read "Pod B Access See Conditions of Approval";
  - Modify the Pod B use table, to change to text reading "Restaurant (Eating Establishments and Micro Brewery (Meeting House) Food and Drink, up to 4,800 s.f." to instead read "Restaurant (Eating Establishments) and Microbrewery, up to 4,800 s.f. with Below Restrictions\*" and then add a footnote under neath the table reading "\*Drive-Throughs shall be prohibited. Additionally, restaurant uses shall be sit down restaurants, i.e. eating establishments at which food and/or beverages are served by waitresses or waiters to patrons seated at booths or tables." And,
  - O Correct the lane width data for Pruett Rd. to reflect that existing lanes are only 10 feet in width (to match the data presented within the Design Exception request).

#### PROJECT SUMMARY AND TRANSPORTATION ANALYSIS

The applicant is requesting to rezone a +/- 9.22 ac. parcel, from Agricultural Rural (AR) to Planned Development (PD). The applicant is proposing entitlements to permit the following uses within Pod A.

Plant Farm (Hydroponics, Aquaponics, Greenhouses, Orchards, Gardens, Crops)
Agricultural-Related Accessory Uses Including Agricultural Equipment Storage, Agricultural Manufacturing, and Other
Pasture, Animals, Animal Production Unit (Type 1 & 2), Beekeeping
Dwelling, Single Family Conventional
Stables (Private)
Recreational Use, Passive
Agricultural Stands including but not limited to Periodic Farmers Market - Optional Open Air Roofed Structure
Seasonal Market - Christmas Tree & Pumpkin Patch

The applicant is also proposing entitlements to permit the following uses within Pod B, with sublimits for the various uses specified below.

Pod B: Farm Supporting
Commercial Uses
Restaurant (Eating Establishments) and Micro Brewery (Meeting House) - Food and Drink, up to 4,800 SF
Prepared Food & Crafts (Council Market - Curated Market with Local Vendors), up to 2,400 SF
Alcoholic Beverage
Specialty Food Store
Food Product Stores: Bakery, Candies & Nuts, Delicatessens, Meat, Seafood, and Produce
Recreational Use, Passive
Agricultural Stands including but not limited to Periodic Farmers Market - Optional Open Air Roofed Structure
Seasonal Market - Christmas Tree & Pumpkin Patch

As required pursuant to the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the proposed project. Zoning staff indicated that the applicant has agreed to a restriction such that no drive-through uses will be permitted. Staff discussed with the applicant that the transportation analysis used a certain land use code for the restaurant use which generates a lower number of trips than could otherwise be constructed as the plan is currently being presented. The applicant's team agreed to a condition which further restricts the restaurant use such that only sit-down restaurants are permitted, i.e. those eating establishments at which food and/or beverages are served by waitresses or waiters to patrons seated at booths or tables. Staff notes that ITE does not contain trip generation data for agricultural uses, and the applicant has utilized ITE Land Use Code 822,

Strip Retail Plaza <40k, as a stand-in for those uses. Additionally, seasonal (temporary) uses were not included in the trip generation report below.

The below table provides a comparison of the potential number of peak hour trips generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data shown below is based on the 11<sup>th</sup> Edition of the Institute of Transportation Engineer's Trip Generation Manual.

#### **Existing Zoning:**

Land Use/Size	24 Hour Two- Way Volume	Total I Hour T AM	
AR, 1 Single-Family Detached Dwelling Units (ITE Code 210)	9	1	1

#### Proposed Zoning:

Land Use/Size	24 Hour Two-	Total l Hour T	
	Way Volume	AM	PM
PD, 4,800 s.f. High Turnover Sit Down Restaurant Uses (ITE LUC 932)	515	46	43
PD, 2,400 s.f. Strip Retail Plaza (ITE LUC 822)	331	6	16
PD, 1 Single-Family Detached Dwelling Units (ITE Code 210)	9	1	1
Subtotal:	855	53	60

#### Difference:

Land Use/Size	24 Hour Two- Way Volume	Total l Hour T	
		AM	PM
Total:	(+) 846	(+) 52	(+) 59

#### TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Pruett Rd. is a publicly maintained 2-lane, undivided, substandard, collector roadway characterized by +/-10-foot-wide travel lanes in average condition. The roadway lies within a 50-foot-wide right-of-way in the vicinity of the proposed project. There are no sidewalks or bicycle facilities present on the roadway in the vicinity of the proposed project.

Taylor Rd. is a publicly maintained 2-lane, undivided, collector roadway characterized by +/- 11-foot-wide travel lanes in average condition. The roadway lies within a 50-foot-wide right-of-way in the vicinity of the proposed project. There are no sidewalks or bicycle facilities present on the roadway in the vicinity of the proposed project. The County Engineer has reviewed this roadway and determined it meets applicable standards.

#### **SITE ACCESS**

The applicant is proposing access to Pruett Rd. to serve Pod A (residential and agricultural uses only). Pod B uses are proposed to utilize the access to Taylor Rd. There is an existing driveway which will be closed concurrent with the development of Pod B (i.e. the "Farm Supporting Commercial Uses").

#### DESIGN EXCEPTION - PRUETT RD. - SUBSTANDARD ROAD

As Pruett Rd. is a substandard roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request (dated November 18, 2024, and revised January 6, 2025) which was found approvable by the County Engineer (on January 8, 2025) for the Pruett Rd. substandard road improvements. As a

part of the request, the applicant developed a section to accommodate future improvements (by others) and based on that section, is proposing to dedicate and convey 17 feet of right-of-way along their project frontage in lieu physically improving the roadway.

If PD 24-1262 is approved by the Hillsborough County BOCC, the County Engineer will approve the Design Exception request.

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

Level of Service (LOS) information for adjacent roadway sections was not able to be reported, as neither section of Taylor Rd. or Pruett Rd. adjacent to the project were included in the LOS report.

#### Ratliff, James

From: Williams, Michael

Wednesday, January 8, 2025 2:12 PM Sent:

To: Steven Henry

Cc: Stephen Sposato; Eden Cooke; Ball, Fred (Sam); Ratliff, James; Tirado, Sheida; De Leon, Eleonor; PW-

**CEIntake** 

FW: RZ PD 24-1262 - Design Exception Review **Subject:** 

**Attachments:** 24-1262 DEReq 01-07-25.pdf

Importance: High

#### Steve,

I have found the attached Design Exception (DE) for PD 24-1262 APPROVABLE.

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

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

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

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

Mike

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

**Director, Development Review County Engineer** 

**Development Services Department** 

P: (813) 307-1851 M: (813) 614-2190 E: Williamsm@HCFL.gov

W: HCFLGov.net

#### **Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Wednesday, January 8, 2025 1:33 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: De Leon, Eleonor <DeLeonE@hcfl.gov>

Subject: RZ PD 24-1262 - Design Exception Review

Importance: High

Helo Mike,

The attached DE is approvable to me, please include the following people in your response:

shenry@lincks.com stephen@levelupflorida.com eden@levelupflorida.com ballf@hcfl.gov ratliffja@hcfl.gov

Best Regards,

#### Sheida L. Tirado, PE

#### **Transportation Review Manager**

**Development Services Department** 

E: TiradoS@HCFL.gov

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

601 E. Kennedy Blvd., Tampa, FL 33602

#### **HCFL.gov**

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

#### **Hillsborough County Florida**

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



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

#### Instructions:

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

Request Type (check one)	<ul> <li>Section 6.04.02.B. Administrative Variance</li> <li>▼ Technical Manual Design Exception Request</li> <li>□ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.)</li> <li>□ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)</li> </ul>
ubmittal Type (check one)	
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<ul> <li>X 1. DE to TS-7 for Pruett Road from CR 579 to Taylor Road</li></ul>
submittal number/name to each separate request number previously identified. It is critical that the ap	uests (whether of the same or different type), please use the above fields to assign a unique. Previous submittals relating to the same project/phase shall be listed using the name and oplicant reference this unique name in the request letter and subsequent filings/correspondence. I information related to a previously submitted request, then the applicant would check the
Project Name/ Phase Council Farms P	D 24-1262
Important: The name selected must be used on all fu If request is specific to a discrete phase, please also	iture communications and submittals of additional/revised information relating to this variance. list that phase.
Folio Number(s) 62112.0000	☐ Check This Box If There Are More Than Five Folio Numbers
numbers must be provided in the format provided b	to a maximum of five. If there are additional folios, check the box to indicate such. Folio by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, 789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789;
Name of Person Submitting Request	Steven J. Henry, P.E.
<b>Important:</b> For Design Exception (DE) Requests, the DE request letter must be signed and sealed.	person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The
<b>Current Property Zoning Designation</b>	AR
Designation. Typing "N/A" or "Unknown" will result i County Zoning Atlas, which is available at https://ma	mily Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) in your application being returned. This information may be obtained via the Official Hillsborough aps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, for Development Services at (813) 272-5600 Option 3.
Pending Zoning Application Number	PD 24-1262
	ter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not IM for major modifications, PRS for minor modifications/personal appearances.
Related Project Identification Number (Site/Subdivision Application Number)	N/A
Important: This 4-digit code is assigned by the Cen	ter for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision

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

1 of 1

06/2024



#### **LINCKS & ASSOCIATES, LLC**

Revised January 6, 2025 November 18, 2024

Mr. Mike Williams Hillsborough County Government 601 East Kennedy Blvd., 22<sup>nd</sup> Floor Tampa, FL 33602

Re: Council Farms

PD 24-1262

Folio Numbers: 62112.0000 Lincks Project No. 24095

The purpose of this letter is to request a Design Exception per the Hillsborough County Transportation Technical Manual to meet the Land Development Code Section 6.04.03L – Existing Facilities for Pruett Road from CR 579 to Taylor Road. According to the Hillsborough County Roadways Functional Classification Map, Pruett Road is classified as a collector roadway. The subject site is within the Hillsborough County Urban Service Area. The developer proposes to rezone the subject property to Planned Development to allow the following land uses:

- Agricultural Use
- Restaurant 4,800 Square Feet
- Retail 2,400 Square Feet

Tables 1, 2, and 3 provides the trip generation for the project.

The access to serve the project is proposed to be as follows:

- One (1) full access to Pruett Road. This access is to serve the Single Family Home and the agricultural use.
- One (1) full access to Taylor Road. This access is to serve the retail and restaurant use.

The request is for a Design Exception to TS-7 of the Hillsborough County Transportation Technical Manual for Pruett Road from CR 579 to Taylor Road. The following exceptions are requested to accommodate the proposed project:

- 1) Right of Way TS-7 has 96 feet of right of way. This existing road has approximately 50 feet of right of way.
- 2) Lanes TS-7 has 12 foot lanes. The existing road has 10 foot lanes.

5023 West Laurel Street Tampa, FL 33607 813 289 0039 Telephone 8133 287 0674 Telefax www.Lincks.com Website

- 3) Shoulders TS-7 has 8 foot shoulders with 5 feet paved. This existing road has minimal unpaved shoulders.
- 4) Drainage TS-7 has drainage swales on both sides of the road. The existing road has minimal to no drainage swales.
- 5) Sidewalk TS-7 has 5 foot sidewalks on both sides of the road. This existing road has no sidewalks. Project will be required to construct sidewalk along the project frontage.

To offset the impact of the project the developer proposes to provide 17 feet of right of way along the project frontage of Pruett Road. This is to provide sufficient right of way to allow the future improvements which include shoulder, drainage swale and sidewalk, as shown in Figure 1.

Based on the above, it is our opinion, the proposed improvements to Pruett Road alleviate the impact of the project and meet the intent of the Transportation Technical Manual to the extent feasible.

Please do not hesitate to contact us if you have any questions or require any additional information.

Best Regards,

Steven J Henry
President
Lincks & Associates, LLC
P.E. #51555



Based on the information provided by the applicant, this request is:

\_\_\_\_\_\_Disapproved
\_\_\_\_\_Approved
\_\_\_\_\_Approved with Conditions

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E.

Sincerely,

Michael J. Williams
Hillsborough County Engineer

TABLE 1

# DAILYTRIP GENERATION COMPARISON

New Daily Trip Ends	294	79	6	382
Passerby Capture (2)	221	52	0	273
Daily Trip Ends (1)	515	131	තI	655
Size	4,800 SF	2,400 SF	1 DU	Total
E CIC	932	822	210	
Land Use	Restaurant	Retail	Single Family	

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.

(2) Source: TE Trip Generation Manual, 11<sup>th</sup> Edition.

Passerby Trip Ends:

• Reataurant - 43% 515 x 0.43 = 221

• Retail - 40%

 $131 \times 0.40 = 52$ 

Passerby trips should not exceed 10% of adjacent roadway traffic.

 $7,489 (a) \times 0.10 = 748 > 273$ 

(a) Based on AM peak hour peak season traffic at the intersection of Pruett Rd and TaylorRd and K=0.09.

TABLE 2

AM PEAK HOUR

PROJECT TRAFFIC COMPARISON

Hour	Total	26	ဂ	<del>-</del> 1	30
New AM Peak Hour Trip Ends	Ont	12	~	<b>←</b> I	14
New	듸	4	2	0	16
	Total	20	က	0	23
Passerby Capture (2)	) Jalo	6	~	0	10
J	드	7	7	0	13
j C		46	9	<b>←</b> I	53
AM Peak Hour Trip Ends (1)	Ont	21	7	<b>~</b> I	24
A F	듸	25	4	0	29
	Size	4,800 SF	2,400 SF	1 DU	Total
Ë		932	822	210	
- -	Use	Restaurant	Retail	Single Family	

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.

(2) Source: ITE Trip Generation Manual, 11th Edition.

Passerby Trips Ends:

•Restaurant - 43% In - 25 x 0.43 = 11

Out  $-21 \times 0.43 = 9$ 

•Retail - 40% In -  $4 \times 0.40 = 2$ 

 $\ln -4 \times 0.40 = 2$ Out  $-2 \times 0.40 = 1$ 

Passerby trips should not exceed 10% of the adjacent roadway traffic.

674 (a) × 0.10 = 67 > 23

(a) Based on AM peak hour peak season traffic at the intersection of Pruett Rd and Taylor Rd.

TABLE 3

PM PEAK HOUR

PROJECT TRAFFIC COMPARISON

Hour		Total	25	16	<b>←</b> I	42
New PM Peak Hour	Trip Ends	Ont	10	œ	0	18
New		듸	15	œ	<b>←</b> I	24
		Total	18	12	01	30
Passerby	Sapture (2)	Ont	7	9	0	13
	O	듸	7	9	Ol	17
'n	(	Total	43	28	<b>←</b> I	72
PM Peak Hou	Trip Ends (1	Ont	17	4	01	31
PN	Ļ	듸	26	14	<b>←</b> I	41
		Size	4,800 SF	2,400 SF	. 1 DU	Total
	世		932	822	210	
	Land	Use	Restaurant	Retail	Single Family	

(1) Source: TE Trip Generation Manual, 11th Edition, 2021.

(2) Source: ITE Trip Generation Manual, 11th Edition.

Passerby Trips Ends:

Restaurant - 43%
 In - 26 x 0.43 = 11

• Retail - 40%

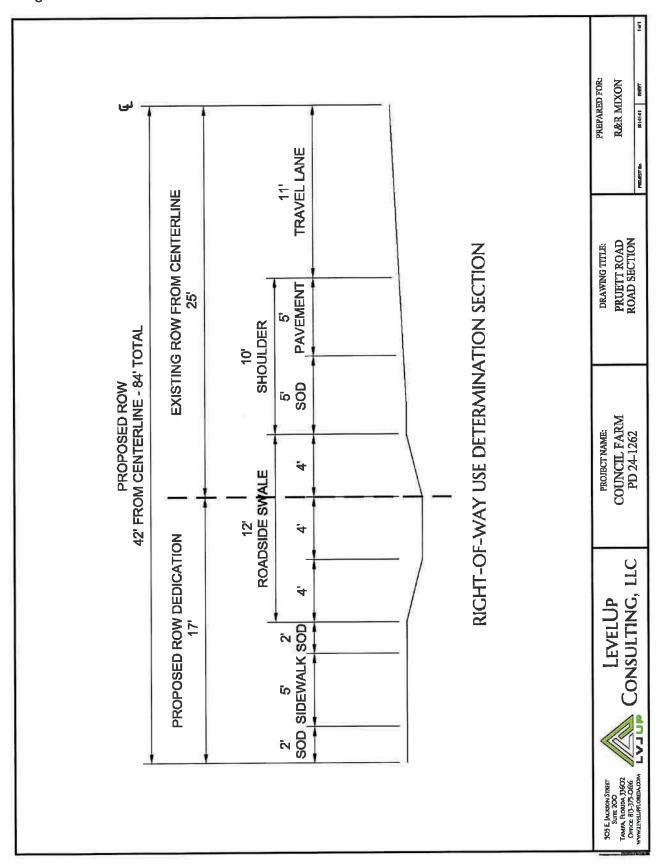
Out -  $17 \times 0.43 = 7$ 

I - 40% In - 14 x 0.40 = 6

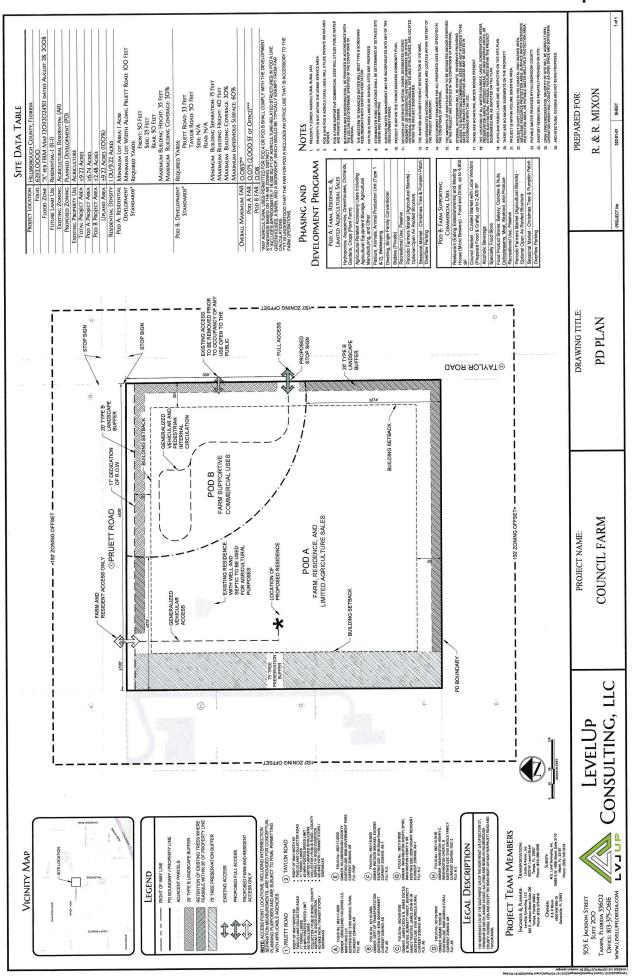
Out -  $14 \times 0.40 = 6$  • Passerby trips should not exceed 10% of the adjacent roadway traffic.

 $656 (a) \times 0.10 = 66 > 30$ 

(a) Based on PM peak hour peak season traffic at the intersection of Pruett Rd and Taylor Rd.

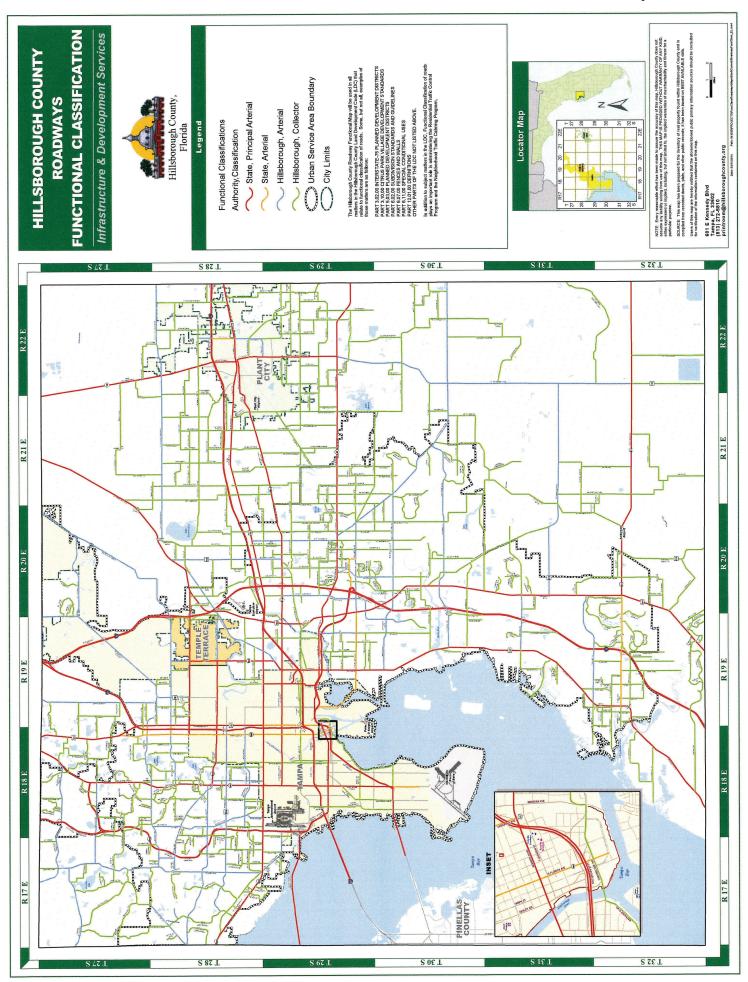


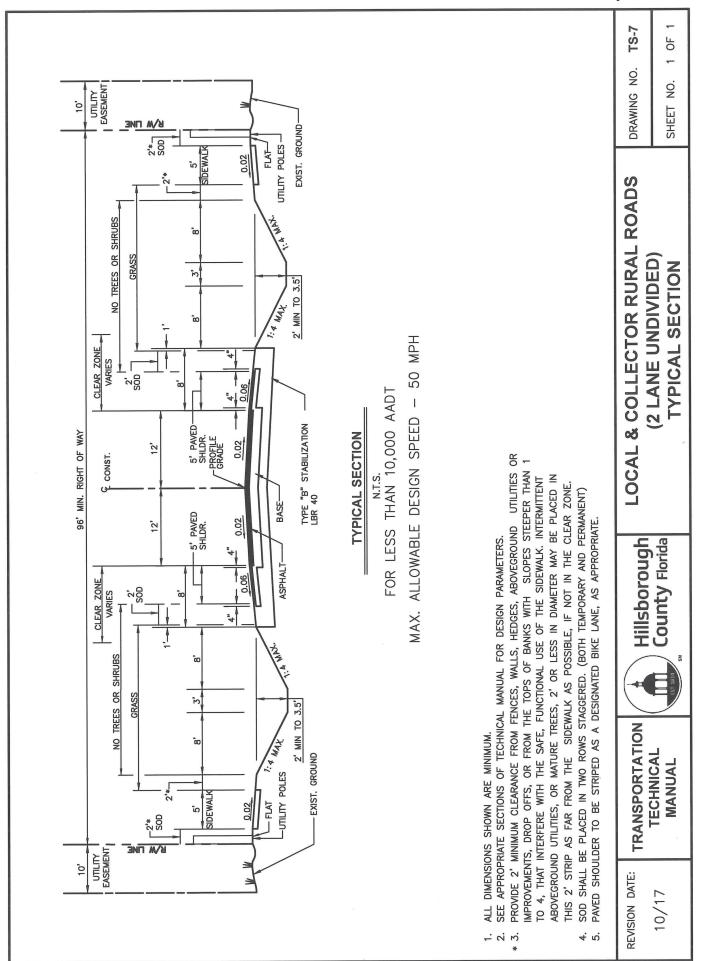
## Received 01-07-24 Development Services



	Received U1-U7-2
	Development Service
HILLSBOROUGH COUNTY ROA	DWAYS
FUNCTIONAL CLASSIFICATIO	N MAP
LINCKS & ASSOCIATES, LLC	

#### Received 01-07-24 Development Services





#### **Transportation Comment Sheet**

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	<b>Current Conditions</b>	Select Future Improvements
Pruett Rd.	County Collector - Rural	2 Lanes  ⊠Substandard Road  □Sufficient ROW Width	<ul> <li>□ Corridor Preservation Plan</li> <li>□ Site Access Improvements</li> <li>□ Substandard Road Improvements</li> <li>☑ Other – ROW Dedication</li> </ul>
Taylor Rd.	County Collector - Rural	2 Lanes  ☐ Substandard Road ☐ Sufficient ROW Width	<ul><li>□ Corridor Preservation Plan</li><li>□ Site Access Improvements</li><li>□ Substandard Road Improvements</li><li>□ Other</li></ul>
	Choose an item.	Choose an item. Lanes  ☐ Substandard Road ☐ Sufficient ROW Width	<ul><li>☐ Corridor Preservation Plan</li><li>☐ Site Access Improvements</li><li>☐ Substandard Road Improvements</li><li>☐ Other</li></ul>
	Choose an item.	Choose an item. Lanes  □Substandard Road  □Sufficient ROW Width	<ul><li>☐ Corridor Preservation Plan</li><li>☐ Site Access Improvements</li><li>☐ Substandard Road Improvements</li><li>☐ Other</li></ul>

Project Trip Generation □Not applicable for this request					
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	9	1	1		
Proposed	855	53	60		
Difference (+/-)	(+) 846	(+) 52	(+) 59		

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

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

<b>Design Exception/Administrative Variance</b> □ Not applicable for this request			
Road Name/Nature of Request Type Finding			
Pruett Rd./ Substandard Rd.	Design Exception Requested	Approvable	
	Choose an item.	Choose an item.	
	Choose an item.	Choose an item.	
	Choose an item.	Choose an item.	
Notes:			

#### Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary				
Transportation	Objections	Conditions Requested	Additional Information/Comments	
<ul><li>☑ Design Exception/Adm. Variance Requested</li><li>☐ Off-Site Improvements Provided</li></ul>	☐ Yes ☐ N/A ⊠ No	⊠ Yes □ No		

#### **COMMISSION**

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



#### **DIRECTORS**

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

#### **AGENCY COMMENT SHEET**

REZONING			
HEARING DATE: December 16, 2024	COMMENT DATE: October 2, 2024		
PETITION NO.: 24-1262	PROPERTY ADDRESS: 7440 Taylor Road, Seffner		
EPC REVIEWER: Kelly M. Holland	FOLIO #: 0621120000		
CONTACT INFORMATION: (813) 627-2600 X 1222			
EMAIL: hollandk@epchc.org	STR: 27-28-20		

#### **REQUESTED ZONING:**

FINDINGS		
WETLANDS PRESENT	NO	
SITE INSPECTION DATE	NA	
WETLAND LINE VALIDITY	NA	
WETLANDS VERIFICATION (AERIAL PHOTO,	No Wetlands	
SOILS SURVEY, EPC FILES)		

The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again.

#### INFORMATIONAL COMMENTS:

The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.

EPC staff reviewed the above referenced parcel 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 aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite/ within the proposed construction boundaries.

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.

Kmh / app

ec: Robert and Rebecca Mixon, Property Owners – <u>Beckymixon13@gmail.com</u> Stephan Sposato, Agent – <u>Stephen@levelupflorida.com</u>



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

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

TO: Zoning Review, Development Services DATE: 01/06/2025

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

**APPLICANT:** Robert and Rebecca Mixon **PETITION NO:** 24-1262

LOCATION: 7440 Taylor Rd

**FOLIO NO:** 62112.0000

#### **Estimated Fees:**

Single Family Detached (Fee estimate is based on a 2,000 s.f.)

Mobility: \$9,183 Parks: \$2,145 School: \$8,227

Fire: \$335

Total per House: \$19,890

Farmer's Market High-Turnover Restaurant Event Facility (uses church rate)

(Per 1,000 s.f.) (Per 1,000 s.f.) (Per 1,000 s.f.) Mobility: \$14,568 Mobility: \$51,533 Mobility: \$5,379

Fire: \$313 Fire: \$313 Fire: \$313

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

Rural Mobility, Northeast Parks/Fire - 1 single family home (credit for prior residence may apply), and farm supportive commercial uses (markets, restaurants, events, etc.)

#### AGENCY COMMENT SHEET

TO: Zoning/Code Administration, Development Services Department

FROM: **Reviewer**: Carla Shelton Knight **Date**: November 12, 2024

**Agency:** Natural Resources **Petition #:** 24-1262

- ( ) This agency has **no comment**
- ( ) This agency has **no objections**
- (X) This agency has **no objections**, subject to listed or attached conditions
- ( ) This agency objects, based on the listed or attached issues.
- 1. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees.
- 2. Listed animal species (i.e., gopher tortoises) may occur or have restricted activity zones throughout the property. A wildlife survey of any endangered, threatened or species of special concern per the Florida Fish and Wildlife Conservation Commission Wildlife Methodology Guidelines shall be required with the submittal of the preliminary commercial plans through the Land Development Code's Site Development process.
- 3. If gopher tortoises are present on the site, any agricultural operations shall not destroy any gopher tortoise burrows on the property. Gopher tortoises and their burrows must be protected or relocated following the Florida Fish and Wildlife Conservation Commission (FFWCC) guidelines.
- 4. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
- 5. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.

6. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

#### **ENVIRONMENTAL SERVICES DIVISION**



PO Box 1110 Tampa, FL 33601-1110

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

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

TO: Zoning Review, Development Services REQUEST DATE: 9/11/2024

**REVIEWER:** Kim Cruz, Environmental Supervisor **REVIEW DATE:** 9/25/2024

**PROPERTY OWNER:** Robert and Rebecca Mixon PID: 24-1262

**APPLICANT:** Robert and Rebecca Mixon

**LOCATION:** 7440 Taylor Rd. Seffner, FL 33584

**FOLIO NO.:** 62112.0000

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

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

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

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

PETIT	TION NO.: RZ-PD 24-1262 REVIEWED BY: Clay Walker, E.I. DATE: 9/24/2024			
FOLIO NO.: 62112.0000				
WATER				
	The property lies within the Water Service Area. The applicant should contact the provider to determine the availability of water service.			
	A inch water main exists _ (adjacent to the site), _ (approximately feet from the site) This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.			
	Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.			
	WASTEWATER			
	The property lies within the Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.			
	A inch wastewater gravity main exists \[ \] (adjacent to the site), \[ \] (approximately _ feet from the site) This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.			
	Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.			
COMMENTS: The subject site is located outside of the Hillsborough County Urban Service Area, therefore water and/or wastewater service is not generally allowed. If the site is required or otherwise allowed to connect to the potable water and/or wastewater systems, there will be offsite improvements required that extend beyond a connection to the closest location with existing infrastructure. These points-of-connection will have to be determined at time of application of service as additional analysis will be required to make the final determination.				

#### AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management DATE: 11 Sep. 2024			<b>DATE:</b> 11 Sep. 2024		
REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management					
APPI	LICANT: Stephen Sposato	PETITION NO: R	Z-PD 24-1262		
LOCATION: 7440 Taylor Rd., Seffner, FL 33584					
FOL	IO NO: 62112.0000	SEC: <u>27</u> TWN: <u>28</u>	RNG: <u>20</u>		
$\boxtimes$	This agency has no comments.				
	This agency has no objection.				
	This agency has no objection.				
	This agency has no objection, subject to listed	or attached conditio	ns.		
	<del>-</del>	1 1 100			
	This agency objects, based on the listed or atta	ached conditions.			
COMMENTS:					

# VERBATIM TRANSCRIPT

	andar, 11, 2020				
HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS					
X					
IN RE:					
ZONE HEARING MASTER ) HEARINGS )					
HEARINGS					
A					
ZONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS					
BEFORE:	Susan Finch Land Use Hearing Master				
DATE:	Tuesday, January 14, 2025				
TIME:	Commencing at 6:00 p.m. Concluding at 9:09 p.m.				
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard, Second Floor Tampa, Florida 33601				
Reported by: Crystal Reyes, AAERT No. DIGITAL REPORTER	1660				

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1
             MS. MARSHALL: Last item is Item D.6, Rezoning
             The applicant is Robert and Rebecca Mixon.
 2
    24-1262.
    request is to rezone to planned development. And staff findings
    will be presented by Sam Ball after presentation by the
    applicant.
 6
              HEARING MASTER: All right. Good evening.
              MS. KIRKPATRICK: Good evening, Madam Zoning Master.
    My name is Anna Kirkpatrick and I'm speaking on behalf of the
 8
    applicants. I'm an here and joined by my husband, Colin Mixon
 9
    and my mother-in-law and Rebecca Mixon. And we are represent --
10
11
    representatives of the family behind the project known as
    Counsel.
12
13
              I just want to make sure, I have a PowerPoint.
14
              HEARING MASTER: There we go. I see it.
15
              MS. KIRKPATRICK: Colin and I are homeowners here in
    the Tampa Bay area, Seminal Heights. And we chose Tampa Bay as
16
17
    our home because it embraces small businesses. It empowers the
18
    vision that comes with entrepreneurship. And it has a
    population that prides itself on supporting small businesses.
19
20
              One of my favorite things to do and Colin's as well,
21
    is to go in our community of Seminal Heights and go to a local
    brewery, a local restaurant, a local shop. And the residents of
22
23
    Thonotossassa and Seffner are no exception to this population
    with one large hurdle. They don't have those local businesses
24
25
    to support.
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I became involved with the community of Thonotossassa in 2021. I brought my horses to be there. It's actually there on the screen. And I got to know the family where I kept my horses. And they're actually here tonight, which I think is really telling of the support of the Thonotossassa community. And through them, I got to know the Thonotossassa community, via their family, their friends. And they're a community of young families that are moving out to Thonotossassa because of the space and opportunity that Thonotossassa provides them.

And since I've been going out there routinely multiple days a week, every week since 2021, I've seen Thonotossassa grow, but in certain ways. Subdivisions, homes, Amazon warehouses, but not shops, not businesses, restaurants, not places where people can gather to have a meal after a day of work, nowhere to buy gifts and nowhere for a young family to celebrate milestones of life.

So the dictionary meaning of counsel is this, it's an assembly of people. And that stuck as a name because that's exactly what we hope to achieve. We came up with the concept of Counsel one day as we talked about the future of our own family and what our family is passionate about. For Colin and I, it's supporting local businesses. And for my mother-in-law, Rebecca, and for my father-in-law, Bob, it was, you know, sustainability, organic food, sustainable farming.

Bob Mixon, he currently is not here with us because

he's working as a dentist still. But he has colonies of bees, 1 so he needs space. It was always their plan to make Tampa Bay their home. And so, Thonotossassa fit because we have that 3 space. And so, ultimately a vision materialized, a family business where growing -- the growing communities of Seffner and Thonotossassa could gather, eat, support local and Counsel as presented to the counsel, will be an organic farm, a retail 8 market and a restaurant. The goal is to support the growing 9 communities of Thonotossassa and Seffner, but also honor its 10 11 rural roots. I trust that via the testimony that will be presented 12 13 by my expert, Steven Sposato, that you will come away with the 14 understanding as to how Counsel will enhance the quality of life 15 for the residence and business owners of Thonotossassa while maintaining respect for the so rural nature of the growing 16 17 community. And I -- hopefully, the record is also reflected of 18 that via correspondence from Thonotossassa residents, as well as individuals here in attendance. 19 20 And thank you. And I turn my time over to 21 Steven Sposato. 22 HEARING MASTER: Thank you so much. Good evening. 23 MR. SPOSATO: Good evening. Thank you. And -- again, my name is Stephen Sposato, certified planner with Level Up 24 Consulting. Here also is Ali Ateffi (phonetically) there. 25 Не

is with Links and Associates and is available to answer 1 questions regarding transportation. My presentation will mostly address the 3 Okay. finding, several findings of the Planning Commission that we disagree. In addition to a project overview, I'll kind of focus on three areas. The -- the first is the -- the adjacent area and the appropriateness of the proposal Gener -- generally. The staff report from the Planning Commission, in my opinion, 8 oversimplified the area is predominantly residential, public and 9 quasi-institutional. I think that, again, oversimplifies sort 10 of the complexity of the diversity, which is -- which is found 11 nearby. And I think that finding has led to a -- a wrong 12 13 conclusion generally in -- in their staff report. 14 Second is compatibility and -- and from the initial 15 due diligence, my initial meetings with -- with the family and 16 working with the staff, we understood that compatibility was --17 was a significant concern. And I think the presentation will 18 make it -- it evident that we are compatible. Third is commercial location. The project site is at 19 the intersection of two collectors. And we're proposing a 20 21 relatively small concentration of commercial. And most 22 importantly, it's integrated into the predominant agricultural 23 use of the property. Here's the location of the property, again, at the intersection of Taylor and Pruitt. It's in the 24

Thonotossassa planning community. And it's nearby and

25

interchange at I-4 with Mango -- Mango Road. 1 This is a kind of a blow up of the PD site plan. proposed two pods, pod A and pod B to -- to define the design 3 intent, both in terms of compatibility and transparency. Pod A is the AG portion. You can see kind of the -- the line -there's a line that separates the two pods. Pod A is the AG portion and the uses proposed there are consistent with the AR zoning designation currently, would normally be approvable by --8 by right. 9 It does include a -- an option for a single-family 10 11 home, as well as farm related structures like by greenhouses. Pod B is much smaller. It's the northeast corner. It includes 12 13 a -- a farm to table restaurant and a curated market. 14 we sh -- on the western side of the property, you can see it. 15 It'll show -- it -- it'll show better in some additional slides, but there's a 75-foot tree -- tree preservation buffer. We have 16 two points of access. The access on Pruitt is for the resident 17 18 and farm use only, not public. The access on Taylor is for the restaurant and the -- the market. 19 We are building -- we are dedicating right-of-way 20 21 along Pruitt and adding sidewalks along the frontage consistent 22 with the approvable design exception. 23 The applicant has allowed us to generate a -- a conceptual site plan to further illustrate the design intent. 24 And clearly, some of those AG features might move, you know, 25

based on sort of how the farm develops. But -- the -- the point 1 of this graphic is to clearly delineate pod A from pod B. 2 And then here are some visioning graphics, kind of 3 building on what Anna, you know, presented just visiting -visiting gra -- graphics regarding pod A. And then here are some of the graphics that we've worked on for pod B, showing to scale and the design and the intent of what we're calling the farm to table restaurant, which is conditioned to be sit down. Condition A requires to be a sit down restaurant. You can learn about the farm and then enjoy what is actually produced on the 10 11 farm. The curated market is -- is value added, so honey, 12 13 salts and those kinds of things. And then crafts. And then it 14 also provides a venue for other like-minded people in vicinity 15 to be able to market and sell their -- their -- what they -what they produce. 16 17 I think this is I think a sort of a key thing for us 18 in terms of compatibility and I think the appropriateness of what is proposed. If you read through the goals, we're aligned. 19 And if you -- I think, in fact, we're not just aligned. We're 20 21 almost like tailored exactly of what the -- you know, the plan 22 is providing for. It's a small business with entrepreneurial 23 focused. It provides a tangible gathering space for the community. It maintains the rural character, the balances, 24 25 there's a balance of uses. It demonstrates environmental

stewardship. And -- and then the last one, difficult to 1 quantify, reputation and pride. But I think you know it when you see it. And this is it. This is -- this graphic shows what is already established in the area, showing the sort of the diversity of uses. And I'll just point out a couple. Directly to our south is a sports complex. It has a lighted ball field. It has lighted parking and it has stands for people to come in and, you know, see the -- you know, see the -- see the football game. Mako Soils, and that -- that's number two. 10 Number one is Mako Soils to the northwest. It's a 11 substantial active recycling facility. And then further to the 12 13 east, but is a large paintball park, which is six. And the 14 cove, which is a water sports park. 15 We did a little inventory of AG supported commercial projects also in -- in the vicinity. And it again, shows kind 16 17 of the layering and the complexity of the area that we're 18 proposing of this use. And the -- really the purpose of the intent of this -- these couple of slides is just to show why 19 what we're proposing fits -- fits where we're proposing to 20 21 locate it. In terms of compatibility, I think this is -- this is 22 23 significant. Again, the design was sensitive to the adjacent single-family homes. There's that buffer. And there's the 24 pod -- again, pod A is completely adjacent to the western 25

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boundary. And the -- the closest -- or the -- the -- at the
 1
    most -- most narrow point, Pod B is 270 feet from our western
    boundary. And those uses, again, are farm related and
 3
    preservation in -- and then the home as well.
                    In terms of the -- the waiver justification,
    our staff report includes a -- a pretty substantial analysis
    and -- and substant -- or -- sorry, includes a substantial
    analysis and then a basis for the waiver. The RES-1 designation
 8
    allows commercial up to -- up to 0.25 or 30,000 square feet are
    farm supported commercial, which is located in that pod B is
10
    only at 0.08 FAR. So it's substantially less intense than what
11
    the -- the -- that land use designation would -- would provide.
12
13
              And, again, it's -- it's the commercial integrates and
14
    supports what's onsite. I kind of just colored, you know,
15
    with -- with the green versus the tan just showing how most of
    the property, again, is -- is either AG or preservation related.
16
17
              I'm just about to wrap up. I guess in summary, it --
18
    it fits the area generally and -- and specifically. It's a --
    it's a creative and -- and I think special place for the
19
    committee to gather. And I -- I think -- I think most
20
21
    importantly, if -- it was designed to be compatible.
22
              The facts that we presented, I think support the
23
    finding that it is consistent and compatible. And I think
    that's evidenced by the staff reports you received from the
24
    development services, including transportation. And we
25
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appreciate your hearing us tonight. Thank you.
 1
 2
              HEARING MASTER: I just have a couple questions.
 3
              MR. SPOSATO: Yeah.
              HEARING MASTER: One is, the single-family home, the
    one home.
              MR. SPOSATO: Yes.
 6
              HEARING MASTER: -- is that a caretaker sort of
    structure?
 8
              MR. SPOSATO: Yes.
                                 It is designed to have someone
 9
10
    onsite that could be, you know, present on -- on the property at
    all times.
11
              HEARING MASTER: All right. And the -- are you
12
13
    committing, I guess I need to ask.
14
              Are you committing any of the graphics you've shown
15
    architecturally, are you committing to that as a part of the
16
    record?
17
              MR. SPOSATO: Only as an inspiration, not -- not in
18
    terms of any conditions. It's really more, we wanted to --
    because of the sensitive, you know, concerns and -- and the
19
    location. And based on the recommendation we -- we receive from
20
21
    the, you know, Planning Commission or the finding from the
22
    Planning Commission, we felt that it's important to kind of
23
    sh -- you know, show you what -- what those envisioning
    exercises have -- had generated.
24
25
              I don't think we're ready to sort of like, say, yes,
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```
we're going to do exactly what is within this -- those graphics.
 1
 2
              HEARING MASTER: Are you -- have you committing to any
    architectural standards that would lend itself to an -- an
 3
    agricultural sort of feel of the -- of the buildings?
              MR. SPOSATO: We -- yeah, we -- I mean the -- and I --
    and I might want to have -- have a quick discussion with -- with
    the -- with Anna. But the -- the thematically, you can see in
    those photographs they were like a -- like a quonset, which is
 8
    similar to an AG sort of building and I -- I think -- yeah, let
    me see that. Right there on that page, do you see that? Yeah.
10
11
              I mean, that is thematically what they're -- what
    they're proposing. But I wouldn't want to -- I would say that
12
13
    and, you know, I quess, comfortable with -- with sort of
14
    committing to a similar or --
15
             UNIDENTIFIED SPEAKER: (Not speaking into microphone.)
              MS. SPOSATO: Yeah, so I think -- you know, without
16
17
    having you know construction like you have to -- at that point.
18
    Because really, I think the initial -- the initial phase, the
19
    initial role is to get the farm and the house established. And
    then, you know, go -- you go to the -- the commercial portion.
20
21
    But I -- I think we're committed to a scale that's appropriate
22
    to, you know, to what we're pro -- proposing. Does that answer?
23
              HEARING MASTER: It does. Thank you.
24
             MR. SPOSATO: Okay.
25
              HEARING MASTER: I appreciate it. And I didn't -- I
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didn't have any other questions.
 1
              I did see in the record there's a -- a number of
 3
    letters of support --
              MR. SPOSATO: Yes.
              HEARING MASTER: -- filed in the county's record.
    I did -- I did read those. And I think that's it.
              MR. SPOSATO: Thank you very much.
             HEARING MASTER:
                              Thank you. Please sign in.
 8
             All right. Development Services. Good evening.
 9
              MR. BALL: Good evening. Sam Ball of Hillsborough
10
11
    County Development Services.
12
              The applicant is requesting to rezone a 9.2 acre
13
    property from agricultural rural to planned development to allow
14
    for an agricultural commercial residential and mixed use
15
    development.
16
              The subject property is currently developed for
17
    single-family use. And it's located at the southwest
18
    intersection of Pruitt and Taylor Road. Many other properties
    in the area are zoned and developed for agricultural and
19
20
    rural -- rural single-family use. Others uses in the area
21
    include a 19.7 acre public park directly to the south, an
    elementary school to the east, a 40-acre in paint ball park to
22
23
    the east. A yard waste composting facility to the west. And a
    county owned -- the county owned Hillsborough Height collection
24
    center and household hazardous place collection center.
25
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This planned development if approved, the site would 1 be divided into development pods A and B. Pod B would cover 2.4 acres of the northeast portion of the property. The allowable uses would include agricultural stands, which would also allow for the farmers market. Alcoholic beverages would have to go through the conditional use and special use requirements of the LDC. An eating establishment without drive-thru facilities up to 4,800 square feet of combined gross floor area. Craft and food product sales, a micro brewery, which would -- also would have to meet the LDC section 10 11 6.11.1.28, pass -- passive and recreational, seasonal passive recreation and seasonal sales that -- which is there's a 12 13 condition of approval to geared towards that. 14 Pod A would cover the remaining 6.74 acres. And 15 allowable uses would be agriculture -- agricultural equipment 16 storage and agricultural manufacturing, agricultural stands, 17 which would also allow for the farmer's market. 18 agricultural related structures would be limited to 19000 square feet of gross floor area. Animal production, types one and two, 19 beekeeping, private stables, passive recreation and seasonal 20 sales lot. 21 22 One single-family residence would also be allowed, but 23 it'd have to be at least one acre and have 100 square feet of frontage or excuse me 100 lineal feet of frontage along the 24 Pruitt Road. The total gross floor area for the PD would be 25

limited to 30,000 square feet. Development standards would 1 include a 75-foot wide natural buffer along the property line to the west. A 20-foot type B buffers along the north, east and south property lines. The minimum setbacks from the east and south property lines would be 50 feet. And after a 17-foot right-of-way dedication, the north -- resulting setback from the north would be 33 feet. Based on the surrounding zoning, development pattern 8 area proposed uses and standards for the -- for the planned 9 development, staff finds the request approvable. That concludes 10 11 my presentation if you have any questions. 12 HEARING MASTER: Just very minor. I saw there's a 13 revised staff report that corrects that planning commission 14 recommendation. I --15 MR. BALL: There -- there is. 16 HEARING MASTER: I did see that. 17 MR. BALL: And then --18 HEARING MASTER: I have it. And I just had one other minor thing to point out in the staff report. 19 On page seven of 16, which is the table where you go 20 21 through the agencies and their comments and recommendations. 22 It's just -- that -- you just have noted, I hope it's incorrect 23 under transportation that they do object. But their agency report shows that they do not. So just to change that. That 24 25 was it.

```
1
                        That's -- that is correct. I mean, that
              MR. BALL:
    is -- that's an error.
 2
 3
              HEARING MASTER:
                              Okay.
              MR. BALL: And they -- yes. That is an error.
              HEARING MASTER: That was my only question.
 6
              MR. BALL: Great.
              HEARING MASTER: Did you have anything else before we
   move on?
 8
                        No, ma'am, I don't.
 9
              MR. BALL:
10
              HEARING MASTER: Okay. Thank you so much.
11
    appreciate it.
12
              MR. BALL: Okay. Thank you.
13
              HEARING MASTER: Planning Commission.
14
              MS. MYERS: Alexis Myers, Planning Commission Staff.
15
              The subject site is in the Residential one Future Land
    Use Category. The property is in the rural area and within the
16
    limits of the Thonotossassa Community Plan. Future Land Use
17
18
    Element Objective 29 states that in recognition -- to the
    importance of agricultural, as an industry and valuable
19
20
    economics resource, Hillsborough County shall protect the
21
    economic viability of agriculture activities by recognizing and
22
    providing for its unique characteristics and land use planning
23
    and land development regulations, agriculture and agriculture
    support uses are the uses in rural areas while the agriculture
24
    uses are considered in the area proposed commercial uses do not
25
```

meet commercial locational criterial and present compatibility 1 2 concerns. Based upon those considerations, Planning Commission 3 staff find the proposed planned development inconsistent with the Unincorporated Hillsborough County Comprehensive Plan subject to the proposed conditions by the Development Services Department. HEARING MASTER: Thank you so much. I appreciate it. 8 All right. We'll call for -- at this time, we'll call 9 for anyone who would like to speak in support, anyone who would 10 11 like to testify in support. How many people do we have, just one? Two, three. 12 Three, okay. We'll do five minutes apiece. 13 14 Good evening. 15 MS. SCHULTZ: My name is Andrea Schultz. I live at 10335 Skewlee Road in Thonotossassa. 16 17 As Anna had kind of talked about, the feel of 18 Thonotossassa. When you live there, it is a community. You meet your neighbors. You talk to your neighbors. The way Anna 19 20 and I met is through a neighbor. The support letters are from 21 the people in Thonotossassa saying that this is something that 22 they want and it's something that does support our community and 23 what our community looks for and what we would like to see in 2.4 Thonotossassa. 25 So I know -- I'm also a local real estate agent. When

I talk to clients, when people move into Thonotossassa, this is 1 the kind of thing they want to see. They're like, where are the farmers markets? Where are the places to go to find the things of this rural area that people do make, the honey? There's no one centralized location that you can go to. And this presents such a beautiful opportunity for Thonotossassa really represent what their rural aspects are. And so another thing is, when you hear the word 8 commercial, you know, to me in my field of commercial are a McDonald's and Applebee restaurants. That is not what this is 10 projecting at all. And so, I feel like the word commercial for 11 this site really, it does not give it the benefit of what it's 12 13 going to be and what it is for the community. 14 So I hope that this is something that you will approve 15 because it is definitely something that the people in Thonotossassa really want. 16 17 HEARING MASTER: Thank you for coming down. 18 appreciate it. 19 Next, please. Good evening. 20 MS. VARNEY: Hello. I'm Chelsea Varney. I live at 21 10935 Skewlee Road. 22 My property actually is on the corner of Skewlee and 23 Taylor Road. So, Taylor Road is you know, a mile and a half down the road is where this property is going to be. We have a 24 horse farm there. I've got three boys that I home school. 25

we have a large community of home schoolers and lots of friends 1 that are really in support of this. When I first heard about this, I was very excited hear about something like this where right now, when we want to go to a restaurant or to go to a farmer's market or anything, we have to outsource to another city. And right now, we really are looking for somewhere where we can meet up with friends and do things like that. We have been to the park that is next door to 8 the proposed property. And when we go out there, it's go there and go home where if this was in place, we would be able to, you 10 11 know, go to Counsel Farm and, you know, have a whole day of it and go to the park and everything else. So, it's -- you know, 12 13 it really does bring it full circle for us. 14 So we're really excited about it. We're in favor of it. All of our friends that live in the area and would be just 15 thrilled to have something like this where, you know, it's not 16 17 just a chain restaurant or something like that where, you know, 18 we really feel like this will add a lot of flavor to the city itself. 19 20 So, yeah, that's all I have to say. 21 HEARING MASTER: All right. And thank you very much 22 for coming down. I appreciate it. 23 Do we have one more person? Good evening. MR. VARNEY: Good evening. Adam Varney also at 10935 24 25 Skewlee Road.

We met Anna through our horse farm there and have 1 known them. A great family and good friends. And this is --2 it's going to be an outstanding thing for the city. It's exactly what we need. If we try and go to dinner, we have to go fight traffic to get to new Tampa or go down Fowler towards Temple Terrace or go down to Brandon and fight traffic down there. There's -- there's nowhere local to have a relaxing 8 evening with friends and visit and, you know, the other 9 opportunities, the farmer's market and stuff to have something 10 11 to do to get some fresh produce. And, you know, you just have that experience. Everybody's moving out to Thonotossassa to 12 13 have the rural experience. We all know it's going to get more 14 and more developed as the years go by. To be able to preserve 15 that rural feel, you know, we've -- we've heard about the compatibility all night. The rural feel there, to preserve some 16 17 of that, to keep that mindset in Thonotossassa as the 18 subdivisions come in. I mean, they're -- they're building on Taylor Road right now. They're building on Mango. And 19 20 they're -- I mean, they're digging up cow pastures to put in 21 houses down in a big hole on Mango Road and just destroying the feel of Thonotossassa. 22 23 This has an opportunity to preserve it, to give people the opportunity to come experience the farms, to live the rural 24 life, to share that with their kids and get their kids to buy 25

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into things like that.
 1
              And I really do hope you guys approve it. Thank you
 3
    very much.
 4
              HEARING MASTER: Thank you sir for coming down.
    appreciate it.
              All right. I'm seeing no one else in support.
              Do -- is there anyone in opposition to this request?
    I'm seeing no one.
 8
             Ms. Marshall, anything else?
 9
              MS. MARSHALL: Nothing further.
10
11
             HEARING MASTER: All right. Go back to the applicant.
    You have five minutes for rebuttal if you would like to take it.
12
13
              MR. SPOSATO: Just two points briefly. I don't see
14
    anything factual on the record that -- that is contrary to our
15
    finding that it's consistent and compatible. And then two, I
    think we -- we do, you know, by sharing these graphics, and I
16
17
    think the -- just the importance of being sensitive to the, you
    know, to the area, we are agreeable that the architecture for
18
    the -- the restaurant, the market be architecturally consistent
19
    with the AG context of the -- of the site. And so, we want
20
21
    to -- we just want to go on record saying that that is the
22
    design intent.
23
              HEARING MASTER: Is that something that you would
    agree to a condition of some sort and --
24
25
              MR. SPOSATO: Yeah. As long as it doesn't --
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1
             HEARING MASTER: -- with that language?
 2
              MR. SPOSATO: -- yeah, as long as it doesn't -- as
    long as it's not specific to a building material or a specific
 3
    type of design, I think were -- the -- the design
    intended to be scale and, you know, the -- the -- the feel of it
    should, you know, fit the agricultural context of the property.
              HEARING MASTER: Well then, let me ask Ms. Marshall.
              It -- because once we close this hearing, the record
 8
    is closed.
 9
10
              MR. SPOSATO: Right.
11
              HEARING MASTER: So, would you be comfortable taking a
    minute to try to craft some condition of language that you would
12
13
    be comfortable with and see if -- if they would agree to it
14
    regarding that architectural feel of the --
15
              MR. SPOSATO: Yes.
16
             HEARING MASTER: -- of the building?
17
              MR. SPOSATO: Yes.
18
             HEARING MASTER: All right. So then let's take a --
19
    let's just take -- we'll pause. I won't obviously close the
    hearing, but if we could have a -- the planners work with
20
21
    Mr. Sposato, I'll get it.
22
              MR. SPOSATO: Sposato.
23
              HEARING MASTER: And see if we an craft a very simple
    condition that would be agreeable.
24
25
              UNIDENTIFIED SPEAKER: (Not heard on microphone.)
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HEARING MASTER: And we'll check back in, in about
 1
    two/three minutes, see if we can wrap this up.
 2
              (Off the record at 8:52 p.m.)
 3
              (On the record at 9:05 p.m.)
              HEARING MASTER: Ms. Marshall, I feel the need to
 6
    check in because we're -- we're going a little long here.
              So do you think we're coming to a conclusion?
              MS. MARSHALL: Yes, we are.
 8
              HEARING MASTER: Okay.
 9
              MS. MARSHALL: We're just trying to come up with
10
11
    something that would be en -- enforceable, not too subjective.
12
              HEARING MASTER: And -- and for -- and mostly pointed
13
    at the commercial buildings, because the agricultural buildings
14
    speak for themselves, as I -- as I read it.
15
              MS. MARSHALL: Correct. Yeah.
16
              All right. Thank you for that.
              MR. SPOSATO: A lot of negotiations. And so --
17
18
              HEARING MASTER: That's what --
19
              MR. SPOSATO: -- I think we've come to an agreement.
    Make sure Colin and Anna all hear it.
20
21
              So this -- this is the -- the additional
22
    condition would be commercial buildings in pod B shall be
    constructed of materials and features consistent with
23
    agricultural buildings onsite, including, but not limited to
24
    quonsets and barns.
25
```

1	HEARING MASTER: Okay. And everybody's agreeable to
2	that from the staff and the applicant. All right.
3	MR. SPOSATO: Thank you very much.
4	HEARING MASTER: Thank you. Is there anything else
5	you wanted to add before we close the hearing?
6	MR. SPOSATO: Thank you very much.
7	HEARING MASTER: All right. Thank you. I appreciate
8	it.
9	So with that, we'll close Rezoning PD 24-1262 and
10	adjourn the hearing. Thank you all for your time and testimony.
11	(Off the record at 9:09 p.m.)
12	
13	
14	
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### Zoning Hearing Master Hearing CORRECTED December 16, 2024

	0011201 107 1011
	OROUGH COUNTY, FLORIDA F COUNTY COMMISSIONERS
IN RE:	X ) ) )
ZONE HEARING MASTER HEARINGS	) ) X
	HEARING MASTER HEARING F TESTIMONY AND PROCEEDINGS
BEFORE:	Pamela Jo Hatley Land Use Hearing Master
DATE:	Monday, December 16, 2024
TIME:	Commencing at 6:00 p.m. Concluding at 9:07 p.m.
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard, Second Floor Tampa, Florida 33601
Reported by: Crystal Reyes, AAERT No. Digital Reporter	1660

### Zoning Hearing Master Hearing CORRECTED December 16, 2024

application is out of order to be heard and is being continued 1 to the January 14, 2025 ZHM Hearing. Item A.26, PD Rezoning 24-1212. This application is 3 out of order to be heard and is being continued to the January 14, 2025 ZHM Hearing. Item A.27, PD 24-1240. This application is out of 6 order to be heard and is being continued to the January 14, 2025 8 ZHM Hearing. Item A.28, PD 24-1257. This application is out of 9 order to be heard and is being continued to the January 14, 2025 10 11 ZHM Hearing. Item A.29, PD 24-1261. This application is out of 12 13 order to be heard and is being continued to the January 14, 2025 14 ZHM Hearing. 15 Item A.30, PD  $\frac{24-1262}{}$ . This application is out of order to be heard and is being continued to the January 14, 2025 16 17 ZHM Hearing. 18 Item A.31, PD 24-1263. This application is out of 19 order to be heard and is being continued to the January 14, 2025 ZHM Hearing. 20 21 Item A.32, PD 24-1264. This application is out of 22 order to be heard and is being continued to the January 14, 2025 23 ZHM Hearing. Item A.33, Standard Rezoning 24-1289. 24 application is out of order to be heard and is being continued 25

## EXHIBITS SUBMITTED DURING THE ZHM HEARING

### **NONE**

# PARTY OF RECORD

From: Hearings

**Sent:** Friday, January 10, 2025 12:49 PM

**To:** Ball, Fred (Sam); Rivas, Keshia; Rome, Ashley

**Subject:** FW: PD 24-1262 – Council Farm

----Original Message-----

From: Mark Bruce <mbruce6@tampabay.rr.com>

Sent: Thursday, January 9, 2025 4:17 PM

To: Hearings < Hearings@hcfl.gov> Subject: PD 24-1262 — Council Farm

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

### >>>>> To Whom it May Concern:

>>>>> My name is MarkBruce and I am a resident of Thonotosassa. I am writing in support of the project known as Council Farm which is application number PD 24-1262. It is my understanding that the proposed project will include a farm, restaurant, farmer's market, and a curated retail market. As presented, the project provides residents a place to gather as a community and support local business while doing so. Council would give families and individuals the opportunity to eat local, shop local, and gather locally, all within the confines of the Thonotosassa community. As it currently stands, options for local businesses offering retail and dining options within Thonotosassa are limited and chains dominate the area. Council Farm would be a step towards growing this great area of Tampa Bay while maintaining Thonotosassa's unique roots as an agricultural/rural community.

From: Hearings

**Sent:** Friday, January 10, 2025 12:49 PM

To: Ball, Fred (Sam); Rivas, Keshia; Rome, Ashley

**Subject:** FW: PD 24-1262 – Council Farm

From: vic.personal <vic.personal@yahoo.com>
Sent: Thursday, January 9, 2025 4:15 PM
To: Hearings <Hearings@hcfl.gov>
Subject: PD 24-1262 – Council Farm

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

Sent via the Samsung Galaxy S22 5G, an AT&T 5G smartphone

### To Whom it May Concern:

My name is Victoria Hagler and I am a resident of Thontosassa. I am writing in support of the project known as Council Farm which is application number PD 24-1262. It is my understanding that the proposed project will include a farm, restaurant, farmer's market, and a curated retail market. As presented, the project provides residents a place to gather as a community and support local business while doing so. Council would give families and individuals the opportunity to eat local, shop local, and gather locally, all within the confines of the Thonotosassa community. As it currently stands, options for local businesses offering retail and dining options within Thonotosassa are limited and chains dominate the area. Council Farm would be a step towards growing this great area of Tampa Bay while maintaining Thontosassa's unique roots as an agricultural/rural community.

From: Hearings

**Sent:** Friday, January 10, 2025 12:45 PM

To: Ball, Fred (Sam); Rivas, Keshia; Rome, Ashley

**Subject:** FW: PD 24-1262 – Council Farm

----Original Message-----

From: Julie Hawsey < julieannhawsey@gmail.com>

Sent: Thursday, January 9, 2025 8:38 AM

To: Hearings < Hearings@hcfl.gov> Subject: PD 24-1262 — Council Farm

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

### >>>> To Whom it May Concern:

>>>> My name is Julie Hawsey and I am a resident of Thonotosassa. I am writing in support of the project known as Council Farm which is application number PD 24-1262. It is my understanding that the proposed project will include a farm, restaurant, farmer's market, and a curated retail market. As presented, the project provides residents a place to gather as a community and support local business while doing so. Council would give families and individuals the opportunity to eat local, shop local, and gather locally, all within the confines of the Thonotosassa community. As it currently stands, options for local businesses offering retail and dining options within Thonotosassa are limited and chains dominate the area. Council Farm would be a step towards growing this great area of Tampa Bay while maintaining Thonotosassa's unique roots as an agricultural/rural community.

Hearings From:

Friday, January 10, 2025 12:48 PM Sent:

Ball, Fred (Sam); Rivas, Keshia; Rome, Ashley

FW: PD 24-1262 - Council Farm

**Subject:** 

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From: Linda Heinz <heinz57linda@gmail.com>

Sent: Thursday, January 9, 2025 3:37 PM

To: Hearings <Hearings@hcfl.gov>

Subject: PD 24-1262 - Council Farm

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

To Whom it May Concern:

understanding that the proposed project town called Thonotosassa. I am writing market, and a curated retail market. As will include a farm, restaurant, farmer's community and support local business families and individuals the opportunity esident of Seffner and near the lovely as Council Farm which is application My name is Linda Heinz and I am a ocally, all within the confines of the while doing so. Council would give to eat local, shop local, and gather esidents a place to gather as a presented, the project provides in support of the project known number PD 24-1262. It is my

Thonotosassa community. As it currently stands, options for local businesses offering retail and dining options within Thonotosassa are limited and chains dominate the area. Council Farm would be a step towards growing this great area of Tampa Bay while maintaining Thonotosassa's unique roots as an agricultural/rural community.

Praying for your consideration,

Linda Heinz

From: Hearings

**Sent:** Friday, January 10, 2025 12:48 PM

To: Ball, Fred (Sam); Rivas, Keshia; Rome, Ashley

**Subject:** FW: PD 24-1262 – Council Farm

From: Donna Ready <donnaready18@gmail.com>

Sent: Thursday, January 9, 2025 2:48 PM To: Hearings < Hearings@hcfl.gov > Subject: PD 24-1262 — Council Farm

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

### To Whom it May Concern:

My name is Donna Ready and I am a resident of Thonotosassa. I live at 11833 Sand Hill Road. I am writing in support of the project known as Council Farm which is application number PD 24-1262. It is my understanding that the proposed project will include a farm, restaurant, farmer's market, and a curated retail market. As presented, the project provides residents a place to gather as a community and support local business while doing so. Council would give families and individuals the opportunity to eat local, shop local, and gather locally, all within the confines of the Thonotosassa community. As it currently stands, options for local businesses offering retail and dining options within Thonotosassa are limited and chains dominate the area. Council Farm would be a step towards growing this great area of Tampa Bay while maintaining Thontosassa's unique roots as an agricultural/rural community. Thank you for approving this cutting-edge project that will make it possible for our residents and others who visit this lovely community to have healthy food options and a unique place to gather and build community.

Sincerely, Donna Ready



From: Hearings

**Sent:** Friday, January 10, 2025 12:50 PM

To: Ball, Fred (Sam); Rivas, Keshia; Rome, Ashley

**Subject:** FW: PD 24-1262

----Original Message-----

From: Jason Saxon <logicalwin@gmail.com> Sent: Thursday, January 9, 2025 9:40 PM To: Hearings < Hearings@hcfl.gov>

Subject: PD 24-1262

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

>>>> To Whom it May Concern:

>>>>> My name is Jason Saxon and I am a resident of Thonotosassa. I am writing in support of the project known as Council Farm which is application number PD 24-1262. It is my understanding that the proposed project will include a farm, restaurant, farmer's market, and a curated retail market. As presented, the project provides residents a place to gather as a community and support local business while doing so. Council would give families and individuals the opportunity to eat local, shop local, and gather locally, all within the confines of the Thonotosassa community. As it currently stands, options for local businesses offering retail and dining options within Thonotosassa are limited and chains dominate the area. Council Farm would be a step towards growing this great area of Tampa Bay while maintaining Thonotosassa's unique roots as an agricultural/rural community.

Jason Saxon 727 488 1838 LogicalWin@gmail.com

From: Hearings

**Sent:** Friday, January 10, 2025 12:45 PM

To: Ball, Fred (Sam); Rivas, Keshia; Rome, Ashley

**Subject:** FW: PD 24-1262

From: adam.varney@verizon.net <adam.varney@verizon.net>

Sent: Thursday, January 9, 2025 10:13 AM

To: Hearings < Hearings@hcfl.gov>

**Subject:** PD 24-1262

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

To Whom it May Concern:

My name is Adam Varney. I reside, work and own businesses in Thonotosassa.

I support Council Farm's application (application number PD 24-1262).

Council Farm will include a farm, restaurant, farmer's market, and a retail market. The project will provide county residents needed services and opportunities to support local businesses. Council Farm will allow families and individuals to eat, shop, and gather in the Thonotosassa Community. Currently, options for local businesses offering retail and dining options in Thonotosassa are limited. Council Farm will be a positive addition to Hillsborough County consistent with Thonotosassa's unique roots and character.

Thank you for considering this application which, I believe, will be positive for Hillsborough County residents.

Adam J Varney 10935 Skewlee Rd. Thonotosassa, FL 33592

813 610-1017 adam.varney@verizon.net

From: Hearings

**Sent:** Friday, January 10, 2025 12:40 PM

To: Rome, Ashley; Ball, Fred (Sam); Rivas, Keshia

**Subject:** FW: PD 24-1262 – Council Farm

----Original Message-----

From: Chelsea Varney <chelseavarney@icloud.com>

Sent: Wednesday, January 8, 2025 8:43 PM

To: Hearings < Hearings@hcfl.gov > Subject: PD 24-1262 - Council Farm

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

### To Whom it May Concern,

My name is Chelsea Varney and my husband and three children are residents of Thontosassa on Skewlee Rd. I am writing in support of the project known as Council Farm which is application number PD 24-1262. It is my understanding that the proposed project will include a farm, restaurant, farmer's market, and a curated retail market. As presented, the project provides residents a place to gather as a community and support local business while doing so. Council would give families and individuals the opportunity to eat local, shop local, and gather locally, all within the confines of the Thonotosassa community. As it currently stands, options for local businesses offering retail and dining options within Thonotosassa are limited and fast food chains dominate the area. Council Farm would be a step towards growing this great area of Tampa Bay while maintaining Thontosassa's unique roots as an agricultural/rural community.

Thank you, Chelsea Varney 10935 Skewlee Rd Thonotosassa FL 33592

From: Hearings

**Sent:** Friday, January 10, 2025 12:49 PM

To: Ball, Fred (Sam); Rivas, Keshia; Rome, Ashley

**Subject:** FW: PD24-1262 - Council Farm

From: cindyvarney@verizon.net <cindyvarney@verizon.net>

Sent: Thursday, January 9, 2025 5:48 PM

**To:** Hearings < Hearings@hcfl.gov> **Subject:** PD24-1262 - Council Farm

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

Cynthia Varney 11017 Skewlee Road Thonotosassa FL 33592

To Whom it May Concern:

My name is Cynthia Varney. I am a resident of Thonotosassa.

I am writing in support of the project known as **Council Farm** which is application number **PD 24-1262**.

It is my understanding that the proposed project will include a farm, restaurant, farmer's market, and a curated retail market. As presented, the project provides residents a place to gather as a community and support local business while doing so. Council Farm would give families and individuals the opportunity to eat local, shop local, and gather locally, all within the confines of the Thonotosassa community.

As it currently stands, options for local businesses offering retail and dining options within Thonotosassa are limited and chains dominate the area. Council Farm would be a step towards growing this great area of Tampa Bay while maintaining Thonotosassa's unique roots as an agricultural/rural community.

I strongly recommend approval of this project.

From: Hearings

**Sent:** Friday, January 10, 2025 12:45 PM

To: Ball, Fred (Sam); Rivas, Keshia; Rome, Ashley

**Subject:** FW: PD 24-1262 – Council Farm

From: Russ Varney <russ.varney@verizon.net>
Sent: Thursday, January 9, 2025 9:52 AM
To: Hearings < Hearings@hcfl.gov>
Subject: PD 24-1262 — Council Farm

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

### To Whom it May Concern:

My name is Russell E Varney. I reside, work and own businesses in Thonotosassa.

I support Council Farm's application (application number PD 24-1262).

Council Farm will include a farm, restaurant, farmer's market, and a retail market. The project will provide county residents needed services and opportunities to support local businesses. Council Farm will allow families and individuals to eat, shop, and gather in the Thonotosassa Community. Currently, options for local businesses offering retail and dining options in Thonotosassa are limited. Council Farm will be a positive addition to Hillsborough County consistent with Thonotosassa's unique roots and character.

Thank you for considering this application which, I believe, will be positive for Hillsborough County residents.

Russell E Varney 11017 Skewlee Rd. Thonotosassa, FL 33592

813 610 1112

russ.varney@verizon.net

From: Hearings

**Sent:** Friday, January 10, 2025 12:47 PM

To: Ball, Fred (Sam); Rivas, Keshia; Rome, Ashley

**Subject:** FW: PD 24-1262 – Council Farm

From: Austin Welch <austinwelchofflorida@gmail.com>

Sent: Thursday, January 9, 2025 12:19 PM

**To:** Hearings < Hearings@hcfl.gov> **Subject:** PD 24-1262 - Council Farm

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

### To Whom it May Concern:

My name is Austin Welch and I am a resident of Thonotosassa. I am writing in support of the project known as Council Farm which is application number PD 24-1262. It is my understanding that the proposed project will include a farm, restaurant, farmer's market, and a curated retail market. As presented, the project provides residents a place to gather as a community and support local business while doing so. Council would give families and individuals the opportunity to eat local, shop local, and gather locally, all within the confines of the Thonotosassa community. As it currently stands, options for local businesses offering retail and dining options within Thonotosassa are limited and chains dominate the area. Council Farm would be a step towards growing this great area of Tampa Bay while maintaining Thonotosassa's unique roots as an agricultural/rural community.

From: Hearings

**Sent:** Friday, January 10, 2025 12:41 PM

To: Rome, Ashley; Ball, Fred (Sam); Rivas, Keshia

**Subject:** FW: PD 24-1262 – Council Farm

From: bkwcountry@aol.com <bkwcountry@aol.com>

Sent: Thursday, January 9, 2025 8:15 AM To: Hearings < Hearings@hcfl.gov > Subject: PD 24-1262 — Council Farm

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

Good morning Hillsborough County,

My name is Kimberly Wessel and I am a resident of Thontosassa. I am writing in support of the project known as Council Farm which is application number PD 24-1262. It is my understanding that the proposed project will include a farm, restaurant, farmer's market, and a curated retail market. As presented, the project provides residents a place to gather as a community and support local business while doing so. Council would give families and individuals the opportunity to eat local, shop local, and gather locally, all within the confines of the Thonotosassa community. As it currently stands, options for local businesses offering retail and dining options within Thonotosassa are limited and chains dominate the area. Council Farm would be a step towards growing this great area of Tampa Bay while maintaining Thontosassa's unique roots as an agricultural/rural community.

Kimberly M Wessel 813-967-6791 10442 Timmons Rd Thonotosassa Florida 33592

Sent from AOL on Android

From: Hearings

**Sent:** Friday, January 10, 2025 12:47 PM

To: Ball, Fred (Sam); Rivas, Keshia; Rome, Ashley

**Subject:** FW: PD 24-1262 – Council Farm

From: Ashley Wichlenski <ashleyw.ski@gmail.com>

Sent: Thursday, January 9, 2025 12:45 PM

**To:** Hearings < Hearings@hcfl.gov > **Subject:** PD 24-1262 - Council Farm

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

### To Whom it May Concern:

My name is Ashley Wichlenski

and I am a resident of Thonotosassa. I am writing in support of the project known as Council Farm which is application number PD 24-1262. It is my understanding that the proposed project will include a farm, restaurant, farmer's market, and a curated retail market. As presented, the project provides residents a place to gather as a community and support local business while doing so. Council would give families and individuals the opportunity to eat local, shop local, and gather locally, all within the confines of the Thonotosassa community. As it currently stands, options for local businesses offering retail and dining options within Thonotosassa are limited and chains dominate the area. Council Farm would be a step towards growing this great area of Tampa Bay while maintaining Thonotosassa's unique roots as an agricultural/rural community.