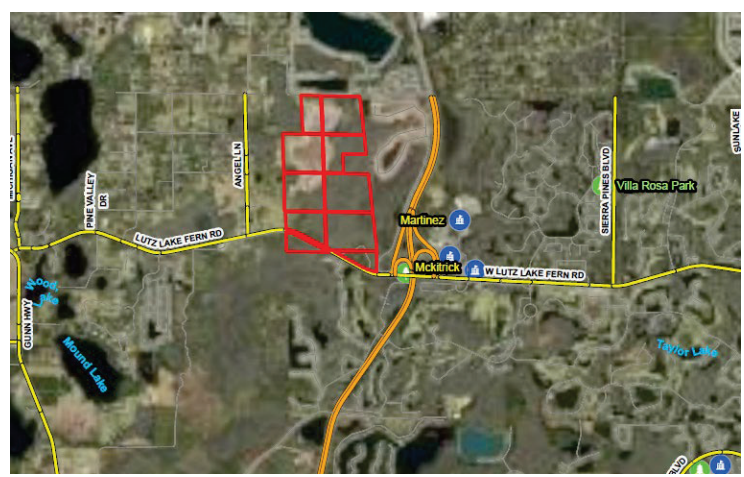




**Land Excavation Special Use Permit:** SU 21-1224  
**Zoning Hearing Master Date:** N/A  
**BOCC Land Use Meeting Date:** June 7, 2022

**1.0 APPLICATION SUMMARY**

**Applicant:** Stephen J. Dibbs  
**FLU Category:** A/R  
**Service Area:** Rural  
**Site Acreage:** 320 +/-  
**Community Plan Area:** Keystone-Odessa  
**Overlay:** None



**Introduction Summary:**

The subject site is zoned AR and was a previously approved land excavation operation located on the north side of Lutz Lake Fern Road, west of the Suncoast Parkway. The original approval occurred in 2008 under SU 06-0975 for the removal of 2.5 million cubic yards over a 10 year period. In 2011 under SU 10-0547, the permit was extended to December 19, 2021 along with other modifications. In 2016, SU 15-0914 was approved to add additional area to be excavated (from 52.79 acres to 64.6 acres), increase the amount to be excavated (from 2.5 to 3.3 million cubic yards), to allow a setback waiver along the northern boundary, to modify screening conditions, to allow the on-site storage of crushed concrete and asphalt millings, to allow a certified traffic controller (in addition to an off-duty HCSO deputy) to direct traffic, and, to modify previously approved conditions that required the applicant to be responsible for road repairs to Lutz Lake Fern Road.

Under SU 21-1224, the applicant proposes no changes except to extend the expiration date by 10 more years. As of August 2021, 1,096.854.4 cubic yards has been excavated. A total of 2,203,145.5 cubic yards remains to be excavated under previous approvals.

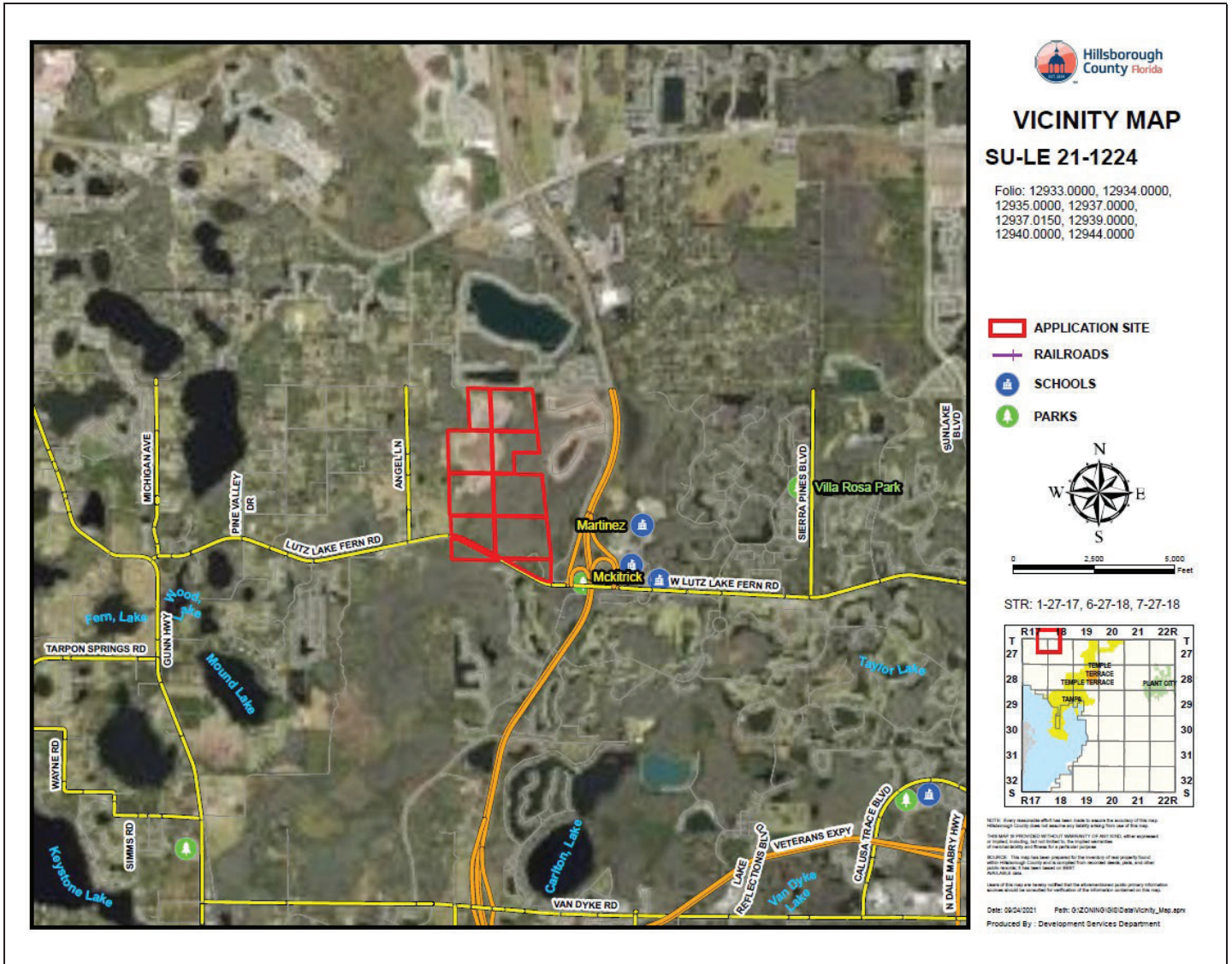
Previous Approval(s):	Proposed Modification(s):
Excavation of 3.3 million cubic yards of materials on 64.6 acres to expire on December 19, 2021.	Excavation of 3.3 million cubic yards of material on 64.6 acres to expire on December 19, 2031.

Additional Information:	
PD Variation(s):	None Requested as part of this application
Waiver(s) to the Land Development Code:	6.11.54.A.2.d (500 to 250 ft distance waiver to residential)

<b>Planning Commission Recommendation:</b> Inconsistent	<b>Development Services Recommendation:</b> Not supported
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## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map

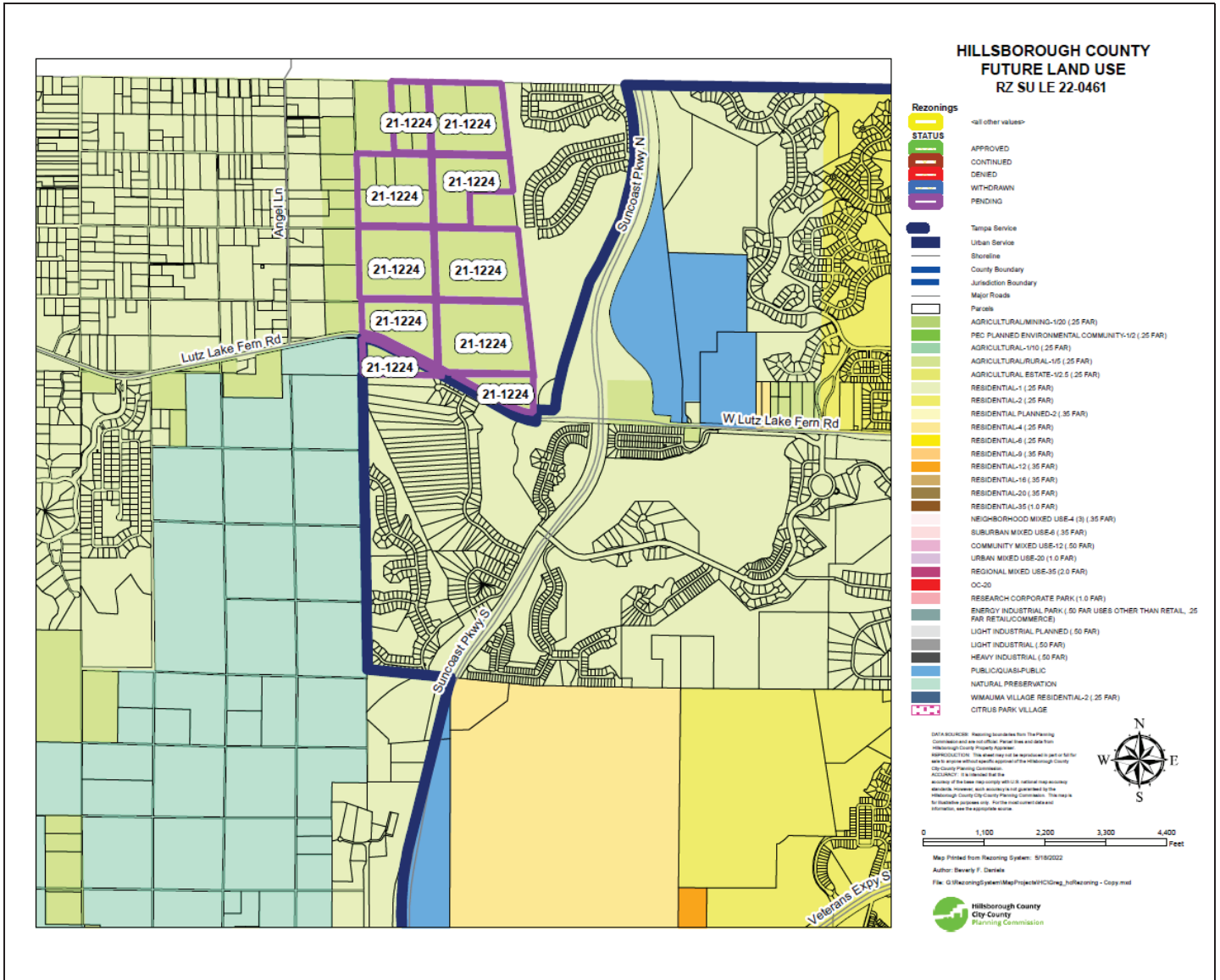


#### Context of Surrounding Area:

The site is located in the eastern area of the Keystone-Odesa community, in proximity to the Suncoast Parkway. The area is developed with low density residential uses and preservation areas. Three public schools are located within the general area, east of the Suncoast Parkway. Pasco County is located to the immediate north of the subject site. This adjacent area is developed with a master planned community of single-family residential (Suncoast Crossing).

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.2 Future Land Use Map

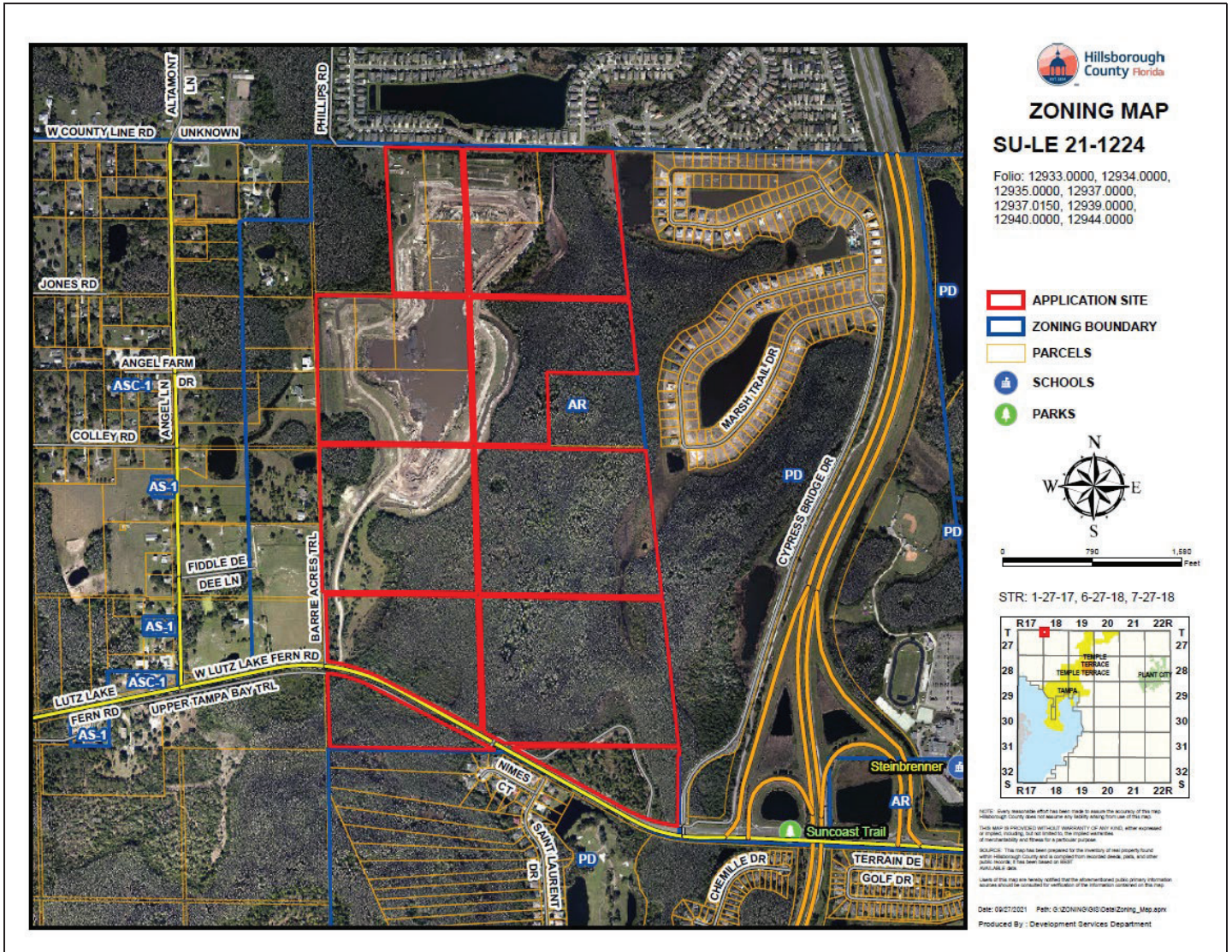


Subject Site Future Land Use Category:	A/R
Maximum Density/F.A.R.:	1 unit per 5 acres / 0.25
Typical Uses:	Farms, ranches, feed lots, residential uses, rural scale neighborhood commercial uses, offices, industrial uses related to agriculture uses, and mining related activities.



2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

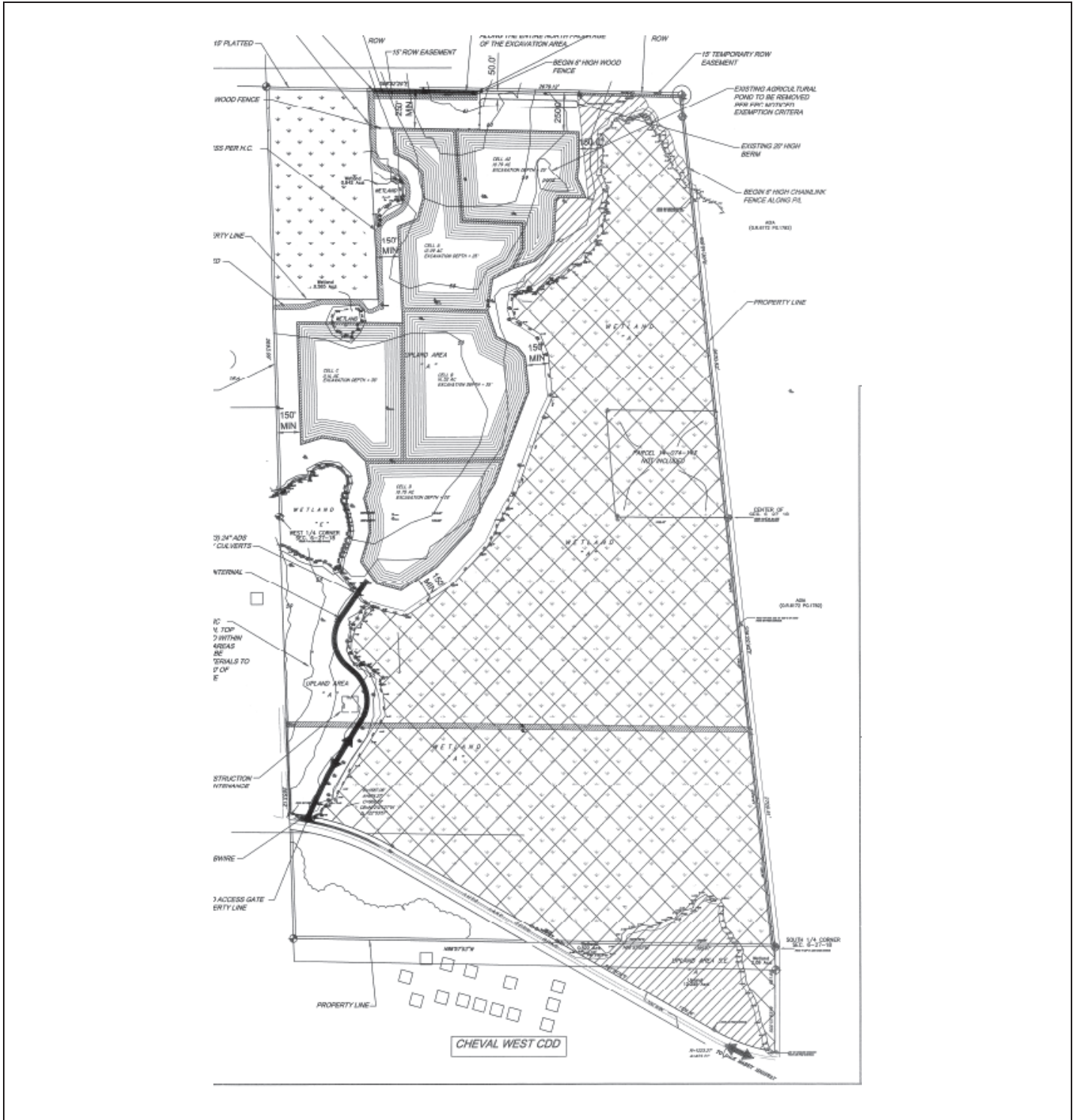


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD (Pasco County)	3 units per acre	Single-Family Residential	Single-Family Residential
South	AR and PD	AR: 1 unit per 5 acres PD: Conservation Areas and 2.25 units per net acre (Village 1)	AR: Single-Family Residential/Agricultural PD: Conservation Areas and 81 single family lots (Village 1)	AR: Vacant PD: Conservation Area and Single-Family Residential
East	PD	243 units	Single-Family Residential	Single-Family Residential
West	AR	1 unit per 5 acres	Single-Family Residential/Agricultural	Single-Family Residential

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)





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

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

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	Unknown	Unknown	Unknown
Proposed	Unknown	Unknown	Unknown
Difference (+/-)	Unknown	Unknown	Unknown

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

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

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes: See staff report for list of needed AVs/DEs which were not submitted.		

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

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources – Land Excavation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input checked="" type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input checked="" type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input checked="" type="checkbox"/> Adjacent to ELAPP property (internal approved and external aquired) <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b> <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Service Area/ Water &amp; Wastewater</b> <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Hillsborough County School Board</b> Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Impact/Mobility Fees</b> n/a				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	

## **5.0 IMPLEMENTATION RECOMMENDATIONS**

### **5.1 Compatibility**

Natural Resources staff notes that cumulative impacts to the surrounding area have occurred due to the following: operating permit violations, infrequent excavation activities that has resulted in the inability to complete the projects without permit extensions, the length of the excavation activities/permit (which if approved would result in 23 years), the high number of truck trips due to the length of the permit, and, the impact on County roadways due to the length of the permit.

### **5.2 Recommendation**

In addition to objection comments received from Natural Resources staff, objection comments have also been received from Transportation staff. Their comments outline concerns which includes incomplete information in the request and narrative that does not allow transportation staff to conduct a full analysis, the failure to submit a trip generation or site access analysis that reflects present day information, failure to submit an Administrative Variance request for the access spacing between Lutz Lake Fern Road and Barrie Acres Trail, and the fact that Lutz Lake Fern Road is a failed roadway and the applicant has not advised if improvements are proposed, submitted a Design Exception request or submitted an Administrative Variance request.


Based upon the objections received by Natural Resources and Transportation staffs, and the finding of inconsistency by the Planning Commission, the request is not supported.



**6.0 PROPOSED CONDITIONS**

N/A

**Zoning Administrator Sign Off:**



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

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

## 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

### Background Information:

The subject site is zoned AR and is approximately 320 acres in size with approximately 183 acres of the site comprised of wetlands. Since the initial application in 2008, the purpose of the land excavation has been for lake creation for a future rezoning of the property to provide lakeside frontage lots. As previously approved, the project does not meet the required 500' separation requirement from residential property to the north. The site has direct access to a collector or arterial roadway (Lutz Lake Fern Road) within 1 mile of a road shown on the Truck Route Plan. Impacts were mitigated by restricting the hours and days for off-site hauling, provision of screening, and a roadway condition monitoring and repair program. The subject property is within a "Restricted" area for land excavation projects.

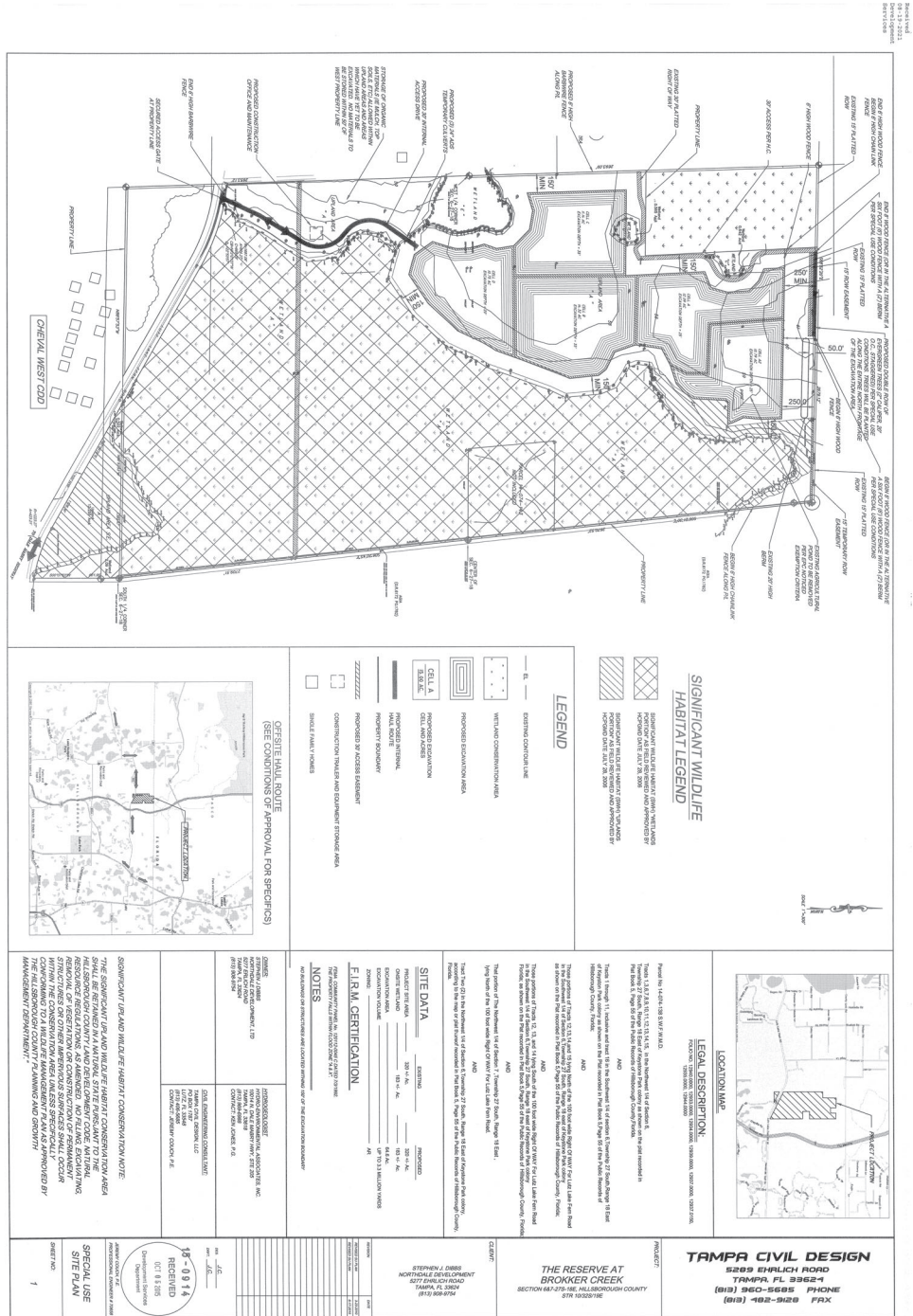
- The 2008 permit (**SU 06-0975**) limited activities to the removal of 2.5 million cubic yards over a 10 year period from the time of the operating permit. The excavation area was approximately 54 acres in size within four "cells" located in the northwest quadrant of the site. The land excavation activities could not start until material was needed for the Suncoast Parkway interchange project, construction of Steinbrenner High School or the widening of Lutz-Lake Fern Road or until The Suncoast Parkway interchange on Lutz Lake Fern Road was open to traffic. No waivers were requested as setbacks were met; however, screening (fencing and tree plantings) along the northern boundary of the excavation site was required. The haul route limited travel from the project entrance/exit eastward to the Suncoast Parkway. No travel westward was permitted and no travel eastward past McKittrick Elementary School, Martinez Middle School or Steinbrenner High School during school session was permitted.
- In 2011 under **SU 10-0547**, the following modifications were requested: 1) to extend the operating permit time frame from 10 to 12 years; 2) to allow the excavation to commence without restrictions; 3) to allow western truck travel on Lutz Lake Fern Road; 3) to allow the storage of organic mulch on the site; and, 4) to allow certified persons other than an HCSO Deputy to direct traffic at the project entrance. Upon the LUHO's original and remand decisions, all modification requests except #4 (traffic control) were approved.
- In 2016, under **SU 15-0914**, the following modifications were requested: 1) add 9.58 acres to the site to increase the excavation area from 52.79 acres to 64.6 acres; 2) increase the excavation amount from 2.5 to 3.3 million cubic yards; 3) request a waiver setback to the residential property to the north (due to an LDC change), 4) to modify previously approved screening conditions; 5) to allow the on-site storage of crushed concrete and asphalt millings; 6) to allow a certified traffic controller to direct traffic in lieu of an HCSO deputy; and, to modify previously approved conditions that require applicant responsibility for road repairs to Lutz Lake Fern Road. As part of this application, staff proposed a modification to an existing condition to allow truck parking on the site a half and hour prior to opening to address community concerns about trucks on and around the site prior to opening. The LUHO approved all requests, except #4 (screening) which was not supported by staff, and staff's requested modification.
- The pending (**SU 21-1224**) request does not seek any changes to previously approved conditions except the expiration date. Under SU 15-0914, and requested to be extended under SU 21-1224, the excavation is limited to 3.3 million cubic yards of material until December 19, 2021. The excavation area is 64.6 acres within cells A, A2, B, C and D located in the northwestern portion of the site. The haul route is limited to Lutz-Lake Fern Road from the project driveway eastward to the Suncoast Parkway for travel north and south. Haul trucks reach the site by reverse route in conformance with the Truck Plan. Truck travel eastward past the area's three schools is limited. Westward travel on Lutz Lake Fern Road (to or from the site) is permitted only as allowed by the Hillsborough County Truck Route plan. Compliance with the haul route is the operator's responsibility and at the County's request, can be patrolled by an off-duty HCSO deputy at the operator's expense. Except for the excavation activities occurring in Cell A, hours of operation are limited to 7:00am – 6:00pm Monday-Saturday, excluding holidays. Cell A's hours of operation are limited to 7:00am – 6:00pm Monday-Friday and 9:00am – 6:00pm on Saturdays, excluding holidays. Operations on Sundays are prohibited. Excavation setbacks are as

depicted on the site plan for SU 15-0914, which includes a 250 foot setback along the northern boundary for Cells A and A2. Screening along portions of the northern boundary includes an 8 foot high masonry wall, or 6 foot high wood fence on a 2 foot high berm, and a double row of tree plantings within the northern setback area and a 6 foot high fence within the southern setback area. The entire site is to be enclosed with a security fence to be locked when not in operation. Excavation depths shall not exceed 20-25 feet (depending on the cell). Other materials allowed to be stored on-site include mulch (used to stabilize soils, lake banks, and roads) and crushed concrete and asphalt millings (for the creation of road beds, banks and culverts). Queuing the enter the site is permitted a half hour prior to opening on-site. An off-duty HCSO deputy or certified traffic controller is to direct traffic at the entrance during 7am-9pm and 4pm-6pm Monday-Friday when operations are underway. Various conditions require road maintenance and monitoring throughout the operation time period, as well as the provision of turn lanes on Lutz Lake Fern Road. Various environmental conditions include the requirement of EPC review to minimize wetland impacts, post-construction design to minimize wetland acreage decreases, submittal of an upland wildlife habitat management plan, performance of a sandhill crane breeding survey, provision of a compatibility plan for the Brooker Creek Headwaters Nature Preserve, wetlands monitoring program, examining runoff discharges to off-site wetlands and creeks, sinkhole monitoring, and use of best management practices to ensure surface waters and groundwater discharged from site meets water quality standards.



8.0 SITE PLANS (FULL)

8.1 Proposed Site Plan (Full)



**APPLICATION NUMBER: SU 21-1224**

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: June 7, 2022

Case Reviewer: Michelle Heinrich, AICP

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

**AGENCY COMMENT SHEET**

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TO: ZONING TECHNICIAN, Development Services Department

DATE: 5/17/2022

REVIEWER: James Ratliff, AICP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Keystone Odessa

PETITION NO: SU 21-1224

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- 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.

**SUMMARY OF REQUEST AND CONCLUSIONS**

The applicant is requesting a Special Use (SU) approval for a Land Excavation Operating Permit for a site consisting of multiple parcels totaling +/- 316.74 ac. The subject property is presently zoned Agricultural Rural (AR) with a Future Land Use Designation of Agricultural / Rural (A/R). The site had recently been utilized for Land Excavation (LE) purposes, and was most recently authorized for these activities via SU-LE 15-0914. In the applicant’s narrative they are seeking “to extend the special use permit”. No such extension process is authorized via the Development Review Procedures Manual (DRPM) rather each application must be processed as a new application.

The applicant’s narrative states “There are no changes proposed to the haul route, volume of material, shape of the excavation or buffering...” SU-LE 15-0914 application authorized excavation of up to 3,300,000 cubic yards (CY) of material with a maximum duration of +/- 5.5 years (staff notes the application apparently provided for an expiration date of December 19, 2021).

The Land Excavation Special Use Questionnaire Form within applicant’s application indicates that 1,096,854.5 CYs of material have been excavated to date from the previously approved amount. Despite the process issue noted above, the form indicates that the applicant is seeking approval for a new permit which would authorize the excavation of 2,203,145.5 CYs (representing the remaining amount up to the original 3.3 million cap previously authorized) over a 10 year period, which is the maximum permit duration which may be considered in accordance with Sec. 6.11.54.B.5. of the Hillsborough County Land Development Code (LDC).

The application complies with Section 6.11.54.A.3. access requirements. Specifically, the application meets the LDC Sec. 6.11.54.A.3.a.(3) access option, which requires the site to have direct access to a roadway identified on the Hillsborough County Local Functional Classification map as an arterial road (which Lutz Lake Fern Rd. is), and also requires the project driveway to be located within 1 mile of a truck route. Staff notes that the project entrance is located within +/- 4,620 feet of the Suncoast Parkway, a designated truck route on the Hillsborough County Truck Route Plan.

Staff has a number of concerns in regard to the proposed application, and objects for the following reasons:

1. The applicant’s permit seeks to excavate materials over an estimated 10-year period; however, the applicant has proposed a permit duration (i.e. expiration date) of December 19, 2031, which represents +/- 9.5 years from the date this staff report was drafted. It is unclear how the applicant can continue excavating for a period longer than the permit expiration. While it is likely this represents a scrivener’s error, the end date of proposed excavation activities is a material issue in terms of calculating trip generation impacts of a proposed LE site. The shorter the duration of excavation activities, the more trips will be generated. While it is



impossible to present an 100% accurate portrayal of impacts given the fluid nature of excavation activities, i.e. given the applicant could excavate the entire amount more quickly than was assumed, excavate less material than the permitted quantity, operate fewer days or less hours than is proposed, etc., it is important that the information which can be presented is done so based on accurate and well understood information.

2. The application states that each dump truck would accommodate 18 CY of material. Pursuant to restrictions proposed by the applicant, most cells within the site will operate per the maximum allowable days and hours as permitted by Sec. 6.11.54 (i.e. between 7:00 a.m. and 6 p.m. Monday through Saturday, excluding 11 the 11 County holidays, excluding Easter which always falls on a Sunday and was therefore not included in the holiday count). One cell, Cell A, will operate 5 days per week for a reduced number of hours per day, (i.e. between 9:00 a.m. and 6 p.m. Monday through Friday, excluding the 11 recognized County holidays, excluding Easter which always falls on a Sunday and therefore was not included in the holiday count).

The analysis is further complicated via the applicant's proposed restriction requiring complete excavation of Cell A before any other cell is allowed to be mined. The applicant's narrative did not disclose the amount of CY available from Cell A vs. the other cells. All of this data is critical to inform any analysis regarding trip generation impacts, which will likely change over time based upon these restrictions. Staff is unable to describe these impacts, given the above issue as well as the lack of an analysis (as further discussed below)

3. To that end, the applicant failed to provide a trip generation or site access analysis which examined project impacts. The applicant requested in a 5/17/2022 email that staff consider the traffic analysis which was apparently submitted as a part of the 15-0914 SU-LE case file, stating that it was referenced in the project narrative. Staff declines to do so, as it is not included in the official record for these proceedings and for reasons further described below.

On one hand, the amount of material to be excavated has been reduced as a result of excavation which has occurred under the previous permit, and a new "10-year period" would provide a longer period over which to remove a smaller amount of material. On the other hand, staff notes that the area has seen considerable growth and development over the years. Anecdotally, FDOT traffic counts indicate the volumes on Lutz Lake Fern Rd., while admittedly on a long segment, of the roadway and not necessarily reflective of traffic counts in the immediate vicinity of this project, have increased from 6,200 average daily trips to 8,100 average daily trips between 2017 and 2021. The 2020 Hillsborough County Level of Service (LOS) Report indicates the volumes on the segment between Angel Ln. and the Suncoast Parkway to be 8,400 average daily trips.

If they had wanted staff to consider such transportation analysis, it should have been resubmitted into the record. Staff notes that there would likely have still been concerns, given the age of the count data as well as other changes to the roadway which may have occurred, all of which warrant an updated, signed and sealed study by Professional Engineer. While not specifically binding upon this process, the need for relevant data is evidenced in DRPM Sec. 6.2.1.C.8.h. which requires traffic counts to be generally less than 1 year old. If the applicant has wanted to discuss the appropriateness of utilizing counts/analysis from a 2015 study, they could have requested a meeting to so.

Even if staff were inclined to allow the 2015 study to be submitted, which it isn't, unfortunately the applicant's failure to provide information into the record has deprived the public sufficient opportunity to timely review the record, creating a procedural/due process issue. Staff similarly has nothing to review or report in terms of trip generation, site access etc. and as such finds the application insufficient and lacking the basic information both requested and needed by staff, all of which are necessary to form conclusions and answer questions which may arise during the public hearing process.

4. The existing access from Lutz Lake Fern Rd. to the LE area is located only +/- 94 feet away from the Barrie Acres Trl. Connection. This segment of Lutz Lake Fern Rd. is a Class 4 facility with a posted speed of 50 mph. As such, the minimum spacing requirement per Section 6.04.07 is 660 feet. Given current procedures necessitating most transportation related Design Exceptions (DEs) and Section 6.04.02.B. Administrative Variances (AVs) be reviewed concurrently with PDs or PD modifications, the applicant was required to submit an AV request. No such application was submitted by the applicant.

Applicants are required to ensure that the County Engineer's recommendation of approval is on file no later than the Revised Plan deadline for the hearing date being targeted, and reviews can take up to 30 days to process. Given the lack of an AV request, and lack of a supporting transportation analysis, no review was able to be conducted by County Engineer, who is required to make specific findings before a variance can be approved. Given the above, the County Engineer did not make findings of approvability, and will therefore ultimately be unable to approve the AV as required.

5. Lutz Lake Fern Rd. is a substandard arterial roadway. Projects taking access to a substandard facility (and which do not otherwise qualify for an exemption under the County Engineer's de minimis policy) are required to improve the public roadway network between the project access and nearest roadway meeting standards. Applicants are required to commit to improving the road to the applicable standard (in this case the TS-7 standard), or must otherwise seek an AV from the Sec. 6.04.03.L. requirement in cases where they believe the roadway is operating safely and will continue to operate safely in its existing configuration with the addition of project traffic. In cases where the applicant is proposing some kind of improvement, but to something less than the full typical section standards, an applicant may seek relief through the Design Exception process in accordance with Section 1.7.2. and other applicable sections of the TTM. No such commitment, AV request or DE request was included in the SU application.

Applicants are required to ensure that the County Engineer's recommendation of approval is on file no later than the Revised Plan deadline for the hearing date being targeted, and reviews can take up to 30 days to process. Given the lack of an AV request, and lack of a supporting transportation analysis, no review was able to be conducted by County Engineer, who is required to make specific findings before a variance can be approved. Given the above, the County Engineer did not make findings of approvability, and will therefore ultimately be unable to approve the AV as required.

The applicant was advised to continue or withdraw and refile the application such that a complete application can be put forth for review. For the above reasons, Transportation Review Section staff cannot support the requested SU-LE.

#### **TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

Along the project's frontage, Lutz Lake Fern Rd. is a publicly maintained, 2-lane, substandard, arterial roadway characterized by +/- 11-foot wide travel lanes in average to below average condition. Adjacent to the project site the roadway lies within a +/- 100-foot wide right-of-way. There are no bicycle facilities present on Lutz Lake Fern Rd. in the vicinity of the proposed project. There are no sidewalks along Lutz Lake Fern Rd. in the vicinity of the proposed project; however, the upper Tampa Bay Trail runs along portions of the north and south side of the roadway in the vicinity of the proposed project.

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

<b>Roadway</b>	<b>From</b>	<b>To</b>	<b>LOS Standard</b>	<b>Peak Hour Directional LOS</b>
Lutz Lake Fern Rd.	Angel Ln.	Suncoast Pkwy.	D	C

Source: Hillsborough County 2020 Level of Service Report.



Transportation Comment Sheet

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

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

<b>Project Trip Generation</b> <input type="checkbox"/> Not applicable for this request			
	<b>Average Annual Daily Trips</b>	<b>A.M. Peak Hour Trips</b>	<b>P.M. Peak Hour Trips</b>
Existing	Unknown	Unknown	Unknown
Proposed	Unknown	Unknown	Unknown
Difference (+/-)	Unknown	Unknown	Unknown

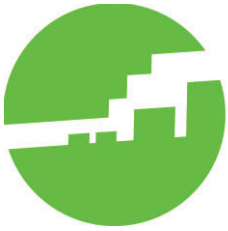
\*Trips reported are based on net new external trips unless otherwise noted.

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

<b>Design Exception/Administrative Variance</b> <input type="checkbox"/> Not applicable for this request		
<b>Road Name/Nature of Request</b>	<b>Type</b>	<b>Finding</b>
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes: See staff report for list of needed AVs/DEs which were not submitted.		

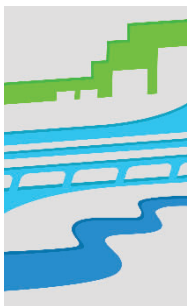
Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	Conditions will be reviewed/requested once a completed application has been submitted.



**Hillsborough County  
City-County  
Planning Commission**

<b>Unincorporated Hillsborough County Rezoning</b>	
<b>Hearing Date:</b> June 7, 2022	<b>Petition: SU-LE 21-1224</b>
<b>Report Prepared:</b> May 19, 2022	Folios: 12933.0000, 12934.0000, 12935.0000, 12937.0000, 12937.0150, 12939.0000, 12940.0000, 12944.0000
North and south side of Lutz Lake Fern Road, west of the Suncoast Parkway	
<b>Summary Data:</b>	
<b>Comprehensive Plan Finding:</b>	<b>INCONSISTENT</b>
<b>Adopted Future Land Use:</b>	<b>Agricultural/Rural 1/5 (1 du/5ga; 0.25 FAR)</b>
<b>Service Area</b>	<b>Rural</b>
<b>Community Plan:</b>	<b>Keystone Odessa</b>
<b>Requested Special Use:</b>	Extension of SU 15-0914 for 10 years to excavate remaining 2.2 million +/- cubic yards
<b>Parcel Size (Approx.):</b>	320 +/- acres
<b>Street Functional Classification:</b>	Lutz Lake Fern Road – <b>County Arterial</b> Suncoast Parkway - <b>State Principal Arterial</b>
<b>Locational Criteria</b>	N/A
<b>Evacuation Zone</b>	None



## **Context**

- The approximately 320 acre subject site is located on the north and south side Lutz Lake Fern Road and west of the Suncoast Parkway. The subject site is located in the Rural Area. It falls within the limits of the Keystone Odessa Community Plan. There are approximately 183 acres of wetlands on site.
- The subject site's Future Land Use designation is Agricultural/Rural 1/5 (AR-1/5). Typical uses of the AR-1/5 Future Land Use are farms, ranches, feed lots, residential uses, rural scale neighborhood commercial uses, offices, industrial uses related to agricultural uses, and mining related activities. Non-residential uses shall meet established locational criteria for specific land use. Pasco County borders the site on to the north, and Residential-1 (RES-1) is located to the east, south and west.
- The subject property is zoned Agricultural Rural (AR). Planned Development (PD) zoning is located on the east and south side of the site, and AR and Agricultural, Single-Family Conventional (ASC-1) zoning is located west of the site. Single family residential uses are primarily what surrounds the site.
- The subject site is developed as an excavation site, under the most recent SU 15-0914 approval. The original special use for this operation was issued in 2008, and the most recent operating permit expired December 19, 2021.
- The applicant is requesting an extension of the Special Use designation to operate as a land excavation site. The applicant proposes to excavate approximately 64.6 acres and 2.2 million cubic yards of the site for a duration of 10 years.

## **Compliance with Comprehensive Plan:**

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

## **FUTURE LAND USE ELEMENT**

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

**Policy 16.1:** *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.*

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

### **Environmental Considerations**

**Objective 13:** *New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Conservation and Aquifer Recharge Element and the Coastal Management Element of the Comprehensive Plan.*

**Policy 13.6:** *The County shall protect significant wildlife habitat, and shall prevent any further net loss of essential wildlife habitat in Hillsborough County, consistent with the policies in the Conservation and Aquifer Recharge Element and Land Development Code.*

## **ENVIRONMENT AND SUSTAINABILITY SECTION**

**Objective 3.2:** Manage mining and reclamation lands to ensure a healthy environment, economy, and quality of life.

**Policy 3.2.4:** Require appropriate setbacks between mining activities and adjacent existing and future land uses.

**Policy 3.2.5:** Regulate the location and operation of land excavations to minimize negative impacts on surrounding properties, ensure that land excavations are appropriately reclaimed, and encourage the productive reuse of such areas.

**Policy 3.2.6** Prohibit mining and land excavation activities in documented habitats of Listed Species except as provided under local rules and regulations including mitigation as required.

**Policy 3.2.7** Land excavation activities that adversely impact surface or groundwater levels or wetlands and/or other surface waters on surrounding property are prohibited.

**Policy 3.2.8** Setbacks between land excavations and adjacent land uses to protect public health, safety, and welfare are required.

**Policy 3.2.9** Reclamation plans to ensure environmentally and economically viable reuses of excavated lands are required.

**Policy 3.2.10** Mining reclamation plans are required to comply with, or exceed, state and local regulations related to land reclamation.

**Policy 3.2.11** The preparation of wetland/lake management plans for the reclamation of land excavation projects to be reclaimed as lakes to ensure that such areas become viable and productive aquatic systems are required.

## **LIVEABLE COMMUNITIES ELEMENT**

### **Keystone-Odessa Community Plan**

#### *Rural Residential Community Character*

*The Keystone-Odessa community desires to retain its rural residential character as an area of lakes, agricultural activities, and homes built on varied lot sizes and in a scattered development pattern. Rural is based on the County's Future Land Use Element, Urban Service Area boundary objectives and policies.*

*Rural design guidelines were developed to implement the Keystone-Odessa Community Plan in order to retain the rural residential character of the Keystone-Odessa community planning area. These guidelines have been incorporated into the County's land development code. The adopted provisions do not apply to previously approved planned developments, previously approved subdivision, or any project with unexpired preliminary site development approval prior to the August 1, 2002 adoption date. The community recognizes the development pattern of those projects, but not to continue a similar development pattern other than the adopted Keystone-Odessa Rural Development Standards in the County's Land Development Codes which include standards that:*

- achieve "compatibility" between new and existing uses;*
- protect the area from suburban and urban sprawl;*

- *maintain ecological balance;*
- *improve design aesthetics to make the physical development of the community more attractive;*
- *protect natural resources through clustering development, when appropriate;*
- *define the area's unique architectural design;*
- *preserve natural areas in residential lot development;*
- *improve local vehicular circulation between uses;*
- *provide for ground level monument signage standards;*
- *include screening and buffering requirements;*
- *provide for nighttime lighting standards (minimizing light pollution);*
- *provide for the development of paths and trails where appropriate to move people without cars; and,*
- *recognize that pre-existing urban scale subdivisions and commercial developments do not set a precedent for additional development of this density and design.*

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

The approximately 320 acre subject site is located on the north and south side Lutz Lake Fern Road and west of the Suncoast Parkway. The subject site is located in the Rural Area. It falls within the limits of the Keystone Odessa Community Plan. There are approximately 183 acres of wetlands on site. The applicant is requesting an extension of the Special Use designation to operate as a land excavation site. The applicant proposes to excavate approximately 64.6 acres and the remaining 2.2 million cubic yards of the site for a duration of 10 years.

The subject site's Future Land Use Category is Agricultural Rural 1/5. The intent of the AR 1/5 land use category is to designate either those areas of long term agricultural character or those areas currently involved in agricultural and mining productivity, or other rural uses. This category will also permit residential, rural scale neighborhood commercial, office, and industrial uses in those areas meeting established locational criteria. As long as no subdivision of land is involved, group quarters, temporary housing, rehabilitation centers and residential uses for agricultural/rural related activities can be exempt from the density limitations subject to the Goals, Objectives, and Policies of the Land Use Element and applicable development regulations.

Although mining can be considered an intended land use in the AR 1/5 category, there have been objections by both Hillsborough County's Transportation and Natural Resources Departments. The proposed Special Use therefore does not meet the intent of Objective 9 and its associated policies of the Future Land Use Element, which discusses how developments must meet or exceed the requirements of all land development regulations.

Natural Resources has outlined in their comments that this site has a history of code violations that in effect are inconsistent with Objective 16 and the associated neighborhood protection policies. Violations noted include adverse impacts to wetlands, damage to county roads, fugitive dust, unpermitted stockpiling, missing stop sign, and failure to secure the site. These items are not consistent with policy direction which states that there should be buffers and screening between unlike land uses, and mitigation of adverse noise, visual, odor and vibration impacts created by that development upon all adjacent land uses.

The proposed Special Use does not meet the intent of Objective 13 and Policy 13.6 of the Future Land Use Element which seeks to protect significant wildlife habitat and not adversely impact environmentally sensitive areas and other significant natural systems. As previously described, Natural Resources comments note that previous operations of this site have not done their due diligence to protect the wetlands on site. In addition, previous activity on this site has shown to be inconsistent with the Environmental and Sustainability Section of the Comprehensive Plan. In accordance with Objective 3.2 and its associated policies, the operations of this site have not shown to comply with mining and reclamation requirements and have adversely impacted environmentally sensitive land.

The proposed extension of the Special Use is inconsistent with a number of strategies outlined in the Keystone-Odessa Community Plan. Agency comments that were received from the Natural Resources department outline violations and concerns with regards to how the operation has run over the years. The Community Plan has strategies such as achieving compatibility between new and existing uses and requiring screening and buffering, which have not been implemented on this site.

Overall, the proposed Special Use would not allow for development that is consistent with the Goals, Objectives and Policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County* and is not compatible with the existing and planned development pattern found in the surrounding area.

#### **Recommendation**

Based upon the above considerations, the Planning Commission staff finds the proposed Special Use **INCONSISTENT** with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*.



# HILLSBOROUGH COUNTY FUTURE LAND USE RZ SU LE 21-0461

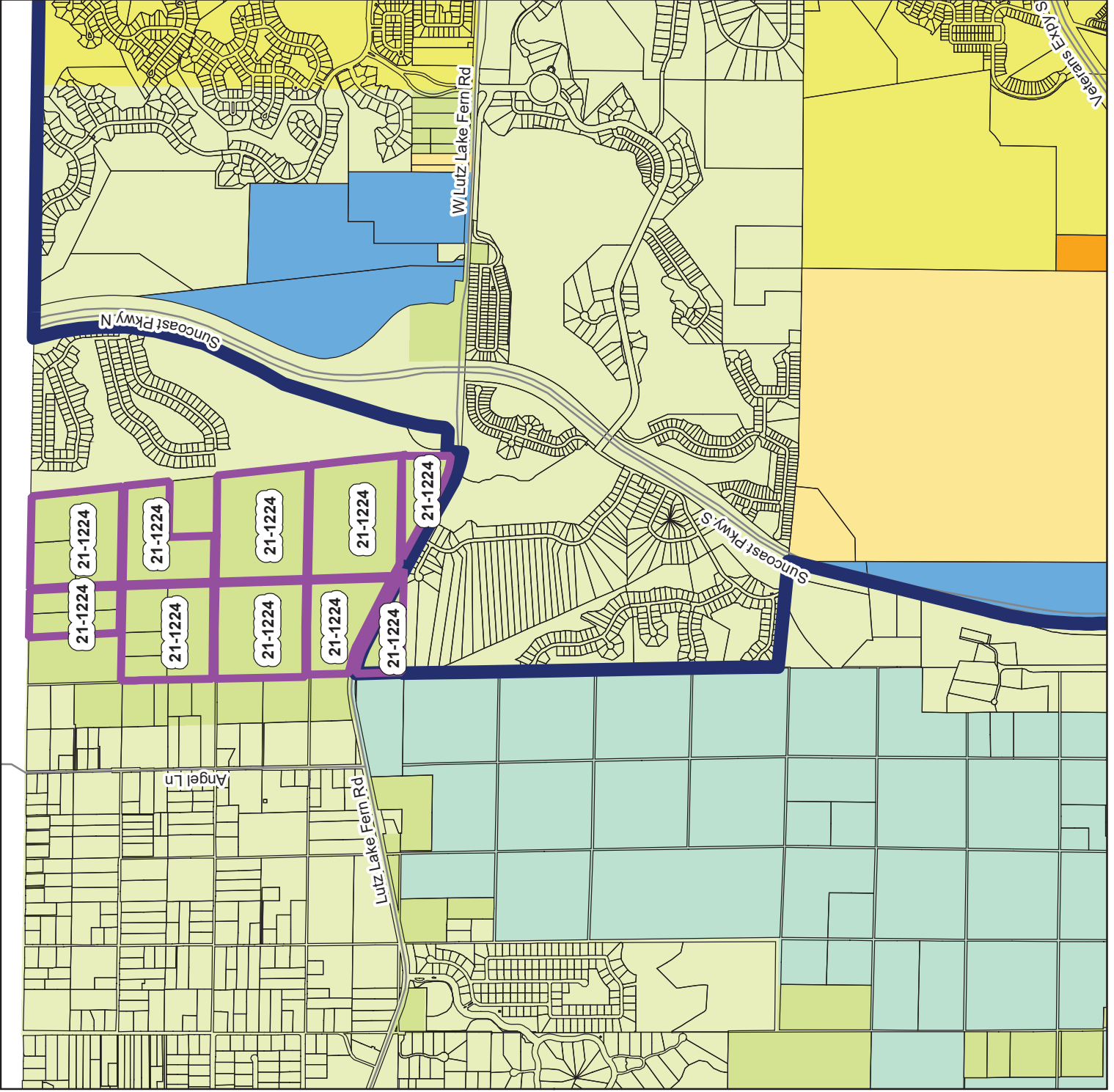
- Rezonings
- STATUS
- APPROVED
  - CONTINUED
  - DENIED
  - WITHDRAWN
  - PENDING

- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Major Roads
- Parcels
- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL-RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- OC-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The information on this map is for informational purposes only. It is not intended to be used for any legal or financial purposes without specific approval of the Hillsborough County City-County Planning Commission.

ACCURACY: It is intended that the information on this map is for informational purposes only. It is not intended to be used for any legal or financial purposes without specific approval of the Hillsborough County City-County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate website.

Map Printed from Rezoning System: 5/18/2022  
 Author: Beverly F. Daniels  
 File: G:\Rezoning\System\MapProjects\HC\G\Rea\_h\Rezoning\_Copy.mxd





# **AGENCY COMMENTS**

**AGENCY COMMENT SHEET**

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TO: ZONING TECHNICIAN, Development Services Department

DATE: 5/17/2022

REVIEWER: James Ratliff, AICP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Keystone Odessa

PETITION NO: SU 21-1224

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- 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.

**SUMMARY OF REQUEST AND CONCLUSIONS**

The applicant is requesting a Special Use (SU) approval for a Land Excavation Operating Permit for a site consisting of multiple parcels totaling +/- 316.74 ac. The subject property is presently zoned Agricultural Rural (AR) with a Future Land Use Designation of Agricultural / Rural (A/R). The site had recently been utilized for Land Excavation (LE) purposes, and was most recently authorized for these activities via SU-LE 15-0914. In the applicant’s narrative they are seeking “to extend the special use permit”. No such extension process is authorized via the Development Review Procedures Manual (DRPM) rather each application must be processed as a new application.

The applicant’s narrative states “There are no changes proposed to the haul route, volume of material, shape of the excavation or buffering...” SU-LE 15-0914 application authorized excavation of up to 3,300,000 cubic yards (CY) of material with a maximum duration of +/- 5.5 years (staff notes the application apparently provided for an expiration date of December 19, 2021).

The Land Excavation Special Use Questionnaire Form within applicant’s application indicates that 1,096,854.5 CYs of material have been excavated to date from the previously approved amount. Despite the process issue noted above, the form indicates that the applicant is seeking approval for a new permit which would authorize the excavation of 2,203,145.5 CYs (representing the remaining amount up to the original 3.3 million cap previously authorized) over a 10 year period, which is the maximum permit duration which may be considered in accordance with Sec. 6.11.54.B.5. of the Hillsborough County Land Development Code (LDC).

The application complies with Section 6.11.54.A.3. access requirements. Specifically, the application meets the LDC Sec. 6.11.54.A.3.a.(3) access option, which requires the site to have direct access to a roadway identified on the Hillsborough County Local Functional Classification map as an arterial road (which Lutz Lake Fern Rd. is), and also requires the project driveway to be located within 1 mile of a truck route. Staff notes that the project entrance is located within +/- 4,620 feet of the Suncoast Parkway, a designated truck route on the Hillsborough County Truck Route Plan.

Staff has a number of concerns in regard to the proposed application, and objects for the following reasons:

1. The applicant’s permit seeks to excavate materials over an estimated 10-year period; however, the applicant has proposed a permit duration (i.e. expiration date) of December 19, 2031, which represents +/- 9.5 years from the date this staff report was drafted. It is unclear how the applicant can continue excavating for a period longer than the permit expiration. While it is likely this represents a scrivener’s error, the end date of proposed excavation activities is a material issue in terms of calculating trip generation impacts of a proposed LE site. The shorter the duration of excavation activities, the more trips will be generated. While it is

impossible to present an 100% accurate portrayal of impacts given the fluid nature of excavation activities, i.e. given the applicant could excavate the entire amount more quickly than was assumed, excavate less material than the permitted quantity, operate fewer days or less hours than is proposed, etc., it is important that the information which can be presented is done so based on accurate and well understood information.

2. The application states that each dump truck would accommodate 18 CY of material. Pursuant to restrictions proposed by the applicant, most cells within the site will operate per the maximum allowable days and hours as permitted by Sec. 6.11.54 (i.e. between 7:00 a.m. and 6 p.m. Monday through Saturday, excluding 11 the 11 County holidays, excluding Easter which always falls on a Sunday and was therefore not included in the holiday count). One cell, Cell A, will operate 5 days per week for a reduced number of hours per day, (i.e. between 9:00 a.m. and 6 p.m. Monday through Friday, excluding the 11 recognized County holidays, excluding Easter which always falls on a Sunday and therefore was not included in the holiday count).

The analysis is further complicated via the applicant's proposed restriction requiring complete excavation of Cell A before any other cell is allowed to be mined. The applicant's narrative did not disclose the amount of CY available from Cell A vs. the other cells. All of this data is critical to inform any analysis regarding trip generation impacts, which will likely change over time based upon these restrictions. Staff is unable to describe these impacts, given the above issue as well as the lack of an analysis (as further discussed below)

3. To that end, the applicant failed to provide a trip generation or site access analysis which examined project impacts. The applicant requested in a 5/17/2022 email that staff consider the traffic analysis which was apparently submitted as a part of the 15-0914 SU-LE case file, stating that it was referenced in the project narrative. Staff declines to do so, as it is not included in the official record for these proceedings and for reasons further described below.

On one hand, the amount of material to be excavated has been reduced as a result of excavation which has occurred under the previous permit, and a new "10-year period" would provide a longer period over which to remove a smaller amount of material. On the other hand, staff notes that the area has seen considerable growth and development over the years. Anecdotally, FDOT traffic counts indicate the volumes on Lutz Lake Fern Rd., while admittedly on a long segment, of the roadway and not necessarily reflective of traffic counts in the immediate vicinity of this project, have increased from 6,200 average daily trips to 8,100 average daily trips between 2017 and 2021. The 2020 Hillsborough County Level of Service (LOS) Report indicates the volumes on the segment between Angel Ln. and the Suncoast Parkway to be 8,400 average daily trips.

If they had wanted staff to consider such transportation analysis, it should have been resubmitted into the record. Staff notes that there would likely have still been concerns, given the age of the count data as well as other changes to the roadway which may have occurred, all of which warrant an updated, signed and sealed study by Professional Engineer. While not specifically binding upon this process, the need for relevant data is evidenced in DRPM Sec. 6.2.1.C.8.h. which requires traffic counts to be generally less than 1 year old. If the applicant has wanted to discuss the appropriateness of utilizing counts/analysis from a 2015 study, they could have requested a meeting to so.

Even if staff were inclined to allow the 2015 study to be submitted, which it isn't, unfortunately the applicant's failure to provide information into the record has deprived the public sufficient opportunity to timely review the record, creating a procedural/due process issue. Staff similarly has nothing to review or report in terms of trip generation, site access etc. and as such finds the application insufficient and lacking the basic information both requested and needed by staff, all of which are necessary to form conclusions and answer questions which may arise during the public hearing process.



4. The existing access from Lutz Lake Fern Rd. to the LE area is located only +/- 94 feet away from the Barrie Acres Trl. Connection. This segment of Lutz Lake Fern Rd. is a Class 4 facility with a posted speed of 50 mph. As such, the minimum spacing requirement per Section 6.04.07 is 660 feet. Given current procedures necessitating most transportation related Design Exceptions (DEs) and Section 6.04.02.B. Administrative Variances (AVs) be reviewed concurrently with PDs or PD modifications, the applicant was required to submit an AV request. No such application was submitted by the applicant.

Applicants are required to ensure that the County Engineer's recommendation of approval is on file no later than the Revised Plan deadline for the hearing date being targeted, and reviews can take up to 30 days to process. Given the lack of an AV request, and lack of a supporting transportation analysis, no review was able to be conducted by County Engineer, who is required to make specific findings before a variance can be approved. Given the above, the County Engineer did not make findings of approvability, and will therefore ultimately be unable to approve the AV as required.

5. Lutz Lake Fern Rd. is a substandard arterial roadway. Projects taking access to a substandard facility (and which do not otherwise qualify for an exemption under the County Engineer's de minimis policy) are required to improve the public roadway network between the project access and nearest roadway meeting standards. Applicants are required to commit to improving the road to the applicable standard (in this case the TS-7 standard), or must otherwise seek an AV from the Sec. 6.04.03.L. requirement in cases where they believe the roadway is operating safely and will continue to operate safely in its existing configuration with the addition of project traffic. In cases where the applicant is proposing some kind of improvement, but to something less than the full typical section standards, an applicant may seek relief through the Design Exception process in accordance with Section 1.7.2. and other applicable sections of the TTM. No such commitment, AV request or DE request was included in the SU application.

Applicants are required to ensure that the County Engineer's recommendation of approval is on file no later than the Revised Plan deadline for the hearing date being targeted, and reviews can take up to 30 days to process. Given the lack of an AV request, and lack of a supporting transportation analysis, no review was able to be conducted by County Engineer, who is required to make specific findings before a variance can be approved. Given the above, the County Engineer did not make findings of approvability, and will therefore ultimately be unable to approve the AV as required.

The applicant was advised to continue or withdraw and refile the application such that a complete application can be put forth for review. For the above reasons, Transportation Review Section staff cannot support the requested SU-LE.

#### **TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

Along the project's frontage, Lutz Lake Fern Rd. is a publicly maintained, 2-lane, substandard, arterial roadway characterized by +/- 11-foot wide travel lanes in average to below average condition. Adjacent to the project site the roadway lies within a +/- 100-foot wide right-of-way. There are no bicycle facilities present on Lutz Lake Fern Rd. in the vicinity of the proposed project. There are no sidewalks along Lutz Lake Fern Rd. in the vicinity of the proposed project; however, the upper Tampa Bay Trail runs along portions of the north and south side of the roadway in the vicinity of the proposed project.

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

<b>Roadway</b>	<b>From</b>	<b>To</b>	<b>LOS Standard</b>	<b>Peak Hour Directional LOS</b>
Lutz Lake Fern Rd.	Angel Ln.	Suncoast Pkwy.	D	C

Source: Hillsborough County 2020 Level of Service Report.

Transportation Comment Sheet

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

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

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	Unknown	Unknown	Unknown
Proposed	Unknown	Unknown	Unknown
Difference (+/-)	Unknown	Unknown	Unknown

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

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

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes: See staff report for list of needed AVs/DEs which were not submitted.		

Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	Conditions will be reviewed/requested once a completed application has been submitted.



**COMMISSION**

Mariella Smith CHAIR  
 Pat Kemp VICE-CHAIR  
 Harry Cohen  
 Ken Hagan  
 Gwendolyn "Gwen" W. Myers  
 Kimberly Overman  
 Stacy White



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Janet L. Dougherty EXECUTIVE DIRECTOR  
 Elaine S. DeLeeuw ADMIN DIVISION  
 Sam Elrabi, P.E. WATER DIVISION  
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 Andy Schipfer, P.E. WETLANDS DIVISION  
 Steffanie L. Wickham WASTE DIVISION  
 Sterlin Woodard, P.E. AIR DIVISION

**AGENCY COMMENT SHEET**

Special Use	
<b>HEARING DATE:</b> 12/14/21  <b>PETITION NO.:</b> 21-1224  <b>EPC REVIEWER:</b> Mike Thompson  <b>CONTACT INFORMATION:</b> (813) 627-2600 X1219  <b>EMAIL:</b> <a href="mailto:thompson@epchc.org">thompson@epchc.org</a>	<b>COMMENT DATE:</b> 10/21/21  <b>PROPERTY ADDRESS:</b> Lutz Lake Fern Rd.  <b>FOLIO #:</b> multiple  <b>STR:</b> 06, 07-27E-18E
<b>REQUESTED ZONING:</b> SU	
FINDINGS	
<b>WETLANDS PRESENT</b>	YES
<b>SITE INSPECTION DATE</b>	10/20/21
<b>WETLAND LINE VALIDITY</b>	NA
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	Wetlands located on west and east side of the borrow pit
<p><b>The EPC Wetlands Division has reviewed the proposed Special Use. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</b></p> <ul style="list-style-type: none"> <li>Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.</li> <li>The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.</li> <li>Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be</li> </ul>	

*Environmental Excellence in a Changing World*

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

labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

**INFORMATIONAL COMMENTS:**

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

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

## Heinrich, Michelle

---

**From:** Renee Kamen <renee.kamen@hcps.net>  
**Sent:** Monday, November 1, 2021 8:31 AM  
**To:** Heinrich, Michelle  
**Cc:** Amber Dickerson  
**Subject:** FW: SU-LE 21-1224 (Lutz Lake Fern Road Land Excavation)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Good morning Michelle: Apologies for not responding sooner. The School District has no proposed changes to the existing condition, and will request this condition move forward into the permit renewal.

Please let us know if you have any questions. Thank you.

-rmlk

Renée M. Kamen, AICP  
Manager, Planning & Siting  
Growth Management

p: 813-272-4083  
e: renee.kamen@hcps.net  
*Preparing Students for Life*

---

**From:** Amber Dickerson  
**Sent:** Monday, November 1, 2021 8:16 AM  
**To:** Renee Kamen <renee.kamen@hcps.net>  
**Subject:** FW: SU-LE 21-1224 (Lutz Lake Fern Road Land Excavation)

Amber K. Dickerson, AICP  
General Manager, Growth Management  
Hillsborough County Public Schools  
E: [amber.dickerson@hcps.net](mailto:amber.dickerson@hcps.net)  
Office: 813.272.4896  
*Preparing Students for Life*

---

**From:** Heinrich, Michelle <[HeinrichM@HillsboroughCounty.ORG](mailto:HeinrichM@HillsboroughCounty.ORG)>  
**Sent:** Thursday, October 21, 2021 10:29 AM  
**To:** Amber Dickerson <[amber.dickerson@hcps.net](mailto:amber.dickerson@hcps.net)>; Matthew Pleasant <[matthew.pleasant@hcps.net](mailto:matthew.pleasant@hcps.net)>  
**Subject:** SU-LE 21-1224 (Lutz Lake Fern Road Land Excavation)

Amber & Matt,

I wanted to make sure you were aware of the above application, which is a land excavation that was approved in 2015. The site is located west of McKitrick Elementary, Martinez Middle and Steinbrenner High School. Current conditions of approval do not allow a haul route to go in front of the school during class sessions (see below condition). I believe this condition was from a previous approval prior to 2015.

4. The permitted haul route shall be limited to Lutz-Lake Fern Road, then north or south on the Hillsborough County Truck Plan. Haul truck traffic shall conform with the Truck Plan. At no time, shall haul trucks be permitted on Lutz-Lake Fern Road past McKitrick Elementary School from 6:15 am to 4:45 pm, while classes are in session. Haul trucks shall be permitted to travel westward on Lutz-Lake Fern Road, and accessing the site shall be allowed to the extent permitted by provisions of the Truck Plan and any subsequent modifications. It shall be the responsibility of the permittee to ensure compliance with these requirements. If required, the permittee shall be responsible for securing the services of an off-duty police officer to secure the haul routes for compliance with County and State requirements.

The purpose of this new permit is to extend the expiration date of this activity from 12/19/21 to 12/19/31. No other changes are proposed. If your department has any objections or proposed changes to the above condition, please let me know. This application is scheduled for the 12/14 BOCC Land Use Meeting.

Thanks,

**Michelle Heinrich, AICP** (she/her)

**Principal Planner**

Development Services Department

---

P: (813) 276-2167

E: [heinrichm@HCFLGov.net](mailto:heinrichm@HCFLGov.net)

---

**Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

---

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Hillsborough County Development Services Department

Special Use Permit Review 12-1224

Project Name: Stephen J. Dibbs

Folios: 12940.0000, 12934.0000, 12933.0000, 12939.0000, 12944.0000, 12937.0150, 12937.0000, 12935.0000

Applicant's Representative: Jeremy Couch P.E. (Tampa Civil Design) 17937 Hunting Bow Cir Ste 102 Lutz, FL 33558

- ( ) This agency has not comment;
- ( ) This agency has no objections;
- ( ) This agency has conditions;
- (x) This agency objects, based on the listed attached issues:

Reviewed by: Lori Moreda Date: 10/20/2021 (amended 12/09/2021)

1. Violations: 11 violations have been investigated (*see attached list*), including adverse impacts to wetlands, damage to county roads, fugitive dust, unpermitted stockpiling, missing stop sign, and failure to secure site.
2. Sufficient Time to Excavate: 1.1 million cubic yards of the permitted 3.3 million cubic yards has been excavated and hauled off-site. 2017 through 2019 excavation only occurred six (6) months out of each calendar year. In the last 24-months, (2020 through 2021) zero (0) cubic yards have been excavated. As demonstrated above, the applicant has not fully utilized the last four (4) years of the potential time allowance approved in the special use and operating permits to bring the project to completion.
3. Length of Permit: The first special use permit 06-0975 was issued 10-20-2008 and approved for a period of 10 years. Three (3) more special use permits (08-1435 (denied), 10-0547, and 15-0914) have been through the hearing process, which have resulted in an extension of time and an increase in the total cubic yards to be excavated from 2.5 million cubic yards to 3.3 million cubic yards under SU 15-0914 approved on 3/7/16 with a current operating permit expiration of 12/19/21. An additional special use permit would result in land excavation having been approved for a total of approximately 23 years.
4. Cumulative Impact: On this community (including total number of truck trips associated with the excavation, concentration of truck trips on roadways, and adverse affects on community character) has resulted in approximately 61,111 truck trips through the community and on County roadways over a period of 13 years for the 1.1 million cubic yards excavated thus far.

**VIOLATION LIST:**

1. July 2017: field observation of a violation of silt barrier collapse at wetlands.
2. August 2017: field observation of over-excavation of side slopes and backfilling with organic materials (mulch). Response: EOR (engineer of record) provided a letter advising that the site was in continuous reclamation and remains actively mining. Thus far, the reclamation is not complete for inspection.
3. January 2016: CE153699 Violation was damage to Lutz Lake Road: Violation resolved.
4. May 2014: (Field NOV) Dust emissions: Given 1 day to resolve.
5. July 2011 Failure to comply with cond. 40 of operating permit.
6. Sept 2010 NOV for disposal (stockpile of mulch). Issued a cease and desist of all incoming materials to the site.
7. April 2009 (Field NOV) Fugitive dust emissions. Given 3 days to correct.
8. March 2009 (Field NOV) Dust emissions; failure to secure site; introduction of off-site materials; access connect FDOT index 106 not in place; and STOP sign not in place. cease and desist was issued.
9. March 2009: fugitive dust
10. Dec 2008 (Field NOV) Site work prior to Special Use and Condition #6. cease and desist was issued.
11. Dec 2008: fugitive dust

**VOLUME EXCAVATED 2016 – 2021**

2016: 133,830 cu yds  
2017: 18,284 cu yds  
2018: 31,590 cu yds  
2019: 24,246 cu yds  
2020: -0-  
2021: -0-



**AGENCY REVIEW COMMENT SHEET**

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**TO: ZONING TECHNICIAN, Planning Growth Management**

**DATE:** 22 September 2021

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

**APPLICANT:** Jeremy Couch

**PETITION NO:** SU-LE 21-1224

**LOCATION:** Not listed

**FOLIO NO:** 12940.0000,12934.0000, 12933.0000,  
12939.0000, 12944.0000,12937.0150, 12937.0000,  
12935.0000, 12940.0000

**SEC:** \_\_\_\_\_ **TWN:** \_\_\_\_\_ **RNG:** \_\_\_\_\_

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- 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:** The subject application is adjacent to the Brooker Creek Headwaters Preserve. Per LDC 4.01.11, compatibility of the development with the preserve will be ensured with a compatibility plan that addresses issues related to the development such as, but not necessarily limited to, access, prescribed fire, and landscaping. The compatibility plan shall be proposed by the developer, reviewed and approved by the Conservation and Environmental Lands Management Department, and shall be required as a condition of granting a Natural Resources Permit..



**PARTY OF  
RECORD**

## Rome, Ashley

---

**From:** Hearings  
**Sent:** Wednesday, November 10, 2021 9:47 AM  
**To:** Mason, Carmen; Rome, Ashley; Heinrich, Michelle  
**Subject:** FW: Public Hearing SU- LE 21 1224

**From:** mjnunezphoto <mjnunezphoto@gmail.com>  
**Sent:** Tuesday, November 9, 2021 2:42 PM  
**To:** jcouch@tampacivil.com; Hearings <Hearings@HillsboroughCounty.ORG>  
**Cc:** mjnunezphoto@gmail.com  
**Subject:** Public Hearing SU- LE 21 1224

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

Hi,

I'm Tarramor resident, and I received a letter about a public hearing at 12/14/2021 to discuss an special use nearby our neighbourhood.

I have some questions about it:

- 1.Can you show me the exact localization of the special use land excavation?
- 2.What are they intend to do ?Build something?

Thank you

Sent from my Verizon, Samsung Galaxy smartphone

**From:** [Heinrich, Michelle](#)  
**To:** [Yaquez, Blanca](#)  
**Subject:** FW: Land Use Hearing Urgen Notification Signage Issues  
**Date:** Monday, December 13, 2021 10:05:22 AM  
**Attachments:** [image001.png](#)

---

Please place into Optix for SU 21-1224.

Thanks,  
**Michelle Heinrich, AICP**  
**Principal Planner**  
Development Services Department

P: (813) 276-2167  
E: [heinrichm@HCFI.Gov.net](mailto:heinrichm@HCFI.Gov.net)

**Hillsborough County**  
601 E. Kennedy Blvd., Tampa, FL 33602  
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**From:** Katherine Cantrell <[cantrell.odessa@yahoo.com](mailto:cantrell.odessa@yahoo.com)>  
**Sent:** Sunday, December 12, 2021 12:47 AM  
**To:** Heinrich, Michelle <[HeinrichM@HillsboroughCounty.ORG](mailto:HeinrichM@HillsboroughCounty.ORG)>  
**Cc:** Clara Lawhead <[clara@lawhead.us](mailto:clara@lawhead.us)>  
**Subject:** Land Use Hearing Urgen Notification Signage Issues

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

As a concerned resident of this Odessa community, I wish to bring immediate attention to an issue of signage inefficiency for a Land Use Hearing.

Dibbs Burrow pit Permit extension Hearing signage once again being placed in a manner that the residents and affected businesses cannot see nor read while traveling Lutz Lake Fern Rd.

There are two signs one East bound and the photo taken by me West bound attached. The signage faces SOUTH, if you can only travel East or West on Lutz Lake Fern Road how are you to read a sign facing South.

This is typical and occurs with each and every subsequent issue or Hearing about this property/land owner. You can not take your life into your own hands by stopping on the right of way. We constantly report traffic issues and speeding on Lutz Lake Fern Road at this curve, you can't pull into the property owners drive and walk 25 feet on the right of way subjecting yourself to being running over trying get valuable information about impending negative impact in this area.

These signs are both to be posted in a manner for all citizens to be aware of public Hearing that affects our neighborhood.

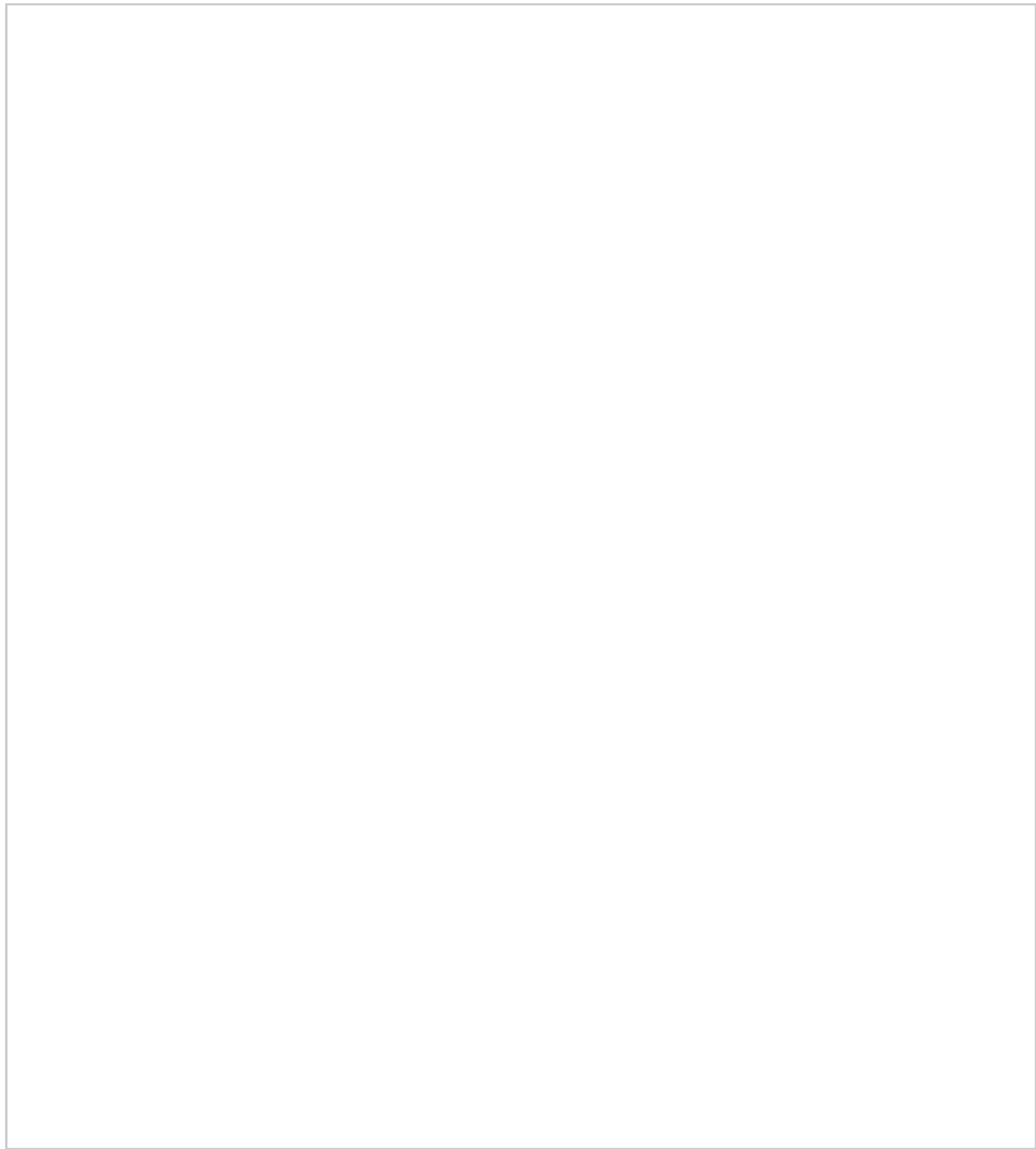
It is imperative that these signage issues be corrected immediately due to complaints being brought up from neighbors who have not been able to see or read the Hearing notifications.

In retrospect I have had to address this issue on every single Hearing ever brought forth since 2011 when I became a strong activists against this property owners illegal dumping seen happening at this site and stacking/staging Dump trucks on this same right of way curve.

Please give credence to the situation and the dangerous traffic situations involved with residents trying to keep up with the Hearing dates. It is our right to be informed.

Sincerely,  
Katherine Cantrell  
7335 Colley Road  
Odessa FL 33556

Odessa Preservation Group



[Sent from Yahoo Mail on Android](#)

**From:** [Heinrich, Michelle](#)  
**To:** [Vazquez, Bianca](#)  
**Subject:** FW: Lutz ILake Fern special use suncoast Pkyway & LLF  
**Date:** Monday, December 13, 2021 9:53:15 AM

---

Please place into Optix for SU 21-1224.

Thanks,

Michelle Heinrich, AICP  
Principal Planner  
Development Services Department

P: (813) 276-2167  
E: [heinrichm@HCFLGov.net](mailto:heinrichm@HCFLGov.net)

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

From: [fuzed72@gmail.com](mailto:fuzed72@gmail.com) <[fuzed72@gmail.com](mailto:fuzed72@gmail.com)>  
Sent: Friday, December 10, 2021 7:32 AM  
To: Heinrich, Michelle <[HeinrichM@HillsboroughCounty.ORG](mailto:HeinrichM@HillsboroughCounty.ORG)>  
Subject: Lutz ILake Fern special use suncoast Pkyway & LLF

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

Please do not allow this to gain approval. Too much development in this area is ruining why I moved here 22 years ago. Lots of horse farms and wild life in this area. It's not meant for so much development. Please, no!!

Thank you,  
Richard Duncan  
15107 W County Line Rd

Sent from my iPhone



**From:** [Heinrich, Michelle](#)  
**To:** [Vazquez, Bianca](#)  
**Subject:** FW: SU-LE-21-1224  
**Date:** Monday, December 13, 2021 10:01:02 AM

---

Please place into Optix for SU 21-1224.

Thanks,  
Michelle Heinrich, AICP  
Principal Planner  
Development Services Department

P: (813) 276-2167  
E: [heinrichm@HCFLGov.net](mailto:heinrichm@HCFLGov.net)

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

From: albert helicke <[ahelicke@icloud.com](mailto:ahelicke@icloud.com)>  
Sent: Friday, December 10, 2021 10:40 AM  
To: Heinrich, Michelle <[HeinrichM@HillsboroughCounty.ORG](mailto:HeinrichM@HillsboroughCounty.ORG)>  
Subject: SU-LE-21-1224

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

As 35 yr tax paying residents of Keystone we are adamantly opposed to this request for extension. There are numerous reasons for this among them is the threat to the water resources. This property lies directly over the Brooker Creek water shed. This developer has a reputation for cutting corners and gaming the system. Basically he is raping the land at our expense. I did a quick calculation on the 300+ acres he's referencing he pays approximately \$4200 a year in property taxes on property that the county assesses at one and a half million dollars! We pay for the damage to the roads and environment!

According to the counties own record he's had numerous violations. Again he is constantly gaming the system at the general publics expense.

This excavation is contrary to everything the Keystone community stand for. We take pride in Keystone and preserving the rural nature of it the best we can.

I implore u to stand up for the greater good of our community and do not allow this developer to continue to violate his original permit.

As a side note have u driven this area at rush hour recently? Pasco counties' unmitigated apartment growth on 54 has caused a nightmare traffic problem. Dibbs is just trying to add to the problem!

Sent from my iPad

## Rome, Ashley

---

**From:** Vazquez, Bianca  
**Sent:** Wednesday, December 8, 2021 9:23 AM  
**To:** Rome, Ashley  
**Subject:** FW: Special use21-1224

Please place it in optix.

Thank You,

**Bianca O. Vazquez**  
**Planning and Zoning Technician**  
Development Services Department

---

**P:** (813) 276-2155  
**F:** (813) 635-7362  
**E:** [vazquezb@HillsboroughCounty.org](mailto:vazquezb@HillsboroughCounty.org)  
**W:** [HCFLGov.net](http://HCFLGov.net)

---

**Hillsborough County**  
601 E. Kennedy Blvd. 20<sup>th</sup> Floor, Tampa, FL 33602

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<https://www.hillsboroughcounty.org/en/businesses/permits-and-records/centerpass>

---

**From:** Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>  
**Sent:** Wednesday, December 8, 2021 9:20 AM  
**To:** Vazquez, Bianca <VazquezB@hillsboroughcounty.org>  
**Subject:** FW: Special use21-1224

Bianca,  
Can you please place this into the support/opposition folder in Optix for SU 21-1224.

Thank you,  
**Michelle Heinrich, AICP**

**Principal Planner**

Development Services Department

P: (813) 276-2167

E: [heinrichm@HCFLGov.net](mailto:heinrichm@HCFLGov.net)

---

**Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

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**From:** Larry Rhoads <[lrhoads7@gmail.com](mailto:lrhoads7@gmail.com)>

**Sent:** Wednesday, December 8, 2021 9:14 AM

**To:** Heinrich, Michelle <[HeinrichM@HillsboroughCounty.ORG](mailto:HeinrichM@HillsboroughCounty.ORG)>

**Subject:** Special use21-1224

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

Please vote NO

Larry Rhoads

Lutz

**From:** [Heinrich, Michelle](#)  
**To:** [Vazquez, Bianca](#)  
**Subject:** FW: Lutz lake furn borrow pit  
**Date:** Monday, December 13, 2021 10:01:30 AM

---

Please place into Optix for SU 21-1224.

Thanks,  
Michelle Heinrich, AICP  
Principal Planner  
Development Services Department

P: (813) 276-2167  
E: [heinrichm@HCFLGov.net](mailto:heinrichm@HCFLGov.net)

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

From: Tyler Hyde <[thydeusmc@gmail.com](mailto:thydeusmc@gmail.com)>  
Sent: Friday, December 10, 2021 10:41 AM  
To: Heinrich, Michelle <[HeinrichM@HillsboroughCounty.ORG](mailto:HeinrichM@HillsboroughCounty.ORG)>  
Subject: Lutz lake furn borrow pit

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

No new neighborhoods!!! This area is what it is because there are not track home neighborhoods consuming every acre of open land. Let this be one of the last places left with less traffic, less traffic lights, less homes and more nature.

Sent from my iPhone

**From:** [Heinrich, Michelle](#)  
**To:** [Vazquez, Bianca](#)  
**Subject:** FW: Special use 21-1224  
**Date:** Monday, December 13, 2021 9:54:38 AM  
**Attachments:** [image001.png](#)

---

Please place into Optix for SU 21-1224.

Thanks,

**Michelle Heinrich, AICP**

**Principal Planner**

Development Services Department

P: (813) 276-2167

E: [heinrichm@HCFLGov.net](mailto:heinrichm@HCFLGov.net)

**Hillsborough County**

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**From:** Susan Macy <[macysj72@yahoo.com](mailto:macysj72@yahoo.com)>  
**Sent:** Friday, December 10, 2021 8:35 AM  
**To:** Heinrich, Michelle <[HeinrichM@HillsboroughCounty.ORG](mailto:HeinrichM@HillsboroughCounty.ORG)>  
**Subject:** Special use 21-1224

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

Good morning,

As an Odessa resident of 13 years I do NOT support the extension of this project for an additional 10 years.

Thank you,  
Susan Macy  
County Line Rd, Odessa

[Sent from Yahoo Mail for iPhone](#)

**From:** [Heinrich, Michelle](#)  
**To:** [Vazquez, Bianca](#)  
**Subject:** FW: Lutz Lake Fern Borrow Pit  
**Date:** Monday, December 13, 2021 10:00:36 AM

---

Please place into Optix for SU 21-1224.

Thanks,  
Michelle Heinrich, AICP  
Principal Planner  
Development Services Department

P: (813) 276-2167  
E: [heinrichm@HCFLGov.net](mailto:heinrichm@HCFLGov.net)

Hillsborough County  
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-----Original Message-----

From: Nicole Hyde <[nrg1988@me.com](mailto:nrg1988@me.com)>  
Sent: Friday, December 10, 2021 10:23 AM  
To: Heinrich, Michelle <[HeinrichM@HillsboroughCounty.ORG](mailto:HeinrichM@HillsboroughCounty.ORG)>  
Subject: Lutz Lake Fern Borrow Pit

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

Good morning,

I wanted to write and let you know that myself as well as the neighbors occupying homes in the Hiawatha area off of Lutz Lake Fern do not support the approval of a new development in the borrow pit off of Lutz Lake Fern. Through traffic between 54 and our Lutz Lake Fern using our neighborhood is already out of control with drivers speeding past our children in the street. Our neighborhood is one of the few rural neighborhoods left in the area and it will be ruined with 300 new homes. The traffic will be unimaginable. There are already horrible accidents that take place in the vicinity because of the traffic that does not have support already in the area. Please consider the humble pleas of the residents of the area when making this decision.

Thank you,

Nicole Hyde



## Rome, Ashley

---

**From:** Vazquez, Bianca  
**Sent:** Tuesday, December 14, 2021 9:35 AM  
**To:** Rome, Ashley  
**Subject:** FW: Borrow Pit

Good morning Ashley,

Please upload this in optix.

Thank You,

**Bianca O. Vazquez**  
**Planning and Zoning Technician**  
Development Services Department

---

**P:** (813) 276-2155  
**F:** (813) 635-7362  
**E:** [vazquezb@HillsboroughCounty.org](mailto:vazquezb@HillsboroughCounty.org)  
**W:** [HCFLGov.net](http://HCFLGov.net)

---

**Hillsborough County**  
601 E. Kennedy Blvd. 20<sup>th</sup> Floor, Tampa, FL 33602

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<https://www.hillsboroughcounty.org/en/businesses/permits-and-records/centerpass>

---

**From:** Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>  
**Sent:** Tuesday, December 14, 2021 9:20 AM  
**To:** Vazquez, Bianca <VazquezB@hillsboroughcounty.org>  
**Subject:** FW: Borrow Pit

Please place into Optix for SU 21-1224. Thanks.

**Michelle Heinrich, AICP**

**Principal Planner**

Development Services Department

P: (813) 276-2167

E: [heinrichm@HCFLGov.net](mailto:heinrichm@HCFLGov.net)

**Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

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**From:** [shadowrun1@tampabay.rr.com](mailto:shadowrun1@tampabay.rr.com) <[shadowrun1@tampabay.rr.com](mailto:shadowrun1@tampabay.rr.com)>

**Sent:** Monday, December 13, 2021 5:56 PM

**To:** Heinrich, Michelle <[HeinrichM@HillsboroughCounty.ORG](mailto:HeinrichM@HillsboroughCounty.ORG)>

**Subject:** Borrow Pit

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

To: Michelle Heinrich:

Please be advised, we live at 19501 Angel Lane, Odessa, Fl. and would like to notify the county our feelings regarding the extension of the permit for the borrow pit at 6777 Lutz Lake Fern Rd., Odessa, Fl.

We have lived here for over 26 yrs and earlier on Angel Lane for 8 yrs. and can't believe the dump trucks from this borrow pit going down Angel Lane and blocking traffic, speeding and causing the destruction of not only our road, but Lutz Lake Fern Rd., etc. Our drinking water is being affected. The wildlife in our area will continue to decline if this excavation permit is extended for another 10 yrs.

Please do not allow an extension of this permit and or any more things happening on this property that are not permitted in our county and area.

Thank you for your time and consideration.

Virgil and Linda Rice

19501 Angel Lane

Odessa, Florida 33556

## Rome, Ashley

---

**From:** Vazquez, Bianca  
**Sent:** Monday, December 20, 2021 8:27 AM  
**To:** Rome, Ashley  
**Subject:** FW: Lutz Lake Fern land extension

Good morning,

Could you please place this in optix.

Thank You,

Bianca O. Vazquez  
Planning and Zoning Technician  
Development Services Department

P: (813) 276-2155  
F: (813) 635-7362  
E: vazquezb@HillsboroughCounty.org  
W: HCFLGov.net

Hillsborough County  
601 E. Kennedy Blvd. 20th Floor, Tampa, FL 33602

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<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.hillsboroughcounty.org%2Fen%2Fbusiness%2Fpermits-and-records%2Fcenterpass&data=04%7C01%7CRomeA%40hillsboroughcounty.org%7Ce0c528f030fe44be4a8e08d9c3bc69ff%7C81fe4c9d9bb849bd90ed89b8063f4c8a%7C1%7C0%7C637756036261194974%7CUnknown%7CTWFpbGZsb3d8eyJWljoIMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTil6Ik1haWwiLCJXVCi6Mn0%3D%7C3000&data=1%2BEtnLq1bN5DOa498dIPDJOcLyiWI%2F0JoOg%2BIMJ6vTo%3D&reserved=0>

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

From: Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>  
Sent: Friday, December 17, 2021 3:58 PM  
To: Vazquez, Bianca <VazquezB@hillsboroughcounty.org>  
Subject: FW: Lutz Lake Fern land extension

Please place into Optix for SU 21-1224.

Thanks,  
Michelle Heinrich, AICP  
Principal Planner  
Development Services Department

P: (813) 276-2167  
E: heinrichm@HCFLGov.net

Hillsborough County  
601 E. Kennedy Blvd., Tampa, FL 33602  
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-----Original Message-----

From: Eilish Bel <lsh728@hotmail.com>  
Sent: Friday, December 17, 2021 3:54 PM  
To: Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>  
Subject: Lutz Lake Fern land extension

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

Hello,

I live at 19620 Hiawatha Rd, Odessa FL 33556 and do NOT support the extension of this 10 year Lutz Lake Fern borrow pit project.

Regards,  
Eilish Bel

Sent from my iPhone

**From:** [Heinrich, Michelle](#)  
**To:** [Vazquez, Bianca](#)  
**Subject:** FW: Imminent Adverse Impacts to environmentally sensitive areas and public health and welfare  
**Date:** Wednesday, December 22, 2021 9:15:48 AM  
**Attachments:** [image001.png](#)

---

Please place into Optix for SU 21-1224. Thanks.

**Michelle Heinrich, AICP**  
**Principal Planner**  
Development Services Department

P: (813) 276-2167  
E: [heinrichm@HCFLGov.net](mailto:heinrichm@HCFLGov.net)

**Hillsborough County**  
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---

**From:** mjnunezphoto <mjnunezphoto@gmail.com>  
**Sent:** Tuesday, December 21, 2021 7:23 PM  
**To:** Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>  
**Cc:** mjnunezphoto@gmail.com  
**Subject:** Imminent Adverse Impacts to environmentally sensitive areas and public health and welfare

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

Dear County Commission Members of the Land Use Meeting,

As a resident of the community directly affected by this excavation project, I wish to express my objection to a renewal of the excavation permit SU 21-1224. The owner of the borrow pit located at 6777 Lutz Lake Fern Road is asking Hillsborough County to grant a ten (10) year extension on its excavation permit. The current permit expires on December 21, 2021. For 13 years this operation has been hauling and selling dirt from Odessa. This operation has had continuous complaints and actual violations of their special use and their operating permit. In addition, it has degraded the two-lane rural roads: Lutz Lake Fern Road, Gunn Highway, Van Dyke and Tarpon Springs Road. Heavy Loads of dirt have created deep road ruts and potholes, increased truck traffic, noise and dangerous traffic situations. Ten more years (23 year in total) is an excessive burden and danger to this community and a tax burden for the now needed road repairs.

Many trucks fail to abide by the approved truck routes and speed limits. Trucks in the early morning line up on Angel Lane and Lutz Lake Fern Road waiting in que for their turn to upload. This compounds and further adds to the dangerous traffic situations specially for school busses and

parents driving their children to and from one of the three schools on Lutz Lake Fern Road. This excavation site is located at the headwaters of Brooker Creek Watershed and its aquifer is the source of Brooker Creek watershed's drinking water. Over 500 species of plants, more than 20 species of amphibians, 50 species of reptiles, and 40 species of mammals live within the watershed. Further and continued destruction of this habitat is imminent if approved over the next ten years. We strongly suggest that you consider this land for ELAPP when the nomination process opens. We urge you to please deny the extension request (SU 21-1224).

Sincerely yours,  
Maria José Nuñez Alvarez

My address is: 6117 Marsh Trail Dr , Odessa 33556

Sent from my Verizon, Samsung Galaxy smartphone



**From:** [Heinrich, Michelle](#)  
**To:** [Vazquez, Bianca](#)  
**Subject:** FW: Excavation permit renewal SU 21-1224  
**Date:** Wednesday, December 22, 2021 9:16:08 AM

---

Please place into Optix for SU 21-1224.

Thanks,  
Michelle Heinrich, AICP  
Principal Planner  
Development Services Department

P: (813) 276-2167  
E: [heinrichm@HCFLGov.net](mailto:heinrichm@HCFLGov.net)

Hillsborough County  
601 E. Kennedy Blvd., Tampa, FL 33602  
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-----Original Message-----

From: Patricia Rosario <[profetapaso@mac.com](mailto:profetapaso@mac.com)>  
Sent: Tuesday, December 21, 2021 8:12 PM  
To: Heinrich, Michelle <[HeinrichM@HillsboroughCounty.ORG](mailto:HeinrichM@HillsboroughCounty.ORG)>  
Subject: Excavation permit renewal SU 21-1224

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

Subject: Imminent Adverse Impacts to environmentally sensitive areas and public health and welfare

Dear County Commission Members of the Land Use Meeting, As a resident of the community directly affected by this excavation project, I wish to express my objection to a renewal of the excavation permit SU 21-1224. The owner of the borrow pit located at 6777 Lutz Lake Fern Road is asking Hillsborough County to grant a ten (10) year extension on its excavation permit. The current permit expires on December 21, 2021. For 13 years this operation has been hauling and selling dirt from Odessa. This operation has had continuous complaints and actual violations of their special use and their operating permit. In addition, it has degraded the two-lane rural roads: Lutz Lake Fern Road, Gunn Highway, Van Dyke and Tarpon Springs Road. Heavy Loads of dirt have created deep road ruts and potholes, increased truck traffic, noise and dangerous traffic situations. Ten more years (23 year in total) is an excessive burden and danger to this community and a tax burden for the now needed road repairs.

Many trucks fail to abide by the approved truck routes and speed limits. Trucks in the early morning line up on Angel Lane and Lutz Lake Fern Road waiting in que for their turn to upload. This compounds and further adds to the dangerous traffic situations specially for school busses and parents driving their children to and from one of the three schools on Lutz Lake Fern Road.

This excavation site is located at the headwaters of Brooker Creek Watershed and its aquafer is the source of Brooker Creek watershed's drinking water. Over 500 species of plants, more than 20 species of amphibians, 50 species of reptiles, and 40 species of mammals live within the watershed. Further and continued destruction of this habitat is imminent if approved over the next ten years. We strongly suggest that you consider this land for ELAPP when the nomination process opens.

We urge you to please deny the extension request (SU 21-1224).

Sincerely yours,

My address is:

19917 Cypress Bridge Drive  
Odessa , Florida  
33556

Patricia Rosario

**From:** [Heinrich, Michelle](#)  
**To:** [Vazquez, Bianca](#)  
**Subject:** FW: Imminent Adverse Impacts to environmentally sensitive areas and public health and welfare  
**Date:** Wednesday, December 22, 2021 9:16:37 AM

---

Please place into Optix for SU 21-1224.

Thank you,  
Michelle Heinrich, AICP  
Principal Planner  
Development Services Department

P: (813) 276-2167  
E: [heinrichm@HCFLGov.net](mailto:heinrichm@HCFLGov.net)

Hillsborough County  
601 E. Kennedy Blvd., Tampa, FL 33602  
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-----Original Message-----

From: Adam Hollifield <[ahollifield@icloud.com](mailto:ahollifield@icloud.com)>  
Sent: Tuesday, December 21, 2021 8:15 PM  
To: Heinrich, Michelle <[HeinrichM@HillsboroughCounty.ORG](mailto:HeinrichM@HillsboroughCounty.ORG)>  
Subject: Imminent Adverse Impacts to environmentally sensitive areas and public health and welfare

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

Dear County Commission Members of the Land Use Meeting, As a resident of the community directly affected by this excavation project, I wish to express my objection to a renewal of the excavation permit SU 21-1224. The owner of the borrow pit located at 6777 Lutz Lake Fern Road is asking Hillsborough County to grant a ten (10) year extension on its excavation permit. The current permit expires on December 21, 2021. For 13 years this operation has been hauling and selling dirt from Odessa. This operation has had continuous complaints and actual violations of their special use and their operating permit. In addition, it has degraded the two-lane rural roads: Lutz Lake Fern Road, Gunn Highway, Van Dyke and Tarpon Springs Road. Heavy Loads of dirt have created deep road ruts and potholes, increased truck traffic, noise and dangerous traffic situations. Ten more years (23 year in total) is an excessive burden and danger to this community and a tax burden for the now needed road repairs.

Many trucks fail to abide by the approved truck routes and speed limits. Trucks in the early morning line up on Angel Lane and Lutz Lake Fern Road waiting in que for their turn to upload. This compounds and further adds to the dangerous traffic situations specially for school busses and parents driving their children to and from one of the three schools on Lutz Lake Fern Road.

This excavation site is located at the headwaters of Brooker Creek Watershed and its aquafer is the source of Brooker Creek watershed's drinking water. Over 500 species of plants, more than 20 species of amphibians, 50 species of reptiles, and 40 species of mammals live within the watershed. Further and continued destruction of this habitat is imminent if approved over the next ten years. We strongly suggest that you consider this land for ELAPP when the nomination process opens.

We urge you to please deny the extension request (SU 21-1224).

Sincerely yours,

My address is: 19921 Cypress Bridge Drive Odessa, FL 33556

**From:** [Heinrich, Michelle](#)  
**To:** [Vazquez, Bianca](#)  
**Subject:** FW: Imminent Adverse Impacts to environmentally sensitive areas and public health and welfare  
**Date:** Thursday, December 23, 2021 10:23:25 AM  
**Attachments:** [image001.png](#)

---

Please place into Optix for SU 21-1224. Thanks.

**Michelle Heinrich, AICP**  
**Principal Planner**  
Development Services Department

P: (813) 276-2167  
E: [heinrichm@HCFLGov.net](mailto:heinrichm@HCFLGov.net)

**Hillsborough County**  
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**From:** Chris-Rich Kavanaugh <chris1richk@gmail.com>  
**Sent:** Thursday, December 23, 2021 9:49 AM  
**To:** Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>  
**Subject:** Imminent Adverse Impacts to environmentally sensitive areas and public health and welfare

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

Dear County Commission Members of the Land Use Meeting,

As a resident of the community directly affected by this excavation project, I wish to express my objection to a renewal of the excavation permit SU 21-1224. The owner of the borrow pit located at 6777 Lutz Lake Fern Road is asking Hillsborough County to grant a ten (10) year extension on its excavation permit. The current permit expires on December 21, 2021. For 13 years this operation has

been hauling and selling dirt from Odessa. This operation has had continuous complaints and actual violations of their special use and their operating permit. In addition, it has degraded the two-lane rural

roads: Lutz Lake Fern Road, Gunn Highway, Van Dyke and Tarpon Springs Road. Heavy Loads of dirt have created deep road ruts and potholes, increased truck traffic, noise and dangerous traffic situations.

Ten more years (23 year in total) is an excessive burden and danger to this community and a tax burden

for the now needed road repairs.

Many trucks fail to abide by the approved truck routes and speed limits. Trucks in the early morning line

up on Angel Lane and Lutz Lake Fern Road waiting in que for their turn to upload. This compounds and further adds to the dangerous traffic situations specially for school busses and parents driving their children to and from one of the three schools on Lutz Lake Fern Road. This excavation site is located at the headwaters of Brooker Creek Watershed and its aquafer is the source of Brooker Creek watershed's drinking water. Over 500 species of plants, more than 20 species of amphibians, 50 species of reptiles, and 40 species of mammals live within the watershed. Further and continued destruction of this habitat is imminent if approved over the next ten years. We strongly suggest that you consider this land for ELAPP when the nomination process opens. We urge you to please deny the extension request (SU 21-1224).

Sincerely yours,  
Christine Gregoire - Kavanaugh

My address is: 19910 Pine Tree Road  
Odessa, FL 33556

**From:** [Heinrich, Michelle](#)  
**To:** [Vazquez, Bianca](#)  
**Subject:** FW: Deny extension request (SU 21-1224).  
**Date:** Thursday, December 23, 2021 9:22:29 AM  
**Attachments:** [image001.png](#)

---

Please place into Optix for SU 21-1224. Thanks.

**Michelle Heinrich, AICP**  
**Principal Planner**  
Development Services Department

P: (813) 276-2167  
E: [heinrichm@HCFLGov.net](mailto:heinrichm@HCFLGov.net)

**Hillsborough County**  
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**From:** Deanna <Deanna@infoequipt.com>  
**Sent:** Wednesday, December 22, 2021 8:00 PM  
**To:** Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>  
**Subject:** Deny extension request (SU 21-1224).

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

ATTN: Michelle Heinrich  
Subject: Imminent Adverse Impacts to environmentally sensitive areas and public health and welfare

Dear County Commission Members of the Land Use Meeting,

As a resident of the community directly affected by this excavation project, I wish to express my objection to a renewal of the excavation permit *SU 21-1224*. The owner of the borrow pit located at 6777 Lutz Lake Fern Road is asking Hillsborough County to grant a ten (10) year extension on its excavation permit. The current permit expires on December 21, 2021. For 13 years this operation has been hauling and selling dirt from Odessa. This operation has had continuous complaints and actual violations of their special use and their operating permit. In addition, it has degraded the two-lane rural roads: Lutz Lake Fern Road, Gunn Highway, Van Dyke and Tarpon Springs Road. Heavy Loads of dirt have created deep road ruts and potholes, increased truck traffic, noise and dangerous traffic situations. Ten more years (23 year in total) is an excessive burden and danger to this community and a tax burden for the now needed road repairs.

Many trucks fail to abide by the approved truck routes and speed limits. Trucks in the early morning

**From:** [Heinrich, Michelle](#)  
**To:** [Vazquez, Bianca](#)  
**Subject:** FW: Imminent Adverse Impacts to environmentally sensitive areas and public health and welfare  
**Date:** Thursday, December 23, 2021 9:22:54 AM  
**Attachments:** [image001.png](#)

---

Please put into Optix for 21-1224. Thanks.

**Michelle Heinrich, AICP**  
**Principal Planner**  
Development Services Department

P: (813) 276-2167  
E: [heinrichm@HCFLGov.net](mailto:heinrichm@HCFLGov.net)

**Hillsborough County**  
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**From:** Rich Kavanaugh <rich.t.kavanaugh@gmail.com>  
**Sent:** Thursday, December 23, 2021 9:16 AM  
**To:** Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>  
**Subject:** Imminent Adverse Impacts to environmentally sensitive areas and public health and welfare

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

Dear County Commission Members of the Land Use Meeting,

As a resident of the community directly affected by this excavation project, I wish to express my objection to a renewal of the excavation permit SU 21-1224. The owner of the borrow pit located at 6777 Lutz Lake Fern Road is asking Hillsborough County to grant a ten (10) year extension on its excavation permit. The current permit expires on December 21, 2021. For 13 years this operation has

been hauling and selling dirt from Odessa. This operation has had continuous complaints and actual violations of their special use and their operating permit. In addition, it has degraded the two-lane rural

roads: Lutz Lake Fern Road, Gunn Highway, Van Dyke and Tarpon Springs Road. Heavy Loads of dirt have created deep road ruts and potholes, increased truck traffic, noise and dangerous traffic situations.

Ten more years (23 year in total) is an excessive burden and danger to this community and a tax burden

for the now needed road repairs.

Many trucks fail to abide by the approved truck routes and speed limits. Trucks in the early morning line



up on Angel Lane and Lutz Lake Fern Road waiting in que for their turn to upload. This compounds and further adds to the dangerous traffic situations specially for school busses and parents driving their children to and from one of the three schools on Lutz Lake Fern Road. This excavation site is located at the headwaters of Brooker Creek Watershed and its aquafer is the source of Brooker Creek watershed's drinking water. Over 500 species of plants, more than 20 species of amphibians, 50 species of reptiles, and 40 species of mammals live within the watershed. Further and continued destruction of this habitat is imminent if approved over the next ten years. We strongly suggest that you consider this land for ELAPP when the nomination process opens. We urge you to please deny the extension request (SU 21-1224).

Sincerely yours,  
Richard Kavanaugh

My address is: 19910 Pine Tree Road  
Odessa, FL 33556

line up on Angel Lane and Lutz Lake Fern Road waiting in que for their turn to upload. This compounds and further adds to the dangerous traffic situations specially for school busses and parents driving their children to and from one of the three schools on Lutz Lake Fern Road.

This excavation site is located at the headwaters of Brooker Creek Watershed and its aquafer is the source of Brooker Creek watershed's drinking water. Over 500 species of plants, more than 20 species of amphibians, 50 species of reptiles, and 40 species of mammals live within the watershed. Further and continued destruction of this habitat is imminent if approved over the next ten years. I strongly suggest that you consider this land for ELAPP when the nomination process opens. I urge you to please deny the extension request (*SU 21-1224*).

Sincerely yours,

Deanna Corarito  
12215 Garden Lake Cir, Odessa FL 33556

**From:** [Cynthia Tomich](#)  
**To:** [Heinrich, Michelle](#)  
**Subject:** Vote against the renewal of borrow pit at 6777 Lutz Lake Fern Road  
**Date:** Sunday, January 2, 2022 3:03:03 PM

---

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

Hi Regarding topic below

I would like to formally state my family who lives in Cheval West is strongly against this renewal

The traffic on LLF Road is intolerable - not renewing the license will help and keep more kids safe

Thank you for your consideration!

Cindy Tomich Bosnic  
19009 Cour Estates

Special Use Land Excavation Public Hearing: App. No.: SU-LE 21-1224

## Rome, Ashley

---

**From:** Vazquez, Bianca  
**Sent:** Monday, January 10, 2022 9:13 AM  
**To:** Rome, Ashley  
**Subject:** FW: Objection to Petition SU-LE 21-1224 - Please Deny  
**Attachments:** Pet SU-LE 21-1224 Objection letter from Daniel Lawhead 1-5-2022.pdf

Good morning,

Could you please upload.

Thank You,

**Bianca O. Vazquez**  
**Planning and Zoning Technician**  
Development Services Department

---

**P:** (813) 276-2155  
**F:** (813) 635-7362  
**E:** [vazquezb@HillsboroughCounty.org](mailto:vazquezb@HillsboroughCounty.org)  
**W:** [HCFLGov.net](http://HCFLGov.net)

---

**Hillsborough County**  
601 E. Kennedy Blvd. 20<sup>th</sup> Floor, Tampa, FL 33602

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<https://www.hillsboroughcounty.org/en/businesses/permits-and-records/centerpass>

---

**From:** Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>  
**Sent:** Monday, January 10, 2022 8:57 AM  
**To:** Vazquez, Bianca <VazquezB@hillsboroughcounty.org>  
**Subject:** FW: Objection to Petition SU-LE 21-1224 - Please Deny

Please place into Optix. Thanks.

**Michelle Heinrich, AICP**

**Principal Planner**

Development Services Department

---

P: (813) 276-2167

E: [heinrichm@HCFLGov.net](mailto:heinrichm@HCFLGov.net)

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**Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

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**From:** Dan - Keystone Landscapes <[keystonels@aol.com](mailto:keystonels@aol.com)>

**Sent:** Sunday, January 9, 2022 11:37 AM

**To:** Heinrich, Michelle <[HeinrichM@HillsboroughCounty.ORG](mailto:HeinrichM@HillsboroughCounty.ORG)>

**Subject:** Objection to Petition SU-LE 21-1224 - Please Deny

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

**Ms. Heinrich,**

**Attached is my letter to the members of the Hillsborough County Land Use Committee. I object to the extension sought in the referenced petition. I urge the committee to deny that petition.**

**Also, the County under the Platt Environmental Lands Acquisition Protection Program should consider acquisition of this land to be an extension of the Brooker Creek watershed and property.**

**Please reject the request sought in Petition No. 21-1224.  
Thank you.**

Daniel J. Lawhead  
19419 Pine Tree Road  
19507 Pine Tree Road  
Odessa, FL 33556

**DANIEL J. LAWHEAD**  
**19419 Pine Tree Road & 19507 Pine Tree Road**  
**Odessa, FL 33556 – keystonels@aol.com**

January 5, 2022

Members of the Land Use Committee  
Hillsborough County Commission

Via email

Attention: Michelle Heinrich, County Planner

Heinrichm@hillsboroughcounty.org

Re: Special Use Land Excavation Hearing on Petition No. SU-LE 21-1224

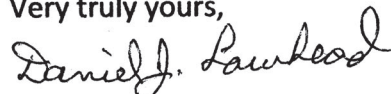
Dear County Commission Members of the Land Use Committee:

As a longtime resident of the community directly affected by this excavation project, I write to express my strong objection to a renewal of the excavation permit SU-LE 21-1224. The owner of the borrow pit at 6777 Lutz Lake Fern Road is asking Hillsborough County to grant a 10-year extension on its excavation permit. The current permit expired on December 21, 2021. For 13 years this operation has been hauling and selling dirt from Odessa. Through the years, there have been complaints and violations of the special use and the operating permit. Also, local roads have been damaged and the trucks have increased noise and created dangerous traffic situations. An extension would perpetuate the adverse impacts and dangers to our beautiful rural community not to mention the tax burden for repairs to the roads and any other damage being caused.

In addition, this excavation site is located at the headwaters of the Brooker Creek Watershed and its aquifer is the source of the Brooker Creek watershed's drinking water. Many animals and other creatures along with plants and trees can be found within the watershed. Further and continued destruction of this habitat is imminent if the subject petition is approved for an additional 10 years. I highly recommend that Hillsborough County consider this land under the Jan K. Platt Environmental Lands Acquisition Protection Program for future conservation and recreation.

I strongly urge you to **DENY** the extension requested under Petition SU-LE 21-1224.

Very truly yours,



Daniel J. Lawhead  
19419 Pine Tree Road  
and 19507 Pine Tree Road  
Odessa, FL 33556

**From:** [Heinrich, Michelle](#)  
**To:** [Vazquez, Bianca](#)  
**Subject:** FW: Lutz Lake Fern Borrow Pit  
**Date:** Tuesday, January 11, 2022 9:18:21 AM  
**Attachments:** [image001.png](#)

---

Please place into Optix for SU-LE 21-1224. Thanks.

**Michelle Heinrich, AICP**  
**Principal Planner**  
Development Services Department

P: (813) 276-2167  
E: [heinrichm@HCFLGov.net](mailto:heinrichm@HCFLGov.net)

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

**From:** Ann D <annmarried\_7@hotmail.com>  
**Sent:** Monday, January 10, 2022 1:58 PM  
**To:** Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>  
**Subject:** Lutz Lake Fern Borrow Pit

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

Hello Ms. Heinrich,

My husband and I would like to indicate that we are unable to go to the formal meeting, but want you know that we are in strong opposition to any continuance or extension to the mining of dirt from the borrow pit on Lutz Lake Fern Road in Odessa. When is enough, **ENOUGH!**

They now want to mine for another 10 years!!! What happened to the environmental effects of all of this? Why is the environment being ignored, as well our quality of life?

**These trucks are extremely dangerous.** Our rural roads were not structured for this type of heavy equipment traffic and the ruts are ruining the roads. The trucks also don't stick to the routes that are designated, as you can find them all over these rural back roads at speeds that are way too fast for the size of these vehicles.



**They have been mining out of this pit for 13 years, this extension should NOT BE GRANTED,** as it is interfering with the environment as well as our lives, **and the real possibility of tragic vehicle accidents or possibly involving our school children. This is not worth the risks associated with it, or the environment.**

**PLEASE DON'T APPROVE THIS HORRIBLE EXTENSION OF THE BORROW PIT ON LUTZ LAKE FERN ROAD.**

Robert & Annmarie DePerte  
19225 Hiawatha Road  
Odessa, Florida 33556

**From:** [David Gallisath](#)  
**To:** [Heinrich, Michelle](#)  
**Cc:** [karengallisath@gmail.com](mailto:karengallisath@gmail.com)  
**Subject:** Use Land Excavation Public Hearing: App. No.: SU-LE 21-1224  
**Date:** Sunday, January 2, 2022 1:39:16 PM

---

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

The owner of the borrow pit located at 6777 Lutz Lake Fern Road causes more traffic and safety issues than this area can handle. I live at 19618 Angel Ln., the truck traffic is dangerous to everyone on Lutz Lake Fern and Angel Ln. Lutz Lake Fern is a two lane road that can not handle any more traffic. It is also in poor repair due to the heavy loads the dump trucks haul.

We have the Upper Bay Tampa Trail at this location that has pedestrian/bicycle traffic and unusual heavy vehicle traffic. We have already had a pedestrian death near this location. These dump trucks only make the situation more dangerous.

This borrow pit operates at all hours of the day, heavy equipment can be heard throughout the night.

There is no need for this type of business in a residential area that is not equipped to handle it.

Please, do not allow any extension of this operation.

David Gallisath  
19618 Angel Ln.  
Odessa, Fl. 33556

## Rome, Ashley

---

**From:** Vazquez, Bianca  
**Sent:** Thursday, January 6, 2022 9:42 AM  
**To:** Rome, Ashley  
**Subject:** FW: Imminent Adverse Impacts to environmentally sensitive areas and public health and welfare

Good morning Ashley,

Thank You,

**Bianca O. Vazquez**  
**Planning and Zoning Technician**  
Development Services Department

---

P: (813) 276-2155  
F: (813) 635-7362  
E: [vazquezb@HillsboroughCounty.org](mailto:vazquezb@HillsboroughCounty.org)  
W: [HCFLGov.net](http://HCFLGov.net)

---

**Hillsborough County**  
601 E. Kennedy Blvd. 20<sup>th</sup> Floor, Tampa, FL 33602

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---

**From:** Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>  
**Sent:** Thursday, January 6, 2022 9:21 AM  
**To:** Vazquez, Bianca <VazquezB@hillsboroughcounty.org>  
**Subject:** FW: Imminent Adverse Impacts to environmentally sensitive areas and public health and welfare

Please place into Optix for SU 21-1224. Thanks.

**Michelle Heinrich, AICP**  
**Principal Planner**

Development Services Department

P: (813) 276-2167

E: [heinrichm@HCFLGov.net](mailto:heinrichm@HCFLGov.net)

### Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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---

**From:** Chris-Rich Kavanaugh <[chris1richk@gmail.com](mailto:chris1richk@gmail.com)>

**Sent:** Wednesday, January 5, 2022 4:42 PM

**To:** Heinrich, Michelle <[HeinrichM@HillsboroughCounty.ORG](mailto:HeinrichM@HillsboroughCounty.ORG)>

**Subject:** Imminent Adverse Impacts to environmentally sensitive areas and public health and welfare

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

Dear County Commission Members of the Land Use Meeting,

As a resident of the community directly affected by this excavation project, I wish to express my objection to a renewal of the excavation permit SU 21-1224. The owner of the borrow pit located at 6777 Lutz Lake Fern Road is asking Hillsborough County to grant a ten (10) year extension on its excavation permit. The current permit expires on December 21, 2021. For 13 years this operation has been hauling and selling dirt from Odessa. This operation has had continuous complaints and actual violations of their special use and their operating permit. In addition, it has degraded the two-lane rural roads: Lutz Lake Fern Road, Gunn Highway, Van Dyke and Tarpon Springs Road. Heavy Loads of dirt have created deep road ruts and potholes, increased truck traffic, noise and dangerous traffic situations. Ten more years (23 year in total) is an excessive burden and danger to this community and a tax burden for the now needed road repairs.

Many trucks fail to abide by the approved truck routes and speed limits. Trucks in the early morning line up on Angel Lane and Lutz Lake Fern Road waiting in que for their turn to upload. This compounds and further adds to the dangerous traffic situations specially for school busses and parents driving their children to and from one of the three schools on Lutz Lake Fern Road.

This excavation site is located at the headwaters of Brooker Creek Watershed and its aquafer is the source of Brooker Creek watershed's drinking water. Over 500 species of plants, more than 20 species of amphibians, 50 species of reptiles, and 40 species of mammals live within the watershed. Further and continued destruction of this habitat is imminent if approved over the next ten years. We strongly suggest that you consider this land for ELAPP when the nomination process opens.

We urge you to please deny the extension request (SU 21-1224).

Sincerely yours,

Christine Gregoire - Kavanaugh

My address is: 19910 Pine Tree Road

Odessa, FL 33556



Virus-free. [www.avast.com](http://www.avast.com)

**From:** [suzannehope@aol.com](mailto:suzannehope@aol.com)  
**To:** [Heinrich, Michelle](#)  
**Subject:** Special Use Land Excavation Public Hearing: App. No.: SU-LE 21-1224  
**Date:** Sunday, January 2, 2022 8:50:57 AM

---

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

Special Use Land Excavation Public Hearing: App. No.: SU-LE 21-1224 Notice of Imminent Adverse Impacts to environmentally sensitive areas and public health and welfare.

The owner of the borrow pit located at 6777 Lutz Lake Fern Road is asking Hillsborough County Commissioners to grant a ten (10) year extension on its excavation permit.. For 13 years this operation has been hauling and selling dirt from Odessa. It is my understanding that this operation has had continuous complaints and violations of their special use and their operating permit. In addition, it has degraded the two-lane rural roads: Lutz Lake Fern Road, Gunn Highway, Van Dyke, and Tarpon Springs Road. Heavy Loads of dirt have created deep road ruts and potholes, increased truck traffic, noise and dangerous traffic situations. Many trucks fail to abide by the approved truck routes and speed limits. Trucks line up early in the morning on Angel Lane and Lutz Lake Fern Road waiting in que for their turn to load. This compounds and further adds to the dangerous traffic situations especially for school busses and parents driving their children to one of the three schools on Lutz Lake Fern Road. This excavation site is located at the headwaters of Brooker Creek Watershed and its aquafer is the source of Brooker Creek watershed's drinking water. Over 500 species of plants, more than 20 species of amphibians, 50 species of reptiles, and 40 species of mammals live within the watershed. Further destruction of this habitat is imminent if approved over the next ten years.

Suzanne Hope  
18300 Crawley Rd  
Odessa, FL 33556

## Rome, Ashley

---

**From:** Vazquez, Bianca  
**Sent:** Monday, January 10, 2022 9:12 AM  
**To:** Rome, Ashley  
**Subject:** FW: Petition SU-LE 21-1224 Objection - Request Denial  
**Attachments:** Pet SU-LE 21-1224 Patricia Lawhead - Objection to Petition 1-5-2022.pdf

Thank You,

**Bianca O. Vazquez**  
**Planning and Zoning Technician**  
Development Services Department

---

P: (813) 276-2155  
F: (813) 635-7362  
E: [vazquezb@HillsboroughCounty.org](mailto:vazquezb@HillsboroughCounty.org)  
W: [HCFLGov.net](http://HCFLGov.net)

---

**Hillsborough County**  
601 E. Kennedy Blvd. 20<sup>th</sup> Floor, Tampa, FL 33602

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<https://www.hillsboroughcounty.org/en/businesses/permits-and-records/centerpass>

---

**From:** Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>  
**Sent:** Monday, January 10, 2022 8:57 AM  
**To:** Vazquez, Bianca <VazquezB@hillsboroughcounty.org>  
**Subject:** FW: Petition SU-LE 21-1224 Objection - Request Denial

Please place into Optix for SU-LE 21-1224. Thanks.

**Michelle Heinrich, AICP**  
**Principal Planner**



Development Services Department

P: (813) 276-2167

E: [heinrichm@HCFLGov.net](mailto:heinrichm@HCFLGov.net)

---

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---

**From:** pat lawhead <[plawhead1@gmail.com](mailto:plawhead1@gmail.com)>

**Sent:** Sunday, January 9, 2022 11:33 AM

**To:** Heinrich, Michelle <[HeinrichM@HillsboroughCounty.ORG](mailto:HeinrichM@HillsboroughCounty.ORG)>

**Subject:** Petition SU-LE 21-1224 Objection - Request Denial

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

Ms. Heinrich,

Attached is my letter to the members of the Hillsborough County Land Use Committee. I object to the extension sought in the referenced petition and strongly urge a denial of that petition.

In addition, I recommend a review for possible acquisition by the County under the Platt Environmental Lands Acquisition Protection Program be considered as this land is situated directly at the Brooker Creek watershed and property.

Please reject the request sought in 21-1224.

My thanks to you and the committee members for your consideration.

Patricia Lawhead  
19419 Pine Tree Road  
19507 Pine Tree Road  
Odessa, FL 33556

**PATRICIA LAWHEAD**  
**19419 Pine Tree Road and 19507 Pine Tree Road**  
**Odessa, FL 33556 – [plawhead1@gmail.com](mailto:plawhead1@gmail.com)**

January 5, 2022

Members of the Land Use Committee  
Hillsborough County Commission

Via email

Attention: Michelle Heinrich, County Planner

[Heinrichm@hillsboroughcounty.org](mailto:Heinrichm@hillsboroughcounty.org)

Re: Special Use Land Excavation Hearing on Petition No. SU-LE 21-1224

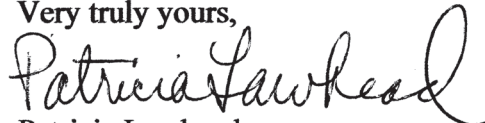
Dear County Commission Members of the Land Use Committee:

As a longtime resident of the community directly affected by this excavation project, I write to express my strong objection to a renewal of the excavation permit SU-LE 21-1224. The owner of the borrow pit at 6777 Lutz Lake Fern Road is asking Hillsborough County to grant a 10-year extension on its excavation permit. The current permit expired on December 21, 2021. For 13 years this operation has been hauling and selling dirt from Odessa. Through the years, there have been complaints and violations of the special use and the operating permit. Also, local roads have been damaged and the trucks have increased noise and created dangerous traffic situations. An extension would perpetuate the adverse impacts and dangers to our beautiful rural community not to mention the tax burden for repairs to the roads and any other damage being caused.

In addition, this excavation site is located at the headwaters of the Brooker Creek Watershed and its aquifer is the source of the Brooker Creek watershed's drinking water. Many animals and other creatures along with plants and trees can be found within the watershed. Further and continued destruction of this habitat is imminent if the subject petition is approved for an additional 10 years. I highly recommend that Hillsborough County consider this land under the Jan K. Platt Environmental Lands Acquisition Protection Program for future conservation and recreation.

I strongly urge you to **DENY** the extension requested under Petition SU-LE 21-1224.

Very truly yours,



Patricia Lawhead  
19419 Pine Tree Road  
and 19507 Pine Tree Road  
Odessa, FL 33556

**From:** [Heinrich, Michelle](#)  
**To:** [Vazquez, Bianca](#)  
**Subject:** FW: Permit Application SU-LE 21-1224  
**Date:** Tuesday, January 11, 2022 9:21:31 AM  
**Attachments:** [image001.png](#)

---

Please place into Optix. Thanks.

**Michelle Heinrich, AICP**  
**Principal Planner**  
Development Services Department

P: (813) 276-2167  
E: [heinrichm@HCFLGov.net](mailto:heinrichm@HCFLGov.net)

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-  
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---

**From:** judge2nikki <judge2nikki@gmail.com>  
**Sent:** Monday, January 10, 2022 2:47 PM  
**To:** Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>; Cohen, Harry <CohenH@hillsboroughcounty.org>; Hagan, Ken <HaganK@HillsboroughCounty.ORG>; Kemp, Pat <KempP@hillsboroughcounty.org>; Myers, Gwendolyn <MyersG@hillsboroughcounty.org>; Overman, Kimberly <OvermanK@hillsboroughcounty.org>; smithm@hillsboroughcounty.org; White, Stacy <WhiteS@hillsboroughcounty.org>  
**Subject:** Permit Application SU-LE 21-1224

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

Sent from my Metro By T-Mobile 4G LTE Android Device

10 Jan 2022

Good day,  
Permit Application #SU LE 21-1224  
th

I am a 5<sup>th</sup> generation resident of Hillsborough County and property owner. I believe one should be able to use their property as they wish, as long as the parameters set forth by the County are met. This applicant is a responsible property and business owner. His Borrow Pit in Odessa is on a large property (in excess of 200 acres) away from other property owners. It has a solid fence buffer, and beautifully manicured berms with grass, trees, and flowering plants. One does not expect to see this at a Borrow Pit!

This is in glaring contrast to Poo-fessional, (PRO Inc), 18510 Tyler Road, Odessa, FL 33556. This rotten manure dump has practiced “Manifest Destiny” and expanded its veritable Commercial Operations (it’s Zoned Agricultural/Residential) to literally every inch of the tiny property on which it sits. It has long been an eyesore, emits a sickening stench, blankets a possibly dangerous dust over everything and everyone within sight, and awakens neighbors with truck tailgates and loader buckets banging at all hours. The “berms” surrounding this property consist of garbage they couldn’t sell, which are covered in weeds. Per EPC, this property was supposed to have landscaped berms containing 6’ evergreens surrounding the ENTIRE property – this still has not happened. They dump the garbage they can’t sell atop their property, raising the elevation and flooding nearby property owners. This property sits in the middle of a residential neighborhood surrounded by homes on wells. Per their own testing submitted to Hillsborough County EPC in June 2020, the material tested positive for Choliform levels at THREE TIMES the amounts allowed by EPA. EPC either doesn’t understand this report, or it was ignored. Wells down gradient have also tested positive for Choliform. Dump trucks and heavy equipment run up and down Tyler Road - a small country road without even a center line - tearing it up. Some of the adjoining neighbors have lived in their homes over 50 years - long before the rotten manure dump began – and have complained about this manure dump for years (prior to its legal operation). They do not properly compost and that is the source of the problem. This commercial operation is a blight and serves only to depress property values in this area. Hillsborough County EPC, Code Enforcement, and Development Services continue to turn a blind eye to this well-documented smelly, noisy, filthy eyesore. This manure dump also literally sits atop a swamp (Watershed) the owner illegally filled over the course of one weekend. This is also well-documented with EPC, but they choose to ignore the main tenet of

EPC – protection of the Watershed! These are not problems posed by a Borrow Pit. Why does a manure dump not have at least the same operational and enforcement criteria of a Borrow Pit?

Hillsborough County has chosen to persecute this applicant for operating a well-run business - the “Gold Standard” of Borrow Pits. Even Hillsborough County personnel have stated this is the best run Borrow Pit in Hillsborough County. To continue to persecute a law-abiding business owner for legal use his property for no reason is immoral and illegal.

Before a decision is made, I strongly suggest a contingent of Hillsborough representatives tour both of these similar types of operations before making this decision. At least do a drive-by of both properties; see for yourselves!

There is absolutely no comparison between conditions at these two business - which SHOULD have similar operating conditions.

I respectfully urge the governing body to vote in favor of the applicants request to extend the Borrow Pit permit (#SU LE 21-1224) for his property.

V/R,

Joanna Libbey

**From:** [Grady, Brian](#)  
**To:** [Vazquez, Bianca](#)  
**Subject:** FW: Permit Application SU-LE 21-1224  
**Date:** Tuesday, January 11, 2022 9:43:01 AM  
**Attachments:** [image001.png](#)

---

**J. Brian Grady**

**Executive Planner**

Development Services Department

---

P: (813) 276-8343  
E: [GradyB@HCFLGov.net](mailto:GradyB@HCFLGov.net)  
W: [HCFLGov.net](http://HCFLGov.net)

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**From:** Yunk, David <[YunkD@hillsboroughcounty.org](mailto:YunkD@hillsboroughcounty.org)>  
**Sent:** Monday, January 10, 2022 3:54 PM  
**To:** Grady, Brian <[GradyB@HillsboroughCounty.ORG](mailto:GradyB@HillsboroughCounty.ORG)>  
**Subject:** FW: Permit Application SU-LE 21-1224

---

**From:** judge2nikki <[judge2nikki@gmail.com](mailto:judge2nikki@gmail.com)>  
**Sent:** Monday, January 10, 2022 3:17 PM  
**To:** Smith, Mariella <[SmithMa@hillsboroughcounty.org](mailto:SmithMa@hillsboroughcounty.org)>  
**Subject:** FW: Permit Application SU-LE 21-1224

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

Sent from my Metro By T-Mobile 4G LTE Android Device

----- Original message -----

From: judge2nikki <[judge2nikki@gmail.com](mailto:judge2nikki@gmail.com)>

Date: 1/10/22 2:47 PM (GMT-05:00)

To: [heinrichm@hillsboroughcounty.org](mailto:heinrichm@hillsboroughcounty.org), [cohenh@hillsboroughcounty.org](mailto:cohenh@hillsboroughcounty.org), [hagank@hillsboroughcounty.org](mailto:hagank@hillsboroughcounty.org), [kempp@hillsboroughcounty.org](mailto:kempp@hillsboroughcounty.org), [myersg@hillsboroughcounty.org](mailto:myersg@hillsboroughcounty.org), [overmank@hillsboroughcounty.org](mailto:overmank@hillsboroughcounty.org), [smithm@hillsboroughcounty.org](mailto:smithm@hillsboroughcounty.org), [whites@hillsboroughcounty.org](mailto:whites@hillsboroughcounty.org)

Subject: Permit Application SU-LE 21-1224

Sent from my Metro By T-Mobile 4G LTE Android Device

10 Jan 2022

Good day,

Permit Application #SU LE 21-1224

I am a 5<sup>th</sup> generation resident of Hillsborough County and property owner. I believe one should be able to use their property as they wish, as long as the parameters set forth by the County are met. This applicant is a responsible property and business owner. His Borrow Pit in Odessa is on a large property (in excess of 200 acres) away from other property owners. It has a solid fence buffer, and beautifully manicured berms with grass, trees, and flowering plants. One does not expect to see this at a Borrow Pit!

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raising the elevation and flooding nearby property owners. This property sits in the middle of a residential neighborhood surrounded by homes on wells. Per their own testing submitted to Hillsborough County EPC in June 2020, the material tested positive for Choliform levels at THREE TIMES the amounts allowed by EPA. EPC either doesn't understand this report, or it was ignored. Wells down gradient have also tested positive for Choliform. Dump trucks and heavy equipment run up and down Tyler Road - a small country road without even a center line - tearing it up. Some of the adjoining neighbors have lived in their homes over 50 years - long before the rotten manure dump began - and have complained about this manure dump for years (prior to its legal operation). They do not properly compost and that is the source of the problem. This commercial operation is a blight and serves only to depress property values in this area. Hillsborough County EPC, Code Enforcement, and Development Services continue to turn a blind eye to this well-documented smelly, noisy, filthy eyesore. This manure dump also literally sits atop a swamp (Watershed) the owner illegally filled over the course of one weekend. This is also well-documented with EPC, but they choose to ignore the main tenet of EPC - protection of the Watershed! These are not problems posed by a Borrow Pit. Why does a manure dump not have at least the same operational and enforcement criteria of a Borrow Pit?

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Before a decision is made, I strongly suggest a contingent of Hillsborough representatives tour both of these similar types of operations before making this decision. At least do a drive-by of both properties; see for yourselves!

There is absolutely no comparison between conditions at these two business - which SHOULD have similar operating conditions.

I respectfully urge the governing body to vote in favor of the applicants request to extend the Borrow Pit permit (#SU LE 21-1224) for his property.

V/R,

Joanna Libbey

**From:** [Heinrich, Michelle](#)  
**To:** [Vazquez, Bianca](#)  
**Subject:** FW: Imminent Adverse Impacts to environmentally sensitive areas and public health  
**Date:** Tuesday, January 18, 2022 10:15:52 AM  
**Attachments:** [image001.png](#)

---

Please place into Optix for 21-1224. Thanks.

**Michelle Heinrich, AICP**  
**Principal Planner**  
Development Services Department

P: (813) 276-2167  
E: [heinrichm@HCFLGov.net](mailto:heinrichm@HCFLGov.net)

**Hillsborough County**  
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-  
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---

**From:** Joe Begg <joebegg@blackwatermedical.com>  
**Sent:** Friday, January 14, 2022 7:56 AM  
**To:** Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>  
**Subject:** Imminent Adverse Impacts to environmentally sensitive areas and public health

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

Dear County Commission Members of the Land Use Meeting,

I have lived in Florida all but 5 years of my life, a total of 50. Brooksville is where I was raised. 21 of those have been spent, raising my family in Odessa. To say that I love this area and our Florida is an understatement. It sickens me to see the continued abuse of our community in the name of money.

As a resident of the community directly affected by this excavation project, I wish to express my objection to a renewal of the excavation permit *SU 21-1224*. The owner of the borrow pit located at 6777 Lutz Lake Fern Road is asking Hillsborough County to grant a ten (10) year extension on its excavation permit. The current permit expires on December 21, 2021. For 13 years this operation has been hauling and selling dirt from Odessa. This operation has had continuous complaints and actual violations of their special use and their operating permit. In addition, it has degraded the two-lane rural roads: Lutz Lake Fern Road, Gunn Highway, Van Dyke and Tarpon Springs Road. Heavy Loads of dirt have created

deep road ruts and potholes, increased truck traffic, noise and dangerous traffic situations. Ten more years (23 year in total) is an excessive burden and danger to this community and a tax burden for the now needed road repairs.

**Many trucks fail to abide by the approved truck routes and speed limits.**

Trucks in the early morning line up on Angel Lane and Lutz Lake Fern Road waiting in que for their turn to upload. This compounds and further adds to the dangerous traffic situations specially for school busses and parents driving their children to and from one of the three schools on Lutz Lake Fern Road.

This excavation site is located at the headwaters of Brooker Creek Watershed and its aquafer is the source of Brooker Creek watershed's drinking water. Over 500 species of plants, more than 20 species of amphibians, 50 species of reptiles, and 40 species of mammals live within the watershed. We have seen this wildlife decline over the past 10 years. Further and continued destruction of this habitat is imminent if approved over the next ten years. We strongly suggest that you consider this land for ELAPP when the nomination process opens.

**We urge you to please deny the extension request (SU 21-1224).** We would like for you to consider this property for future ELAPP acquisition for preservation.

Sincerely,

My address is: 7202 Colley Rd. Odessa Fl. 33556

Joe Begg  
Blackwater Medical  
813-786-2519

## Rome, Ashley

---

**From:** Vazquez, Bianca  
**Sent:** Tuesday, February 1, 2022 7:39 AM  
**To:** Rome, Ashley  
**Subject:** FW: App.SU-LE-21-1224

Hi Ashley,

Please upload this to optix.

Thank You,

**Bianca O. Vazquez**  
**Planning and Zoning Technician**  
Development Services Department

---

**P:** (813) 276-2155  
**F:** (813) 635-7362  
**E:** [vazquezb@HillsboroughCounty.org](mailto:vazquezb@HillsboroughCounty.org)  
**W:** [HCFLGov.net](http://HCFLGov.net)

---

**Hillsborough County**  
601 E. Kennedy Blvd. 20<sup>th</sup> Floor, Tampa, FL 33602

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<https://www.hillsboroughcounty.org/en/businesses/permits-and-records/centerpass>

---

**From:** Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>  
**Sent:** Monday, January 31, 2022 5:10 PM  
**To:** Vazquez, Bianca <VazquezB@hillsboroughcounty.org>  
**Subject:** FW: App.SU-LE-21-1224

Please place into Optix.

**Michelle Heinrich, AICP**

**Principal Planner**

Development Services Department

P: (813) 276-2167

E: [heinrichm@HCFLGov.net](mailto:heinrichm@HCFLGov.net)

**Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

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**From:** [gronerfamily1@verizon.net](mailto:gronerfamily1@verizon.net) <[gronerfamily1@verizon.net](mailto:gronerfamily1@verizon.net)>

**Sent:** Monday, January 31, 2022 4:53 PM

**To:** Heinrich, Michelle <[HeinrichM@HillsboroughCounty.ORG](mailto:HeinrichM@HillsboroughCounty.ORG)>

**Subject:** App.SU-LE-21-1224

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

Michelle Heinrich,

Larry W Groner

8402 Lutz Lake Fern Rd.

Odessa, Fl.33556

813 920-9335

Michelle Heinrich,

I am writing this letter in opposition to issuing another special land use permit for the operator of this borrow pit. I have lived out here at my current address since 1991.

For 13 years this operation has been hauling and selling dirt from Odessa. The roads out here which includes Lutz Lake Fern Rd.,Gunn Hwy., Van Dyke Rd.,and

Tarpon Springs Rd. have been severely degraded over the past 13years from the heavy dump trucks speeding through our community. Many of these trucks do not

abide by the approved truck routes or posted speed limits. After 13 years enough is enough! Approximately 16 months ago we had continuous truck traffic going by

my house for over a month Monday to Friday eight hours a day five days a week. I was so fed up at one point I followed several trucks all the way to Pinellas County

to East Lake Rd. This continuous caravan of dump trucks was n very disturbing to all the residents of this area.It is time to keep the counties word and NOT issue a

new permit to the irresponsible land owner who thinks rules doesn't apply to them.

anks for considering this,

arry W Groner

Th

L



**From:** [Heinrich, Michelle](#)  
**To:** [Vazquez, Bianca](#)  
**Subject:** FW: Odessa Preservation Group (OPG)  
**Date:** Tuesday, January 18, 2022 10:53:26 AM  
**Attachments:** [image001.png](#)

---

Please place into Optix for SU 21-1224. Thanks.

**Michelle Heinrich, AICP**  
**Principal Planner**  
Development Services Department

P: (813) 276-2167  
E: [heinrichm@HCFLGov.net](mailto:heinrichm@HCFLGov.net)

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**From:** Regina Hernandez <reginatsl2020@gmail.com>  
**Sent:** Monday, January 17, 2022 11:21 AM  
**To:** Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>  
**Subject:** Odessa Preservation Group (OPG)

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

Good Morning Ms. Heinrich,

My name is Regina Hernandez. I belong to the Keystone Civic Association and the Odessa Preservation Group. I am planning on attending the BOCC Land Use meeting on Feb 8th. I appreciate the opportunity to speak with the BOCC and provide my concerns in writing to you today for a public record.

In 1984, I moved to Lake Calm, 8703 Lake Calm Lane, Odessa. The original name of our street was Melody Lane for many years. When the neighbors wanted the road paved and trash collected at their residences, Hillsborough County requested a name change. We selected Lake Calm Lane to represent our neighborhood and lifestyle.

The pleasures of living in the Odessa rural community ranged from a clear lake, star gazing to quiet mornings and evenings on the back porch. Plus the added benefits of minimal traffic reducing my commute to and from work.

It is now 2022, almost all the pleasures of living in Odessa no longer exist. It now takes multiple groups like Keystone Civic Association and the Odessa Preservation Group to protect what the

forefathers of our Odessa Community Plan wanted for this area. This army of residences barely seems like enough to hang on to what we have left. I assure you, it is not much, as I have experienced the decline firsthand. Unfortunately, star gazing or catching a metro show are no longer worth my time because of the light pollution. My commute in or out of Odessa has increased by a minimum of 20 minutes and it is a good day when there are no accidentes. The Gunn Highway commuters have discovered all the side streets and use them as Nascar lanes to shorten their own commute. Our lakes need their own watch groups to ensure the aquifer can support them and there are no longer quiet mornings or evenings on my back porch.

I am opposing the extension of the expired borrow pit, Special Use Land Excavation Public Hearing, App. No.: SU-LE21-1224.

Thank you  
Regina Hernandez  
813-760-6368  
8703 Lake Calm Lane  
Odessa FL 33556



**From:** [Heinrich, Michelle](#)  
**To:** [Vazquez, Bianca](#)  
**Subject:** FW: Letter BOCC Land Use Officials  
**Date:** Tuesday, January 18, 2022 10:56:24 AM  
**Attachments:** [Jan 17 Letter to BOCC Land Use Meeting Officials Dibbs Pit.pdf](#)  
[image001.png](#)

---

Please place into Optix for SU 21-1224. Thanks.

**Michelle Heinrich, AICP**

**Principal Planner**

Development Services Department

P: (813) 276-2167

E: [heinrichm@HCFLGov.net](mailto:heinrichm@HCFLGov.net)

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**From:** [cassandra@marketpowerinc.com](mailto:cassandra@marketpowerinc.com) <[cassandra@marketpowerinc.com](mailto:cassandra@marketpowerinc.com)>

**Sent:** Monday, January 17, 2022 3:38 PM

**To:** Heinrich, Michelle <[HeinrichM@HillsboroughCounty.ORG](mailto:HeinrichM@HillsboroughCounty.ORG)>

**Subject:** Letter BOCC Land Use Officials

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

Hello,

Please find attached a letter I am submitting pertaining to a Permit extension request I as a resident of this community for years, do NOT approve of as the owner has violated regulations persistently of which harms our area and environment.

Best Wishes,

Cassandra

Cassandra P Leonard, MBA, CHC

CEO

Market Power Associates, Inc.

PH: 813-493-7756

FX: 813-354-2619

[www.marketpowerinc.com](http://www.marketpowerinc.com)

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January 17, 2022

Email to : Michelle Heinrich, the County Planner, at [Heinrichm@hillsboroughcounty.org](mailto:Heinrichm@hillsboroughcounty.org)

Subject: Imminent Adverse Impacts to environmentally sensitive areas and public health/welfare

Dear County Commission Members of the Land Use Meeting,

As a resident of the Odessa area community directly affected by this excavation project, I wish to express my objection to a renewal of the excavation permit *SU 21-1224*. The owner of the borrow pit located at 6777 Lutz Lake Fern Road is asking Hillsborough County to grant a ten (10) year extension on its excavation permit. The current permit expires on December 21, 2021. For 13 years this operation has been hauling and selling dirt from Odessa. This operation has had continuous complaints and actual violations of their special use and their operating permit. In addition, it has degraded the two-lane rural roads: Lutz Lake Fern Road, Gunn Highway, Van Dyke and Tarpon Springs Road. Heavy Loads of dirt have created deep road ruts and continuous potholes (which the county has not repaved only filled), increased truck traffic, noise and dangerous traffic situations with these trucks flying over speed limits on our rural residential roads! Ten more years (23 year in total) is an excessive burden and danger to this community and a tax burden for the now needed road repairs.

Many trucks fail to abide by the approved truck routes and speed limits. Trucks in the early morning line up on Angel Lane and Lutz Lake Fern Road waiting in que for their turn to upload. This compounds and further adds to the dangerous traffic situations specially for school busses and parents driving their children to and from one of the three schools on Lutz Lake Fern Road.

This excavation site is located at the headwaters of Brooker Creek Watershed and its aquafer is the source of Brooker Creek watershed's drinking water. Over 500 species of plants, more than 20 species of amphibians, 50 species of reptiles, and 40 species of mammals live within the watershed. Further and continued destruction of this habitat is imminent if approved over the next ten years. We strongly suggest that you consider this land for ELAPP when the nomination process opens.

We urge you to **please deny the extension request (SU 21-1224)**. We would like for you to consider this property for future ELAPP acquisition for preservation.

Sincerely yours,



Cassandra P Leonard, MBA, CHC

53 Year Resident in Odessa, FL on 9425 Tarpon Springs Rd.

My mailing address is: 17633 Gunn Hwy #104, Odessa, FL 33556

## Rome, Ashley

---

**From:** Vazquez, Bianca  
**Sent:** Monday, January 10, 2022 12:52 PM  
**To:** Rome, Ashley  
**Subject:** FW: Application #21-1224

Hey Ashley,

Can you place this in optix.

Thank You,

**Bianca O. Vazquez**  
**Planning and Zoning Technician**  
Development Services Department

---

**P:** (813) 276-2155  
**F:** (813) 635-7362  
**E:** [vazquezb@HillsboroughCounty.org](mailto:vazquezb@HillsboroughCounty.org)  
**W:** [HCFLGov.net](http://HCFLGov.net)

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**Hillsborough County**  
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<https://www.hillsboroughcounty.org/en/businesses/permits-and-records/centerpass>

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**From:** Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>  
**Sent:** Monday, January 10, 2022 11:45 AM  
**To:** Vazquez, Bianca <VazquezB@hillsboroughcounty.org>  
**Subject:** FW: Application #21-1224

Please place into Optix. Thanks.

**Michelle Heinrich, AICP**

## Principal Planner

Development Services Department

P: (813) 276-2167

E: [heinrichm@HCFLGov.net](mailto:heinrichm@HCFLGov.net)

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**From:** Carol Makryllos <[cantno@gmail.com](mailto:cantno@gmail.com)>  
**Sent:** Monday, January 10, 2022 9:58 AM  
**To:** Heinrich, Michelle <[HeinrichM@HillsboroughCounty.ORG](mailto:HeinrichM@HillsboroughCounty.ORG)>  
**Subject:** Application #21-1224

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

Re: Permit application #21-1224

For the consideration of the board:

I'm a regular driver of Lutz Lake Fern Rd and Angel Lane. I drive both at different times of the day and evening. I've done this for over 35 years. My family also owned and operated 2 borrow pits in Keystone for many years. Completely unrelated to this application and they're long since closed.

The dump trucks are not a part of the traffic I'm seeing. All of Keystone's roads are congested and in disrepair. With the exception of the area of LL Fern Rd, which was resurfaced at the expense of the borrow pit (according to this application record). That section of road is actually quite nice compared to the other roads in Keystone. Angel Lane is in better shape than most any other road in Keystone too.

I often travel that way with my windows down. I've never smelled anything offensive in that area of Angel Lane/LL Fern Rd and I've never seen any fugitive dust. I do not live on Angel Lane, but I've been here a while.

I've seen these parcels under consideration (the borrow pit) from the outside and inside. The efforts the applicant/operators of this pit have made to minimize/eliminate anything that could be offensive or obtrusive to neighbors, is truly remarkable for this county. The outside of this property has huge earthen, landscaped berms. Not plain dirt and weeds. It also includes a large wall behind the berms to further encapsulate any offensive emission. Beautiful, mature evergreen and flowering trees and shrubs weren't spared and add even more of a layer of protection. It's all lush and irrigated. It looks like the outside of a rather nice neighborhood.

There's a large water truck regularly spraying throughout the day inside the perimeter to cover all of the property. All equipment activity is set back far away from these buffers. You would never know this place is here if you're on the outside. This borrow pit is exceptionally well contained, maintained and operated. Above and beyond in every way.

Now for some perspective.

I live in another area of Keystone next door to a bonafide putrid dump that this county has allowed to invade my property with ZERO buffer. Not even a weed or a blade of grass exists in between what they dump and my fence. A dump with REAL, multiple and ongoing violations. REAL noise, dust and smell. REAL pollution. REAL and documented ongoing violations.

It's located smack dab within the Brooker Creek Watershed (literally feet from the creek itself) and in a floodplain. Every contiguous property to this dump is on a well. Just feet away too. The dump next door to me has maximized every square inch of it's property. Most of which is wetlands. So much so, that they literally dump ordure and trash ON the fence along my property line and along the road and have raised the overall elevation of that property by several feet. It causes my property to now hold water and flood in areas. They dewater with 24/7 pumps during the rains because it becomes one huge excrement lake as it is contained by huge mountains of rotting trash/manure.

They were allowed, by this county, to fill an entire sensitive wetland with asphalt millings and fresh horse manure. Yes that is a fact. Ask EPC. No repercussions. No reclamation. It's all still there under mountains of feces. It stinks like you think rotting trash and manure would. It's dusty and extremely noisy. The tailgates of dumping trucks rattle my windows like percussion grenades. Since we complain, they do it more. It's polluted wells down gradient from them, mere feet away from Brooker Creek. They're allowed to dump this rotting trash directly into Brooker Creek with no action from the county to stop them.

The county says it's all ok because they claim they are a "farm". I wish it was a borrow pit.

I WISH the EPC and Development Services took the same interest in the Tyler Rd dump as they do in this pristinely run borrow pit that hasn't dug dirt in over 2 years according to Development Services' own submissions.

There are clearly 2 sets of rules in this county.

I've read the recommendations from Development Services and find it utterly offensive that this borrow pit, which hasn't had a violation or complaint in 5 years, is being maligned and mischaracterized in that assessment.

It is overtly egregious and irresponsible for one county employee to submit an assessment in this application claiming this property has violated any county rules and is in any way improperly maintained or operated. It seems this applicant should be well within their rights to sue this county for damages if they're not allowed to exercise their right to use their land in accordance with this county's rules. Which they've followed completely, according to this county's own records.

I've also read the handful of complaints of record. I don't think these folks understand what they're objecting to. They just don't want ANYTHING. That much is clear. Some are objecting to development (?) and some think digging dirt out of the ground pollutes deep water wells (??).

Well that's just not how things work. Maybe they'd rather have a redesigned development on that property, a trailer/rv park, a FDOT certified lime rock mine (i.e. dynamite blasting), a pig farm or even a shooting club. That's all well within the rights of property owners in Keystone. Especially one like this in this location with this type of zoning. Even a manure/trash dump that calls itself a "farm" would easily fit perfectly right there.

Let me assure you and anyone questioning this. A borrow pit is nothing at all akin to a dirty, disgusting manure and trash dump with a constant stream of traffic on a single lane road. This same dump now runs a 24/7 UPS hub to add even more traffic to our tiny road.

I'd much rather have the Lutz Lake Fern Rd borrow pit as my next door neighbor instead of the rat infested garbage Tom and Barbara Aderhold of the KCA call the "gold standard in recycling" which is located up against my fence and known as "Poo-fessionals". The black cloud, ground shaking and stench is constant for me and my neighbors. We know what a polluting nuisance is. This borrow pit is definitely NOT one.

**This permit should be extended.** There is no reason for it not to be. As a 51 year Keystone resident, I'm all for it. We always need clean fill available in this part of the county and this borrow pit is perfect for it.

Thank you for your attention.

Sincerely,

**Carol Makryllos**  
**Odessa, FL 33556**

**Telephone 813-404-9391**  
**Email [cantno@gmail.com](mailto:cantno@gmail.com)**

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**From:** [Heinrich, Michelle](#)  
**To:** [Vazquez, Bianca](#)  
**Subject:** FW: Land Use Permit Renewal #SU 21-1224 Concerns  
**Date:** Tuesday, January 18, 2022 10:14:37 AM  
**Attachments:** [Letter to BOCC Land Use Meeting Officials 1.1.22.docx](#)  
[image001.png](#)

---

Please place into Optix.

**Michelle Heinrich, AICP**

**Principal Planner**

Development Services Department

P: (813) 276-2167

E: [heinrichm@HCFLGov.net](mailto:heinrichm@HCFLGov.net)

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**From:** Cole Peterson <petersocy@gmail.com>  
**Sent:** Thursday, January 13, 2022 9:56 PM  
**To:** Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>  
**Subject:** Land Use Permit Renewal #SU 21-1224 Concerns

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

Ms. Heinrich,

Please see my attached letter regarding the potential renewal of Permit #SU 21-1224.

This operation has taken from our community for years and has given back noise, congestion, broken our roads and negatively impacted not only the property parcel in question, but the environment and its surrounding neighbors as well. Please make sure that our concerns regarding this permit are presented fully to the Land Use Committee for consideration.

We appreciate your help and continued service to our county.

Respectfully yours,

T. Cole Peterson, JD/MHA

[petersocy@gmail.com](mailto:petersocy@gmail.com)

214.470.4206

Sent from [Mail](#) for Windows



Michelle Heinrich, County Planner  
[Heinrichm@hillsboroughcounty.org](mailto:Heinrichm@hillsboroughcounty.org)

January 1, 2022

RE: Imminent Adverse Impacts to environmentally sensitive areas and public health and welfare

Dear County Commission Members of the Land Use Meeting,

As a resident owning 3 contiguous properties in the community directly affected by this excavation project, I wish to express my objection to a renewal of the excavation permit *SU 21-1224*. The owner of the borrow pit located at 6777 Lutz Lake Fern Road is asking Hillsborough County to grant a ten (10) year extension on its excavation permit. The current permit expired on December 21, 2021.

For 13 years, this operation has been hauling and selling dirt from Odessa, and **has yet to contribute a single positive attribute to our direct community**. Neighbors to this operation, myself included, have submitted continuous complaints and watched as this owner has repeatedly violated this special use and operating permit. In addition, this operation has degraded the following two-lane rural roads, and only made a half-hearted attempt to repair some of the damage when forced to do so: Lutz Lake Fern Rd., Gunn Highway, Van Dyke Rd. and Tarpon Springs Rd. Heavy loads of dirt have created cracks, deep road ruts and potholes, and increased truck traffic, noise and dangerous traffic situations. We already see significantly more traffic on these roads with the build-up on Highway 54; ten more years (23 years total) of these loud noisy dangerous trucks creating unnecessary congestion to already over-taxed thoroughfares is an excessive burden and danger to this community as well as an additional tax burden for all of us citizens who have not seen a single positive contribution to our community from this operation.

Additionally, many trucks exiting the borrow pit fail to abide by the approved truck routes and speed limits. Trucks in the early morning line up on Angel Lane and Lutz Lake Fern Rd. waiting in queue for their turn to upload. This compounds and further congests these rural roads, especially for school buses and parents driving their children to and from one of the three public schools on Lutz Lake Fern Rd.

Finally, this excavation site is located at the headwaters of Brooker Creek Watershed and its aquifer is the source of the Watershed's drinking water. Over 500 species of plants, more than 20 species of amphibians, 50 species of reptiles, and 40 species of mammals live within the Watershed. Further and continued destruction of this habitat is imminent if this permit extension is approved for the next ten years. We strongly suggest that you consider this land for ELAPP when the nomination process opens.

**We urge you to please deny the extension request (*SU 21-1224*).**

Sincerely yours,

T. Cole Peterson, JD, MHA  
[petersocy@gmail.com](mailto:petersocy@gmail.com)  
214.470.4206

My **three** addresses that are impacted by this operation are:  
19802 Hiawatha Rd., Odessa, FL 33556  
19804 Hiawatha Rd., Odessa, FL 33556  
19806 Hiawatha Rd., Odessa, FL 33556

January 19, 2022

To: Ms. Michelle Heinrich  
Hillsborough County Planner  
[Heinrichm@hillsboroughcounty.org](mailto:Heinrichm@hillsboroughcounty.org)

Re: Borrow Pit located at 6777 Lutz Lake Fern Road – adversely impacting roads, public safety and the environment

Dear Ms. Heinrich,

Please accept this email as official notice of our objection to the renewal of permit # SU 21-1224, an excavation permit for the borrow pit business located at 6777 Lutz Lake Fern Road.

We are requesting that you add this, our official notice of objection, into your files for inclusion and review at the upcoming meeting with the County Commission Members where this permit request is scheduled to be addressed.

As a resident of the Odessa community, I am directly affected by this excavation project. I drive on Lutz Lake Fern Road very frequently. I have a 16 year old daughter who attends Steinbrenner High School and she now drives Lutz Lake Fern at least twice daily.

The current borrow pit permit expired on December 21, 2021 and it is our understanding that the owner of this land and excavation business is requesting a 10 year extension to his permit. For 13 years this operation has been hauling and selling dirt from Odessa. This operation has had continuous complaints and actual violations of their special use and their operating permit. In addition, it has degraded the two-lane rural roads: Lutz Lake Fern Road, Gunn Highway, Van Dyke and Tarpon Springs Road. Heavy Loads of dirt have created deep road ruts and potholes, increased truck traffic, noise and dangerous traffic situations. Ten more years (23 years total) is an excessive burden and danger to this community and a tax burden for the now needed road repairs.

Many trucks fail to abide by the approved truck routes and speed limits. Trucks in the early morning line up on Angel Lane and Lutz Lake Fern Road waiting in que for their turn to upload. This compounds and further adds to the dangerous traffic situations

especially for school busses and parents driving their children to and from one of the three schools on Lutz Lake Fern Road.

This excavation site is located at the headwaters of Brooker Creek Watershed and its aquifer is the source of Brooker Creek watershed's drinking water. Over 500 species of plants, more than 20 species of amphibians, 50 species of reptiles, and 40 species of mammals live within the watershed. Further and continued destruction of this habitat is imminent if approved for the next ten years. We strongly suggest that you consider this land for ELAPP when the nomination process opens.

It is our hope that this matter and our objections are afforded the very careful consideration they deserve. I urge you to please deny the extension request (SU 21-1224).

Sincerely,

Hillary Kasarjian  
Homeowners

Our contact info:

Email: [Hillary@kasarfamil.com](mailto:Hillary@kasarfamil.com)

Cell: 727.432.6148

Address : 10512 Woodstock Rd  
Odessa, FL 33556

## Rome, Ashley

---

**From:** Katherine Cantrell <cantrell.odessa@yahoo.com>  
**Sent:** Wednesday, March 16, 2022 10:00 AM  
**To:** Medrano, Maricela  
**Cc:** clara@lawhead.us; Heinrich, Michelle; Grady, Brian; Lenagala, Sisira; Vazquez, Bianca; Attanayake, Sandya  
**Subject:** RE: Land Use Hearing Urgen Notification Signage Issues

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

We would like to bring to your immediate attention. Even though the request to move the signage had been completed there Remains confusion.

These signs are placed in no relevance to the actual property owners location of the borrow pit Permit extension Hearing request location.

In a recent pool of 22 individuals traveling Angel Lane non of the individuals understood that the signage on Lutz Lake Fern Road related to the Permit extension for this Burrow Pit.

Why are they not located at the property. See map attached.

We also want to be heard that these signage issues have been a problem each time this property owner has requested permission for Permit extension Hearings.

This photo taken with a Dump truck traveling east on Lutz Lake Fern is a perfect example of the dangerous traffic situations involved with these trucks utilizing the property entrance.

Angel Lane now averages 125 to near 200 cars off St Rd 54 via Altamonte Ln from the Pasco Co line. Keep this in mind for the future Hearing.

Let me remind you that there are 5 to 6 educational institutions on Lutz Lake Fern Road. Nothing is being done for Hillsborough County Sheriff's office for traffic monitoring during school session hours. The current speeding and reckless drivers is out of control. This includes Angel Lane and Colley Road Odessa FL.

As a resident of this area all my life and land owner on Colley Road Odessa FL since 2001 we have exhausted ourselves asking for help.

We stand against the signage issues, Burrow pit owners illegal dumping, permitting violations never being resolved nor follow up inspections not being completed due to owners locking out inspections.

It will be my mission to find out also why we have a 20 year cancer cluster surrounding this Burrow pit property.

These are the items we needed addressed time and time again.

Katherine Cantrell  
7335 Colley Road

Odessa, FL 33556  
Odessa Preservation Group

[Sent from Yahoo Mail on Android](#)

On Mon, Dec 13, 2021 at 8:02 PM, Katherine Cantrell  
<cantrell.odessa@yahoo.com> wrote:

We are grateful for your help, and the dedication to our neighborhood efforts.  
As I understand the signs were redirected for visual availability.

Sincerely,  
Katherine Cantrell  
Odessa Preservation Group

[Sent from Yahoo Mail on Android](#)

On Mon, Dec 13, 2021 at 4:22 PM, Medrano, Maricela  
<MedranoM@HillsboroughCounty.ORG> wrote:

Good afternoon Ms. Cantrell,

I would like to inform you that the subject signs have been placed perpendicular to the road; see a picture of one of them below. Some facing to the west and some to the east. These will be more visible to residents and affected businesses while traveling Lutz Lake Fern Rd. in both directions. Thanks again for your input.



**Maricela Medrano de Luna, MPA, AICP**

**Executive Planner**

Zoning Customer Engagement Team Leader

Development Services Department (DSD)

---

**P:** (813) 272-5852

**C:** (813) 446-6617

**M:** (813) 272-5600

**E:** [medranom@HCFLGov.net](mailto:medranom@HCFLGov.net)

**W:** [HCFLGov.net](http://HCFLGov.net)

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**From:** Medrano, Maricela

**Sent:** Monday, December 13, 2021 10:46 AM

**To:** cantrell.odessa@yahoo.com

**Cc:** clara@lawhead.us; Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>; Grady, Brian

<GradyB@HillsboroughCounty.ORG>; Lenagala, Sisira <LenagalaS@hillsboroughcounty.org>

**Subject:** FW: Land Use Hearing Urgen Notification Signage Issues

Good morning Ms. Cantrell,

Thanks for your message regarding the signs for application 21-1224. I understand your point and we will try to move the signs perpendicular to the road instead of parallel to it, so people driving on either direction can read these. Thanks for your input. Thank you.

**Maricela Medrano de Luna, MPA, AICP**

**Executive Planner**

Zoning Customer Engagement Team Leader

Development Services Department (DSD)

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**P:** (813) 272-5852

**C:** (813) 446-6617

**M:** (813) 272-5600

**E:** [medranom@HCFLGov.net](mailto:medranom@HCFLGov.net)

**W:** [HCFLGov.net](http://HCFLGov.net)

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**Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

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**From:** Katherine Cantrell <[cantrell.odessa@yahoo.com](mailto:cantrell.odessa@yahoo.com)>  
**Sent:** Sunday, December 12, 2021 12:47 AM  
**To:** Heinrich, Michelle <[HeinrichM@HillsboroughCounty.ORG](mailto:HeinrichM@HillsboroughCounty.ORG)>  
**Cc:** Clara Lawhead <[clara@lawhead.us](mailto:clara@lawhead.us)>  
**Subject:** Land Use Hearing Urgen Notification Signage Issues

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

As a concerned resident of this Odessa community, I wish to bring immediate attention to an issue of signage inefficiency for a Land Use Hearing.

Dibbs Burrow pit Permit extension Hearing signage once again being placed in a manner that the residents and affected businesses cannot see nor read while traveling Lutz Lake Fern Rd.

There are two signs one East bound and the photo taken by me West bound attached. The signage faces SOUTH, if you can only travel East or West on Lutz Lake Fern Road how are you to read a sign facing South.

This is typical and occurs with each and every subsequent issue or Hearing about this property/land owner. You can not take your life into your own hands by stopping on the right of way. We constantly report traffic issues and speeding on Lutz Lake Fern Road at this curve , you can't pull into the property owners drive and walk 25 feet on the right of way subjecting yourself to being running over trying get valuable information about impending negative impact in this area.

These signs are both to be posted in a manner for all citizens to be aware of public Hearing that affects our neighborhood.

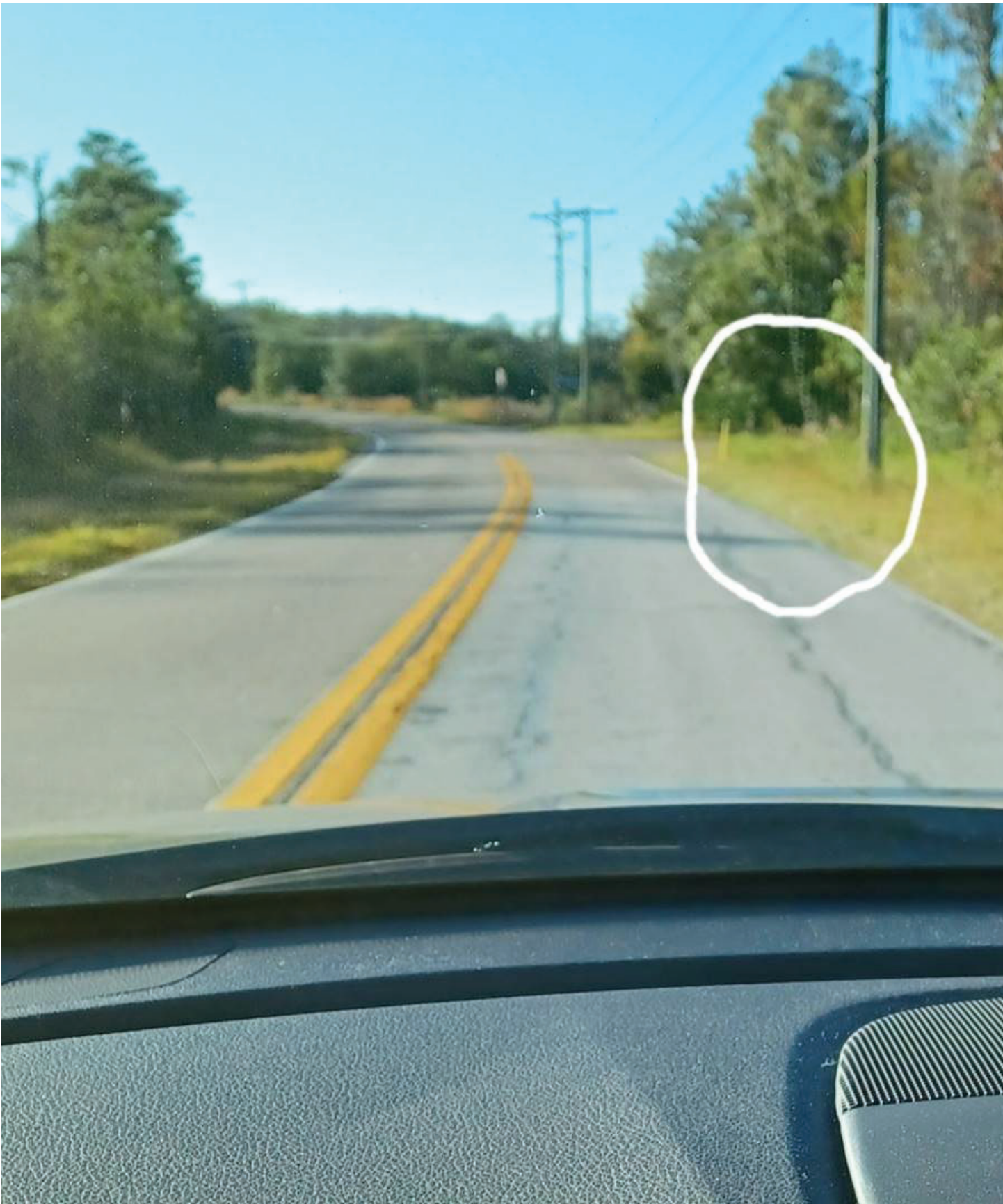
It is imperative that these signage issues be corrected immediately due to complaints being brought up from neighbors who have not been able to see or read the Hearing notifications.

In retrospect I have had to address this issue on every single Hearing ever brought forth since 2011 when I became a strong activists against this property owners illegal dumping seen happening at this site and stacking/staging Dump trucks on this same right of way curve.

Please give credence to the situation and the dangerous traffic situations involved with residents trying to keep up with the Hearing dates. It is our right to be informed.

Sincerely,  
Katherine Cantrell  
7335 Colley Road  
Odessa FL 33556

Odessa Preservation Group



[Sent from Yahoo Mail on Android](#)

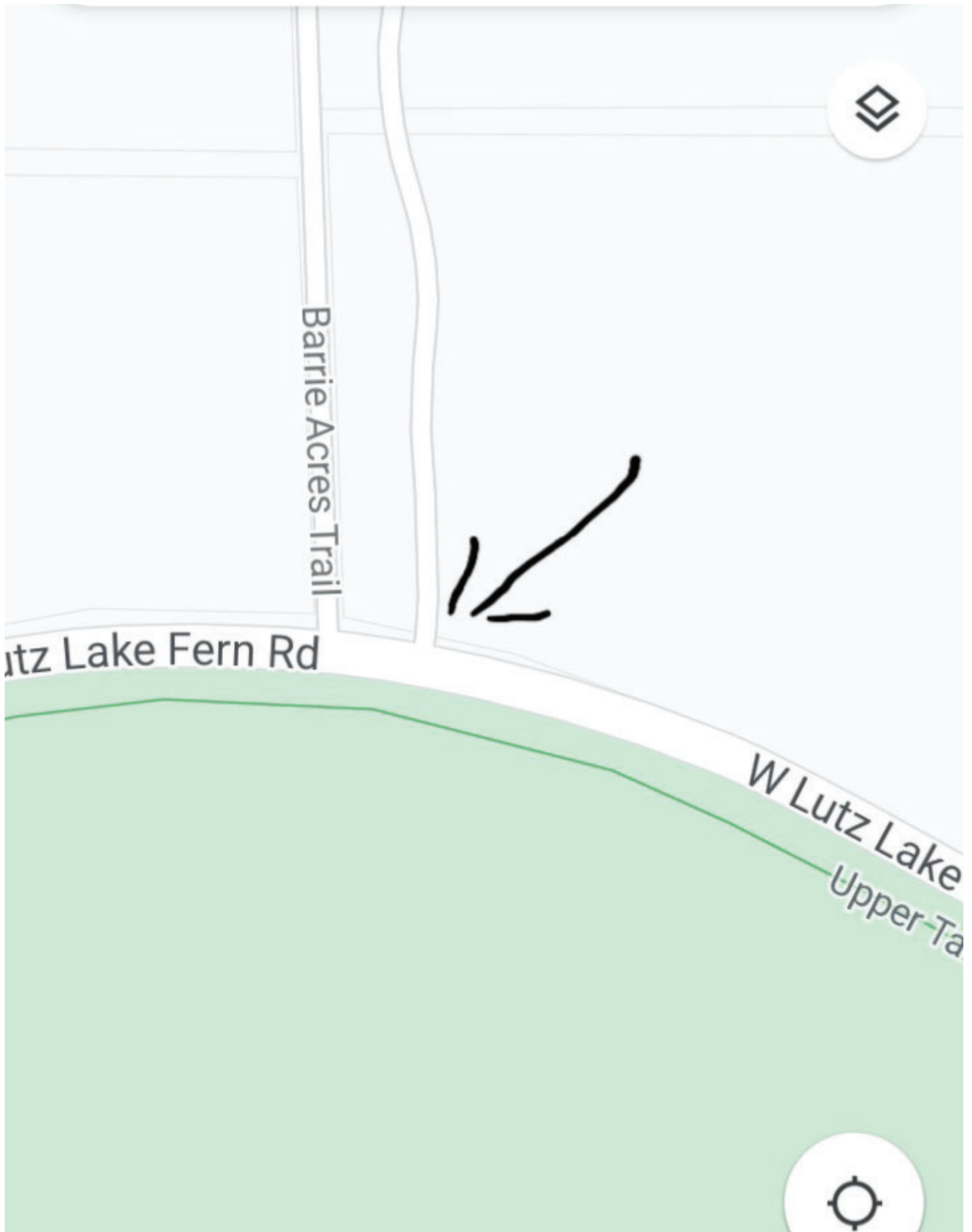
## Rome, Ashley

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**From:** Katherine Cantrell <cantrell.odessa@yahoo.com>  
**Sent:** Wednesday, March 16, 2022 10:02 AM  
**To:** Medrano, Maricela  
**Cc:** clara@lawhead.us; Heinrich, Michelle; Grady, Brian; Lenagala, Sisira; Vazquez, Bianca; Attanayake, Sandya  
**Subject:** RE: Land Use Hearing Urgen Notification Signage Issues

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

Attached Photos







[Sent from Yahoo Mail on Android](#)

On Wed, Mar 16, 2022 at 9:59 AM, Katherine Cantrell  
<cantrell.odessa@yahoo.com> wrote:

We would like to bring to your immediate attention. Even though the request to move the signage had been completed there Remains confusion.

These signs are placed in no relevance to the actual property owners location of the borrow pit Permit extension Hearing request location.

In a recent pool of 22 individuals traveling Angel Lane non of the individuals understood that the signage on Lutz Lake Fern Road related to the Permit extension for this Burrow Pit.

Why are they not located at the property. See map attached.

We also want to be heard that these signage issues have been a problem each time this property owner has requested permission for Permit extension Hearings.

This photo taken with a Dump truck traveling east on Lutz Lake Fern is a perfect example of the dangerous traffic situations involved with these trucks utilizing the property entrance.

Angel Lane now averages 125 to near 200 cars off St Rd 54 via Altamonte Ln from the Pasco Co line. Keep this in mind for the future Hearing.

Let me remind you that there are 5 to 6 educational institutions on Lutz Lake Fern Road. Nothing is being done for Hillsborough County Sheriff's office for traffic monitoring during school session hours. The current speeding and reckless drivers is out of control. This includes Angel Lane and Colley Road Odessa FL.

As a resident of this area all my life and land owner on Colley Road Odessa FL since 2001 we have exhausted ourselves asking for help.

We stand against the signage issues, Burrow pit owners illegal dumping, permitting violations never being resolved nor follow up inspections not being completed due to owners locking out inspections.

It will be my mission to find out also why we have a 20 year cancer cluster surrounding this Burrow pit property.

These are the items we needed addressed time and time again.

Katherine Cantrell  
7335 Colley Road  
Odessa,FL 33556  
Odessa Preservation Group

[Sent from Yahoo Mail on Android](#)

On Mon, Dec 13, 2021 at 8:02 PM, Katherine Cantrell  
<cantrell.odessa@yahoo.com> wrote:

We are grateful for your help, and the dedication to our neighborhood efforts.

As I understand the signs were redirected for visual availability.

Sincerely,  
Katherine Cantrell  
Odessa Preservation Group

[Sent from Yahoo Mail on Android](#)

On Mon, Dec 13, 2021 at 4:22 PM, Medrano, Maricela  
<MedranoM@HillsboroughCounty.ORG> wrote:

Good afternoon Ms. Cantrell,

I would like to inform you that the subject signs have been placed perpendicular to the road; see a picture of one of them below. Some facing to the west and some to the east. These will be more visible to residents and affected businesses while traveling Lutz Lake Fern Rd. in both directions. Thanks again for your input.



**Maricela Medrano de Luna, MPA, AICP**

**Executive Planner**

Zoning Customer Engagement Team Leader

Development Services Department (DSD)

---

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---

**From:** Medrano, Maricela

**Sent:** Monday, December 13, 2021 10:46 AM

**To:** cantrell.odessa@yahoo.com

**Cc:** clara@lawhead.us; Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>; Grady, Brian <GradyB@HillsboroughCounty.ORG>; Lenagala, Sisira <LenagalaS@hillsboroughcounty.org>

**Subject:** FW: Land Use Hearing Urgen Notification Signage Issues

Good morning Ms. Cantrell,



Thanks for your message regarding the signs for application 21-1224. I understand your point and we will try to move the signs perpendicular to the road instead of parallel to it, so people driving on either direction can read these. Thanks for your input. Thank you.

**Maricela Medrano de Luna, MPA, AICP**

**Executive Planner**

Zoning Customer Engagement Team Leader

Development Services Department (DSD)

---

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---

**From:** Katherine Cantrell <[cantrell.odessa@yahoo.com](mailto:cantrell.odessa@yahoo.com)>  
**Sent:** Sunday, December 12, 2021 12:47 AM  
**To:** Heinrich, Michelle <[HeinrichM@HillsboroughCounty.ORG](mailto:HeinrichM@HillsboroughCounty.ORG)>  
**Cc:** Clara Lawhead <[clara@lawhead.us](mailto:clara@lawhead.us)>  
**Subject:** Land Use Hearing Urgen Notification Signage Issues

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

As a concerned resident of this Odessa community, I wish to bring immediate attention to an issue of signage inefficiency for a Land Use Hearing.

Dibbs Burrow pit Permit extension Hearing signage once again being placed in a manner that the residents and affected businesses cannot see nor read while traveling Lutz Lake Fern Rd.

There are two signs one East bound and the photo taken by me West bound attached. The signage faces SOUTH, if you can only travel East or West on Lutz Lake Fern Road how are you to read a sign facing South.

This is typical and occurs with each and every subsequent issue or Hearing about this property/land owner. You can not take your life into your own hands by stopping on the right of way. We constantly report traffic issues and speeding on Lutz Lake Fern Road at this curve , you can't pull into the property owners drive and walk 25 feet on the right of way subjecting yourself to being running over trying get valuable information about impending negative impact in this area.

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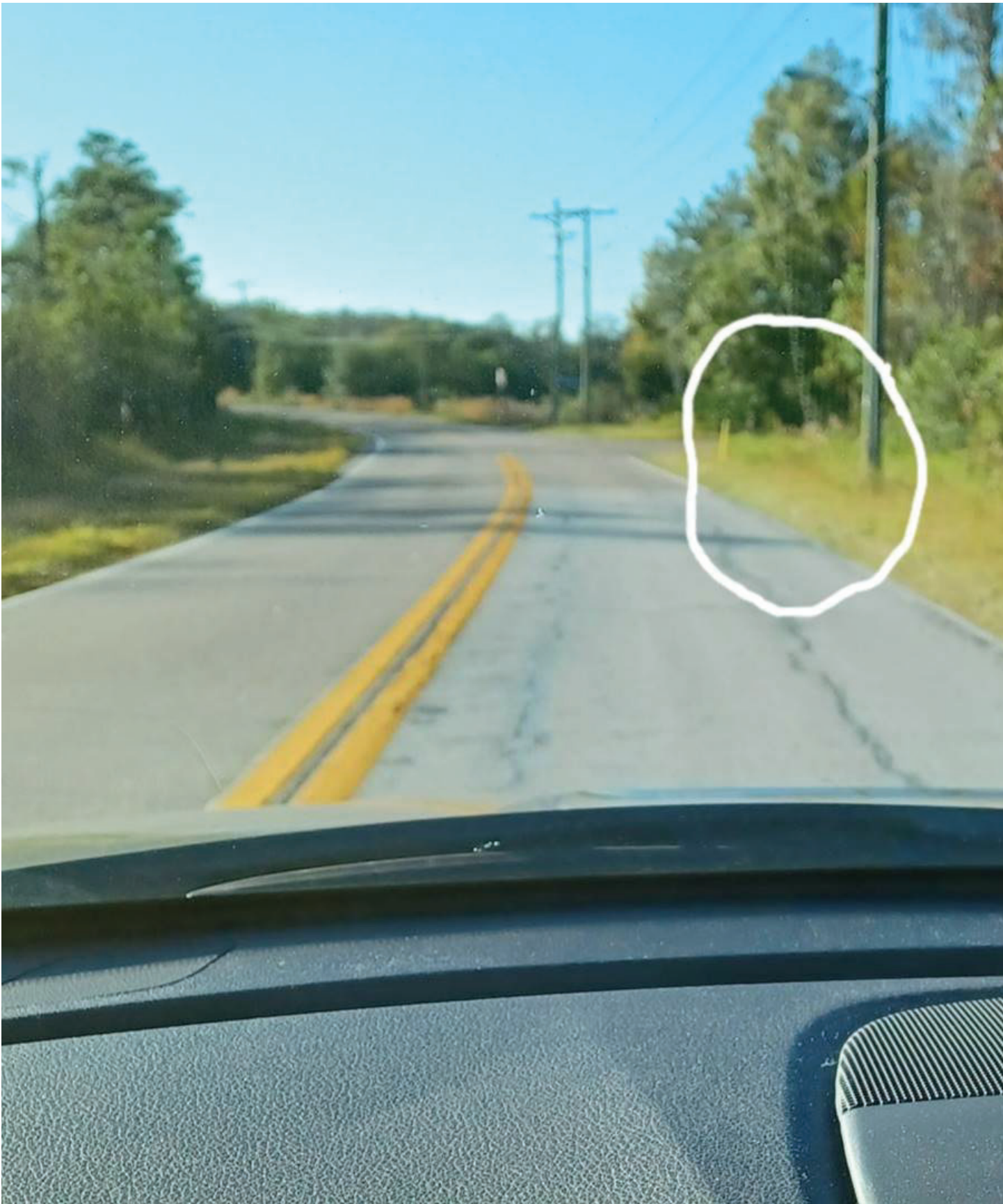
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Please give credence to the situation and the dangerous traffic situations involved with residents trying to keep up with the Hearing dates. It is our right to be informed.

Sincerely,  
Katherine Cantrell  
7335 Colley Road  
Odessa FL 33556

Odessa Preservation Group



[Sent from Yahoo Mail on Android](#)

## Rome, Ashley

---

**From:** Hearings  
**Sent:** Tuesday, April 5, 2022 3:09 PM  
**To:** Vazquez, Bianca; Rome, Ashley; Heinrich, Michelle  
**Subject:** FW: App. # SU-LE-21-1224

**From:** Satish Dharwadkar <tags4smiles@gmail.com>  
**Sent:** Tuesday, April 5, 2022 1:20 PM  
**To:** Hearings <Hearings@HillsboroughCounty.ORG>  
**Subject:** Re: App. # SU-LE-21-1224

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

Ref: App. No. SU-LE-21-1224 App. Date: 8/19/2021 | Hearing Date: 4/12/2022 9:00 am

In response to notices, as homeowners within the required distance for notification of continued land excavation for another ten years, please find our response below.

We object to the continued excavation for the following reasons:

- 1) risk of mudslides and/or sink holes in or around excavation sites leading to physical and property value risks to neighboring properties,
- 2) impact to traffic and debris from hauling trucks on Lutz Lake Fern Road, and
- 3) negative impact to natural flora and fauna and habitat of surrounding undeveloped land and wooded areas; even the neighboring Upper Tampa Bay Trail has trail notices not to cross the fence lines so as not to upset private property and environment.

Furthermore, we would have objected to this neighboring, long-term excavation of any kind when originally started had we been the property owners then. Our community was developed only in the last few years and would like to retain the surrounding natural setting, which was a factor in our home purchase.

Thank you,  
Satish & Therese Dharwadkar  
Homeowners: 6128 Trail Dr, Odessa, FL 33556  
Email: [tags4smiles@gmail.com](mailto:tags4smiles@gmail.com)

## Rome, Ashley

---

**From:** Vazquez, Bianca  
**Sent:** Wednesday, February 9, 2022 11:00 AM  
**To:** Rome, Ashley  
**Subject:** FW: SU-LE-21-1224 Dibbs borrow pit Lutz/Lake Fern Rd.

Good morning Ashley,

Could you please place this in optix.

Thank You,

**Bianca O. Vazquez**  
**Planning and Zoning Technician**  
Development Services Department

---

**P:** (813) 276-2155  
**F:** (813) 635-7362  
**E:** [vazquezb@HillsboroughCounty.org](mailto:vazquezb@HillsboroughCounty.org)  
**W:** [HCFLGov.net](http://HCFLGov.net)

---

**Hillsborough County**  
601 E. Kennedy Blvd. 20<sup>th</sup> Floor, Tampa, FL 33602

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<https://www.hillsboroughcounty.org/en/businesses/permits-and-records/centerpass>

---

**From:** Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>  
**Sent:** Wednesday, February 9, 2022 10:49 AM  
**To:** Vazquez, Bianca <VazquezB@hillsboroughcounty.org>  
**Subject:** FW: SU-LE-21-1224 Dibbs borrow pit Lutz/Lake Fern Rd.

Please place into Optix.

**Michelle Heinrich, AICP**

**Principal Planner**

Development Services Department

P: (813) 276-2167

E: [heinrichm@HCFLGov.net](mailto:heinrichm@HCFLGov.net)

---

**Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

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**From:** Linda Martin <[lindamartin8398@gmail.com](mailto:lindamartin8398@gmail.com)>  
**Sent:** Wednesday, February 9, 2022 10:38 AM  
**To:** Heinrich, Michelle <[HeinrichM@HillsboroughCounty.ORG](mailto:HeinrichM@HillsboroughCounty.ORG)>  
**Cc:** Cohen, Harry <[CohenH@hillsboroughcounty.org](mailto:CohenH@hillsboroughcounty.org)>  
**Subject:** SU-LE-21-1224 Dibbs borrow pit Lutz/Lake Fern Rd.

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

**This special land excavation extension should be approved.**

With all the housing development and road development in the area, the dirt is needed. I frequently travel this road and live in the Keystone/Odessa area and I often see heavy trucks travelling this same road even though this pit has not operated for over a year. Don't penalize a needed business because a few believe in misinformation. The closest neighbors live in a subdivision to the north on the other side of a solid wall with a buffer of trees, the rest of the project is not even seen from the road due to undisturbed natural forest vegetation.

This county recently gave an after the fact borrow pit permit to St. Pete. Waterworks on RaceTrack Rd. with no public hearing and no notice to the neighbors. Let's be fair.

Respectfully, Linda Martin

**From:** [Heinrich, Michelle](#)  
**To:** [Vazquez, Bianca](#)  
**Subject:** FW: SU-LE-21-1224 Dibbs borrow pit Lutz/Lake Fern Rd.  
**Date:** Tuesday, March 1, 2022 12:43:04 PM  
**Attachments:** [image001.png](#)

---

Please place into Optix.

**Michelle Heinrich, AICP**  
**Principal Planner**  
Development Services Department

P: (813) 276-2167  
E: [heinrichm@HCFLGov.net](mailto:heinrichm@HCFLGov.net)

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-  
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---

**From:** Linda Martin <lindamartin8398@gmail.com>  
**Sent:** Tuesday, March 1, 2022 10:56 AM  
**To:** Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>  
**Subject:** Fwd: SU-LE-21-1224 Dibbs borrow pit Lutz/Lake Fern Rd.

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

Dear Ms Heinrich,  
This email is an added piece of information for SU-LE-21-1224.  
If you approve this special use permit, you will keep the economy (money) flowing into the truckers, workers, etc. pocket.  
Also, I have not seen or heard of any report that there has been any environmental damage to the headwaters of Brooker Creek in over 10 years of this operation.  
Also, FYI, there is very little business opportunity for employment in the Keystone/Odessa area. By extending this permit you will greatly help the economy for many.  
Thank you for your time.  
Sincerely,  
Linda Martin

----- Forwarded message -----  
From: **Linda Martin** <[lindamartin8398@gmail.com](mailto:lindamartin8398@gmail.com)>  
Date: Wed, Feb 9, 2022 at 10:38 AM



Subject: SU-LE-21-1224 Dibbs borrow pit Lutz/Lake Fern Rd.

To: <[HeinrichM@hillsboroughcounty.org](mailto:HeinrichM@hillsboroughcounty.org)>

Cc: Harry Cohen <[cohenh@hillsboroughcounty.org](mailto:cohenh@hillsboroughcounty.org)>

**This special land excavation extension should be approved.**

With all the housing development and road development in the area, the dirt is needed. I frequently travel this road and live in the Keystone/Odessa area and I often see heavy trucks travelling this same road even though this pit has not operated for over a year. Don't penalize a needed business because a few believe in misinformation. The closest neighbors live in a subdivision to the north on the other side of a solid wall with a buffer of trees, the rest of the project is not even seen from the road due to undisturbed natural forest vegetation.

This county recently gave an after the fact borrow pit permit to St. Pete. Waterworks on RaceTrack Rd. with no public hearing and no notice to the neighbors. Let's be fair.

Respectfully, Linda Martin

**From:** [Heinrich, Michelle](#)  
**To:** [Vazquez, Bianca](#)  
**Subject:** FW: Special Use Land Excavation Public Hearing: App. No.: SU-LE 21-1224  
**Date:** Thursday, April 7, 2022 9:07:55 AM  
**Attachments:** [image001.png](#)

---

For Optix, thanks.

**Michelle Heinrich, AICP**  
**Principal Planner**  
Development Services Department

P: (813) 276-2167  
E: [heinrichm@HCFLGov.net](mailto:heinrichm@HCFLGov.net)

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**From:** Deron Thornton <dthornton40@gmail.com>  
**Sent:** Wednesday, April 6, 2022 3:31 PM  
**To:** Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>  
**Subject:** Special Use Land Excavation Public Hearing: App. No.: SU-LE 21-1224

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

Hi Michelle, I am a resident of Odessa, specifically Lake Keystone and want to address the land use excavation borrow pit at 6777 lutz fern road. I would like it to be known and recorded that my family and I are completely against the renewal permit request being addressed May 10th. Our children attend Steinbrenner HS and there have been numerous mornings on the way to school where we have been blocked and delayed by these dump trucks. Not to mention the damage they create to our roads and traffic hazards created by dirt and small rocks falling out of the truck beds hitting windshields and paint damage to vehicles.

I think 10 years has been more than enough time for them to do their permitted work. It's time to give the animal habitat and brooker creek watershed a break and chance to hopefully come back to life.

I will not be able to attend the meeting and appreciate you taking the time to read my email.

Kind regards,  
Deron Thornton