<b>Rezoning Application:</b>	RZ-PD 21-0701	Hillsborough
Zoning Hearing Master Date:	January 18, 2022	Hillsborough County Florida
BOCC Land Use Meeting Date:	March 8, 2022	Development Services Department
1.0 APPLICATION SUMMARY		Milborrugh

Applicant:	Sony FM LLC – Ram A. Goel
FLU Category:	Residential-4 (RES-4)
Service Area:	Urban
Site Acreage:	2.61 acres
Community Plan Area:	Thonotosassa
Overlay:	None



## Introduction Summary:

The request is to rezone the subject property from the existing Agricultural Rural (AR) and Commercial, Neighborhood (CN) zoning districts to a new Planned Development (PD) zoning district to be allowed to develop the property with a maximum of 20,538.2 square feet of limited retail and office uses.

Zoning:	Existing	Proposed
District(s)	AR and CN	PD
Typical General Use(s)	Agricultural Neighborhood Commercial, Office and Personal Services	Limited Retail and Office
Acreage	2.61	2.61
Density/Intensity	AR - 217,800 sf/u / NA CN - NA / 0.20	20,538.2 sf
Mathematical Maximum*	AR - 0 residential units CN – 22,738.32 sf	20,538.2 sf

\*number represents a pre-development approximation

Development Standards:	Existing	Proposed	
District(s)	AR and CN	PD	
Lot Size / Lot Width	AR - 217,800 sf / 150' CN - 7,000 sf / 70'	None	
	AR - 50' Fronts (north and east)	15' Front (east)	
Setbacks/Buffering and	CN - 30' Fronts (north and east)	81'1" Front (north)	
Screening	AR - 25' Sides (west and south)	20' Side (west)	
	CN - 20'/B Sides (west and south)	61'2" Side (south)	
Height	AR - 50'	26 '	
пеідії	CN - 35'	20	

APPLICATION NUMBER: RZ-PD 21-0701			
ZHM HEARING DATE:January 18, 2022BOCC LUM MEETING DATE:March 8, 2022	Case Reviewer: Kevie Defranc		
Additional Information:			
	None requested as part of this application		
PD Variation(s)			
Waiver(c) to the Land Development Code	None reques	None requested.	
Waiver(s) to the Land Development Code			
Planning Commission Recommendation	:	Development Services Recommendation:	
Consistent		Approvable, subject to proposed conditions	

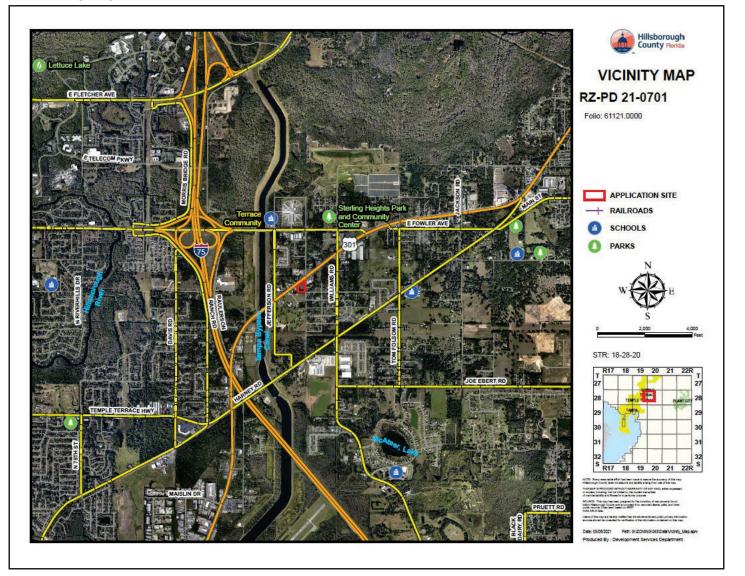
BOCC LUM MEETING DATE:

January 18, 2022 March 8, 2022

Case Reviewer: Kevie Defranc

### 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map



### Context of Surrounding Area:

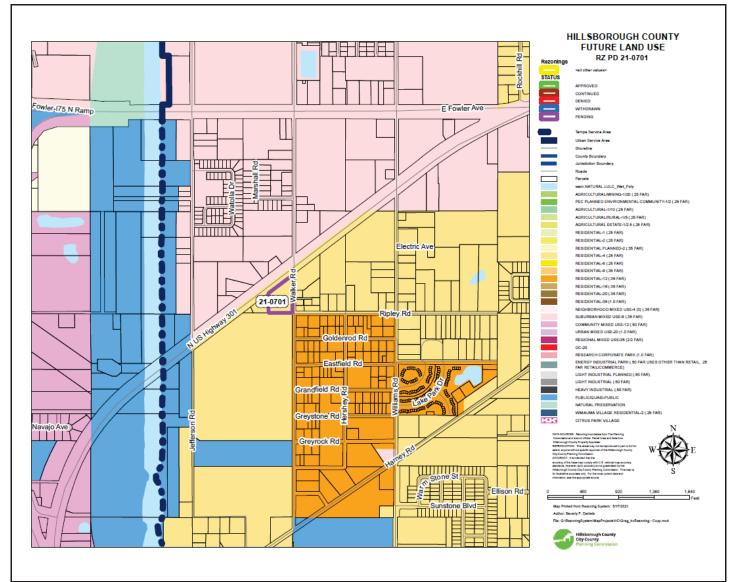
Existing land uses within the area include office, outdoor recreational (cemetery), and residential (mobile home parks and single-family residential lots) uses.

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

Case Reviewer: Kevie Defranc

### 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.2 Future Land Use Map



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

APPLICATION NUMBER:	RZ-PD 21-0701
ZHM HEARING DATE: BOCC LUM MEETING DATE:	January 18, 2022 March 8, 2022
BOCC LOW MEETING DATE.	Warch 8, 2022

### 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.3 Immediate Area Map

South

AR

217,800 sf/u / NA



Agricultural and

agricultural-related uses

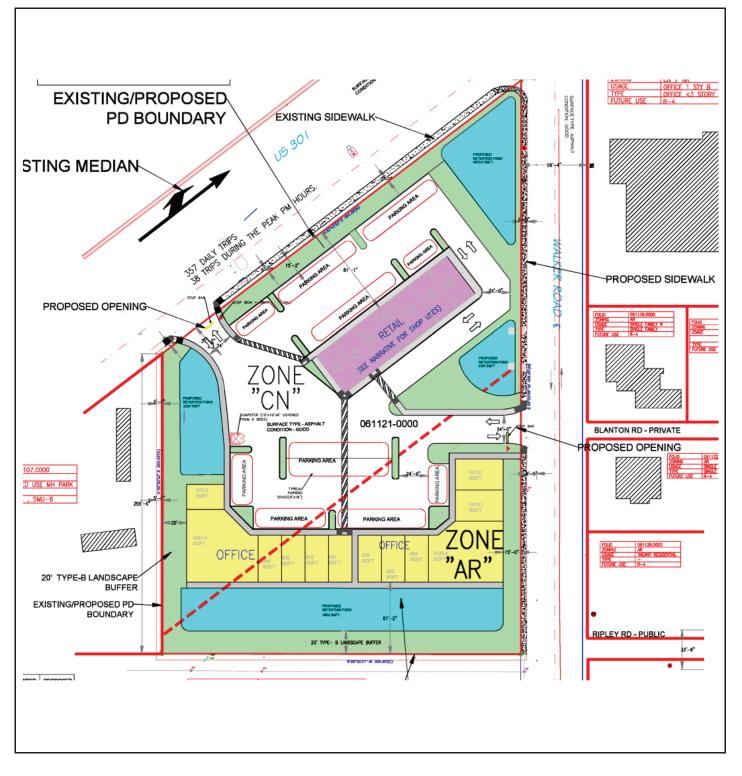
per LDC Section 2.02.02

Family Residential

Cemetery

APPLICATION NUMBER	R: RZ-PD 21-0	)701		
ZHM HEARING DATE:January 18, 2022BOCC LUM MEETING DATE:March 8, 2022			Case Reviewer: Key	vie Defranc
East	CN and AR	CN - NA / 0.20 AR - 217,800 sf/u / NA	CN - Limited retail and personal services uses per LDC Section 2.02.02 AR - Agricultural and agricultural-related uses per LDC Section 2.02.02	Walker Road right-of-way, Office, and Single-Family Residential
West	AR	217,800 sf/u / NA	Agricultural and agricultural-related uses per LDC Section 2.02.02	Mobile Home Park

### 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 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
US 301	FDOT Principal Arterial - Rural	4 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>
Walker Rd.	County Local - 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	6,155	267	213
Proposed	456	28	30
Difference (+/1)	(-) 5,699	(-) 239	(-) 183

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

Primary Access	Additional Connectivity/Access	Cross Access	Finding
Х	Vehicular & Pedestrian	None	Meets LDC
	None	None	Meets LDC
Х	Vehicular & Pedestrian	None	Meets LDC
	None	None	Meets LDC
	X	XVehicular & PedestrianNoneXXVehicular & Pedestrian	XVehicular & PedestrianNoneNoneNoneNoneXVehicular & PedestrianNone

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

## 4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	□ Yes ⊠ No	□ Yes □ No	□ Yes □ No	
Natural Resources	□ Yes ⊠ No	□ Yes □ No	□ Yes □ No	
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	
<ul> <li>Check if Applicable:</li> <li>Wetlands/Other Surface Waters</li> <li>Use of Environmentally Sensitive Land</li> <li>Credit</li> <li>Wellhead Protection Area</li> <li>Surface Water Resource Protection Area</li> </ul>	<ul> <li>Potable Water Wellfield Protection Area</li> <li>Significant Wildlife Habitat</li> <li>Coastal High Hazard Area</li> <li>Urban/Suburban/Rural Scenic Corridor</li> <li>Adjacent to ELAPP property</li> </ul>			
Public Facilities:	Comments Received	rport Height Restr Objections	Conditions Requested	Additional Information/Comments
Transportation □ Design Exc./Adm. Variance Requested ⊠ Off-site Improvements Provided	⊠ Yes □ No	□ Yes ⊠ No	⊠ Yes □ No	See report.
Service Area/ Water & Wastewater ⊠Urban ☐ City of Tampa ☐Rural ☐ City of Temple Terrace	⊠ Yes □ No	□ Yes ⊠ No	⊠ Yes □ No	This site is located within the Hillsborough County Urban Service Area, therefore the subject property should be served by Hillsborough County Water and Wastewater Service. This comment sheet does not guarantee water or wastewater service or a point of connection. Developer is responsible for submitting a utility service request at the time of development

RZ-PD 21-0701				
January 18, 2022 March 8, 2022	Case Reviewer: Kevie Defranc			
				plan review and will be responsible for any on-site improvements as well as possible off- site improvements.
2 <b>hool Board</b> 3 □9-12 ⊠N/A 3 □9-12 ⊠N/A	□ Yes ⊠ No	□ Yes □ No	□ Yes □ No	
(Per 1,000 s.f.)	-	(Per 1,000 s.f.)	(Pe 2 Mo	dical Office (>10k s.f.) r 1,000 s.f.) bility: \$28,313 e: \$158
	Comments Received	Findings	Conditions Requested	Additional Information/Comments
eria □N/A 'aiver Requested et ⊠N/A	⊠ Yes □ No	□ Inconsistent ⊠ Consistent	□ Yes ⊠ No	
	January 18, 2022 March 8, 2022 <b>:hool Board</b> 3 □9-12 ⊠N/A 3 □9-12 ⊠N/A Retail - Shoppin (Per 1,000 s.f.) Mobility: \$12,20 Fire: \$313 eria □N/A faiver Requested	January 18, 2022 March 8, 2022 Shool Board 3 □9-12 ⊠ N/A 3 □9-12 ⊠ N/A 3 □9-12 ⊠ N/A Retail - Shopping Center (Per 1,000 s.f.) Mobility: \$12,206 Fire: \$313 Comments Received eria □ N/A aiver Requested □ No	January 18, 2022       Case R         March 8, 2022       Case R         Case R       Case R         Chool Board       □ Yes         3 □9-12 ⊠ N/A       □ Yes         3 □9-12 ⊠ N/A       □ Yes         3 □9-12 ⊠ N/A       □ Yes         A       □ Yes         B       □ 9-12 ⊠ N/A         Retail - Shopping Center       Multi-Tenant O         (Per 1,000 s.f.)       Mobility: \$12,206         Fire: \$313       Fire: \$158         Comments       Findings         eria □ N/A       ⊠ Yes         aiver Requested       □ No	January 18, 2022 March 8, 2022       Case Reviewer: Kevie Do         Shool Board       □ Yes       □ Yes         3 □9-12 ⊠N/A       □ Yes       □ Yes         3 □9-12 ⊠N/A       □ Yes       □ No         Retail - Shopping Center (Per 1,000 s.f.)       Multi-Tenant Office       Me (Per 1,000 s.f.)       Me         Mobility: \$12,206       Mobility: \$7,502       Mo         Fire: \$313       Comments Received       Findings       Conditions Requested         eria □N/A       ⊠ Yes       □ Inconsistent ⊠ No       □ Yes

## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

Based on the adjacent zonings and uses identified above in the report, staff finds the proposed PD zoning district compatible with the existing zoning districts and development pattern in the area. Furthermore, to address any compatibility concerns, the proposal is restricting the allowed retail and office uses and the location of the allowed retail uses closer to the roadways, while placing the allowed office uses along the southern and western portions of the subject site to provide for a transition in uses.

The applicant included a request for variations to a 30-foot buffer along Walker Road, for a 15-foot buffer. A 30-foot buffer is not required along Walker Road. However, 30-foot setback is required along the segment of Walker Road adjacent to the portion of the property currently zoned CN and a 50-foot setback is required along the segment of Walker Road adjacent to the portion of the property currently zoned AR. The proposed PD zoning district reduces the minimum required eastern front setback along Walker Road to 15 feet as proposed on the site development plan and as outlined in the proposed conditions. In addition, the proposed PD zoning district is limited to one (1) full access connection to Walker Road as proposed in the site development plan and as outlined in the proposed conditions.

#### **5.2 Recommendation**

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

### 6.0 PROPOSED CONDITIONS

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

• To correct the office spaces proposed square footage to 14,938.2 SQFT in the site data table.

**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site development plan received December 13, 2021.

1. The development shall be approved for a maximum of 20,538.20 square feet of:

a. Retail uses as follows: Locksmith; sporting good store; pet shop; rental and leasing, light equipment; appliance store; hardware store; optician/optical supplies; apparel and shoe store; radio and tv sales; automotive supply store; vehicle part sales; vehicle part sales - used; art supply store; and

b. General office uses.

c. Prohibited use includes a medical office use.

2. The project shall be developed in accordance with the certified site development plan and the following standards:

Maximum Building Area	20,538.20 square feet
Minimum Front Setback	15 feet (east)
	80 feet (north)
Minimum Side Setback	20 feet (west)
	60 feet (south)
Maximum Building Height	26 feet
Maximum Impervious Surface	60%

3. The landscape buffering and screening shall be in accordance with the requirements of Part 6.06.00 of the Land Development Code.

4. The exterior lighting shall be in accordance with the standards of Part 6.10.00 of the Land Development Code.

5. The parking shall be in accordance with the requirements of Part 6.05.00 of the Land Development Code.

6. The project shall be served by (and limited to) one (1) right-in/right-out access to US Highway 301 and one (1) full access connection to Walker Road. The Walker Road access shall align with Blanton Place.

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

8. Notwithstanding anything on the PD site plan to the contrary, the developer shall be permitted to reconfigure internal pedestrian design/routing and parking lot areas as necessary to design a pedestrian system which can be approved during the plat/site/construction plan review process.

9. As Walker Road is a substandard local roadway, prior to or concurrent with the initial increment of development the developer shall improve Walker Road, between the project access and US Highway 301, to the TS-3 (non-residential subtype) or TS-7 Typical Section standard as found within the Hillsborough County Transportation Technical Manual.

APPLICATION NUMBER:	RZ-PD 21-0701	
ZHM HEARING DATE: BOCC LUM MEETING DATE:	January 18, 2022 March 8, 2022	Case Reviewer: Kevie Defranc

10. Approval of this application does not ensure that public wastewater and potable water services will be available at the time when the applicant seeks permits to actually develop.

11. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.

12. 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.

13. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Development Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

Zoning Administrator Sign Off:	J Brian Grady Won Jan 10 2022 13:01:08
& BUILDING REVIEW AND APPROVAL.	FION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN

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.

### 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

**7.1** - The Florida Department of Transportation (FDOT) provided a memorandum associated with the subject project. The memorandum states:

"This project is on a state road, US 301.

The applicant is advised that permits for access to state highways are required, and approval is not guaranteed. The applicant is reminded that zoning application and site development plan approvals by the local government do not guarantee acceptance of external project driveway location(s) on state roads.

It is recommended that the applicant meet with FDOT before zoning approval. Pre-application meetings may be made through Ms. Holly Champion at the District Seven Tampa Operations offices of the Florida Department of Transportation.

Contact info: Holly Champion Holly.Champion@dot.stat.fl.us

813-612-3365"

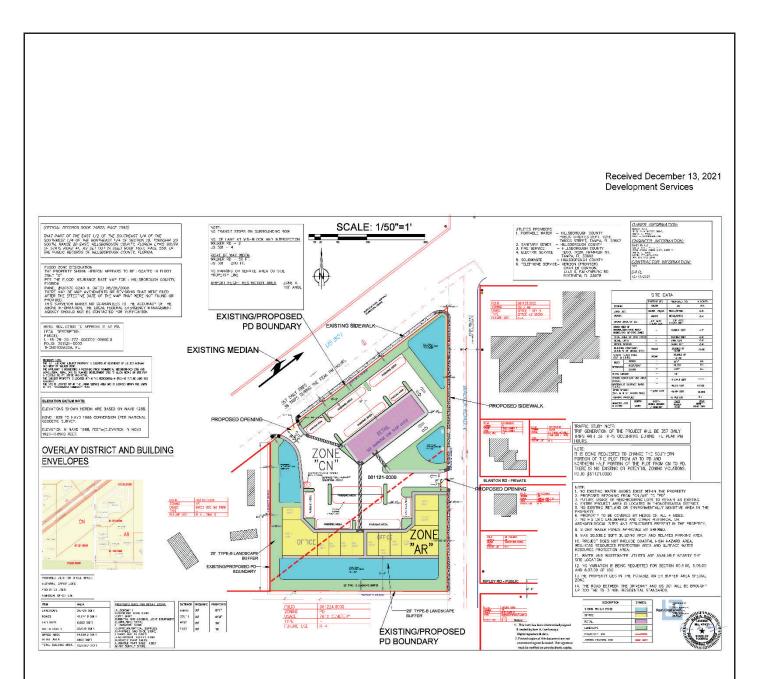
7.2 - The Aviation Authority provided land use review comments that include the following:

"The proposed site falls within Zone "A" on the Airport Height Zoning Map. Any structure including construction equipment that exceeds 110' feet Above Mean Sea Level may require an Airport Height Zoning Permit and must be reviewed by the Airport Zoning Director.

Compatible without conditions (see comments above) - Any glint or glare issues identified from this project must be mitigated by the petitioner to the satisfaction of the Authority to avoid adverse impacts to aviation."

APPLICATION NUMBER:	RZ-PD 21-0701		
ZHM HEARING DATE:	January 18, 2022		
BOCC LUM MEETING DATE:	March 8, 2022		

### 8.0 PROPOSED SITE PLAN (FULL)



21-0701

APPLICATION NUMBER:	RZ-PD 21-0701
ZHM HEARING DATE:	January 18, 2022
BOCC LUM MEETING DATE:	March 8, 2022

# 9.0 FULL TRANSPORTATION REPORT (see following pages)

## AGENCY REVIEW COMMENT SHEET

TO: ZO	NING TECHNICIAN, Development Services Depart	rtment	DATE: 01/06/2022
REVIEV	WER: James Ratliff, AICP, PTP	AGENCY/DEPT: Tr	ansportation
PLANN	IING SECTOR/AREA: Central/ TH	PETITION NO: PD 2	21-0701
	This agency has no comments.		
	This agency has no objection.		
Х	This agency has no objection, subject to listed or a	ttached conditions.	
	This agency objects, based on the listed or attached	l grounds.	

## PROPOSED CONDITIONS OF APPROVAL

- 1. The project shall be served by (and limited to) one (1) right-in/right-out access to US 301 and one (1) full access connection to Walker Rd. The Walker Rd. access shall align with Blanton Pl.
- 2. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 3. Notwithstanding anything on the PD site plan to the contrary, the developer shall be permitted to reconfigure internal pedestrian design/routing and parking lot areas as necessary to design a pedestrian system which can be approved during the plat/site/construction plan review process.
- 4. As Walker Rd. is a substandard local roadway, prior to or concurrent with the initial increment of development the developer shall improve Walker Rd., between the project access and US 301, to the TS-3 (non-residential subtype) or TS-7 Typical Section standard as found within the Hillsborough County Transportation Technical Manual.

## **PROJECT OVERVIEW AND TRIP GENERATION**

The applicant is requesting to rezone a +/- 2.61 ac. parcel from Commercial Neighborhood (CN) and Agricultural Rural (AR) to Planned Development (PD). The applicant is seeking approval for a total of 20,538.2 s.f., consisting of 14,938.2. s.f. of general office uses and 5,600 s.f. of selected commercial uses. Specifically, the applicant is requesting approvals which would permit a locksmith, sporting goods store, pet shop, rental and leasing of light equipment, appliance store, hardware store, optician/optical suppose, apparel and shore store, radio and tv sales, automotive supply stores, vehicle part sales (new or used) and/or and art supply store. Other commercial uses and medial office uses are prohibited.

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the subject site. Staff prepared a comparison of the maximum trip generation potential of the subject site utilizing the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data shown below was obtained from the Institute of Transportation Engineer's <u>Trip Generation</u> <u>Handbook</u>, 10<sup>th</sup> Edition.

### Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	A.M. Peak Hour Trips	P.M. Peak Hour Trips
CN, 13,068 s.f. fast-foot with drive-through uses (ITE LUC 934)	6,155	525	427
AR, 0 single-family detached dwelling units* (ITE LUC 210)	0	0	0
Subtotal:	6,155	525	427
Less Internal Capture:	N/A	-0	-0
Less Pass-By Trips:	N/A	-258	-214
Net New External Trips:	6,155	267	213

\*Since the portion of the project zoned AR does not meet minimum lot size requirements for a residential lot and is currently not a separate lot of record, potential residential entitlements on this portion of the project was assumed to be zero.

### Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	A.M. Peak Hour Trips	P.M. Peak Hour Trips
PD, 14,938 s.f. general office uses (ITE LUC 710)	146	17	17
PD, 5,600 s.f. selected retail uses – see above (ITE LUC 843)	310	15	27
Subtotal:	456	32	44
Less Internal Capture:	N/A	-4	-2
Less Pass-By Trips:	N/A	-0	-12
Net New External Trips:	456	28	30

Trip Generation Difference:

Land Use/Size	Land Use/Size 24 Hour Two- Way Volume	Total Peak Hour Trips	Total Peak Hour Trips
		AM	PM
Difference	(-) 5,699	(-) 239	(-) 183

### **EXISTING AND PROPOSED TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

Walker Rd. is a 2-lane, publicly maintained, substandard, local, rural roadway. The roadway is characterized by +/- 9 to 10-foot-wide travel lanes in average condition. The roadway appears to lie within a +/- 42-foot wide right-of-way along the project's frontage, although more research is needed to confirm available right-of-way along the east side of the roadway. There are +/- 5-foot wide sidewalks along a portion of the east side of Walker Rd. in the vicinity of the proposed project. There are no bicycle facilities on Walker Rd. in the vicinity of the proposed project. There are no bicycle facilities on Walker Rd. in the vicinity of the exceed the 5,000 AADT traffic capacity for a local roadway (after which it would be considered to be a collector roadway).

US 301 is a 4-lane, principal arterial roadway owned and maintained by the Florida Department of Transportation. The roadway is characterized by +/- 12-foot wide travel lanes in average condition. The roadway appears to lie within a +/- 200-foot wide right-of-way along the project's frontage. There are +/- 5-foot wide sidewalks along both sides of US 301 in the vicinity of the proposed project. There are +/- 5-foot wide bicycle facilities (on paved shoulders) on US 301 in the vicinity of the proposed project.

The segment of US 301 along which the project fronts is shown on the Hillsborough County Corridor Preservation Plan as a future 4-lane roadway; however, as there is sufficient existing right-of-way and the roadway is in its ultimate configuration, no additional right-of-way preservation is required.

### SUBSTANDARD ROADS

In its narrative the applicant has committed to improving Walker Rd. (between the project driveway and US 301) to current county standards as a TS-3 non-residential subtype or TS-7 roadway. Staff has included a condition to this effect hereinabove.

### SITE ACCESS/ CROSS-ACCESS

The project will have pedestrian access to both US 301 and Walker Rd. Access to US 301 will be via a rightin/right-out driveway connection. FDOT reviewed the project and offered no objections. The project access to Walker Rd. will be a full access connection, and shall align with Blanton Pl.

No additional site access improvements are warranted pursuant to Section 6.04.04.D. of the LDC.

Neither vehicular nor pedestrian cross access is warranted, pursuant to Section 6.04.03.Q. of the LDC.

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

Walker Rd. is not a regulated roadway and was not included in the 2020 Level of Service (LOS) Report. As such, staff is unable to provide LOS information for this facility. Information for US 301 is provided below.

Roadway	From	То	LOS Standard	Peak Hour Directional LOS
US 301	Fowler Ave.	Harney Rd. South	D	F

Source: Hillsborough County 2020 Level of Service Report

Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements	
US 301	FDOT Principal Arterial - Rural	4 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>	
Walker Rd.	County Local - 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>	

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

Project Trip Generation   Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	6,155	267	213	
Proposed	456	28	30	
Difference (+/-)	(-) 5,699	(-) 239	(-) 183	

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

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

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

# COUNTY OF HILLSBOROUGH LAND USE HEARING OFFICER'S RECOMMENDATION

Application number:	RZ-PD 21-0701
Hearing date:	January 18, 2022
Applicant:	Soney FM, LLC / Ram A. Goel
Request:	Rezone from AR, CN, and 72-0261 to Planned Development to allow development of up to 20,538.2 square feet of limited retail and office uses
Location:	10710 Walker Road, Tampa Southwest corner of North US Highway 301 and Walker Road
Parcel size:	2.61 acres +/-
Existing zoning:	AR, CN, and 72-0261
Future land use designation:	R-4 (4 du/ga; 0.25 FAR)
Service area:	Urban
Community planning area:	Thonotosassa Community Plan

# A. APPLICATION REVIEW

# DEVELOPMENT SERVICES STAFF REPORT APPLICATION REVIEW SUMMARY AND RECOMMENDATION

### **1.0 APPLICATION SUMMARY**

Applicant:	Sony FM LLC – Ram A. Goel
FLU Category:	Residential-4 (RES-4)
Service Area:	Urban
Site Acreage:	2.61 acres
Community Plan Area:	Thonotosassa
Overlay:	None



## Introduction Summary:

The request is to rezone the subject property from the existing Agricultural Rural (AR) and Commercial, Neighborhood (CN) zoning districts to a new Planned Development (PD) zoning district to be allowed to develop the property with a maximum of 20,538.2 square feet of limited retail and office uses.

Zoning:	Existing	Proposed
District(s)	AR and CN	PD
Typical General Use(s)	Agricultural Neighborhood Commercial, Office and Personal Services	Limited Retail and Office
Acreage	2.61	2.61
Density/Intensity	AR - 217,800 sf/u / NA CN - NA / 0.20	20,538.2 sf
Mathematical Maximum*	AR - 0 residential units CN – 22,738.32 sf	20,538.2 sf

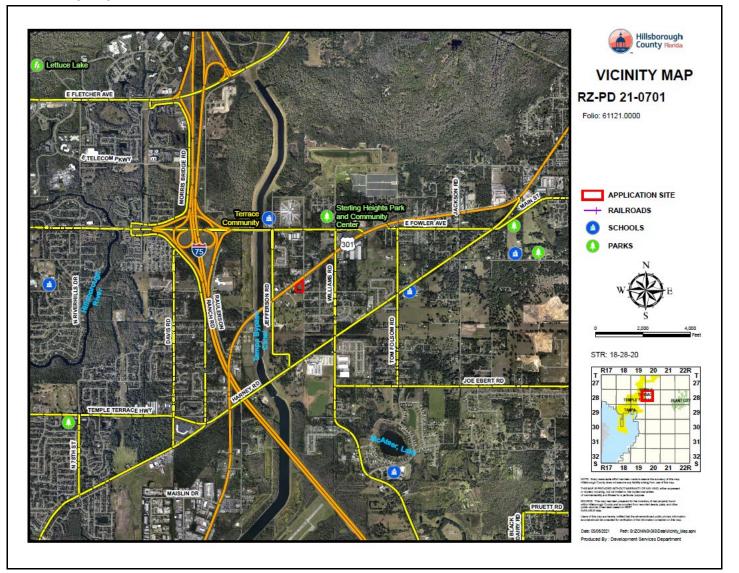
\*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AR and CN	PD
Lot Size / Lot Width	AR - 217,800 sf / 150' CN - 7,000 sf / 70'	None
Setbacks/Buffering and Screening	AR - 50' Fronts (north and east) CN - 30' Fronts (north and east) AR - 25' Sides (west and south) CN - 20'/B Sides (west and south)	15' Front (east) 81'1" Front (north) 20' Side (west) 61'2" Side (south)
Height	AR - 50' CN - 35'	26 '

Additional Information:				
PD Variation(s) None reques		ed as part of this application		
Waiver(s) to the Land Development Code None reques		red.		
Planning Commission Recommendation: Consistent		Development Services Recommendation: Approvable, subject to proposed conditions		

4 of	21
------	----

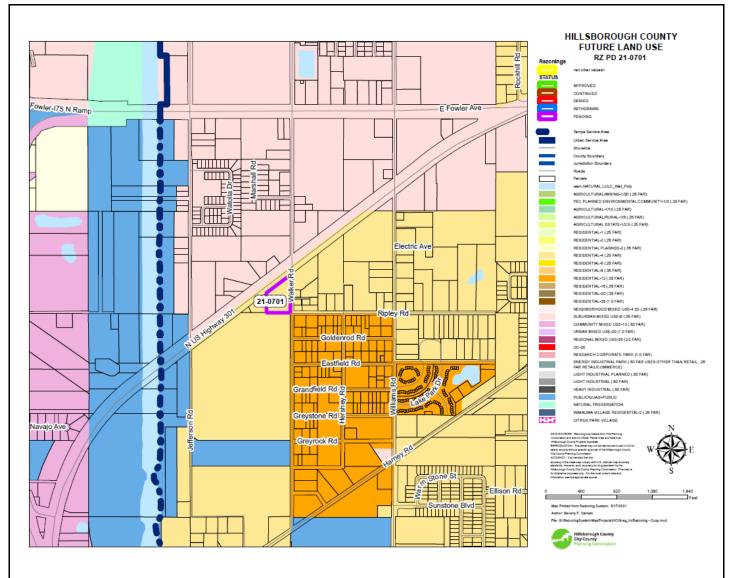
### 2.1 Vicinity Map



# Context of Surrounding Area:

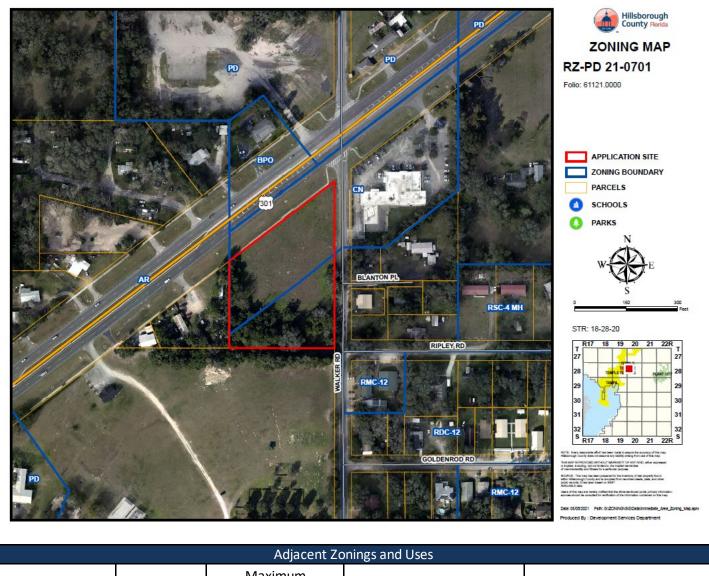
Existing land uses within the area include office, outdoor recreational (cemetery), and residential (mobile home parks and single-family residential lots) uses.

### 2.2 Future Land Use Map



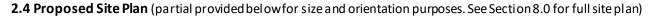
Subject Site Future Land Use Category:	Residential-4 (RES-4)
Maximum Density/F.A.R.:	4 dwelling units per gross acre / 0.25
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects.

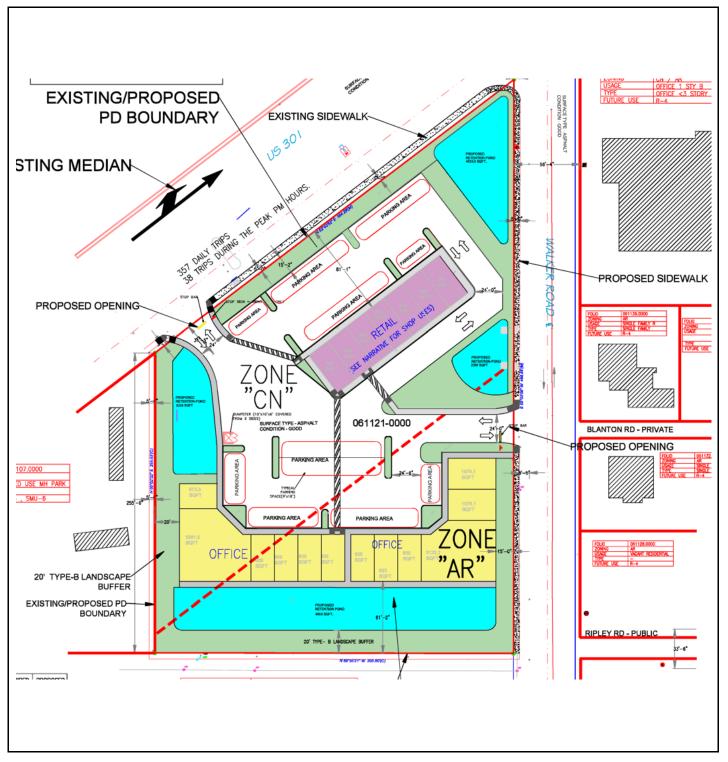
# 2.3 Immediate Area Map



Adjacent Zonings and Uses					
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:	
North	BPO	NA / 0.20	Office development uses per LDC Section 2.02.02	North US Highway 301 right- of-way, Office, and Single- Family Residential	
South	AR	217,800 sf/u / NA	Agricultural and agricultural-related uses per LDC Section 2.02.02	Cemetery	

East	CN and AR	CN - NA / 0.20 AR - 217,800 sf/u / NA	CN - Limited retail and personal services uses per LDC Section 2.02.02 AR - Agricultural and agricultural-related uses per LDC Section 2.02.02	Walker Road right-of-way, Office, and Single-Family Residential
West	AR	217,800 sf/u / NA	Agricultural and agricultural-related uses per LDC Section 2.02.02	Mobile Home Park





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

Adjoining Roadways (check if applicable)				
Road Name	Classification Current Conditions		Select Future Improvements	
US 301	FDOT Principal Arterial - Rural	4 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>	
Walker Rd.	County Local - 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	6,155	267	213
Proposed	456	28	30
Difference (+/1)	(-) 5,699	(-) 239	(-) 183

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

<b>Connectivity and Cross Access</b> ONt applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	Х	Vehicular & Pedestrian	None	Meets LDC
South		None	None	Meets LDC
East	Х	Vehicular & Pedestrian	None	Meets LDC
West		None	None	Meets LDC
Notes:				

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

## 4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	☐ Yes ⊠ No	□ Yes □ No	□ Yes □ No	
Natural Resources	□ Yes ⊠ No	□ Yes □ No	□ Yes □ No	
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	
<ul> <li>Check if Applicable:</li> <li>Wetlands/Other Surface Waters</li> <li>Use of Environmentally Sensitive Land</li> <li>Credit</li> <li>Wellhead Protection Area</li> <li>Surface Water Resource Protection Area</li> </ul>	<ul> <li>□ Significan</li> <li>□ Coastal H</li> <li>□ Urban/Sul</li> <li>□ Adjacent</li> </ul>	Vater Wellfield Pro t Wildlife Habitat igh Hazard Area burban/Rural Scen to ELAPP property irport Height Restr	ic Corridor	
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation □ Design Exc./Adm. Variance Requested ⊠ Off-site Improvements Provided	⊠ Yes □ No	□ Yes ⊠ No	⊠ Yes □ No	See report.
Service Area/ Water & Wastewater ⊠Urban ☐ City of Tampa □Rural ☐ City of Temple Terrace	⊠ Yes □ No	□ Yes ⊠ No	⊠ Yes □ No	This site is located within the Hillsborough County Urban Service Area, therefore the subject property should be served by Hillsborough County Water and Wastewater Service. This comment sheet does not guarantee water or wastewater service or a point of connection. Developer is responsible for submitting a utility service request at the time of development

				plan review and will be responsible for any on-site improvements as well as possible off- site improvements.
Hillsborough County School Board	🗆 Yes	□ Yes		
Adequate □ K-5 □6-8 □9-12 ⊠N/A			□ Yes	
Inadequate 🗖 K-5 □6-8 □9-12 ⊠N/A	🖾 No	□ No	□ No	
Impact/Mobility Fees				
Single Tenant Office Retail - Shoppin	ng Center	Multi-Tenant O	ffice Me	dical Office (>10k s.f.)
(Per 1,000 s.f.) (Per 1,000 s.f.)		(Per 1,000 s.f.)	(Pe	r 1,000 s.f.)
Mobility: \$9,005 Mobility: \$12,2	06	Mobility: \$7,502	2 Mo	bility: \$28,313
Fire: \$158 Fire: \$313		Fire: \$158	Fire	e: \$158
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
□ Meets Locational Criteria □N/A	🛛 Yes	🗆 Inconsistent	□ Yes	
🖾 Locational Criteria Waiver Requested	🗆 No	🛛 Consistent	🖾 No	
□ Minimum Density Met				

## 5.0 IMPLEMENTATION RECOMMENDATIONS

## 5.1 Compatibility

Based on the adjacent zonings and uses identified above in the report, staff finds the proposed PD zoning district compatible with the existing zoning districts and development pattern in the area. Furthermore, to address any compatibility concerns, the proposal is restricting the allowed retail and office uses and the location of the allowed retail uses closer to the roadways, while placing the allowed office uses along the southern and western portions of the subject site to provide for a transition in uses.

The applicant included a request for variations to a 30-foot buffer along Walker Road, for a 15-foot buffer. A 30-foot buffer is not required along Walker Road. However, 30-foot setback is required along the segment of Walker Road adjacent to the portion of the property currently zoned CN and a 50-foot setback is required along the segment of Walker Road adjacent to the portion of the property currently zoned AR. The proposed PD zoning district reduces the minimum required eastern front setback along Walker Road to 15 feet as proposed on the site development plan and as outlined in the proposed conditions. In addition, the proposed PD zoning district is limited to one (1) full access connection to Walker Road as proposed in the site development plan and as outlined in the proposed conditions.

### **5.2 Recommendation**

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

## **6.0 PROPOSED CONDITIONS**

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

• To correct the office spaces proposed square footage to 14,938.2 SQFT in the site data table.

**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site development plan received December 13, 2021.

1. The development shall be approved for a maximum of 20,538.20 square feet of:

a. Retail uses as follows: Locksmith; sporting good store; pet shop; rental and leasing, light equipment; appliance store; hardware store; optician/optical supplies; apparel and shoe store; radio and tv sales; automotive supply store; vehicle part sales; vehicle part sales - used; art supply store; and

b. General office uses.

c. Prohibited use includes a medical office use.

2. The project shall be developed in accordance with the certified site development plan and the following standards:

Maximum Building Area	20,538.20 square feet
Minimum Front Setback	15 feet (east)
	80 feet (north)
Minimum Side Setback	20 feet (west)
	60 feet (south)
Maximum Building Height	26 feet
Maximum Impervious Surface	60%

3. The landscape buffering and screening shall be in accordance with the requirements of Part 6.06.00 of the Land Development Code.

4. The exterior lighting shall be in accordance with the standards of Part 6.10.00 of the Land Development Code.

5. The parking shall be in accordance with the requirements of Part 6.05.00 of the Land Development Code.

6. The project shall be served by (and limited to) one (1) right-in/right-out access to US Highway 301 and one (1) full access connection to Walker Road. The Walker Road access shall align with Blanton Place.

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

8. Notwithstanding anything on the PD site plan to the contrary, the developer shall be permitted to reconfigure internal pedestrian design/routing and parking lot areas as necessary to design a pedestrian system which can be approved during the plat/site/construction plan review process.

9. As Walker Road is a substandard local roadway, prior to or concurrent with the initial increment of development the developer shall improve Walker Road, between the project access and US Highway 301, to the TS-3 (non-residential subtype) or TS-7 Typical Section standard as found within the Hillsborough County Transportation Technical Manual.

10. Approval of this application does not ensure that public wastewater and potable water services will be available at the time when the applicant seeks permits to actually develop.

11. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.

12. 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.

13. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Development Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

Zoning Administrator Sign Off:	J Brian Grady Won Jan 10 2022 13:01:08
& BUILDING REVIEW AND APPROVAL.	TION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN

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

# **B. HEARING SUMMARY**

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

## Applicant

Mr. Shivam Kapse spoke on behalf of the applicant. He stated the subject property is zoned as AR and CN, with the northern area along Highway 301 zoned CN and the southern area zoned AR. He stated the applicant requests to rezone the subject property to a new Planned Development zoning district that would allow development of a maximum 20,538 square feet of limited retail and office uses. He stated the applicant confirms the proposed use for the commercial shops are limited to locksmith, sporting goods, pet shop, rental and leasing, light equipment, appliance store, hardware store, opticians, apparel, radio and TV sales, automotive supply, vehicle part sales and use, and art supply stores. He stated the proposed office spaces will be used for general offices not including any medical office use. He stated most of the uses generate a low amount of traffic. He stated the applicant provided a traffic study as requested by county staff.

Mr. Kapse stated the applicant agrees to upgrade Walker Road to a TS-3 nonresidential. He stated the site development plan was designed to create less of an impact to the residents of nearby lots. He stated the retail shops will be in the northern area of the subject property along U.S. 301, away from residential properties. He stated the less intrusive office spaces will be in the southern area of the subject property.

Mr. Kapse stated the applicant had not received any opposition from the neighboring lots or nearby residents. He stated the retail space will add to the economic benefits and will have value for nearby residents because it will provide quick access to shopping.

Mr. Kapse stated the project had been approved by Southwest Water Management District. He stated the applicant met with Florida Department of Transportation to ensure there is no issue with access from U.S. 301.

## **Development Services Department**

Mr. Kevie Defranc, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted into the record. Mr. Defranc noted the applicant must, prior to PD site plan certification, submit a revised site plan that includes the required revision to the site data table.

## Planning Commission

Ms. Jillian Massey, Hillsborough County City-County Planning Commission, presented a summary of the findings and analysis as detailed in the Planning Commission report previously submitted into the record.

## Proponents

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

## Opponents

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

Mr. Thomas Curley stated he lives almost directly adjacent to the subject property. He stated he brough photographs to submit to the record. Mr. Curley stated he is not against development of the subject property, but that he has severe concerns with the driveway on the east side. He stated the driveway on the east side of the subject property would increase traffic going westbound on Highway 301 to southbound to enter the subject property. He stated the retail uses are high-traffic areas and would also increase truck deliveries. He stated Walker Road does not meet the residential standards for width and the lanes are only 8.5 feet. He stated this means trucks must go into opposing lanes and opposing traffic to swing out to make the turn.

Mr. Curley displayed a photograph showing the narrow width of the roadway adjacent to where the driveway is proposed. He pointed out the beginning of the fence line to the cemetery and stated there is a visual obstruction caused by the fence, which is 10 feet from the road. He stated the traffic counts were put in place because the area is highly developed. He stated there is an intersection at Williams Road and at Harney and Williams. He stated the roadway is three-quarters of a mile long with no traffic control turns and it will be come a racetrack and a major detour.

Mr. Curley stated the intersection is slated to have full signalization installed. He stated until the signal is installed the roadway will be a racetrack to get across. He stated it is dangerous because drivers will have to cross six lanes of traffic and there is much visual. He stated there is a main terminal for school buses in Hillsborough County. He stated buses come out of the lot at the end of Walker Road and they use this artery.

Mr. Curley displayed a photograph and pointed out some visual issues. He stated the applicant will be installing 300 feet of sidewalk, but the sidewalk ends there. He stated the stop bar will be 10-feet back and the fence will block the view south. He stated this has been an ongoing thing, but the proposed project will add to it. He stated people will try to pull out and go south and they will not be able to see. He stated they will be focused on traffic coming across on the north side of 301 and it is going to be dangerous.

Mr. Curley stated in his personal past experience driveways are not placed within 300 feet of a major intersection. He stated the whole roadway is deteriorated. He stated the road was milled and resurfaced ten to twelve years ago and it is already shot. He stated the roadway was built in the 1950s and has never been addressed since. The hearing officer asked whether Mr. Curley was speaking of Walker Road or Highway 301. Mr.

Curley answered he was speaking of Walker Road. He stated Highway 301 was redone nine years ago.

The hearing officer asked Mr. Curley what his credentials were to speak to traffic and roadway issues. Mr. Curley answered he was employed with the Florida Department of Transportation for twenty-four years and retired a year and half ago. He stated his job was project administrator.

Mr. Curley displayed a photograph and stated this is the condition of the roadway at the corner of his property. He stated the roadway is narrow and the proposed project will add to the issue. He stated drivers will have to stop at the stop bar and will either have to put the nose of their vehicle out in the traffic or will just pull out.

Mr. Curley stated he recommends the applicant continue to work with the Department of Transportation and locate both driveways on Highway 301. He stated the roadway is slated for signalization within the next two to three years. He stated once the signal controls are in place the issue will go away. He stated until then there will be no control. He stated he has complained because buses get up to sixty miles per hour on Walker Road in the morning. He stated the biggest fear is for the safety of children, physically challenged people, and dog walkers. He stated the driveway should be moved to a safer spot where it does not contribute to the issues. The hearing officer asked Mr. Curley to confirm his main concern is Walker Road. Mr. Curley confirmed his concern was Walker Road.

Mr. Martin Garrett stated his concerns are the density of the number of buildings the applicant wishes to construct on the subject property, and the trash. He stated there will be garbage trucks getting in and out of the development. He stated he is concerned about safety because buses have to cross six lanes of traffic. He stated the buses are very slow. He stated there are semi-trucks and other traffic going down Highway 301 and there will be drivers turning in front of the buses. He stated it does not make the community safer. He stated he is concerned for the safety of the kids in the school buses. He stated the project will generate a lot of garbage and the community must live with it.

Mr. Michael Johns stated the applicant listed 16 different businesses, which was confusing. He stated TECO maintains a power line between the subject property and the cemetery property and that should be considered. He stated he is concerned about stormwater runoff. He asked about the proposed parking area and where the water retention would be located. He stated there is a lot of traffic on the Walker Road-Highway 301 area. He stated with 16 businesses and four cars a day to each there will be a lot of traffic generated. He stated he is not opposed to the proposal but the applicant is trying to overkill it.

#### **Development Services Department**

Mr. Grady stated Mr. James Ratliff, Hillsborough County Development Services would speak to transportation issues raised.

Mr. Ratliff stated the proposed development, when compared with the existing zoning, would represent a substantial reduction in the number of potential trips that could be placed on the roadways. He stated when considering the trip impacts it is important to realize that the trip impacts described in the report will be split between the two driveway connections.

Mr. Ratliff stated staff did evaluate the driveway connection on Walker Road. He stated the driveway is placed about 350 feet south of the intersection with Highway 301 and aligned with Blanton Road. He stated in staff's opinion it is the safest location for the driveway to align it with the driveway/private roadway across the street.

Mr. Ratliff stated the applicant has committed to improve Walker Road to standards for the nonresidential typical section, the TS-3 typical section. He stated that will take care of the lane width issues the citizens raised. He stated the applicant will have to improve Walker Road between the project driveway and U.S. 301 to that standard, which includes a 12-foot lane width.

Mr. Ratliff stated it is anticipated that the visibility issues created by fence will change under redevelopment scenarios. He stated when the driveway is installed the applicant will have to meet all site visibility requirements. He stated that will be reviewed at the time of construction plan review to ensure that if there are any obstructions in the site visibility triangle those issues will have to be removed so that access can proceed safely.

Mr. Ratliff stated he did coordinate with FDOT staff on the project, including the access management administrator and senior traffic engineering specialist. He stated he believed the FDOT staff also coordinated with the interim permits manager and they did support the project as proposed.

Mr. Grady stated Development Services had nothing further.

#### Applicant Rebuttal

Mr. Kapse stated he understood most of the issues raised were related to transportation, which Mr. Ratliff addressed. He stated he has the traffic study, which was performed by Gulf Coast Consulting. He stated it was initially conducted in 2020 and based on suggestions provided by planning staff the applicant narrowed the types of retail shops from those that were initially proposed in order to reduce the traffic flow. He stated according to the vehicle estimated trip generation for the revised project, it was reduced to 357 daily trips with 38 trips occurring during the peak hours.

Mr. Kapse stated Walker Road is a two-lane undivided roadway with a posted speed limit of 35 miles per hour and is controlled by a stop sign at U.S. 301. Mr. Kapse displayed the applicant's site development plan and pointed out where the stormwater pond is to be located. He stated the stormwater drainage issue has been taken care of and there would not be an issue with runoff. He stated the site development phase will provide good accessibility and view for vehicles coming from U.S. 301 to Walker Road. He stated the issue of traffic using the interior road of the proposed development to bypass the intersection should not be so drastic as with a gas station. He stated it will be very hard for a vehicle to access at the same velocity at which it would be travelling on U.S. 301, but rather they would have to slow down and then move toward Walker Road. He stated that should minimize the issue.

Mr. Kapse stated the applicant submitted the exact number of parking spaces that is required, which is 75. He stated the dumpster and trash collection area is located near U.S. 301 rather than toward Walker Road. He stated the dumpster truck activity will occur along U.S. 301 rather than near Walker Road.

The hearing officer closed the hearing on rezoning 21-0701.

### C. EVIDENCE SUMBITTED

Mr. Curley submitted into the record at the hearing copies of his photographs and a list of his concerns.

#### D. FINDINGS OF FACT

- 1. The Subject Property consists of approximately 2.61 acres and is located at 10710 Walker Road, Tampa, at the southwest corner of north US Highway 301 and Walker Road.
- 2. The Subject Property is zoned AR, CN, and PD 72-0261 and is designated Res-4 on the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County* Future Land Use Map.
- 3. The Subject Property is located within the boundaries of the Thonotosassa Community Plan and is within the Urban Services Area.
- 4. The applicant is requesting to rezone the Subject Property to Planned Development to allow development of the Subject Property with a maximum of 20,538.2 square feet of limited retail and office uses.
- 5. Land uses in the surrounding area include office, cemetery, mobile home parks, and single-family residential.
- 6. Properties adjacent to the Subject Property include Highway 301, office, and single-family residential uses to the north; a cemetery to the south; Walker Road, office, and single-family residential uses to the east, and a mobile home park to the west.
- 7. The proposed project will restrict the location of the allowed retail uses closer to the U.S. 301 and will place the allowed office uses along the southern and western portions of the Subject Property to provide for a transition in uses.

- 8. The proposed PD zoning district will have one access connection to U.S. 301 and one full access connection to Walker Road.
- 9. The proposed PD zoning district reduces the minimum required eastern front setback along Walker Road to 15 feet as proposed on the site development plan received December 13, 2021 and as outlined in the proposed conditions.
- 10. The Subject Property does not meet commercial locational criteria. The applicant requested a waiver, which Planning Commission staff supports and recommends the Board of County Commissioners approve.
- 11. Development Services staff found the rezoning request to be compatible with existing zoning districts and development pattern in the surrounding area. Staff recommends approval of the rezoning request, subject to conditions.
- 12. Planning Commission staff found the proposed development would fit the context of the surrounding area and with other office uses along Highway 301 and maintains a balance of retail and office uses that provides a compatible transition to the surrounding single-family residential and mobile home properties. Planning Commission staff concluded the rezoning is consistent with the comprehensive plan.

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

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

### F. CONCLUSIONS OF LAW

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

#### G. SUMMARY

The applicant has requested to rezone the Subject Property to Planned Development to allow development of the Subject Property with a maximum of 20,538.2 square feet of limited retail and office uses.

#### **H. RECOMMENDATION**

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for APPROVAL of the rezoning request subject to the conditions stated in the Development Services Department staff report based on the applicant's site development plan received December 13, 2021 with revisions to the site data table required prior to PD site plan certification.

Pamela Oo Hatley Pamela Jo Hatley PhD, SD

Land Use Hearing Officer

2-8-2022

Date:



## Hillsborough County City-County Planning Commission

Unincorporated Hillsborough C	Unincorporated Hillsborough County Rezoning				
Hearing Date: January 18, 2022 Report Prepared: January 6, 2022	Petition: PD 21-0701 10710 Walker Road Southwest of Walker Road and US Highway 301				
Summary Data:					
Comprehensive Plan Finding:	CONSISTENT				
Adopted Future Land Use:	Residential-4 (4 du/ga; 0.25 FAR)				
Service Area:	Urban				
Community Plan:	Thonotosassa				
Requested Rezoning:	Commercial Neighborhood (CN) and Agricultural Rural (AR) to Planned Development (PD) to allow up to 20,538 sq. ft. of office and retail uses				
Parcel Size (Approx.):	2.61 ± acres (113,692 square feet)				
Street Functional Classification:	US Highway 301 – <b>State Principal Arterial</b> Walker Road – <b>Local</b>				
Locational Criteria:	Does not meet CLC, applicant has submitted a waiver request				
Evacuation Zone:	The subject property is not in an Evacuation Zone				

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

#### <u>Context</u>

- The +/- 2.61 acre subject property is located southwest of Walker Road and US Highway 301. The applicant is requesting to rezone the subject site from Commercial Neighborhood (CN) and Agricultural Rural (AR) to a Planned Development to allow up to 20,538 sq. ft. of office and retail uses.
- The site is located within the Urban Service Area and is located within the limits of the Thonotosassa Community Plan.
- The subject site's Future Land Use designation is Residential-4 (RES-4). Typical allowable
  uses in the RES-4 category include residential, suburban scale neighborhood commercial,
  office uses and multi-purpose projects. Non-residential uses shall meet locational criteria.
  Agricultural uses may be permitted pursuant to policies in the agricultural objective areas
  of the Future Land Use Element.
- The RES-4 Future Land Use category is located on all sides. Further north, across US Highway 301 is the Suburban-Mixed Use (SMU-6) Future Land Use category. Southeast of the site is Residential-12 (RES-12).
- The site has split zoning, with Commercial-Neighborhood (CN) and Agricultural Rural (AR). North of the site is AR, Business-Professional Office (BPO) and Planned Development (PD) zoning with single family residential, light commercial (mobile home parks), office and vacant commercial. East of the site, across Walker Road, is CN and AR zoning with office, single family residential and vacant commercial uses. South of the site is AR zoning with a cemetery. West of the site is AR zoning, with light commercial (mobile home park) and single family residential uses.

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

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

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

#### **Urban Service Area**

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

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

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

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

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

#### Neighborhood/Community Development

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

**Policy 16.1:** Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:

- a) locational criteria for the placement of non-residential uses as identified in this Plan,
- b) limiting commercial development in residential land use categories to neighborhood scale;
- c) requiring buffer areas and screening devices between unlike land uses;

**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.

#### Commercial-Locational Criteria

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

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

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

#### Discouraging Strip Commercial Development

**Objective 23:** To maintain the vehicular capacity of public roads, the County discourages linear ("strip") non-residential development patterns and the multiple access points which accompany such linear neighborhood serving commercial development.

**Policy 23.2:** Scattered, unplanned retail commercial development shall be discouraged, and commercial/office concentration shall be encouraged.

#### Community Design Component

#### 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.

#### Livable Communities Element: Thonotosassa Community Plan

#### Goals

- 3. 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.
- 4. Rural Character, Open Space and Agriculture Provide improved yet affordable infrastructure and a balance of residential, commercial, and other land uses while

PD 21-0701

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.

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

#### **Comprehensive Plan Strategies**

- Form a Thonotosassa Community Advisory Committee to become an effective voice for the community.
- Designate Main Street as Thonotosassa's downtown, develop a central gathering place and make downtown a focal point of commercial and community activity.
- Establish the community's boundaries and designate gateways.
- Require minimum lot sizes of 1 acre for residential development within the Residential-1, Agricultural Estate, and Agricultural Rural Future Land Use categories.
- Protect the area's rural character.
- Support agricultural uses throughout the community.
- Retain the current boundaries of the Urban Service Area and continue to restrict central water and sewer services within the Rural Service Area.
- Allow commercial uses along SR 579 south of Pruett Road to I-4. (Refer to the BOCC Action on February 21, 1995 regarding the Land Use Policy on County Road (CR) 579.)
- By June 2004, a proposal for transfer of development rights and purchase of development rights will be presented to the Thonotosassa Community Plan Steering Committee for further consideration by the Board of County Commissioners.

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

The +/- 2.61 acre subject property is located southwest of Walker Road and U.S. Highway 301. The applicant is requesting to rezone the subject site from Commercial Neighborhood (CN) and Agricultural- Rural (AR) to a Planned Development (PD) to allow up to 20,538 sq. ft. of office and retail uses. The site is located within the Urban Service Area and is located within the limits of the Thonotosassa Community Plan. The maximum allowed FAR is 0.25 and the sq. ft. is 28,422. The applicant is requesting 20,538 sq. ft and a FAR of 0.18, below the maximum density and intensity permitted in the Residential-4 (RES-4) Future Land Use category.

The subject property does not meet Commercial-Locational Criteria. The subject property is located at the southwestern corner of Walker Road and U.S. Highway 301. Commercial-Locational Criteria is based on the Future Land Use category of the property and the classification of the intersection of roadways as shown on the adopted 2040 Highway Cost Affordable Long-Range Transportation Plan. Roadways listed in the table as 2 or 4 lane roadways must be shown on the Highway Cost Affordable Long-Range Transportation Plan. Roadways 1 is a qualifying intersection but, the site is not located within 900 feet of the intersection. Walker Road is a major local roadway. A major local must connect to at least two or more collector or higher roadways and/or be a primary access road to at least 500 dwelling units from a collector or arterial roadway. Due to Walker Road being a major local roadway, Walker Road is also a qualifying intersection. Per Policy 22.2, commercial uses need to be located within 300 feet of the Walker Road and U.S. Highway 301 intersections. 75% of the subject property is located walker Road and U.S. Highway 301 intersections. 75% of the subject property is located walker Road and U.S. Highway 301 intersections.

more than 300 feet outside the intersection node. Consequently, the site does not meet commercial locational criteria and a waiver was required.

A waiver has been submitted for review. The waiver was submitted in July, 2021 and states that most spaces adjacent to U.S. Highway 301 have been developed for commercial activities. The waiver also states that proposing residential or office in place of retail commercial spaces would not be economically or financially viable. Unoccupancy of office spaces will create vacant areas that may contribute to vandalism and nuisance elements. In addition, the waiver states that there will be no potential safety concerns due to the retail space and the change will benefit public health.

The overall area contains a mix of uses. There are mainly mobile home parks, office and single family residential along the intersection of U.S. Highway 301 and Walker Road. Although the Hillsborough County Property Appraiser shows the properties north and west of the site as light commercial, these properties are existing mobile homes. South of the site is a cemetery.

75 % of the site is approximately 486 feet from the intersection node and is just over the 300-foot threshold to meet Commercial-Locational Criteria. The originally proposed strip commercial development was incompatible with the existing single-family homes and mobile home parks adjacent to the site. To meet the neighborhood protection and compatibility policies in Objective 16, the applicant has amended the request to only allow retail uses on the northern portion of the site. The new proposal will place retail uses closest to the intersection node and will only allow office uses on the southern portion of the site. The office uses would provide a greater gradual transition of uses moving from the more intense retail commercial, at the intersection node, to office uses adjacent to existing residential properties. The applicant will be restricting uses for the commercial component and the proposed office will restrict medical office uses. The applicant is also providing a 20 foot buffer with type B screening on the south and west sides to help mitigate for the adjacent single family residential and mobile home uses. The proposed modification of commercial development would complement the surrounding land uses and is therefore consistent with Objective 16, Policies 16.1, 16.2 and 16.3 of the Future Land Use Element (FLUE).

Policy 23.2 discourages scattered, unplanned retail commercial development. The proposed development of retail and office uses does fit in with the existing surrounding development pattern of office, single family residential, vacant residential and mobile homes. The proposed site has been amended to reduce the originally proposed strip retail development. The development will have separate retail and office buildings with the more intense retail use clustered closest to the intersection node. Based on this, Planning Commission staff recommends that the Board approve and grant the waiver for Commercial-Locational Criteria.

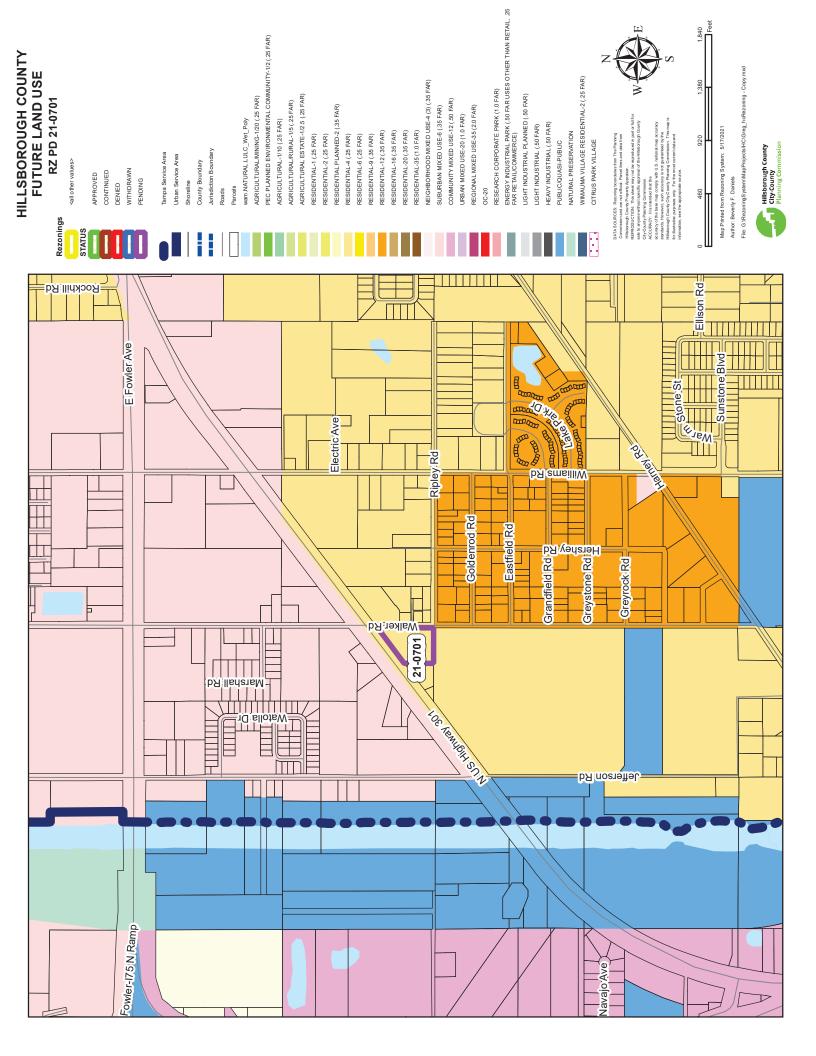
The subject site is located in the Thonotosassa Community Plan. Goal 3 of the plan seeks to provide improved, yet affordable infrastructure and a balance of residential, commercial, and other land uses while maintaining the rural nature of the area. Goal 4 provides for commerce and jobs but states protecting the community identity by limiting the location, type, and size of new businesses to fit the context of the surrounding area. The proposed development would fit in with the context of the surrounding area. The proposed development fits in with the other office uses along 301, especially with the reduction in retail intensity and location restrictions. The proposed development maintains a balance

of retail and office uses that provides a compatible transition to the surrounding single family residential and mobile home properties. Based on this, the rezoning is consistent with the Thonotosassa Community Plan.

Overall, the proposed Planned Development is consistent with the Goals, Objectives, and Policies of the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County, as the proposed development fits with the context of the surrounding area.

#### Recommendation

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



# GENERAL SITE PLAN FOR CERTIFICATION



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

### HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

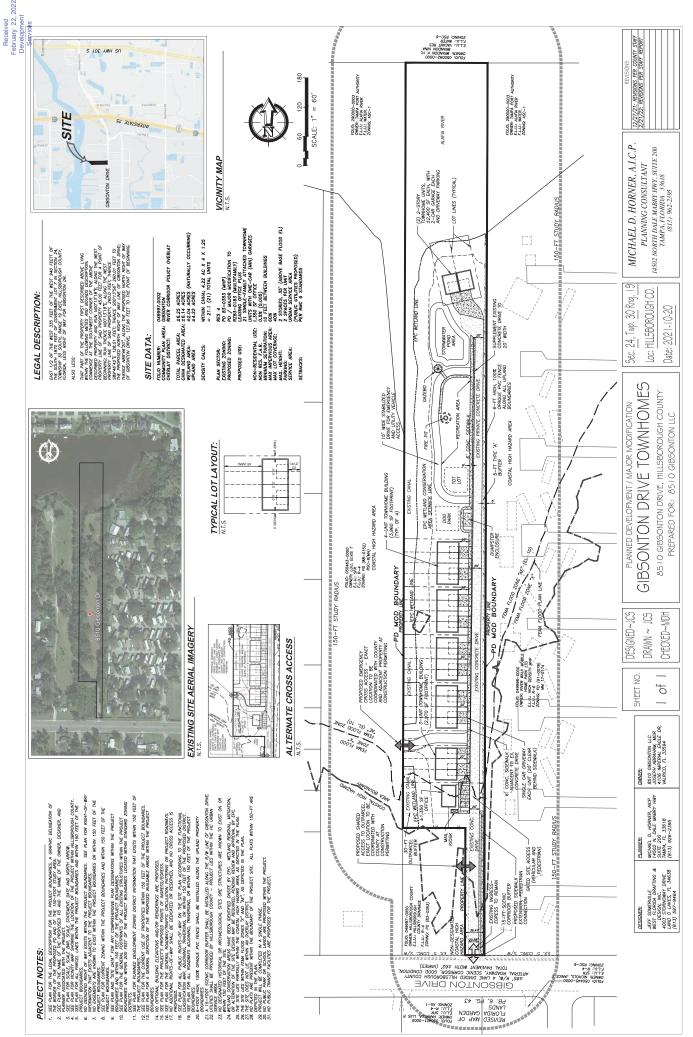
**GENERAL SITE PLAN REVIEW/CERTIFICATION** 

#### BOARD OF COUNTY COMMISSIONERS

Harry Cohen Ken Hagan Pat Kemp Gwendolyn "Gwen" Myers Kimberly Overman Mariella Smith Stacy R. White COUNTY ADMINISTRATOR Bonnie M. Wise COUNTY ATTORNEY Christine M. Beck INTERNAL AUDITOR Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR Gregory S. Horwedel

Project Name: Gibsonton Dr.	Townhomes
Zoning File: None	Modification: MM (22-0086)
Atlas Page: None	Submitted: 02/22/22
To Planner for Review: 02/22/22	Date Due: ASAP
	962-2395/ mdhorner.aicp@gmail.com
Right-Of-Way or Land Required for I	
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:_02-22-2022
Date Agent/Owner notified of Disapp	roval:



22-0086

## AGENCY COMMENTS

#### AGENCY REVIEW COMMENT SHEET

TO: ZO	NING TECHNICIAN, Development Services Depart	rtment	DATE: 01/06/2022
REVIEV	WER: James Ratliff, AICP, PTP	AGENCY/DEPT: Tr	ansportation
PLANN	IING SECTOR/AREA: Central/ TH	PETITION NO: PD 2	21-0701
	This agency has no comments.		
	This agency has no objection.		
Х	This agency has no objection, subject to listed or a	ttached conditions.	
	This agency objects, based on the listed or attached	l grounds.	

#### PROPOSED CONDITIONS OF APPROVAL

- 1. The project shall be served by (and limited to) one (1) right-in/right-out access to US 301 and one (1) full access connection to Walker Rd. The Walker Rd. access shall align with Blanton Pl.
- 2. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 3. Notwithstanding anything on the PD site plan to the contrary, the developer shall be permitted to reconfigure internal pedestrian design/routing and parking lot areas as necessary to design a pedestrian system which can be approved during the plat/site/construction plan review process.
- 4. As Walker Rd. is a substandard local roadway, prior to or concurrent with the initial increment of development the developer shall improve Walker Rd., between the project access and US 301, to the TS-3 (non-residential subtype) or TS-7 Typical Section standard as found within the Hillsborough County Transportation Technical Manual.

#### **PROJECT OVERVIEW AND TRIP GENERATION**

The applicant is requesting to rezone a +/- 2.61 ac. parcel from Commercial Neighborhood (CN) and Agricultural Rural (AR) to Planned Development (PD). The applicant is seeking approval for a total of 20,538.2 s.f., consisting of 14,938.2. s.f. of general office uses and 5,600 s.f. of selected commercial uses. Specifically, the applicant is requesting approvals which would permit a locksmith, sporting goods store, pet shop, rental and leasing of light equipment, appliance store, hardware store, optician/optical suppose, apparel and shore store, radio and tv sales, automotive supply stores, vehicle part sales (new or used) and/or and art supply store. Other commercial uses and medial office uses are prohibited.

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the subject site. Staff prepared a comparison of the maximum trip generation potential of the subject site utilizing the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data shown below was obtained from the Institute of Transportation Engineer's <u>Trip Generation</u> <u>Handbook</u>, 10<sup>th</sup> Edition.

#### Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	A.M. Peak Hour Trips	P.M. Peak Hour Trips
CN, 13,068 s.f. fast-foot with drive-through uses (ITE LUC 934)	6,155	525	427
AR, 0 single-family detached dwelling units* (ITE LUC 210)	0	0	0
Subtotal:	6,155	525	427
Less Internal Capture:	N/A	-0	-0
Less Pass-By Trips:	N/A	-258	-214
Net New External Trips:	6,155	267	213

\*Since the portion of the project zoned AR does not meet minimum lot size requirements for a residential lot and is currently not a separate lot of record, potential residential entitlements on this portion of the project was assumed to be zero.

#### Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	A.M. Peak Hour Trips	P.M. Peak Hour Trips
PD, 14,938 s.f. general office uses (ITE LUC 710)	146	17	17
PD, 5,600 s.f. selected retail uses – see above (ITE LUC 843)	310	15	27
Subtotal:	456	32	44
Less Internal Capture:	N/A	-4	-2
Less Pass-By Trips:	N/A	-0	-12
Net New External Trips:	456	28	30

Trip Generation Difference:

Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	Total Peak Hour Trips
	way volume	AM	PM
Difference	(-) 5,699	(-) 239	(-) 183

#### **EXISTING AND PROPOSED TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

Walker Rd. is a 2-lane, publicly maintained, substandard, local, rural roadway. The roadway is characterized by +/- 9 to 10-foot-wide travel lanes in average condition. The roadway appears to lie within a +/- 42-foot wide right-of-way along the project's frontage, although more research is needed to confirm available right-of-way along the east side of the roadway. There are +/- 5-foot wide sidewalks along a portion of the east side of Walker Rd. in the vicinity of the proposed project. There are no bicycle facilities on Walker Rd. in the vicinity of the proposed project. There are no bicycle facilities on Walker Rd. in the vicinity of the exceed the 5,000 AADT traffic capacity for a local roadway (after which it would be considered to be a collector roadway).

US 301 is a 4-lane, principal arterial roadway owned and maintained by the Florida Department of Transportation. The roadway is characterized by +/- 12-foot wide travel lanes in average condition. The roadway appears to lie within a +/- 200-foot wide right-of-way along the project's frontage. There are +/- 5-foot wide sidewalks along both sides of US 301 in the vicinity of the proposed project. There are +/- 5-foot wide bicycle facilities (on paved shoulders) on US 301 in the vicinity of the proposed project.

The segment of US 301 along which the project fronts is shown on the Hillsborough County Corridor Preservation Plan as a future 4-lane roadway; however, as there is sufficient existing right-of-way and the roadway is in its ultimate configuration, no additional right-of-way preservation is required.

#### SUBSTANDARD ROADS

In its narrative the applicant has committed to improving Walker Rd. (between the project driveway and US 301) to current county standards as a TS-3 non-residential subtype or TS-7 roadway. Staff has included a condition to this effect hereinabove.

#### SITE ACCESS/ CROSS-ACCESS

The project will have pedestrian access to both US 301 and Walker Rd. Access to US 301 will be via a rightin/right-out driveway connection. FDOT reviewed the project and offered no objections. The project access to Walker Rd. will be a full access connection, and shall align with Blanton Pl.

No additional site access improvements are warranted pursuant to Section 6.04.04.D. of the LDC.

Neither vehicular nor pedestrian cross access is warranted, pursuant to Section 6.04.03.Q. of the LDC.

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

Walker Rd. is not a regulated roadway and was not included in the 2020 Level of Service (LOS) Report. As such, staff is unable to provide LOS information for this facility. Information for US 301 is provided below.

Roadway	From	То	LOS Standard	Peak Hour Directional LOS
US 301	Fowler Ave.	Harney Rd. South	D	F

Source: Hillsborough County 2020 Level of Service Report

Adjoining Roadwa	Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements		
US 301	FDOT Principal Arterial - Rural	4 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>		
Walker Rd.	County Local - 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>		

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

Project Trip Generation   Not applicable for this request					
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	6,155	267	213		
Proposed	456	28	30		
Difference (+/-)	(-) 5,699	(-) 239	(-) 183		

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

<b>Connectivity and Cross Access</b> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	Х	Vehicular & Pedestrian	None	Meets LDC
South		None	None	Meets LDC
East	Х	Vehicular & Pedestrian	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					
	Choose an item.	Choose an item.			
Choose an item. Choose an item.					
Notes:	Notes:				

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



RON DESANTIS GOVERNOR

1201 N. McKinley Dri Tampa, FL 33612 KEVIN J. THIBAULT, P.E. SECRETARY

## MEMORANDUM

DATE: July 28, 2021

TO: Ashley Rome, Hillsborough County

FROM: Lindsey Mineer, FDOT

COPIES: Daniel Santos, FDOT Holly Champion, FDOT Richard Perez, Hillsborough County James Ratliff, Hillsborough County Ram Goel

SUBJECT: RZ-PD 21-0701, 10710 Walker Road

This project is on a state road, US 301.

The applicant is advised that permits for access to state highways are required, and approval is not guaranteed. The applicant is reminded that zoning application and site development plan approvals by the local government do not guarantee acceptance of external project driveway location(s) on state roads.

It is recommended that the applicant meet with FDOT before zoning approval. Preapplication meetings may be made through Ms. Holly Champion at the District Seven Tampa Operations offices of the Florida Department of Transportation.

Contact info: Holly Champion Holly.Champion@dot.state.fl.us

813-612-3365

Thank you for the opportunity to comment.

END OF MEMO



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

TO:	Zoning Review, Development Services	DATE: 12/21/2021
<b>REVIEWER:</b>	Ron Barnes, Impact & Mobility Fee Coordinator	
APPLICANT:	Soney FM LLC - Ram A. Goel	PETITION NO: 21-0701
LOCATION:	10710 Walker Rd	
FOLIO NO:	61121.0000	

#### **Estimated Fees:**

(Various use types allowed. Estimates are a sample of potential development)

Single Tenant Office (Per 1,000 s.f.) Mobility: \$9,005 Fire: \$158 Retail - Shopping Center (Per 1,000 s.f.) Mobility: \$12,206 Fire: \$313 Multi-Tenant Office (Per 1,000 s.f.) Mobility: \$7,502 Fire: \$158

Medical Office (>10k s.f.) (Per 1,000 s.f.) Mobility: \$28,313 Fire: \$158

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

Urban Mobility, Northeast Fire - 21,400 s.f. retail and office space

\*\*\*revised fees estimated based on Jan 1, 2022 schedule\*\*\*



## AVIATION AUTHORITY LAND USE REVIEW

## **Hillsborough County - OPTIX**

DATE: September 24, 2021

#### **PROPOSED USE INFORMATION:**

Case No.: 21-0701 Reviewer: Tony Mantegna

Location: 10710 WALKER RD

Folio: 61121.0000

Current use of Land: Vacant

Zoning: AR

REQUEST: New Retail

#### COMMENTS:

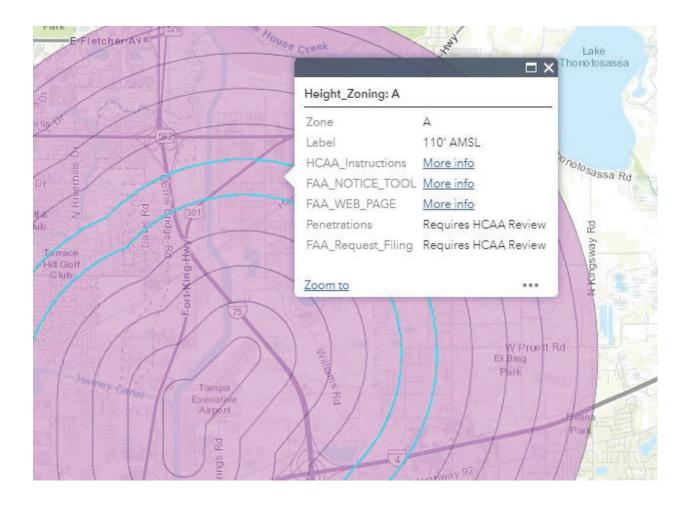
<u>The proposed site falls within Zone "A" on the Airport Height Zoning Map. Any structure</u> <u>including construction equipment that exceeds 110' feet Above Mean Sea Level may require an</u> <u>Airport Height Zoning Permit and must be reviewed by the Airport Zoning Director.</u>

Compatible without conditions (see comments above) - <u>Any glint or glare issues identified</u> from this project must be mitigated by the petitioner to the satisfaction of the Authority to avoid adverse impacts to aviation.

Not compatible (comments) - \_\_\_\_\_

Compatible with conditions (see comments above) – \_\_\_\_\_

cc: Aviation Authority Zoning Director/Legal/Records Management/Central Records



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

**PETITION NO.:PD21-0701REVIEWED BY:Randy RochelleDATE:**9/20/2021

FOLIO NO.: 61121.0000

#### WATER

- The property lies within the <u>Hillsborough County</u> Water Service Area. The applicant should contact the provider to determine the availability of water service.
- No Hillsborough County water line of adequate capacity is presently available.
- A <u>12</u> inch water main exists (adjacent to the site), (approximately <u>2850</u> feet from the site) <u>and is located south of the subject property within the south Right-of-Way of Harney Road</u>.
- Water distribution improvements may be needed prior to connection to the County's water system.
- The nearest CIP water main (\_\_\_\_\_ inches), will be located [] (adjacent to the site), [] (feet from the site at \_\_\_\_). Expected completion date is \_\_\_\_\_.

#### WASTEWATER

- The property lies within the <u>Hillsborough County</u> Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- No Hillsborough County wastewater line of adequate capacity is presently available.
- A <u>8</u> inch wastewater force main exists (adjacent to the site), (approximately <u>1370</u> feet from the site) and is located east of the subject property within the east Right-of-Way of Williams Road. While this site would be a Hillsborough County customer, the wastewater in this area is pumped through the City of Temple Terrace and there are currently hydraulic limitations between the two systems. Until those are resolved, there could be infrastructure improvements required beyond the connection to the 8-inch force main on williams Road.
- Wastewater distribution improvements may be needed prior to connection to the County's wastewater system.
- ☐ The nearest CIP wastewater main (\_\_\_\_\_ inches), will be located ☐ (adjacent to the site), ☐ (feet from the site at \_\_\_\_). Expected completion date is \_\_\_\_\_.
- COMMENTS: <u>This site is located within the Hillsborough County Urban Service Area,</u> <u>therefore the subject property should be served by Hillsborough County Water and</u> <u>Wastewater Service. This comment sheet does not guarantee water or wastewater</u> <u>service or a point of connection. Developer is responsible for submitting a utility service</u> <u>request at the time of development plan review and will be responsible for any on-site</u> <u>improvements as well as possible off-site improvements.</u>

#### AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Manag	ement DATE: <u>26 May 2021</u>		
<b>REVIEWER:</b> Bernard W. Kaiser, Conservation and Environmental Lands Management			
APPLICANT: Ram Goel	<b>PETITION NO:</b> <u>RZ-PD 21-0701</u>		
LOCATION: 10710 Walker Rd, Thonotosassa, FL 33592			
<b>FOLIO NO:</b> <u>61121.0000</u>	<b>SEC:</b> <u>18</u> <b>TWN:</b> <u>28</u> <b>RNG:</b> <u>20</u>		

 $\square$  This agency has no comments.

This agency has no objection.

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

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

COMMENTS: \_\_\_\_\_.

## VERBATIM TRANSCRIPT

	Page 1 LSBOROUGH COUNTY, FLORIDA RD OF COUNTY COMMISSIONERS
IN RE: ZONE HEARING MAS: HEARINGS	X ) ) ) TER ) ) ) )
	ING HEARING MASTER HEARING PT OF TESTIMONY AND PROCEEDINGS
BEFORE:	PAMELA JO HATLEY Land Use Hearing Master
DATE:	Monday, January 18, 2022
TIME:	Commencing at 6:00 p.m. Concluding at 10:27 p.m.
PLACE:	Robert W. Saunders, Sr. Public Library Ada T. Payne Community Room 1505 N. Nebraska Avenue Tampa, Florida 33602
Reported via	a Cisco Webex Videoconference by:
Exe U	Christina M. Walsh, RPR ecutive Reporting Service Imerton Business Center Automobile Blvd., Suite 130 Clearwater, FL 33762 (800) 337-7740

Executive Reporting Service

	Page 87	
1	HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS	
2	ZONING HEARING MASTER HEARINGS	
3	January 18, 2022	
4	ZONING HEARING MASTER: PAMELA JO HATLEY	
5		
6	D1: Application Number: RZ-PD 21-0701	
7	Applicant:NA ID II officiantApplicant:Soney FM, LLC; Ram A. GoelLocation:SW corner of N. US Hwy 301 &	
0	Walker Rd.	
8	Folio Number:061121.0000Acreage:2.61 acres, more or less	
9	Comprehensive Plan: R-4 Service Area: Urban	
10	Existing Zoning: AR, CN & 72-0261	
11	Request: Rezone to Planned Development	
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

Page 88 1 MR. GRADY: The next item is agenda item 2 D-1, Rezoning-PD 21-0701. The applicant is Soney 3 FM, LLC, and Ram A. Goel. The request is to rezone from AR, CN, and PD to a Planned Development. 4 5 Kevie Defranc will provide staff recommendation after presentation by the applicant. 6 HEARING MASTER HATLEY: All right. 7 8 Applicant. 9 MR. KAPSE: Good evening. My name is Shivam 10 Kapse. MR. GRADY: Sir, can you keep your mask on, 11 12 please. 13 MR. KAPSE: My name is Shivam Kapse. I'm 14 speaking on behalf of Soney FM, LLC, with Dr. Ram 15 Goel. 16 This case is about the rezoning of an 17 existing lot, which is located at 10710 Walker 18 Road, greater Thonotosassa, Tampa. And it is 19 currently zoned into an AR and CN. The upper part, 20 which is close to U.S. 301, is under the CN zoning, 21 and the one below that is in the AR zoning. 22 So the request is to rezone this existing 23 Agricultural Rural and Commercial Neighborhood to a 24 new PD zoning district which would be allowed to 25 develop the property with a maximum of

#### Executive Reporting Service

20,538 square feet of limited retail and office uses.

3 Along with this proposal, we also would like to make the following statements: We confirm the 4 5 proposed usage for the commercial shops which are 6 limited to the following: Locksmith, sporting goods store, pet shop, rental and leasing, light 7 8 equipment, appliance store, hardware store, opticians, apparel, radio and TV sales, automotive 9 supply, vehicle part sales and use, as well as art 10 11 supply stores.

12 The proposed office spaces also will be used 13 limited for general offices and does not include 14 any medical office use. So as you can see, most of 15 these use cases actually attract very low amount of 16 traffic, and we have provided the kind of traffic 17 study that was requested to us by the 18 transportation executive, Mr. James Ratliff.

19And based on that, we were also recommended20that the current state of Walker Road be upgraded21to a TS-3 nonresidential kind of road, and we have22agreed to do that on granting of this rezoning23application.24Also, I would like to state that

#### Executive Reporting Service

additional -- the site development has been done in

25

1

2

Page 89

such a way so as to create less of an impact to the 1 residents in the nearby lots. Namely, we have retail shops which can be an issue for residents about noise or any other kind of things to the top most site to U.S. 301 away from any residential spaces.

And we have kept the less intrusive office 7 8 spaces to the southern side of the property to address that issue as well. 9

Although we have not met any kind of 10 opposition from any of the neighboring lots or the 11 12 residents nearby, we would also like to state that 13 additional such retail space would add to economy 14 benefits and value towards the residents living 15 nearby since it is -- it does not have really quick 16 access to the kind of shops that are proposed by my client. 17

18 We would also like to state that this 19 project has been given approval by the SWFWMD, as 20 well as we had originally had a meeting with the FDOT to ensure that there is no issue with the 21 22 access from the U.S. 301 towards our property as 23 suggested by Mr. James Ratliff. 24 And we have completed the preliminary

Executive Reporting Service

meeting with FDOT with their approval for this

25

2

3

4

5

6

Page 90

Page 91 rezoning. And, yeah, I'm open to any questions if 1 2 there are. HEARING MASTER HATLEY: I don't have 3 4 anything for you right now. Thank you. Please 5 sign in with the clerk's office, sir. 6 All right. We'll hear from Development Services. 7 8 MR. DEFRANC: Good evening, everyone. My name is Kevie Defranc with Development Services, 9 10 and I am sharing my screen. 11 So for this case, as the applicant stated, the request to rezone the subject property from the 12 13 existing AR and CN zoning districts to the proposed 14 PD to be allowed to develop the property with a 15 maximum of 20538.20 square feet of limited retail 16 and office uses as the applicant has identified. 17 The subject property is located at 10710 18 Walker Road, Thonotosassa, Florida, which is at the 19 southwest corner of the North U.S. Highway 301 and Walker Road intersection. 20 21 And the subject property has a FLU 22 designation of RES-4 and a maximum FAR, floor area 23 ratio, within the RES-4 FLU category is 0.25, and 24 nearby FLU categories are RES-12 and SMU-6. 25 And the subject property is adjacent to a

Executive Reporting Service

property zoned AR to the south and west. Within the general area, there are other properties zoned BPO to the north, PD to the north and northwest, CN to the east, RSC-4 to the east, RMC-12 and RDC-12 to the southeast.

And the subject property is located in the area comprised of office, outdoor recreational, and residential uses. And as stated previously, development of the project shall be limited to a maximum of 20538.20 square feet of limited retail and office uses.

As you can see, the retail uses are proposed to be located closer to the railway intersection, and office uses are located in the building footprint along the southern boundary of the project site area.

However, as stated in the report, a revised site plan must be provided prior to the PD site plan certification, which includes the required revision to the site data table.

And based on the RES-4 FLU designation, the surrounding zoning, and development pattern and the proposed uses and development standards for the PD zoning district, staff finds the request approvable subject to the conditions listed.

#### Executive Reporting Service

Page 92

	Page 93
1	And that concludes my presentation and I'm
2	available for questions. Thank you.
3	HEARING MASTER HATLEY: Thank you,
4	Mr. Defranc.
5	Okay. All right. We'll hear from Planning
6	Commission.
7	MS. MASSEY: Hi. This is Jillian Massey
8	with Planning Commission staff.
9	The site is located within the Urban Service
10	Area and is located within the limits of the
11	Thonotosassa Community Plan. The maximum allowed
12	FAR is .25, and the square footage is 28,422.
13	The applicant is requesting 20,538 square
14	feet and FAR of .18 below the maximum density,
15	intensity permitted in the Residential-4 Future
16	Land Use Category.
17	The subject property does not meet
18	commercial locational criteria. The subject
19	property is located at the southwest corner of
20	Walker Road and U.S. Highway 301. Commercial
21	locational criteria as based on the Future Land Use
22	Category of the property and the classification of
23	the intersection of roadways as shown on the
24	adopted 2040 Highway Cost Affordable Long-Range
25	Transportation Plan.

T

Page 94 Roadways listed in the table as two- or 1 2 four-lane roadways must be shown in the Highway Cost Affordable Long-Range Transportation Plan as 3 per Policy 22.2 of the FLUE. 4 5 Williams and U.S. Highway 301 is a qualifying intersection, but the site is not 6 7 located within 900 feet of the intersection. 8 Walker Road is a major local roadway. A major local must connect to at least two 9 10 or more collector or higher roadways or be a primary access road to at least 500 dwelling units 11 from a collector or arterial roadway. 12 13 Due to Walker Road being a major local 14 highway -- or excuse me, major local roadway, 15 Walker Road is also a qualifying intersection. 16 Per Policy 22.2, commercial uses need to be 17 located within 300 feet of the Walker Road and U.S. 18 Highway 301 intersections; 75 percent of the 19 subject property is located more than 300 feet outside of the intersection node. 20 21 Consequently, the site does not meet 22 commercial locational criteria and a waiver was 23 required. The waiver has been submitted for 24 review. The waiver was submitted in July of 2021 25 and states that most spaces adjacent to U.S.

Page 95 Highway 301 have been developed for commercial 1 2 activities. 3 The waiver also states that proposing residential or office in place of retail commercial 4 5 spaces would not be economically or financially 6 viable. An occupancy of office spaces will create 7 vacant areas that may contribute to vandalism and 8 nuisance elements. In addition, the waiver states that there 9 10 will be no potential safety concerns due to the retail space and will change the benefit to public 11 12 health. 13 The overall area contains a mix of uses. 14 There are mainly mobile home parks, office, and 15 single-family residential along the intersection of 16 U.S. Highway 301 and Walker Road. 17 Although the Hillsborough County Property 18 Appraiser shows the properties north and west of the site is Light Industrial, these properties are 19 20 existing mobile homes. 21 South of the site is a cemetery; 75 percent 22 of the site is approximately 486 feet from the 23 intersection node and is just over the 300-foot 24 threshold to meet commercial locational criteria. 25 The original proposed strip commercial

Page 96 development was incompatible with the existing 1 2 single-family homes and mobile home parks adjacent to the site. To meet the neighborhood protection 3 4 and compatibility policies and Objective 16, the applicant has amended the request to only allow 5 6 retail uses on the northern portion of the site. 7 The new proposal will place retail uses 8 closest to the intersection node that will only allow office uses on the southern portion of the 9 10 site. The office uses would provide a greater 11 12 gradual transition of uses moving away from the 13 more intense retail commercial at the -- at the 14 intersection node to the office uses adjacent to 15 existing residential properties. 16 The applicant will be restricting uses for 17 the commercial component and the proposed office 18 will restrict medical office uses. The applicant 19 is also providing a 20-foot buffer with Type B 20 screening on the south and west sides to help 21 mitigation for the adjacent single-family 22 residential mobile home uses. 23 The proposed modification of commercial 24 development would complement the surrounding area 25 and is, therefore, consistent with Objective 16,

Page 97 Policies 16.1, 16.2, and 16.3 of the Future Land 1 2 Use Element. 3 Policy 23.2 discourages scattered, unplanned 4 retail commercial development. The proposed 5 development of retail and office use -- uses does 6 fit with the existing surrounding development pattern of office, single-family residential, 7 8 vacant residential, and mobile homes. 9 The proposed site has been amended to reduce 10 the originally proposed strict retail development. 11 The development will have separate retail and 12 office building and with the more intense retail 13 uses clustered closest to the intersection node. 14 And based upon this, Planning Commission 15 staff recommends that the Board approve and grant 16 the waiver for the commercial locational criteria. 17 The site is located within the Thonotosassa 18 Community Plan. Goal 3 of the plan seeks to 19 provide improved yet affordable infrastructure and 20 a balance of residential, commercial, and other 21 land uses while maintaining the rural nature of the 22 area. 23 Goal 4 provides for commerce and jobs but 24 states protecting the community identity by 25 limiting the location, type, and size of businesses

Page 98 to fit the context of the surrounding area. 1 2 The proposed development would fit within the context of the surrounding area, and the 3 4 proposed development fits with the other office 5 uses along 301, especially with the reduction in retail intensity and location restrictions. 6 7 The proposed development maintains a balance 8 of retail and office uses that provides a compatible transition to the surrounding 9 single-family residential and mobile home 10 11 properties. 12 And based on this, the rezoning's consistent 13 with the vision of the Thonotosassa Community Plan. 14 And based on -- based on all of these 15 considerations, Planning Commission staff finds 16 that the proposed Planned Development is consistent 17 with the Future of Hillsborough Comprehensive Plan 18 for unincorporated Hillsborough County subject to 19 the conditions proposed by the Development Services 20 Department of Hillsborough County. 21 And that concludes my presentation. 22 HEARING MASTER HATLEY: All right. Thank 23 you. 24 So anyone here or online who wishes to speak 25 in support of this application? Do not hear

Page 99

anyone.

1

5

8

2 Is there anyone here or online who wishes to speak in opposition to this application? I do not 3 4 hear anyone.

Development Services -- I'm sorry. Is there 6 someone coming up? Thank you. All right. I need you to speak into the microphone, please. Thank 7 you.

9 MR. GRADY: Sir, keep your mask on, please. MR. CURLEY: Thank you for allowing me to 10 speak. My name is Thomas Curley, and I live almost 11 12 directly adjacent to the property at 10601 Walker 13 Road.

14 I brought some pictures with me. We have 15 some concerns. We're not against -- in the 16 neighborhood, we're not against development of this 17 property. However, there's severe concerns with 18 the driveway on the east side of the property.

19 This driveway is very apparent that all 20 westbound is to pick up all westbound traffic off 21 of 301. So that's going to increase all returning 22 traffic going westbound to southbound to come into 23 this property.

24 They said they're not going to increase or 25 minimally increase the traffic load, but they

Page 100

1 talked about a hardware store, a pet store, which are both high-traffic areas. With these high-traffic areas also come increased truck deliveries.

Walker Road doesn't meet the residential standards to begin with for the widths. It's only 18 1/2-foot to 19-foot average. That's from the outside to outside. The lanes are only 8 1/2-foot.

I'll show you pictures as soon as I can. 9 So 10 this width, even with their double driveway, increases the traffic lanes, which means trucks 11 have to go into opposing lanes and opposing traffic 12 13 to swing out to make this turn.

14 The other issue is the developmental 15 information submitted by these developers. This is 16 a quick picture to show you the narrow width. This 17 is exactly opposite of where the new driveway is 18 coming in.

19 Also, something I want to bring in is right 20 here, this is the beginning of the fence line to 21 the cemetery. The utility offset, you have 22 utilities 5-foot off the roadway. You have the 23 fence 10-foot off the roadway, and that fence 24 continues all the way down. So that's a visual 25 obstruction.

#### Executive Reporting Service

2

3

4

5

6

7

8

Page 101 They -- they reference the traffic counts. 1 2 As they said, they've been talking to FDOT. Those 3 traffic counts were put in place because this is a 4 highly development area all the way around, and 5 they put an intersection in at Williams Road. 6 They also put one in at Harney and Williams. When these intersection -- when those accidents 7 8 start, this roadway being three-quarter of a mile long with no traffic control turns into a racetrack 9 10 and a major detour. 11 If you look on the GIS that they reference -- FDOT GIS, this is one of the next 12 13 intersections that's slated to be -- to have 14 lighting, full signalization put up. 15 This is looking across the street. The 16 other issue is you're putting a driveway into --17 until that signal's put in, it's a racetrack to get 18 across. It's dangerous because you have to go 19 across six lanes of traffic, and as you can see, there's much visual. 20 21 They talked about traffic loads. Ι Buses. 22 This is one of the main terminals for understand. 23 buses in Hillsborough County. We all know how much 24 Hillsborough County is adding to the school system. 25 These buses come out of this lot, which is

Page 102 at the end of Walker Road. They use this. Once again, same thing with all the signal -- with the signalization goes down and 301 backs up, they use this artery. This is looking across the street. This is some of the visual that we have.

6 This continues all the way down the street. We're 7 concerned about -- I logged them. They're putting 8 in 300-foot of sidewalk, but that sidewalk ends 9 there.

10 Their stop bar is going to be 10-foot back. 11 You're going to be looking at that fence in that 12 picture. You will not be able to see south. So 13 anybody coming up the road -- we have the issues 14 now. This has been an ongoing thing, and it's not 15 their issue. This is adding to it.

You're going to have people try to pull out and go south that cannot see. Once again, they're going to be more intent on what's coming across on the north side off of 301. And this here, it's going to be dangerous.

In my personal past experience, we don't put driveways within 300-foot of a major intersection. Kind of a minor thing, the deterioration of the whole roadway, they said they're going to redo that part of the road.

#### Executive Reporting Service

1

2

3

4

5

Page 103 This roadway was milled and resurfaced about 1 2 10 to 12 years ago, and it's already coming back -the roadway is shot. This roadway was put back in 3 the '50s and has never been addressed since. 4 5 HEARING MASTER HATLEY: Is that Walker Road or 301? 6 7 MR. CURLEY: Walker Road. 301 was just 8 redone nine years ago. 9 HEARING MASTER HATLEY: Mr. Curley? 10 MR. CURLEY: Certainly. 11 HEARING MASTER HATLEY: What are your credentials to speak to traffic and roadway? 12 13 MR. CURLEY: Twenty-four years with the 14 Florida Department of Transportation. I retired a 15 year and a half ago. My job was a project 16 administrator. 17 HEARING MASTER HATLEY: Thank you. 18 MR. CURLEY: This is the condition of my 19 roadway. This is my corner right here. The 20 roadway, that's more towards county. Once again, it isn't -- it doesn't belong. It's not their 21 22 issue. They're adding to the issue. 23 But when you look down the roadway that 24 looks like that and that's -- that narrow -- and 25 like I said, you're going to be backed off to the

Page 104 west. Your nose of your car's going to be at that stop bar, which has to be at their property at 10-foot back.

People are either going to have to put their nose out in the traffic or they're just going to pull out. My recommendation is they continue to work with the Department and put both driveways out on 301. 301, they have the capacity. They have the right-of-way. They can put large in and out. They're already intent to put the lane in.

11 This roadway is going to be slated to be a 12 signalization, and when I say soon, probably within 13 the next two to three years. That would help it. 14 You put the signal controls in and then this issue 15 goes away.

16 But until then, you're going to have -- we 17 all know, we put all this into place -- we put all 18 these controls into place and we still have people. 19 Because this roadway doesn't have anything on the 20 west side and there's no traffic controls, people 21 go -- buses go down this. I've actually complained 22 to the bus, filmed, and invited the superintendent 23 out because buses get up to 60 miles per hour on 24 this road in the morning. 25 HEARING MASTER HATLEY: That's on Walker

Page 105 Road? 1 2 MR. CURLEY: This is Walker Road, yes, 3 ma'am. 4 So I will go on a bit concerned, biggest 5 fear, especially with us having children, the 6 physically challenged people considerably -- we've 7 got dog walkers. We have a lot of people --8 concern is over safety. Not to make the project go away, but move that driveway off into a safer spot 9 where it doesn't contribute to the issues. 10 HEARING MASTER HATLEY: All right. And your 11 12 main concern is Walker Road? 13 MR. CURLEY: Walker Road. HEARING MASTER HATLEY: Okay. All right. 14 15 MR. CURLEY: Thank you. 16 HEARING MASTER HATLEY: Thank you, sir. 17 Please sign in with the clerk's office, sir. 18 Is there anyone else who wishes to speak in 19 opposition to this project? Please come forward. 20 MR. GARRETT: Good evening. Marvin Garrett and I live at 9308 Goldenrod Road. 21 22 And my concerns are the density meeting the 23 number of buildings they wish to put in that area, 24 and the other is trash and you're going to have to 25 have garbage trucks getting in and out of that

	Page 106
1	place and again safety, because you've got those
2	buses trying to get across six lanes of traffic.
3	And you know how powerful those trucks are those
4	buses. They're really slow.
5	And you've seen the semis and stuff going
6	down 301. And then he's going to have people
7	turning in in front of the buses? It just in no
8	way does it make this community safer. It just
9	seems impossible.
10	And without muddling up everything, because
11	I've got tons of stuff I can say but that is my
12	main point is the safety of the kids in those
13	school buses. But if one of those semis hits that
14	school bus, I mean, what the heck?
15	So anyway, that's what I have to say mainly,
16	and it's the garbage too. How much garbage this
17	place is going to generate? Because here's the
18	thing, Soney, LLC, is a limited liability
19	corporation. Something happen, they're out of
20	here, but the community the community has to
21	live with what's left in whatever they do.
22	So I would hope that you would give that
23	real consideration. Thank you.
24	HEARING MASTER HATLEY: Thank you, sir.
25	Is there anyone else who wishes to speak in

opposition to this application, please come forward. MR. JONES: Good evening. My name is Michael Jones. I live at 9323 Goldenrod Road.

As with the other two gentlemen, it's not the opposition to this traffic, but I have two questions. With the amount of building and he lists 16 different businesses, I'm confused.

9 On the back side of his property, between 10 his property and the cemetery property, TECO is 11 always consistently taking care of a power line 12 back there. I don't know whether anybody's taken 13 into that accord as to how much area TECO owns back 14 there or controls, and water runoff.

Have they proposed a below parking lot, above parking lot? How large is the retention going to be and where's it going to be located? I mean, it's bad enough to put retention on that Walker Road/301 area. And it's a lot of traffic.

He's talked about 16 businesses in there. You have four cars a day to 16 businesses, that's a lot of traffic. You know, not opposed to the proposal. I think he's just trying to overkill it, and thank you very much for your time. HEARING MASTER HATLEY: Thank you.

Executive Reporting Service

1

2

3

4

5

6

7

8

Page 107

Page 108 Is there anyone else here or online who 1 2 wishes to speak in opposition to this application? All right. I don't see or hear anyone else. 3 4 Development Services, do you have anything? 5 MR. GRADY: Mr. Ratliff with Transportation 6 Review would like to speak on some of the 7 transportation issues raised by the opposition 8 testimony. 9 HEARING MASTER HATLEY: Thank you. Mr. Ratliff. 10 MR. RATLIFF: Hi. Good evening, Madam 11 12 Hearing Officer. For the record, James Ratliff 13 with the Transportation Review Section of 14 Development Services. 15 I did want to briefly go through some of the 16 points that we heard tonight from some of the 17 citizen testimony. 18 I do want to point out that when comparing 19 with the existing approved zoning, this does 20 represent a substantial reduction in the number of 21 potential trips which could be put on the road 22 given the zoning that's there today. 23 And so this is representing quite a 24 substantial reduction in the number of potential 25 trips. And when you consider the amount of trip

#### Page 109

impacts, again, it's important to realize that 1 those trips impacts that we reported in the report are going to be split between those two driveway connections.

5 With respect to the driveway connection on 6 Walker Road, we did evaluate that, and it's being 7 placed about 350 feet south of the intersection of 8 U.S. 301 aligned with Blanton Road, which it's staff's opinion is the safest location for it 9 10 aligning with that driveway, slash, private roadway across the street there. 11

12 As indicated by the applicant in their 13 testimony, they have committed to improve the road to standards for the nonresidential typical 14 15 section, for the TS-3 typical section.

16 And so those lane width issues that we heard 17 concerns about from the citizens, that will be 18 taken care of. They will have to improve Walker 19 between their project driveway and U.S. 301 to that 20 standard, which includes a 12-foot lane width.

21 In terms of the visibility issues of the 22 fence, we understand that, you know -- that that 23 fence is there today. I can only say that, you 24 know, again, we would anticipate, you know, that's 25 probably going to change under redevelopment

#### Executive Reporting Service

2

3

4

Page 110

1 scenario regardless.

2 When the driveway goes in, they're going to have to meet all-site visibility requirements. So 3 that will be reviewed at the time of construction 4 5 plan review to ensure that if there's any 6 obstructions in the site visibility triangle, those are going to have to be taken care of and removed 7 8 so that that access can be done safely. 9 And then I would just say that I did coordinate with FDOT staff on this project, 10 including the access management administrator and 11 12 senior traffic engineering specialist, who I 13 believe also coordinated with the interim permits 14 manager, and they did support this project as 15 proposed. 16 And with that, I'm happy to answer any 17 questions. 18 HEARING MASTER HATLEY: I don't have 19 anything for you right now, Mr. Ratliff. Thank 20 you. 21 MR. RATLIFF: Thank you. 22 HEARING MASTER HATLEY: Anything else from 23 Development Services? 24 MR. GRADY: Nothing further. 25 HEARING MASTER HATLEY: All right.

Page 111 Applicant, you have five minutes for rebuttal and 1 2 summation, and you might want to touch on some of the issues raised by the opposition. 3 MR. KAPSE: So as -- as I heard from the 4 5 opposition about the several issues, most of them 6 related to transportation, which Mr. James Ratliff 7 very correctly mentioned. 8 With me, I have the exact traffic study that was performed by Gulf Coast Consulting. 9 It was initially done in 2020, but based on the 10 suggestions provided to me by the planning 11 12 division, we have reduced the kind of shop uses 13 that we were initially proposed so as to reduce the 14 number of traffic flow that's going on in that 15 space. 16 So we have a great limited type of retail 17 uses to (unintelligible) as they are called. 18 According to the vehicle estimate trip generation 19 of the revised project, it is reduced to 357 daily 20 trips with 38 trips occurring during the peak 21 hours. 22 So it is -- Walker Road is a two-lane 23 undivided roadway with a posted speed limit of 24 35 miles per hour, and it's controlled by a stop 25 sign at U.S. 301.

Page 112 The person -- the gentleman before me 1 2 mentioned about the issue with the line of sight 3 for people coming from U.S. 301 to Walker Road. Ιf 4 I may show you the exact site plan that's --5 HEARING MASTER HATLEY: You can turn the 6 other microphone on. 7 MR. KAPSE: So the gentleman I think has --8 his issue starts over this area where he had issue about this access coming down towards Walker Road. 9 10 Right now there is -- we have the SWFWMD approved 11 the stormwater pond over there and also in the 12 southern part of the property as well. 13 So the problem about stormwater drainage has 14 been taken care of well before the process for PD 15 even started. So we wouldn't have any problem with 16 runoff. That's one issue. And like said, the 17 fence is existing right now. 18 When the project will actually go into that 19 section phase and the site development phase comes 20 in, they will definitely be looking into providing 21 good accessibility and view towards people coming 22 from U.S. 301 to Walker Road Plaza. 23 Another concern that was mentioned was that there might be influx of vehicles coming from U.S. 24

301 to Walker. Instead of coming through the

Executive Reporting Service

25

intersection, they would use the interior road as a bypass to that.

So this does not seem to be that drastic, as you might have noticed that location such as gas stations, which are located on corners of intersections where people bypass the signal and just move very quickly to the adjacent road.

8 This is actually very hard for any vehicle 9 to access at the same velocity at which they will 10 be travelling at U.S. 301. They would actually 11 have to slow down quite a bit, so -- and then move 12 toward Walker Road. That should minimize the issue 13 of any accidents that are -- opposition fears would 14 happen -- happen over there.

Also, other than that like -- had an issue same thing about density of parking spaces and office and retail. We have actually -- in the initial plan, we had submitted the exact number of parking that we were going to be providing, which is coming out to be 75 is what is required.

But we will be providing the same amount that was requested, and if there is still some consideration from the site development, we would be ready to incorporate that into a plan as well. Also, we mentioned about -- told about the

#### Executive Reporting Service

1

2

3

4

5

6

7

Page 113

#### Page 114 Dumpster and the trash collection system, how that 1 2 would be going on. So right now it is located very much over here at -- near the -- near the U.S. 301 3 rather than towards the Walker Road. 4 5 So the -- any ingress or egress off the 6 Dumpster or the vehicle, the trash Dumpster truck 7 is going to happen along U.S. 301, not coming 8 towards the Walker Road, because the Dumpster is located right over here. So they would not be 9 10 interfering much with the residential spaces along Walker Road. 11 12 So I think this addresses most of the 13 concerns that the different (unintelligible) place. 14 HEARING MASTER HATLEY: All right. Thank 15 you very much. 16 So this will close the hearing then on 17 Rezoning 21-0701. 18 And we're going to go ahead and pause for a moment and take a break. We'll come back at about 19 20 8:15. So please be back at 8:15. 21 (Recess taken at 8:09 p.m.) 22 (Recess concluded at 8:15 p.m.) 23 HEARING MASTER HATLEY: All right. Ιf 24 everyone would, please, take a seat, we're about to 25 get started again. Please take a seat now. Please

	Page 115
1	take a seat. If you're done with your case, then
2	we ask that you leave quietly. Thank you.
3	Mr. Grady.
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	

		Page BOROUGH COUNTY, FLORIDA
	BOARD	OF COUNTY COMMISSIONERS
IN RE:		X ) ) )
ZONE HEARIN HEARINGS		<ul> <li>,</li> <li>,</li></ul>
TRA		G HEARING MASTER HEARING OF TESTIMONY AND PROCEEDINGS
BEFORE	:	SUSAN FINCH Land Use Hearing Master
DATE:		Monday, December 13, 2021
TIME:		Commencing at 6:00 p.m. Concluding at 10:10 p.m.
PLACE:		Cisco Webex
		Reported By:
	Execu Ulme 13555 Au	ristina M. Walsh, RPR ative Reporting Service erton Business Center atomobile Blvd., Suite 130 earwater, FL 33762 (800) 337-7740

Page 8 1 page 4 of the agenda. 2 The first item is item A-1, Rezoning-Planned 3 Development 18-0798. This is being continued to the April 18th, 2022, Zoning Hearing Master 4 5 Hearing. 6 Item A-2, Rezoning-PD 20-1253. This is 7 being continued to the -- by the applicant to the 8 January 18, 2022, Zoning Hearing Master Hearing. 9 Item A-3, Rezoning-PD 21-0110. This application is out of order to be heard and is 10 being continued to the January 18, 2022, Zoning 11 12 Hearing Master Hearing. 13 Item A-4, Rezoning-PD 21-0647. This 14 application is being continued by the applicant to 15 the January 18, 2022, Zoning Hearing Master 16 Hearing. 17 Item A-5, Rezoning-PD 21-0701. This 18 application is being continued by the applicant to the January 18, 2022, Zoning Hearing Master 19 20 Hearing. 21 Item A-6, Rezoning-PD 21-0744. This 22 application is being continued by the applicant to the January 18, 2022, Zoning Hearing Master 23 24 Hearing. 25 Item A-7, Rezoning-PD 21-0745. This

ZONE HEARING MASTER )		Page HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS BEFORE: SUSAN FINCH Land Use Hearing Master DATE: Monday, November 15, 2021 TIME: Commencing at 6:00 p.m. Concluding at 9:16 p.m. PLACE: Cisco Webex Reported By: Christina M. Walsh, RPR Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 130 Clearwater, FL 33762	IN RE: ZONE HEARING HEARINGS	) ) MASTER ) ) )
Land Use Hearing Master DATE: Monday, November 15, 2021 TIME: Commencing at 6:00 p.m. Concluding at 9:16 p.m. PLACE: Cisco Webex Reported By: Christina M. Walsh, RPR Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 130 Clearwater, FL 33762	TRANS	
TIME: Commencing at 6:00 p.m. Concluding at 9:16 p.m. PLACE: Cisco Webex Reported By: Christina M. Walsh, RPR Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 130 Clearwater, FL 33762	BEFORE:	
Concluding at 9:16 p.m. PLACE: Cisco Webex Reported By: Christina M. Walsh, RPR Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 130 Clearwater, FL 33762	DATE:	Monday, November 15, 2021
Reported By: Christina M. Walsh, RPR Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 130 Clearwater, FL 33762	TIME:	
Christina M. Walsh, RPR Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 130 Clearwater, FL 33762	PLACE:	Cisco Webex
Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 130 Clearwater, FL 33762		Reported By:
	13	Executive Reporting Service Ulmerton Business Center 3555 Automobile Blvd., Suite 130 Clearwater, FL 33762

Page 7 December 13th, 2021, Zoning Hearing Master Hearing. 1 2 Item A-2, Rezoning-PD 20-1253. This application is being continued by staff to the 3 December 13, 2021, Zoning Hearing Master Hearing. 4 5 Item A-3, Rezoning-PD 21-0222. This application is being continued by the applicant to 6 the December 13th, 2021, Zoning Hearing Master 7 8 Hearing. 9 Item A-4, Rezoning-PD 21-0626. This application is out of order to be heard and is 10 being continued to the December 13, 2021, Zoning 11 12 Hearing Master Hearing. 13 Item A-5, Rezoning-PD 21-0647. As I noted, 14 this item is out of order to be heard and is being 15 continued to December 13, 2021, Zoning Hearing 16 Master Hearing. 17 As noted in the changes to item A-6, PD 18 21-0650 has been withdrawn. 19 Item A-7, Rezoning-PD 21-0701. This 20 application is out of order to be heard and is 21 being continued to the December 13, 2021, Zoning 22 Hearing Master Hearing. 23 Item A-8, Rezoning-PD 21-0744. This 24 application is being continued by the applicant to the December 13, 2021, Zoning Hearing Master 25

IN RE:       )         ZONE HEARING MASTER       )         HEARINGS       )         ZONING HEARING MASTER HEARING         TRANSCRIPT OF TESTIMONY AND PROCEER         BEFORE:       PAMELA JO HATLEY and SUS         Land Use Hearing Master         DATE:       Monday, October 18, 2023         TIME:       Commencing at 6:00 p.m.         COncluding at 10:33 p.m.         PLACE:       Cisco Webex	EEDINGS SUSAN FINCH er
TRANSCRIPT OF TESTIMONY AND PROCEER BEFORE: PAMELA JO HATLEY and SUS Land Use Hearing Master DATE: Monday, October 18, 2021 TIME: Commencing at 6:00 p.m. Concluding at 10:33 p.m.	EEDINGS SUSAN FINCH er
Land Use Hearing Master DATE: Monday, October 18, 2021 TIME: Commencing at 6:00 p.m. Concluding at 10:33 p.m.	er
TIME: Commencing at 6:00 p.m. Concluding at 10:33 p.m.	)21
Concluding at 10:33 p.m.	
PLACE: Cisco Webex	
Reported By:	
Christina M. Walsh, RPR Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 13 Clearwater, FL 33762 (800) 337-7740	

Page 9 This application is being withdrawn from the -- by 1 2 the Zoning Administrator in accordance with LDC 3 Section 10.03.02.C.2. 4 Item A-4, Rezoning-PD 21-0626. This 5 application is out of order to be order and is 6 being continued to the November 15, 2021, Zoning Hearing Master Hearing. 7 8 Item A-5, Rezoning-PD 21-0647. This 9 application is out of order to be heard and is being continued to the November 15, 2021, Zoning 10 Hearing Master Hearing. 11 12 Item A-6, Rezoning-PD 21-0650. This 13 application is out of order to be heard and is 14 being continued to the November 15, 2021, Zoning 15 Hearing Master Hearing. 16 Item A-7, Rezoning 21-0701. This 17 application is being continued by the applicant to 18 the November 15, 2021, Zoning Hearing Master 19 Hearing. 20 Item A-8, Rezoning-PD 21-0745. This 21 application is being continued by the applicant to the November 15, 2021, Zoning Hearing Master 22 23 Hearing. 24 Item A-9, Rezoning-PD 21-0748. This 25 application is being continued by staff to the

<pre>X IN RE:</pre>	IN RE:		HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS	Page
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS BEFORE: SUSAN FINCH Land Use Hearing Master DATE: Monday, September 13, 2021 TIME: Commencing at 6:00 p.m. Concluding at 10:36 p.m. PLACE: Cisco Webex Reported By: Christina M. Walsh, RPR Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 130 Clearwater, FL 33762	TRANSCRIPT OF TESTIMONY AND PROCEEDINGS BEFORE: SUSAN FINCH Land Use Hearing Master DATE: Monday, September 13, 2021 TIME: Commencing at 6:00 p.m. Concluding at 10:36 p.m. PLACE: Cisco Webex Reported By: Christina M. Walsh, RPR Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 130 Clearwater, FL 33762	IN RE: ZONE HEARIN HEARINGS	) ) IG MASTER ) ) )	
Land Use Hearing Master DATE: Monday, September 13, 2021 TIME: Commencing at 6:00 p.m. Concluding at 10:36 p.m. PLACE: Cisco Webex Reported By: Christina M. Walsh, RPR Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 130 Clearwater, FL 33762	Land Use Hearing Master DATE: Monday, September 13, 2021 TIME: Commencing at 6:00 p.m. Concluding at 10:36 p.m. PLACE: Cisco Webex Reported By: Christina M. Walsh, RPR Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 130 Clearwater, FL 33762	TRA		NGS
TIME: Commencing at 6:00 p.m. Concluding at 10:36 p.m. PLACE: Cisco Webex Reported By: Christina M. Walsh, RPR Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 130 Clearwater, FL 33762	TIME: Commencing at 6:00 p.m. Concluding at 10:36 p.m. PLACE: Cisco Webex Reported By: Christina M. Walsh, RPR Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 130 Clearwater, FL 33762	BEFORE		
Concluding at 10:36 p.m. PLACE: Cisco Webex Reported By: Christina M. Walsh, RPR Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 130 Clearwater, FL 33762	Concluding at 10:36 p.m. PLACE: Cisco Webex Reported By: Christina M. Walsh, RPR Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 130 Clearwater, FL 33762	DATE:	Monday, September 13, 202	1
Reported By: Christina M. Walsh, RPR Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 130 Clearwater, FL 33762	Reported By: Christina M. Walsh, RPR Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 130 Clearwater, FL 33762	TIME:		
Christina M. Walsh, RPR Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 130 Clearwater, FL 33762	Christina M. Walsh, RPR Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 130 Clearwater, FL 33762	PLACE:	Cisco Webex	
Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 130 Clearwater, FL 33762	Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 130 Clearwater, FL 33762		Reported By:	
(800) $337 - 7740$			Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 130 Clearwater, FL 33762	

Page 10 Item A-10, Rezoning-PD 21-0701. 1 This 2 application has been continued by the applicant to the October 18, 2021, Zoning Hearing Master 3 Hearing. 4 5 Item A-11, Rezoning-PD 21-0744. This 6 application is being continued by the applicant to the November 15th, 2021, Zoning Hearing Master 7 8 Hearing. 9 Item A-12, Rezoning-PD 21-0745. This application is being continued by the applicant to 10 the October 18, 2021, Zoning Hearing Master 11 12 Hearing. 13 Item A-13, Rezoning-PD 21-0748. This 14 application has been continued by staff to the 15 October 18, 2021, Zoning Hearing Master Hearing. 16 Item A-14, Rezoning-PD 21-0863. This 17 application is out of order to be heard and is 18 being continued to the October 18, 2021, Zoning 19 Hearing Master Hearing. 20 Item A-15, Rezoning-PD 21-0864. This 21 application is being continued by the applicant to 22 the October 18, 2021, Zoning Hearing Master 23 Hearing. 24 Item A-16, Major Mod Application 21-0865. 25 This application has been continued by the

	Page 1 SBOROUGH COUNTY, FLORIDA O OF COUNTY COMMISSIONERS
IN RE: ZONING HEARING MAS HEARING	) ) ) STER (ZHM) ) ) )
	IG HEARING MASTER HEARING COF TESTIMONY AND PROCEEDINGS
BEFORE:	SUSAN FINCH Zoning Hearing Master
DATE:	Monday, August 16, 2021
TIME:	Commencing at 6:00 p.m. Concluding 8/17/21 at 12:04 a.m.
PLACE:	Hybrid Meeting/Cisco Webex R.W. Saunders Sr. Public Library Ada T. Payne Community Room 1505 Nebraska Avenue Tampa, Florida
Ulmertor	Andrew Mayes cutive Reporting Service n Business Center, Suite 130 Clearwater, FL 33762

Page 10 application is out of order to be heard and is 1 2 being continued to the September 13, 2021, Zoning Hearing Master hearing. 3 Item A.14., rezoning PD 21-0701. 4 This application is being continued by the applicant to 5 the September 13, 2021, Zoning Hearing Master 6 7 hearing. 8 Item A.15., rezoning PD 21-0745. This application is out of order to be heard and is 9 being continued to the September 13, 2021, Zoning 10 Hearing Master hearing. 11 12 Item A.16., rezoning PD 21-0746. This 13 application is being continued by the applicant to the September 13, 2021, Zoning Hearing Master 14 15 hearing. 16 Item A.17., rezoning PD 21-0748. This 17 application is being continued by staff to the 18 September 13, 2021, Zoning Hearing Master hearing. 19 Item A.18., rezoning PD 21-0863. This 20 application is out of order to be heard and is 21 being continued to the September 13, 2021, Zoning 22 Hearing Master hearing. 23 Item A.19., rezoning PD 21-0864. This 24 application is out of order to be heard and is 25 being continued to the September 13, 2021, Zoning

X IN RE: ZONE HEARING MASTER HEARINGS ZONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS BEFORE: PAMELA JO HATLEY and SUSAN FINCH Land Use Hearing Masters DATE: Monday, July 26, 2021 TIME: Commencing at 6:00 p.m. Concluding at 8:34 p.m. PLACE: Appeared via Cisco Webex Reported By: Christina M. Walsh, RPR Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 130 Clearwater, FL 33762 (800) 337-7740		Page LSBOROUGH COUNTY, FLORIDA ARD OF COUNTY COMMISSIONERS
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS BEFORE: PAMELA JO HATLEY and SUSAN FINCH Land Use Hearing Masters DATE: Monday, July 26, 2021 TIME: Commencing at 6:00 p.m. Concluding at 8:34 p.m. PLACE: Appeared via Cisco Webex Reported By: Christina M. Walsh, RPR Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 130 Clearwater, FL 33762	IN RE: ZONE HEARING MAS HEARINGS	) ) ) STER ) ) )
Land Use Hearing Masters DATE: Monday, July 26, 2021 TIME: Commencing at 6:00 p.m. Concluding at 8:34 p.m. PLACE: Appeared via Cisco Webex Reported By: Christina M. Walsh, RPR Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 130 Clearwater, FL 33762		
TIME: Commencing at 6:00 p.m. Concluding at 8:34 p.m. PLACE: Appeared via Cisco Webex Reported By: Christina M. Walsh, RPR Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 130 Clearwater, FL 33762	BEFORE:	
Concluding at 8:34 p.m. PLACE: Appeared via Cisco Webex Reported By: Christina M. Walsh, RPR Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 130 Clearwater, FL 33762	DATE:	Monday, July 26, 2021
Reported By: Christina M. Walsh, RPR Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 130 Clearwater, FL 33762	TIME:	
Christina M. Walsh, RPR Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 130 Clearwater, FL 33762	PLACE:	Appeared via Cisco Webex
Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 130 Clearwater, FL 33762		Reported By:
	Ex U	ecutive Reporting Service Jlmerton Business Center 5 Automobile Blvd., Suite 130 Clearwater, FL 33762

Page 9 1 August 16, 2021, Zoning Hearing Master Hearing. 2 Item A-17, Rezoning-PD 21-0592. This application is out of order to be heard and is 3 4 being continued to the August 16, 2021, Zoning 5 Hearing Master Hearing. 6 Item A-18, Rezoning-PD 21-0626. This 7 application is out of order to be heard and is 8 being continued to the August 16, 2021, Zoning 9 Hearing Master Hearing. Item A-19, Rezoning-PD 21-0647. 10 This application is out of order to be heard and is 11 12 being continued to the August 16, 2021, Zoning 13 Hearing Master Hearing. Item A-20, Rezoning-PD 21-0650. 14 This 15 application is out of order to be heard and is 16 being continued to the August 16, 2021, Zoning 17 Hearing Master Hearing. 18 Item A-21, Rezoning-PD 21-0701. This 19 application is out of order to be heard and is 20 being continued to the August 16, 2021, Zoning 21 Hearing Master Hearing. 22 Item A-22, Rezoning-PD 21-0742. This 23 application is being continued by staff to the 24 August 16, 2021, Zoning Hearing Master Hearing. 25 Item A-23, Rezoning-PD 21-0744. This

# EXHIBITS SUBMITTED DURING THE ZHM HEARING

## HEARING TYPE: ZHM, PHM, VRH, LUHO

DATE: January 18, 2022

HEARING MASTER: Pamela Jo Hatley

PAGE: <u>1</u>OF<u>1</u>

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 21-0110	Brian Grady	1. Revised Staff Report	Yes - Copy
RZ 21-0110	Todd Pressman	2. Applicant Presentation Packet	No
RZ 21-0110	Scott Fitzpatrick	3. Opponent Letter	No
RZ 21-0701	Thomas Curley	1. Applicant Presentation Packet	No
RZ 21-0744	William Molloy	1. Applicant Presentation Packet	No
RZ 21-0748	Brian Grady	1. Revised Staff Report	Yes - Copy
RZ 21-0748	Elise Batsel	2. Applicant Presentation Packet	Yes - Copy
MM 21-1226	Brian Grady	1. Revised Staff Report	Yes - Copy
MM 21-1226	Kami Corbett	2. Applicant Presentation Packet	No
RZ 21-1336	Nicole Beugebauer	1. Applicant Presentation Packet	Yes - Copy
MM 22-0086	Michael Horner	1. Applicant Presentation Packet	No
RZ 22-0105	Brian Grady	1. Revised Staff Report	Yes - Copy
RZ 22-0105	Ryan McCaffrey	2. Applicant Rep Map	No
RZ 22-0115	Todd Pressman	1. Applicant Presentation Packet	No

PAGE / OF G SIGN-IN SHEET: /RFR./ZHM, PHM, LUHO HEARING MASTER: Pomela DATE/TIME: PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT **APPLICATION #** DRAFR AICT NAME MM 22-0087 MAILING ADDRESS 14 STATE K - ZIP PHONE CITY PLEASE PRINT **APPLICATION #** TORNEP NAME -0090 MAILING ADDRESS / STATE CITY PHONE 7/7 PLEASE PRINT **APPLICATION #** NAME 221 MAILING ADDRESS ZIP 3779 PHONE ATE CIT PLEASE PRINT **APPLICATION #** NAME Scott Fitzpatrick RZ PD ZI MAILING ADDRESS 811-B Cypress Villey Blud 0110 CITY RUSLIN STATE FL ZIP 33573 PHONE 813 634 PLEASE PRINT **APPLICATION #** 11504 NAME LISG RZ22-002 MAILING ADDRESS PO BOD 15133 CITY Brooksville STATE FL ZIP 34604 PHONE 352-585-622 PLEASE PRINT **APPLICATION #** NAME MAILING ADDRESS STATE PHO CIT

DATE/TIME: 1/16/2 Gpm HEARING MASTER: Pamela Jo Hattey			
APPLICATION #	PLEASE PRINT John LaRocca		
RZ 5TT) 220201	MAILING ADDRESS 10/ E. Ko Mnedy B/Vd. #2420 CITY JUMPG STATE FL ZIP 3602PHONE 8132228923		
APPLICATION #	PLEASE PRINT Andrea DinZ MAILING ADDRESS 15403 Offo RJ		
RZ 2-2-0201			
VS	CITY Jumph STATE FL ZIP 33624PHONE		
$\frac{\text{APPLICATION #}}{RZ22-0201}$	NAME JAMES LAVAIlee		
RZdour	MAILING ADDRESS 15407 Corrollon Lane CITY Thropa STATE M ZIP 3362 PHONE \$13-842-4940		
<b>APPLICATION #</b>	PLEASE PRINT NAME ANTICRIVETA		
1222-0201	MAILING ADDRESS 15507 Casey Rol CITY TRIMPA STATE FL ZIP 33624 PHONE 813961-2170		
APPLICATION #	PLEASE PRINT ALEX PERNAS		
RZ-22.0201	MAILING ADDRESS 15316 OTTO ND.		
	CITY <u>FPA</u> STATE <u>FL</u> ZIP <u>33624HONE</u> <u>813-843-3160</u>		
<b>APPLICATION #</b>	NAME Brandy A. Meyer		
RZ-22-0201	MAILING ADDRESS 15608 BEAV Creek DR CITY TAMPA STATE FL ZIP 33627 HONE 813-842-4812		

HEARING MASTER: Pamela Jo Har ZHM, PHM, LUHO SIGN-IN SHEET: RFR DATE/TIME: 1/ CLEARLY. THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT NAME SVA CO **APPLICATION #** Enrique 22-1201 MAILING ADDRESS 15408 OTTO CITY THOMPA STATE H/ ZIP 3362 PHONE (813) 431-961 PLEASE PRIN **APPLICATION #** NAME Shivam Kapse MAILING ADDRESS 10329, Cross Creek Blud, Suite-P CITY TAMPA STATE FL ZIP 33647 PHONE 813-405-5999 NAME DADAUTS LUXILY **APPLICATION #** MAILING ADDRESS 10601 MAINER RD 21-0701 CITY 1 100 0/051150 STATE FL ZIP ZZ PHONE 8/3-74 NAME MARUIN W. GARRAT **APPLICATION #** MAILING ADDRESS 9308 Gol W ROD ROD 11-070 THONOTOSASS A STATE FL ZIP 3392 PHO PLEASE PRINT **APPLICATION #** NAME Michapl Jones MAILING ADDRESS 9323 R Goldon Rock R721-0701 THONOTOSUSSUSTATE 1 ZIP PHONE 203-1836 PLEASE PRINT **APPLICATION #** NAME -0744 MAILING ADD ZIP 3376 PHONE STATE CITY

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO HEARING MASTER: Pavela Jo Hatley PAGE OF DATE/TIME: 1/18/22 COPM PLEASE **PRINT CLEARLY**. THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRIN **APPLICATION #** NAME Guilliam Sullivan, Potomacland Company -074 MAILING ADDRESS 26336 SR 19 CITY HOWCY in the ALLS FL ZIP 3473? PHONE 907-296-63 22 NAME William J. Molloy **APPLICATION #** 21-0742 MAILING ADDRESS 325 S. Blud. CITY JANGE STATE FL ZIP3264 PHONE 254-7152 PLEASE PRINT **APPLICATION #** NAME HUNTER WESSINGER RZ-21-0744 MAILING ADDRESS 4306 HONEYBELL RIDGE J CITY VALRICO STATE FL ZIP 3351 PHONE 913-6 24-901 **APPLICATION #** NAME Bryce Austin Manley RZ-21-0444 MAILING ADDRESS 3023 Beaver Pond Trail CITY Valico STATE FL. ZIP 33596 PHONE 813-424-9424 NAME KEUM Kondela **APPLICATION #** RZ-PP21-0744 MAILING ADDRESS 4802 Bloomingdale Auc CITY Valrice STATE FL ZIP 33594 PHONE 8/3-767-433 6 PLEASE PRINT LINDA SKIDMORE **APPLICATION #** MAILING ADDRESS 2708 STEARMS RD KZ21-0744 CITY VALRICO STATE FL ZIP 33596 PHONE 813-205-6263

PAGE 5 OF 6 SIGN-IN SHEET: RFR, ZHM, PHM, LUHO 6pm HEARING MASTER: Pamela To Hutley DATE/TIME: [/14/27\_\_\_\_ PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT **APPLICATION #** meyer NAME ( luy ton MAILING ADDRESS GOI N. Ashley Dr. Ste 700 CITY TUMPL STATE FL ZIP SX602 PHONE 813-225-770 PLEASE PRINT NAME ONMG VANBABBAL **APPLICATION #** 221-07.45 MAILING ADDRESS GRAGE VANBABBER CITY /1172 STATE FL ZIP 33544PHONE 8/3-781-0843 PLEASE PRINT **APPLICATION #** Elise Budse NAME 221-0748 MAILING ADDRESS 401 E. Juckson S. Ste2100 CITY Tampa STATE F/ ZIP 33602 PHONE 8/3-223-4800 PLEASE PRINT **APPLICATION #** John Lakacca NAME MAILING ADDRESS 101 E. Kennedy Blvd. #2420 RZ21-1042 CITY CAMPA STATE FL ZIP360 2 PHONE 8/3 222 8923 PLEASE PRINT NAME Kamiler bet **APPLICATION #** MAILING ADDRESS 101 8 Kenney Bhul \$3700 CITY TAM PA STATEFL ZIP 33(0) PHONE 227 -842 NAME MICOLE NEUGEbaver **APPLICATION #** 1-1336 MAILING ADDRESS ADIE JACKTON Freet CITY TAMPA STATE FL ZIP 33602 PHONE 813-722-506

Gepm\_ HEARING MASTER: Pamela Jo Hartle, SIGN-IN SHEET: RFR, ZHM, PHM, LUHO DATE/TIME: 1/18/22, PLEASE PRINT CLEARLY, THIS INFORMATION WILL/BE USED FOR MAILING PLEASE PRINT **APPLICATION #** WRYER AIC NAME 2-0086 MAILING ADDRESS /4505 X. DEE MARX STATE te PHONE CITY -PLEASE PRINT **APPLICATION #** NAME PYAN MCAFFREY, HECP MAILING ADDRESS 3469 W. LEMON STREET -0105 CITY TAMPA \_\_\_\_\_ STATE TE ZIP 33609 PHONE 913-250-3535 NAME Clayton Bricklemyer PLEASE PRINT **PPLICATION #** MAILING ADDRESS 601 N. Ashley Un Ste 700 -0096 Unga STATE FL ZIP 33612 PHONE 53-229-1700 PLEASE PRINT **APPLICATION #** NAME MAILING ADDRESS CITY\_\_\_\_\_STATE\_\_\_\_ZIP\_\_\_\_PHONE PLEASE PRINT **APPLICATION #** NAME MAILING ADDRESS CITY STATE ZIP PHONE PLEASE PRINT **APPLICATION #** NAME MAILING ADDRESS CITY\_\_\_\_\_ STATE\_\_\_\_ZIP\_\_\_\_PHONE\_\_\_\_\_

## TUESDAY, JANUARY 18, 2022

🖸 Brian Grady, Development Services, calls RZ 21-0110. Pamela Jo Hatley, ZHM, calls applicant. 🔯 Todd Pressman, applicant rep, presents testimony/submits exhibits. Michelle Heinrich, Development Services, staff report. 🔟 Jillian Massey, Planning Commission, staff report. Pamela Jo Hatley, ZHM, calls for proponents/opponents. 🖾 Scott Fitzpatrick, opponent, presents testimony/submits exhibit. 🖸 Todd Pressman, applicant rep, presents rebuttal. Pamela Jo Hatley, ZHM, questions to applicant rep. 🛂 Todd Pressman, applicant rep answers ZHM questions and continues rebuttal. Pamela Jo Hatley, ZHM, closes RZ 21-0110. С. REZONING STANDARD (RZ-STD): C.1. RZ 22-0025 🛂 Brian Grady, Development Services, calls RZ 22-0025. 🛂 Lisa Wilson, applicant rep, presents testimony. Pamela Jo Hatley, ZHM, questions to applicant rep. Lisa Wilson, applicant rep, answers ZHM questions/continues testimony. 🛂 Sam Ball, Development Services, staff report. 🔰 Jillian Massey, Planning Commission, staff report. Mamela 2 Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant/closes RZ 20-0025. C.2. RZ 22-0115 🛂 Brian Grady, Development Services, calls RZ 22-0115. Dodd Pressman, applicant rep, presents testimony/submits exhibits.

🖸 Isis Brown, Development Services, staff report.

JANUARY 18, 2022 - ZONING HEARING MASTER

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

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

A. WITHDRAWALS AND CONTINUANCES

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

D.5. RZ 21-0864

Application W/D.

A.17 RZ 21-1337

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

D.10. MM 22-0087

Brian Grady, Development Services, calls MM 22-0087

Michael Horner, applicant rep, presents testimony.

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

📴 Brian Grady, Development Services, continues withdrawals/continuances.

A.25. MM 22-0090

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

Michael Horner, applicant rep, requests continuance.

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

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

Pamela Jo Hatley, ZHM, overview of ZHM process.

Senior Assistant County Attorney Cameron Clark, overview of oral argument/ZHM process.

Pamela Jo Hatley, ZHM, Oath.

B. REMANDS

B.1. RZ 21-0110

🞽 Brian Grady, Development Services, calls RZ 21-0110.

🖸 Todd Pressman, applicant rep, presents testimony/submits exhibits.

Michelle Heinrich, Development Services, staff report.

🖸 Jillian Massey, Planning Commission, staff report.

Pamela Jo Hatley, ZHM, calls for proponents/opponents.

Scott Fitzpatrick, opponent, presents testimony/submits exhibit.

🖸 Todd Pressman, applicant rep, presents rebuttal.

Pamela Jo Hatley, ZHM, questions to applicant rep.

Modd Pressman, applicant rep answers ZHM questions and continues rebuttal.

Pamela Jo Hatley, ZHM, closes RZ 21-0110.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 22-0025

Brian Grady, Development Services, calls RZ 22-0025.

🖾 Lisa Wilson, applicant rep, presents testimony.

Pamela Jo Hatley, ZHM, questions to applicant rep.

🛍 Lisa Wilson, applicant rep, answers ZHM questions/continues testimony.

🛂 Sam Ball, Development Services, staff report.

🞽 Jillian Massey, Planning Commission, staff report.

Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 20-0025.

C.2. RZ 22-0115 ▶ Brian Grady, Development Services, calls RZ 22-0115. 🞽 Todd Pressman, applicant rep, presents testimony/submits exhibits. 🞽 Isis Brown, Development Services, staff report. 🛂 Jillian Massey, Planning Commission, staff report. Pamela Jo Hatley, ZHM, calls proponents/opponents/Development Services/applicant rep. Brian Grady, Development Services, offers correction to the record. Pamela Jo Hatley, ZHM, calls applicant rebuttal/closes RZ 22-0115. C.3. RZ 22-0201 🖸 Brian Grady, Development Services, calls RZ 22-0201. 🔟 John LaRocca, applicant rep, presents testimony. MiChris Grandlienard, Development Services, staff report. 🛂 Jillian Massey, Planning Commission, staff report. Pamela Jo Hatley, ZHM, calls for proponents/opponents. 🖾 Andrea Diaz, opponent, presents testimony. 🔰 James Lavallee, opponent, presents testimony. 🕍 Antje Rivera, opponent, presents testimony. 🖸 Alex Pernas, opponent, presents testimony. Brandy Meyer, opponent, presents testimony. 🖾 Osvaldo Enrique, opponent, presents testimony. Brian Grady, Development Services, enters correction to the record. Pamela Jo Hatley, ZHM, calls for applicant rebuttal and summation. 🛂 John LaRocca, applicant rep, presents rebuttal.

Pamela Jo Hatley, ZHM, closes application RZ 22-0201. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM): D. D.1. RZ 21-0701 🛂 Brian Grady, Development Services, calls RZ 21-0701. 🕍 Shivam Kapse, applicant rep, presents testimony. 🖸 Kevie Defranc, Development Services, staff report. 🖸 Jillian Massey, Planning Commission, staff report. Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant. Thomas Curley, opponent, presents testimony/submits exhibits. Pamela Jo Hatley, ZHM, questions opponent. Inomas Curley, opponent, answers ZHM question and continues testimony. Marvin Garrett, opponent, presents testimony. Michael Jones, opponent, presents testimony. Pamela Jo Hatley, ZHM, calls opponents/Development Services. **l**James Ratliff, Transportation Review Section, Development Services, presents testimony. 🛿 Shivam Kapse, applicant rep, presents rebuttal. Pamela Jo Hatley, ZHM, closes application RZ 21-0701. D.2. RZ 21-0744 🞽 Brian Grady, Development Services, calls RZ 21-0744. 월 Sean Cashen, applicant rep, presents testimony. William Sullivan, applicant rep, presents testimony. William Molloy, applicant rep, presents testimony/submits exhibits. Iimothy Lampkin, Development Services, staff report.

📓 Jillian Massey, Planning Commission, staff report. Pamela Jo Hatley, ZHM, calls for proponents/opponents. Hunter Wessinger, opponent, presents testimony. Bryce Manley, opponent, presents testimony. 🖾 Kevin Koudela, opponent, presents testimony. 📔 Linda Skidmore, opponent, presents testimony. Pamela Jo Hatley, ZHM, calls for applicant rebuttal. William Molloy, applicant rep, presents rebuttal. Pamela Jo Hatley, ZHM, questions to applicant rep. William Molloy, applicant rep, answers ZHM and continues testimony. 🛂 William Sullivan, applicant rep, presents rebuttal. Pamela Jo Hatley, ZHM, closes RZ 21-0744. D.3. RZ 21-0745 🞽 Brian Grady, Development Services, calls RZ 21-0745. Clayton Bricklemeyer, applicant rep, presents testimony. Timothy Lampkin, Development Services, staff report. 🛂 Jillian Massey, Planning Commission, staff report. Pamela Jo Hatley, ZHM, calls for proponents/opponents. └ Greg VanBebber, opponent, presents testimony. Pamela Jo Hatley, ZHM, calls opponents/Development Services/applicant rep. 🞽 Clayton Bricklemeyer, applicant rep, presents rebuttal. Pamela Jo Hatley, ZHM, closes RZ 21-0745.

D.4. RZ 21-0748

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

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

Michelle Heinrich, Development Services, staff report.

🖸 Jillian Massey, Planning Commission, staff report.

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

D.6. RZ 21-1042

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

🖸 John LaRocca, applicant rep, presents testimony.

Kevie Defranc, Development Services, staff report.

🖸 Jillian Massey, Planning Commission, staff report.

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

D.7. MM 21-1226

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

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

Kevie Defranc, Development Services, staff report.

🞽 Jillian Massey, Planning Commission, staff report.

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

D.8. RZ 21-1336

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

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

Mevie Defranc, Development Services, staff report.

🛂 Jillian Massey, Planning Commission, staff report.

Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep.

Nicole Neugebauer, applicant rep, enters correction for the record.

Pamela Jo Hatley, ZHM closes RZ 21-1336.

D.9. MM 22-0086

Brian Grady, Development Services, calls MM 22-0086 and enters correction for the record.

Michael Horner, applicant rep, presents testimony/submits exhibits.

🛿 Brian Grady, Development Services, addresses applicant rep questions.

🛿 Sam Ball, Development Services, staff report.

🞽 Jillian Massey, Planning Commission, staff report.

Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep.

Michael Horner, applicant rep, presents additional testimony.

🛿 Pamela Jo Hatley, ZHM, closes MM 22-0086.

D.11. RZ 22-0096

🛂 Brian Grady, Development Services, calls RZ 22-0096.

🖸 Clayton Brickelmeyer, applicant rep, presents testimony.

🛿 Kevie Defranc, Development Services, staff report.

🔟 Jillian Massey, Planning Commission, staff report.

Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 22-0096.

D.12. RZ 22-0105

🛂 Brian Grady, Development Services, calls RZ 22-0105.

Ryan McCaffrey, applicant rep, presents testimony and submits exhibit.

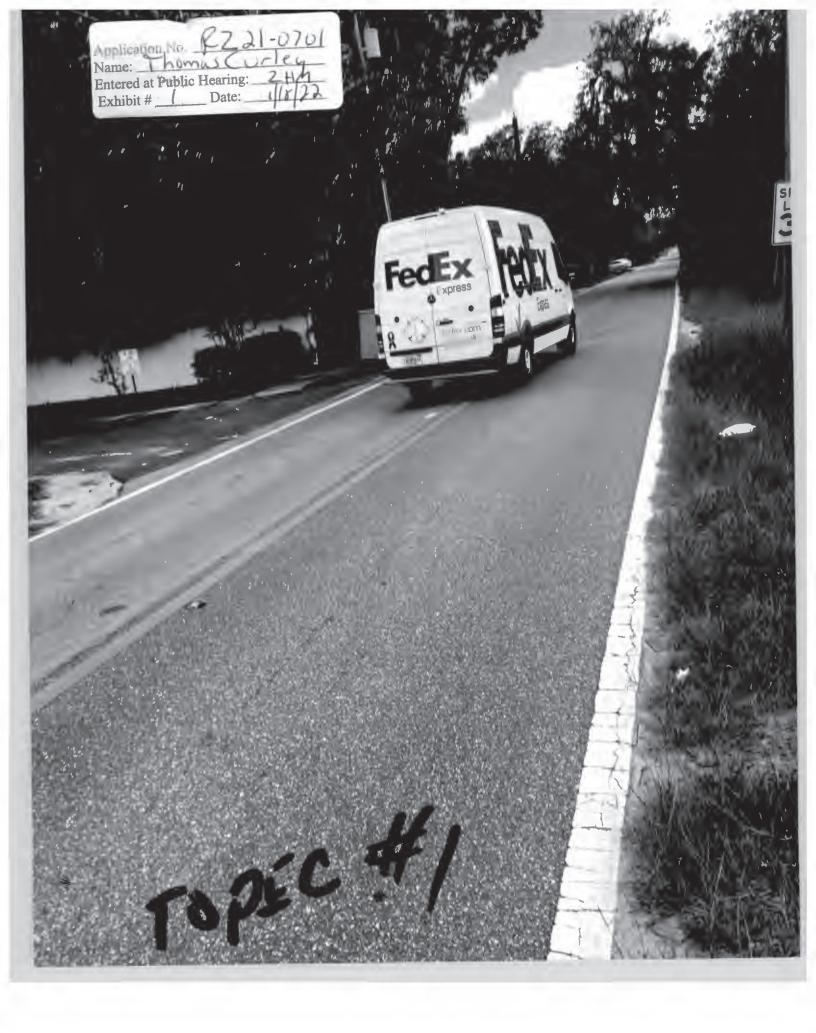
🖸 Tania Chapela, Development Services, staff report.

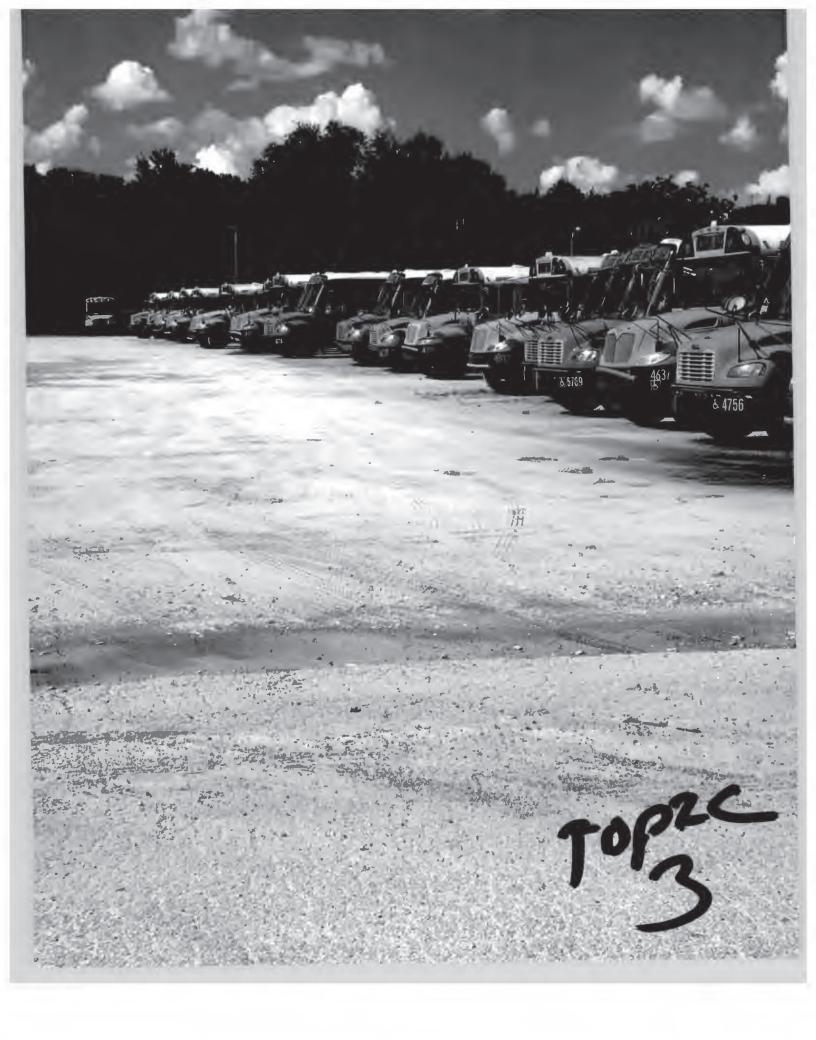
🛿 Jillian Massey, Planning Commission, staff report.

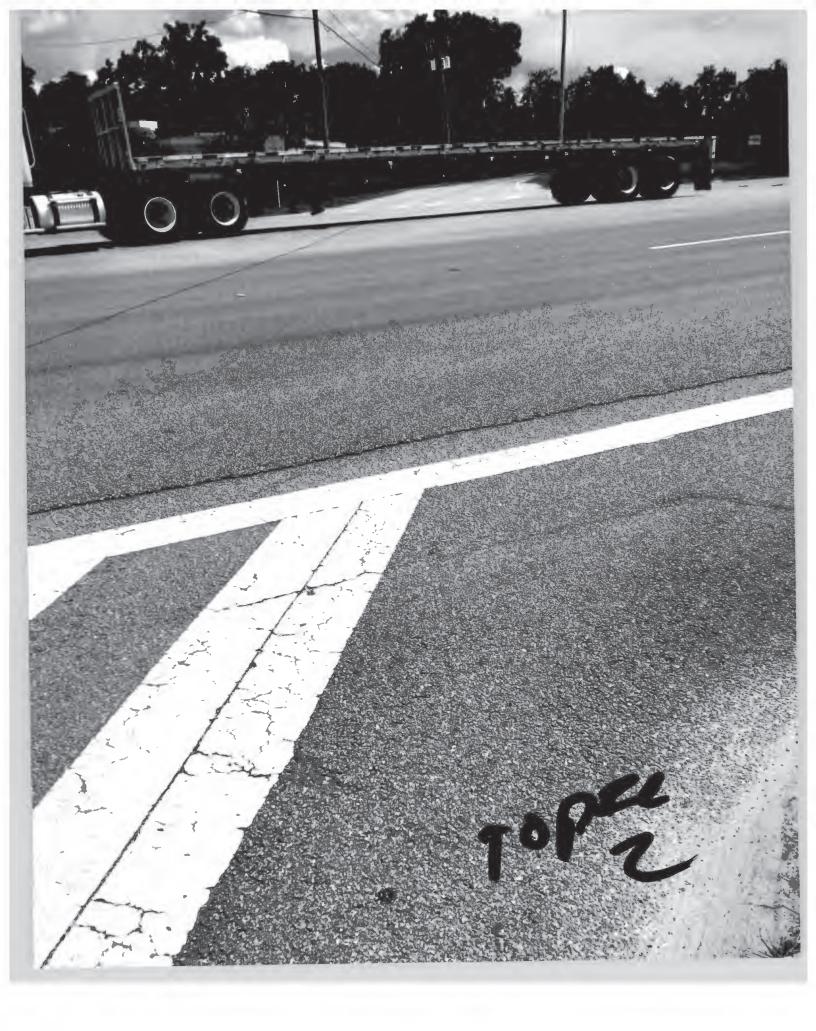
Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 22-0105.

## ADJOURNMENT

Pamela Jo Hatley, ZHM, adjourns the meeting.

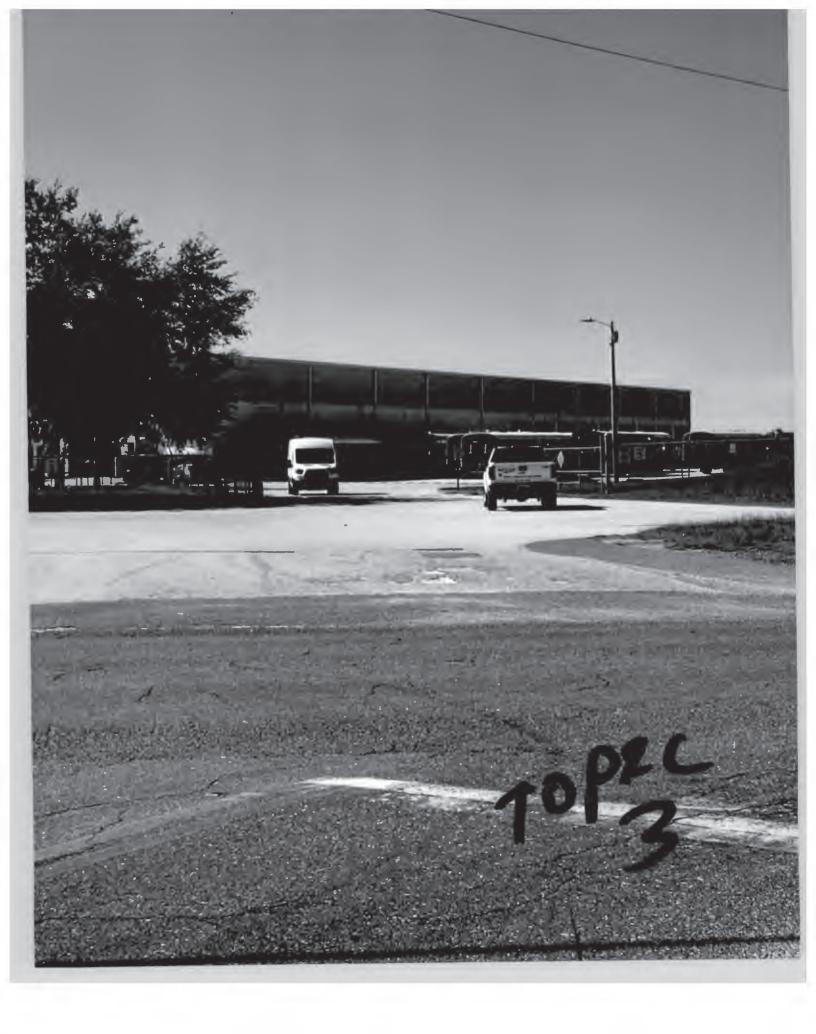


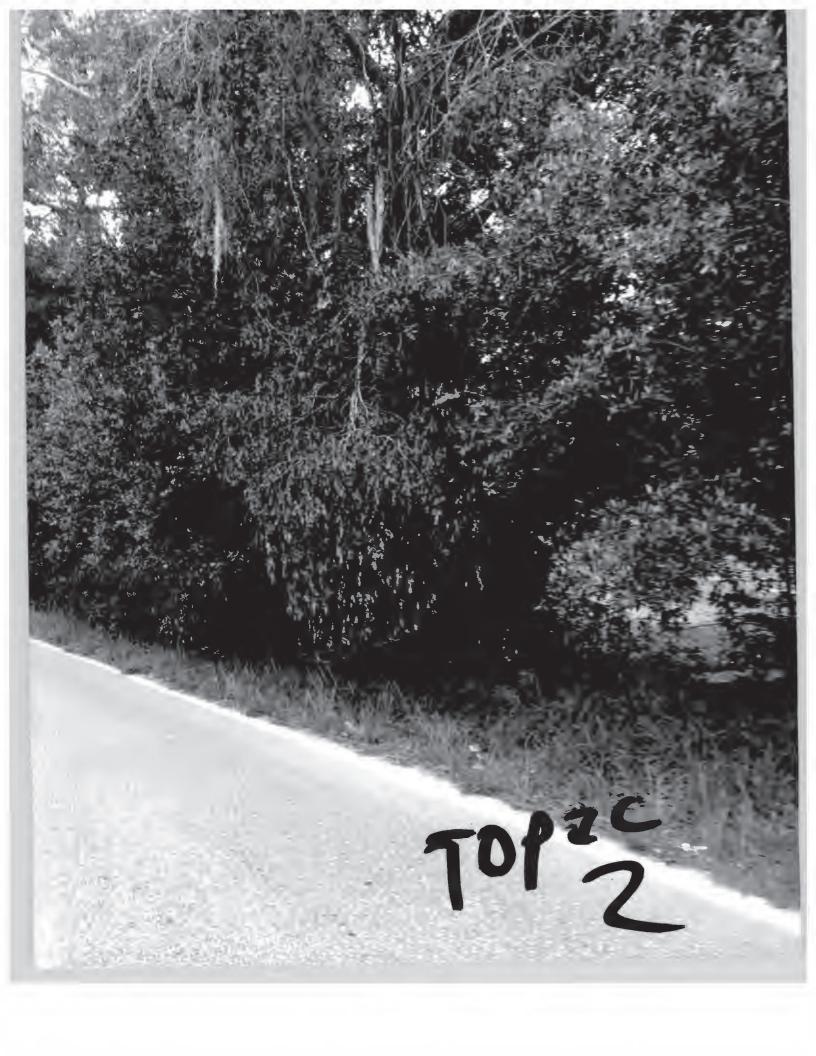


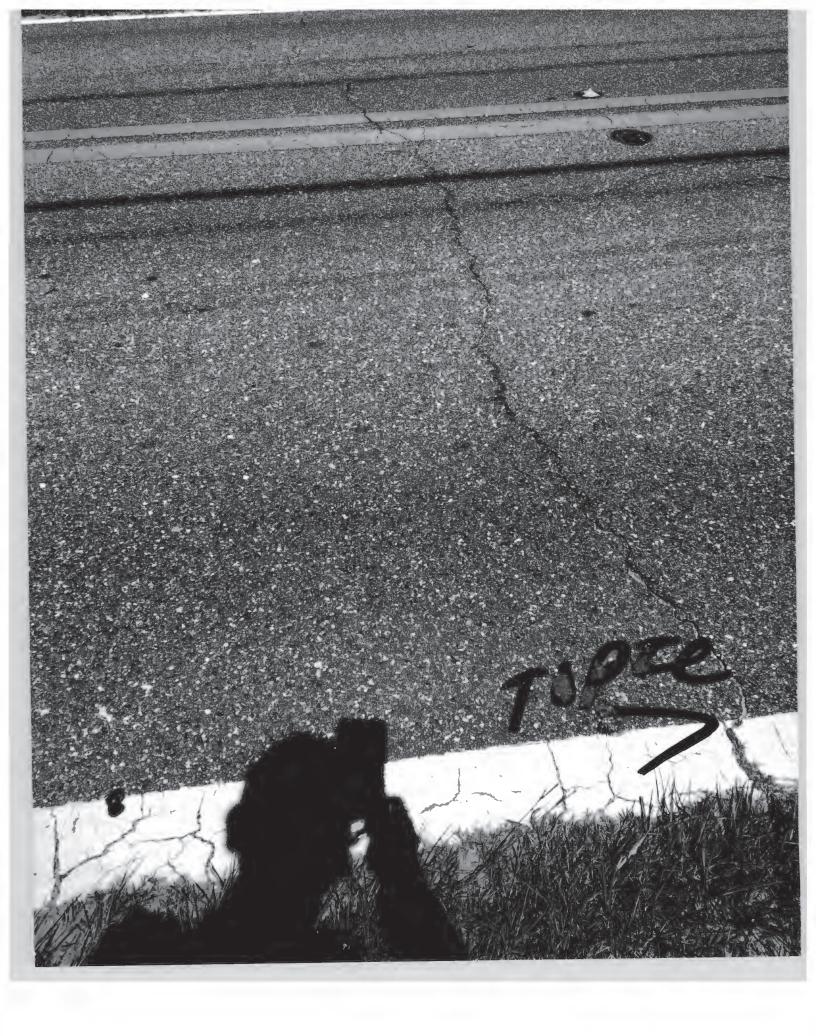














- Concern over exiting width of roadway 8-foot lanes. 18 feet overall edge of pavement to edge of pavement. This creates a larger swing radius of all vehicles larger than a typical car.
- # 2 Dangerous intersection. Fatalities have occurred. Limited sight distance for east to south right turning.
- 12 Increased Traffic load/Larger vehicles (Buses) and typical traffic during peak times.
  - Restricted sight distance. 5-8-foot utility set back. Fence at 10 feet.

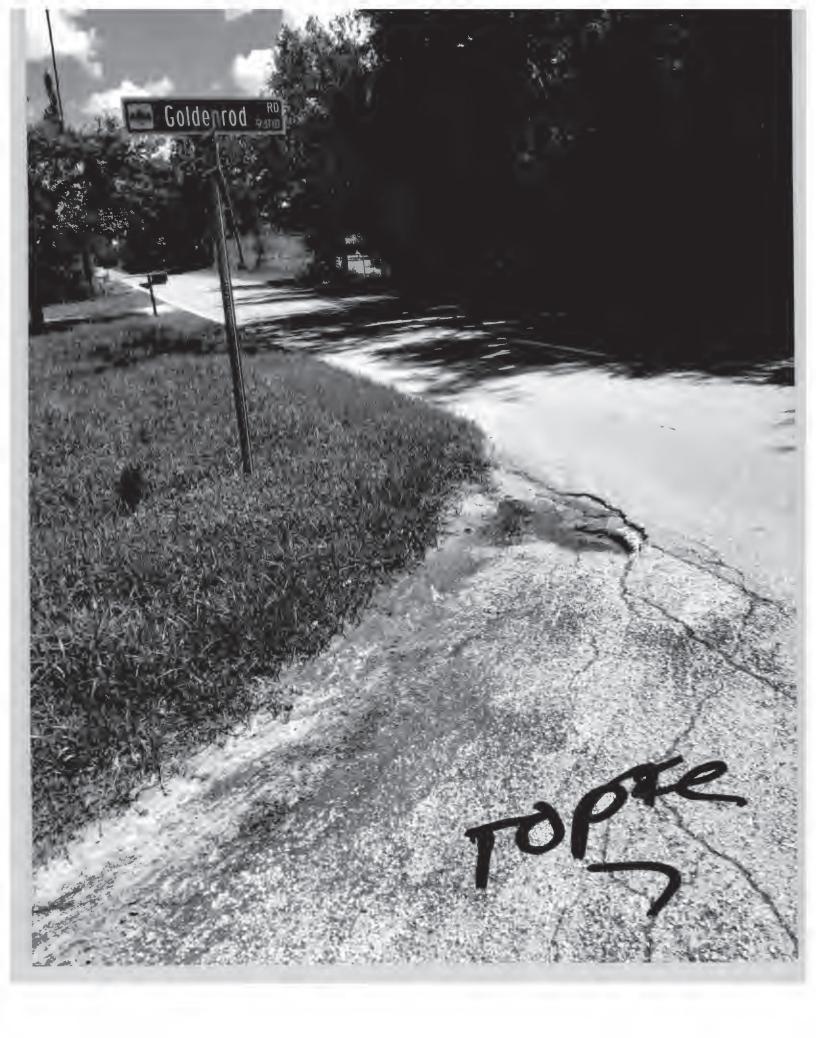
Pedestrian access / Physically challenged access.

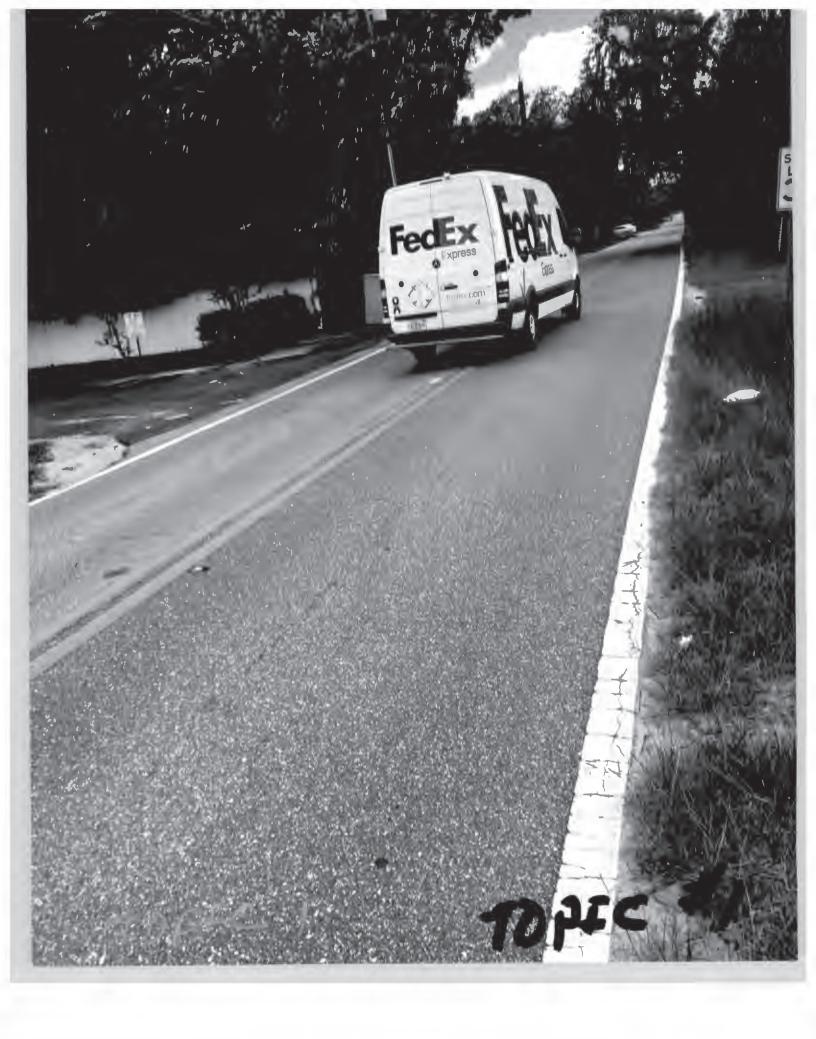
t 6 Traffic controls. One speed limit sign at each end of this road, 34 of a mile racetrack

Existing roadway condition. Lateral cracks across full roadway full length.

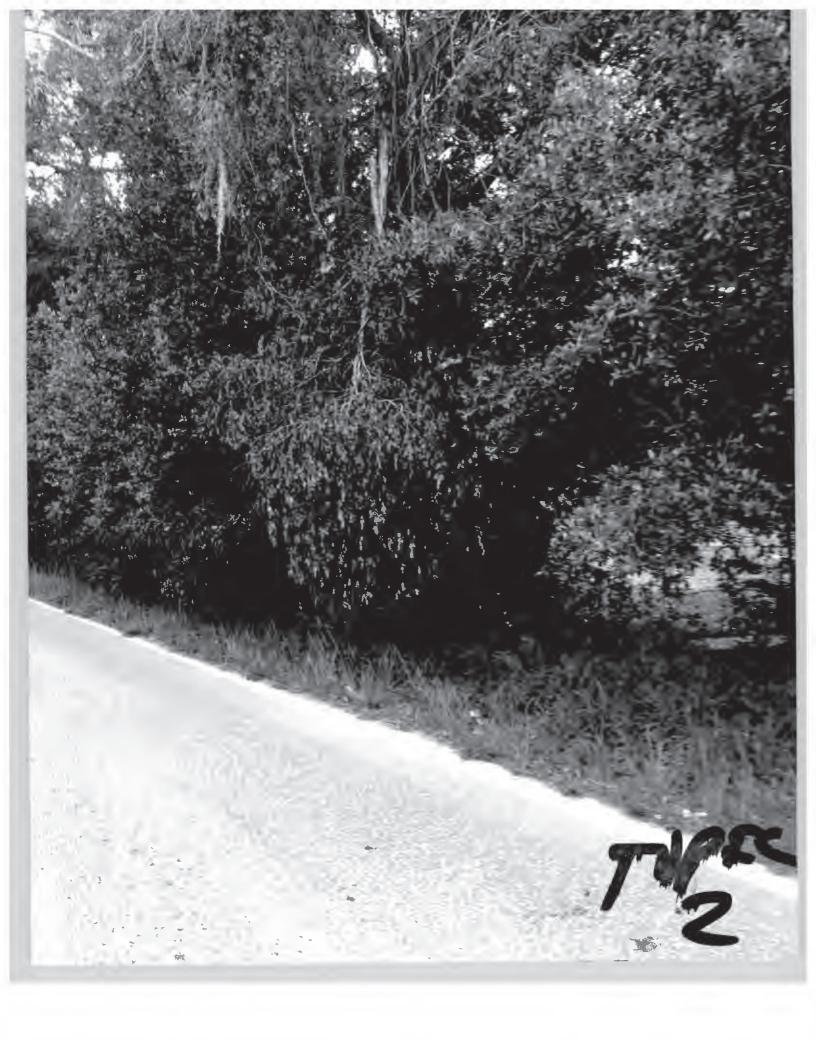
Noise concern/ safety concern. Had a bar opposite this location in past.

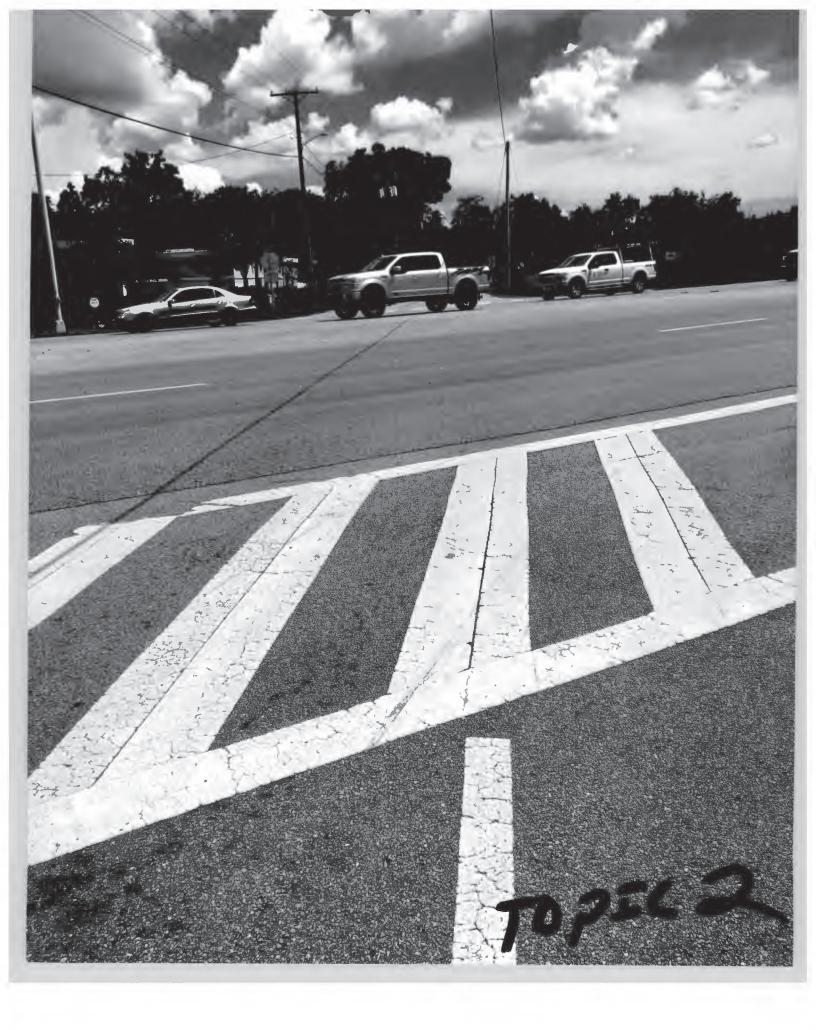
Trash concerns. Issue already up and down roadway.

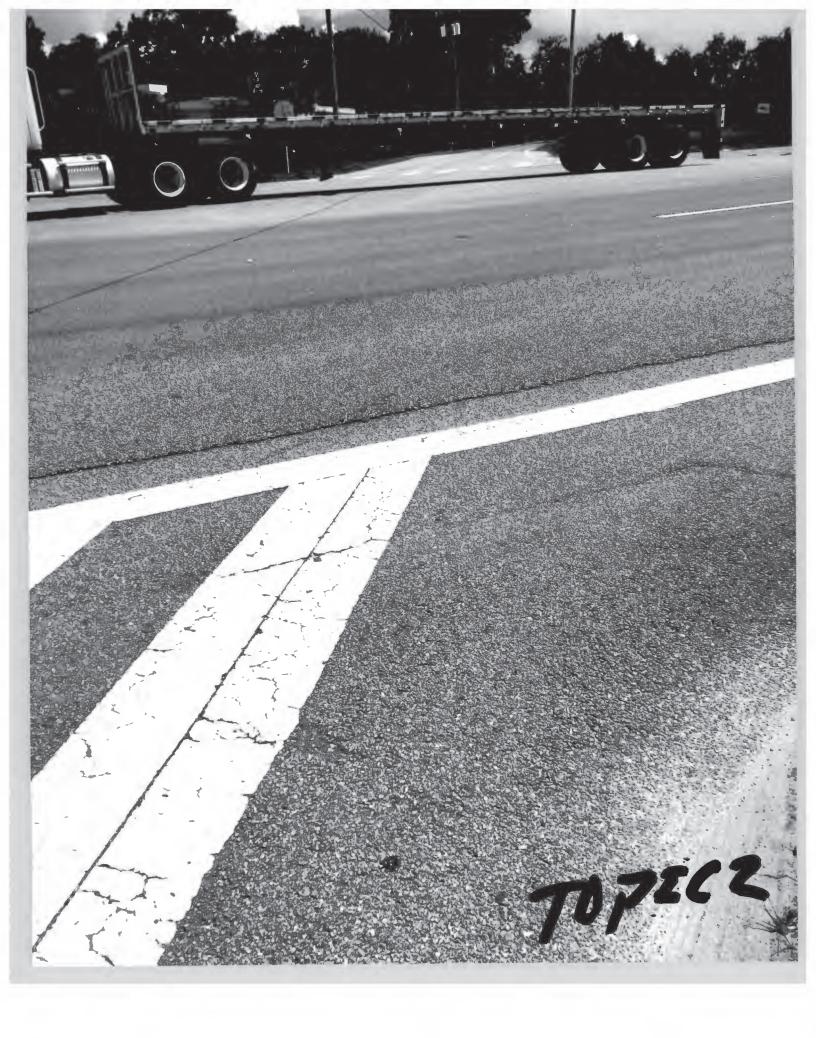


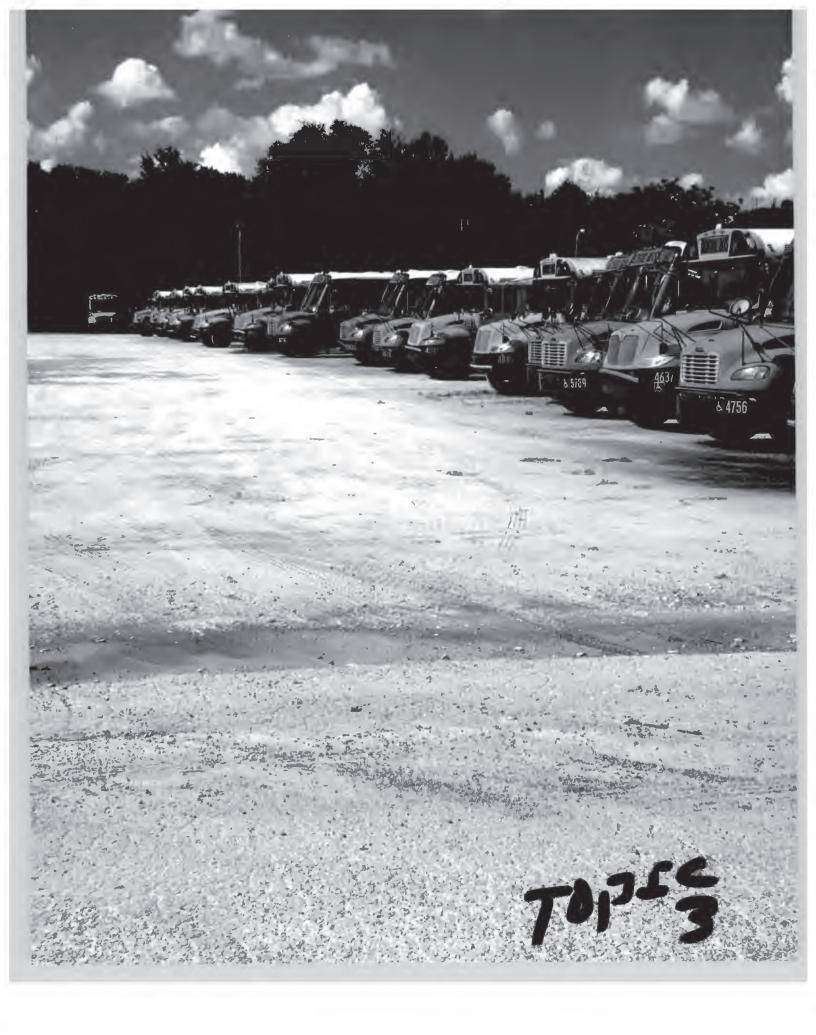






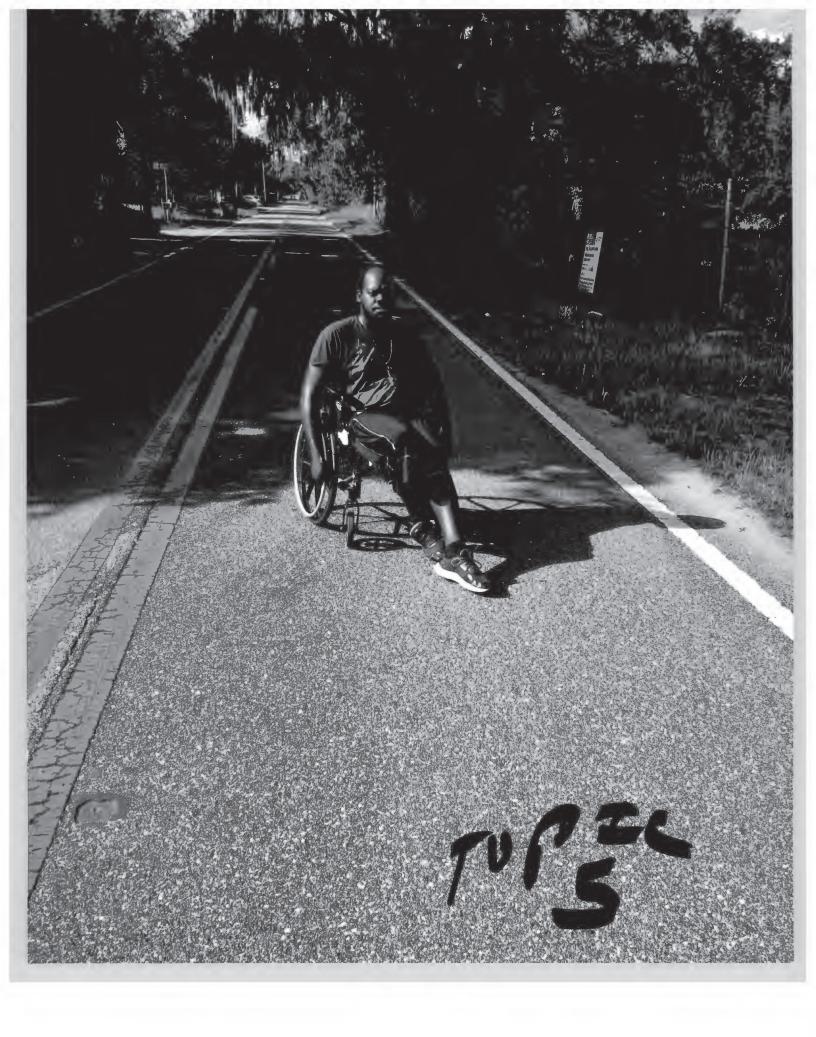


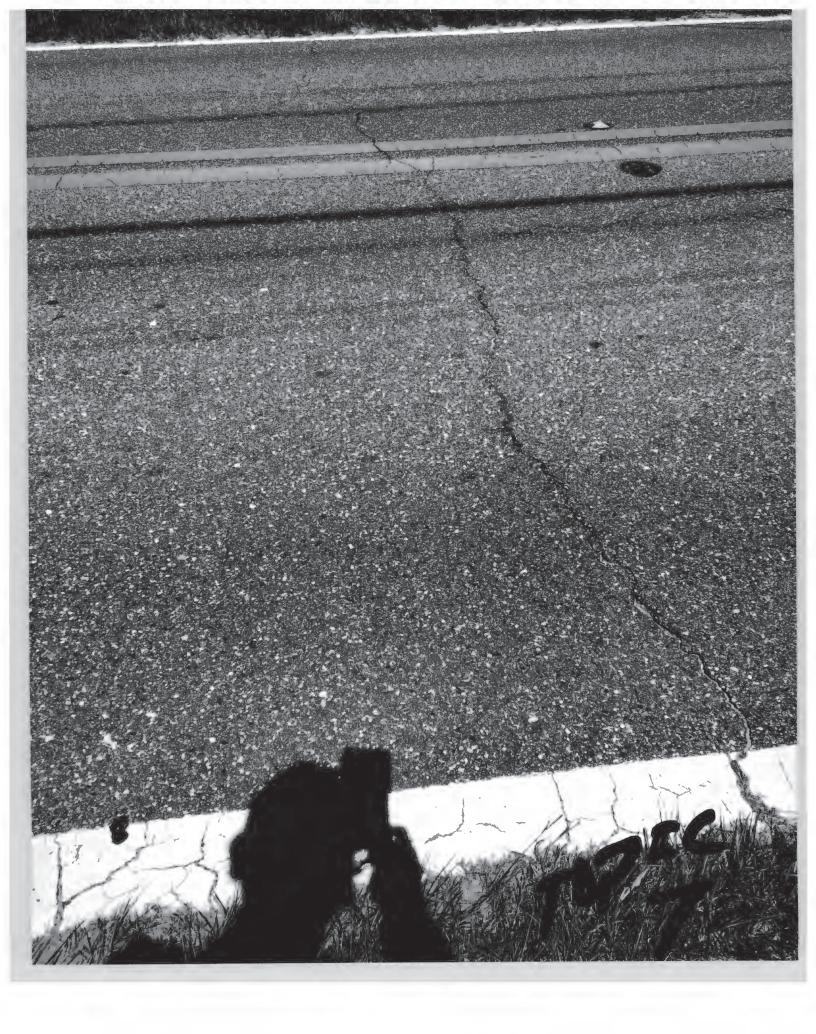


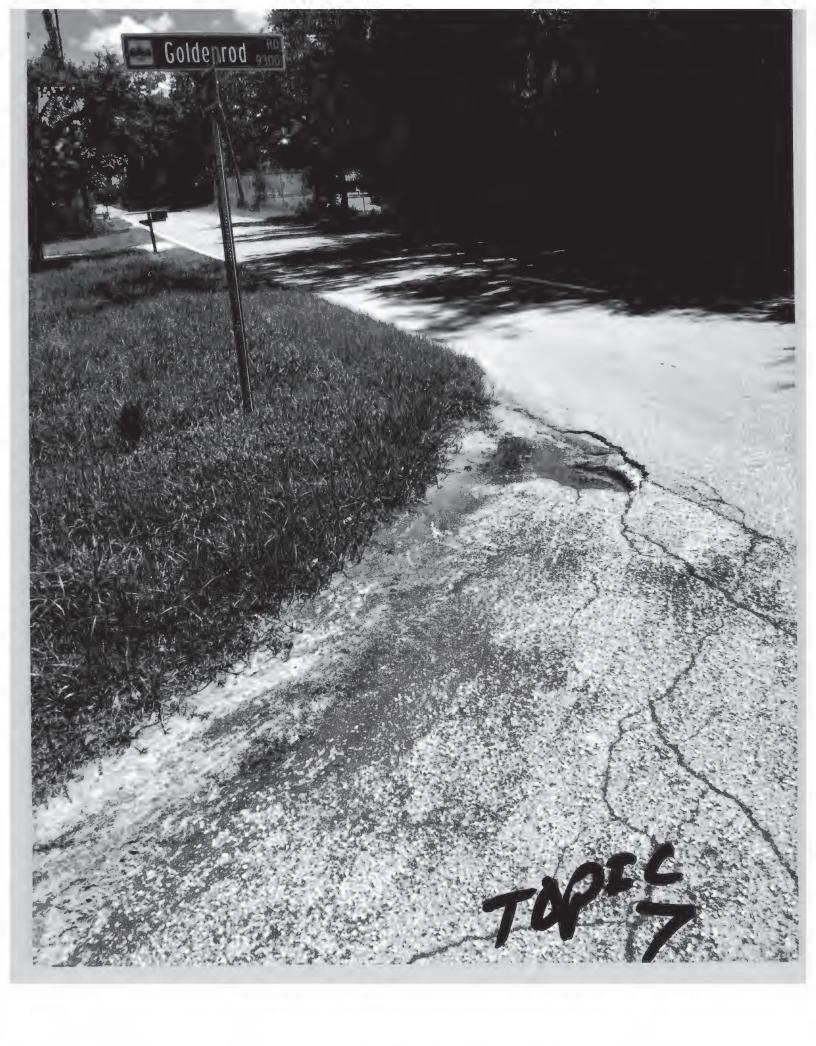












#1	Concern over exiting width of roadway 8-foot lanes. 18 feet overall edge of pavement to edge of pavement. This creates a larger swing radius of all vehicles larger than a typical car.
#2	<b>Dangerous intersection</b> . Fatalities have occurred. Limited sight distance for east to south right turning.
#3	Increased Traffic load/Larger vehicles (Buses) and typical traffic during peak times.
#4	Restricted sight distance. 5-8-foot utility set back. Fence at 10 feet.
#5	Pedestrian access / Physically challenged access.
#6	Traffic controls. One speed limit sign at each end of this road, <sup>3</sup> / <sub>4</sub> of a mile racetrack
#7	Existing roadway condition. Lateral cracks across full roadway full length.

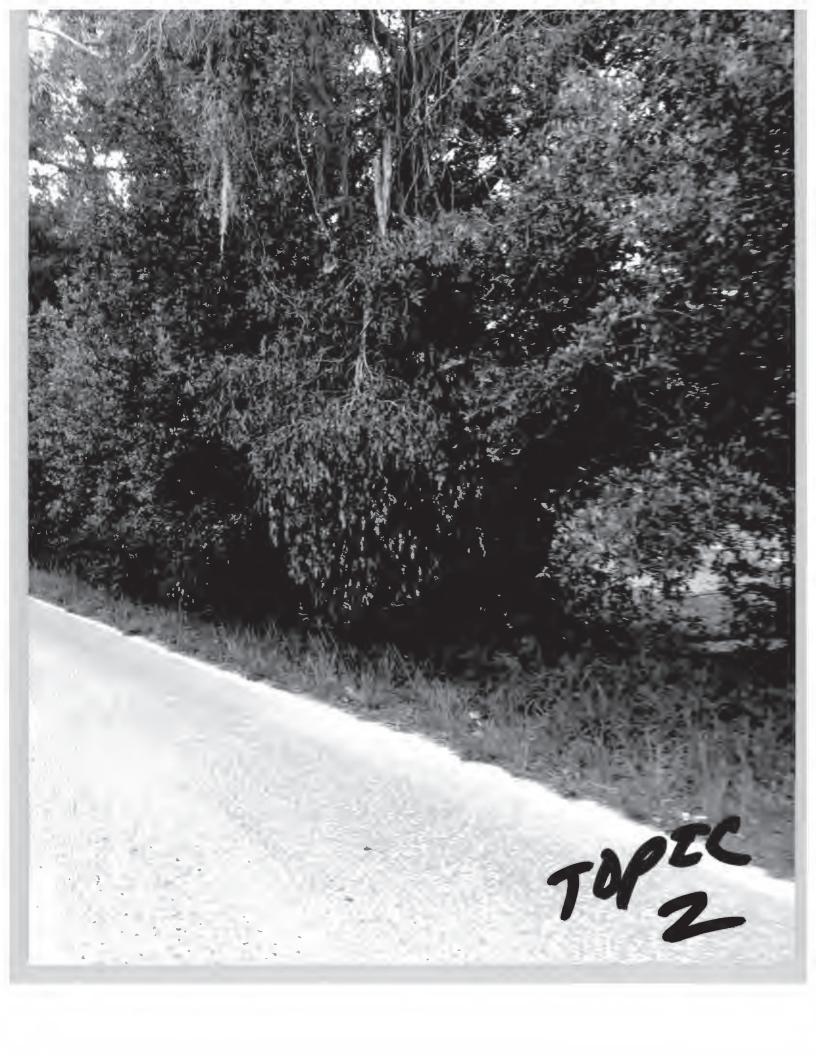
A S Noise concern/ safety concern. Had a bar opposite this location in past.

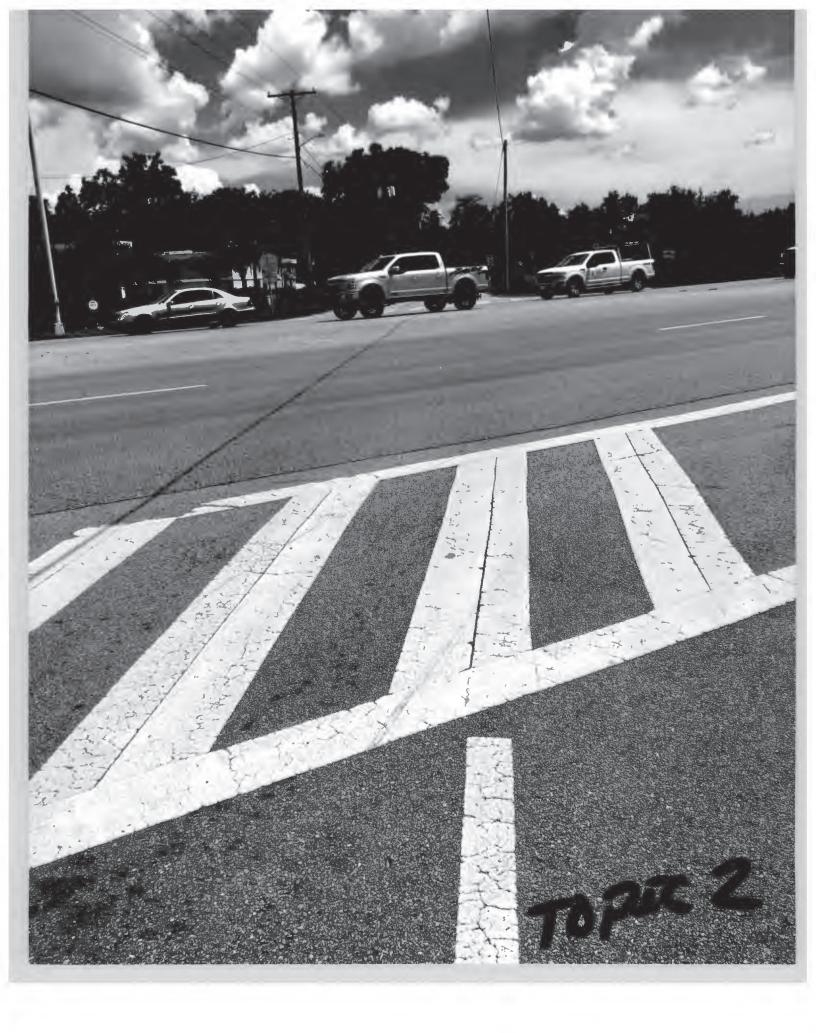
Trash concerns. Issue already up and down roadway.

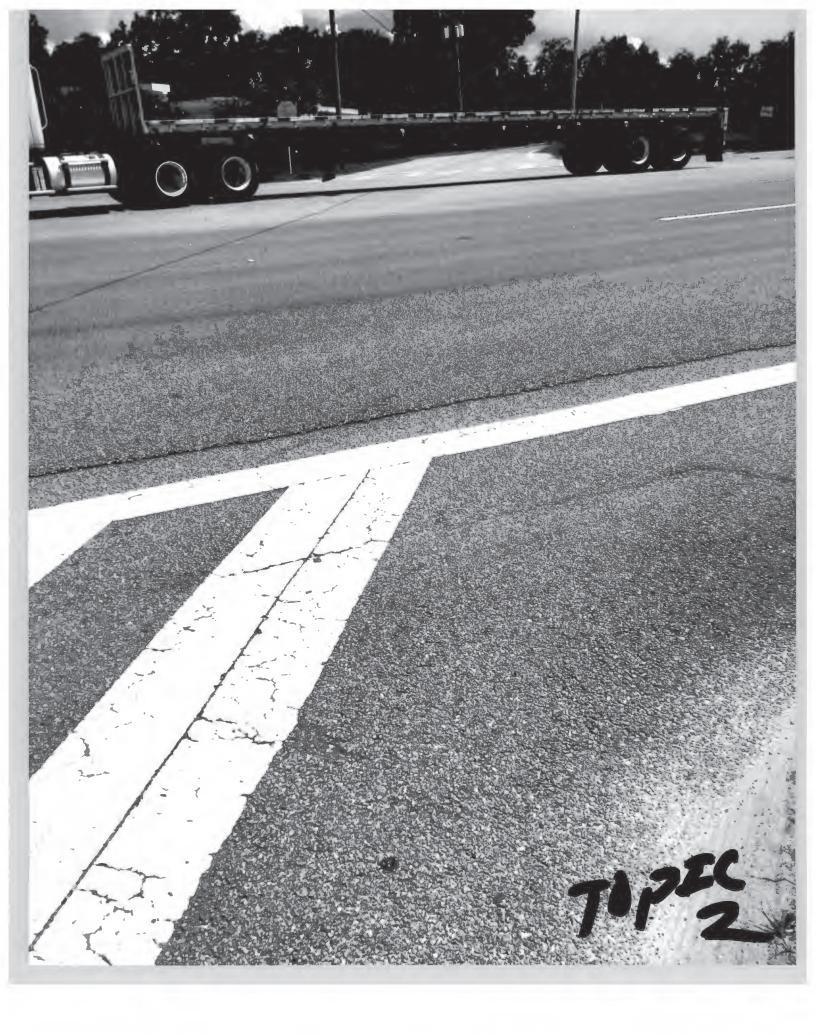
#9

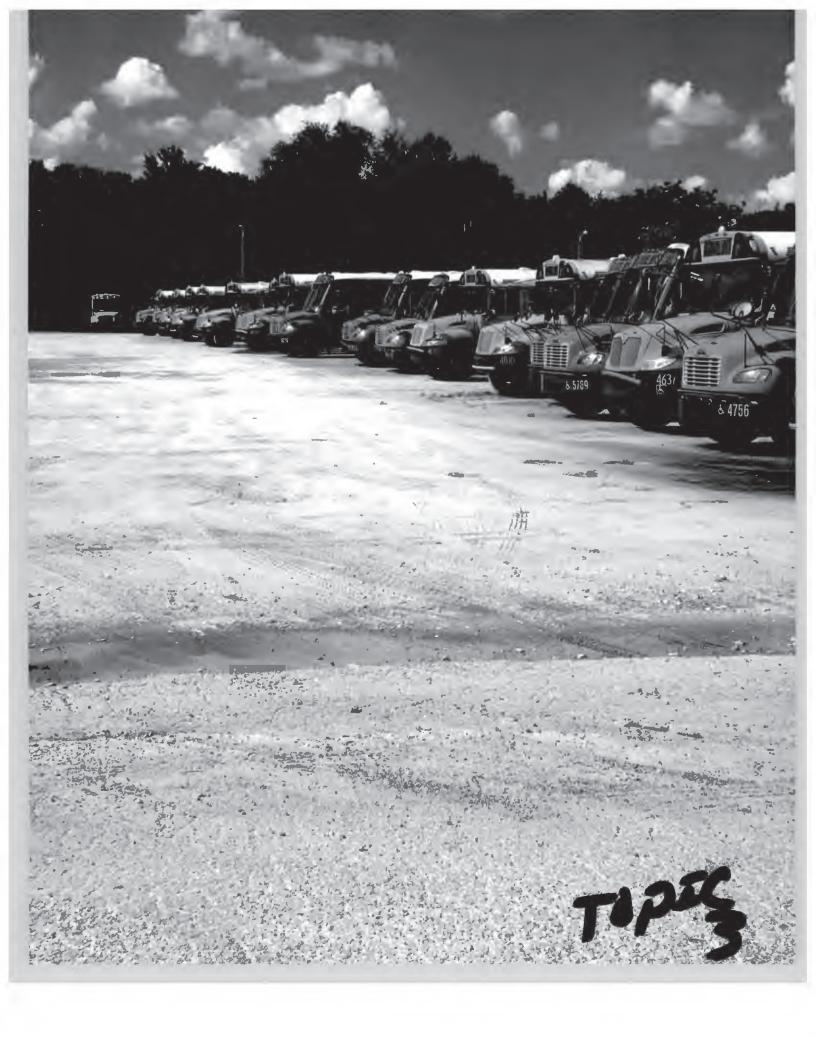






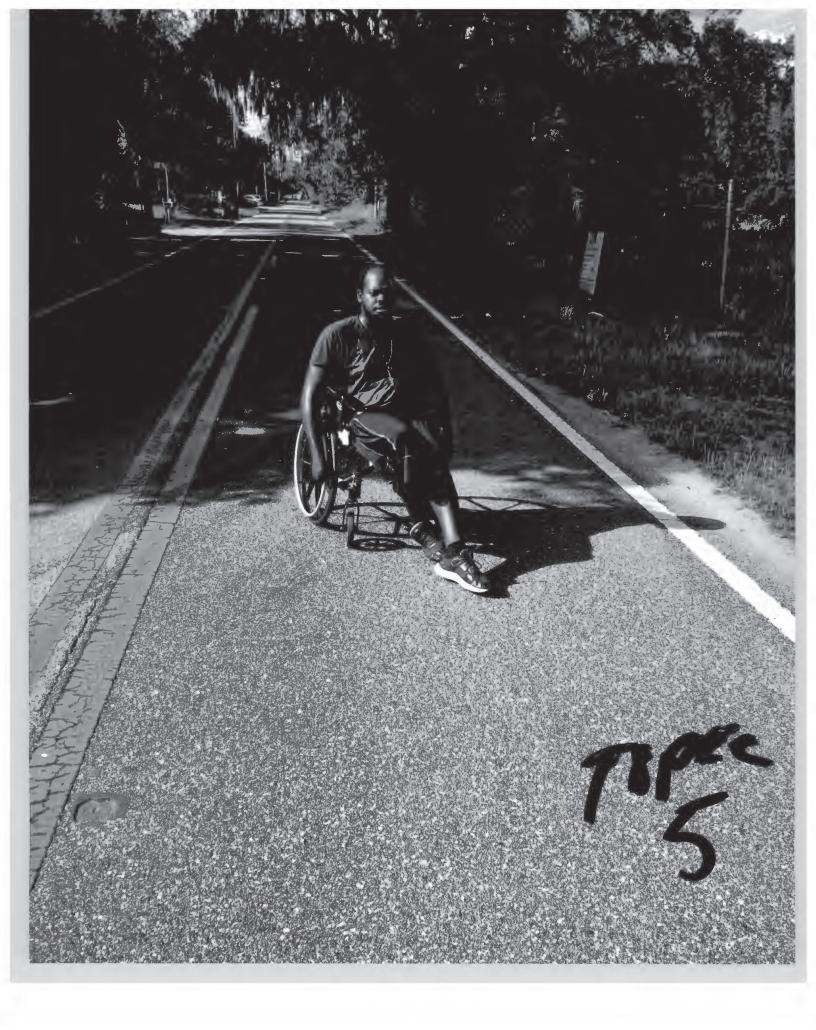


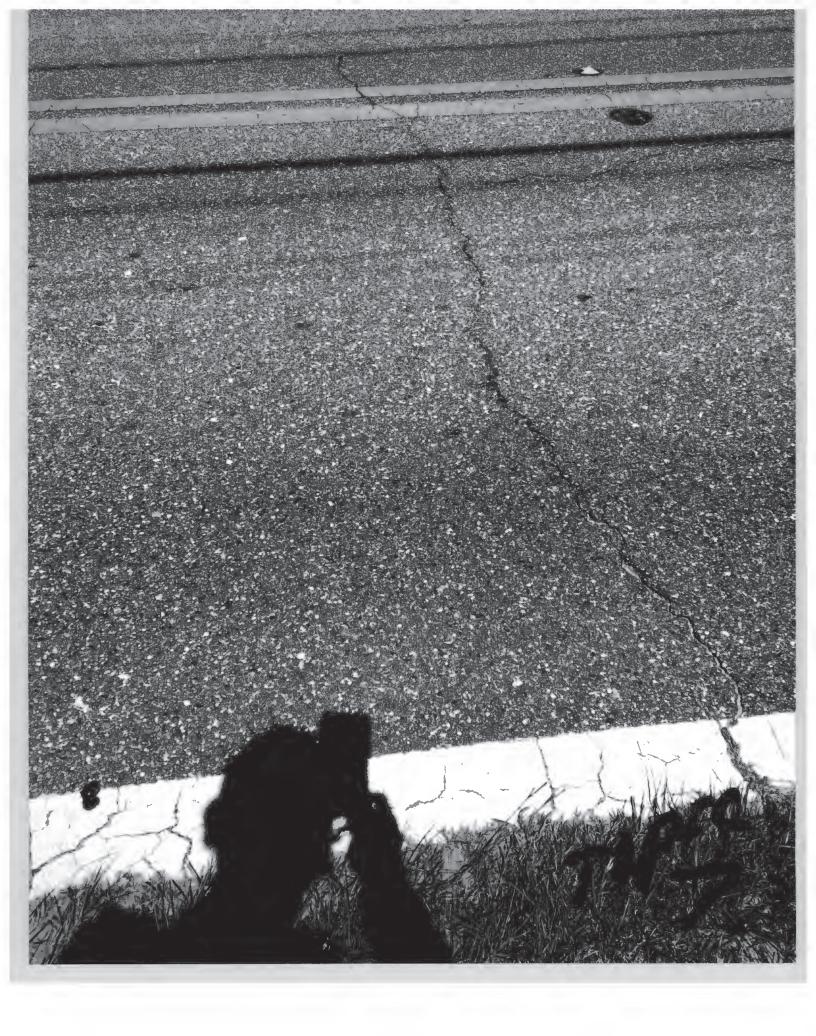


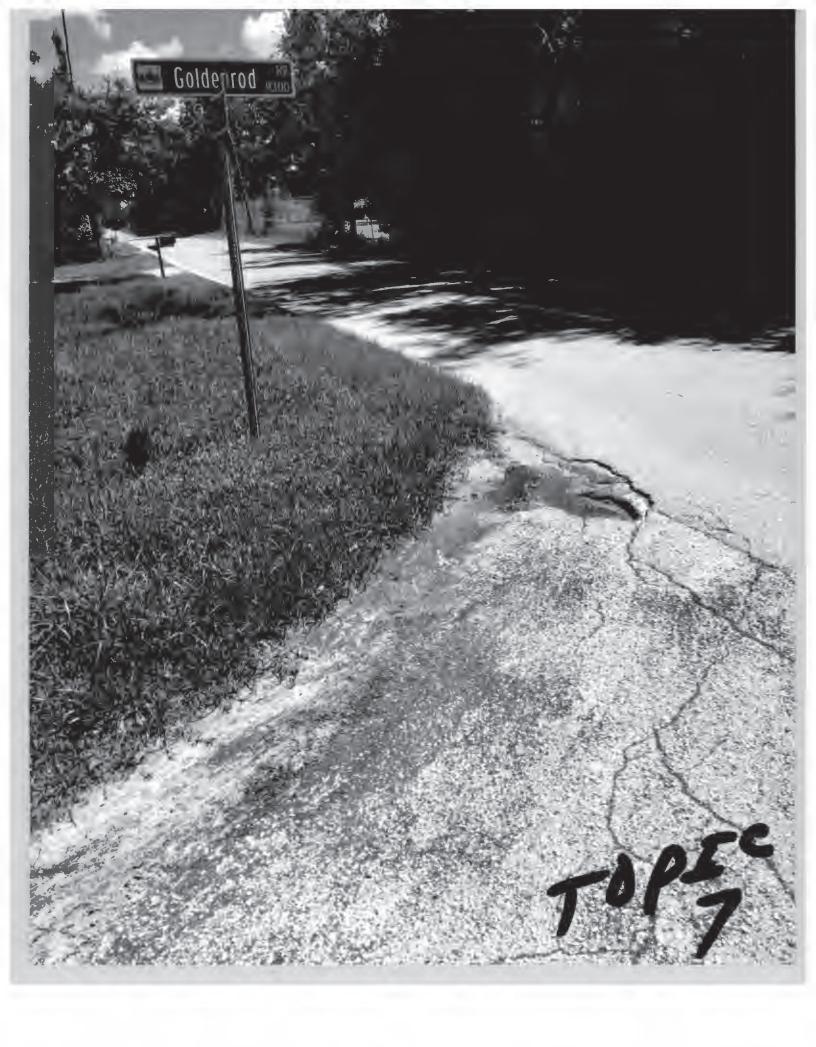












# PARTY OF RECORD

## **Rome, Ashley**

From: Sent: To: Cc: Subject: Hearings Monday, June 7, 2021 2:31 PM Timoteo, Rosalina Rome, Ashley FW: Application Number: RZ-PD21-0701

## **Connor MacDonald, MURP**

**Planning & Zoning Technician** Development Services Department (DSD)

P: (813) 829-9602 | VoIP: 39402 M: (813) 272-5600 E: macdonaldc@hillsboroughcounty.org W: HillsboroughCounty.Org

## Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

From: Tony Coleman <tcoleman@aasysgroup.com>
Sent: Monday, June 7, 2021 1:42 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Application Number: RZ-PD21-0701

## [External]

Dear Sir. I am writing about the upcoming hearing for Application number: RZ-PD21-0701 scheduled for July 26, 2021. I am greatly concerned about the impact this variance will have on the traffic flow on Walker Rd. As you know this is a small neighborhood road. I'm sure it meets the width dimensions for a neighborhood road. This road is used by the residents, the RV park and traffic heading south on Walker to US Hwy 301. This road without a traffic light can barely support the current traffic. There is no way this road can support two new entries from potentially 100 cars from a retail building and office building. Please don't allow this variance.

Tony Coleman President/CEO

## **AaSys Group, Inc.**

11301 U.S. Highway 301 North Suite 106 Thonotosassa, FL 33592 (813) 418-4910 Direct Dial (813) 246-4757, ext. 2222 (813) 246-4576 (Fax) tcoleman@aasysgroup.com This email is from an **EXTERNAL** source and did not originate from a Hillsborough County email address. Use caution when clicking on links and attachments from outside sources.

# **Rome, Ashley**

From:	MacDonald, Connor
Sent:	Friday, August 6, 2021 4:29 PM
То:	Timoteo, Rosalina
Cc:	Rome, Ashley
Subject:	FW: Thonotosassa Plan
Attachments:	Copy of Document (1).pdf; Copy of Document (2).pdf; Copy of Document (3).pdf; Copy of Document (4).pdf; Copy of Document (5).pdf; Document (6).pdf; Document (7).pdf; Document (8).pdf; Document (9).pdf; Document (10).pdf; Thonotosassa Plan.pdf

PD 21-0701

## **Connor MacDonald, MURP**

**Planning & Zoning Technician** Development Services Department (DSD)

P: (813) 829-9602 | VoIP: 39402 M: (813) 272-5600 E: macdonaldc@hillsboroughcounty.org W: <u>HillsboroughCounty.Org</u>

#### Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

From: owusu afram <afram.owusu@yahoo.com>
Sent: Friday, August 6, 2021 4:25 PM
To: MacDonald, Connor <MacDonaldC@hillsboroughcounty.org>
Subject: Thonotosassa Plan

[External]

This email is from an **EXTERNAL** source and did not originate from a Hillsborough County email address. Use caution when clicking on links and attachments from outside sources.

	Received August 06, 2021 APPLICATION # R2- PD21-0701 Development Services
	ZONING HEARING MASTER
	THIS PROJECT DOES NOT MEET WITH THE THONOTOSASSA COMMUNITY PLAN #4 OF THE THONOTOSASSA COMMUNITY PLAN LIMIT THE LOCATION, TYPE AND SIZE OF NEW BUSINESSES TO FIT THE SURROUNDING AREA
0	THIS PROJECT DOES NOT ENHANCE THE SAFTY OF THE COMMUNITY
	THE BUS GARAGE AT WALKER ROAD AND HARNEY ROAD HAS ABOUT 1,300 BUSES AND ABOUT BOO BUS DRIVERS WITH TWO EXITS ONE ON WILLIAMS ROAD AND ONE ON WALKER ROAD AND HARNEY ROAD
	WALKER ROAD IS A 2 LANE ROAD IN A RESIDENTAL SETTING. WALKER ROAD IS NOT MAINTAINED VERY WELL. WITH LIGHT TRAFFIC IT CAN BARELY KEEP UP.
6	WALKER ROAD IS USED BY THE RESIDENTS SOME ARE DISABLE (IN WHEEL CHAIRS) SOME WALK THEIR DOGS, SOME RUN ETC. WE HAVE NO SIDE WALKS ON WALKER ROAD
	PUTTING IN THIS KIND OF PROJECT WITH THE CAR PULLING IN AND OUT ON WALKER ROAD AND ON 301 MAKES A DEADLY INTERSECTION EXTREMELY MORE DEADLY. THE BUSES CARING OUR CHILDERN CROSING 301 IS ALREADY A CHALANGE

21-0701

ADDING MOBE OBSTICALS FOR THE SCHOOL BUS DRIVERS TO DODGE IN NO WAY DOES IT ADD TO THE SAFTY OF THE CHILDERN IN THE SCHOOL BUSES, OR THE SAFTY OF THE RESIDENTS THIS COMMUNITY THE BUS DRIVERS PICK UP THE CHILDERN AT THEIR BUS STOPS IN THE MORNING AND DROPTHEM OFF AT SCHOOL AND GO BACK AFTER SCHOOL PICK THEM UP AND DROP THEM BACK OFF AT THEIR us Stobs WITH 800 BUSES - (30 CHILDERN-ABOUT PER BUS '15 2,400 CHILDERD) ON THESE SCHOOL BUSES THIS PROJECT DOES NOT ENHANCE THE QUALITY OF LIFE FOR THIS COMMUNITY ACCESS TO WALKER ROAD

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

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

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

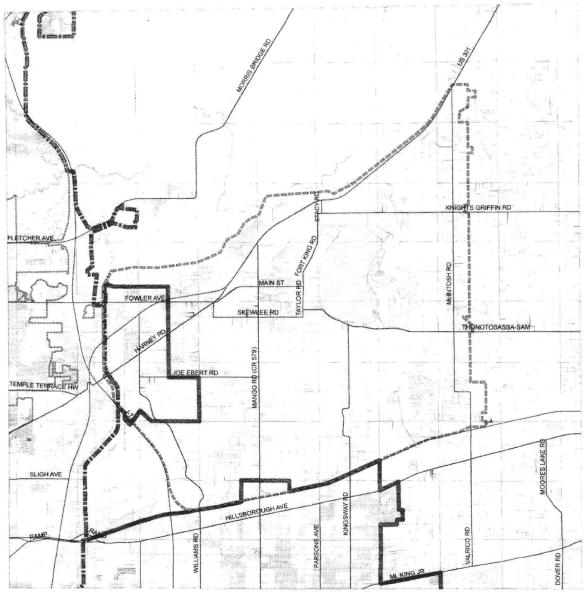
# About the Mearing: # RZ-PD21-0701

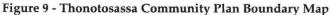
THONOTOSASSA

# 1.0 COMMUNITY AND SPECIAL AREA STUDIES

# THONOTOSASSA COMMUNITY PLAN

Location





## Introduction

The Thonotosassa area has a long and rich history spanning Native American communities, agricultural production and rural residential development. Thonotosassa was home to Seminole Indians and a Native American village is known to have existed near the lake as late as 1843. Lake Thonotosassa, the largest freshwater lake in Hillsborough County, provides the area's defining natural feature.

## 1.0 COMMUNITY AND SPECIAL AREA STUDIES

After the end of the Second Seminole war in 1852, settlers came to the area and began to develop an agricultural community with citrus production being a major enterprise. By 1925, the community's population reached 300 and Thonotosassa had become Hillsborough County's premier fruit-growing region, supporting four citrus packing houses, three churches, three general stores, a hotel and an ice manufacturer. Goods and people were transported to Tampa by railroad which was constructed by Henry Plant and opened in 1893.

While citrus still dominated the area as late as the 1980s, Thonotosassa has become attractive to people who desire a rural-residential life style while remaining in close proximity to urban areas. The community has developed the Community Plan to protect the history, character and values of Thonotosassa.

This comprehensive plan document furthers the community values and strategies described in the Thonotosassa Community Plan document prepared by the citizen Steering Committee and submitted to the Board of County Commissioners on January 28, 2003. See Figure 20.

#### Vision, Culture and Values Statement

In the Thonotosassa community residents are actively involved in government and civic Growth has been directed in ways that have enhanced the community's affairs. character and quality of life. The Main Street downtown area is the traditional center of community life and a commercial success. Many families here lived in the community for multiple generations and residents continue to enjoy rolling terrain with vistas, open spaces and trees. Agriculture and the tradition of keeping domesticated farm animals such as horses, chickens, pigs, goats, cattle and quail is still a part of the community's landscape and economy. It's a diversified, self-supporting community with a mix of uses and housing types varying from mobile home parks to large estates. Residents don't have to travel out of the area for shopping and there are good paying jobs available locally. Among the residents, there is a sense of belonging to one community and being close to and enjoying nature. Clean air and water, wildlife and especially the recreational opportunities centered around Lake Thonotosassa, such as boating and fishing in addition to biking, running, horseback riding and hunting, is a cherished part of the Thonotosassa lifestyle.

#### Goals

1. Community Control – Empower the <u>residents</u>, property owners and business owners in setting the direction and providing ongoing management of

LIVABLE COMMUNITIES ELEMENT

# 1.0 COMMUNITY AND SPECIAL AREA STUDIES

THONOTOSASSA

Thonotosassa's future growth and development, toward a community that adds value and enhances quality of life.

- Sense of Community Ensure that new development maintains and enhances Thonotosassa's unique character and sense of place, and provides a place for community activities and events.
- 3. Rural Character, Open Space and Agriculture Provide improved yet affordable infrastructure and a balance of residential, commercial, and other land uses while maintaining the rural nature of the Thonotosassa area. This goal includes encouragement for agriculture, protection of property owners' rights and values, and the establishment of open space and green space and low density, rural residential uses.
- 4. Diversity of People, Housing and Uses Maintain the existing diversity of housing types and styles. Provide for commerce and jobs but protect the community identity and limit the location, type and size of new businesses to fit the surrounding area.
- 5. Environment Protect water, wildlife, air, soil and trees through effective planning, consistent enforcement of existing regulations, and incentives. The Thonotosassa community values its natural environment and wants to see it protected in a way that balances environmental protection and private property rights
- 6. Improved Reputation and Civic Pride Enhance civic pride and the reputation of Thonotosassa by establishing and maintaining traditions, preserving the community's natural and cultural heritage, and developing and disseminating information to residents and visitors about the community.

## **Comprehensive Plan Strategies**

- Form a Thonotosassa Community Advisory Committee to become an effective voice for the community.
- Designate Main Street as Thonotosassa's downtown, develop a central gathering place and make downtown a focal point of commercial and community activity.
- Establish the community's boundaries and designate gateways.

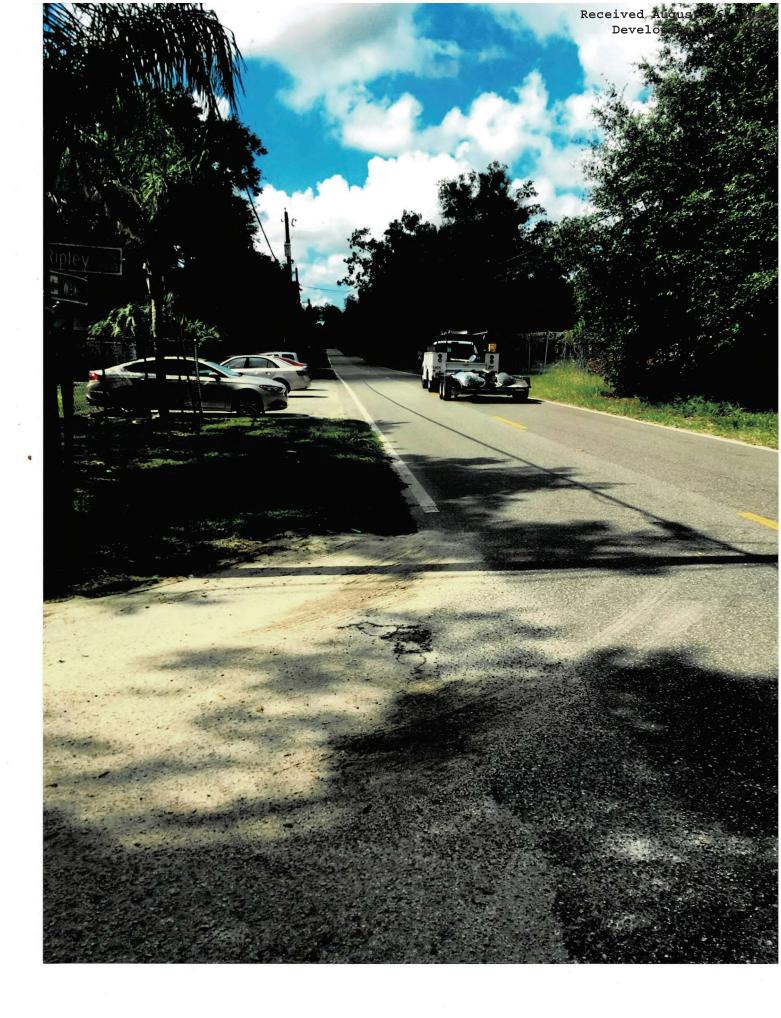
## 1.0 COMMUNITY AND SPECIAL AREA STUDIES

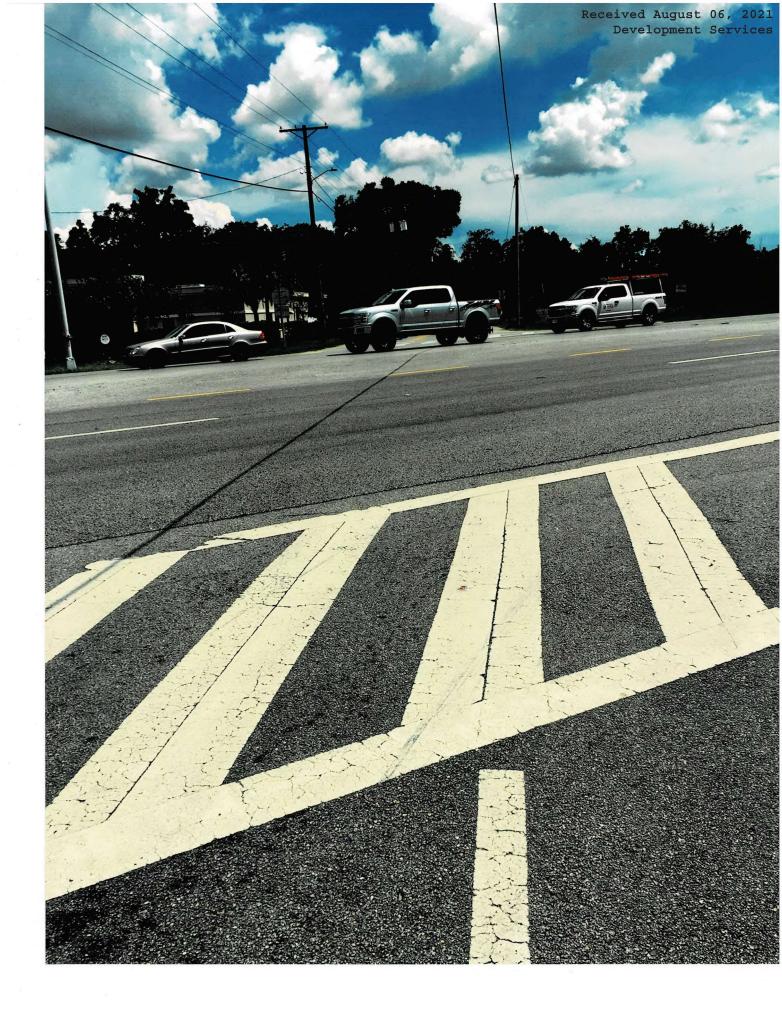
THONOTOSASSA

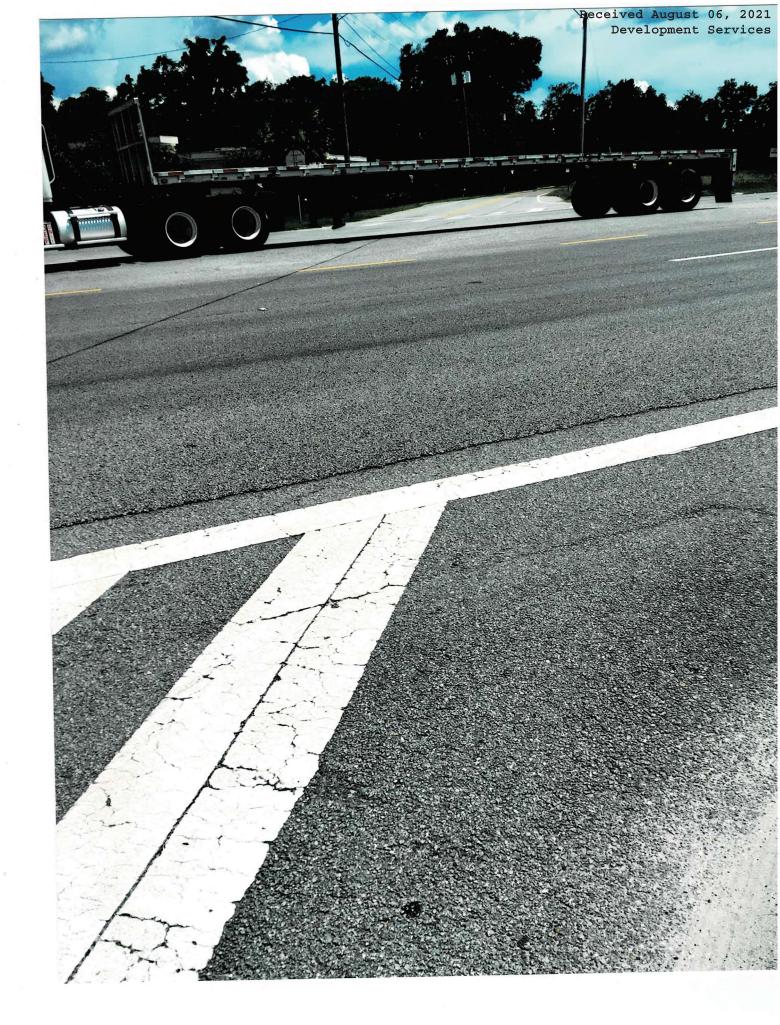
- Require minimum lot sizes of 1 acre for residential development within the Residential-1, Agricultural Estate, and Agricultural Rural Future Land Use categories.
- Protect the area's rural character.
- Support agricultural uses throughout the community.
- Retain the current boundaries of the Urban Service Area and continue to restrict central water and sewer services within the Rural Service Area.
- Allow commercial uses along SR 579 south of Pruett Road to I-4.

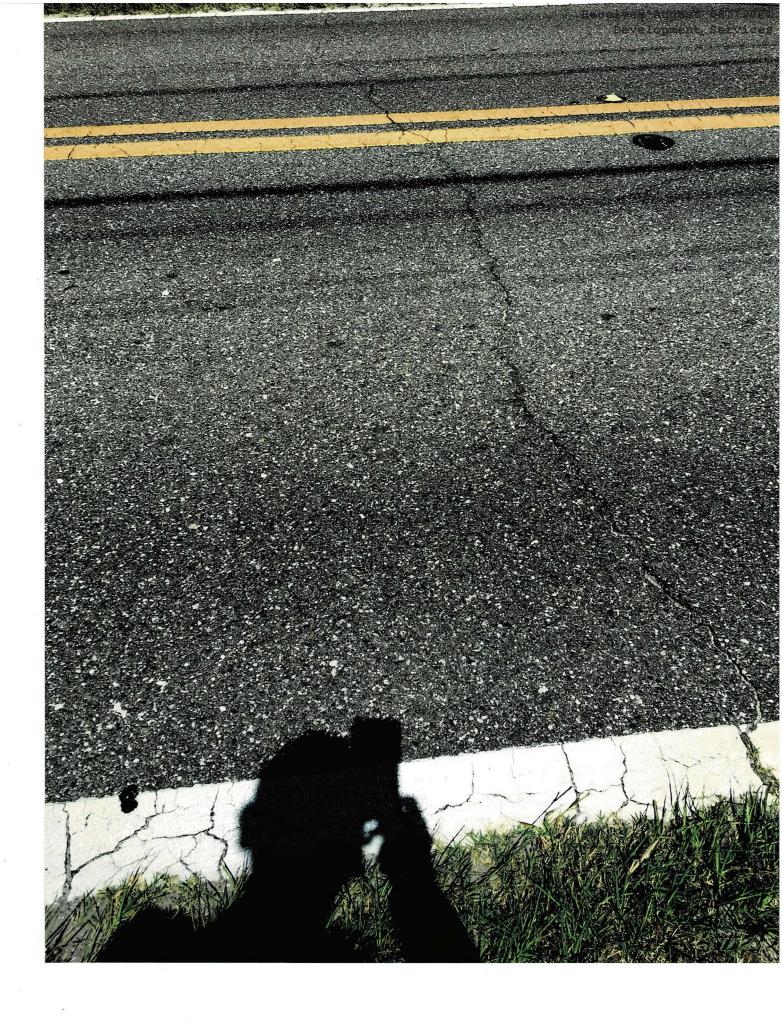
(Refer to the BOCC Action on February 21, 1995 regarding the Land Use Policy on County Road (CR) 579.)

• By June 2004, a proposal for transfer of development rights and purchase of development rights will be presented to the Thonotosassa Community Plan Steering Committee for further consideration by the Board of County Commissioners.





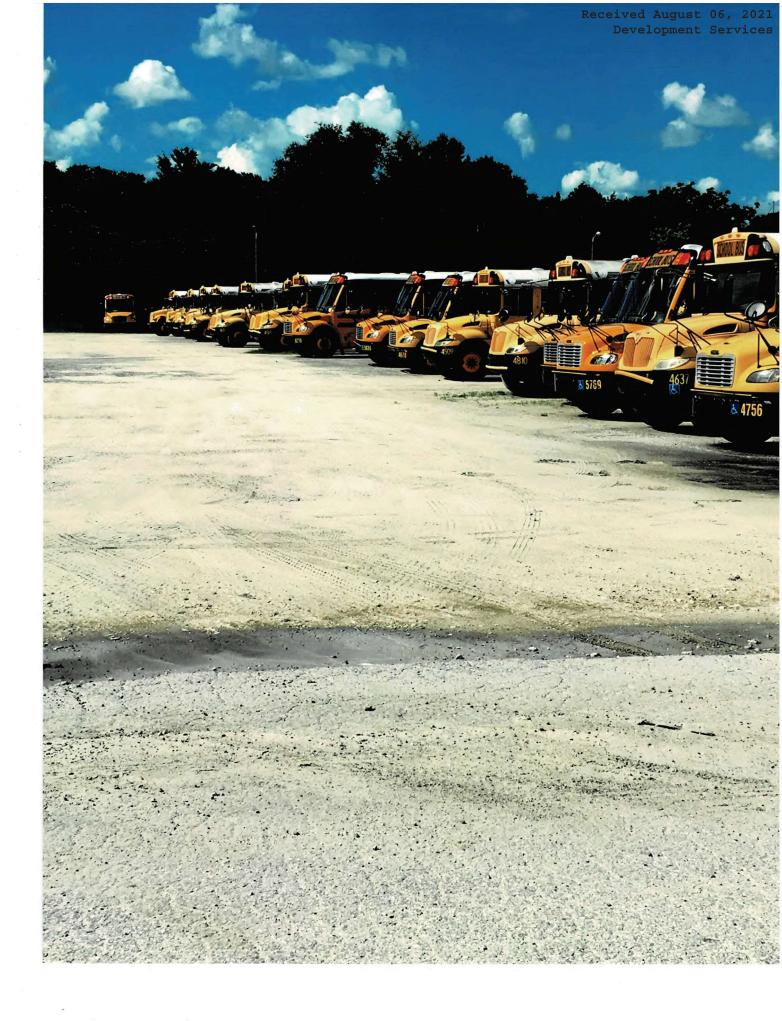


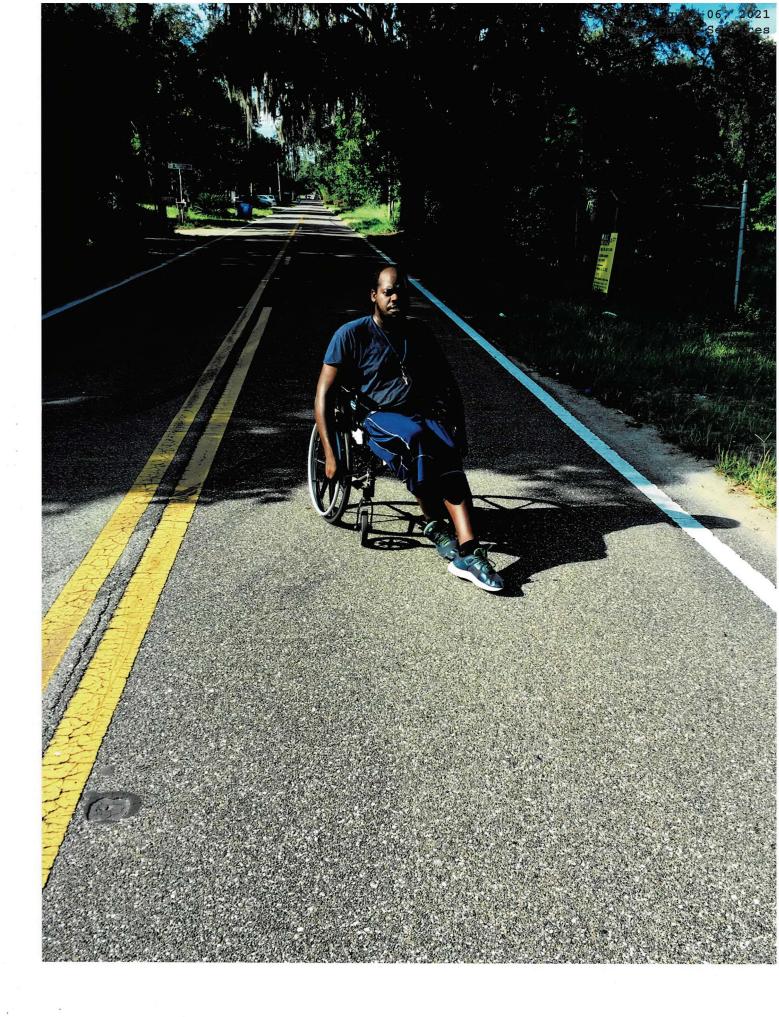














# **Rome, Ashley**

From: Sent: To: Subject: Hearings Thursday, July 29, 2021 10:34 AM Defranc, Kevie; Timoteo, Rosalina; Rome, Ashley FW: Reference # R2-PD21-0701

Please see email below.

Thanks, Marylou Norris Administrative Specialist Community Development Section Development Services Department

P: (813) 276-8398 E: <u>NorrisM@HCFLGov.net</u> W: <u>HCFLGov.net</u>

Hillsborough County 601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe



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

From: Amanda Benjamin <amanda\_n\_benjamin@yahoo.com>
Sent: Thursday, July 29, 2021 10:15 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Reference # R2-PD21-0701

[External]

# Good morning,

I'm aware of a possible new build in my neighborhood that will consist of different shopping stores, I however do not feel that is a good idea, in no shape or form does it enhance the safety of the community!!

\*The Hillsborough County Bus Garage has about 1,300 buses with only about 800 drivers!!

\*Does not meet with the Thonotosassa Community Plan!!

We have already lost lives on US-301, as well as many several other places. For the sake of children, commute with traffic to and from work. There are no sidewalks, no clearance of any safety, there definitely should not be a strip mall.

How about placing this strip mall idea in a more less commuted area...

Please don't jeopardize the safety of lives just for shopping purposes, we have a plaza right across the street - Winn Dixie, Pizza, Metro PCS, Subway, Nails, etc!! We are good!!

I hope my thoughts and concerns have reached the right person and will do their absolute best to make sure this DOES NOT happen @ Walker & 301 in Thonotosassa, Fl.

Shall you have any questions, please reach out.

Kindly, *Amanda Benjamin* 813-455-6343

This email is from an **EXTERNAL** source and did not originate from a Hillsborough County email address. Use caution when clicking on links and attachments from outside sources.

## **Rome, Ashley**

From:	Hearings
Sent:	Tuesday, December 7, 2021 9:25 AM
То:	Timoteo, Rosalina; Rome, Ashley; Defranc, Kevie
Subject:	FW: Rezoning from CN and AR to PD app # RZ-PD21-0701. Filing date 4/21/21. 10710 Walker RD. 33592

From: Thomas Curley <Telc742@outlook.com>
Sent: Tuesday, December 7, 2021 8:54 AM
To: soneyfmllc@yahoo.com; Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Rezoning from CN and AR to PD app # RZ-PD21-0701. Filing date 4/21/21. 10710 Walker RD. 33592

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

Good morning ladies and gentlemen.

My name is Thomas Curley a local resident effected by this rezoning application.

I am sending this email to hopefully resolve concerns and questions regarding this zoning / property.

I understand in the world we live in that or personal and corporate resources are pushed to the maximum. With that being stated the public is aware that the hearing for this property has been postponed for many reasons and you`ve been very timely with your mailings of these rezoning's.

The concern in my experience the changing of rezoning hearings are for a reason such as filing paperwork for permits, fulfillment filings for public entities, mandated design changes, establishing new configuration of property and building ETC.

When first mailing went out the public received a single of a plan and profile sheet of the conceptual designs. This is the concern.

The public has on the basis of the conceptual design acted in everyone's interest researching design standards, federal, state and county regulations and requirements compiling this media for presentation at the meeting.

However with the many reschedules its assumed that you have realized many of these concerns through presentation to the required entities and addressing them so this project can move forward. The public has not received the updated design plans and that is a concern. We are working with very dated materials that may not be applicable.

I understand the value of your time and inability to answer detailed questions by phone or personally, but any updates or changes to your contract documents are critical to the discussion in the rezoning hearing and I as an impacted resident would like review the lasts signed and sealed plans so I may know whether concerns regarding the safety of physically challenged pedestrian, vehicular traffic, line of sight, right of way have been addressed.

Thank you for your time in reading and responding.

Thomas A. Curley, Jr. Cell (813) 748-5319

## **Rome, Ashley**

From:	Thomas Curley <telc742@outlook.com></telc742@outlook.com>
Sent:	Tuesday, December 7, 2021 3:39 PM
То:	Soney FM LLC; Hearings
Cc:	Sozek Fl; Shivam Kapse; Richard Kelley
Subject:	Re: Rezoning from CN and AR to PD app # RZ-PD21-0701. Filing date 4/21/21. 10710 Walker RD. 33592

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

Thanks for the update I will review in detail tomorrow

Sent from my T-Mobile 5G Device Get <u>Outlook for Android</u>

From: Soney FM LLC <soneyfmllc@yahoo.com>

**Sent:** Tuesday, December 7, 2021 3:36:03 PM

To: hearings@hillsboroughcounty.org <hearings@hillsboroughcounty.org>; Thomas Curley <Telc742@outlook.com> Cc: Sozek Fl <sozek@msn.com>; Shivam Kapse <sk@soneyfmllc.com>; Richard Kelley <rich\_kelley\_34698@yahoo.com> Subject: Re: Rezoning from CN and AR to PD app # RZ-PD21-0701. Filing date 4/21/21. 10710 Walker RD. 33592 Hi Thomas: Nice to hear from you. Actually we have been revising Site Layout based on Comments from Hillsborough County and FDOT. We have been revising Retail Space space so as to minimize Traffic impact. Attached is Proposed GS layout for your information. Should you have any questions, please let us know. Dr. RAm Goel, P.E. Soney FM LLC Ph: 727-420-4796

On Tuesday, December 7, 2021, 08:53:40 AM EST, Thomas Curley <telc742@outlook.com> wrote:

Good morning ladies and gentlemen.

My name is Thomas Curley a local resident effected by this rezoning application.

I am sending this email to hopefully resolve concerns and questions regarding this zoning / property.

I understand in the world we live in that or personal and corporate resources are pushed to the maximum.

With that being stated the public is aware that the hearing for this property has been postponed for many reasons and you've been very timely with your mailings of these rezoning's.

The concern in my experience the changing of rezoning hearings are for a reason such as filing paperwork for permits, fulfillment filings for public entities, mandated design changes, establishing new configuration of property and building ETC.

When first mailing went out the public received a single of a plan and profile sheet of the conceptual designs. This is the concern.

The public has on the basis of the conceptual design acted in everyone's interest researching design standards, federal, state and county regulations and requirements compiling this media for presentation at the meeting.

However with the many reschedules its assumed that you have realized many of these concerns through presentation to the required entities and addressing them so this project can move forward. The public has not received the updated design plans and that is a concern. We are working with very dated materials that may not be applicable.

I understand the value of your time and inability to answer detailed questions by phone or personally, but any updates or changes to your contract documents are critical to the discussion in the rezoning hearing and I as an impacted resident would like review the lasts signed and sealed plans so I may know whether concerns regarding the safety of physically challenged pedestrian, vehicular traffic, line of sight, right of way have been addressed.

Thank you for your time in reading and responding.

Thomas A. Curley, Jr. Cell (813) 748-5319

From:	<u>Grady, Brian</u>
То:	<u>Timoteo, Rosalina; Rome, Ashley</u>
Cc:	Defranc, Kevie
Subject:	FW: (WEB mail) - Zoning #RZ-PD21-0701
Date:	Friday, August 6, 2021 10:33:47 AM
Attachments:	51883785_Thonotosassa Plan.pdf
	image001.png
	image003.png

For the file

# J. Brian Grady

**Executive Planner** Development Services Department

P: (813) 276-8343 E: <u>GradyB@HCFLGov.net</u> W: <u>HCFLGov.net</u>

#### Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn\_ | HCFL Stay Safe

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

From: Cury, Della <CuryD@HillsboroughCounty.ORG>
Sent: Friday, August 6, 2021 10:19 AM
To: Grady, Brian <GradyB@HillsboroughCounty.ORG>
Subject: FW: (WEB mail) - Zoning #RZ-PD21-0701

For the file.

# **Della Cury**

Legislative Aide to Harry Cohen County Commissioner, District 1 P: (813) 272-5470 M: (813) 614-2391 E: <u>Curyd@HCFLGov.net</u> County Center, 601 E Kennedy Blvd, 2<sup>nd</sup> floor Tampa, FL 33602

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

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Thursday, August 5, 2021 4:39 PM
To: Commissioner District 1 <<u>ContactDistrict1@hillsboroughcounty.org</u>>

**Subject:** (WEB mail) - Zoning #RZ-PD21-0701

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

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

Date and Time Submitted: Aug 5, 2021 4:38 PM

Name: Marvin Garrett

Address: 9308 goldenrod road THONOTOSASSA, FL 33592

Phone Number: (813) 244-2907

Email Address: <a href="mailto:butterflyangelia@aol.com">butterflyangelia@aol.com</a>

Subject: Zoning #RZ-PD21-0701

Message: Here is a list with photos of why this is not a safe idea for the community

843714507

Mozilla/5.0 (Windows NT 10.0; Win64; x64; rv:90.0) Gecko/20100101 Firefox/90.0

# APPLICATION # R2- PD21-0701 ZONING HEARING MASTER

Ø	THIS PROJECT DOES NOT MEET WITH THE THONOTOSASSA COMMUNITY PLAN #4 OF THE THONOTOSASSA COMMUNITY PLAN LIMIT THE LOCATION, TYPE AND SIZE OF NEW BUSINESSES TO FIT THE SURROUNDING AREA
B	THIS PROJECT DOES NOT ENHANCE THE SAFTY OF THE COMMUNITY
	THE BUS GARAGE AT WALKER ROAD AND HARNEY ROAD HAS ABOUT 1,300 BUSES AND ABOUT 800 BUS DRIVERS WITH TWO EXITS ONE ON WILLIAMS ROAD AND ONE ON WALKER ROAD AND HARNEY ROAD
	WALKER ROAD IS A 2 LANE ROAD IN A RESIDENTAL SETTING. WALKER ROAD IS NOT MAINTAINED VERY WELL. WITH LIGHT TRAFFIC IT CAN BARELY KEEP UP.
5	WALKER ROAD IS USED BY THE RESIDENTS SOME ARE DISABLE (IN WHEEL CHAIRS) SOME WALK THEIR DOGS, SOME RUN ETC. WE HAVE NO SIDE WALKS ON WALKER ROAD
	PUTTING IN THIS KIND OF PROJECT WITH THE CAR PULLING IN AND OUT ON WALKER ROAD AND ON 301 MAKES A DEADLY INTERSECTION EXTREMELY MORE DEADLY. THE BUSES CARING OUR CHILDERN CROSING 301 IS ALREADY A CHALANGE

ADDING MOBE OBSTICALS FOR THE SCHOOL BUS DRIVERS TO DODGE IN NO WAY DOES IT ADD TO THE SAFTY OF THE CHILDERN IN THE SCHOOL BUSES, OR THE SAFTY OF THE RESIDENTS THIS COMMUNITY THE BUS DRIVERS PICK UP THE CHILDERN AT THEIR BUS STOPS IN THE MORNING AND DROPTHEM OFF AT SCHOOL AND GO BACK AFTER SCHOOL PICK THEM UP AND DROP THEM BACK OFF AT THEIR us Studs WITH 800 BUSES - (30 CHILDERN-ABOUT PER BUS '15 2,400 CHILDERD) ON THESE SCHOOL BUSES THIS PROJECT DOES NOT ENHANCE THE QUALITY OF LIFE FOR THIS COMMUNITY ACCESS TO WALKER ROAD

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

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

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

About the Hearing: # RZ-PD21-0701

# THONOTOSASSA COMMUNITY PLAN

Location

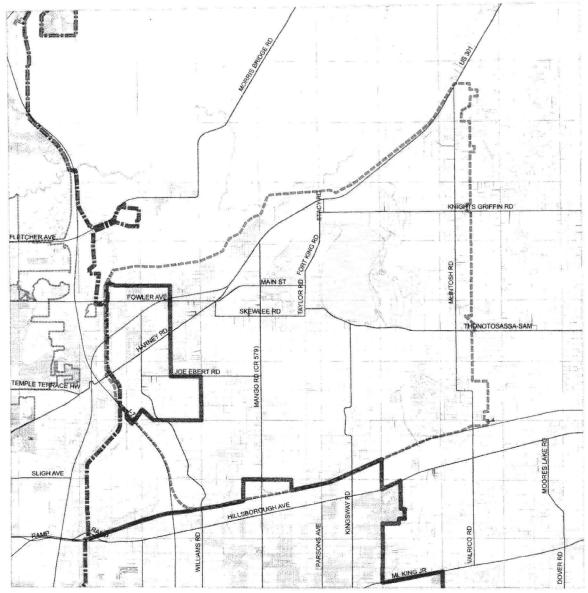


Figure 9 - Thonotosassa Community Plan Boundary Map

## Introduction

The Thonotosassa area has a long and rich history spanning Native American communities, agricultural production and rural residential development. Thonotosassa was home to Seminole Indians and a Native American village is known to have existed near the lake as late as 1843. Lake Thonotosassa, the largest freshwater lake in Hillsborough County, provides the area's defining natural feature.

After the end of the Second Seminole war in 1852, settlers came to the area and began to develop an agricultural community with citrus production being a major enterprise. By 1925, the community's population reached 300 and Thonotosassa had become Hillsborough County's premier fruit-growing region, supporting four citrus packing houses, three churches, three general stores, a hotel and an ice manufacturer. Goods and people were transported to Tampa by railroad which was constructed by Henry Plant and opened in 1893.

While citrus still dominated the area as late as the 1980s, Thonotosassa has become attractive to people who desire a rural-residential life style while remaining in close proximity to urban areas. The community has developed the Community Plan to protect the history, character and values of Thonotosassa.

This comprehensive plan document furthers the community values and strategies described in the Thonotosassa Community Plan document prepared by the citizen Steering Committee and submitted to the Board of County Commissioners on January 28, 2003. See Figure 20.

#### Vision, Culture and Values Statement

In the Thonotosassa community residents are actively involved in government and civic Growth has been directed in ways that have enhanced the community's affairs. character and quality of life. The Main Street downtown area is the traditional center of community life and a commercial success. Many families here lived in the community for multiple generations and residents continue to enjoy rolling terrain with vistas, open spaces and trees. Agriculture and the tradition of keeping domesticated farm animals such as horses, chickens, pigs, goats, cattle and quail is still a part of the community's landscape and economy. It's a diversified, self-supporting community with a mix of uses and housing types varying from mobile home parks to large estates. Residents don't have to travel out of the area for shopping and there are good paying jobs available locally. Among the residents, there is a sense of belonging to one community and being close to and enjoying nature. Clean air and water, wildlife and especially the recreational opportunities centered around Lake Thonotosassa, such as boating and fishing in addition to biking, running, horseback riding and hunting, is a cherished part of the Thonotosassa lifestyle.

#### Goals

1. Community Control – Empower the <u>residents</u>, 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.

- Sense of Community Ensure that new development maintains and enhances Thonotosassa's unique character and sense of place, and provides a place for community activities and events.
- 3. Rural Character, Open Space and Agriculture Provide improved yet affordable infrastructure and a balance of residential, commercial, and other land uses while maintaining the rural nature of the Thonotosassa area. This goal includes encouragement for agriculture, protection of property owners' rights and values, and the establishment of open space and green space and low density, rural residential uses.
- 4. Diversity of People, Housing and Uses Maintain the existing diversity of housing types and styles. Provide for commerce and jobs but protect the community identity and limit the location, type and size of new businesses to fit the surrounding area.
- 5. Environment Protect water, wildlife, air, soil and trees through effective planning, consistent enforcement of existing regulations, and incentives. The Thonotosassa community values its natural environment and wants to see it protected in a way that balances environmental protection and private property rights
- 6. Improved Reputation and Civic Pride Enhance civic pride and the reputation of Thonotosassa by establishing and maintaining traditions, preserving the community's natural and cultural heritage, and developing and disseminating information to residents and visitors about the community.

## **Comprehensive Plan Strategies**

- Form a Thonotosassa Community Advisory Committee to become an effective voice for the community.
- Designate Main Street as Thonotosassa's downtown, develop a central gathering place and make downtown a focal point of commercial and community activity.
- Establish the community's boundaries and designate gateways.

THONOTOSASSA

- Require minimum lot sizes of 1 acre for residential development within the Residential-1, Agricultural Estate, and Agricultural Rural Future Land Use categories.
- Protect the area's rural character.
- Support agricultural uses throughout the community.
- Retain the current boundaries of the Urban Service Area and continue to restrict central water and sewer services within the Rural Service Area.
- Allow commercial uses along SR 579 south of Pruett Road to I-4.

(Refer to the BOCC Action on February 21, 1995 regarding the Land Use Policy on County Road (CR) 579.)

• By June 2004, a proposal for transfer of development rights and purchase of development rights will be presented to the Thonotosassa Community Plan Steering Committee for further consideration by the Board of County Commissioners.

From:	<u>Grady, Brian</u>
То:	<u>Timoteo, Rosalina; Rome, Ashley</u>
Cc:	Defranc, Kevie
Subject:	FW: (WEB mail) - Zoning #RZ-PD21-0701
Date:	Friday, August 6, 2021 10:33:47 AM
Attachments:	51883785_Thonotosassa Plan.pdf
	image001.png
	image003.png

For the file

# J. Brian Grady

**Executive Planner** Development Services Department

P: (813) 276-8343 E: <u>GradyB@HCFLGov.net</u> W: <u>HCFLGov.net</u>

### Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

From: Cury, Della <CuryD@HillsboroughCounty.ORG>
Sent: Friday, August 6, 2021 10:19 AM
To: Grady, Brian <GradyB@HillsboroughCounty.ORG>
Subject: FW: (WEB mail) - Zoning #RZ-PD21-0701

For the file.

# **Della Cury**

Legislative Aide to Harry Cohen County Commissioner, District 1 P: (813) 272-5470 M: (813) 614-2391 E: <u>Curyd@HCFLGov.net</u> County Center, 601 E Kennedy Blvd, 2<sup>nd</sup> floor Tampa, FL 33602

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

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Thursday, August 5, 2021 4:39 PM
To: Commissioner District 1 <<u>ContactDistrict1@hillsboroughcounty.org</u>>

**Subject:** (WEB mail) - Zoning #RZ-PD21-0701

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

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

Date and Time Submitted: Aug 5, 2021 4:38 PM

Name: Marvin Garrett

Address: 9308 goldenrod road THONOTOSASSA, FL 33592

Phone Number: (813) 244-2907

Email Address: <a href="mailto:butterflyangelia@aol.com">butterflyangelia@aol.com</a>

Subject: Zoning #RZ-PD21-0701

Message: Here is a list with photos of why this is not a safe idea for the community

843714507

Mozilla/5.0 (Windows NT 10.0; Win64; x64; rv:90.0) Gecko/20100101 Firefox/90.0

# APPLICATION # R2- PD21-0701 ZONING HEARING MASTER

Ø	THIS PROJECT DOES NOT MEET WITH THE THONOTOSASSA COMMUNITY PLAN #4 OF THE THONOTOSASSA COMMUNITY PLAN LIMIT THE LOCATION, TYPE AND SIZE OF NEW BUSINESSES TO FIT THE SURROUNDING AREA
B	THIS PROJECT DOES NOT ENHANCE THE SAFTY OF THE COMMUNITY
	THE BUS GARAGE AT WALKER ROAD AND HARNEY ROAD HAS ABOUT 1,300 BUSES AND ABOUT 800 BUS DRIVERS WITH TWO EXITS ONE ON WILLIAMS ROAD AND ONE ON WALKER ROAD AND HARNEY ROAD
	WALKER ROAD IS A 2 LANE ROAD IN A RESIDENTAL SETTING. WALKER ROAD IS NOT MAINTAINED VERY WELL. WITH LIGHT TRAFFIC IT CAN BARELY KEEP UP.
5	WALKER ROAD IS USED BY THE RESIDENTS SOME ARE DISABLE (IN WHEEL CHAIRS) SOME WALK THEIR DOGS, SOME RUN ETC. WE HAVE NO SIDE WALKS ON WALKER ROAD
	PUTTING IN THIS KIND OF PROJECT WITH THE CAR PULLING IN AND OUT ON WALKER ROAD AND ON 301 MAKES A DEADLY INTERSECTION EXTREMELY MORE DEADLY. THE BUSES CARING OUR CHILDERN CROSING 301 IS ALREADY A CHALANGE

ADDING MOBE OBSTICALS FOR THE SCHOOL BUS DRIVERS TO DODGE IN NO WAY DOES IT ADD TO THE SAFTY OF THE CHILDERN IN THE SCHOOL BUSES, OR THE SAFTY OF THE RESIDENTS THIS COMMUNITY THE BUS DRIVERS PICK UP THE CHILDERN AT THEIR BUS STOPS IN THE MORNING AND DROPTHEM OFF AT SCHOOL AND GO BACK AFTER SCHOOL PICK THEM UP AND DROP THEM BACK OFF AT THEIR us Studs WITH 800 BUSES - (30 CHILDERN-ABOUT PER BUS '15 2,400 CHILDERD) ON THESE SCHOOL BUSES THIS PROJECT DOES NOT ENHANCE THE QUALITY OF LIFE FOR THIS COMMUNITY ACCESS TO WALKER ROAD

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

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

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

About the Hearing: # RZ-PD21-0701

# THONOTOSASSA COMMUNITY PLAN

Location

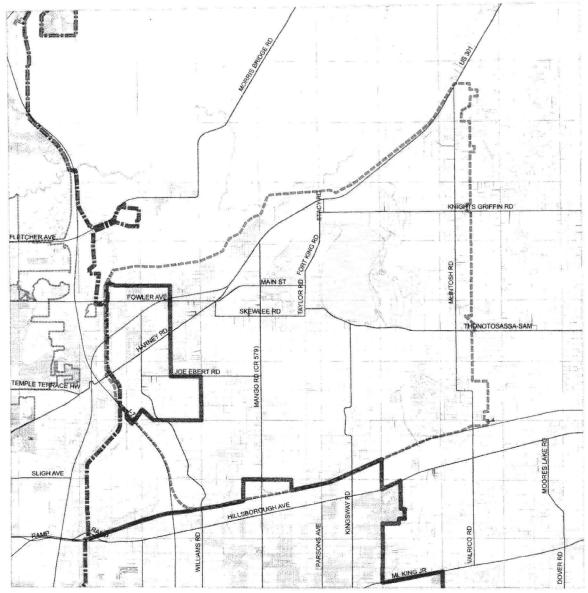


Figure 9 - Thonotosassa Community Plan Boundary Map

## Introduction

The Thonotosassa area has a long and rich history spanning Native American communities, agricultural production and rural residential development. Thonotosassa was home to Seminole Indians and a Native American village is known to have existed near the lake as late as 1843. Lake Thonotosassa, the largest freshwater lake in Hillsborough County, provides the area's defining natural feature.

After the end of the Second Seminole war in 1852, settlers came to the area and began to develop an agricultural community with citrus production being a major enterprise. By 1925, the community's population reached 300 and Thonotosassa had become Hillsborough County's premier fruit-growing region, supporting four citrus packing houses, three churches, three general stores, a hotel and an ice manufacturer. Goods and people were transported to Tampa by railroad which was constructed by Henry Plant and opened in 1893.

While citrus still dominated the area as late as the 1980s, Thonotosassa has become attractive to people who desire a rural-residential life style while remaining in close proximity to urban areas. The community has developed the Community Plan to protect the history, character and values of Thonotosassa.

This comprehensive plan document furthers the community values and strategies described in the Thonotosassa Community Plan document prepared by the citizen Steering Committee and submitted to the Board of County Commissioners on January 28, 2003. See Figure 20.

#### Vision, Culture and Values Statement

In the Thonotosassa community residents are actively involved in government and civic Growth has been directed in ways that have enhanced the community's affairs. character and quality of life. The Main Street downtown area is the traditional center of community life and a commercial success. Many families here lived in the community for multiple generations and residents continue to enjoy rolling terrain with vistas, open spaces and trees. Agriculture and the tradition of keeping domesticated farm animals such as horses, chickens, pigs, goats, cattle and quail is still a part of the community's landscape and economy. It's a diversified, self-supporting community with a mix of uses and housing types varying from mobile home parks to large estates. Residents don't have to travel out of the area for shopping and there are good paying jobs available locally. Among the residents, there is a sense of belonging to one community and being close to and enjoying nature. Clean air and water, wildlife and especially the recreational opportunities centered around Lake Thonotosassa, such as boating and fishing in addition to biking, running, horseback riding and hunting, is a cherished part of the Thonotosassa lifestyle.

#### Goals

1. Community Control – Empower the <u>residents</u>, 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.

- Sense of Community Ensure that new development maintains and enhances Thonotosassa's unique character and sense of place, and provides a place for community activities and events.
- 3. Rural Character, Open Space and Agriculture Provide improved yet affordable infrastructure and a balance of residential, commercial, and other land uses while maintaining the rural nature of the Thonotosassa area. This goal includes encouragement for agriculture, protection of property owners' rights and values, and the establishment of open space and green space and low density, rural residential uses.
- 4. Diversity of People, Housing and Uses Maintain the existing diversity of housing types and styles. Provide for commerce and jobs but protect the community identity and limit the location, type and size of new businesses to fit the surrounding area.
- 5. Environment Protect water, wildlife, air, soil and trees through effective planning, consistent enforcement of existing regulations, and incentives. The Thonotosassa community values its natural environment and wants to see it protected in a way that balances environmental protection and private property rights
- 6. Improved Reputation and Civic Pride Enhance civic pride and the reputation of Thonotosassa by establishing and maintaining traditions, preserving the community's natural and cultural heritage, and developing and disseminating information to residents and visitors about the community.

## **Comprehensive Plan Strategies**

- Form a Thonotosassa Community Advisory Committee to become an effective voice for the community.
- Designate Main Street as Thonotosassa's downtown, develop a central gathering place and make downtown a focal point of commercial and community activity.
- Establish the community's boundaries and designate gateways.

THONOTOSASSA

- Require minimum lot sizes of 1 acre for residential development within the Residential-1, Agricultural Estate, and Agricultural Rural Future Land Use categories.
- Protect the area's rural character.
- Support agricultural uses throughout the community.
- Retain the current boundaries of the Urban Service Area and continue to restrict central water and sewer services within the Rural Service Area.
- Allow commercial uses along SR 579 south of Pruett Road to I-4.

(Refer to the BOCC Action on February 21, 1995 regarding the Land Use Policy on County Road (CR) 579.)

• By June 2004, a proposal for transfer of development rights and purchase of development rights will be presented to the Thonotosassa Community Plan Steering Committee for further consideration by the Board of County Commissioners.

## **Rome, Ashley**

From:	MacDonald, Connor
Sent:	Thursday, August 12, 2021 10:14 AM
То:	Timoteo, Rosalina
Cc:	Rome, Ashley
Subject:	FW: RZ-PD21-0701
Attachments:	Copy of Document (1).pdf; Copy of Document (5).pdf; Copy of Document (2).pdf; Copy of Document (3).pdf; Copy of Document (4).pdf; Document (6).pdf; Document (8).pdf; Document (7).pdf; Document (9).pdf; Document (10).pdf; Thonotosassa Plan.pdf

## **Connor MacDonald, MURP**

**Planning & Zoning Technician** Development Services Department (DSD)

P: (813) 829-9602 | VoIP: 39402 M: (813) 272-5600 E: macdonaldc@hillsboroughcounty.org W: HillsboroughCounty.Org

Hillsborough County 601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

From: Susan Jones <saucerdog@gmail.com>
Sent: Thursday, August 12, 2021 10:10 AM
To: Andrea Papandrew <papandrewa@plancom.org>; Defranc, Kevie <DefrancK@hillsboroughcounty.org>; MacDonald,
Connor <MacDonaldC@hillsboroughcounty.org>
Subject: RZ-PD21-0701

External email: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attached are my objections to the referenced Zoning Plan/Variations. My written objections are in the file labeled Thonotosassa Plan.

Marvin Garrett 9308 GOLDENROD RD THONOTOSASSA, FL 33592-3629

This email is from an **EXTERNAL** source and did not originate from a Hillsborough County email address. Use caution

when clicking on links and attachments from outside sources.

and an electronic structure of the struc	Received August 12, 2021 APPLICATION # R2- PD21-07Development Services
	ZONING HEARING MASTER
	THIS PROJECT DOES NOT MEET WITH THE THONOTOSASSA COMMUNITY PLAN #4 OF THE THONOTOSASSA COMMUNITY PLAN LIMIT THE LOCATION, TYPE AND SIZE OF NEW BUSINESSES TO FIT THE SURROUNDING AREA
B	THIS PROJECT DOES NOT ENHANCE THE SAFTY OF THE COMMUNITY
	THE BUS GARAGE AT WALKER ROAD AND HARNEY ROAD HAS ABOUT 1,300 BUSES AND ABOUT 800 BUS DRIVERS WITH TWO EXITS ONE ON WILLIAMS ROAD AND ONE ON WALKER ROAD AND HARNEY ROAD
	WALKER ROAD IS A 2 LANE ROAD IN A RESIDENTIAL SETTING. WALKER ROAD IS NOT MAINTAINED VERY WELL. WITH LIGHT TRAFFIC IT CAN BARELY KEEP UP.
6	WALKER ROAD IS USED BY THE RESIDENTS SOME ARE DISABLE (IN WHEEL CHAIRS) SOME WALK THEIR DOGS, SOME RUN ETC. WE HAVE NO SIDE WALKS ON WALKER ROAD
	PUTTING IN THIS KIND OF PROJECT WITH THE CAR PULLING IN AND OUT ON WALKER ROAD AND ON BOI MAKES A DEADLY INTERSECTION EXTREMELY MORE DEADLY. THE BUSES CARING OUR CHILDERN CROSING 301 IS ALREADY A CHALANGE

ADDING MOBE OBSTICALS FOR THE SCHOOL BUS DRIVERS TO DODGE IN NO WAY DOES IT ADD TO THE SAFTY OF THE CHILDERN IN THE SCHOOL BUSES, OR THE SAFTY OF THE RESIDENTS THIS COMMUNITY THE BUS DRIVERS PICK UP THE CHILDERN AT THEIR BUS STOPS IN THE MORNING AND DROPTHEM OFF AT SCHOOL AND GO BACK AFTER SCHOOL PICK THEM UP AND DROP THEM BACK OFF AT THEIR us Stobs WITH 800 BUSES - (30 CHILDERN-ABOUT PER BUS '15 2,400 CHILDERD) ON THESE SCHOOL BUSES THIS PROJECT DOES NOT ENHANCE THE QUALITY OF LIFE FOR THIS COMMUNITY ACCESS TO WALKER ROAD

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

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

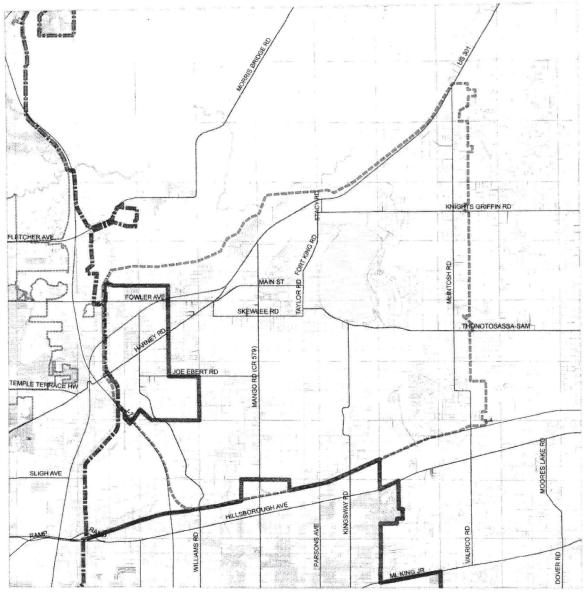
All documentation submitted should reference the application number as listed at the top of page 1 of this notice.

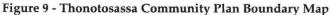
# About the Mearing: # RZ-PD21-0701

THONOTOSASSA

# THONOTOSASSA COMMUNITY PLAN

Location





## Introduction

The Thonotosassa area has a long and rich history spanning Native American communities, agricultural production and rural residential development. Thonotosassa was home to Seminole Indians and a Native American village is known to have existed near the lake as late as 1843. Lake Thonotosassa, the largest freshwater lake in Hillsborough County, provides the area's defining natural feature.

After the end of the Second Seminole war in 1852, settlers came to the area and began to develop an agricultural community with citrus production being a major enterprise. By 1925, the community's population reached 300 and Thonotosassa had become Hillsborough County's premier fruit-growing region, supporting four citrus packing houses, three churches, three general stores, a hotel and an ice manufacturer. Goods and people were transported to Tampa by railroad which was constructed by Henry Plant and opened in 1893.

While citrus still dominated the area as late as the 1980s, Thonotosassa has become attractive to people who desire a rural-residential life style while remaining in close proximity to urban areas. The community has developed the Community Plan to protect the history, character and values of Thonotosassa.

This comprehensive plan document furthers the community values and strategies described in the Thonotosassa Community Plan document prepared by the citizen Steering Committee and submitted to the Board of County Commissioners on January 28, 2003. See Figure 20.

#### Vision, Culture and Values Statement

In the Thonotosassa community residents are actively involved in government and civic Growth has been directed in ways that have enhanced the community's affairs. character and quality of life. The Main Street downtown area is the traditional center of community life and a commercial success. Many families here lived in the community for multiple generations and residents continue to enjoy rolling terrain with vistas, open spaces and trees. Agriculture and the tradition of keeping domesticated farm animals such as horses, chickens, pigs, goats, cattle and quail is still a part of the community's landscape and economy. It's a diversified, self-supporting community with a mix of uses and housing types varying from mobile home parks to large estates. Residents don't have to travel out of the area for shopping and there are good paying jobs available locally. Among the residents, there is a sense of belonging to one community and being close to and enjoying nature. Clean air and water, wildlife and especially the recreational opportunities centered around Lake Thonotosassa, such as boating and fishing in addition to biking, running, horseback riding and hunting, is a cherished part of the Thonotosassa lifestyle.

#### Goals

1. Community Control – Empower the <u>residents</u>, property owners and business owners in setting the direction and providing ongoing management of

LIVABLE COMMUNITIES ELEMENT

THONOTOSASSA

Thonotosassa's future growth and development, toward a community that adds value and enhances quality of life.

- Sense of Community Ensure that new development maintains and enhances Thonotosassa's unique character and sense of place, and provides a place for community activities and events.
- 3. Rural Character, Open Space and Agriculture Provide improved yet affordable infrastructure and a balance of residential, commercial, and other land uses while maintaining the rural nature of the Thonotosassa area. This goal includes encouragement for agriculture, protection of property owners' rights and values, and the establishment of open space and green space and low density, rural residential uses.
- 4. Diversity of People, Housing and Uses Maintain the existing diversity of housing types and styles. Provide for commerce and jobs but protect the community identity and limit the location, type and size of new businesses to fit the surrounding area.
- 5. Environment Protect water, wildlife, air, soil and trees through effective planning, consistent enforcement of existing regulations, and incentives. The Thonotosassa community values its natural environment and wants to see it protected in a way that balances environmental protection and private property rights
- 6. Improved Reputation and Civic Pride Enhance civic pride and the reputation of Thonotosassa by establishing and maintaining traditions, preserving the community's natural and cultural heritage, and developing and disseminating information to residents and visitors about the community.

## **Comprehensive Plan Strategies**

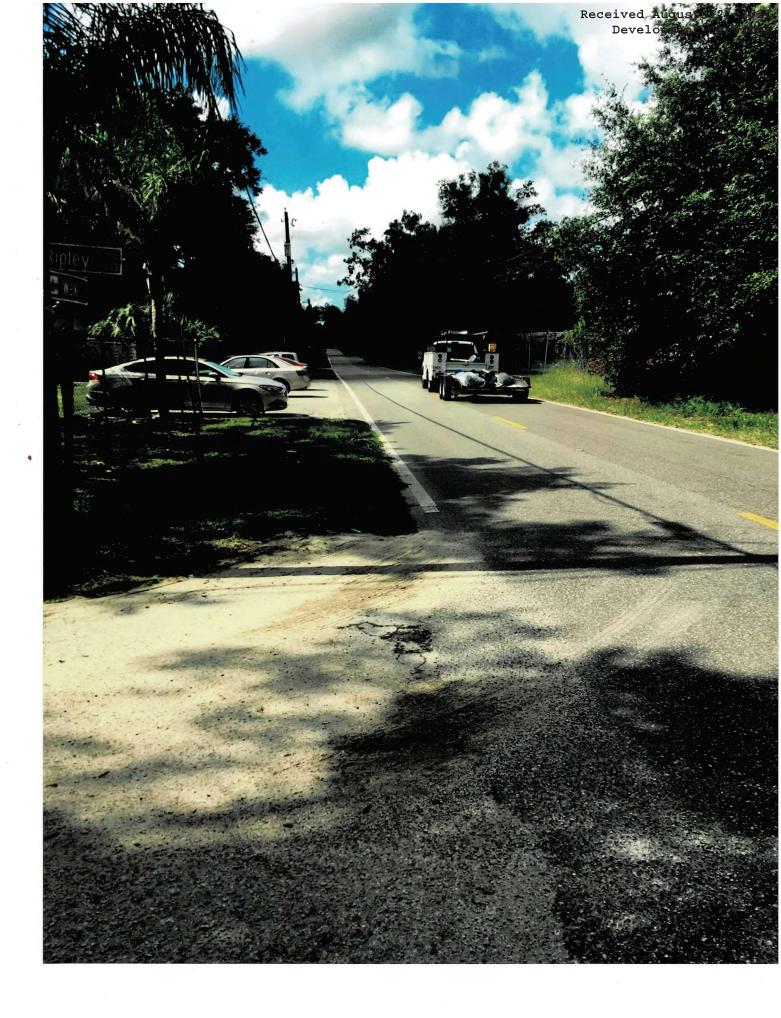
- Form a Thonotosassa Community Advisory Committee to become an effective voice for the community.
- Designate Main Street as Thonotosassa's downtown, develop a central gathering place and make downtown a focal point of commercial and community activity.
- Establish the community's boundaries and designate gateways.

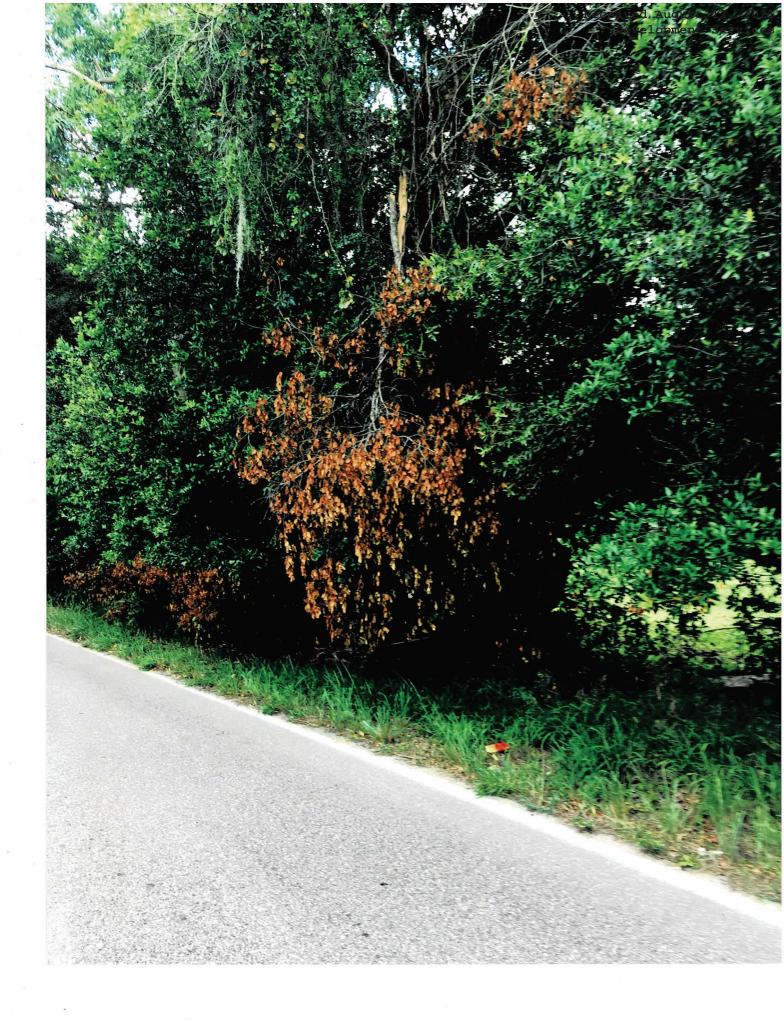
THONOTOSASSA

- Require minimum lot sizes of 1 acre for residential development within the Residential-1, Agricultural Estate, and Agricultural Rural Future Land Use categories.
- Protect the area's rural character.
- Support agricultural uses throughout the community.
- Retain the current boundaries of the Urban Service Area and continue to restrict central water and sewer services within the Rural Service Area.
- Allow commercial uses along SR 579 south of Pruett Road to I-4.

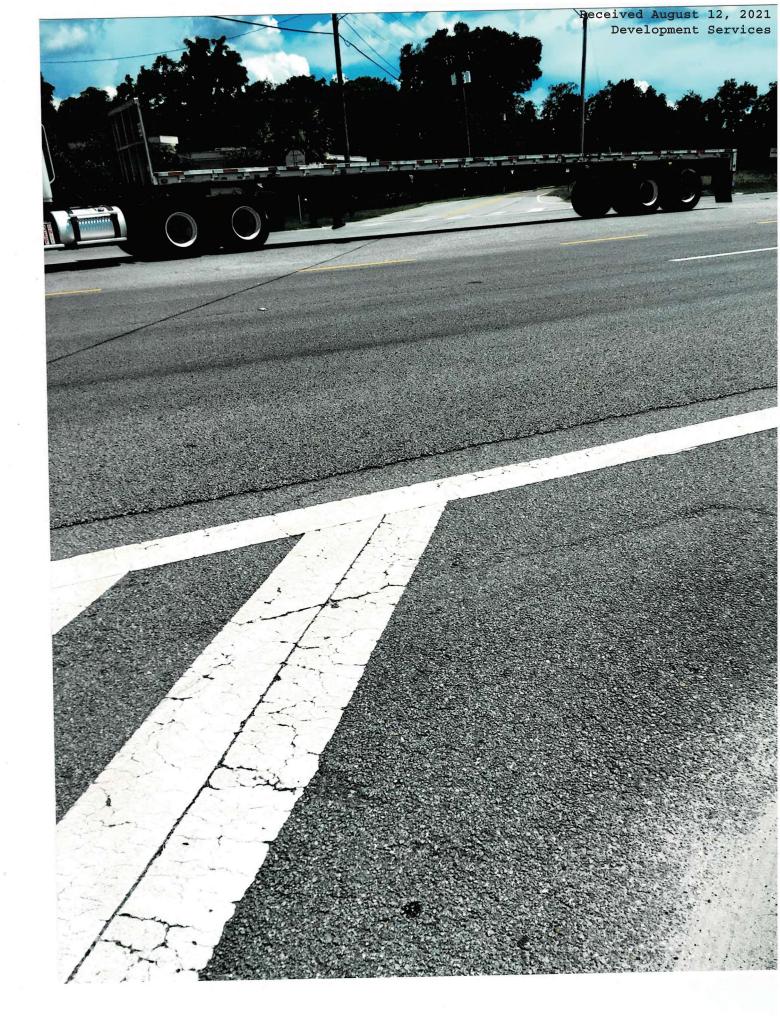
(Refer to the BOCC Action on February 21, 1995 regarding the Land Use Policy on County Road (CR) 579.)

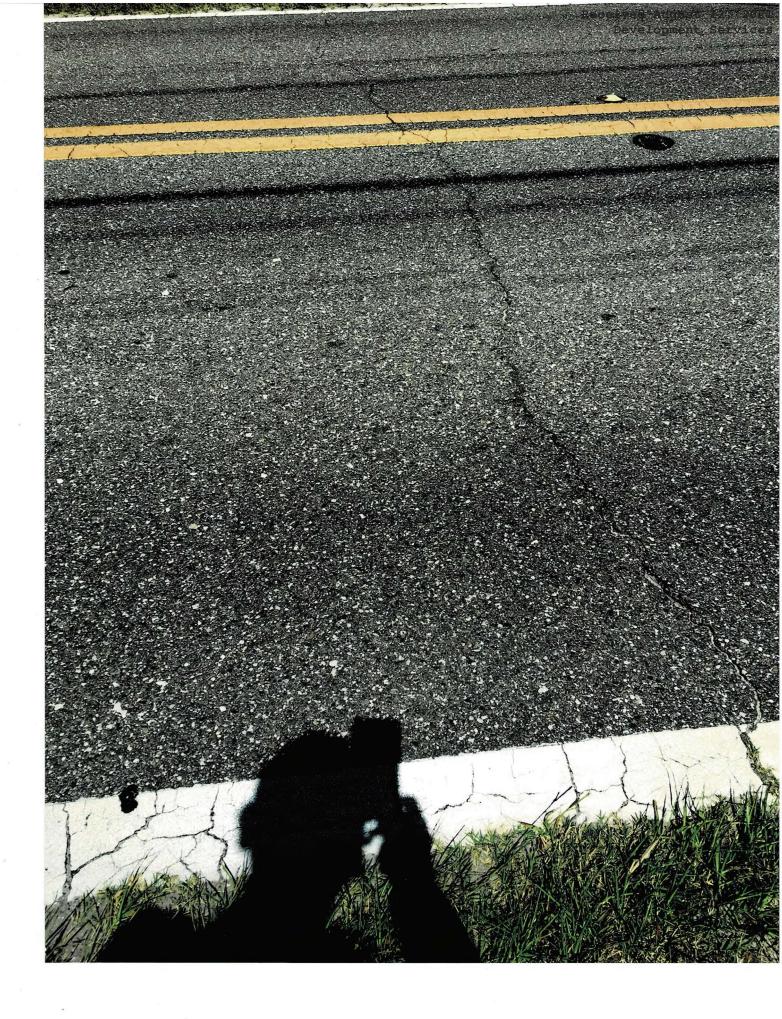
• By June 2004, a proposal for transfer of development rights and purchase of development rights will be presented to the Thonotosassa Community Plan Steering Committee for further consideration by the Board of County Commissioners.



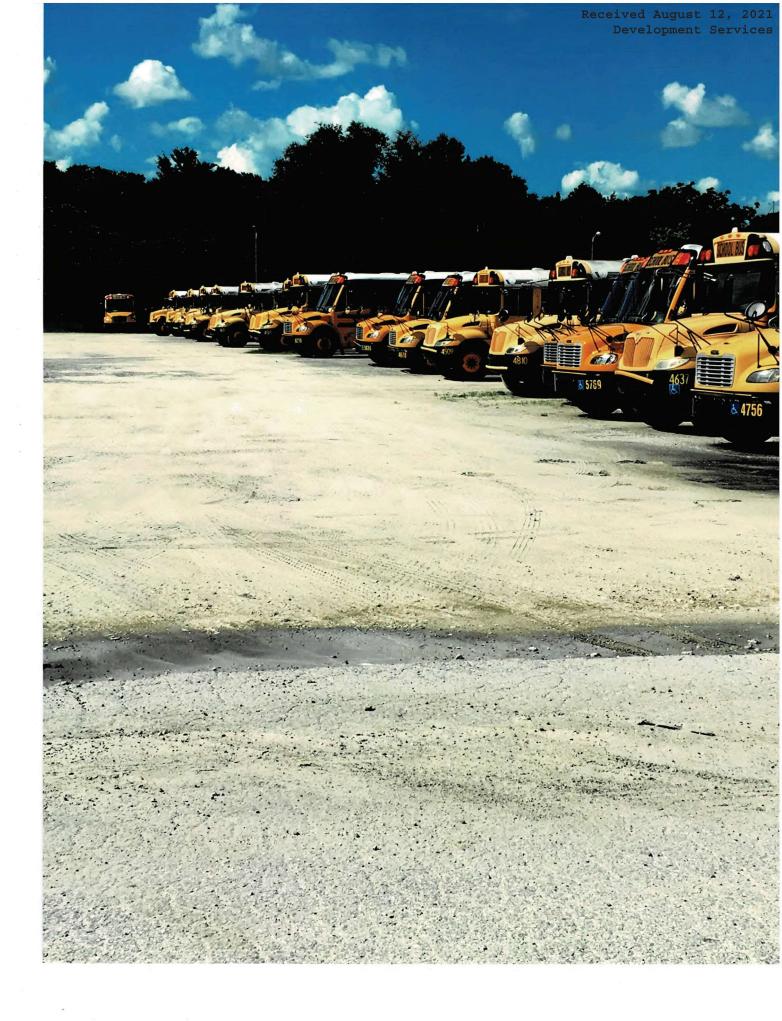




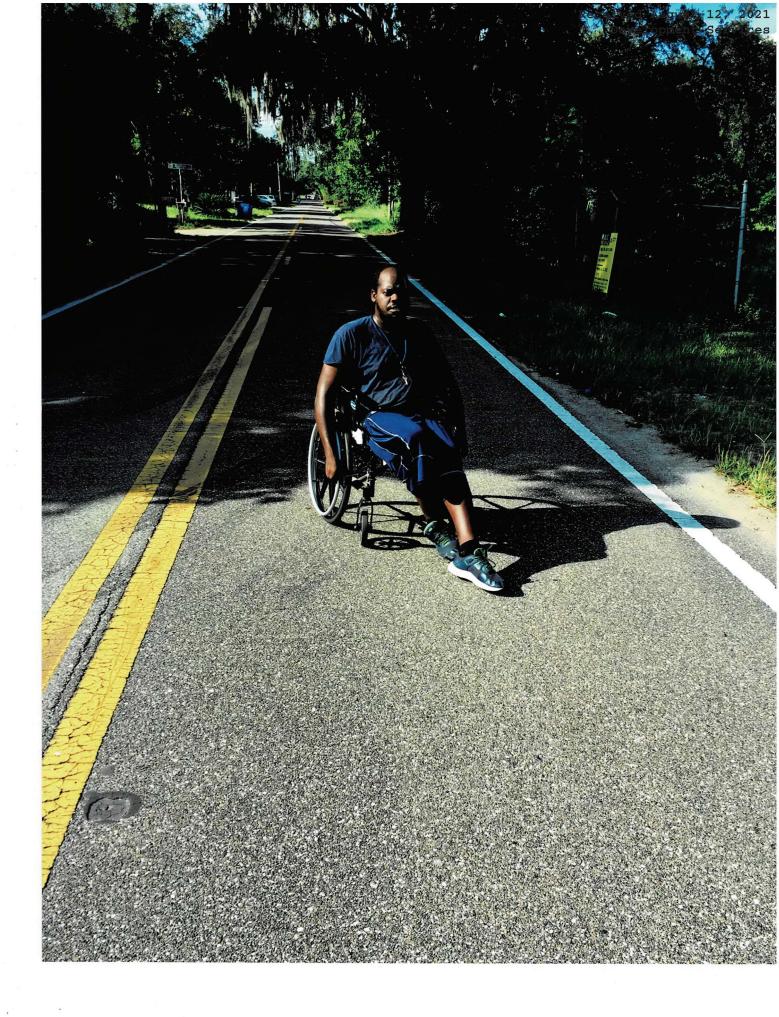














## **Rome, Ashley**

From:	MacDonald, Connor
Sent:	Thursday, August 12, 2021 10:14 AM
То:	Timoteo, Rosalina
Cc:	Rome, Ashley
Subject:	FW: RZ-PD21-0701
Attachments:	Copy of Document (1).pdf; Copy of Document (5).pdf; Copy of Document (2).pdf; Copy of Document (3).pdf; Copy of Document (4).pdf; Document (6).pdf; Document (8).pdf; Document (7).pdf; Document (9).pdf; Document (10).pdf; Thonotosassa Plan.pdf

### **Connor MacDonald, MURP**

**Planning & Zoning Technician** Development Services Department (DSD)

P: (813) 829-9602 | VoIP: 39402 M: (813) 272-5600 E: macdonaldc@hillsboroughcounty.org W: HillsboroughCounty.Org

Hillsborough County 601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

From: Susan Jones <saucerdog@gmail.com>
Sent: Thursday, August 12, 2021 10:10 AM
To: Andrea Papandrew <papandrewa@plancom.org>; Defranc, Kevie <DefrancK@hillsboroughcounty.org>; MacDonald,
Connor <MacDonaldC@hillsboroughcounty.org>
Subject: RZ-PD21-0701

External email: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attached are my objections to the referenced Zoning Plan/Variations. My written objections are in the file labeled Thonotosassa Plan.

Marvin Garrett 9308 GOLDENROD RD THONOTOSASSA, FL 33592-3629

This email is from an **EXTERNAL** source and did not originate from a Hillsborough County email address. Use caution

when clicking on links and attachments from outside sources.

A set and	Received August 12, 2021 APPLICATION # R2- PD21-07Development Services
	ZONING HEARING MASTER
	THIS PROJECT DOES NOT MEET WITH THE THONOTOSASSA COMMUNITY PLAN #4 OF THE THONOTOSASSA COMMUNITY PLAN LIMIT THE LOCATION, TYPE AND SIZE OF NEW BUSINESSES TO FIT THE SURROUNDING AREA
B	THIS PROJECT DOES NOT ENHANCE THE SAFTY OF THE COMMUNITY
	THE BUS GARAGE AT WALKER ROAD AND HARNEY ROAD HAS ABOUT 1,300 BUSES AND ABOUT 800 BUS DRIVERS WITH TWO EXITS ONE ON WILLIAMS ROAD AND ONE ON WALKER ROAD AND HARNEY ROAD
	WALKER ROAD IS A 2 LANE ROAD IN A RESIDENTIAL SETTING. WALKER ROAD IS NOT MAINTAINED VERY WELL. WITH LIGHT TRAFFIC IT CAN BARELY KEEP UP.
6	WALKER ROAD IS USED BY THE RESIDENTS SOME ARE DISABLE (IN WHEEL CHAIRS) SOME WALK THEIR DOGS, SOME RUN ETC. WE HAVE NO SIDE WALKS ON WALKER ROAD
	PUTTING IN THIS KIND OF PROJECT WITH THE CAR PULLING IN AND OUT ON WALKER ROAD AND ON BOI MAKES A DEADLY INTERSECTION EXTREMELY MORE DEADLY. THE BUSES CARING OUR CHILDERN CROSING 301 IS ALREADY A CHALANGE

ADDING MOBE OBSTICALS FOR THE SCHOOL BUS DRIVERS TO DODGE IN NO WAY DOES IT ADD TO THE SAFTY OF THE CHILDERN IN THE SCHOOL BUSES, OR THE SAFTY OF THE RESIDENTS THIS COMMUNITY THE BUS DRIVERS PICK UP THE CHILDERN AT THEIR BUS STOPS IN THE MORNING AND DROPTHEM OFF AT SCHOOL AND GO BACK AFTER SCHOOL PICK THEM UP AND DROP THEM BACK OFF AT THEIR us Stobs WITH 800 BUSES - (30 CHILDERN-ABOUT PER BUS '15 2,400 CHILDERD) ON THESE SCHOOL BUSES THIS PROJECT DOES NOT ENHANCE THE QUALITY OF LIFE FOR THIS COMMUNITY ACCESS TO WALKER ROAD

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

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

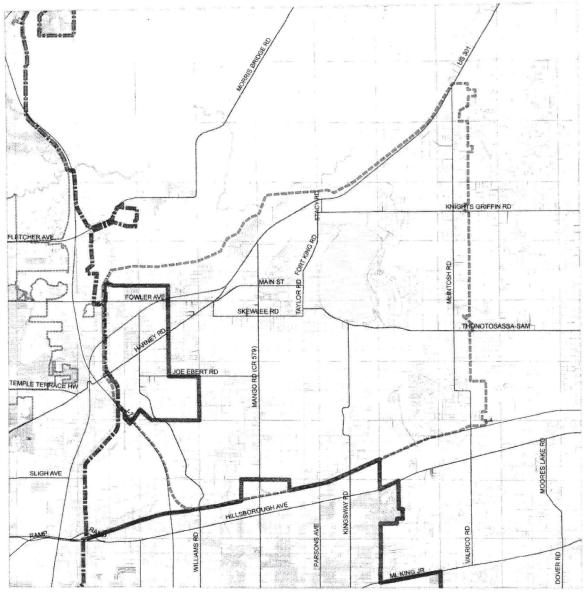
All documentation submitted should reference the application number as listed at the top of page 1 of this notice.

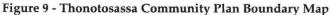
# About the Mearing: # RZ-PD21-0701

THONOTOSASSA

## THONOTOSASSA COMMUNITY PLAN

Location





### Introduction

The Thonotosassa area has a long and rich history spanning Native American communities, agricultural production and rural residential development. Thonotosassa was home to Seminole Indians and a Native American village is known to have existed near the lake as late as 1843. Lake Thonotosassa, the largest freshwater lake in Hillsborough County, provides the area's defining natural feature.

After the end of the Second Seminole war in 1852, settlers came to the area and began to develop an agricultural community with citrus production being a major enterprise. By 1925, the community's population reached 300 and Thonotosassa had become Hillsborough County's premier fruit-growing region, supporting four citrus packing houses, three churches, three general stores, a hotel and an ice manufacturer. Goods and people were transported to Tampa by railroad which was constructed by Henry Plant and opened in 1893.

While citrus still dominated the area as late as the 1980s, Thonotosassa has become attractive to people who desire a rural-residential life style while remaining in close proximity to urban areas. The community has developed the Community Plan to protect the history, character and values of Thonotosassa.

This comprehensive plan document furthers the community values and strategies described in the Thonotosassa Community Plan document prepared by the citizen Steering Committee and submitted to the Board of County Commissioners on January 28, 2003. See Figure 20.

#### Vision, Culture and Values Statement

In the Thonotosassa community residents are actively involved in government and civic Growth has been directed in ways that have enhanced the community's affairs. character and quality of life. The Main Street downtown area is the traditional center of community life and a commercial success. Many families here lived in the community for multiple generations and residents continue to enjoy rolling terrain with vistas, open spaces and trees. Agriculture and the tradition of keeping domesticated farm animals such as horses, chickens, pigs, goats, cattle and quail is still a part of the community's landscape and economy. It's a diversified, self-supporting community with a mix of uses and housing types varying from mobile home parks to large estates. Residents don't have to travel out of the area for shopping and there are good paying jobs available locally. Among the residents, there is a sense of belonging to one community and being close to and enjoying nature. Clean air and water, wildlife and especially the recreational opportunities centered around Lake Thonotosassa, such as boating and fishing in addition to biking, running, horseback riding and hunting, is a cherished part of the Thonotosassa lifestyle.

#### Goals

1. Community Control – Empower the <u>residents</u>, property owners and business owners in setting the direction and providing ongoing management of

LIVABLE COMMUNITIES ELEMENT

THONOTOSASSA

Thonotosassa's future growth and development, toward a community that adds value and enhances quality of life.

- Sense of Community Ensure that new development maintains and enhances Thonotosassa's unique character and sense of place, and provides a place for community activities and events.
- 3. Rural Character, Open Space and Agriculture Provide improved yet affordable infrastructure and a balance of residential, commercial, and other land uses while maintaining the rural nature of the Thonotosassa area. This goal includes encouragement for agriculture, protection of property owners' rights and values, and the establishment of open space and green space and low density, rural residential uses.
- 4. Diversity of People, Housing and Uses Maintain the existing diversity of housing types and styles. Provide for commerce and jobs but protect the community identity and limit the location, type and size of new businesses to fit the surrounding area.
- 5. Environment Protect water, wildlife, air, soil and trees through effective planning, consistent enforcement of existing regulations, and incentives. The Thonotosassa community values its natural environment and wants to see it protected in a way that balances environmental protection and private property rights
- 6. Improved Reputation and Civic Pride Enhance civic pride and the reputation of Thonotosassa by establishing and maintaining traditions, preserving the community's natural and cultural heritage, and developing and disseminating information to residents and visitors about the community.

### **Comprehensive Plan Strategies**

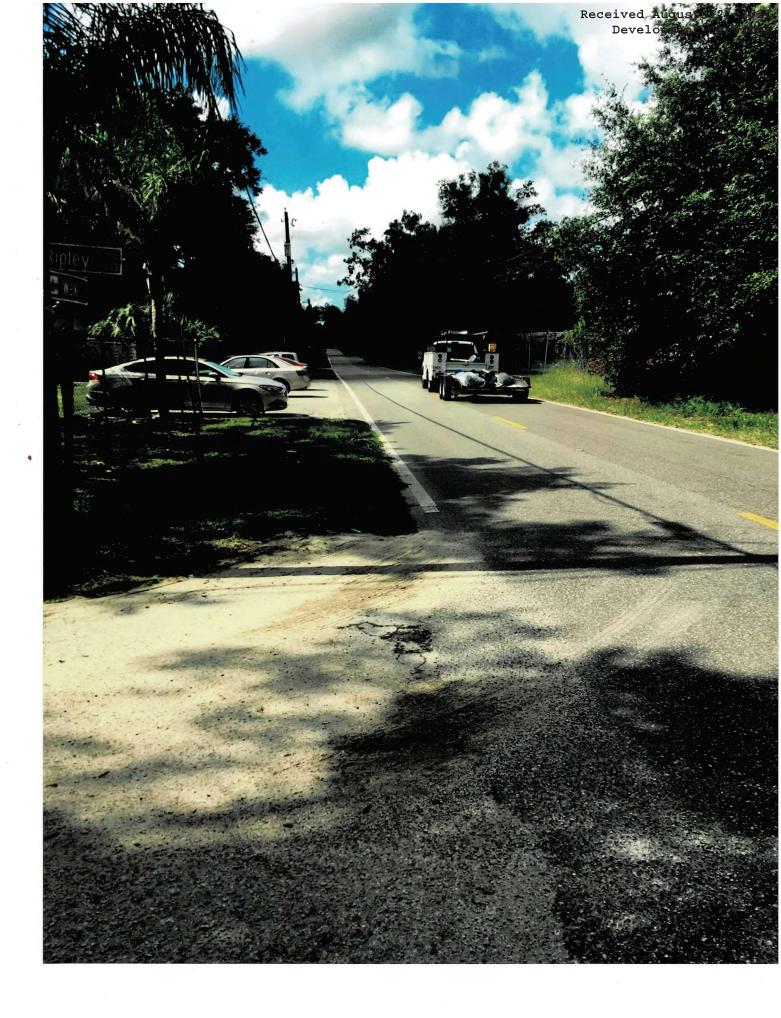
- Form a Thonotosassa Community Advisory Committee to become an effective voice for the community.
- Designate Main Street as Thonotosassa's downtown, develop a central gathering place and make downtown a focal point of commercial and community activity.
- Establish the community's boundaries and designate gateways.

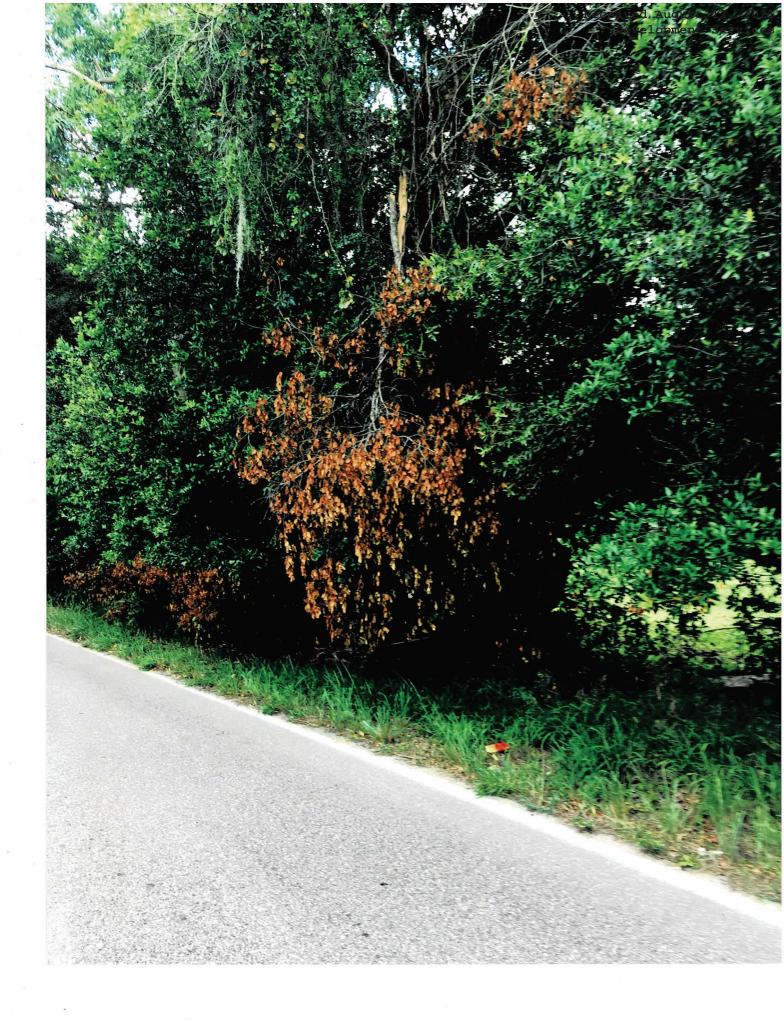
THONOTOSASSA

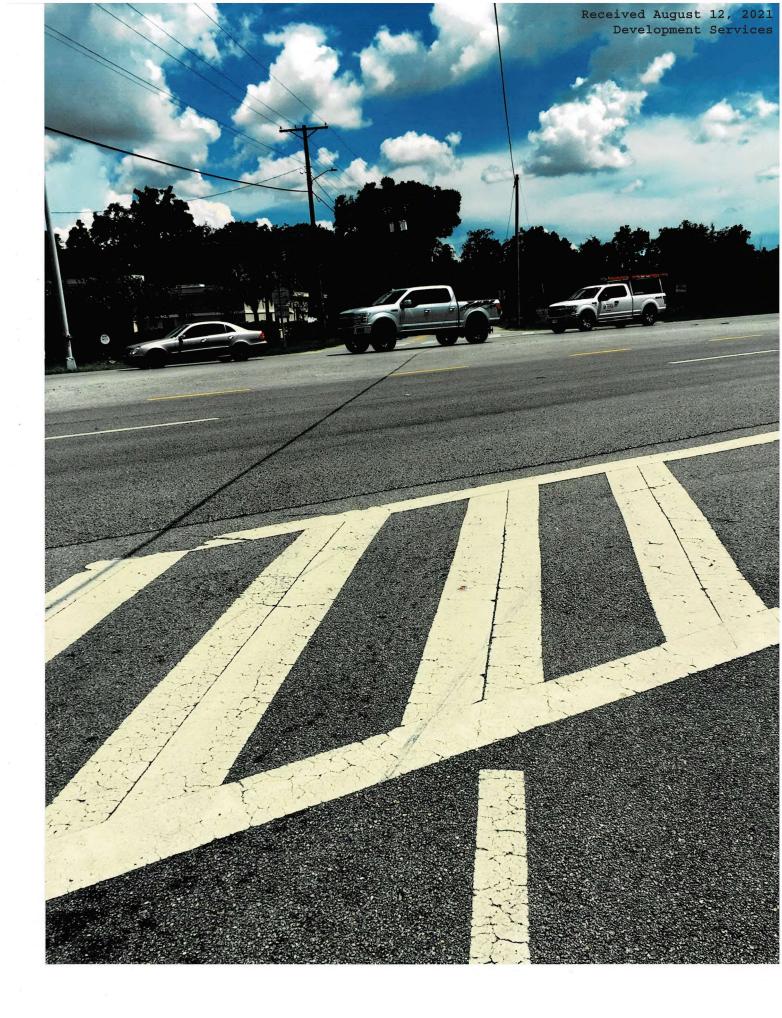
- Require minimum lot sizes of 1 acre for residential development within the Residential-1, Agricultural Estate, and Agricultural Rural Future Land Use categories.
- Protect the area's rural character.
- Support agricultural uses throughout the community.
- Retain the current boundaries of the Urban Service Area and continue to restrict central water and sewer services within the Rural Service Area.
- Allow commercial uses along SR 579 south of Pruett Road to I-4.

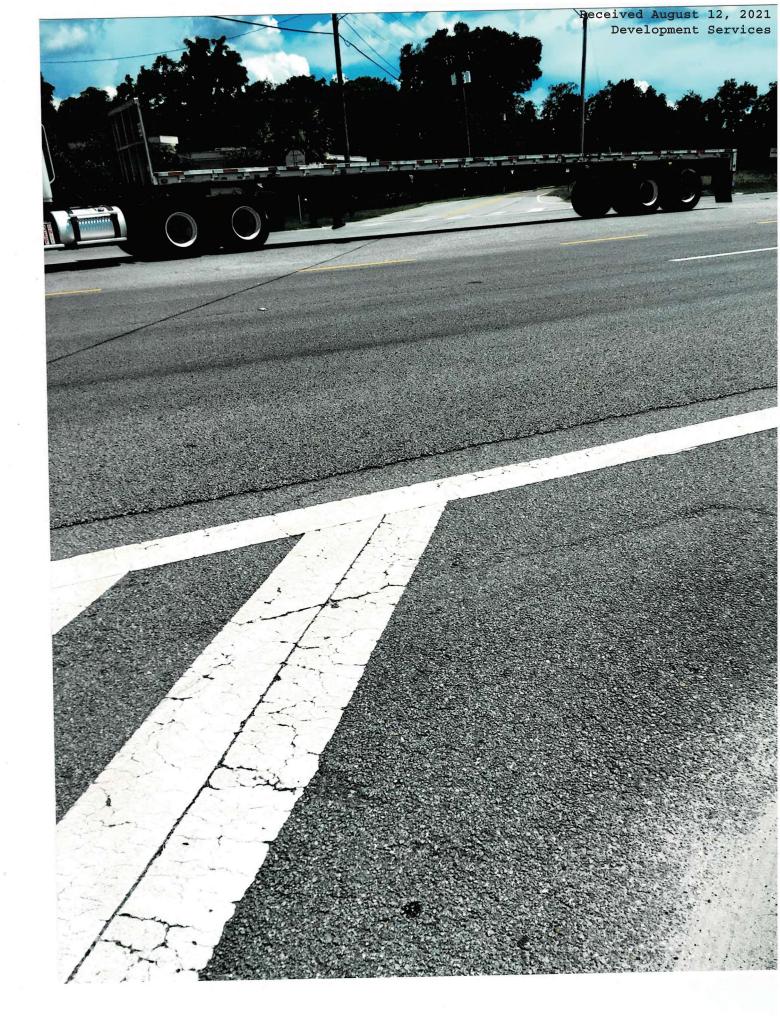
(Refer to the BOCC Action on February 21, 1995 regarding the Land Use Policy on County Road (CR) 579.)

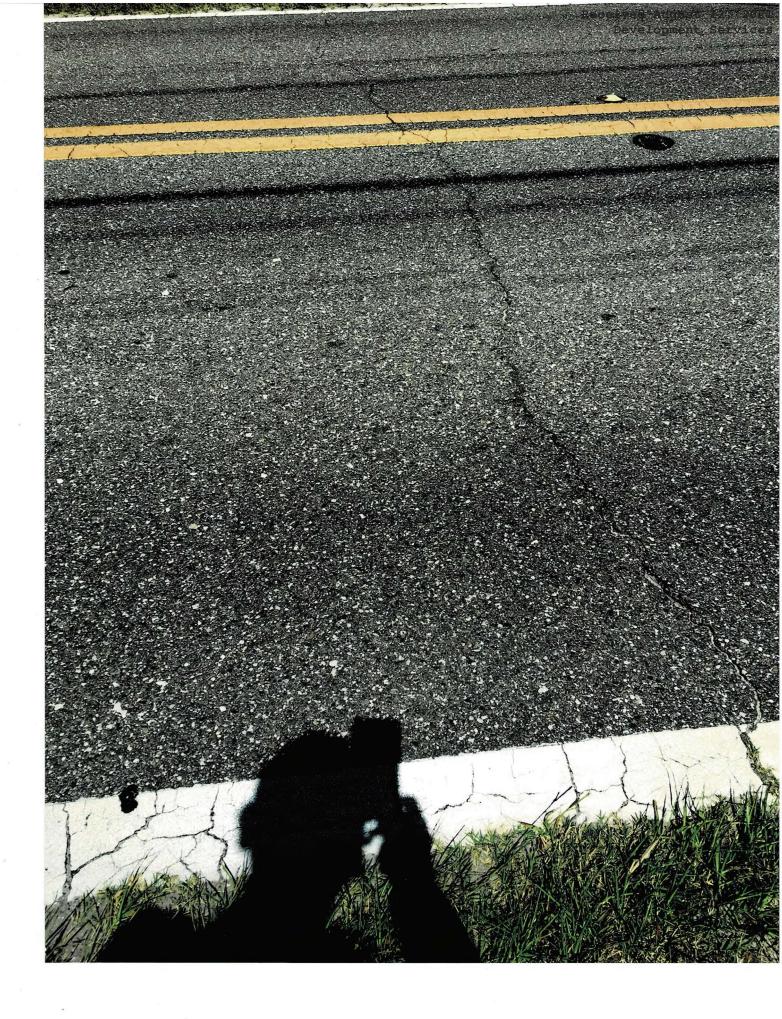
• By June 2004, a proposal for transfer of development rights and purchase of development rights will be presented to the Thonotosassa Community Plan Steering Committee for further consideration by the Board of County Commissioners.



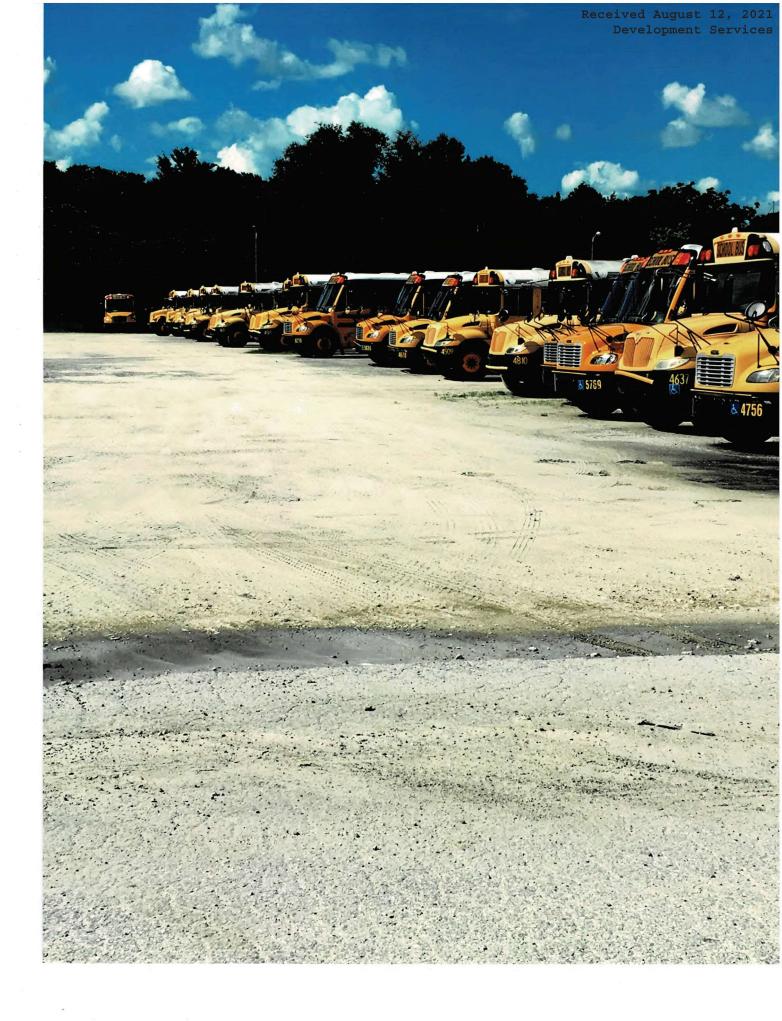




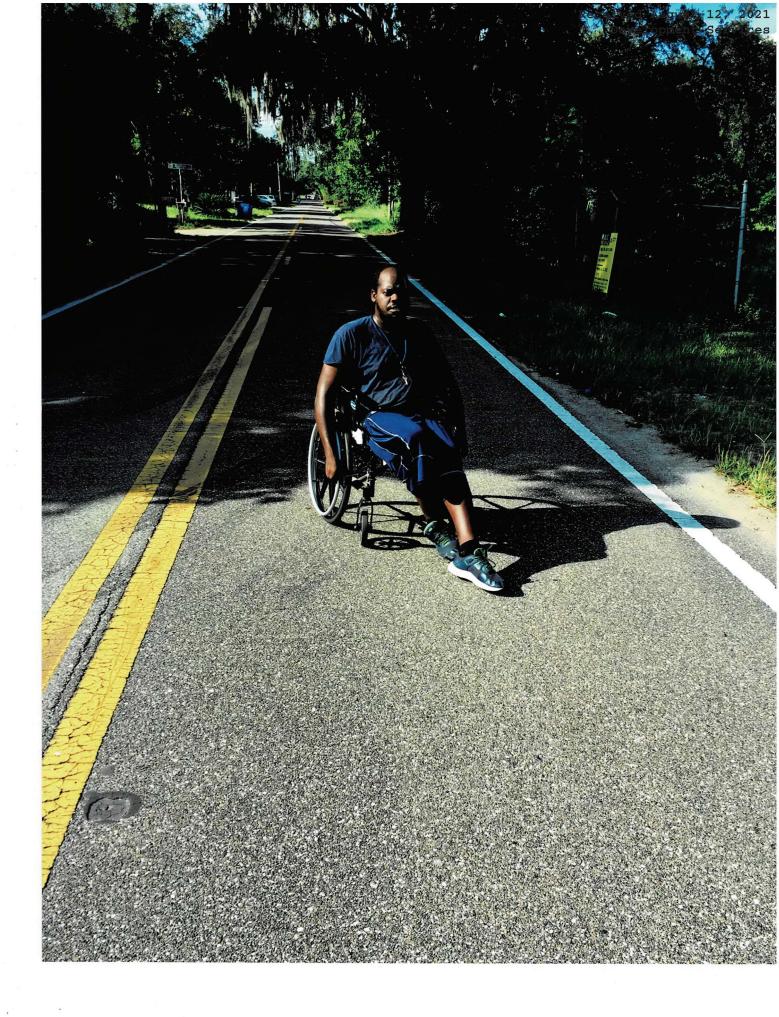














## **Rome, Ashley**

From:	Soney FM LLC <soneyfmllc@yahoo.com></soneyfmllc@yahoo.com>
Sent:	Tuesday, December 7, 2021 3:36 PM
То:	Hearings; Thomas Curley
Cc:	Sozek Fl; Shivam Kapse; Richard Kelley
Subject:	Re: Rezoning from CN and AR to PD app # RZ-PD21-0701. Filing date 4/21/21. 10710
	Walker RD. 33592
Attachments:	December GS.pdf

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

Hi Thomas: Nice to hear from you. Actually we have been revising Site Layout based on Comments from Hillsborough County and FDOT. We have been revising Retail Space space so as to minimize Traffic impact. Attached is Proposed GS layout for your information. Should you have any questions, please let us know. Dr. RAm Goel, P.E. Soney FM LLC Ph: 727-420-4796

On Tuesday, December 7, 2021, 08:53:40 AM EST, Thomas Curley <telc742@outlook.com> wrote:

Good morning ladies and gentlemen.

My name is Thomas Curley a local resident effected by this rezoning application.

I am sending this email to hopefully resolve concerns and questions regarding this zoning / property.

I understand in the world we live in that or personal and corporate resources are pushed to the maximum.

With that being stated the public is aware that the hearing for this property has been postponed for many reasons and you've been very timely with your mailings of these rezoning's.

The concern in my experience the changing of rezoning hearings are for a reason such as filing paperwork for permits, fulfillment filings for public entities, mandated design changes, establishing new configuration of property and building ETC.

When first mailing went out the public received a single of a plan and profile sheet of the conceptual designs. This is the concern.

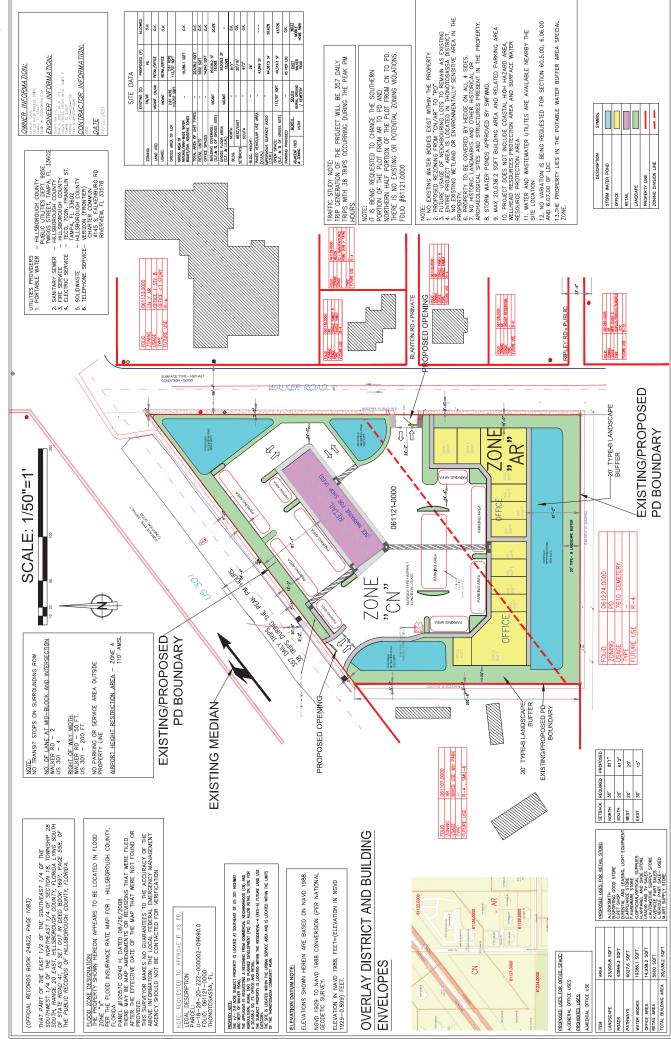
The public has on the basis of the conceptual design acted in everyone's interest researching design standards, federal, state and county regulations and requirements compiling this media for presentation at the meeting.

However with the many reschedules its assumed that you have realized many of these concerns through presentation to the required entities and addressing them so this project can move forward. The public has not received the updated design plans and that is a concern. We are working with very dated materials that may not be applicable.

I understand the value of your time and inability to answer detailed questions by phone or personally, but any updates or changes to your contract documents are critical to the discussion in the rezoning hearing and I as an impacted resident would like review the lasts signed and sealed plans so I may know whether concerns regarding the safety of physically challenged pedestrian , vehicular traffic, line of sight, right of way have been addressed.

Thank you for your time in reading and responding.

Thomas A. Curley, Jr. Cell (813) 748-5319



Received December 7, 2021 Development Services 21-0701