Rezoning Application: PD 22-0319

Zoning Hearing Master Date: June 13, 2022

BOCC Land Use Meeting Date: August 25, 2022



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: RMC Property Group

FLU Category: RES-4 and SMU-6 Flex Request

Service Area: Urban

Site Acreage: 24.6 +/-

Community

Plan Area:

Thonotosassa

Overlay: None



Introduction Summary:

The request is to rezone property zoned AR (Agricultural Rural) to PD (Planned Development) to allow a 103 unit single-family project. A flex of the SMU-6 Future Land Use Category is proposed to achieve the proposed density.

Zoning:	Existing	Proposed
District(s)	AR	PD
Typical General Use(s)	Single-Family Residential/Agricultural Single-Family Residential	
Acreage	24.6	24.6
Density/Intensity	1 unit per 5 acres	4.19 units per acre
Mathematical Maximum*	4 units	103 units

 $[\]hbox{*number represents a pre-development approximation}\\$

Development Standards:	: Existing Proposed	
District(s)	AR	PD
Lot Size / Lot Width	43,560 sf / 150 feet	6,000 sf / 50 feet
Setbacks/Buffering and Screening	50 foot Front Yard 50 foot Rear Yard 25 foot Side Yards	20 foot Front Yard 20 foot Rear Yard 5 foot Side Yards
Height	50 feet	35 feet/2-stories

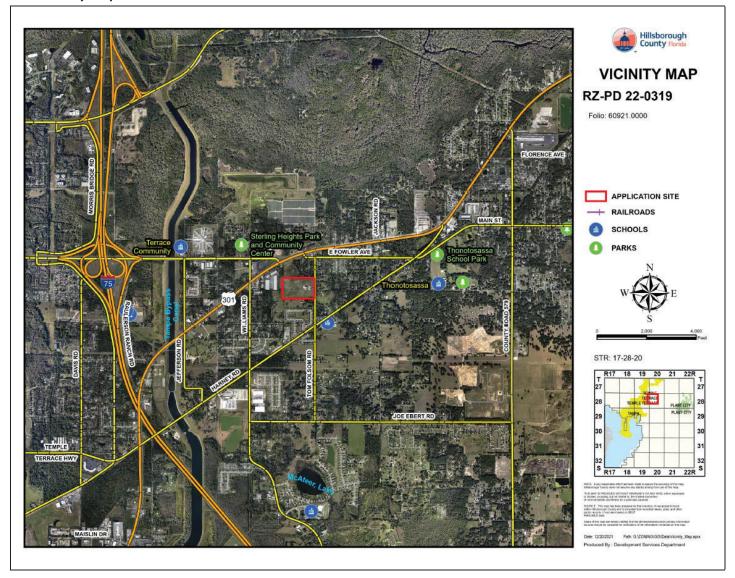
Additional Information:	
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	None requested as part of this application

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

Case Reviewer: Michelle Heinrich, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



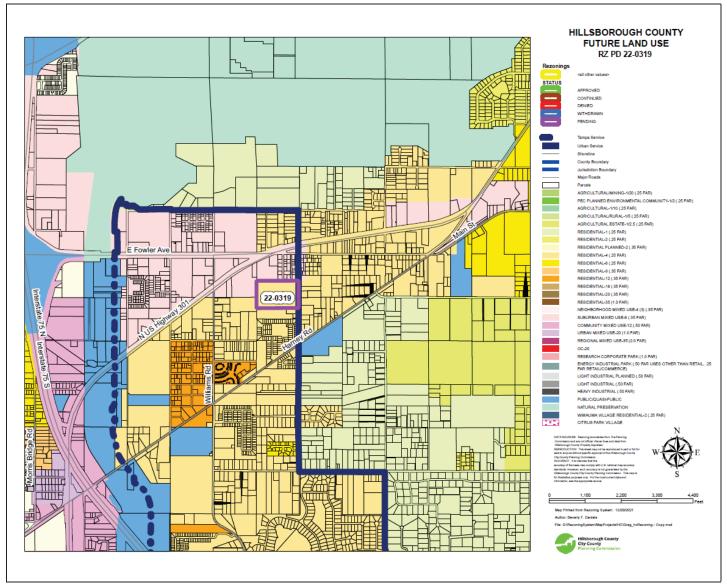
Context of Surrounding Area:

The site is located within the western portion of the Thonotosassa community, south of the Fowler Avenue/Fort King Highway intersection. The area is developed with residential uses at various densities, as well as commercial uses along the area's primary roadways. Residential zonings of PD, RSC-9, RSC-6, RSC-4, in addition to agricultural zonings, are present in the area. Interstate 75 is located approximately 1.14 miles to the west.

Case Reviewer: Michelle Heinrich, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

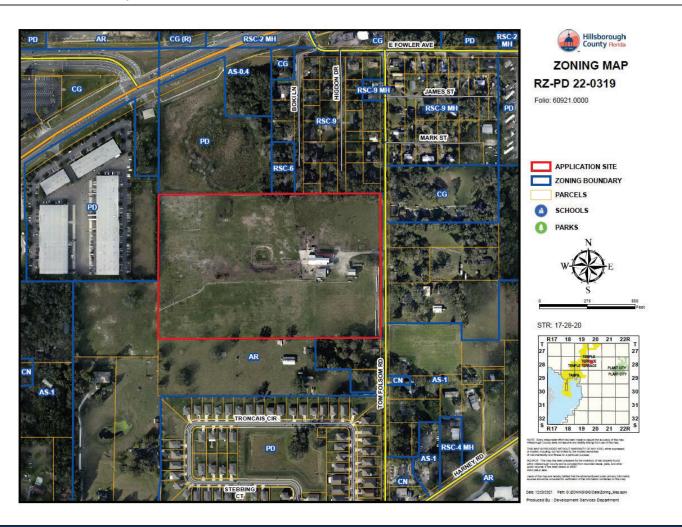
2.2 Future Land Use Map



Subject Site Future Land Use Category:	RES-4 & SMU-6 (Flex)
Maximum Density/F.A.R.:	RES-4: 4 units per acre SMU-6 (Flex): 6 units per acre
Typical Uses:	RES-4: Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. SMU-6 (Flex): Residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial, multi-purpose and clustered residential and/or mixed use projects at appropriate locations.

2.0 LAND USE MAP SET AND SUMMARY DATA

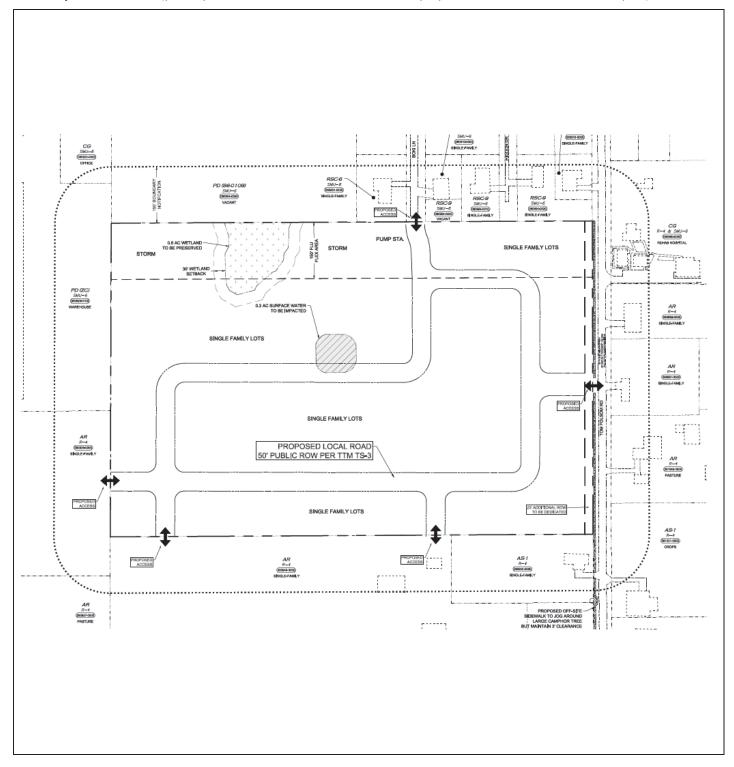
2.3 Immediate Area Map



	Adjacent Zonings and Uses						
Location:	Location: Zoning: Maximum Density/F.A.R. Permitted by Zoning District:		Allowable Use:	Existing Use:			
North	PD, RSC-6 and RSC-9	PD: 10,000 sf commercial uses RSC-6: 6 units per acre RSC-9: 9 units per acre	PD: Commercial RSC-6: Single-Family Residential RSC-9: Single-Family Residential	PD: Retention (FDOT) RSC-6: Single-Family Residential RSC-9: Single-Family Residential			
South	AR & AS-1	AR: 1 unit per 5 acres AS-1: 1 unit per acre	AR & AS-1: Single-Family Residential/Agricultural	Single-Family Residential and Agricultural			
East	CG, AR & AS-1	CG: 0.25 F.A.R. AR: 1 unit per 5 acres AS-1: 1 unit per acre	CG: Commercial AR & AS-1: Single-Family Residential/Agricultural	CG: Youth treatment and school facility AR & AS-1: Single-Family Residential			
West	PD & AR	PD: .30 FAR AR: 1 unit per 5 acres	PD: Commercial, Industrial and Recreational AR: Single-Family Residential/Agricultural	PD: Warehousing Facility AR: Single-Family Residential			

2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

Adjoining Roadways (c	heck if applicable)		
Road Name	Classification	Current Conditions	Select Future Improvements
Tom Folsom Rd.	County Collector - Rural	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	□ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements □ Other
Boki Ln.	County Local - Rural	2 Lanes ⊠ Substandard Road □Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
Hidgon Dr.	Private	2 Lanes ⊠ Substandard Road □Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐ Not applicable for this request				
Average Annual Daily Trips A.M. Peak Hour Trips P.M. Peak Hour Trips				
Existing	47	4	5	
Proposed	972	76	102	
Difference (+/-)	+925	+72	+97	

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

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

Design Exception/Administrative Variance Not applicable for this request			
Road Name/Nature of Request	Type	Finding	
Tom Folsom Rd.	Design Exception Requested	Approvable	
Boki Ln.	Administrative Variance Requested	Approvable	
Notes:			

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4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments	Objections	Conditions	Additional
Livitorimentali	Received	-	Requested	Information/Comments
Environmental Protection Commission	⊠ Yes	☐ Yes	⊠ Yes	
	□ No	⊠ No	□ No	
Natural Resources	☐ Yes	☐ Yes	☐ Yes	
	⊠ No	□ No	□ No	
Conservation & Environ. Lands Mgmt.	⊠ Yes	☐ Yes	☐ Yes	
	□ No	⊠ No	⊠ No	
Check if Applicable:		Vater Wellfield Pro	tection Area	
	_	t Wildlife Habitat		
☐ Use of Environmentally Sensitive Land	☐ Coastal H	igh Hazard Area		
Credit	☐ Urban/Sul	burban/Rural Scen	ic Corridor	
☐ Wellhead Protection Area	☐ Adjacent	to ELAPP property		
☐ Surface Water Resource Protection Area	☐ Other			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation	⊠ Yes	☐ Yes	⊠ Yes	
☐ Design Exc./Adm. Variance Requested		⊠ No	□ No	
☐ Off-site Improvements Provided				
Service Area/ Water & Wastewater	N. Wala			
☑Urban ☐ City of Tampa	⊠ Yes	☐ Yes	□ Yes	
□Rural □ City of Temple Terrace	□ No	⊠ No	⊠ No	
Hillsborough County School Board				
Adequate ⊠ K-5 ⊠6-8 ⊠9-12 □N/A	⊠ Yes	☐ Yes	☐ Yes	
Inadequate □ K-5 □6-8 □9-12 □N/A	□ No	⊠ No	⊠ No	
•				" 5
Impact/Mobility Fees (Fee estimate is based Mobility: \$8,265.00 * 103 units = \$851,295.0			om, Single Far = \$220,935.	•
School: \$8,227.00 * 103 units = \$847,381.0			= \$ 220,933.1 = \$ 34,505.1	
Total Single Family Detached = \$1,954,116.0		70 103 dilits	- y 3 -, ,303.	00
Urban Mobility, NE Park/Fire – 103 Single-Fa				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				, 22
☐ Meets Locational Criteria ⊠N/A	⊠ Yes	☐ Inconsistent	☐ Yes	Flex request of SMU-6
☐ Locational Criteria Waiver Requested				from the north
	□ No		⊠ No	from the north

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5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The project proposes a residential subdivision of 103 single-family lots. Proposed lot sizes are 6,000 square feet with 50 foot lot widths. Proposed setbacks include 20 foot front yards, 20 foot rear yards and 5 foot side yards. The maximum building height proposed is 35-feet/2-stories.

Developed property to the immediate north is zoned RSC-6 and RSC-9. These zoning districts permit comparable lot sizes, lot widths, setbacks and building heights. The subject site will of a lesser gross density and no buffering and screening is required along the PD perimeter. To provide connectivity, cross access to the north at Boki Lane (a public roadway) is proposed.

Properties to the immediate northwest are used for stormwater detention and manufacturing uses. The area of the subject PD adjacent to these uses will be used for stormwater ponds and wetland preservation.

Properties to the west and south are zoned AR and AS-1. These adjacent properties are also within the RES-4 FLU category and within the Urban Service Area; therefore, future redevelopment would likely be similar to the proposed project. At the present time, these properties are developed with single-family residences on large lots, which provides separation between the existing homes and the subject site. Cross access to the west and south are proposed for connectivity upon redevelopment.

Properties to the east of the site are zoned CG, AR and AS-1 and are separated from the site by Tom Folsom Road (a 2-lane roadway within a right-of-way of approximately 50 feet). The CG zoned property is used for a youth treatment and educational facility. The AR and AS-1 zoned properties are developed with single-family residential uses. Homes are located approximately 50 feet from the roadway, providing approximately 100 feet between the subject site and eastern homes. This will be increased due to the required Tom Folsom Road right-of-way dedication. The project's primary access will be at Tom Folsom Road.

Based upon the above factors, staff has not identified any compatibility issues.

5.2 Recommendation

Approvable, subject to proposed conditions.

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6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted May 23, 2022.

- 1. The project shall be limited to a maximum of 103 single-family detached units.
- 2. The project shall be developed in accordance with the following:

Minimum lot size:6,000 sfMinimum lot width:50 ftMinimum front yard setback:20 ftMinimum front yard functioning as a side yard setback:10 ft*Minimum side yard setback:5 ftMinimum rear yard setback:20 ft

Maximum building height: 35 feet / 2-stories

*Should this yard provide garage access, the garage shall provide a minimum setback of 20 feet and the residential structure shall provide a minimum setback of 15 feet. Should no garage access be provided from this yard, the minimum setback shall be 10 feet.

- 3. The project's single-family lots, stormwater and internal roadways shall be developed where generally depicted on the site plan.
- 4. 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.
- 5. 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.
- 6. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- 7. The wetland appears slightly larger than depicted. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
- 8. If PD 22-0319 is approved, the County Engineer will approve a Design Exception (dated April 3, 2022 and revised May 20, 2022) which was found approvable by the County Engineer (on June 1, 2022) for Tom Folsom Rd. substandard road improvements. As Tom Folsom Rd. is a substandard rural collector roadway, the developer will be required to make certain improvements to Tom Folsom Rd. consistent with the Design Exception including:
 - a. Right of way to remain +/-50 feet wide;
 - b. Lane width to remain 10 feet wide;

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- c. No paved shoulders;
- d. Drainage Ditch to remain unmodified; and
- e. Provide +/-1,100 feet of new 5-foot sidewalk on the west side of the roadway along the project frontage and south to the existing sidewalk north of Harney Rd. The sidewalk shall be allowed to deviate around an existing tree, however shall not be constructed closer than 3 feet to the travel lane.
- 9. If PD 22-0319 is approved, the County Engineer will approve an Administrative Variance (dated May 20, 2022) which was found approvable by the County Engineer (on June 1, 2022) for Boki Ln. substandard road improvements.
- 10. Primary vehicular and pedestrian access to the project shall be provided from Tom Folsom Rd, as shown on the PD Site Plan.
- 11. A vehicular and pedestrian access connection shall be constructed to Boki Ln., as shown on the PD site plan.
- 12. Roadway stubouts shall be constructed to folio# 60946.0000 and foilo# 60929.0000, as shown on the PD Site Plan.
- 13. The vehicular and pedestrian connection stubouts to folio# 60946.0000 and folio# 60929.0000 shall be constructed to the property line. In addition to any end-of-way treatment/signage required by the Manual of Uniform Traffic Devices (MUTCD), the developer shall place signage which identifies roadway stub-outs as a "Future Roadway Connection".
- 14. With the initial increment of development, the developer shall construct a northbound left turn lane into the project entrance on Tom Folsom Road.
- 15. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.
- 16. Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access shall be allowed anywhere along the project boundary.
- 17. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

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Zoning Administrator Sign Off:

7. Brian Grady Thu Jun 2 2022 15:54:55

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.

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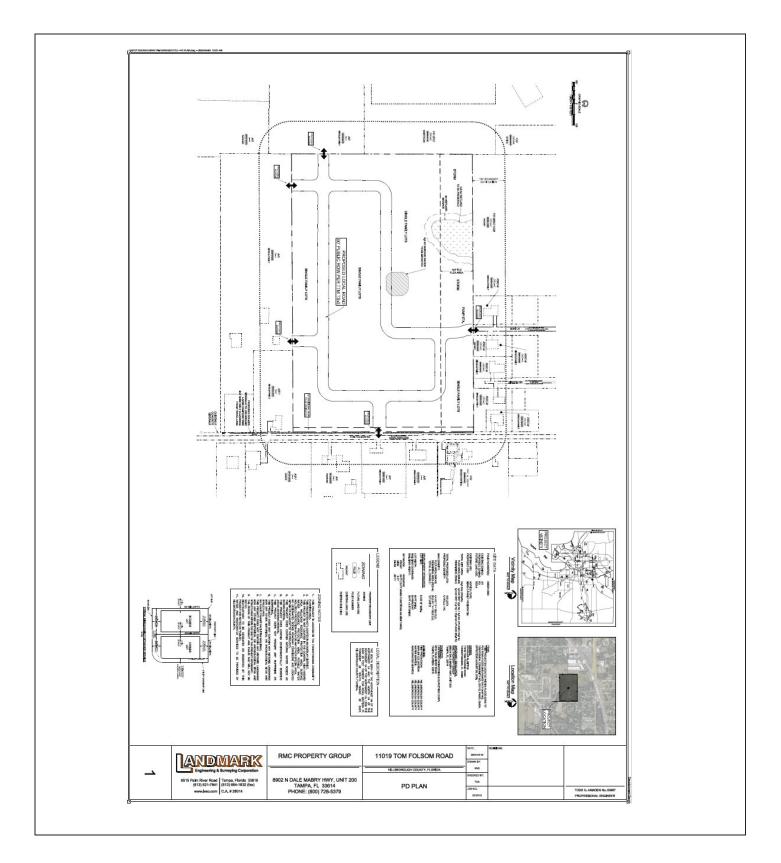
7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

The applicant requests a flex of the SMU-6 FLU category (Comprehensive Plan Policy 7.3), which is present to the north of the subject site. The 150 foot flex area would allow 4.4 acres of the site to be calculated at a density of 6 units per acre (SMU-6). The remaining 20.2 acres is calculated at 4 units per acre (RES-4). The flex request provides a maximum of 9 more units to be requested (26 as opposed to 17) in this 4.4 acre area with an overall total of 107 units. However, the applicant is seeking a total of 103 lots.

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Case Reviewer: Michelle Heinrich, AICP

8.0 PROPOSED SITE PLAN (FULL)



APPLICATION NUMBER: PD 22-0319

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9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

REVIEW	ng Technician, Development Services Department ER: Richard Perez, AICP NG AREA: TH/Central	DATE: 6/01/2022 AGENCY/DEPT: Transportation PETITION NO: PD 22-0319
	This agency has no comments.	
	This agency has no objection.	
X	This agency has no objection, subject to the listed or attach	ed conditions.
	This agency objects for the reasons set forth below.	

CONDITIONS OF ZONING APPROVAL

- If PD 22-0319 is approved, the County Engineer will approve a Design Exception (dated April 3, 2022 and revised May 20, 2022) which was found approvable by the County Engineer (on June 1, 2022) for Tom Folsom Rd. substandard road improvements. As Tom Folsom Rd. is a substandard rural collector roadway, the developer will be required to make certain improvements to Tom Folsom Rd. consistent with the Design Exception including:
 - a. Right of way to remain +/-50 feet wide;
 - b. Lane width to remain 10 feet wide;
 - c. No paved shoulders;
 - d. Drainage Ditch to remain unmodified; and
 - e. Provide +/-1,100 feet of new 5-foot sidewalk on the west side of the roadway along the project frontage and south to the existing sidewalk north of Harney Rd. The sidewalk shall be allowed to deviate around an existing tree, however shall not be constructed closer than 3 feet to the travel lane.
- If PD 22-0319 is approved, the County Engineer will approve an Administrative Variance (dated May 20, 2022) which was found approvable by the County Engineer (on June 1, 2022) for Boki Ln. substandard road improvements.
- Primary vehicular and pedestrian access to the project shall be provided from Tom Folsom Rd, as shown on the PD Site Plan.
- A vehicular and pedestrian access connection shall be constructed to Boki Ln., as shown on the PD site plan
- Roadway stubouts shall be constructed to folio# 60946.0000 and foilo#60929.0000, as shown on the PD Site Plan.

- The vehicular and pedestrian connection stubouts to folio# 60946.0000 and foilo#60929.0000 shall be constructed to the property line. In addition to any end-of-way treatment/signage required by the Manual of Uniform Traffic Devices (MUTCD), the developer shall place signage which identifies roadway stub-outs as a "Future Roadway Connection".
- With the initial increment of development, the developer shall construct a northbound left turn lane into the project entrance on Tom Folsom Road.
- Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access shall be allowed anywhere along the project boundary.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone the subject property from Agricultural Residential (AR) to Planned Development (PD) to construct 103 single family residential lots on +/-24.59 acres. The site is located on the west side of Tom Folsom Rd., approximately 809 feet south of East Fowler Ave., within the Thonotosassa Community Plan Area. The Future Land Use designation of the site is Residential 4 (R-4).

Trip Generation Analysis

The applicant submitted a trip generation and site access analysis as required by the Development Review Procedures Manual (DRPM). Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour	Total Peak Hour Trips	
·	Two-Way Volume	AM	PM
AR: 4 Units, Single Family Detached (ITE 210)	47	4	5

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour	Total Peak Hour Trips	
<u> </u>	Two-Way Volume	AM	PM
PD: 103 Units, Single Family Detached (ITE 210)	972	76	102

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour	Total Peak Hour Trips	
Zoning, Lane Ose/Size	Two-Way Volume	AM	PM
Difference (+/-)	+925	+72	+97

The proposed rezoning will not result in an increase in potential trip generation.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject property fronts Tom Folsom Rd to the east. To the north Boki Ln. and Higdon Dr. dead-end at the property boundary.

Tom Folsom Rd.

Tom Folsm Rd. is a substandard 2-lane, undivided, County collector rural roadway. The roadway consists of +/-10-foot lanes with no shoulders or bicycle facilities and no sidewalks within the vicinity of the project. There are swales on both sides of the road. The roadway lies within +/- 50 feet of right-of-way.

Pursuant to the Hillsborough County Transportation Technical Manual, a rural collector roadway shall meet the typical section TS-7 standard. TS-7 standard includes 12-foot-wide lanes, 8-foot shoulders with 5 foot paved, and 5-foot wide sidewalks on both sides and swales within a minimum of 96 feet of right-of-way. Tom Folsom Rd. is not included in the Hillsborough County Corridor Preservation Plan.

The applicant is requesting a design exception to construct 1,100 feet of sidewalk on the west side of Tom Folsom Rd. in lieu of improving the roadway to standard. See the Design Exception request section below for additional detail.

Boki Ln.

Boki Ln. is a substandard 2-lane County rural local roadway. The roadway consists of \pm 10-foot lanes, unpaved shoulders, no sidewalks, and no bike lanes. The roadway lies within \pm 50 feet of right-of-way. The roadway stubs out to the subject property's northern boundary.

Pursuant to the Hillsborough County Transportation Technical Manual, a rural local roadway shall meet the typical section TS-7 standard. TS-7 standard includes 12-foot-wide lanes, 8-foot shoulders with 5 foot paved, and 5-foot wide sidewalks on both sides and swales within a minimum of 96 feet of right-of-way. Boki Ln. is not included in the Hillsborough County Corridor Preservation Plan.

The applicant is requesting an 6.04.02.B administrative variance to waive substandard roadway improvements discussed below.

Higdon Dr.

Higdon Dr. is a substandard private local roadway. The roadway consists of unpaved lanes with no sidewalks within +/-50 feet of right of way. The roadway appears to stub out to the subject property's northern boundary.

Pursuant to the Hillsborough County Transportation Technical Manual, a rural local roadway shall meet the typical section TS-7 standard. TS-7 standard includes 12-foot-wide lanes, 8-foot shoulders with 5 foot paved, and 5-foot wide sidewalks on both sides and swales within a minimum of 96 feet of right-of-way. Higdon Dr. is not included in the Hillsborough County Corridor Preservation Plan.

SITE ACCESS & CONNECTIVITY

The proposed PD site plan provides for vehicular and pedestrian access to Tom Folsom Rd., Boki Ln. and stubout connections to the western and southern boundary for future connections to adjacent properties.

Based on the applicant's site access analysis, a 245-foot northbound left turn lane is warranted at the Tom Folsom project entrance. A southbound right turn lane is not warranted.

The subdivision roadway connection to Boki Ln. is required per Hillsborough County Land Development Code (LDC), Sec. 6.02.01. A. 16. for streets in any subdivision or site plan to connect to other existing streets outside the proposed subdivision.

The subdivision roadway stubouts to the west (folio#60929.0000) and to the south (folio#60946.0000) are consistent with subdivision connectivity requirements of Hillsborough County LDC, Sec. 6.02.01. A. 15. to "ensure future street connections where a proposed development abuts unplatted land or a future development phase of the same development, street stubs shall be provided to provide access to all abutting properties".

The PD site plan proposes the subdivision roads to be dedicated to the public and will be constructed consistent with the County Transportation Technical Manual TS-3 local roadway typical section. In addition to any end-of-way treatment and signage required by the Manual of Uniform Traffic (MUTCD) for the roadway stubouts, the developer will be required to place signage which identifies roadway stubouts as a "Future Roadway Connection".

REQUESTED DESIGN EXCEPTION: TOM FOLSOM ROAD

As Tom Folsom Rd. is a substandard rural collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request for Tom Folsom Rd. (April 3, 2022 and revised May 20, 2022) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on June 1, 2022). The developer will be required to make certain improvements to Tom Folsom Rd. consistent with the Design Exception including:

- a. Right of way to remain +/-50 feet wide;
- b. Lane width to remain 10 feet wide;
- c. No paved shoulders;
- d. Drainage Ditch to remain unmodified; and
- e. Provide +/-1,100 feet of new 5-foot sidewalk on the west side of the roadway along the project frontage and south to the existing sidewalk north of Harney Rd. The sidewalk shall be allowed to deviate around an existing tree but shall not be constructed closer than 3 feet to the travel lane.

If this zoning is approved, the County Engineer will approve the Design Exception request.

REQUESTED ADMINISTRATIVE VARIANCE: BOKI LANE SUBSTANDARD ROADWAY

The applicant submitted a Section 6.04.02.B. Administrative Variance Request (dated May 20, 2022) from the Section 6.04.03. L. LDC requirement, governing improvements to substandard roadways, for Boki Ln. Based upon the substandard condition of Boki Ln. the LDC requires that improvements to meet the current standards of the Hillsborough County Transportation Technical Manual (TTM) TS-7 Typical Section (for 2-Lane, rural collector roadways). Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on June 1, 2022.

If this rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request.

LEVEL OF SERVICE (LOS)

Tom Folsom Rd. is not a regulated roadway in the 2020 Hillsborough County Level of Service (LOS) Report.

Perez, Richard

From: Williams, Michael

Sent: Wednesday, June 1, 2022 1:22 PM **To:** Michael Yates; vcastro@palmtraffic.com

Cc: Tirado, Sheida; Heinrich, Michelle; Perez, Richard; PW-CEIntake

Subject: FW: PD 22-0319 DE & AV Review

Attachments: 22-0319 DEReq 05-23-22.pdf; 22-0319 AVReq 05-23-22.pdf

Importance: High

Michael/Vicki,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) and Design Exception (DE) for PD 22-0319 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Ingrid Padron (padroni@hillsboroughcounty.org or 813-307-1709) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

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

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

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-celntake@hillsboroughcounty.org

Mike

Michael J. Williams, P.E.

Director, Development Review County Engineer

Development Services Department

P: (813) 307-1851 M: (813) 614-2190

E: Williamsm@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>

Sent: Monday, May 30, 2022 5:54 PM

To: Williams, Michael < Williams M@Hillsborough County. ORG>

Cc: Perez, Richard < PerezRL@hillsboroughcounty.org>

Subject: PD 22-0319 DE & AV Review

Importance: High

Hello Mike,

The following DE and De for this zoning case are approvable to me, please include the following people in your email.

vcastro@palmtraffic.com myates@palmtraffic.com HeinrichM@HillsboroughCounty.ORG PerezRL@hillsboroughcounty.org

Best Regards,

Sheida L. Tirado, PE (she/her/hers)

Transportation Review Manager

Development Services Department

P: (813) 276-8364

E: tirados@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

From: Rome, Ashley < Rome A@hillsboroughcounty.org >

Sent: Tuesday, May 24, 2022 9:50 AM

To: Allen, Cari <allenCa@hillsboroughcounty.org>; Andrea Papandrew <papandrewa@plancom.org>; Blinck, Jim

<<u>BlinckJ@HillsboroughCounty.ORG</u>>; Brown, Gregory <<u>BrownGr@hillsboroughcounty.org</u>>; Cabrera, Richard

<CabreraR@HillsboroughCounty.ORG>; Dalfino, Jarryd <DalfinoJ@hillsboroughcounty.org>; Santos, Daniel

<daniel.santos@dot.state.fl.us>; David Skrelunas <David.Skrelunas@dot.state.fl.us>; DeWayne Brown

<brownd2@gohart.org>; Dickerson, Ross < DickersonR@HillsboroughCounty.ORG>; Ellen Morrison

<ellen.morrison@swfwmd.state.fl.us>; Franklin, Deborah <FranklinDS@hillsboroughcounty.org>; Greg Colangelo

colangeg@plancom.org>; Hansen, Raymond <HansenR@hillsboroughcounty.org>; Holman, Emily - PUD

< HolmanE@HillsboroughCounty.ORG >; Hummel, Christina < HummelC@hillsboroughcounty.org >; Impact Fees

<ImpactFees@hillsboroughcounty.org>; James Hamilton <i khamilton@tecoenergy.com>; Jillian Massey

<masseyj@plancom.org>; Justin Willits <WillitsJ@gohart.org>; Kaiser, Bernard <KAISERB@HillsboroughCounty.ORG>;

Karla Llanos < llanosk@plancom.org; Katz, Jonah < KatzJ@hillsboroughcounty.org; Kyle Brown

<kyle.brown@myfwc.com>; landuse-zoningreviews@tampabaywater.org; Mineer, Lindsey

<<u>Lindsey.Mineer@dot.state.fl.us</u>>; Lindstrom, Eric <<u>LindstromE@hillsboroug</u>hcounty.org>; Mackenzie, Jason

< <u>MackenzieJ@hillsboroughcounty.org</u>>; Matthew Pleasant < <u>matthew.pleasant@hcps.net</u>>; McGuire, Kevin

<McGuireK@HillsboroughCounty.ORG>; Melanie Ganas <mxganas@tecoenergy.com>; Melissa Lienhard

lienhardm@plancom.org>; Olivia Ryall <oryall@teamhcso.com>; Perez, Richard <PerezRL@hillsboroughcounty.org>;

Petrovic, Jaksa <<u>PetrovicJ@HillsboroughCounty.ORG</u>>; Pezone, Kathleen <<u>PezoneK@hillsboroughcounty.org</u>>; Ratliff,

James < Resinger, Rebecca < Hessinger, Rebecca < HessingerR@hillsboroughcounty.org; Renee Kamen

<renee.kamen@hcps.net>; Revette, Nacole <<u>RevetteN@HillsboroughCounty.ORG</u>>; Carroll, Richard

< <u>CarrollR@HillsboroughCounty.ORG</u>>; Rochelle, Randy < <u>RochelleR@HillsboroughCounty.ORG</u>>; Rodriguez, Dan

<<u>RodriguezD@gohart.org</u>>; RP-Development <<u>RP-Development@hillsboroughcounty.org</u>>; Salisbury, Troy

<<u>SalisburyT@hillsboroughcounty.org</u>>; Salma Ahmad <<u>ahmads@plancom.org</u>>; Sanchez, Silvia <<u>sanchezs@epchc.org</u>>;

Shelton, Carla < Shelton, Carla < a href="mailto:SheltonCounty.org">Shelton, Carla < a href="mailto:SheltonCounty.org">Shelton, Carla < a href="mailto:SheltonC@HillsboroughCounty.org">Shelton, Carla < a href="mailto:SheltonC@HillsboroughCounty.org">Shelton, Carla < a href="mailto:SheltonC@HillsboroughCounty.org">Shelton, Carla < a href="mailto:SheltonCounty.org">Shelton, Carla < a href="mailto:SheltonCounty.org">Shelto

Kimberly <tapleyk@epchc.org>; Thompson, Mike <Thompson@epchc.org>; Tony Mantegna

<<u>tmantegna@tampaairport.com</u>>; Turbiville, John (Forest) <<u>TurbivilleJ@HillsboroughCounty.ORG</u>>; Woodard, Sterlin

<woodard@epchc.org>; Yeneka Mills <millsy@plancom.org>

Cc: Grady, Brian < GradyB@HillsboroughCounty.ORG >; Heinrich, Michelle < HeinrichM@HillsboroughCounty.ORG >; Timoteo, Rosalina < TimoteoR@HillsboroughCounty.ORG >; Padron, Ingrid < PadronI@hillsboroughcounty.org >; Tirado, Sheida < TiradoS@hillsboroughcounty.org >; Williams, Michael < WilliamsM@HillsboroughCounty.ORG >

Subject: RE RZ PD 22-0319

Good Day All,

Please be advised, we have received and uploaded to Optix **revised documents/plans** for the above mentioned application. Please review and comment.

For further information regarding the change/update please contact the assigned planner.

Planner assigned:

Planner: Michelle Heinrich

Contact: heinrichm@hillsboroughcounty.org

Have a good one,

Ashley Rome

Planning & Zoning Technician

Development Services Dept.

P: (813) 272-5595

E: romea@hillsboroughcounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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May 20, 2022

Mr. Michael Williams, P.E.
Hillsborough County Development Services
County Engineer
Development Review Director
601 East Kennedy Boulevard, 20th Floor
Tampa, Florida 33602

RE: Sipple Property – REZ 22-0139

Administrative Variance Request - Boki Lane

Palm Traffic Project No. T21084

Dear Mr. Williams:

The purpose of this letter is to provide justification for the administrative variance to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility) in association with the proposed development of a 103 lot single family subdivision located west of Tom Folsom Road and north of Harney Road, as shown in Figure 1. This request is made based on our virtual meeting on February 18, 2022 with Hillsborough County staff. The zoning site plan is included as Figure 2.

The project proposes to have one (1) full access to Tom Folsom Road (a separate Design Exception will be submitted for Tom Folsom Road) aligning with a single-family residential driveway and a secondary connection to Boki Lane where it currently dead ends today. Boki Lane is identified in the Hillsborough County Comprehensive Plan Functional Classification Map as a local road. Boki Lane was identified during our meeting as a substandard road.

This request is for an administrative variance to the TS-7 typical section of the Hillsborough County Transportation Technical Manual in accordance with LDC Section 6.04.02.B for the section from Fowler Avenue to our project connection, for the following reasons: (a) there is an unreasonable burden on the applicant; (b) the variance would not be detrimental to the public health, safety and welfare; and; if applicable, (c) without the variance, reasonable access cannot be provided. These items are further discussed below.

a) There is unreasonable burden on the applicant

The existing ROW along Boki Lane is approximately 50 feet. The typical TS-7 section for local and collector rural roadway requires a minimum of 96 feet of ROW with 12-foot travel lanes, a 5-foot paved shoulder, open drainage and a 5-foot sidewalk. Boki Lane varies between 9-foot and 10-foot travel lanes with relatively flat unpaved shoulders on both sides. The deficiency in the existing section compared to the TS-7 is the reduced lane widths, no paved shoulders, no open drainage ditch and sidewalks are not provided. These cannot be provided because of the limited existing ROW. The connection to Boki Lane is being provided to connect a dead-end street. No project traffic is assumed to use this connection.

Mr. Michael Williams, P.E. May 20, 2022 Page 2

The variance would not be detrimental to the public health, safety and welfare.

Boki Lane does not have a posted speed limit, but would be assumed to be 25 mph. This section of roadway is rural in nature and serves approximately 11 single family residences. The connection of the existing dead end will provide a second means of access for the residents of Boki Lane and provide emergency vehicles an alternative means of access in the event of an emergency on Boki Lane. Given the information outlined in this section, the reduced lane width, lack of paved shoulder and no sidewalk will not have any impact on public health, safety, or welfare.

b) Without the variance, reasonable access cannot be provided.

The primary means of access for the proposed project is Tom Folsom Road. The connection to Boki Lane is a secondary connection being provided to connect a dead-end street. Again, this section of roadway is very rural in nature and only serves approximately 11 single family residences. The existing 9 to 10-foot travel lanes and unpaved shoulders help keep the speed down and help provide a safe section that serves the existing residents. No project traffic is assumed to use this connection.

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

Sincerely,

Palm Traffic

Vicki L Castro Digitally signed by Vicki L Castro Date: 2022.05.20 11:09:58 -04'00'

Vicki L Castro, P.E. Principal

d

Based on the information provided by t	he applicant, this request is:	
Disapproved	Approved with Conditions	Approved
If there are any further questions or you	need clarification, please contact Sheid	a Tirado, P.E.
		Sincerely

Michael J. Williams Hillsborough County Engineer

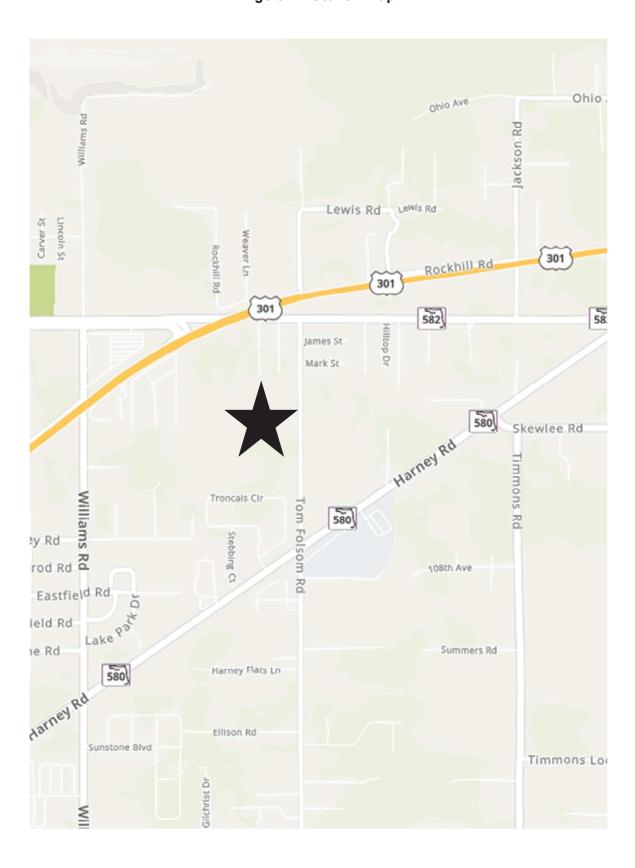
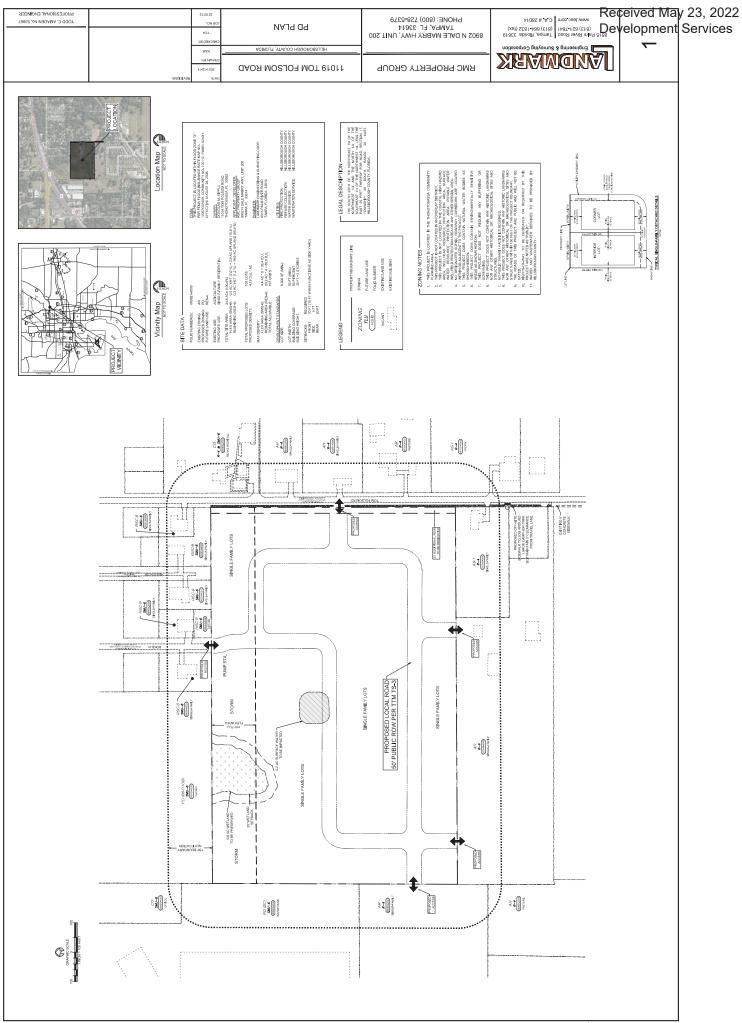


Figure 1. Location Map





April 03, 2022 Revised May 20, 2022

Mr. Michael Williams, P.E.
Hillsborough County
Development Service Department
Development Review Director
County Engineer
601 East Kennedy Boulevard, 20th Floor
Tampa, Florida 33602

RE: Sipple Property (22-0319)

Design Exception – Tom Folsom Road
Palm Traffic Project No. T21084

Dear Mr. Williams:

The purpose of this letter is to provide justification for the design exception per Transportation Technical Manual (TTM) 1.7 to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility) in association with the proposed development of 103 single family dwelling units located west of Tom Folsom Road and north of Harney Road, as shown in Figure 1. This request is made based on our virtual meeting on February 18, 2022 with Hillsborough County staff.

The project proposes to have one (1) full access to Tom Folsom Road and one (1) secondary connection to Boki Lane (a separate AV variance will be submitted for Boki Lane). Future connection to the south and west will be provided.

Tom Folsom Road is identified in the Hillsborough County Comprehensive Plan Functional Classification Map as a collector roadway and was identified during our meeting as a substandard road. Tom Folsom Road has a posted speed limit of 35 mph with approximately 71 AM peak hour trip ends and 192 PM peak hour trip ends (approximately 1,315 daily trip ends). Tom Folsom Road currently has 10-foot travel lanes, in approximately 50 feet of right of way. No sidewalk or bike lanes currently exist on either side of Tom Folsom Road in the vicinity of the project.

This Design Exception Request includes the following exceptions to the TS-7 for Tom Folsom Road:

- 1. Right of Way TS-7 requires 96 feet of right of way. The existing right of way is approximately 50 feet along Tom Folsom Road.
- 2. Lane Width TS-7 has 12-foot travel lanes. The existing roadway has 10-foot travel lanes. According to Table 210.2.1 of the 20202 Florida Design Manual, 10-foot travel lanes are acceptable for Suburban (C3)/Urban General (C4) roadways. The 10-foot travel lanes help keep the speed down in the residential areas.
- 3. Shoulders TS 7 has 8-foot shoulder with 5 foot paved. The existing roadway has little to no shoulders along the subject section. However, the area adjacent to the roadway are relatively flat and provide an effective shoulder.
- 4. Drainage Ditch TS-7 has drainage ditches on both side of the road. There are existing ditches along Tom Folsom Road, however, the depth and width do not meet the TS-7 standards. Since the ditches are existing and meet the side slope requirements in TS-7 no modifications are proposed.

Mr. Michael Williams, P.E. May 20, 2022 Page 2

5. Sidewalk - TS-7 has sidewalk on both sides of the roadway. Tom Folsom Road currently has sidewalk along the west side of Tom Folsom, for approximately 750 feet north of Harney Road. Given Folsom Elementary School is located in the southeast corner of Harney Road and Tom Folsom Road, with this development approximately 1,100 feet of 5-foot sidewalk will be added to the west side of Tom Folsom Road from the northern property line south to the existing sidewalk, north of Harney Road. There is one section that has a tree that is partially within the right of way, so the sidewalk will go around the tree, but will not be closer than 3 feet to the travel lane. Figure 2 illustrates the sidewalk detail in this location. It is not anticipated additional ROW will be required to accommodate the sidewalk outside the project boundary.

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

Sincerely,

Palm Traffic



Digitally signed by Vicki L -04'00'

Vicki L Castro, P.E. Principal

Approved

Based on the information provided by the applicant, this request is: Disapproved Approved with Conditions If there are any further questions or you need clarification, please contact Sheida Tirada, P.E. Sincerely,

> Michael J. Williams Development Review Director Hillsborough County Engineer

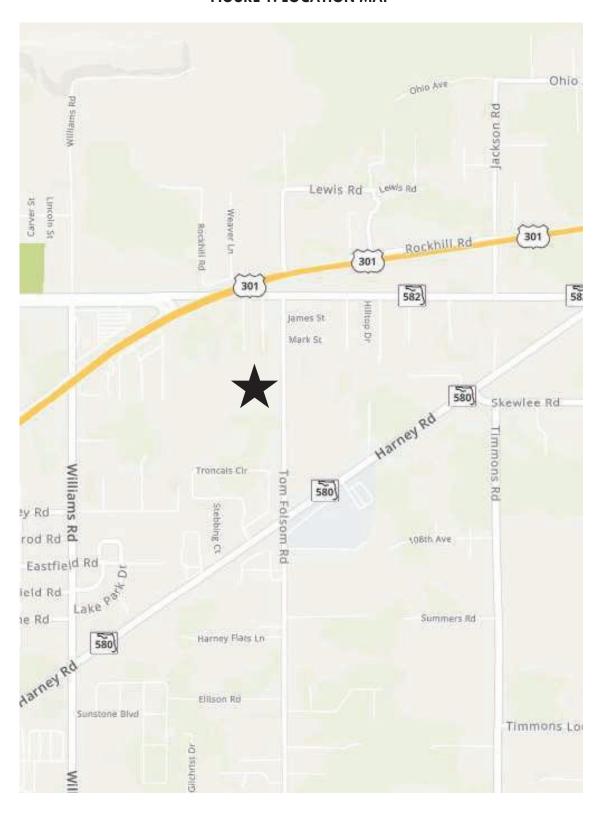
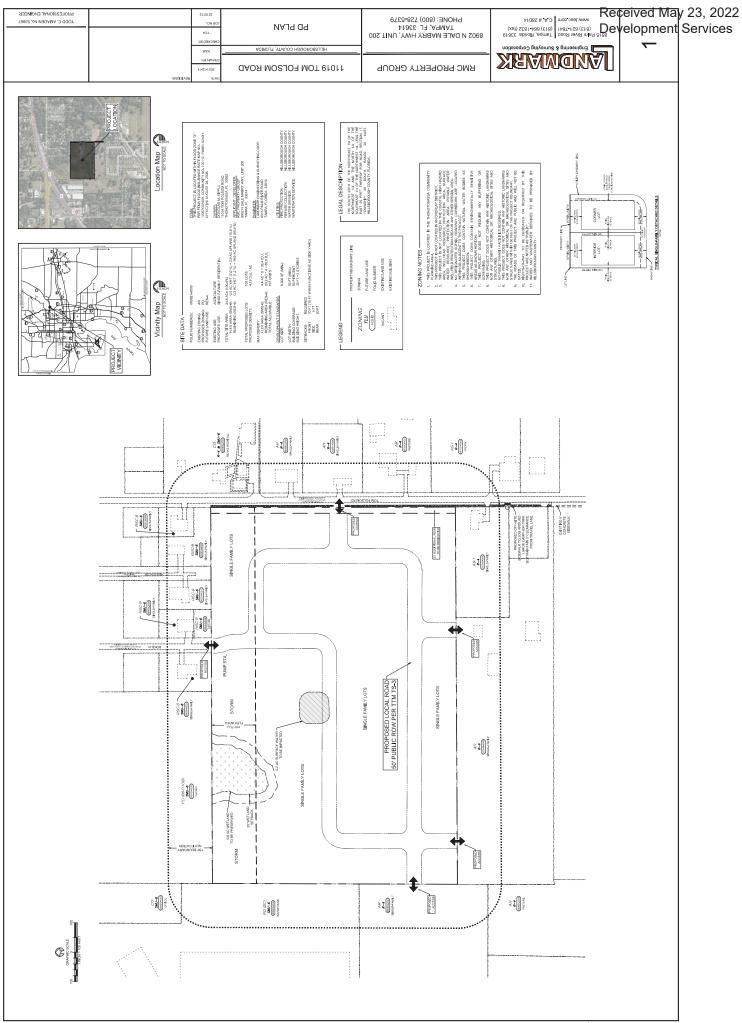
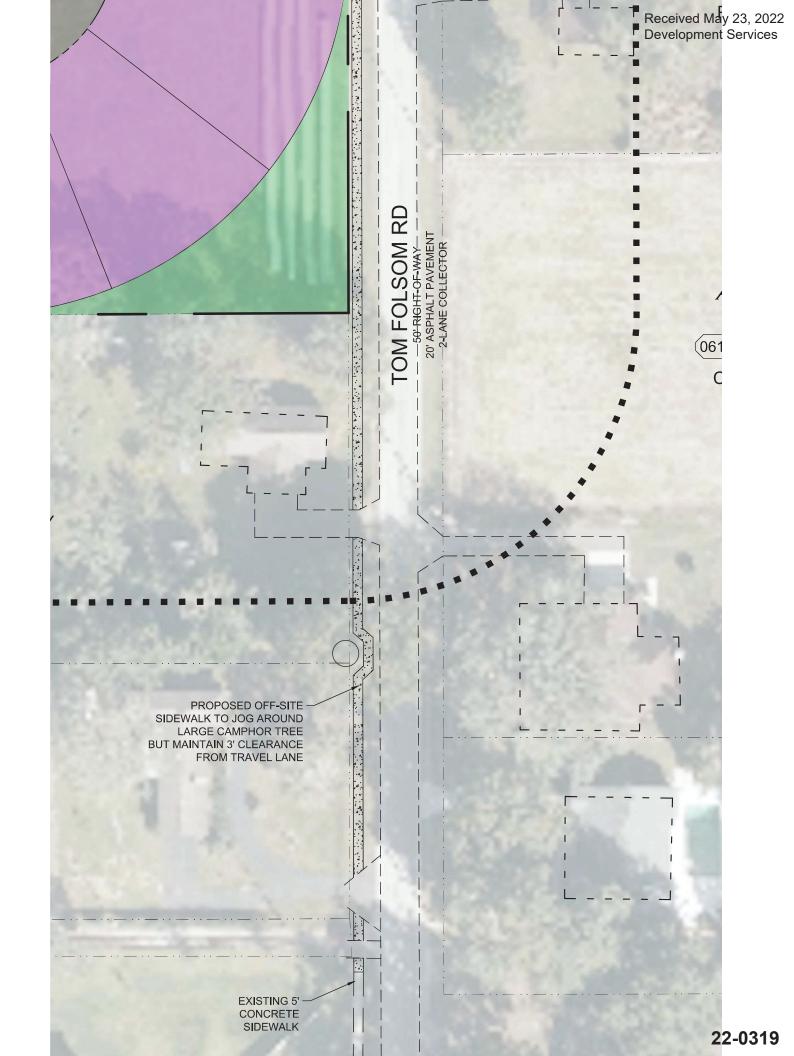


FIGURE 1. LOCATION MAP





Received May 23 2022 Developm ent Se **TS-**2 1 OF DRAWING NO. UTILITY EASEMENT SHEET NO. **,** B/W LINE EXIST. GROUND-2**7 UTILITY POLES 5° SIDEWALK FLAT 0.02 NO TREES OR SHRUBS 2' MIN TO 3.5' 1:4 MAX

TYPICAL SECTION

TYPE "B" STABILIZATION LBR 40

BASE-

ASPHALT

2' MIN TO 3.5'

-UTILITY POLES

- FLAT

EXIST. GROUND

CLEAR ZONE VARIES 2,'S

96' MIN. RIGHT OF WAY

G CONST.

CLEAR ZONE VARIES

NO TREES OR SHRUBS

UTILITY | EASEMENT 10,

5' PAVED-SHLDR.

-5' PAVED SHLDR.

œ

œ

SIDEWALK

R/W LINE

12,

12,

PROFILE GRADE

0.02

0.02

90.0

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 50 MPH

- ALL DIMENSIONS SHOWN ARE MINIMUM.
- SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS. . 2 %
- PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR MPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
 - SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT) PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE. 4. 3.

Hillsborough County Florida **TRANSPORTATION TECHNICAL** REVISION DATE: 10/17

MANUAL

LOCAL & COLLECTOR RURAL ROADS (2 LANE UNDIVIDED) TYPICAL SECTION

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		
Tom Folsom Rd.	County Collector - Rural	2 Lanes ⊠ Substandard Road □Sufficient ROW Width	 □ Corridor Preservation Plan ☑ Site Access Improvements ☑ Substandard Road Improvements □ Other 		
Boki Ln.	County Local - Rural	2 Lanes ⊠ Substandard Road □Sufficient ROW Width	☐ Corridor Preservation Plan☐ Site Access Improvements☐ Substandard Road Improvements☐ Other		
Hidgon Dr.	Private	2 Lanes ⊠ Substandard Road □Sufficient ROW Width	□ Corridor Preservation Plan□ Site Access Improvements□ Substandard Road Improvements□ Other		

Project Trip Generation □ Not applicable for this request					
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	47	4	5		
Proposed	972	76	102		
Difference (+/-)	+925	+72	+97		

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

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

Design Exception/Administrative Variance □ Not applicable for this request			
Road Name/Nature of Request Type Finding			
Tom Folsom Rd.	Design Exception Requested	Approvable	
Boki Ln. Administrative Variance Requested Approvable			
Notes:			

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

COUNTY OF HILLSBOROUGH LAND USE HEARING OFFICER'S RECOMMENDATION

Application number:	RZ-PD 22-0319
Hearing date:	June 13, 2022
Applicant:	RMC Property Group
Request:	Rezone to Planned Development
Location:	11120 Tom Folsom Road, Thonotosassa
Parcel size:	24.59 acres +/-
Existing zoning:	AR
Future land use designation:	Res-4 (0.25 FAR)
Service area:	Urban
Community planning area:	Thonotosassa Community Plan

A. APPLICATION REVIEW

DEVELOPMENT SERVICES STAFF REPORT APPLICATION REVIEW SUMMARY AND RECOMMENDATION

Rezoning Application: PD 22-0319

Zoning Hearing Master Date: June 13, 2022

BOCC Land Use Meeting Date: August 25, 2022



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: RMC Property Group

FLU Category: RES-4 and SMU-6 Flex Request

Service Area: Urban

Site Acreage: 24.6 +/-

Community

Plan Area: Thonotosassa

Overlay: None



Introduction Summary:

The request is to rezone property zoned AR (Agricultural Rural) to PD (Planned Development) to allow a 103 unit single-family project. A flex of the SMU-6 Future Land Use Category is proposed to achieve the proposed density.

Zoning:	Existing	Proposed
District(s)	AR	PD
Typical General Use(s)	Single-Family Residential/Agricultural Single-Family Residential	
Acreage	24.6	24.6
Density/Intensity	1 unit per 5 acres	4.19 units per acre
Mathematical Maximum*	4 units	103 units

 $[\]hbox{*number represents a pre-development approximation}\\$

Development Standards:	Existing	Proposed
District(s)	AR	PD
Lot Size / Lot Width	43,560 sf / 150 feet	6,000 sf / 50 feet
Setbacks/Buffering and Screening	50 foot Front Yard 50 foot Rear Yard 25 foot Side Yards	20 foot Front Yard 20 foot Rear Yard 5 foot Side Yards
Height	50 feet	35 feet/2-stories

Additional Information:		
PD Variation(s)	None requested as part of this application	
Waiver(s) to the Land Development Code	None requested as part of this application	

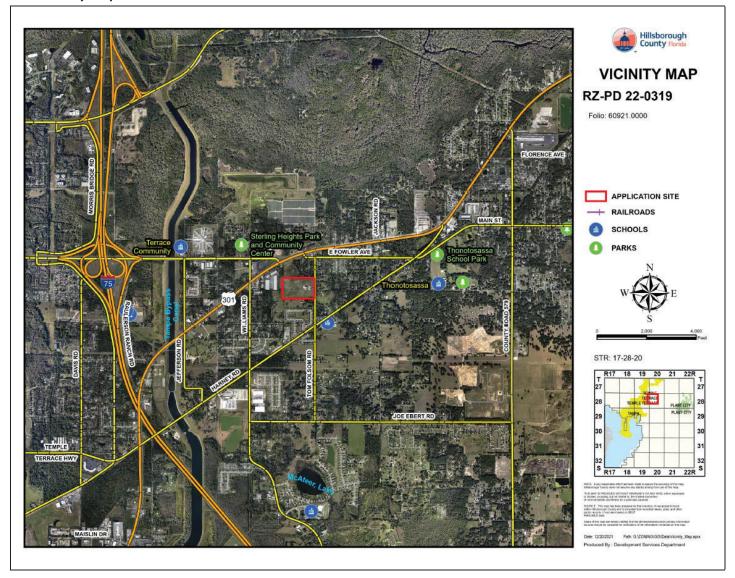
Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Approvable, subject to conditions

ZHM HEARING DATE: June 13, 2022 BOCC LUM MEETING DATE: August 25, 2022

Case Reviewer: Michelle Heinrich, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



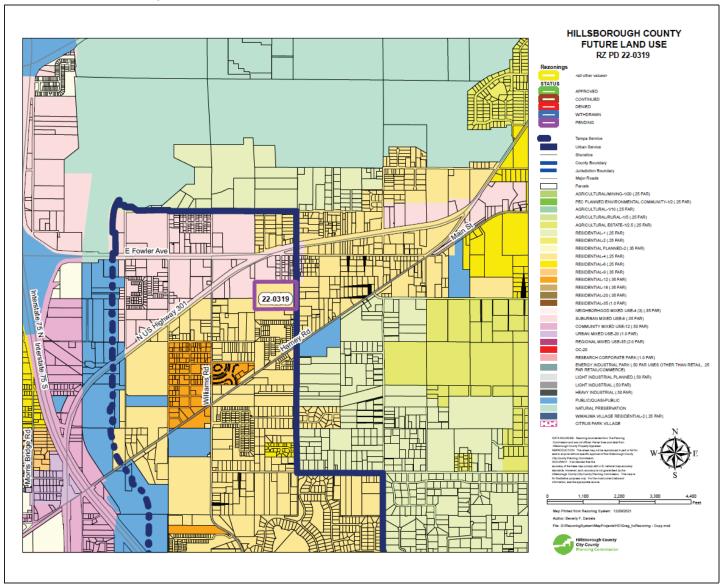
Context of Surrounding Area:

The site is located within the western portion of the Thonotosassa community, south of the Fowler Avenue/Fort King Highway intersection. The area is developed with residential uses at various densities, as well as commercial uses along the area's primary roadways. Residential zonings of PD, RSC-9, RSC-6, RSC-4, in addition to agricultural zonings, are present in the area. Interstate 75 is located approximately 1.14 miles to the west.

Case Reviewer: Michelle Heinrich, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



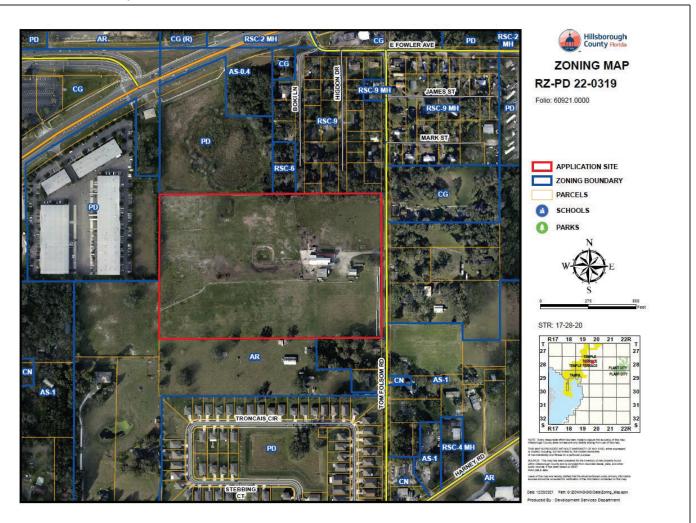
Subject Site Future Land Use Category:	RES-4 & SMU-6 (Flex)
Maximum Density/F.A.R.:	RES-4: 4 units per acre SMU-6 (Flex): 6 units per acre
Typical Uses:	RES-4: Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. SMU-6 (Flex): Residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial, multi-purpose and clustered residential and/or mixed use projects at appropriate locations.

ZHM HEARING DATE: June 13, 2022

BOCC LUM MEETING DATE: August 25, 2022 Case Reviewer: Michelle Heinrich, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

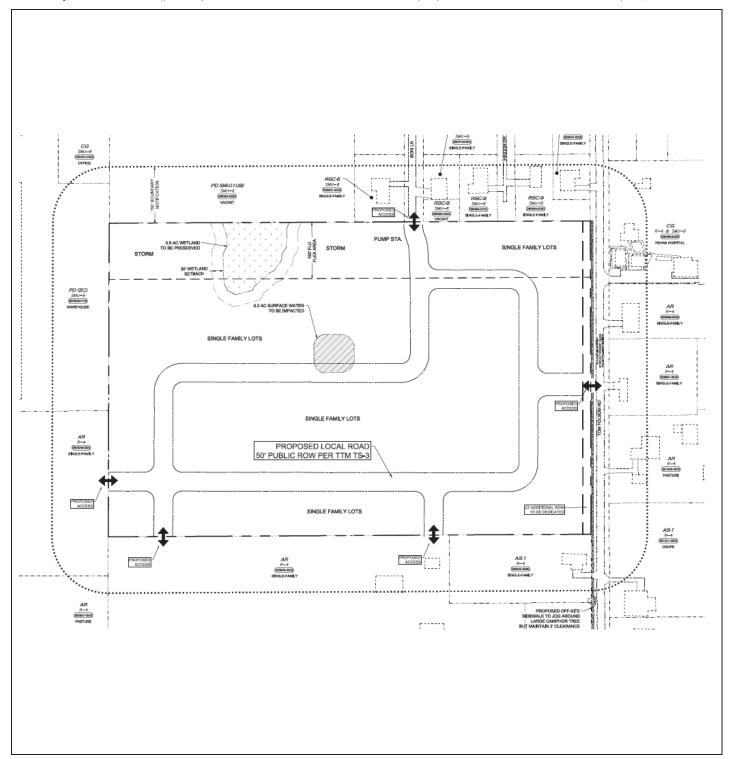


Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD, RSC-6 and RSC-9	PD: 10,000 sf commercial uses RSC-6: 6 units per acre RSC-9: 9 units per acre	PD: Commercial RSC-6: Single-Family Residential RSC-9: Single-Family Residential	PD: Retention (FDOT) RSC-6: Single-Family Residential RSC-9: Single-Family Residential
South	AR & AS-1	AR: 1 unit per 5 acres AS-1: 1 unit per acre	AR & AS-1: Single-Family Residential/Agricultural	Single-Family Residential and Agricultural
East	CG, AR & AS-1	CG: 0.25 F.A.R. AR: 1 unit per 5 acres AS-1: 1 unit per acre	CG: Commercial AR & AS-1: Single-Family Residential/Agricultural	CG: Youth treatment and school facility AR & AS-1: Single-Family Residential
West	PD & AR	PD: .30 FAR AR: 1 unit per 5 acres	PD: Commercial, Industrial and Recreational AR: Single-Family Residential/Agricultural	PD: Warehousing Facility AR: Single-Family Residential

Case Reviewer: Michelle Heinrich, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER: PD 22-0319

ZHM HEARING DATE: June 13, 2022

BOCC LUM MEETING DATE: August 25, 2022

Case Reviewer: Michelle Heinrich, AICP

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

Adjoining Roadways (c	heck if applicable)		
Road Name	Classification	Current Conditions	Select Future Improvements
Tom Folsom Rd.	County Collector - Rural	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	□ Corridor Preservation Plan ☑ Site Access Improvements ☑ Substandard Road Improvements □ Other
Boki Ln.	County Local - Rural	2 Lanes ⊠ Substandard Road □Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
Hidgon Dr.	Private	2 Lanes ⊠ Substandard Road □Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐ Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	47	4	5
Proposed	972	76	102
Difference (+/-)	+925	+72	+97

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

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

Design Exception/Administrative Variance ☐ Not applicable for this request			
Road Name/Nature of Request	Туре	Finding	
Tom Folsom Rd.	Design Exception Requested	Approvable	
Boki Ln.	Administrative Variance Requested	Approvable	
Notes:	•	•	

APPLICATION NUMBER: PD 22-0319
ZHM HEARING DATE: June 13, 2022

BOCC LUM MEETING DATE: August 25, 2022 Case Reviewer: Michelle Heinrich, AICP

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes □ No	☐ Yes ⊠ No	⊠ Yes □ No	, , , , , , , , , , , , , , , , , , , ,
Natural Resources	☐ Yes ⊠ No	☐ Yes ☐ No	☐ Yes ☐ No	
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ⊠ No	
Check if Applicable:	⊠ Potable W	Vater Wellfield Pro	tection Area	
	☐ Significan	t Wildlife Habitat		
☐ Use of Environmentally Sensitive Land	☐ Coastal H	igh Hazard Area		
Credit	☐ Urban/Sul	burban/Rural Scen	ic Corridor	
☐ Wellhead Protection Area	☐ Adjacent	to ELAPP property		
☐ Surface Water Resource Protection Area	☐ Other			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation	⊠ Yes	☐ Yes	⊠ Yes	
☑ Design Exc./Adm. Variance Requested	□ No	⊠ No	□ No	
☑ Off-site Improvements Provided		2 140		
Service Area/ Water & Wastewater	⊠ Yes	☐ Yes	□Voo	
⊠Urban □ City of Tampa	□ No	□ Yes □ No	☐ Yes ☑ No	
☐Rural ☐ City of Temple Terrace	□ INO	⊠ NO	⊠ NU	
Hillsborough County School Board				
Adequate ⊠ K-5 ⊠6-8 ⊠9-12 □N/A	⊠ Yes	☐ Yes	☐ Yes	
Inadequate □ K-5 □6-8 □9-12 □N/A	□ No	⊠ No	⊠ No	
Impact/Mobility Fees (Fee estimate is based on a 2,000 square foot, 3 bedroom, Single Family Detached) Mobility: \$8,265.00 * 103 units = \$851,295.00 Parks: \$2,145 * 103 units = \$220,935.00 School: \$8,227.00 * 103 units = \$847,381.00 Fire: \$335.00 * 103 units = \$34,505.00 Total Single Family Detached = \$1,954,116.00 Urban Mobility, NE Park/Fire – 103 Single-Family Units			00	
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
☐ Meets Locational Criteria	⊠ Yes	☐ Inconsistent	□ Yes	Flex request of SMU-6
☐ Locational Criteria Waiver Requested	□No	⊠ Consistent	⊠ No	from the north
⊠ Minimum Density Met □ N/A				

APPLICATION NUMBER: PD 22-0319

ZHM HEARING DATE: June 13, 2022

BOCC LUM MEETING DATE: August 25, 2022 Case Reviewer: Michelle Heinrich, AICP

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The project proposes a residential subdivision of 103 single-family lots. Proposed lot sizes are 6,000 square feet with 50 foot lot widths. Proposed setbacks include 20 foot front yards, 20 foot rear yards and 5 foot side yards. The maximum building height proposed is 35-feet/2-stories.

Developed property to the immediate north is zoned RSC-6 and RSC-9. These zoning districts permit comparable lot sizes, lot widths, setbacks and building heights. The subject site will of a lesser gross density and no buffering and screening is required along the PD perimeter. To provide connectivity, cross access to the north at Boki Lane (a public roadway) is proposed.

Properties to the immediate northwest are used for stormwater detention and manufacturing uses. The area of the subject PD adjacent to these uses will be used for stormwater ponds and wetland preservation.

Properties to the west and south are zoned AR and AS-1. These adjacent properties are also within the RES-4 FLU category and within the Urban Service Area; therefore, future redevelopment would likely be similar to the proposed project. At the present time, these properties are developed with single-family residences on large lots, which provides separation between the existing homes and the subject site. Cross access to the west and south are proposed for connectivity upon redevelopment.

Properties to the east of the site are zoned CG, AR and AS-1 and are separated from the site by Tom Folsom Road (a 2-lane roadway within a right-of-way of approximately 50 feet). The CG zoned property is used for a youth treatment and educational facility. The AR and AS-1 zoned properties are developed with single-family residential uses. Homes are located approximately 50 feet from the roadway, providing approximately 100 feet between the subject site and eastern homes. This will be increased due to the required Tom Folsom Road right-of-way dedication. The project's primary access will be at Tom Folsom Road.

Based upon the above factors, staff has not identified any compatibility issues.

5.2 Recommendation

Approvable, subject to proposed conditions.

APPLICATION NUMBER:	PD 22-0319	
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6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted May 23, 2022.

1. The project shall be limited to a maximum of 103 single-family detached units.

2. The project shall be developed in accordance with the following:

Minimum lot size: 6,000 sf
Minimum lot width: 50 ft
Minimum front yard setback: 20 ft
Minimum front yard functioning as a side yard setback: 10 ft*
Minimum side yard setback: 5 ft
Minimum rear yard setback: 20 ft

Maximum building height: 35 feet / 2-stories

*Should this yard provide garage access, the garage shall provide a minimum setback of 20 feet and the residential structure shall provide a minimum setback of 15 feet. Should no garage access be provided from this yard, the minimum setback shall be 10 feet.

- 3. The project's single-family lots, stormwater and internal roadways shall be developed where generally depicted on the site plan.
- 4. 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.
- 5. 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.
- 6. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- 7. The wetland appears slightly larger than depicted. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
- 8. If PD 22-0319 is approved, the County Engineer will approve a Design Exception (dated April 3, 2022 and revised May 20, 2022) which was found approvable by the County Engineer (on June 1, 2022) for Tom Folsom Rd. substandard road improvements. As Tom Folsom Rd. is a substandard rural collector roadway, the developer will be required to make certain improvements to Tom Folsom Rd. consistent with the Design Exception including:
 - a. Right of way to remain +/-50 feet wide;
 - b. Lane width to remain 10 feet wide;

APPLICATION NUMBER:	PD 22-0319	
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- c. No paved shoulders;
- d. Drainage Ditch to remain unmodified; and
- e. Provide +/-1,100 feet of new 5-foot sidewalk on the west side of the roadway along the project frontage and south to the existing sidewalk north of Harney Rd. The sidewalk shall be allowed to deviate around an existing tree, however shall not be constructed closer than 3 feet to the travel lane.
- 9. If PD 22-0319 is approved, the County Engineer will approve an Administrative Variance (dated May 20, 2022) which was found approvable by the County Engineer (on June 1, 2022) for Boki Ln. substandard road improvements.
- 10. Primary vehicular and pedestrian access to the project shall be provided from Tom Folsom Rd, as shown on the PD Site Plan.
- 11. A vehicular and pedestrian access connection shall be constructed to Boki Ln., as shown on the PD site plan.
- 12. Roadway stubouts shall be constructed to folio# 60946.0000 and foilo# 60929.0000, as shown on the PD Site Plan.
- 13. The vehicular and pedestrian connection stubouts to folio# 60946.0000 and folio# 60929.0000 shall be constructed to the property line. In addition to any end-of-way treatment/signage required by the Manual of Uniform Traffic Devices (MUTCD), the developer shall place signage which identifies roadway stub-outs as a "Future Roadway Connection".
- 14. With the initial increment of development, the developer shall construct a northbound left turn lane into the project entrance on Tom Folsom Road.
- 15. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.
- 16. Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access shall be allowed anywhere along the project boundary.
- 17. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

APPLICATION NUMBER: PD 22-0319
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Zoning Administrator Sign Off:

7. Brian Grady Thu Jun 2 2022 15:54:55

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

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

B. HEARING SUMMARY

This case was heard by the Hillsborough County Land Use Hearing Officer on June 13, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Applicant

Mr. Todd Pressman presented the rezoning request, responded to the hearing officer's questions, and provided testimony as reflected in the hearing transcript, a copy of which is attached to and made a part of this recommendation.

Development Services Department

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

Planning Commission

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

Proponents

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

Mr. Mitch Gologram spoke in opposition to the Boki Lane access, and provided testimony as reflected in the hearing transcript, a copy of which is attached to and made a part of this recommendation.

Ms. Stephanie Elders spoke in opposition to the Boki Lane access, and provided testimony as reflected in the hearing transcript, a copy of which is attached to and made a part of this recommendation.

Opponents

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

Mr. Ricky Richardson spoke in opposition to the rezoning request and provided testimony as reflected in the hearing transcript, a copy of which is attached to and made a part of this recommendation.

Mr. Mitch Gologram provided additional testimony in opposition to the Boki Lane access point as reflected in the hearing transcript, a copy of which is attached to and made a part of this recommendation.

Development Services Department

Mr. Grady stated Development Services Department had nothing further.

Applicant Rebuttal

Mr. Todd Pressman responded to the hearing officer's questions and provided testimony as reflected in the hearing transcript, a copy of which is attached to and made a part of this recommendation.

Mr. Michael Yates responded to the hearing officer's questions and provided testimony as reflected in the hearing transcript, a copy of which is attached to and made a part of this recommendation.

The hearing officer closed the hearing RZ-PD 22-0319.

C. EVIDENCE SUMBITTED

Mr. Mitch Gologram submitted into the record at the hearing a written statement in opposition to the rezoning related to the Boki Lane access, photographs, an aerial of the area from Google Earth, copy of a statement sent via email, a petition signed by affected residents in support of the rezoning request only if the access point at Boki Lane is removed, an aerial view of the intersection at Boki Lane and Fowler Avenue, email messages, a WFLA announcement regarding planned widening of US 301, a written statement from G. Medina, a written statement from S. Elders, and a written statement from M. and J. Gologram.

D. FINDINGS OF FACT

- 1. The Subject Property consists of approximately 24.59 acres at 11120 Tom Folsom Road, Thonotosassa.
- 2. The Subject Property is designated Res-4 on the Future Land Use Map and is zoned AR.
- 3. The subject Property is located within the boundaries of the Thonotosassa Community Plan and is within the Urban Services Area.
- 4. The Subject Property is in an area developed with residential uses at various densities and commercial uses along primary roadways. Surrounding uses include properties zoned PD, RSC-6, and RSC-9 in use as single-family residential and a retention pond to the north; properties zoned AR and AS-1 and in use as single family residential and agricultural to the south; properties zoned CG, AR, and AS-1 and in use as a youth treatment and school facility and single-family residential to the east; properties zoned PD and AR in use as a warehousing facility and single-family residential to the west.

- 5. The applicant is requesting to rezone the Subject Property from AR to PD to allow a 103-unit single-family development.
- 6. The applicant is requesting to flex 150 feet of the SMU-6 Future Land Use Category on properties directly north of the Subject Property to achieve the proposed density. Planning Commission staff reviewed the flex request and found it consistent with the flex criteria of Future Land Use Policies 7.3 and 7.4. The flex area will allow density for 4.4 acres of the Subject Property to be calculated at 6 units per acre (SMU-6) and density for the remaining 20.2 acres would be calculated at 4 units per acre (Res-4). The flex request provides a maximum of 9 more units (26 instead of 17), for a total of 107 units. The applicant is requesting 103 units.
- 7. The applicant requested a Design Exception for Tom Folsom Road substandard road improvements, which the County Engineer found approvable. The developer will be required to make improvements to Tom Folsom Road, including: (1) right-of-way to remain 50 +/- feet wide; (b) lane width to remain 10 feet wide; (c) no paved shoulders; (d) drainage ditch to remain unmodified; and (e) provide 1,100 +/- feet of new 5-foot sidewalk on the west side of the roadway along the project frontage and south to the existing sidewalk north of Harney Road. The sidewalk shall be allowed to deviate around an existing tree, however shall not be constructed closer than 3 feet to the travel lane.
- 8. The applicant requested an Administrative Variance to the TS-7 typical section substandard roadway improvements to Boki Lane based on limited existing right-of-way width. The County Engineer found the Administrative Variance approvable.
- Primary access to the proposed development will be from Tom Folsom Road. Cross-access is proposed to the north at Boki Lane as a secondary connection. Boki Lane is a rural dead-end street that currently serves approximately 11 single-family residences.
- 10. Residents and property owners on Boki Lane expressed strong opposition to a cross-access point between the Subject Property and Boki Lane. However, without this connection there will be only one access to the proposed 103-lot development.
- 11. The LDC at section 6.02.01.A.16. states:

Streets within and contiguous to the subdivision shall be coordinated with other existing or planned streets within the general area as to location, widths, grades, and drainage. Such streets shall be aligned and coordinated with existing or planned streets in existing or future adjacent or contiguous to adjacent subdivisions. All streets, alleys, and pedestrian pathways in any subdivision or site plan shall connect to other streets and to existing and projected streets outside the proposed subdivision or other development.

- 12. Staff found the rezoning request approvable subject to approval conditions based on the applicant's general site plan submitted May 23, 2022.
- 13. Planning Commission staff found the proposed development meets the intent of Goal 4 of the Thonotosassa Community Plan, which seeks to maintain a diversity of housing types and styles and limit encroachment of commercial uses in residential areas. Planning Commission staff found the proposed rezoning consistent with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County* and compatible with the existing and planned development pattern in the surrounding area.

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

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

F. CONCLUSIONS OF LAW

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

G. SUMMARY

The applicant is requesting to rezone the Subject Property from AR to PD to allow a 103-unit single-family development. The applicant is also requesting to flex 150 feet of the SMU-6 Future Land Use Category on properties directly north of the Subject Property to achieve the proposed density. Planning Commission staff reviewed the flex request and found it consistent with the flex criteria of Future Land Use Policies 7.3 and 7.4. The applicant requested a Design Exception for Tom Folsom Road substandard road improvements, which the County Engineer found approvable. The applicant requested an Administrative Variance to the TS-7 typical section substandard roadway improvements to Boki Lane, which the County Engineer found approvable.

Primary access to the proposed development will be from Tom Folsom Road. Cross-access is proposed to the north at Boki Lane. However, residents and property owners on Boki Lane expressed strong opposition to this access point.

H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of the rezoning request subject to conditions set forth in the Development Services staff report based on the applicant's general site plan submitted May 23, 2022.

Pamela Jo HatleyJuly 6, 2022Pamela Jo Hatley PhD, JDDate:

Land Use Hearing Officer

Hearing Transcript

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

	>
IN RE:)
ZONE HEARING HEARINGS	MASTER)
	>

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

PAMELA JO HATLEY

Land Use Hearing Master

DATE:

Monday, June 13, 2022

TIME:

Commencing at 6:00 p.m.

Concluding at 11:56 p.m.

PLACE:

Robert W. Saunders, Sr. Public

Library

Ada T. Payne Community Room

1505 N. Nebraska Avenue Tampa, Florida 33602

Reported via Cisco Webex Videoconference by:

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

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1	HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS
2	
3	ZONING HEARING MASTER HEARINGS June 13, 2022
4	ZONING HEARING MASTER: PAMELA JO HATLEY
5	
6	D5: Application Number: RZ-PD 22-0319
	Applicant: RMC Property Group
7	Location: 11120 Tom Folsom Rd. Folio Number: 060921.0000
8	Acreage: 24.59 acres, more or less Comprehensive Plan: R-4
9	Service Area: Urban
10	Existing Zoning: AR Request: Rezone to Planned Development
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1	MR. GRADY: The next agenda item then is
2	D-5, Rezoning-PD 22-0319. The applicant is RMC
3	Property Group. The request is to rezone from AR
4	to Planned Development.
5	Michelle Heinrich will provide staff
6	recommendation after presentation by the applicant.
7	HEARING MASTER HATLEY: All right.
8	Applicant, please?
9	MR. PRESSMAN: Good evening, Hearing
10	Officer. Todd Pressman, 200 Second Avenue South,
11	No. 451 in St. Petersburg.
12	I'm here today with Todd Amaden. He's our
13	civil engineer and Mike Yates, our transportation
14	expert. This is a request to rezone property zoned
15	AR to PD to allow 103-unit single-family project.
16	There's a flex to the SMU-6 Future Land Use
17	Category proposed to achieve the proposed density
18	from the north of approximately 150 feet.
19	Properties to the north is zoned RSC-6 and RSC-9.
20	Staff will tell you that this will permit
21	comparable lot sizes, and the subject site will
22	have a lesser gross density.
23	Properties to the west and south are zoned
24	AR and AS-1, and properties to the east are zoned
25	CG, AR, AS-1, and are separated by Tom Folsom Road

Page 157 right-of-way. The 100-foot flex area will allow 1 4.4 acres of the site to be calculated of density of six units per acre. The remaining 20.2 acres is 4 calculated at four units per acre RES-4. 5 The flex request provides a maximum of nine 6 more units to be requested. The Planning Commission notes the site is -- or the proposal is consistent. We state the flex meets the intent of Policy 7.3 and 7.4 of Future Land Use Element. 9 It is within a residential Future Land Use 10 11 Category. It has a residential use and compatible 12 with the surrounding single-family residential 13 dwellings in the area. And further requests or 14 further support Policy 16.3. That's a like and 15 complementary use and is consistent with 16 Policy 16.8 and 16.9 in design. 17 The Planning Commission will tell you the 18 proposed development meets the intent of the 19 neighborhood protection policies of Objective 16, 20 Policy 16.2 and 16.3. 21 A proposed density of the residential 22 development provides an appropriate transition, 23 according to the Planning Commission, on the SMU-6 24 to the north to the RES-4 in the south. And they 25 will note that the proposed development is

Page 158 compatible with the existing family residential 1 uses in the surrounding area. I will make you aware there are two improvements. One is a northbound left turn lane 4 5 into the project site and the addition of a 6 sidewalk from our project to the elementary school to the south to match up with the sidewalk that's there. Now, there is one issue I do want to bring 9 10 to your attention. I'm going to put this on the 11 overhead, if I may. Put the light on here. 12 we go. So this being the site, Tom Folsom Road here is with an access. 13 14 You'll note there's an access shown on Boki 15 Lane, and I've had a lot of communication and 16 discussion with residents on Boki Lane, and some of 17 the folks are here. They're very nice folks. 18 We've had some good talks and good communication, 19 coordination about it. 20 So let me say that as we put the PD plan 21 together, we are required to show that access point 22 per directed by the Board of County Commissioners 23 to show access north, south, east, west where you 24 can.

We are not desirous nor need to have a

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1	connection to Boki Lane, and we're happy to accept
2	a condition or recommendation from yourself and/or
3	the Board of County Commissioners that Boki Lane
4	not be a roadway that would have access to the
5	project.
6	And you'll hear from a couple of residents
7	who are going to make that request of you or
8	separate who will make that request as well. But I
9	do want to state again that our position on it is
10	that we had to show the access point. If we
11	didn't, we would receive all negatives from the
12	staffs.
13	But again, for analysis, it's not needed,
14	not required, and we're happy to be in line with
15	the residents, if that's their wish and that's the
16	wish of the County in further review. Be happy to
17	answer any questions that you might have.
18	HEARING MASTER HATLEY: Okay. And,
19	Mr. Pressman, then to clarify, there are one, two,
20	three, four other accesses access points; is
21	that correct?
22	MR. PRESSMAN: These are shown as proposed
23	access points.
24	HEARING MASTER HATLEY: Oh, proposed. Okay.
25	MR. PRESSMAN: Yes. It's real tiny, tiny

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1	print.
2	HEARING MASTER HATLEY: Okay. I see. Okay.
3	No more questions for you.
4	MR. PRESSMAN: Thank you.
5	HEARING MASTER HATLEY: Thank you.
6	THE CLERK: Mr. Pressman.
7	HEARING MASTER HATLEY: All right.
8	Development Services or applicant, are you finished
9	with is the applicant finished?
10	MR. PRESSMAN: Yes.
11	HEARING MASTER HATLEY: Okay. Development
12	Services. Thank you.
13	MS. HEINRICH: Sure. Good evening.
14	Michelle Heinrich, Development Services. I'm going
15	to go ahead and share my screen.
16	So, again, this is PD Application 22-0319.
17	This is a rezoning request for property that's
18	currently zoned AR to PD. And the purpose of the
19	PD is to allow 103 single-family detached homes.
20	It does involve a flex request of the RES-4
21	Future Land Use to SMU-6. In total, the site is
22	slightly over 24 acres in size. It is located in
23	the Urban Service Area, the Thonotosassa Community
24	Plan Area, and there are no PD variations
25	associated with the request.

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The Future Land Use Category, again, is

RES-4 with a flex of SMU-6 Future Land Use

Category. Both are suburban land use categories

and both permit residential and nonresidential

uses. With the RES-4, of course, allowing four

units per acre, and that covers 20.2 acres of the

site and the SMU-6 flex, which would allow six

units per acre over 4.4 acres of the site.

The property is located within an area developed with residential uses at various densities, as well as a few commercial uses.

Property to the north is zoned PD, RSC-6, and RSC-9 and it is developed with a FDOT stormwater pond and single-family residential.

To the south, the properties are zoned AR and AS-1. Those are developed with single-family residential and agricultural uses. To the east is property that is zoned CG, AR, and AS-1. Those are developed with a youth treatment facility and educational facility as well as single-family residences.

And then, lastly, westward is properties zoned PD and AR, and those are developed with warehousing uses and single-family residential.

So for the proposed site plan as noted, it

Page 162 does request a maximum of 103 units. 1 The lot sizes 2 will be 6,000-square-foot minimum and 50-foot-wide lot minimums. The stormwater and wetlands are located in 5 the northwestern portion of the area. The primary 6 access, as Mr. Pressman noted, will be on Tom Folsom Road. However, the cross accesses are 8 provided along the north, south, and west boundaries. 10 After reviewing the application, staff 11 recommendation is approvable subject to conditions, 12 and that is based on the project firstly being 13 compatible with the surrounding area. 14 development standards are comparable to the 15 adjacent residential zoning districts. 16 The proposed density, which is 4.9 units per 17 acre, is less than the adjacent residential zoning 18 districts. And it is permitted with a flex 19 request, and the proposed use is typically found within the area. 20 21 The project also complies with the 22 connectivity LDC regulations and Comprehensive Plan 23 policies to create connected neighborhoods, 24 alleviate travel on arterial roadways, and provide 25 travel routes that reduce time, distance, and

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as. Rather it refers to the sensitivity of

development proposals in maintaining the character

of existing development.

In this case the surrounding development pattern in the area is primarily residential.

Moreover, introducing uses other than residential in this area would present -- likely present compatibility concerns with the already existing surrounding residential.

The applicant is requesting a flex request of 150 feet of the Suburban Mixed-Use-6 Future Land Use Category from the north. This would allow the applicant to build a maximum of 107 dwelling units. However, they are proposing only 103.

The applicant states that the flex request meets the intent of Policy 7.3 and 7.4 of the Future Land Use Element because it is within a residential Future Land Use Category as a residential use that is compatible to the surrounding single-family residential units in the surrounding area.

The applicant states that the request furthers Policy 16.3 of the Future Land Use Element by providing development that is like in complementary and consistent with other

Page 165 compatibility policies under Objective 16 in 1 design. Planning Commission staff has reviewed the 4 flex request and finds that it is consistent with the flex criteria per Policy 17 -- I'm sorry, 7.3 5 and 7.4 of the Future Land Use Element. 6 proposed development meets the intent of the neighborhood protection policies under Objective 16. Policy 16.2 and 16.3 of the Future Land Use 10 11 Element required the use of site planning 12 techniques and the gradual transition of uses and 13 intensities. The applicant will be providing full 14 connectivity to the north with Boki Lane as well as 15 full access from Tom Folsom Road. 16 Stub-outs for future connections will also 17 be provided to the south and west. The proposed 18 density of the residential development provides an 19 appropriate transition from the SMU-6 Future Land 20 Use Category to the north and Residential-4 to the 21 south. 22 The proposed development will also meet the 23 intent of Policy 16.8 and 16.10 as comparable

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in the surrounding area which range from

densities and various housing types already exist

24

	Page 166
1	6,000-square-foot lots similar to the proposed
2	development all the way to 12,000-square-foot lots.
3	The proposed development also meets the
4	intent of Goal 4 of the Thonotosassa Community
5	Plan, which seeks to maintain a diversity of
6	housing types and styles within its boundaries and
7	limit the encroachment of commercial uses in
8	residential areas.
9	The proposed use is acceptable in this area
10	as it is between two commercially oriented
11	corridors of Fort King Highway and Harney Road and
12	would limit commercial encroachment of either of
13	these two corridors into the surrounding
14	residential areas.
15	Based upon those considerations, Planning
16	Commission staff finds the proposed Planned
17	Development consistent with the Future of
18	Hillsborough Comprehensive Plan for unincorporated
19	Hillsborough County subject to the conditions
20	proposed by Development Services. Thank you.
21	HEARING MASTER HATLEY: All right. Thank
22	you.
23	Is there anyone here or online who wishes to
24	speak in support of this application? Come up to
25	the microphone, please. I'm going to need your

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1	name and your address.
2	MR. GOLOGRAM: My name is Mitch Gologram. I
3	live at 11606 Boki Lane.
4	I e-mailed a bunch of the petitions into
5	you-all. Did you get them or because I have
6	them to
7	HEARING MASTER HATLEY: You're welcome to
8	submit them. If you e-mailed them, they're most
9	likely in the record. Yes. But you're welcome to
10	submit them
11	MR. GOLOGRAM: Is this on where I can turn
12	this on?
13	HEARING MASTER HATLEY: It will be in just a
14	moment. Make sure that microphone is on. I
15	believe it is.
16	MR. GOLOGRAM: The red light's on that.
17	Does that
18	HEARING MASTER HATLEY: Yes.
19	MR. GOLOGRAM: Is it not coming up? The
20	reason I'm trying to show you these pictures,
21	they're talking about using Boki Lane as an access
22	point.
23	Boki Lane really isn't it's only 16-foot
24	wide where it comes down. Right here is 301 going
25	northbound, and then you turn off of Fowler. You

	Page 168
1	can see the different is that in the right
2	place? There's been seven accidents.
3	MR. GRADY: Sir, if you turn it there you
4	go.
5	MR. GOLOGRAM: Okay. There's there's
6	been seven accidents since this has all came up.
7	Right here on that corner, you can see that Petrol
8	Mart is on 301.
9	And then coming towards us in the picture,
10	this is Boki Lane right over here where it comes
11	this way around here and then you turn to the
12	right. It's like a U-turn. And all these
13	accesses this kind of shows it. Oops. Sorry.
14	This is 301 and this is how you get onto
15	Boki Lane, and it's only a tiny little road. It's
16	not even the garbage truck has to back down it.
17	Cuts it narrow, and that's what they were talking
18	about opening it up.
19	And there's an autistic man that lives at
20	the end of the road. He's been there his whole
21	life, and he walks on the road. He thinks it's
22	home, you know, and I know if they opened this up,
23	it's not going to come with instructions to "Watch
24	out for Freddie."
25	We've all lived there more than 20 years

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1	except him, and Ms. Boki she's still alive
2	the name sake of the street. But you can see all
3	the accidents, the guardrails, all the traffic.
4	This was a motorcycle accident right here where
5	this truck's involved. You can see him up here.
6	And it's just been there's been seven
7	since this has been brought up. Every place you
8	could check county records about that guardrail
9	being replaced every other week. There's big holes
10	in it. This is all going on to Boki Lane.
11	If they make for 103 houses to come on to
12	there, it's a catastrophe waiting to happen. I'll
13	let somebody else talk. I know Mr. Richardson's up
14	there. Thank you.
15	HEARING MASTER HATLEY: Yes, sir. All
16	right. Are you going to submit those photographs?
17	MR. GOLOGRAM: Yes.
18	HEARING MASTER HATLEY: Okay. Just see the
19	clerk right here. Yes, sir. Thank you.
20	All right. Any come forward, please.
21	MS. ELDERS: Hi. My name is Stephanie
22	Elders. I live at 11504 Boki Lane.
23	I live in the same neighborhood as
24	Mr. Gologram. We know that change is inevitable.
25	That's just going to happen no matter what. We're

Page 170 asking as we keep Boki Lane off of this development 1 2 off this change because, like you said, we have an autistic man who walks the street. 4 We have multiple families who live here and 5 older folks who use their walkers, and they can 6 walk safely. We've got children who literally play in the streets because it's safe. Now you have 8 someone that's going to come out of this development, and they're going to not know the 10 neighborhood. 11 They're going to be racing down because 12 we've got racers already on 301. We hear them 13 every night. We hear loud boom, booms that go on down the road. So there's constant threat of 14 15 something going on. 16 And if you put excess traffic on us, you're 17 endangering the people of the neighborhood. 18 a close-knit neighborhood. We know each other very 19 well. I can tell you every person in that 20 neighborhood. I can tell you ethnicity, whatever, 21 religion, everything, but we're a special 22 close-knit family. 23 I've lived there for seven -- 16, 17 years, 24 and I love my community. I love the quiet. I love 25 that a lot of times if we have any trouble the PD,

Page 171 the police department, they're not really aware of 1 2 our street until someone calls. It's quiet. to have this development come up here and just kind 4 of just zooming through, it's just going to be a 5 catastrophe. 6 They're going to need to put street lamps. 7 You're going to have to expand the road. You have 8 to include sidewalks. You will need to put speed bumps because people will race. It's inevitable. 9 10 We're just asking, please, keep our Boki 11 Lane quiet. Keep it as our utopia. You know, keep it safe for our older residents to continue to grow 12 13 old and be safe, for -- to be safe for the autistic 14 gentleman who is in his forties. He's been living 15 there his whole life. 16 He doesn't know anything else. Every time 17 you see him walking down the road, he's got a cup 18 in his hand. He's going to his street, to the 19 Petrol Mart to get him his Coke. 20 Now, you have somebody that's going to come 21 racing down the road. They don't -- they're not 22 going to care. They're like, oh, zoom, and that's 23 it. I mean, lives and stuff. It's just -- we just 24 implore to, please, keep it off. 25 We have no problem with the development

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1	coming. It's going to happen. Just Boki Lane,
2	please, I implore you. Keep it the way we like it.
3	The way we've grown up to be. So we can see
4	everybody grow old and the children playing as
5	safe. Thank you for your time.
6	HEARING MASTER HATLEY: Yes, ma'am. Thank
7	you. Be sure to sign in with the clerk. Thank
8	you.
9	Is there anyone else who wishes to speak to
10	this application? Speak in opposition to this
11	application?
12	MR. REGISTER: I believe we have one online.
13	HEARING MASTER HATLEY: Okay.
14	MR. RICHARDSON: Yes, am I on?
15	HEARING MASTER HATLEY: Yes, sir.
16	MR. RICHARDSON: Yes. You asked for those
17	speaking in favor, but I guess you surmised that
18	those were all of my neighbors
19	THE CLERK: State your name and address for
20	the record.
21	MR. RICHARDSON: Sorry. My name is Ricky
22	Richardson. My address 11499 Boki Lane,
23	Thonotosassa, Florida 33592.
24	My residence abuts the property on the
25	Zoning Application PD 22-0319. Since my home is

Page 173 adjacent to that proposed development, I have a 1 couple of concerns. The first concern is a matter of privacy for myself. I'm concerned about the 4 proposed setbacks and the type of buffering and 5 screening that the development will provide. I haven't heard those. 6 The second concern is much like the other 8 speakers have mentioned, from my understanding, the 9 developer proposes to have Boki Lane as a sort of 10 ingress and egress to the development, and we are 11 all very much opposed to that request. There are ten homes and one business on the 12 13 Boki Lane cannot support an additional street. 14 100-plus residences. Two cars cannot safe --15 passing safe -- passing safely on the street. 16 have to yield to one another when we're coming in 17 and going out. 18 The street measures, I've measured it at 19 18 feet maximum and 16 1/2 feet at -- you know, at 20 some point in the road. In addition to that, the narrowness of the street. There are several other 21 22 concerns. 23 Now, the pictures showed -- I had pictures 24 that I tried to present, but they weren't received

in time. At the end of the street, it makes a

Page 174 sharp 90-degree turn. And at that turn on one 1 side, there's about a 20-foot drop-off for that water retention area. That guardrail is constantly 4 damaged because of high traffic. 5 As the picture showed, it is damaged 6 currently. It is in disrepair currently from a wreck. Within 30 feet of exiting Boki Lane to the left is the intersection of Fowler Avenue and 8 Highway 301 during peak traffic hours. 9 10 If you're travelling west on Fowler Avenue 11 the traffic is routinely backed up from the intersection of several hundred yards. You can't 12 13 get onto that road. 14 Right turns are also hazardous because if 15 you're making a right turn, there's traffic turning 16 off of Highway 301 onto Fowler Avenue. And then as 17 one of the pictures shows, there's a Petrol Mart 18 gas station across the street. There's large 19 trucks, large vehicles. It adds to the congestion 20 of the road. 21 And so, really, Boki Lane is just not 22 constructed to handle any additional traffic. 23 in closing, I would just like to say as was 24 mentioned already, we understand that development is inevitable. 25

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1	But there are other options as presented to
2	you for getting in and out of that proposed
3	development they make way more sense than putting
4	the burden of 100-plus additional residences on a
5	street that really was not constructed to handle
6	that kind of volume.
7	And so for that reason, we ask, please, that
8	Boki Lane not be considered as an option for
9	thoroughfare into this development, and thank you
10	for hearing my concerns.
11	HEARING MASTER HATLEY: Thank you, sir.
12	Is there anyone else who wishes to speak in
13	opposition?
14	MR. GOLOGRAM: I forgot that on
15	HEARING MASTER HATLEY: Wait until you get
16	to the microphone and tell us your name again,
17	please.
18	MR. GOLOGRAM: I'm sorry. I'm Mitch
19	Gologram again. 11606 Boki Lane.
20	I forgot that on the 24th of March, Channel
21	8 reported on how many deaths and accidents were at
22	that intersection. And then that's where they're
23	talking about Boki Lane is part of.
24	I just wanted to make sure it got through
25	there so you know how bad that intersection really

	Page 176
1	is. Thank you for your time.
2	HEARING MASTER HATLEY: Thank you, sir.
3	All right. Development Services, anything
4	further?
5	MR. GRADY: Nothing further, unless you have
6	questions.
7	HEARING MASTER HATLEY: Applicant?
8	MR. PRESSMAN: I would just add that the
9	zoning report and the Future Land Use report denote
10	that the developed property to the north is zoned
11	RSC-6 and RSC-9 and will permit comparable lot
12	size, lot widths, setbacks, and building heights as
13	to what's existing.
14	And I I think not speaking for the
15	residents in any sense, as I understood the
16	concerns voiced it was a little bit hard to hear
17	the gentleman online that the sole concern was
18	the Boki Lane connection, which, again, we would be
19	happy to move forward in that direction. Thank
20	you.
21	HEARING MASTER HATLEY: Mr. Pressman, as is
22	with the access on Boki Lane, are there
23	improvements required to Boki Lane?
24	MR. PRESSMAN: Let me have Mike refer to
25	that, please.

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1	HEARING MASTER HATLEY: Thank you.
2	MR. YATES: Good evening. Michael Yates
3	with Palm Traffic.
4	We are not proposing any improvements to
5	Boki Lane. We had a discussion with the County on
6	this, and the theory behind the connection of the
7	Boki Lane is for connectivity.
8	Our main access is to Tom Folsom Road.
9	We'll design all of our access to Tom Folsom Road.
10	We've planned for all the project traffic to use
11	Tom Folsom Road. So we did not want to do
12	improvements to Boki Lane to encourage traffic to
13	use the roadway.
14	So it is intended to be left as is condition
15	not to encourage traffic to go that way from the
16	project. It is just as a means for a secondary
17	connection for our interconnectivity.
18	HEARING MASTER HATLEY: And I believe when
19	the gentleman online mentioned that there were
20	alternative access points suggested. Are you aware
21	of those?
22	MR. YATES: Alternative access points?
23	HEARING MASTER HATLEY: Alternative to Boki
24	Lane.
25	MR. YATES: For the project, just other than

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1	Tom Folsom Road. So
2	HEARING MASTER HATLEY: There is no other?
3	MR. YATES: There is no other. There is a
4	potential project to the south, which is why we
5	showed the two connection points to the south for
6	future connection.
7	I know there was a preop with County Staff.
8	So we wanted to make sure that we had the
9	flexibility there. But there is no other project
10	connection. It is just Tom Folsom Road.
11	HEARING MASTER HATLEY: Okay.
12	MR. YATES: And there's an administrative
13	variance for leaving the road as is.
14	HEARING MASTER HATLEY: All right,
15	Mr. Yates. Thank you. Be sure and sign in with
16	the clerk, please.
17	All right. This will close the hearing then
18	on Application 22-0319.
19	
20	
21	
22	
23	
24	
25	



Unincorporated Hillsborough County Rezoning			
Hearing Date: June 13, 2022	Petition: PD 22-0319 11120 Tom Folsom Road		
Report Prepared: June 1, 2022	On the west side of Tom Folsom Road, north of Harney Road and south of East Fowler Avenue.		
Summary Data:			
Comprehensive Plan Finding:	CONSISTENT		
Adopted Future Land Use:	Residential-4 (0.25 FAR)		
Service Area	Urban		
Community Plan:	Thonotosassa		
Requested Zoning:	Agricultural Rural (AR) to a Planned Development (PD) to permit the development of 103 single-family residential dwellings units along with 150 feet of a flex of the Suburban Mixed Use -6 (SMU-6) 150 from the north side onto the subject site		
Parcel Size (Approx.):	24.59 acres		
Street Functional Classification:	Tom Folsom Road – County Collector Harney Road - County Arterial		
Locational Criteria:	N/A		
Evacuation Zone:	None		



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Context

- The 24.59 +/- acre subject site is located on the west side of Tom Folsom Road, north of Harney Road and south of East Fowler Avenue. It is located in the Urban Service Area. The subject site is within the limits of the Thonotosassa Community Plan.
- The subject site's Future Land Use designation is Residential-4 (RES-4) on the Future Land Use Map. Typical uses of RES-4 include residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element. RES-4 is located to the south and east of the subject site. Suburban Mixed-Use 6 (SMU-6) is located to the north and west.
- The subject property is currently zoned Agricultural Rural (AR). AR is located directly to the south and west of the site. To the northwest are Planned Developments. Residential Single Family Conventional-9 (RSC-9), Residential Single-Family Conventional-6 (RSC-6) and Commercial General (CG) are located to the northeast. Agricultural Single Family-1 (AS-1) is located to the southeast of the subject site. A small parcel of Commercial Neighborhood (CN) is located to the southeast of the side.
- The subject site is currently existing agricultural land. Agricultural uses are located directly south. Single-Family residential dwellings are also located to the south, east and north of the subject site. Public Institutional uses are located directly to the north and to the east of the site. There are light commercial, and manufacturing uses to the west of the subject site along Fort King Highway.
- The applicant is requesting to rezone the subject site from Agricultural Rural (AR) to a Planned Development (PD) to permit the development of 103 single-family residential dwellings. The applicant is also requesting to flex 150 feet of the Suburban Mixed Use-6 (SMU-6) that is located directly north of the subject site.

Compliance with Comprehensive Plan:

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

Future Land Use Element

Urban Service Area

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

Policy 1.4:

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 the Future Land Use Map

Objective 7:

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

Policy 7.3:

The land use category boundaries may be considered for interpretation as flexible boundaries in accordance with the Flex Provision as follows:

- Through application of the flex provision, the land use category boundaries shall be deemed to extend beyond the precise line to include property adjoining or separated by a man made or natural feature from the existing boundary line.
- The line may be relocated a maximum of 500 feet from the existing land use boundary of the adopted Land Use Plan Map. Right-of-Way is not included in the measurement of the 500 foot flex.
- No new flexes can be extended from an existing flexed area.
- All flexes must be parallel to the land use category line.
- Flexes are not permitted in the Rural Areaor in areas specified in Community Plans. Flexes are also not permitted from the Urban Service Area into the Rural Area. All flexes in the Rural Area approved prior to July 2007 are recognized and are not to be considered non-conforming.
- Flexes to increase residential density are not permitted in the Coastal High Hazard Area.
- Flexes are not permitted from a municipality into the unincorporated county.
- A flex must be requested as part of planned development or site plan oriented rezoning application. Major Modification to approved zoning that changes the intensity, density or the range of uses will require that the previous flex request be re-evaluated for consistency and a new flex request may be required.
- Applicants requesting a flex must provide written justification that they meet the criteria for a flex as outlined below.
- The Board of County Commissioners may flex the plan category boundary to recognize or grant a zoning district which is not permitted in the land use category but lies within the distance of a conforming land use category, as described above. Prior to the determination by the Board of County Commissioner, the staff of the Planning Commission shall make a recommendation on the consistency of the request with the Comprehensive Plan.

Policy 7.4:

The criteria for consideration of a flex request are as follows:

- The availability and adequacy of public facilities to serve the proposed development accommodated by the flex;
- The compatibility with surrounding land uses and their density and intensity;
- The utilization of the flex furthers other goals, objectives and policies of the Future Land Use Element.

Relationship to Land Development Regulations

PD 22-0319

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

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

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

Environmental Considerations

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

Policy 13.3: Environmentally Sensitive Land Credit

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

Wetlands are considered to be the following:

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

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

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

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

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

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

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

Neighborhood/Community Development

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

Policy 16.2:

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

Policy 16.3:

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

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

Policy 16.8:

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

Policy 16.10:

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

Policy 16.13:

Medium and high density residential and mixed use development is encouraged to be located along transit emphasis corridors, potential transit corridors on the MPO 2050 Transit Concept Map and collector and arterial roadways within the Urban Service Area.

Community Design Component

- 5.0 NEIGHBORHOOD LEVEL DESIGN
- 5.1 COMPATIBILITY
- **GOAL 12:** Design neighborhoods which are related to the predominant character of the surroundings.

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

LIVABLE COMMUNITIES: Thonotosassa Community Plan

Goals

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

Staff Analysis of Goals, Objectives and Policies:

The applicant is requesting to rezone the subject site from Agricultural Rural (AR) to a Planned Development (PD) to permit the development of 103 single-family residential dwellings. The applicant is also requesting to flex 150 feet of the Suburban Mixed Use-6 (SMU-6) that is located directly north of the subject site. The subject site's Future Land Use classification is Residential-4 (RES-4). The subject site is located in the Urban Service Area and is within the limits of the Thonotosassa Community Plan.

Objective 1 of the FLUE states that 80 percent of the growth of the county is to be within the Urban Service Area. The applicant is proposing a residential development of 103 dwelling units within the Urban Service Area. Policy 1.4 states that "Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." In this case, the subject site is located along Tom Folsom Road, between Harney Road and Fort King Highway and the surrounding development pattern in this area between these roads is primarily residential uses. Moreover, introducing uses other than residential in this area would present compatibility concerns with the already existing surrounding residential.

The applicant is requesting a flex of 150 feet of the Suburban Mixed-Use-6 (SMU) Future Land Use from the north. This would allow the applicant to build a maximum of 107 dwelling units, however they are proposing only 103. The applicant states that the flex request meets the intent of Policy 7.3 and 7.4 of the Future Land Use Element (FLUE) because it is within a Residential Future Land Use category and is a residential use and is compatible to the surrounding single-family residential dwellings in the surrounding area. The applicant states that the request furthers Policy 16.3 of the FLUE by providing development that is like and complimentary and is consistent with Policy 16.8, 16.9 and 16.10 in design. Planning Commission Staff have reviewed the flex request and find that it is consistent with the flex criteria as per Policy 7.3 and Policy 7.4 of the Future Land Use Element.

Objective 9 and Policy 9.2 require that all development in the county meet local, state and federal land development standards. The applicant has redesigned the site plan to meet EPC's requirements and EPC has no objection. The requested Design Exceptions and Administrative Variances are supported by County Staff and have been approved by the County Engineer.

There are less than 25% wetlands on the subject site and the Environmental Protection Commission has no objection to the proposed use. The proposed development therefore meets the intent of Objective 13 and Policy 13.3 which permits the calculation of density where there are less than 25% wetlands on site with the full gross acreage of the site.

The proposed development meets the intent of the Neighborhood Protection Policies of Objective 16. Policies 16.2 and 16.3 require the use of site planning techniques and the gradual transition of uses and intensities. The applicant will be providing full connectivity on the north side with Boki Lane as well as full access from Tom Folsom Road. Stub outs for future connection will also be provided to the south (folio # 60946.0000) and west (folio # 60929.0000). The proposed density of the residential development provides an appropriate transition from the SMU-6 to the north and RES-4 to the south. The proposed development also meets the intent of Policy 16.8 and 16.10 as comparable densities and various housing types already exist in the surrounding area which range from 6,000 square foot lots similar to the proposed development all the way to 12,000 square foot lots.

The Community Design Component (CDC) in the FLUE provides policy direction about designing neighborhoods that are related to the predominant character of the area. Goal 12 and Objective 12-1 require new development to be designed in a compatible way to the surrounding area. The proposed development is compatible with the existing single-family residential uses in the surrounding area and is an example of low-to-medium density residential development that is appropriate as it is right on the edge of the urban service area where such a development is expected.

The proposed development also meets the intent of Goal 4 of the Thonotosassa Community Plan which seeks to maintain a diversity of housing types and styles within its boundaries and limit the encroachment of commercial uses in residential areas. The proposed use is acceptable in this area as it is between two commercially oriented corridors of Fort King Highway and Harney Road and would limit commercial encroachment from either of these two corridors into the surrounding residential areas.

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

Recommendation

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

AGRICULTURAL/MINING-1/20 (.25 FAR) REGIONAL MIXED USE-35 (2:0 FAR) Map Printed from Rezoning System: 12/29/2021 RESIDENTIAL-1 (.25 FAR) 1,100 Rezonings STATUS H J 22-0319 by amsility LOS TO MAN TO NO. E Fowler Ave Interstate 75 N Interstate 75 S

HILLSBOROUGH COUNTY **FUTURE LAND USE**

RZ PD 22-0319

<all other values> APPROVED

Tampa Service WITHDRAWN CONTINUED PENDING DENIED

Jurisdiction Boundary County Boundary Urban Service Shoreline

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

AGRICULTURAL ESTATE-1/2.5 (.25 FAR)

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

RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-9 (.35 FAR)

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

RESIDENTIAL-20 (.35 FAR)

RESIDENTIAL-35 (1.0 FAR)

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

COMMUNITY MIXED USE-12 (.50 FAR) SUBURBAN MIXED USE-6 (.35 FAR) URBAN MIXED USE-20 (1.0 FAR)

ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE) RESEARCH CORPORATE PARK (1.0 FAR)

LIGHT INDUSTRIAL PLANNED (.50 FAR)

HEAVY INDUSTRIAL (.50 FAR) LIGHT INDUSTRIAL (.50 FAR) NATURAL PRESERVATION PUBLIC/QUASI-PUBLIC

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

PMorris Bridge Rd



Fle: G:/RezoningSystem/MapPI Author: Beverly F. Daniels

GENERAL SITE PLAN FOR CERTIFICATION



DEVELOPMENT SERVICES

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

HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

BOARD OF COUNTY COMMISSIONERS

Harry Cohen
Ken Hagan
Pat Kemp
Gwendolyn "Gwen" Myers
Kimberly Overman
Mariella Smith
Stacy R. White
COUNTY ADMINISTRATOR
Bonnie M. Wise

Bonnie M. Wise COUNTY ATTORNEY

Christine M. Beck

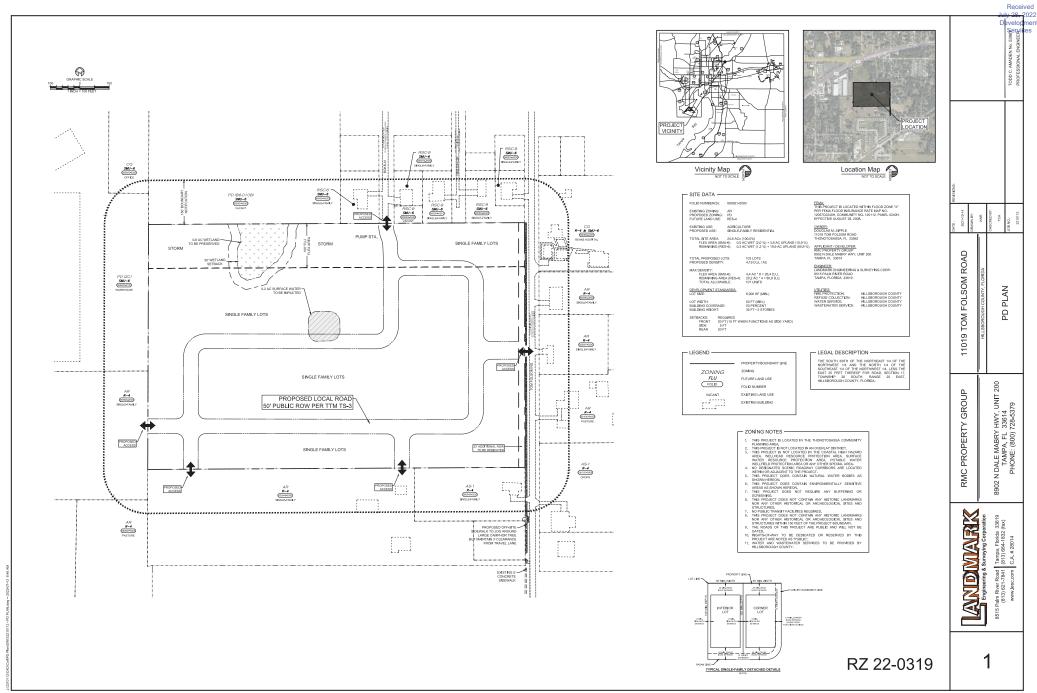
INTERNAL AUDITOR

Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name:	
Zoning File:	Modification:
Atlas Page:	Submitted:
To Planner for Review:	Date Due:
Contact Person:	Phone:
Right-Of-Way or Land Required for I	Dedication: Yes No
() The Development Services Departm	ent HAS NO OBJECTION to this General Site Plan.
() The Development Services Departm Site Plan for the following reasons:	ent RECOMMENDS DISAPPROVAL of this General
Reviewed by:	Date:
Date Agent/Owner notified of Disapp	roval:



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department REVIEWER: Richard Perez, AICP PLANNING AREA: TH/Central		DATE: 6/01/2022 AGENCY/DEPT: Transportation PETITION NO: PD 22-0319
	This agency has no comments.	
	This agency has no objection.	
X	This agency has no objection, subject to the listed or attach	ed conditions.
	This agency objects for the reasons set forth below.	

CONDITIONS OF ZONING APPROVAL

- If PD 22-0319 is approved, the County Engineer will approve a Design Exception (dated April 3, 2022 and revised May 20, 2022) which was found approvable by the County Engineer (on June 1, 2022) for Tom Folsom Rd. substandard road improvements. As Tom Folsom Rd. is a substandard rural collector roadway, the developer will be required to make certain improvements to Tom Folsom Rd. consistent with the Design Exception including:
 - a. Right of way to remain +/-50 feet wide;
 - b. Lane width to remain 10 feet wide;
 - c. No paved shoulders;
 - d. Drainage Ditch to remain unmodified; and
 - e. Provide +/-1,100 feet of new 5-foot sidewalk on the west side of the roadway along the project frontage and south to the existing sidewalk north of Harney Rd. The sidewalk shall be allowed to deviate around an existing tree, however shall not be constructed closer than 3 feet to the travel lane.
- If PD 22-0319 is approved, the County Engineer will approve an Administrative Variance (dated May 20, 2022) which was found approvable by the County Engineer (on June 1, 2022) for Boki Ln. substandard road improvements.
- Primary vehicular and pedestrian access to the project shall be provided from Tom Folsom Rd, as shown on the PD Site Plan.
- A vehicular and pedestrian access connection shall be constructed to Boki Ln., as shown on the PD site plan
- Roadway stubouts shall be constructed to folio# 60946.0000 and foilo#60929.0000, as shown on the PD Site Plan.

- The vehicular and pedestrian connection stubouts to folio# 60946.0000 and foilo#60929.0000 shall be constructed to the property line. In addition to any end-of-way treatment/signage required by the Manual of Uniform Traffic Devices (MUTCD), the developer shall place signage which identifies roadway stub-outs as a "Future Roadway Connection".
- With the initial increment of development, the developer shall construct a northbound left turn lane into the project entrance on Tom Folsom Road.
- Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access shall be allowed anywhere along the project boundary.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone the subject property from Agricultural Residential (AR) to Planned Development (PD) to construct 103 single family residential lots on +/-24.59 acres. The site is located on the west side of Tom Folsom Rd., approximately 809 feet south of East Fowler Ave., within the Thonotosassa Community Plan Area. The Future Land Use designation of the site is Residential 4 (R-4).

Trip Generation Analysis

The applicant submitted a trip generation and site access analysis as required by the Development Review Procedures Manual (DRPM). Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour	Total Peak Hour Trips	
·	Two-Way Volume	AM	PM
AR: 4 Units, Single Family Detached (ITE 210)	47	4	5

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour	Total Peak Hour Trips	
<u> </u>	Two-Way Volume	AM	PM
PD: 103 Units, Single Family Detached (ITE 210)	972	76	102

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour	Total Peak Hour Trips	
Zoning, Lane Ose/Size	Two-Way Volume	AM	PM
Difference (+/-)	+925	+72	+97

The proposed rezoning will not result in an increase in potential trip generation.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject property fronts Tom Folsom Rd to the east. To the north Boki Ln. and Higdon Dr. dead-end at the property boundary.

Tom Folsom Rd.

Tom Folsm Rd. is a substandard 2-lane, undivided, County collector rural roadway. The roadway consists of +/-10-foot lanes with no shoulders or bicycle facilities and no sidewalks within the vicinity of the project. There are swales on both sides of the road. The roadway lies within +/- 50 feet of right-of-way.

Pursuant to the Hillsborough County Transportation Technical Manual, a rural collector roadway shall meet the typical section TS-7 standard. TS-7 standard includes 12-foot-wide lanes, 8-foot shoulders with 5 foot paved, and 5-foot wide sidewalks on both sides and swales within a minimum of 96 feet of right-of-way. Tom Folsom Rd. is not included in the Hillsborough County Corridor Preservation Plan.

The applicant is requesting a design exception to construct 1,100 feet of sidewalk on the west side of Tom Folsom Rd. in lieu of improving the roadway to standard. See the Design Exception request section below for additional detail.

Boki Ln.

Boki Ln. is a substandard 2-lane County rural local roadway. The roadway consists of \pm 10-foot lanes, unpaved shoulders, no sidewalks, and no bike lanes. The roadway lies within \pm 50 feet of right-of-way. The roadway stubs out to the subject property's northern boundary.

Pursuant to the Hillsborough County Transportation Technical Manual, a rural local roadway shall meet the typical section TS-7 standard. TS-7 standard includes 12-foot-wide lanes, 8-foot shoulders with 5 foot paved, and 5-foot wide sidewalks on both sides and swales within a minimum of 96 feet of right-of-way. Boki Ln. is not included in the Hillsborough County Corridor Preservation Plan.

The applicant is requesting an 6.04.02.B administrative variance to waive substandard roadway improvements discussed below.

Higdon Dr.

Higdon Dr. is a substandard private local roadway. The roadway consists of unpaved lanes with no sidewalks within +/-50 feet of right of way. The roadway appears to stub out to the subject property's northern boundary.

Pursuant to the Hillsborough County Transportation Technical Manual, a rural local roadway shall meet the typical section TS-7 standard. TS-7 standard includes 12-foot-wide lanes, 8-foot shoulders with 5 foot paved, and 5-foot wide sidewalks on both sides and swales within a minimum of 96 feet of right-of-way. Higdon Dr. is not included in the Hillsborough County Corridor Preservation Plan.

SITE ACCESS & CONNECTIVITY

The proposed PD site plan provides for vehicular and pedestrian access to Tom Folsom Rd., Boki Ln. and stubout connections to the western and southern boundary for future connections to adjacent properties.

Based on the applicant's site access analysis, a 245-foot northbound left turn lane is warranted at the Tom Folsom project entrance. A southbound right turn lane is not warranted.

The subdivision roadway connection to Boki Ln. is required per Hillsborough County Land Development Code (LDC), Sec. 6.02.01. A. 16. for streets in any subdivision or site plan to connect to other existing streets outside the proposed subdivision.

The subdivision roadway stubouts to the west (folio#60929.0000) and to the south (folio#60946.0000) are consistent with subdivision connectivity requirements of Hillsborough County LDC, Sec. 6.02.01. A. 15. to "ensure future street connections where a proposed development abuts unplatted land or a future development phase of the same development, street stubs shall be provided to provide access to all abutting properties".

The PD site plan proposes the subdivision roads to be dedicated to the public and will be constructed consistent with the County Transportation Technical Manual TS-3 local roadway typical section. In addition to any end-of-way treatment and signage required by the Manual of Uniform Traffic (MUTCD) for the roadway stubouts, the developer will be required to place signage which identifies roadway stubouts as a "Future Roadway Connection".

REQUESTED DESIGN EXCEPTION: TOM FOLSOM ROAD

As Tom Folsom Rd. is a substandard rural collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request for Tom Folsom Rd. (April 3, 2022 and revised May 20, 2022) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on June 1, 2022). The developer will be required to make certain improvements to Tom Folsom Rd. consistent with the Design Exception including:

- a. Right of way to remain +/-50 feet wide;
- b. Lane width to remain 10 feet wide;
- c. No paved shoulders;
- d. Drainage Ditch to remain unmodified; and
- e. Provide +/-1,100 feet of new 5-foot sidewalk on the west side of the roadway along the project frontage and south to the existing sidewalk north of Harney Rd. The sidewalk shall be allowed to deviate around an existing tree but shall not be constructed closer than 3 feet to the travel lane.

If this zoning is approved, the County Engineer will approve the Design Exception request.

REQUESTED ADMINISTRATIVE VARIANCE: BOKI LANE SUBSTANDARD ROADWAY

The applicant submitted a Section 6.04.02.B. Administrative Variance Request (dated May 20, 2022) from the Section 6.04.03. L. LDC requirement, governing improvements to substandard roadways, for Boki Ln. Based upon the substandard condition of Boki Ln. the LDC requires that improvements to meet the current standards of the Hillsborough County Transportation Technical Manual (TTM) TS-7 Typical Section (for 2-Lane, rural collector roadways). Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on June 1, 2022.

If this rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request.

LEVEL OF SERVICE (LOS)

Tom Folsom Rd. is not a regulated roadway in the 2020 Hillsborough County Level of Service (LOS) Report.

Perez, Richard

From: Williams, Michael

Sent: Wednesday, June 1, 2022 1:22 PM **To:** Michael Yates; vcastro@palmtraffic.com

Cc: Tirado, Sheida; Heinrich, Michelle; Perez, Richard; PW-CEIntake

Subject: FW: PD 22-0319 DE & AV Review

Attachments: 22-0319 DEReq 05-23-22.pdf; 22-0319 AVReq 05-23-22.pdf

Importance: High

Michael/Vicki,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) and Design Exception (DE) for PD 22-0319 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Ingrid Padron (padroni@hillsboroughcounty.org or 813-307-1709) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

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

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

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-celntake@hillsboroughcounty.org

Mike

Michael J. Williams, P.E.

Director, Development Review County Engineer

Development Services Department

P: (813) 307-1851 M: (813) 614-2190

E: Williamsm@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>

Sent: Monday, May 30, 2022 5:54 PM

To: Williams, Michael < Williams M@Hillsborough County. ORG>

Cc: Perez, Richard < PerezRL@hillsboroughcounty.org>

Subject: PD 22-0319 DE & AV Review

Importance: High

Hello Mike,

The following DE and De for this zoning case are approvable to me, please include the following people in your email.

vcastro@palmtraffic.com myates@palmtraffic.com HeinrichM@HillsboroughCounty.ORG PerezRL@hillsboroughcounty.org

Best Regards,

Sheida L. Tirado, PE (she/her/hers)

Transportation Review Manager

Development Services Department

P: (813) 276-8364

E: tirados@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

From: Rome, Ashley < Rome A@hillsboroughcounty.org >

Sent: Tuesday, May 24, 2022 9:50 AM

To: Allen, Cari <allenCa@hillsboroughcounty.org>; Andrea Papandrew <papandrewa@plancom.org>; Blinck, Jim

<<u>BlinckJ@HillsboroughCounty.ORG</u>>; Brown, Gregory <<u>BrownGr@hillsboroughcounty.org</u>>; Cabrera, Richard

<CabreraR@HillsboroughCounty.ORG>; Dalfino, Jarryd <DalfinoJ@hillsboroughcounty.org>; Santos, Daniel

<daniel.santos@dot.state.fl.us>; David Skrelunas <David.Skrelunas@dot.state.fl.us>; DeWayne Brown

<brownd2@gohart.org>; Dickerson, Ross < DickersonR@HillsboroughCounty.ORG>; Ellen Morrison

<ellen.morrison@swfwmd.state.fl.us>; Franklin, Deborah <FranklinDS@hillsboroughcounty.org>; Greg Colangelo

colangeg@plancom.org>; Hansen, Raymond <HansenR@hillsboroughcounty.org>; Holman, Emily - PUD

< HolmanE@HillsboroughCounty.ORG >; Hummel, Christina < HummelC@hillsboroughcounty.org >; Impact Fees

<ImpactFees@hillsboroughcounty.org>; James Hamilton <i khamilton@tecoenergy.com>; Jillian Massey

<masseyj@plancom.org>; Justin Willits <WillitsJ@gohart.org>; Kaiser, Bernard <KAISERB@HillsboroughCounty.ORG>;

Karla Llanos < llanosk@plancom.org; Katz, Jonah < KatzJ@hillsboroughcounty.org; Kyle Brown

<kyle.brown@myfwc.com>; landuse-zoningreviews@tampabaywater.org; Mineer, Lindsey

<<u>Lindsey.Mineer@dot.state.fl.us</u>>; Lindstrom, Eric <<u>LindstromE@hillsboroug</u>hcounty.org>; Mackenzie, Jason

< <u>MackenzieJ@hillsboroughcounty.org</u>>; Matthew Pleasant < <u>matthew.pleasant@hcps.net</u>>; McGuire, Kevin

<McGuireK@HillsboroughCounty.ORG>; Melanie Ganas <mxganas@tecoenergy.com>; Melissa Lienhard

lienhardm@plancom.org>; Olivia Ryall <oryall@teamhcso.com>; Perez, Richard <PerezRL@hillsboroughcounty.org>;

Petrovic, Jaksa <<u>PetrovicJ@HillsboroughCounty.ORG</u>>; Pezone, Kathleen <<u>PezoneK@hillsboroughcounty.org</u>>; Ratliff,

James < Resinger, Rebecca < HessingerR@hillsboroughcounty.org; Renee Kamen

<renee.kamen@hcps.net>; Revette, Nacole <<u>RevetteN@HillsboroughCounty.ORG</u>>; Carroll, Richard

< <u>CarrollR@HillsboroughCounty.ORG</u>>; Rochelle, Randy < <u>RochelleR@HillsboroughCounty.ORG</u>>; Rodriguez, Dan

<<u>RodriguezD@gohart.org</u>>; RP-Development <<u>RP-Development@hillsboroughcounty.org</u>>; Salisbury, Troy

<<u>SalisburyT@hillsboroughcounty.org</u>>; Salma Ahmad <<u>ahmads@plancom.org</u>>; Sanchez, Silvia <<u>sanchezs@epchc.org</u>>;

Shelton, Carla < Shelton, Carla < a href="mailto:SheltonCounty.org">Shelton, Carla < a href="mailto:SheltonCounty.org">Shelton, Carla < a href="mailto:SheltonC@HillsboroughCounty.org">Shelton, Carla < a href="mailto:SheltonC@HillsboroughCounty.org">Shelton, Carla < a href="mailto:SheltonC@HillsboroughCounty.org">Shelton, Carla < a href="mailto:SheltonCounty.org">Shelton, Carla < a href="mailto:SheltonCounty.org">Shelto

Kimberly <tapleyk@epchc.org>; Thompson, Mike <Thompson@epchc.org>; Tony Mantegna

<<u>tmantegna@tampaairport.com</u>>; Turbiville, John (Forest) <<u>TurbivilleJ@HillsboroughCounty.ORG</u>>; Woodard, Sterlin

<woodard@epchc.org>; Yeneka Mills <millsy@plancom.org>

Cc: Grady, Brian < GradyB@HillsboroughCounty.ORG >; Heinrich, Michelle < HeinrichM@HillsboroughCounty.ORG >; Timoteo, Rosalina < TimoteoR@HillsboroughCounty.ORG >; Padron, Ingrid < PadronI@hillsboroughcounty.org >; Tirado, Sheida < TiradoS@hillsboroughcounty.org >; Williams, Michael < WilliamsM@HillsboroughCounty.ORG >

Subject: RE RZ PD 22-0319

Good Day All,

Please be advised, we have received and uploaded to Optix **revised documents/plans** for the above mentioned application. Please review and comment.

For further information regarding the change/update please contact the assigned planner.

Planner assigned:

Planner: Michelle Heinrich

Contact: heinrichm@hillsboroughcounty.org

Have a good one,

Ashley Rome

Planning & Zoning Technician

Development Services Dept.

P: (813) 272-5595

E: romea@hillsboroughcounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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May 20, 2022

Mr. Michael Williams, P.E.
Hillsborough County Development Services
County Engineer
Development Review Director
601 East Kennedy Boulevard, 20th Floor
Tampa, Florida 33602

RE: Sipple Property – REZ 22-0139

Administrative Variance Request - Boki Lane

Palm Traffic Project No. T21084

Dear Mr. Williams:

The purpose of this letter is to provide justification for the administrative variance to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility) in association with the proposed development of a 103 lot single family subdivision located west of Tom Folsom Road and north of Harney Road, as shown in Figure 1. This request is made based on our virtual meeting on February 18, 2022 with Hillsborough County staff. The zoning site plan is included as Figure 2.

The project proposes to have one (1) full access to Tom Folsom Road (a separate Design Exception will be submitted for Tom Folsom Road) aligning with a single-family residential driveway and a secondary connection to Boki Lane where it currently dead ends today. Boki Lane is identified in the Hillsborough County Comprehensive Plan Functional Classification Map as a local road. Boki Lane was identified during our meeting as a substandard road.

This request is for an administrative variance to the TS-7 typical section of the Hillsborough County Transportation Technical Manual in accordance with LDC Section 6.04.02.B for the section from Fowler Avenue to our project connection, for the following reasons: (a) there is an unreasonable burden on the applicant; (b) the variance would not be detrimental to the public health, safety and welfare; and; if applicable, (c) without the variance, reasonable access cannot be provided. These items are further discussed below.

a) There is unreasonable burden on the applicant

The existing ROW along Boki Lane is approximately 50 feet. The typical TS-7 section for local and collector rural roadway requires a minimum of 96 feet of ROW with 12-foot travel lanes, a 5-foot paved shoulder, open drainage and a 5-foot sidewalk. Boki Lane varies between 9-foot and 10-foot travel lanes with relatively flat unpaved shoulders on both sides. The deficiency in the existing section compared to the TS-7 is the reduced lane widths, no paved shoulders, no open drainage ditch and sidewalks are not provided. These cannot be provided because of the limited existing ROW. The connection to Boki Lane is being provided to connect a dead-end street. No project traffic is assumed to use this connection.

Mr. Michael Williams, P.E. May 20, 2022 Page 2

The variance would not be detrimental to the public health, safety and welfare.

Boki Lane does not have a posted speed limit, but would be assumed to be 25 mph. This section of roadway is rural in nature and serves approximately 11 single family residences. The connection of the existing dead end will provide a second means of access for the residents of Boki Lane and provide emergency vehicles an alternative means of access in the event of an emergency on Boki Lane. Given the information outlined in this section, the reduced lane width, lack of paved shoulder and no sidewalk will not have any impact on public health, safety, or welfare.

b) Without the variance, reasonable access cannot be provided.

The primary means of access for the proposed project is Tom Folsom Road. The connection to Boki Lane is a secondary connection being provided to connect a dead-end street. Again, this section of roadway is very rural in nature and only serves approximately 11 single family residences. The existing 9 to 10-foot travel lanes and unpaved shoulders help keep the speed down and help provide a safe section that serves the existing residents. No project traffic is assumed to use this connection.

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

Sincerely,

Palm Traffic

Vicki L Castro Digitally signed by Vicki L Castro Date: 2022.05.20 11:09:58 -04'00'

Vicki L Castro, P.E. Principal

d

Based on the information provided by t	he applicant, this request is:	
Disapproved	Approved with Conditions	Approved
If there are any further questions or you	need clarification, please contact Sheid	a Tirado, P.E.
		Sincerely

Michael J. Williams Hillsborough County Engineer

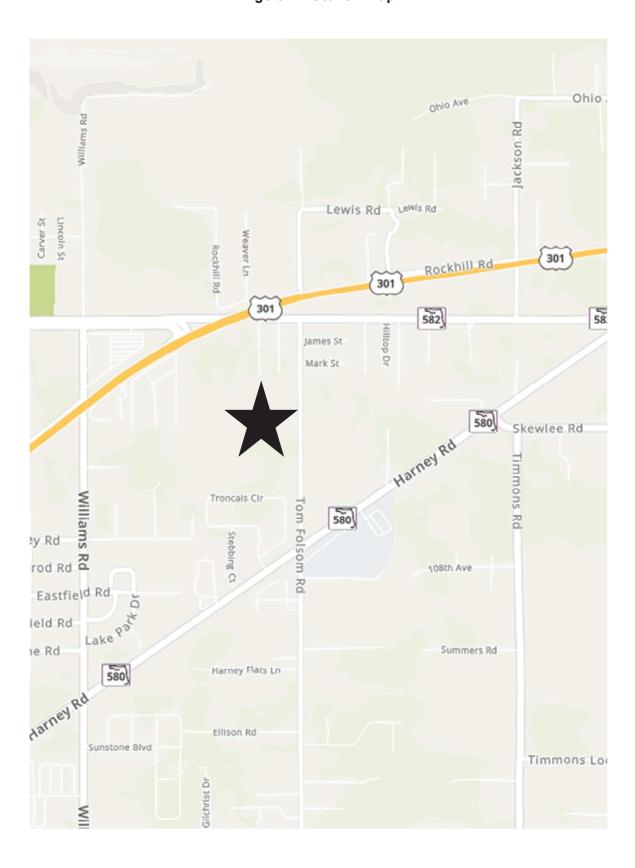
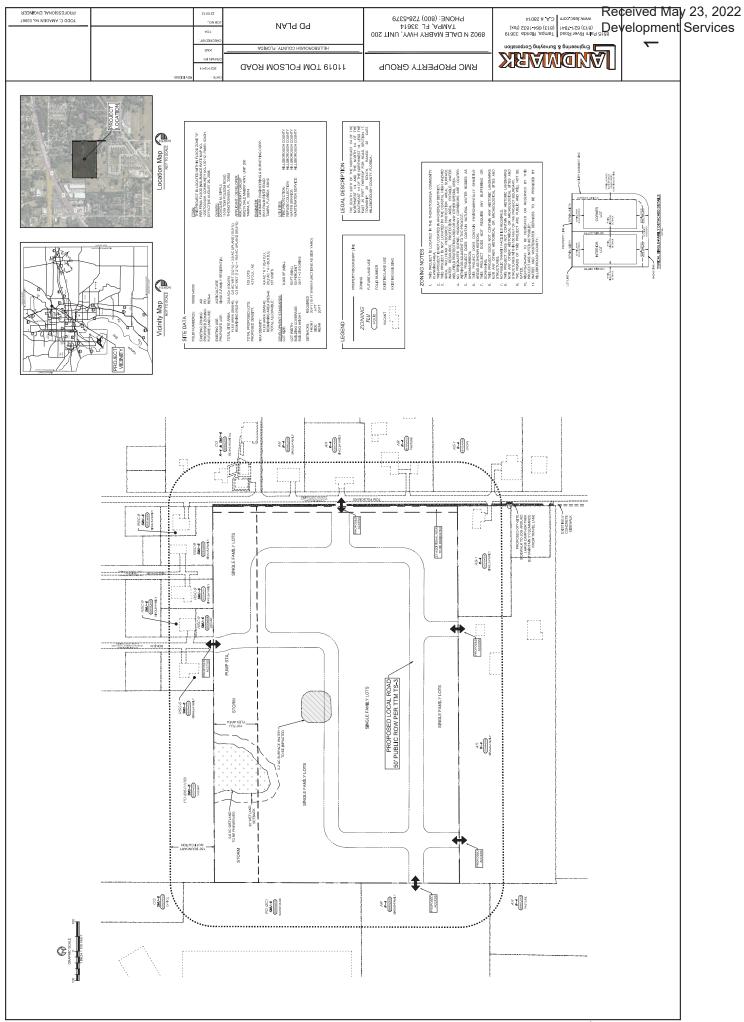


Figure 1. Location Map





April 03, 2022 Revised May 20, 2022

Mr. Michael Williams, P.E.
Hillsborough County
Development Service Department
Development Review Director
County Engineer
601 East Kennedy Boulevard, 20th Floor
Tampa, Florida 33602

RE: Sipple Property (22-0319)

Design Exception – Tom Folsom Road
Palm Traffic Project No. T21084

Dear Mr. Williams:

The purpose of this letter is to provide justification for the design exception per Transportation Technical Manual (TTM) 1.7 to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility) in association with the proposed development of 103 single family dwelling units located west of Tom Folsom Road and north of Harney Road, as shown in Figure 1. This request is made based on our virtual meeting on February 18, 2022 with Hillsborough County staff.

The project proposes to have one (1) full access to Tom Folsom Road and one (1) secondary connection to Boki Lane (a separate AV variance will be submitted for Boki Lane). Future connection to the south and west will be provided.

Tom Folsom Road is identified in the Hillsborough County Comprehensive Plan Functional Classification Map as a collector roadway and was identified during our meeting as a substandard road. Tom Folsom Road has a posted speed limit of 35 mph with approximately 71 AM peak hour trip ends and 192 PM peak hour trip ends (approximately 1,315 daily trip ends). Tom Folsom Road currently has 10-foot travel lanes, in approximately 50 feet of right of way. No sidewalk or bike lanes currently exist on either side of Tom Folsom Road in the vicinity of the project.

This Design Exception Request includes the following exceptions to the TS-7 for Tom Folsom Road:

- 1. Right of Way TS-7 requires 96 feet of right of way. The existing right of way is approximately 50 feet along Tom Folsom Road.
- 2. Lane Width TS-7 has 12-foot travel lanes. The existing roadway has 10-foot travel lanes. According to Table 210.2.1 of the 20202 Florida Design Manual, 10-foot travel lanes are acceptable for Suburban (C3)/Urban General (C4) roadways. The 10-foot travel lanes help keep the speed down in the residential areas.
- 3. Shoulders TS 7 has 8-foot shoulder with 5 foot paved. The existing roadway has little to no shoulders along the subject section. However, the area adjacent to the roadway are relatively flat and provide an effective shoulder.
- 4. Drainage Ditch TS-7 has drainage ditches on both side of the road. There are existing ditches along Tom Folsom Road, however, the depth and width do not meet the TS-7 standards. Since the ditches are existing and meet the side slope requirements in TS-7 no modifications are proposed.

Mr. Michael Williams, P.E. May 20, 2022 Page 2

5. Sidewalk - TS-7 has sidewalk on both sides of the roadway. Tom Folsom Road currently has sidewalk along the west side of Tom Folsom, for approximately 750 feet north of Harney Road. Given Folsom Elementary School is located in the southeast corner of Harney Road and Tom Folsom Road, with this development approximately 1,100 feet of 5-foot sidewalk will be added to the west side of Tom Folsom Road from the northern property line south to the existing sidewalk, north of Harney Road. There is one section that has a tree that is partially within the right of way, so the sidewalk will go around the tree, but will not be closer than 3 feet to the travel lane. Figure 2 illustrates the sidewalk detail in this location. It is not anticipated additional ROW will be required to accommodate the sidewalk outside the project boundary.

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

Sincerely,

Palm Traffic



Digitally signed by Vicki L -04'00'

Vicki L Castro, P.E. Principal

Approved

Based on the information provided by the applicant, this request is: Disapproved Approved with Conditions If there are any further questions or you need clarification, please contact Sheida Tirada, P.E. Sincerely,

> Michael J. Williams Development Review Director Hillsborough County Engineer

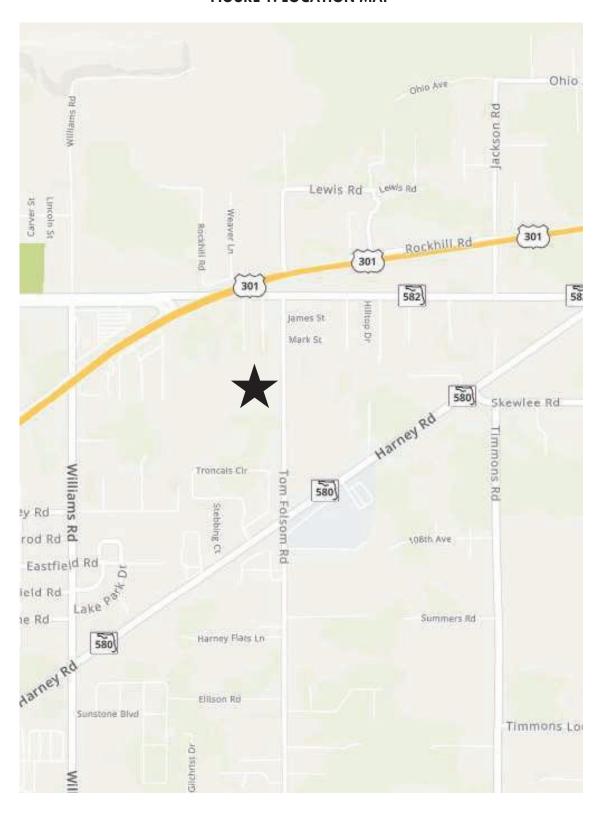
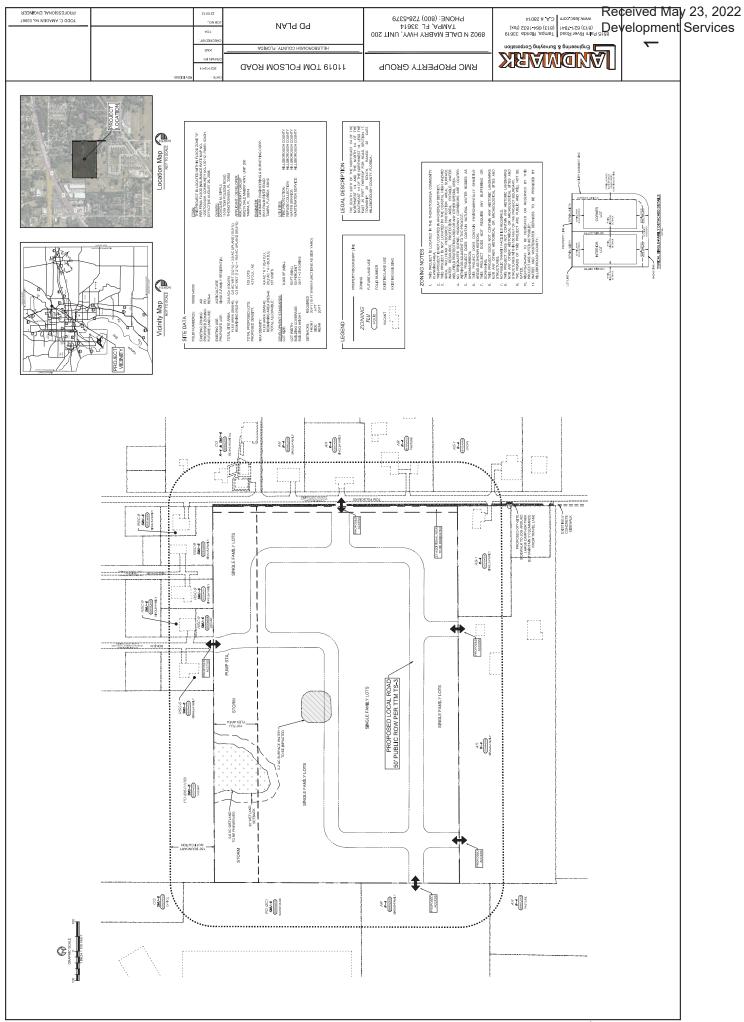
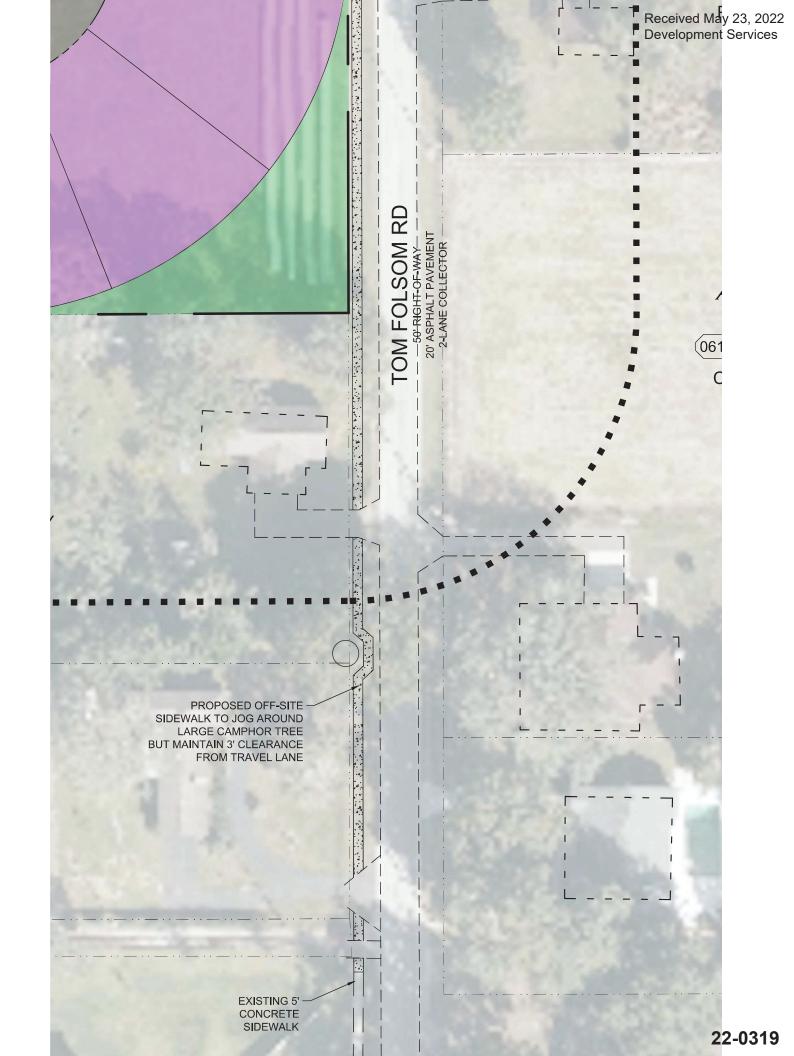


FIGURE 1. LOCATION MAP





Received May 23 2022 Developm ent Se **TS-**2 1 OF DRAWING NO. UTILITY EASEMENT SHEET NO. **,** B/W LINE EXIST. GROUND-2**7 UTILITY POLES 5° SIDEWALK FLAT 0.02 NO TREES OR SHRUBS 2' MIN TO 3.5' 1:4 MAX

TYPICAL SECTION

TYPE "B" STABILIZATION LBR 40

BASE-

ASPHALT

2' MIN TO 3.5'

-UTILITY POLES

- FLAT

EXIST. GROUND

CLEAR ZONE VARIES 2,' SOD

96' MIN. RIGHT OF WAY

G CONST.

CLEAR ZONE VARIES

NO TREES OR SHRUBS

UTILITY | EASEMENT 10,

5' PAVED-SHLDR.

-5' PAVED SHLDR.

œ

œ

SIDEWALK

R/W LINE

12,

12,

PROFILE GRADE

0.02

0.02

90.0

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 50 MPH

- ALL DIMENSIONS SHOWN ARE MINIMUM.
- SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS. . 2 %
- PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR MPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
 - SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT) PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE. 4. 3.

Hillsborough County Florida **TRANSPORTATION TECHNICAL** REVISION DATE: 10/17

MANUAL

LOCAL & COLLECTOR RURAL ROADS (2 LANE UNDIVIDED) TYPICAL SECTION

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	
Tom Folsom Rd.	County Collector - Rural	2 Lanes ⊠ Substandard Road □Sufficient ROW Width	 □ Corridor Preservation Plan ☑ Site Access Improvements ☑ Substandard Road Improvements □ Other 	
Boki Ln.	County Local - Rural	2 Lanes ⊠ Substandard Road □Sufficient ROW Width	☐ Corridor Preservation Plan☐ Site Access Improvements☐ Substandard Road Improvements☐ Other	
Hidgon Dr.	Private	2 Lanes ⊠ Substandard Road □Sufficient ROW Width	□ Corridor Preservation Plan□ Site Access Improvements□ Substandard Road Improvements□ Other	

Project Trip Generation ☐ Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	47	4	5	
Proposed	972	76	102	
Difference (+/-)	+925	+72	+97	

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

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

Design Exception/Administrative Variance □ Not applicable for this request			
Road Name/Nature of Request	Туре	Finding	
Tom Folsom Rd.	Design Exception Requested	Approvable	
Boki Ln.	Administrative Variance Requested	Approvable	
Notes:			

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

COMMISSION

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Sterlin Woodard, P.E. WETLANDS DIVISION

AGENCY COMMENT SHEET

HEARING DATE: 4/18/2022 COMMENT DATE: March 30, 2022 PETITION NO.: 22-0319 PROPERTY ADDRESS: 11120 Tom Folsom Rd, Thonotosassa, FL EPC REVIEWER: Chris Stiens CONTACT INFORMATION: (813)627-2600 X1225 EMAIL: stiensc@epchc.org TOMMENT DATE: March 30, 2022 PROPERTY ADDRESS: 11120 Tom Folsom Rd, Thonotosassa, FL FOLIO #: 060921.0000 STR: 17-28S-20E

REQUESTED ZONING: AR to PD

FINDINGS		
WETLANDS PRESENT	YES	
SITE INSPECTION DATE	1/18/2022	
WETLAND LINE VALIDITY	NOT VALID	
WETLANDS VERIFICATION (AERIAL PHOTO,	Wetlands are located in the central portion of the	
SOILS SURVEY, EPC FILES)	property & wetlands are located on the north-	
	northwest property line.	

The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:

- Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The

wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

The wetland appears slightly larger than depicted. Final design of buildings, stormwater retention
areas, and ingress/egresses are subject to change pending formal agency jurisdictional
determinations of wetland and other surface water boundaries and approval by the appropriate
regulatory agencies.

INFORMATIONAL COMMENTS:

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

- The subject property contains wetland/OSW areas, which have not been delineated and appear slightly larger than depicted. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface
 waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters
 are further defined as Conservation Areas or Preservation Areas and these areas must be designated
 as such on all development plans and plats. A minimum setback must be maintained around the
 Conservation/Preservation Area and the setback line must also be shown on all future plan
 submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

cs/mst

ec: Todd@Pressmaninc.com



Adequate Facilities Analysis: Rezoning

Date: 4/15/2022 **Acreage:** ±24.6 ac

Jurisdiction: Hillsborough Proposed Zoning: Planned Development

Case Number: 22-0329 Future Land Use: R-4

HCPS #: RZ-439 Maximum Residential Units: 103

Location: 11120 Tom Folsom Rd, Thonotosassa **Residential Type:** Single-Family Detached

Parcel Folio Number(s): 060921.0000

School Data	Folsom Elementary	Jennings Middle	King High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	698	1203	2358
2021-22 Enrollment K-12 enrollment on 2021-22 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	428	726	1503
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	61%	60%	64%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 4/15/2022	20	93	133
Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	20	9	14
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	67%	69%	70%

Notes: Folsom Elementary, Jennings Middle and King High School have adequate capacity for the proposed development at this time.

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

70-100

Renee M. Kamen, AICP Manager, Planning & Siting Growth Management Department Hillsborough County Public Schools

E: renee.kamen@hcps.net

P: 813.272.4083



AGENCY REVIEW COMMENT SHEET

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

TO: Zoning Review, Development Services DATE: 03/04/2022

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: RMC Property Group **PETITION NO:** 22-0319

LOCATION: 11120 Tom Folsom Rd

FOLIO NO: 60921.0000

Estimated Fees:

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

Mobility: \$8,265.00 * 103 units = \$851,295.00 Parks: \$2,145 * 103 units = \$220,935.00 School: \$8,227.00 * 103 units = \$847,381.00 Fire: \$335.00 * 103 units = \$34,505.00 Total Single Family Detached = \$1,954,116.00

Project Summary/Description:

Urban Mobility, Northeast Park/Fire - 103 Single Family Units

WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETIT	ION NO.:	PD22-0319	REVIEWED BY:	Randy Rochelle	DATE: <u>1/31/2022</u>
FOLIC	NO.:	60921.00	00		
			WATER		
	The prope should co	erty lies within the ntact the provide	er to determine the	Water Service Ar availability of water s	ea. The applicant service.
	from the son of Tom For additional	site) <u>and is loca</u> olsom Road . Thi and/or different	ted north of the sus will be the likely	bject property within point-of-connection, on determined at the	oroximately 165 feet the east Right-of-Way however there could be time of the application
	Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include and will need to be completed by the prior to issuance of any building permits prior to June 1, 2022, that will create additional demand on the system.				
			WASTEWA	ΓER	
	The prope	erty lies within the ntact the provide	e r to determine the	Wastewater Service availability of wastev	e Area. The applicant water service.
	1170 fe Right-of-V could be application County th There are Resource however,	eet from the site) Vay of Harney R additional and/o n for service. The at utilizes Temple currently hydra s Department i additional improven	and is located so oad. This will be the different points-one proposed projectle Terrace pump saulic restrictions in savorking with Twements may be re-	outh of the subject pine likely point-of-conf-connection determent is located within a stations and wastew in this system. Hillslifemple Terrace to	site), (approximately roperty within the south inection, however there sined at the time of the las area of Hillsborough vater collection system. Borough County Water resolve these issues; aper's expense before a bin of capacity.
	connectio	n to the County [;] eed to be comple	s wastewater syste	em. The improveme prior to issuance	ne completed prior to nts include of any building permits

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

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management DATE: 4 Jan. 2022				
REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management				
APP	APPLICANT: Todd Pressman PETITION NO: RZ-PD 22-0319			
LOC	CATION: 11120 Tom Folsom Rd, Thonotosassa, FL	33592		
FOL	FOLIO NO: 60921.0000 SEC: 17 TWN: 28 RNG: 20			
\boxtimes	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 atta	ched conditions.		
COMMENTS:				

VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

	X
IN RE:)
ZONE HEARING HEARINGS	MASTER)
	X

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

PAMELA JO HATLEY

Land Use Hearing Master

DATE:

Monday, June 13, 2022

TIME:

Commencing at 6:00 p.m.

Concluding at 11:56 p.m.

PLACE:

Robert W. Saunders, Sr. Public

Library

Ada T. Payne Community Room

1505 N. Nebraska Avenue Tampa, Florida 33602

Reported via Cisco Webex Videoconference by:

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

	Page 155
1	HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS
2	ZONING HEARING MASTER HEARINGS
3	June 13, 2022
4	ZONING HEARING MASTER: PAMELA JO HATLEY
5	
6	D5: Application Number: RZ-PD 22-0319
	Applicant: RMC Property Group
7	Location: 11120 Tom Folsom Rd. Folio Number: 060921.0000
8	Acreage: 24.59 acres, more or less Comprehensive Plan: R-4
9	Service Area: Urban
10	Existing Zoning: AR Request: Rezone to Planned Development
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Page 156 MR. GRADY: The next agenda item then is 1 2 D-5, Rezoning-PD 22-0319. The applicant is RMC Property Group. The request is to rezone from AR 4 to Planned Development. 5 Michelle Heinrich will provide staff 6 recommendation after presentation by the applicant. HEARING MASTER HATLEY: All right. 7 8 Applicant, please? MR. PRESSMAN: Good evening, Hearing 9 Officer. Todd Pressman, 200 Second Avenue South, 10 No. 451 in St. Petersburg. 11 12 I'm here today with Todd Amaden. He's our 13 civil engineer and Mike Yates, our transportation 14 expert. This is a request to rezone property zoned 15 AR to PD to allow 103-unit single-family project. 16 There's a flex to the SMU-6 Future Land Use 17 Category proposed to achieve the proposed density 18 from the north of approximately 150 feet. 19 Properties to the north is zoned RSC-6 and RSC-9. 20 Staff will tell you that this will permit 21 comparable lot sizes, and the subject site will have a lesser gross density. 22 23 Properties to the west and south are zoned 24 AR and AS-1, and properties to the east are zoned 25 CG, AR, AS-1, and are separated by Tom Folsom Road

Page 157 right-of-way. The 100-foot flex area will allow 1 4.4 acres of the site to be calculated of density of six units per acre. The remaining 20.2 acres is 4 calculated at four units per acre RES-4. 5 The flex request provides a maximum of nine 6 more units to be requested. The Planning Commission notes the site is -- or the proposal is consistent. We state the flex meets the intent of Policy 7.3 and 7.4 of Future Land Use Element. It is within a residential Future Land Use 10 11 Category. It has a residential use and compatible 12 with the surrounding single-family residential 13 dwellings in the area. And further requests or 14 further support Policy 16.3. That's a like and 15 complementary use and is consistent with 16 Policy 16.8 and 16.9 in design. 17 The Planning Commission will tell you the 18 proposed development meets the intent of the 19 neighborhood protection policies of Objective 16, 20 Policy 16.2 and 16.3. 21 A proposed density of the residential 22 development provides an appropriate transition, 23 according to the Planning Commission, on the SMU-6 24 to the north to the RES-4 in the south. And they 25 will note that the proposed development is

Page 158

compatible with the existing family residential uses in the surrounding area.

I will make you aware there are two improvements. One is a northbound left turn lane into the project site and the addition of a sidewalk from our project to the elementary school to the south to match up with the sidewalk that's there.

Now, there is one issue I do want to bring to your attention. I'm going to put this on the overhead, if I may. Put the light on here. There we go. So this being the site, Tom Folsom Road here is with an access.

You'll note there's an access shown on Boki
Lane, and I've had a lot of communication and
discussion with residents on Boki Lane, and some of
the folks are here. They're very nice folks.
We've had some good talks and good communication,
coordination about it.

So let me say that as we put the PD plan together, we are required to show that access point per directed by the Board of County Commissioners to show access north, south, east, west where you can.

We are not desirous nor need to have a

Page 159 connection to Boki Lane, and we're happy to accept 1 2 a condition or recommendation from yourself and/or the Board of County Commissioners that Boki Lane not be a roadway that would have access to the 5 project. 6 And you'll hear from a couple of residents who are going to make that request of you or 8 separate who will make that request as well. do want to state again that our position on it is 9 10 that we had to show the access point. If we didn't, we would receive all negatives from the 11 12 staffs. 13 But again, for analysis, it's not needed, 14 not required, and we're happy to be in line with 15 the residents, if that's their wish and that's the 16 wish of the County in further review. Be happy to 17 answer any questions that you might have. 18 HEARING MASTER HATLEY: Okay. And, 19 Mr. Pressman, then to clarify, there are one, two, 20 three, four other accesses -- access points; is 21 that correct? 22 MR. PRESSMAN: These are shown as proposed 23 access points. 24 HEARING MASTER HATLEY: Oh, proposed. Okay. 25 MR. PRESSMAN: Yes. It's real tiny, tiny

Page 160 1 print. HEARING MASTER HATLEY: Okay. I see. No more questions for you. 4 MR. PRESSMAN: Thank you. 5 HEARING MASTER HATLEY: Thank you. THE CLERK: Mr. Pressman. 6 HEARING MASTER HATLEY: All right. 8 Development Services or applicant, are you finished with -- is the applicant finished? MR. PRESSMAN: Yes. 10 HEARING MASTER HATLEY: Okay. Development 11 12 Services. Thank you. 13 MS. HEINRICH: Sure. Good evening. 14 Michelle Heinrich, Development Services. I'm going 15 to go ahead and share my screen. 16 So, again, this is PD Application 22-0319. 17 This is a rezoning request for property that's 18 currently zoned AR to PD. And the purpose of the PD is to allow 103 single-family detached homes. 19 20 It does involve a flex request of the RES-4 21 Future Land Use to SMU-6. In total, the site is 22 slightly over 24 acres in size. It is located in 23 the Urban Service Area, the Thonotosassa Community 24 Plan Area, and there are no PD variations 25 associated with the request.

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The Future Land Use Category, again, is

RES-4 with a flex of SMU-6 Future Land Use

Category. Both are suburban land use categories

and both permit residential and nonresidential

uses. With the RES-4, of course, allowing four

units per acre, and that covers 20.2 acres of the

site and the SMU-6 flex, which would allow six

units per acre over 4.4 acres of the site.

The property is located within an area developed with residential uses at various densities, as well as a few commercial uses.

Property to the north is zoned PD, RSC-6, and RSC-9 and it is developed with a FDOT stormwater pond and single-family residential.

To the south, the properties are zoned AR and AS-1. Those are developed with single-family residential and agricultural uses. To the east is property that is zoned CG, AR, and AS-1. Those are developed with a youth treatment facility and educational facility as well as single-family residences.

And then, lastly, westward is properties zoned PD and AR, and those are developed with warehousing uses and single-family residential.

So for the proposed site plan as noted, it

Page 162 does request a maximum of 103 units. The lot sizes 1 2 will be 6,000-square-foot minimum and 50-foot-wide lot minimums. The stormwater and wetlands are located in 5 the northwestern portion of the area. The primary 6 access, as Mr. Pressman noted, will be on Tom Folsom Road. However, the cross accesses are 8 provided along the north, south, and west boundaries. After reviewing the application, staff 10 recommendation is approvable subject to conditions, 11 12 and that is based on the project firstly being 13 compatible with the surrounding area. 14 development standards are comparable to the 15 adjacent residential zoning districts. 16 The proposed density, which is 4.9 units per 17 acre, is less than the adjacent residential zoning 18 districts. And it is permitted with a flex 19 request, and the proposed use is typically found within the area. 20 21 The project also complies with the 22 connectivity LDC regulations and Comprehensive Plan 23 policies to create connected neighborhoods,

Executive Reporting Service

travel routes that reduce time, distance, and

alleviate travel on arterial roadways, and provide

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Page 163 1 infrastructure costs. This was found to be consistent by the -with the Future of Hillsborough Comprehensive Plan by Planning Commission staff. And we received no objections from reviewing agencies. 5 6 Therefore, again, we do recommend support of the application, and I'm available if you have any questions. HEARING MASTER HATLEY: All right. 10 you. We'll hear from Planning Commission. 11 12 MS. LIENHARD: Thank you. Melissa Lienhard, 13 Planning Commission staff. 14 The subject property is located in the 15 Residential-4 Future Land Use Category. The site 16 is in the Urban Service Area and also located 17 within the limits of the Thonotosassa Community 18 Plan. 19 Objective 1 of the Future Land Use Element 20 states that 80 percent of the growth of the county is to be within the Urban Service Area. 21 22 applicant is proposing a residential development of

Executive Reporting Service

103 dwelling units within the Urban Service Area.

states that compatibility does not mean the same

Policy 1.4 of the Future Land Use Element

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Page 164

as. Rather it refers to the sensitivity of development proposals in maintaining the character of existing development.

In this case the surrounding development pattern in the area is primarily residential.

Moreover, introducing uses other than residential in this area would present -- likely present compatibility concerns with the already existing surrounding residential.

The applicant is requesting a flex request of 150 feet of the Suburban Mixed-Use-6 Future Land Use Category from the north. This would allow the applicant to build a maximum of 107 dwelling units. However, they are proposing only 103.

The applicant states that the flex request meets the intent of Policy 7.3 and 7.4 of the Future Land Use Element because it is within a residential Future Land Use Category as a residential use that is compatible to the surrounding single-family residential units in the surrounding area.

The applicant states that the request furthers Policy 16.3 of the Future Land Use Element by providing development that is like in complementary and consistent with other

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compatibility policies under Objective 16 in design.

Planning Commission staff has reviewed the flex request and finds that it is consistent with the flex criteria per Policy 17 -- I'm sorry, 7.3 and 7.4 of the Future Land Use Element. The proposed development meets the intent of the neighborhood protection policies under Objective 16.

Policy 16.2 and 16.3 of the Future Land Use Element required the use of site planning techniques and the gradual transition of uses and intensities. The applicant will be providing full connectivity to the north with Boki Lane as well as full access from Tom Folsom Road.

Stub-outs for future connections will also be provided to the south and west. The proposed density of the residential development provides an appropriate transition from the SMU-6 Future Land Use Category to the north and Residential-4 to the south.

The proposed development will also meet the intent of Policy 16.8 and 16.10 as comparable densities and various housing types already exist in the surrounding area which range from

Page 166 6,000-square-foot lots similar to the proposed 1 development all the way to 12,000-square-foot lots. The proposed development also meets the intent of Goal 4 of the Thonotosassa Community 4 5 Plan, which seeks to maintain a diversity of 6 housing types and styles within its boundaries and limit the encroachment of commercial uses in residential areas. 8 The proposed use is acceptable in this area 9 as it is between two commercially oriented 10 corridors of Fort King Highway and Harney Road and 11 12 would limit commercial encroachment of either of 13 these two corridors into the surrounding residential areas. 14 15 Based upon those considerations, Planning 16 Commission staff finds the proposed Planned 17 Development consistent with the Future of 18 Hillsborough Comprehensive Plan for unincorporated 19 Hillsborough County subject to the conditions 20 proposed by Development Services. Thank you. HEARING MASTER HATLEY: All right. Thank 21 22 you. 23 Is there anyone here or online who wishes to 24 speak in support of this application? Come up to 25 the microphone, please. I'm going to need your

Page 167 name and your address. 1 2 MR. GOLOGRAM: My name is Mitch Gologram. live at 11606 Boki Lane. I e-mailed a bunch of the petitions into 5 you-all. Did you get them or -- because I have 6 them to --7 HEARING MASTER HATLEY: You're welcome to 8 submit them. If you e-mailed them, they're most likely in the record. Yes. But you're welcome to submit them --10 MR. GOLOGRAM: Is this on where I can turn 11 12 this on? 13 HEARING MASTER HATLEY: It will be in just a 14 moment. Make sure that microphone is on. I 15 believe it is. 16 MR. GOLOGRAM: The red light's on that. 17 Does that --18 HEARING MASTER HATLEY: Yes. 19 MR. GOLOGRAM: Is it not coming up? The 20 reason I'm trying to show you these pictures, 21 they're talking about using Boki Lane as an access 22 point. 23 Boki Lane really isn't -- it's only 16-foot 24 wide where it comes down. Right here is 301 going 25 northbound, and then you turn off of Fowler. You

Page 168 can see the different -- is that in the right 1 2 place? There's been seven accidents. MR. GRADY: Sir, if you turn it -- there you 4 go. 5 MR. GOLOGRAM: Okay. There's -- there's 6 been seven accidents since this has all came up. 7 Right here on that corner, you can see that Petrol Mart is on 301. 9 And then coming towards us in the picture, this is Boki Lane right over here where it comes 10 this way around here and then you turn to the 11 12 right. It's like a U-turn. And all these 13 accesses -- this kind of shows it. Oops. Sorry. 14 This is 301 and this is how you get onto 15 Boki Lane, and it's only a tiny little road. 16 not -- even the garbage truck has to back down it. 17 Cuts it narrow, and that's what they were talking 18 about opening it up. And there's an autistic man that lives at 19 20 the end of the road. He's been there his whole 21 life, and he walks on the road. He thinks it's 22 home, you know, and I know if they opened this up, 23 it's not going to come with instructions to "Watch 24 out for Freddie." 25 We've all lived there more than 20 years

Page 169 except him, and Ms. Boki -- she's still alive --1 the name sake of the street. But you can see all the accidents, the guardrails, all the traffic. 4 This was a motorcycle accident right here where 5 this truck's involved. You can see him up here. 6 And it's just been -- there's been seven since this has been brought up. Every place you 8 could check county records about that guardrail being replaced every other week. There's big holes 9 10 in it. This is all going on to Boki Lane. If they make for 103 houses to come on to 11 12 there, it's a catastrophe waiting to happen. I'll 13 let somebody else talk. I know Mr. Richardson's up 14 there. Thank you. 15 HEARING MASTER HATLEY: Yes, sir. 16 right. Are you going to submit those photographs? 17 MR. GOLOGRAM: Yes. 18 HEARING MASTER HATLEY: Okay. Just see the 19 clerk right here. Yes, sir. Thank you. 20 All right. Any -- come forward, please. 21 MS. ELDERS: Hi. My name is Stephanie 22 Elders. I live at 11504 Boki Lane. 23 I live in the same neighborhood as 24 Mr. Gologram. We know that change is inevitable. 25 That's just going to happen no matter what. We're

Page 170 asking as we keep Boki Lane off of this development 1 2 off this change because, like you said, we have an autistic man who walks the street. 4 We have multiple families who live here and 5 older folks who use their walkers, and they can 6 walk safely. We've got children who literally play in the streets because it's safe. Now you have 8 someone that's going to come out of this development, and they're going to not know the 10 neighborhood. 11 They're going to be racing down because 12 we've got racers already on 301. We hear them 13 every night. We hear loud boom, booms that go on 14 down the road. So there's constant threat of 15 something going on. 16 And if you put excess traffic on us, you're 17

And if you put excess traffic on us, you're endangering the people of the neighborhood. We're a close-knit neighborhood. We know each other very well. I can tell you every person in that neighborhood. I can tell you ethnicity, whatever, religion, everything, but we're a special close-knit family.

I've lived there for seven -- 16, 17 years, and I love my community. I love the quiet. I love that a lot of times if we have any trouble the PD,

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Page 171 the police department, they're not really aware of 1 2 our street until someone calls. It's quiet. to have this development come up here and just kind 4 of just zooming through, it's just going to be a 5 catastrophe. 6 They're going to need to put street lamps. 7 You're going to have to expand the road. You have 8 to include sidewalks. You will need to put speed bumps because people will race. It's inevitable. 9 10 We're just asking, please, keep our Boki 11 Lane quiet. Keep it as our utopia. You know, keep it safe for our older residents to continue to grow 12 13 old and be safe, for -- to be safe for the autistic 14 gentleman who is in his forties. He's been living 15 there his whole life. 16 He doesn't know anything else. Every time 17 you see him walking down the road, he's got a cup 18 in his hand. He's going to his street, to the 19 Petrol Mart to get him his Coke. 20 Now, you have somebody that's going to come 21 racing down the road. They don't -- they're not 22 going to care. They're like, oh, zoom, and that's 23 it. I mean, lives and stuff. It's just -- we just 24 implore to, please, keep it off. 25 We have no problem with the development

Page 172 coming. It's going to happen. Just Boki Lane, 1 please, I implore you. Keep it the way we like it. The way we've grown up to be. So we can see everybody grow old and the children playing as safe. Thank you for your time. 5 6 HEARING MASTER HATLEY: Yes, ma'am. Thank you. Be sure to sign in with the clerk. Thank 8 you. 9 Is there anyone else who wishes to speak to 10 this application? Speak in opposition to this application? 11 12 MR. REGISTER: I believe we have one online. 13 HEARING MASTER HATLEY: 14 MR. RICHARDSON: Yes, am I on? 15 HEARING MASTER HATLEY: Yes, sir. 16 MR. RICHARDSON: Yes. You asked for those 17 speaking in favor, but I guess you surmised that 18 those were all of my neighbors --19 THE CLERK: State your name and address for 20 the record. 21 MR. RICHARDSON: Sorry. My name is Ricky 22 Richardson. My address 11499 Boki Lane, 23 Thonotosassa, Florida 33592. 24 My residence abuts the property on the Zoning Application PD 22-0319. Since my home is 25

Page 173

adjacent to that proposed development, I have a couple of concerns. The first concern is a matter of privacy for myself. I'm concerned about the proposed setbacks and the type of buffering and screening that the development will provide. I haven't heard those.

The second concern is much like the other speakers have mentioned, from my understanding, the developer proposes to have Boki Lane as a sort of ingress and egress to the development, and we are all very much opposed to that request.

There are ten homes and one business on the street. Boki Lane cannot support an additional 100-plus residences. Two cars cannot safe -- passing safe -- passing safely on the street. We have to yield to one another when we're coming in and going out.

The street measures, I've measured it at 18 feet maximum and 16 1/2 feet at -- you know, at some point in the road. In addition to that, the narrowness of the street. There are several other concerns.

Now, the pictures showed -- I had pictures that I tried to present, but they weren't received in time. At the end of the street, it makes a

Page 174 sharp 90-degree turn. And at that turn on one 1 side, there's about a 20-foot drop-off for that water retention area. That guardrail is constantly 4 damaged because of high traffic. 5 As the picture showed, it is damaged 6 currently. It is in disrepair currently from a wreck. Within 30 feet of exiting Boki Lane to the left is the intersection of Fowler Avenue and 8 Highway 301 during peak traffic hours. 10 If you're travelling west on Fowler Avenue the traffic is routinely backed up from the 11 12 intersection of several hundred yards. You can't get onto that road. 13 14 Right turns are also hazardous because if 15 you're making a right turn, there's traffic turning 16 off of Highway 301 onto Fowler Avenue. And then as 17 one of the pictures shows, there's a Petrol Mart 18 gas station across the street. There's large 19 trucks, large vehicles. It adds to the congestion 20 of the road. 21 And so, really, Boki Lane is just not 22 constructed to handle any additional traffic. 23 in closing, I would just like to say as was 24 mentioned already, we understand that development

is inevitable.

Page 175 But there are other options as presented to 1 you for getting in and out of that proposed development they make way more sense than putting the burden of 100-plus additional residences on a street that really was not constructed to handle that kind of volume. 6 And so for that reason, we ask, please, that 8 Boki Lane not be considered as an option for thoroughfare into this development, and thank you 10 for hearing my concerns. 11 HEARING MASTER HATLEY: Thank you, sir. 12 Is there anyone else who wishes to speak in 13 opposition? MR. GOLOGRAM: I forgot that on --14 15 HEARING MASTER HATLEY: Wait until you get 16 to the microphone and tell us your name again, 17 please. 18 MR. GOLOGRAM: I'm sorry. I'm Mitch 19 Gologram again. 11606 Boki Lane. 20 I forgot that on the 24th of March, Channel 21 8 reported on how many deaths and accidents were at 22 that intersection. And then that's where they're 23 talking about Boki Lane is part of. 24 I just wanted to make sure it got through 25 there so you know how bad that intersection really

Page 176 is. Thank you for your time. 1 HEARING MASTER HATLEY: Thank you, sir. All right. Development Services, anything further? 4 5 MR. GRADY: Nothing further, unless you have 6 questions. 7 HEARING MASTER HATLEY: Applicant? 8 MR. PRESSMAN: I would just add that the zoning report and the Future Land Use report denote that the developed property to the north is zoned 10 RSC-6 and RSC-9 and will permit comparable lot 11 12 size, lot widths, setbacks, and building heights as 13 to what's existing. 14 And I -- I think not speaking for the 15 residents in any sense, as I understood the 16 concerns voiced -- it was a little bit hard to hear 17 the gentleman online -- that the sole concern was 18 the Boki Lane connection, which, again, we would be 19 happy to move forward in that direction. Thank 20 you. 21 HEARING MASTER HATLEY: Mr. Pressman, as is 22 with the access on Boki Lane, are there 23 improvements required to Boki Lane? 24 MR. PRESSMAN: Let me have Mike refer to

Executive Reporting Service

25

that, please.

Page 177 1 HEARING MASTER HATLEY: Thank you. 2 MR. YATES: Good evening. Michael Yates with Palm Traffic. 4 We are not proposing any improvements to 5 Boki Lane. We had a discussion with the County on 6 this, and the theory behind the connection of the Boki Lane is for connectivity. Our main access is to Tom Folsom Road. 8 We'll design all of our access to Tom Folsom Road. 9 We've planned for all the project traffic to use 10 Tom Folsom Road. So we did not want to do 11 12 improvements to Boki Lane to encourage traffic to 13 use the roadway. So it is intended to be left as is condition 14 15 not to encourage traffic to go that way from the 16 project. It is just as a means for a secondary 17 connection for our interconnectivity. 18 HEARING MASTER HATLEY: And I believe when 19 the gentleman online mentioned that there were 20 alternative access points suggested. Are you aware of those? 21 22 MR. YATES: Alternative access points? 23 HEARING MASTER HATLEY: Alternative to Boki 24 Lane. MR. YATES: For the project, just other than 25

Page 178 Tom Folsom Road. So --1 HEARING MASTER HATLEY: There is no other? MR. YATES: There is no other. There is a potential project to the south, which is why we showed the two connection points to the south for 6 future connection. 7 I know there was a preop with County Staff. So we wanted to make sure that we had the 8 flexibility there. But there is no other project 10 connection. It is just Tom Folsom Road. 11 HEARING MASTER HATLEY: Okay. 12 MR. YATES: And there's an administrative 13 variance for leaving the road as is. 14 HEARING MASTER HATLEY: All right, 15 Mr. Yates. Thank you. Be sure and sign in with 16 the clerk, please. 17 All right. This will close the hearing then 18 on Application 22-0319. 19 20 21 22 23 24 25

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

	X
IN RE:)
ZONE HEARING MASTER HEARINGS)
	\times

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

SUSAN FINCH

Land Use Hearing Master

DATE:

Monday, May 16, 2022

TIME:

Congluding at 10:14 p.m.

Concluding at 10:14 p.m.

PLACE:

Robert W. Saunders, Sr. Public

Library

Ada T. Payne Community Room

1505 N. Nebraska Avenue Tampa, Florida 33602

Reported via Cisco Webex Videoconference by:

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

Page 11 applicant to the June 13, 2022, Zoning Hearing 1 Master Hearing. Item A-11, Rezoning-PD 22-0181. application is being continued by the applicant to 4 the June 13, 2022, Zoning Hearing Master Hearing. 5 6 Item A-12, Major Mod Application 22-0221. This application is being continued by the 8 applicant to the June 13, 2022, Zoning Hearing Master Hearing. 9 Item A-13, Rezoning-Standard 22-0295. 10 application is out of order to be heard and is 11 being continued to the June 13, 2022, Zoning 12 13 Hearing Master Hearing. 14 Item A-14, Major Mod Application 22-0313. 15 This application is being continued by the 16 applicant to the July 25, 2022, Zoning Hearing 17 Master Hearing. 18 A-15, Rezoning-PD 22-0319. This application 19 is being continued by the applicant to the June 13, 20 2022, Zoning Hearing Master Hearing. 21 Item A-16, Rezoning-PD 22-0369. 22 application is being continued by staff to the 23 June 13, 2022, Zoning Hearing Master Hearing. 24 Item A-17, Major Mod Application 22-0416. 25 This application is being continued by the

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

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

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

PAMELA JO HATLEY

Land Use Hearing Master

DATE:

Monday, April 18, 2022

TIME:

Commencing at 6:00 p.m.

Concluding at 7:37 p.m.

PLACE:

Robert W. Saunders, Sr. Public

Library

Ada T. Payne Community Room

1505 N. Nebraska Avenue Tampa, Florida 33602

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Executive Reporting Service
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13555 Automobile Blvd., Suite 130
Clearwater, FL 33762
(800) 337-7740

Page 10 application is out of order to be heard and is 1 being continued to the May 16th, 2022, Zoning Hearing Master Hearing. Item A-14, Rezoning-PD 22-0207. 4 This 5 application is out of order to be heard and is being continued to the May 16, 2022, Zoning Hearing 6 Master Hearing. 8 Item A-15, Major Mod Application 22-0221. This application is being continued to -- is being 9 continued by the applicant to the May 16, 2022, 10 Zoning Hearing Master Hearing. 11 12 Item A-16, Rezoning-Standard 22-0295. 13 application is out of order to be heard and is 14 being continued to the May 16, 2022, Zoning Hearing 15 Master Hearing. 16 Item A-17, Rezoning-PD 22-0319. This 17 application is being continued by the applicant to 18 the May 16, 2022, Zoning Hearing Master Hearing. 19 Item A-18, Rezoning-PD 22-0369. 20 application is being continued by staff to the 21 May 16, 2022, Zoning Hearing Master Hearing. 2.2 Item A-19, Major Mod Application 22-0416. 23 This application is being continued by the 24 applicant to the May 16, 2022, Zoning Hearing 25 Master Hearing.

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

	>
IN RE:)
ZONE HEARING HEARINGS	MASTER)

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

SUSAN FINCH

Land Use Hearing Master

DATE:

Monday, March 14, 2022

TIME:

Commencing at 6:00 p.m.

Concluding at 10:07 p.m.

PLACE:

Robert W. Saunders, Sr. Public

Library

Ada T. Payne Community Room

1505 N. Nebraska Avenue Tampa, Florida 33602

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Ulmerton Business Center
13555 Automobile Blvd., Suite 130
Clearwater, FL 33762
(800) 337-7740

Page 15 Item A-19, Rezoning-PD 22-0319. 1 2 application is out of order to be heard and is being continued to the April 18, 2022, Zoning Hearing Master Hearing. 4 5 Item A-20, Rezoning-PD 22-0420. This application is being continued by the applicant to 6 the April 18, 2022, Zoning Hearing Master Hearing. Item A-21, Rezoning-Standard 22-0422. application is being by the applicant to the 9 April 18, 2022, Zoning Hearing Master Hearing. 10 And item A-22, Rezoning-Standard 22-0423. 11 12 This application is out of order to be heard and is 13 being continued to the April 18, 2022, Zoning 14 Hearing Master Hearing. 15 That concludes all withdrawals and 16 continuances. 17 HEARING MASTER FINCH: All right. Thank you 18 so much, Mr. Grady. I appreciate it. 19 Let me start by going over our hearing 20 procedures today. The hearing consists of agenda 21 items that require a public hearing by a Zoning 22 Hearing Master. 23 I'll conduct the hearing on each agenda item 24 and will file a recommendation within 15 business 25 days following tonight's hearing. Those

EXHIBITS SUBMITTED DURING THE ZHM HEARING

SIGN-IN SHEET: RFR ZHM, PHM, LUHO

DATE/TIME: 61363 6PM HEARING MASTER DAME (a JO Hatley

PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	PLEASE PRINT Rebecca Keft
22-0443	ADDRESS 400 N Tampa St Ste 1916
	CITY Tampa STATE FL ZIP 33602 PHONE 813 3683064
APPLICATION #	PLEASE PRINT Jame Maren
22-0862	
	CITY Tompon STATE FL ZIP 33602 PHONE 817-506-5184
APPLICATION #	NAME William J Molly
22.0103	ADDRESS 555 5 Bhd
	CITY Jan STATES ZIP PHONE 33600
APPLICATION #	NAME Toubule Olbert
22.0103	ADDRESS 1000 W. Oshly Dr. CITY Yeuna STATE PL ZIP 336 OLPHONE 331-0976
APPLICATION #	PLEASE PRINT, Betty R.W., 1/15
220103	ADDRESS 1440 HOWNES MONOW CE
130	CITY Lutz STATE [-/ ZIP 3354]PHONES 949-107
APPLICATION#	NAME Pullars
0000	ADDRESS 166 Forgolaline Manor Dr.
	CITY TAMES STATE FC ZIP 33613 PHONE 813 962-0196

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

DATE/TIME: 613122 6PM HEARING MASTER: Parvela To Hatley

PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING		
APPLICATION #	NAME Natalie Davis		
22-0103	ADDRESS 17844 N.U.S Highway 41		
	CITY Luty STATE ZIP 3354 PHONE 3352-219-		
APPLICATION #	NAME MIG LOTINER		
22.0103	ADDRESS P.D. BOX 2303		
	CITY <u>LU72</u> STATE[] ZIP <u>335</u> PHONE <u>813728-373</u>		
APPLICATION #	NAME DAN POMECRUES		
22.0103	ADDRESS BIG REGER R.		
J &	CITY LUIZ STATE ZIPZZ APHONE 949-374		
APPLICATION #	NAME Chyis Captovic		
22-0103	ADDRESS 17510 Estes Pl		
	CITY LUTZ STATE FL ZIB3548 PHONE 813 482-6825		
APPLICATION #	PLEASE PRINT NAME OF COMMON AND S		
22.0065	ADDRESS 4013 10 27rd 87		
	CITY TOO STATE PL ZIP 38613 PHONE 813 404 8940		
APPLICATION #	NAME CATHORINE HOTTLES		
220069	ADDRESS DUVI East 200 Aug		
	CITY Compa STATE F (ZIP 33 LAPHONE & 3220)		

sign-in sheet: RFR, CHM, PHM, LUHO

DATE/TIME: 6/13/22 6 pm HEARING MASTER: Partela To Hatley

PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	NAME CLATTON SRICKENTER
21-0745	ADDRESS 4427 W. KENNER BUD SUNSON
	CITY LAMPA STATE TO ZIP 536 PHONE (9/3) 229-7700
APPLICATION #	PLEASE PRINT ROY Weiser
22-0295	ADDRESS 63 + V. Cum seen Rd
	CITY TO STATE ZIP STOT PHONE 8/36 SISSOO
APPLICATION #	NAME Leas Mulay
27-0795	ADDRESS 5218 EURALA SPOINGS 1D
70	CITY THE STATE FC ZIP 33037 PHONE G13-457-4730
APPLICATION #	NAME Confirmed Cliff cardwell
APPLICATION#	ADDRESS 124 50
-90	CITY TARYA STATE & ZIP35612 PHONE 813 293 1549
APPLICATION #	PLEASE PRINT SANDOR GASPAR
J. 0604	ADDRESS 1908 SO. 47 TH STREET.
· Jo	CITY TAIM DA STATE FL ZIP 33619 PHONE 908-801-0690
APPLICATION #	PLEASE PRINT TO dd Press Way
6/80.2	ADDRESS 200 24 Apr. 5 #45/
23.0210	CITY ST PAC STATE ZIP 33701 PHONE 804-1766

SIGN-IN SHEET: RFR, ZHM PHM, LUHO

PAGE 4 OF 9

DATE/TIME: (2/13/22 6PM) HEARING MASTER: Parela JO Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT **APPLICATION #** NAME TO 20-1147 ADDRESS 14031 N. Dgle Mabry Highway CITY TAMPA STATE PL ZIP 33618PHONE (813) 962-6230 PLEASE PRINT APPLICATION # NAME Rigoberto Reves ADDRESS 6806 36th Ave Soot CITY TOWOG STATE F/ ZIP 33619PHONE PLEASE PRINT **APPLICATION #** NAME 22.0442 STATE ZIP 336 PHONE 331-0276 PLEASE PRINT APPLICATION # NAME Dow'd which ADDRESS POBOX 273417 CITY TUMPOL STATE F ZIP 336 PHONE NAME Janise Man-Son-Hing APPLICATION # ADDRESS 16740 Whirley Rd CITY LOTT STATE ZIP 33558 PHONE PLEASE PRINT TO do APPLICATION # Pressnagr 2-0319

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

DATE/TIME: 613/22 6PM HEARING MASTER: Parvela To Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING NAME Much GologRAM **APPLICATION #** 12-0319 ADDRESS 11606 BOKI IN CITY Thous OSASSE STATE 71 ZIP 33592PHONE 813-343-1751 NAME Stephnie Elders APPLICATION # 82.03/9 ADDRESS 11504 BOKI LONE CITY MOOBSISSE STATE FL ZIP 33592 PHONE 813-982-NAME RICKY RICHARDSON APPLICATION # ADDRESS 11499 Boki Lane CITY THO MOTOS CASSTATE F/ ZIP 3359 PHONE PLEASE PRINT NAME Michael Yates APPLICATION # PALM TRAFFIC ADDRESS 400 N. TAMPA Si, 15th FL 22.0319 CITY TAMPA STATE FL ZIP 33602 PHONE 813 205 8057 NAME PETER PENSA, DICP - AVID GROUP LC **APPLICATION #** 22 MIL ADDRESS 2300 CURLEW RO, STE 201 CITY PALMHARS OR STATE FL ZIP 34693 PHONE 727-234-8015 PLEASE PRINT NAME ALX SMALL APPLICATION # 33. OHUY ADDRESS 400 N- ASNLEY DV- SINCE 1100 CITY CIMPU STATE [ZIP 35 (0)- PHONE 250-319-1782 SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

DATE/TIME: CO 13 20 LOW HEARING MASTER: Powela To Hatley

PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	NAME ANNE POLCE
22-0558	ADDRESS 433 Central Ave Ste 400
	CITY St Pete STATE FL ZIP337 PHONE 813-898-28.
APPLICATION #	NAME TVUETT GOVERN
22-05Cel	ADDRESS 400 N. Ashley Or #100
55	CITY TUMPO STATE ZIP 33602PHONE
APPLICATION #	NAME Buddy Horself
22.056	ADDRESS DOBOX 257
	CITY Lib soular STATE F/ ZIP 33531 PHONE 13-671-4958
APPLICATION #	PLEASE PRINT NAME Frankland Frankland
22.0561	address 15064 Boly Ru
<u> </u>	CITY BYLM STATE FL ZIP 335 PHONE & LB4985L
APPLICATION #	NAME Michael Yoles
22-05lel	ADDRESS 400 N TAMPA ST, 15th FC
	CITY Tampa STATE FZ ZIP 3360ZPHONE 813 205 8657
APPLICATION #	NAME Wallamah 5. Jahn
72-0569	ADDRESS 935 Man Street Ste D1
'O F	CITY Soldy MakerSTATE TL ZIP 34695 PHONE 727. 773.70

SIGN-IN SHEET: RFR, CHM, PHM, LUHO

PAGE 7 OF 9

DATE/TIME: 61333 LPM HEARING MASTER: POWNEL TO HOTTEY

PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	NAME Champy Thomas
97-6569	ADDRESS 5115 LITHIK SPRINGS RD
	CITY LITITIA STATE ZIP 38447PHONE
APPLICATION #	PLEASE PRINT BILL Meyers
22.0569	NAME Bill Meyers ADDRESS 5104 Lithia Springs Rd
7,7	CITY LIY K, Q STATE F/ ZIP 335 4 PHONE 813-495=7522
APPLICATION #	PLEASE PRINT NAME Elix Batsel
72-6682	ADDRESS 401 E. Jackson 89.
	CITY Tempe STATE PL ZIP PHONE SOS
APPLICATION #	PLEASE PRINT NAME Dail M. Smith
	PLEASE PRINT NAME David M. Smith ADDRESS 401 E. Jackson Start
APPLICATION#	PLEASE PRINT NAME David M. Smith ADDRESS 401 E. Jack son Start CITY Tagan STATE / ZIP 33602 PHONE 813 212 5010
APPLICATION#	ADDRESS 401 E. Jackson Street
APPLICATION#	ADDRESS 401 E. Jackson Strate CITY Page STATE F/ ZIP 33602 PHONE 813 212 5019 PLEASE PRINT Elise Bat sel ADDRESS 401 E. Jackson 84.
DD.0682	ADDRESS 401 E. Juckson Strate CITY Tagen STATE F/ ZIP 33602 PHONE 813 212 5010 PLEASE PRINT Elise Bar sel NAME Elise Bar sel
APPLICATION# APPLICATION#	ADDRESS 401 E. Jackson Strate CITY Page STATE F/ ZIP 33602 PHONE 813 212 5019 PLEASE PRINT Elise Bat sel ADDRESS 401 E. Jackson 84.
37.0682 APPLICATION# 37.0682	ADDRESS 401 E. Jackson Street CITY Dayon STATE FL ZIP 33602 PHONE 813 212 501) PLEASE PRINT Elise Bar sel ADDRESS 401 E. Jackson 84. CITY Tampa STATE FL ZIP 33606 813.222, 5057

SIGN-IN SHEET: RFR ZHM, PHM, LUHO

DATE/TIME: 6/3/82 6PM HEARING MASTER: POWNELL TO HATLEY

PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	PLEASE PRINT NAME PLUE TEVE TO DEVE TO DEVE
97-0689	ADDRESS SOZ3 W. LAVIEL ST CITY TPA STATE TO ZIP PHONE CU37
APPLICATION #	NAME Dary MAX FORGER
22-0689	ADDRESS 236 SE 45th STROET
	CITY CAPT CORP STATE L ZIP \$39/1940NE
APPLICATION #	NAME Robert Radilla
22-0689	ADDRESS 212 Ronja Lane
	CITY Valrico STATE FL ZIP 53594PHONE 813-525-7262
APPLICATION #	NAME Kevin Ration
APPLICATION#	ADDRESS 1814 Citrus Orchard Way
APPLICATION#	NAME Kevin Katliff
APPLICATION # APPLICATION #	ADDRESS 1814 Citrus Orchard Way CITY Val-ico STATE FL ZIP 33594PHONE 8135380851
27-0689	ADDRESS 1814 Citrus Orchard Way
27-0689	ADDRESS 1814 Citas Orchard Way CITY Val-ico STATE FL ZIP 3359 PHONE 8135380851 PLEASE PRINT (24/2 coll Producture Z - Belcher
APPLICATION # APPLICATION #	ADDRESS 1814 Citrus Orchard Way CITY Val-ico STATE FL ZIP 3359/PHONE 8135380851 PLEASE PRINT CIZAD ESTA RODRINGUEZ-Belcher ADDRESS 406 S Miller Rd
APPLICATION#	ADDRESS 1814 CHANS Orchard way CITY Nal-ico STATE FL ZIP 33594 PHONE 8135380851 PLEASE PRINT (ZUAD COM ROLLING Z-Belchev) ADDRESS 406 S Miller Rd CITY Nalvi LO STATE FL ZIP 33594 PHONE 813-478-104 PLEASE PRINT (1/181/181 Belling of a dec 20th 2

SIGN-IN SHEET: RFR ZHM, PHM, LUHO

DATE/TIME: 6/13/22 6PM HEARING MASTER: POWVELO TO HOTTEY

PLEASE PRINT CLE					
APPLICATION #	PLEASE PRINT LVKE NAME ADDRESS 2240	LIRO	T	· · · · · · · · · · · · · · · · · · ·	
61.89					
23.6689	CITY CLEAR WASE	STATE FL	ZIP 3 3 3	PHONE 727 \536-2/	Об
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	ADDRESS				
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APPLICATION #	PLEASE PRINT NAME				
	ADDRESS				
	CITY	_ STATE	ZIP	PHONE	

HEARING TYPE: ZHM, PHM, VRH, LUHO DATE: 6-13-2022

HEARING MASTER: Susan Finch & Pamela Jo Hatley PAGE: 1 OF 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
MM 22-0103	Isabelle Albert	Applicant Presentation Packer	No
MM 22-0103	Chris Capkovic	2. Opponent Letters	No
RZ 22-0083	Brian Grady	Revised Staff Report	Yes (Copy)
RZ 21-0745	Brian Grady	Revised Staff Report	Yes (Copy)
RZ 22-0319	Mitch Gologram	Proponent Presentation Packet	No
MM 22-0416	Brian Grady	Revised Staff Report	Yes (Copy)
MM 22-0416	Peter Pensa	Applicant Presentation Packet	No
RZ 22-0444	Brian Grady	Revised Staff Report	Yes (Copy)
MM 22-0558	Anne Pollack	Applicant Presentation Packet	No
RZ 22-0561	Buddy Harwell	Opponent Presentation Packet	No
MM 22-0569	Mahaniah S. Jahn	Applicant Presentation Packet	No
MM 22-0569	Thommen Thomas	Opponent Presentation Packet	No
MM 22-0569	Bill Meyers	Opponent Presentation Packet	No
RZ 22-0682	Elise Batsel	Applicant Presentation Packet	No
MM 22-0689	Brian Grady	Revised Staff Report	Yes (Copy)
MM 22-0689	Elise Batsel	2. Applicant Presentation Packet	No
MM 22-0689	Max Forgey	Opponent Presentation Packet	No
MM 22-0689	Robert Padilla	Opponent Presentation Packet	No

JUNE 13, 2021 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, June 13, 2022, at 6:00 p.m., held virtually.

Pamela Jo Hatley, ZHM, called the meeting to order at 6:00 p.m. and led in the pledge of allegiance to the flag.

Brian Grady, Development Services, reviewed the non-published changes/withdrawals/continuances.

D.2. RZ 21-1337 W/D

Brian Grady, Development Services, announces RZ 21-1337 was withdrawn.

D.8. RZ 22-0443

Brian Grady, Development Services, calls RZ 22-0443.

Rebecca Kerf, applicant rep, presents testimony.

Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/continues RZ 22-0443 to July 25, 2022.

C.3. RZ 22-0802

Brian Grady, Development Services, calls RZ 22-0802.

Jaime Maier, applicant rep, presents testimony.

Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/continues RZ 22-0802 to August 15, 2022.

A. WITHDRAWALS AND CONTINUANCES

Brian Grady, Development Services, continued the review of the changes/withdrawals/continuances.

Pamela Jo Hatley, ZHM, overview of ZHM process.

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

Pamela Jo Hatley, ZHM, Oath.

B. REMANDS

B.2. MM 22-0103 Susan Finch

- Brian Grady, Development Services, calls MM 22-0103.
- William Molloy, applicant rep, presents testimony.
- Isabelle Albert, applicant rep, presents testimony.
- Susan Finch, questions to applicant rep.
- Isabelle Albert, applicant rep, answers ZHM questions.
- Michelle Heinrich, Development Services, staff report.
- Melissa Lienhard, Planning Commission, staff report.
- Susan Finch, ZHM, questions to Planning Commission.
- Melissa Lienhard, Planning Commission, answers ZHM questions.
- Susan Finch, ZHM, calls for proponents.
- Betty Willis, proponent, presents testimony.
- Nick Pullaro, proponent, presents testimony.
- Natalie Davis, proponent, presents testimony.
- Susan Finch, ZHM, calls for opponents.
- Craig Latimer, opponent, presents testimony.
- Dan Bomesburg, opponent, presents testimony.
- Chris Capkovic, opponent, presents testimony and submits exhibits.
- Susan Finch, ZHM, calls for applicant rep/Development Services.
- Isabelle Albert, applicant rep, presents rebuttal and submits exhibits.
- William Molloy, applicant rep, presents rebuttal.
- Susan Finch, ZHM, closes MM 22-0103.

D.4. RZ 22-0083 Susan Finch

- Brian Grady, Development Services, calls RZ 22-0083 and submits exhibits.
- Catherine Hartley, applicant rep, presents testimony.
- Sarah Combs, applicant rep, presents testimony.
- Catherine Hartley, applicant rep, continues testimony.
- Susan Finch, ZHM, questions to applicant rep.
- Catherine Hartley, applicant rep, answers ZHM questions and continues testimony.
- Tim Lampkin, Development Services, staff report.
- Susan Finch, ZHM, questions to Development Services.
- Tim Lampkin, Development Services, answers ZHM questions.
- Melissa Lienhard, Planning Commission, staff report.
- Susan Finch, ZHM, calls for proponents/opponents/Development Services.
- Catherine Hartley, applicant rep, presents rebuttal.
- Susan Finch, ZHM, closes RZ 22-0083.

B.1. RZ 21-0745

- Brian Grady, Development Services, calls RZ 21-0745 and submits exhibits.
- Clayton Bricklemyer, applicant rep, presents testimony.
- Tim Lampkin, Development Services, staff report.
- Melissa Lienhard, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, questions to Planning Commission.
- Melissa Lienhard, Planning Commission, answers ZHM questions.
- Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 21-0745.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 22-0295

Brian Grady, Development Services, calls RZ 22-0295.

Rory Weiner, applicant rep, presents testimony.

Isis Brown, Development Services, staff report.

Melissa Lienhard, Planning Commission, staff report.

Pamela Jo Hatley, ZHM, calls for proponents.

Francis Murray, proponent, presents testimony.

Pamela Jo Hatley, ZHM, calls for opponents/Development Services/applicant rep/closes RZ 22-0295.

C.2. RZ 22-0604

Brian Grady, Development Services, calls RZ 22-0604.

Cliff Cardwell, applicant rep, presents testimony.

Brian Grady, Development Services, staff report.

Melissa Lienhard, Planning Commission, staff report.

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

Sandor Gaspar, Opponent, presents testimony.

Brian Grady, Development Services, responds to opponent.

Sandor Gaspar, Opponent, continues testimony.

Pamela Jo Hatley, ZHM, calls for Development Services.

Brian Grady, Development Services, responds to opponent.

Sandor Gaspar, Opponent, continues testimony.

Pamela Jo Hatley, ZHM, calls for applicant rep.

Cliff Cardwell, applicant rep, presents rebuttal.

Pamela Jo Hatley, ZHM, closes RZ 22-0604.

C.4. RZ 22-0812

- Brian Grady, Development Services, calls RZ 22-0812.
- Todd Pressman, applicant rep, presents testimony.
- Isis Brown, Development Services, staff report.
- Melissa Lienhard, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 22-0812.
- D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

D.1. RZ 20-1142

- Brian Grady, Development Services, calls RZ 20-1142.
- Tu Mai, applicant rep, presents testimony.
- Pamela Jo Hatley, ZHM, questions to applicant rep.
- Tu Mai, applicant rep, answers ZHM questions and continues testimony.
- Rigoberto Reyes, applicant rep, presents testimony.
- Michelle Heinrich, Development Services, staff report.
- Pamela Jo Hatley, ZHM, statement for the record.
- Michelle Heinrich, Development Services, continues staff report.
- James Ratliff, Development Services Transportation, staff report.
- Pamela Jo Hatley, ZHM, questions to Development Services and Transportation.
- Brain Grady, Development Services, answers ZHM questions.
- Tu Mai, applicant rep, responds to Development Services and ZHM.
- Michelle Heinrich, Development Services, continues staff report.
- Melissa Lienhard, Planning Commission, staff report.

- Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep.
- Brian Grady, Development Services, provides rebuttal.
- James Ratliff, Development Services Transportation, provides rebuttal.
- Pamela Jo Hatley, ZHM, questions to applicant rep.
- Brian Grady, Development Services, responds to ZHM.
- Tu Mai, applicant rep, request continuance.
- Pamela Jo Hatley, ZHM, continues RZ 22-1142 to July 25, 2022.
- Pamela Jo Hatley, ZHM, Break.
- Pamela Jo Hatley, ZHM, Resumes Hearing.

D.7. RZ 22-0442

- Brian Grady, Development Services, calls RZ 22-0442.
- Isabelle Albert, applicant rep, request continuance.
- Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/continues RZ 22-0442 to July 25, 2022.

D.3. RZ 21-1338

- Brian Grady, Development Services, calls RZ 21-1338.
- David Wright, applicant rep, presents testimony.
- Brian Grady, Development Services, staff report.
- Melissa Lienhard, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents
- Janise Man-Son-Hing, proponent, presents testimony.
- Pamela Jo Hatley, ZHM, calls for opponents/Development Services.
- Brian Grady, Development Services, statement for the record.
- Pamela Jo Hatley, ZHM, calls for applicant rep.

- David Wright, applicant rep, presents rebuttal.
- Pamela Jo Hatley, ZHM, closes RZ 21-1338.

D.5. RZ 22-0319

- Brian Grady, Development Services, calls RZ 22-0319.
- Todd Pressman, applicant rep, presents testimony.
- Pamela Jo Hatley, ZHM, questions to applicant rep.
- Todd Pressman, applicant rep, answers ZHM questions.
- Michelle Heinrich, Development Services, staff report.
- Melissa Lienhard, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents.
- Mitch Gologram, proponent, presents testimony and submits exhibits.
- Stephanie Elders, proponent, presents testimony.
- Ricky Richardson, proponent, presents testimony.
- Mitch Gologram, proponent, continues testimony.
- Pamela Jo Hatley, ZHM, calls for opponents/Development Services/applicant rep.
- Todd Pressman, applicant rep, presents rebuttal.
- Pamela Jo Hatley, ZHM, questions to applicant rep.
- Todd Pressman, applicant rep, answers ZHM questions.
- Michael Yates, applicant rep, presents rebuttal.
- Pamela Jo Hatley, ZHM, questions to applicant rep.
- Michael Yates, answers ZHM questions.
- Pamela Jo Hatley, ZHM, closes RZ 22-0319.

D.6. MM 22-0416

- Brian Grady, Development Services, calls MM 22-0416 and submits exhibits.
- Peter Pensa, applicant rep, presents testimony and submitted exhibits.
- Sam Ball, Development Services, staff report.
- Pamela Jo Hatley, ZHM, questions to Development Services.
- Sam Ball, Development Services, answers ZHM questions.
- Brian Grady, Development Services, answers ZHM questions.
- Melissa Lienhard, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services.
- James Ratliff, Development Services Transportation, presents rebuttal.
- Pamela Jo Hatley, ZHM applicant rep/closes MM 22-0416.

D.9. RZ 22-0444

- Brian Grady, Development Services, calls RZ 22-0444 and submits exhibits.
- Alex Schaler, applicant rep, presents testimony.
- Tim Lampkin, Development Services, staff report.
- Melissa Lienhard, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep.
- Alex Schaler, applicant rep, presents rebuttal.
- Pamela Jo Hatley, ZHM, closes RZ 22-0444.

D.10. MM 22-0558

- Brian Grady, Development Services, calls MM 22-0558.
- Anne Pollack, applicant rep, presents testimony and submitted exhibits.
- Tania Chapela, Development Services, staff report.

- Melissa Lienhard, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes MM 22-0558.

D.11. RZ 22-0561

- Brian Grady, Development Services, calls RZ 22-0561.
- T. Truett Gardner, applicant rep, presents testimony.
- Michelle Heinrich, Development Services, staff report.
- Melissa Lienhard, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents/opponents.
- Buddy Harwell, opponent, presents testimony and submitted exhibits.
- James Frankland, opponent, presents testimony.
- Pamela Jo Hatley, ZHM, calls for Development Services/applicant rep.
- T. Truett Gardner, rep, presents rebuttal.
- Michael Yates, applicant rep, presents rebuttal.
- Pamela Jo Hatley, ZHM, closes RZ 22-0561.

D.12. MM 22-0569

- Brian Grady, Development Services, calls MM 22-0569.
- Mahaniah S. Jahn, applicant rep, presents testimony.
- Colleen Marshall, Development Services, staff report.
- Melissa Lienhard, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents/opponents.
- C. Thommen Thomas, opponent, presents testimony and submits exhibits.
- Bill Meyers, opponent, presents testimony and submits exhibits.
- Pamela Jo Hatley, ZHM, calls for Development Services/applicant rep.

- Mahaniah S. Jahn, applicant rep, presents rebuttal and submits exhibits.
- Pamela Jo Hatley, ZHM, closes MM 22-0569.

D.13. RZ 22-0682

- Brian Grady, Development Services, calls RZ 22-0682.
- Elise Batsel, applicant rep, presents testimony and submits exhibits.
- David Smith, applicant rep, presents testimony.
- Tim Lampkin, Development Services, staff report.
- Melissa Lienhard, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 22-0682.

D.14. MM 22-0689

- Brian Grady, Development Services, calls MM 22-0689 and will be hard on August 11, 2022 6 p.m. and submits exhibits.
- Elise Batsel, applicant rep, presents testimony and submitted exhibits.
- David Smith, applicant rep, presents testimony.
- Steve Henry, applicant rep, presents testimony.
- Michelle Heinrich, Development Services, staff report.
- Melissa Lienhard, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents/opponents.
- Max Forgey, opponent, presents testimony and submits exhibits.
- Robert Padilla, opponent, presents testimony and submits exhibits.
- Kevin Ratliff, opponent, presents testimony.
- Elizabeth Belcher, opponent, presents testimony.
- Charles Bothe, opponent, presents testimony.
- Luke Lirot, opponent, presents testimony.

- Pamela Jo Hatley, ZHM, calls for Development Services/applicant rep.
- Brian Grady, Development Services, statement for the record.
- Pamela Jo Hatley, ZHM, questions to Development Services.
- Brian Grady, Development Services, answers ZHM questions.
- Pamela Jo Hatley, ZHM, calls for applicant rep.
- Steve Henry, applicant rep, presents rebuttal.
- Elise Batsel, applicant rep, presents rebuttal.
- Pamela Jo Hatley, ZHM, closes MM 22-0689.
- E. ZHM SPECIAL USE

ADJOURNMENT

Pamela Jo Hatley, ZHM, adjourns the meeting at 11:55 p.m.

MARCH 24 22 MARCH 24 REPORT

Zoning Board.

Our names are Mitch and Jody Gologram. We live at 11606 Boki In. My wife and I along with every resident on Boki Ln Strongly Oppose the rezoning of 11120 Tom Folsom mentioned property on Tom Folsom rd.

Not only will using Boki Ln, as an access point to this new 50 than ing development and the property of Rd, Thonotosassa. If it means that Boki In would be used as an access point to the pre Eugene & Boki Wallace moved here in the early 70s. It would be a very unsafe and dangerous change for the 51 year old Autistic Man " Freddy" that walks safely on this street because all the neighbors watch out for him. Freddy and his family have lived here on this safe little street since he was a small child over 40 years ago. Opening up this street I'm sure wouldn't come with instructions to watch out for the Autistic man that thinks this road is his safe area/home. It would also be vey Dangerous for Ms Boki(street namesake) and the other handicapped ladies with walkers, Along with the 2 Disabled Veitnam vets that are also able to use our little street to get out and exersize without having to worry about harm

Another reason this would be an Extreamly Dangerous change for this street is that it was just reported on ch 8 WFLA news on 3/24/2022 about how Dangerous the Intesection of 301 and Fowler which Boki Ln is part of, has had 17 Deaths and 36 Head on Collisions in the past 5 years, Thats not including all the accidents that didn't result in a Death, the guard rail that is at that insection has to be replaced every other month(check county records) as the pictues i included show the rail is damaged from accidents now and needs to be replaced again, and the ground is litterd with car parts.

coming to them in any way. We are 1 big family

Access to Boki from 301 N. is a right turn, then an immediate 90 degree right turn followed by an immediate 90 degree left turn which the residents of Boki In have learned to execute safely But the thought of this rd being used as an Access way for a 50+ housing development is a catastrophe waiting to happen

In closing we the neighborhood of Boki In hope you reconsider the zoning for the Tom Folsom land to including our little street. Putting the lives at risk especially for the Handicapped & Autistic and every other resident of Boki In. We as a neighborhood have been informed by email from Mr Todd Pressman President, Pressman & Associates, inc. the representive. He stated that the developer & there Transpertation Experts are in agreement that Boki Ln, isn't needed as an access piont and can be eliminated from the application (see attatched email) THANK YOU. Mitch Gologram

Application No. 22 - 03 19

Name: Mitch Golcaram

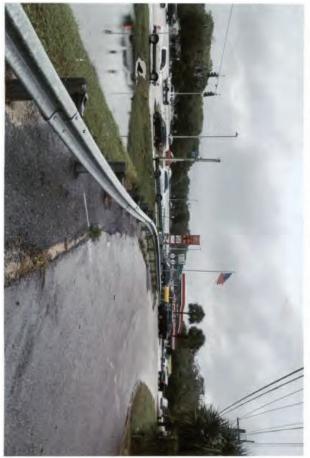
Entered at Public Hearing: 2 Him

Exhibit # Date: 6 13 22

KZ-22-0319









NEW Accident 4/15/22







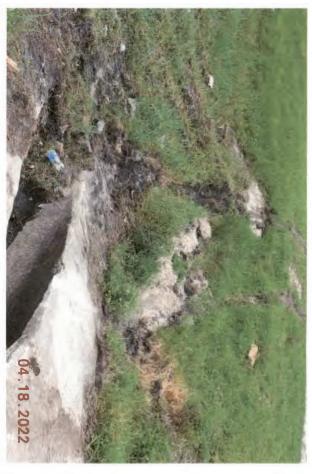


















Melisse Lieuhord

Melisse Lieuhord

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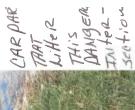
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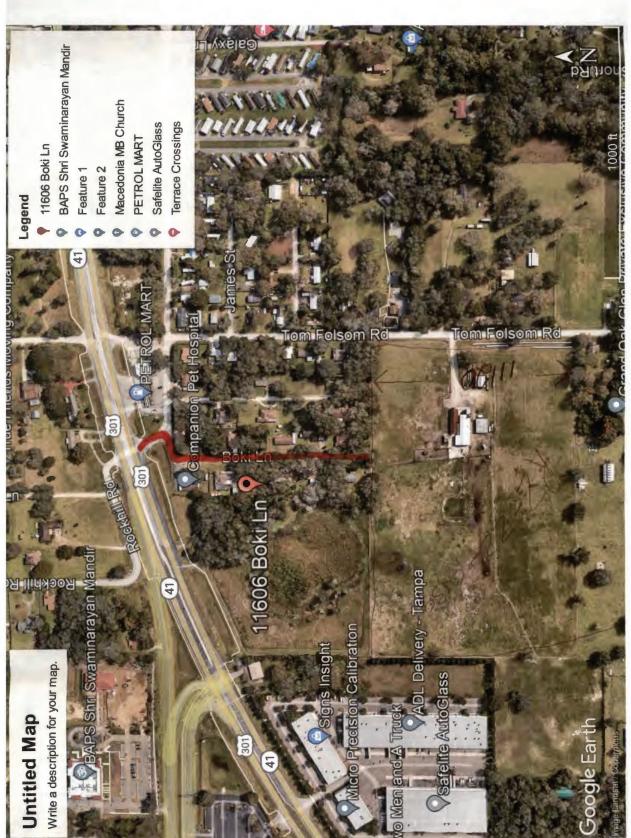






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Mewscast 3.24 (ch 8) 17 deaths Newscast 3.24 (ch 8) 17 deaths 36 head accidents (in 5405) Doson Frinch - Zoning hearing moster



EZONING
RZ-22-0319
RZ-22-0319
NARCH ZETA ZOZZ

ATT: ANNA LIZARDO

THIS FILE IS All TESTIMONY

EVIDENCE, AND PETITION FROM All

RESIDENTS OF BOKI LN. CONCERNING

THE REZONING OF 11120 Tom Folsom Rd

Application :# RZ-22-0319

All RESIDENT OF BOKI IN, + THE SURROUND

ING PROPERTIES ARE AGAINST THE REZONING

IT BOK IN ISN'T REMOVED FROM THESE

PLANS



Petition in Support

RZ-22-0319

Based upon the condition that access to Boki Lane is eliminated, the following residents will support Hillsborough County re-zoning application # RZ 22-0319, folio #60921.0000, 11120 Tom Folsom Road, again, only if Boki Lane is not included as an access point to the project and remains a dead-end as it currently exists. Thank you.

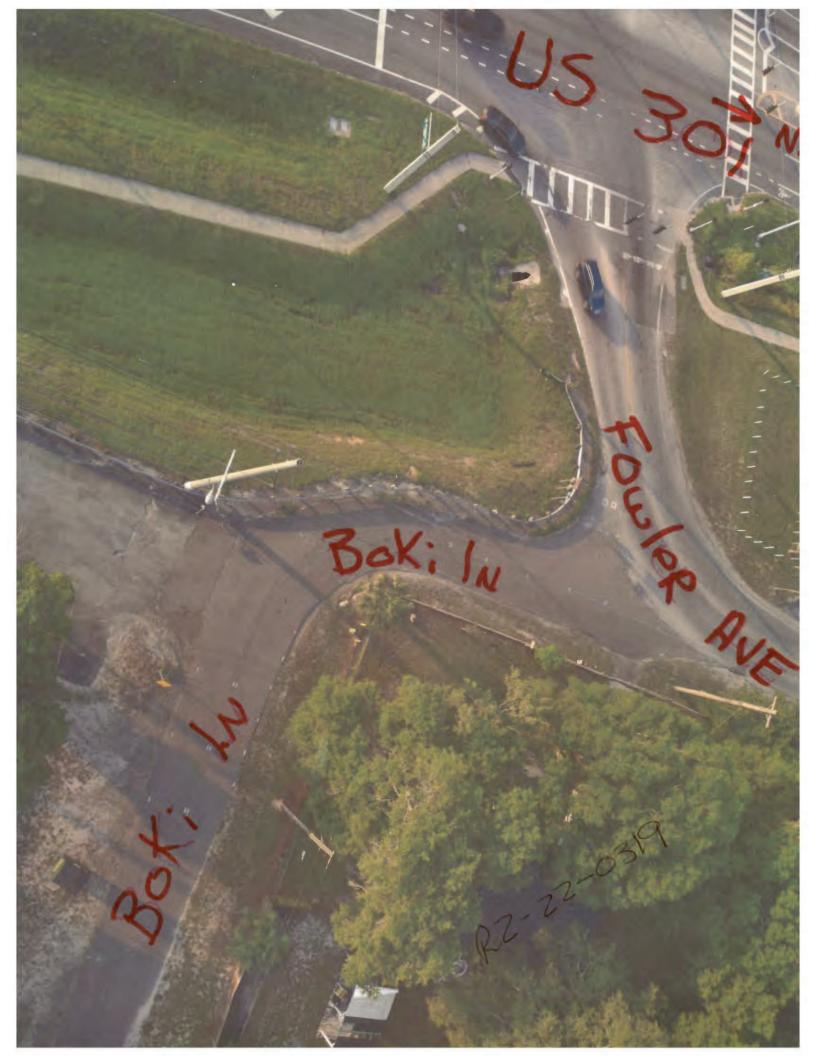
	NAME
	LOUIS GUIOGRAM 11606 BOKI IN 33592 3 23 2022
	Joanne Gogdan
	JORNNE Gologram 11606 Boki In 33592 3/23/2022 Mary Educa Bent Sylvan
	MARY Edwina Bevoit SYLVESTER 3 23 2022
	Benny Izlante 11616 BOKI LANE 33592 Sava Ekardt 11499 US 361 N 33592 3/23/2022 Mahayla Ausburn 11499 US 301 N 33592 3/23/22
27.28	Sava Ekardt 11499 US 361 N 33592 3/23/2022
Servery Charles	Mahayla Ausburn 11499 US 301 N 33592 3/23/22
Ousu	Miley Myers 11499 US 301 N 33592 3/23/22
VS	Sierra Hutson 11499 us 301 N 33592 3128/2
3-55-	EJBIR SANDHU 11499 US-301N, Thonotosassa 33592
-	01 to 1 1 1 ()
THE STREET	Bohi K Walle 3/23/2022
IS NAME	BOKI K WALLACE 11503 BOK; LN. THONOTOSASSATEL, 33592
	Theresa A. Richardson
	Richy Richardson 11499 BOKZ LAWE THONDTOSASSA, FL 33592

RZ-22-0319

Thoras @ Eacles
Thomas C. Elders 11504 Boki Ln. 03-23-22
Steplenie Elder
Stephonie M. Elders 11504 Boki Ln. 03-23-22
Rebecca Elders
Rebecca M. Glders 11504 Boki Ln. 03-23-22
Patricia Joiner Mers Bokin 3-23-22
Sheeln Waren 1750 1 Boki Larre 3/23/20
Donance Warrey 11501 Box; Lane 3/23/22
Alice Aydolothe (1) 11 11 3/23/20
Donna 10 Men 11501 Boxilane 3/23/2
TASON FAIR 11607 BOKI CANE 3/23/22 Junf GLORYMAR MEDINA 11607 BUKI LIME TUNDOSTOS E 3 3592
GLORYMAR MEDINA 11607 BULI LAME TRUNDROSASSIS, FL 33592 3.23.22
1 Parise Berry 3/23/22
111190 Boki Lane
Thonalossa pla 33512 813/986-5902
MAKEER WALREN \$ 11502 BOKE LN, Thomotosass 9, PZ
MAKEER WARREN \$ 11502 BOKE LN, Thomotosessa, FZ
Rebett Warre on. 3/24/2 8/3-843-708/
RESER WALLEN 11502 BOLI (N. Thorotosadur 7233592
1 20 10 10 10 10 10 10 10 10 10 10 10 10 10
MICHAEL WALKER Michael Walker 813-382-6087

KZ-22-0319 TORKEY PARKER 11515 HI GON DR. 3/24/22 ELIZABETH PARKER 11515 Highen Gloria Bohannon 970/EFowler 3/24/22

BRIAN HARSYBARSER 3/24/22 TRAVIS BENNETT 10735 Williams Lots 3/24/22



Box. WAE WAE Bokilu US 301 m

From: todd@pressmaninc.com, To: mitchandjody05@aol.com,

Subject: Pressman: Bolki Access/ Rezoning Application 22-0319

Date: Mon, Mar 21, 2022 3:30 pm

Good afternoon, thanks for reaching out and having a chance to talk this afternoon.

Per our discussion, we will move forward to request the Bolki access be eliminated. Our transportation experts tell us that we do not need it. The developer has also agreed.

I will send a petition to you that can be used to show the citizen's concerns on this issue.

Feel free to call or contact me with any additional questions or concerns.

Thank you.

TODD PRESSMAN
President, Pressman & Associates, Inc.
200 2nd Ave., South #451
St. Petersburg, FL 33701
Cell. 727-804-1760
Fx. 1-800-977-1179

CAUTION: The approvals that Pressman & Associates, Inc., gain are only part of the entire development process and additional permits, reviews, approvals, applications and submittals WILL absolutely be required at the city, county state or federal levels. It is not the case that a zoning type approval entitles you to proceed with any development of a project of any type. ALSO, Pressman & Associates, Inc. is NOT a law firm, Mr. Todd Pressman is not an Attorney & any & all advise or consultation is not to be accepted as legal advice in any manner

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LEHER FROM TOOD PRESSMAN Representative

From: mitchandjody05@aol.com, To: todd@pressmaninc.com,

Subject: Re: Pressman: Hearing Being Moved to May

Date: Wed, Apr 6, 2022 6:40 am

Thanks for the heads up. One of the neighbors was doing a little homework on this matter and found out that our street is to small for a two-lane rd it's only 16' wide and needs to be 20' which would bring the road almost right up to our property line. Not Good. I/we hope that you and your developer are still on the same page as far as not needing or wanted to open Boki In.

On Tuesday, April 5, 2022, 03:49:55 PM EDT, Todd Pressman <todd@pressmaninc.com> wrote:

Good afternoon, I wanted to give you the courtesy of a head's-up that the hearing is going to be continued or moved to May 16th...we had some technical difficulty with a deadline...no other major changes have occurred.

You will be receiving a piece of certified mail on this in the next week and the yellow notice sign will be changed.

Please let me know if you have any questions or concerns.

Thank you.

TODD PRESSMAN
President, Pressman & Associates, Inc.
200 2nd Ave., South #451
St. Petersburg, FL 33701
Cell. 727-804-1760
Fx. 1-800-977-1179

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On Mar 29, 2022, at 3:23 PM, Todd Pressman < todd@pressmaninc.com > wrote:

I do want to clarify the record that while the developer has determined that they do not need Boki Lane for the project we have subsequently determined for the Planned Development re-submittal that we need to include the Boki Lane access on the site plan.

Our official position is as follows:

We have been contacted by residents of Boki Lane that are concerned over our project on Tom Folson Road connecting to Boki lane. Our goal is work with the neighbors, county staff and the county commission on a mutually acceptable plan.

TODD PRESSMAN
President, Pressman & Associates, Inc.
200 2nd Ave., South #451
St. Petersburg, FL 33701
Cell. 727-804-1760
Fx. 1-800-977-1179

KZ-2Z-0319

HILLSBOUROUGH COUNTY Fla. (WFLA) — The Florida Department of Transportation wants to hear from residents about their plans to widen U.S Highway 301 from Fowler Ave. to State Road 56.

FDOT says within a span of five years, there has been 17 fatalities and 36 head-on accidents in the area, which has residents on edge.

"Lots of people are getting killed on this road," said Phillip Rader, a resident of the area. "They need a light or something to break up traffic coming here towards Zephyrhills it needs to be broken up and slowed down."

While Pasco County leaders are for the widening project, Hillsborough leaders tells The Tampa Bay Times it's not needed because Highway 301 is in a rural area with no plans on any new developments.

FDOT is encouraging residents to come to a public meeting and let their voices be heard.

The meeting is at their headquarters Thursday night at 5:30 p.m.

There is also a virtual meeting for residents who can't make it in person.

Posted MAR 24, 2022 AT 9:02 AM UPDATED AT 12:53 PM

News Report on

THE DANGEROUS Fowler + 301 entered.

Which is Also Bok: IN

SEE AHAtchEd Pictures

Application Number: 22-0319

Application filing date: 12/16/21

Dear Hearing Master of Hillsborough County

I, Glorymar Medina, who lives @ 11607 Boki Lane, Thonotosassa, FL 33592, would like to have my concerns heard regarding the re-zoning from AR to PD.

I recently purchased the last piece of available land on Boki Lane and built my forever home here. I chose this property since it was close to the interstate yet a little bit away from the city. My plans are to continue to raise my children and eventually, one day, retire.

I lived in a subdivision for approximately 17 years. I made a few friends and continue those friendships today. My problem with living in a subdivision is that you really don't know who is moving in, moving out, how they plan to treat their home and areas around it.

Boki Lane has long time residents that are raising their children, raised their children and moving on to be grandparents, retiring couples and individuals and, of course, and working families. Though I'm the newest on the block, I have met most of my neighbors with a friendly wave or stopping for a quick chat. These are good people that have, over the years, have bonded and take care of each other.

With a society that is mostly indoors, it's nice to see people outside walking, taking care of their homes with pride.

By allowing our street to be opened up, it will change. Change to people staying more indoors, locking their doors all day everyday, gates, creating an environment where you lose that sense of safety and closeness. Where it won't be ok to let our kids run around the yard, grab the mail, rake the yard or just play because, unfortunately, you don't know who is driving down the street.

May I add, yes, we do have a veterinarian's office at the corner and cars will drive down to turn around, delivery drivers, public utilities, etc., and we understand some cars will drive down just to make a u-turn and leave. But, it is not the volume that opening up Boki Lane to a subdivision of homes, endless people, that do not hold our little street with the respect that it's permanent residents do.

So I ask, even beg, that Boki Lane is not changed in such a way that takes it from a hometown feel to just any subdivision.

With my utmost respect,

Glorymar Medina

3/28/2022

813 361 9351

Dear Sirs and Madams

A Letter Concerning UpComing Proposed Zoning Change at 11120 Tom Folsom Road in Thonotosassa. This Letter is being written for the concern of How the Proposed Zoning Change will affect Boki Lane.

I and 5 other Homes received a letter informing us of the change coming to the Dairy Farm that butts to the end of Our Quaint little road. The other 4 houses were Omitted because they were more than 300 ft from the proposed change. Which to be Honest is Misleading. Due to the Fact that Thanks to Mrs. Boki Wallace (the namesake of Our Road) and Mr.Mitch Gologram's Curiousity, found out that the proposal was to include a possible through road to said proposal change. Whereas is the Dishonest part of the Proposal Change of the Tom Folsom address. The Through road would Impact Our Whole Community So Much.

We had been in Contact with Mr. Todd Pressman through Phone, E Mail and Text, to express Our Absolute Disagreement with any Changes to Boki Lane. And Mr. Pressman even sent us an E Mail that he would request to have Boki Lane Eliminated as an Access road. We even recieved from Mr. Pressman a Petition for us all, The Entire Neighborhood Residents of Boki Lane, to sign Clarifiying we would not Contest the Proposed Zone Change if Boki Lane was eliminated from the Plan.

Sirs and Madams,

We the Community of Boki Lane are Aware that Change is Inevitable. But We just Ask that Our Road is not Included in that Change. Our road is a Safe Haven for the Elderly who Walk it. For the Children who Play on the road. and As a Pedestrian and Pet Walking Road for the Veteranarian Hospital at the top of Our Road.

Sirs and Madams,

The Cost of Lives that would invariably be Lost from an Access Road could be inexplicably Costly. The Cost of Widening the Road for the Onslaught of Traffic could be Detrimental to the Project. Which would need to Include Streetlamps, Moving Power Lines and Cables. And it would become Absolutely Necessary to add Speed Bumps.

Also Please note, we are a Corner Street who has near Monthly Accidents. Look up Records of How many Times the Rail has been replaced at Boki Lane and Fowler Avenue. Boki Lane would not be able to Handle the excess Traffic from a New Development. There have been many Developments built now at Harney Rd. and Tom Folsom. And with U.S. 301 and Fowler Ave. getting ready for Another Expansion, Traffic is going to be a Nightmare. Our Neighborhood of Mixed Ethnicities and Religions is a Perfect Mix.

So in Conclusion,

We the Community of Boki Lane are Strongly Requesting that For the Zoning Change, Do Not Make Boki Lane an Access road for the Upcoming Construction Plans of 11120 Tom Folsom Road. Boki Lane wishes to Stay a Dead End Road InDefinitely. Thank You For Your Time.

Spokeperson for the Community of Boki Lane

· Zoning Board.

Our names are Mitch and Jody Gologram. We live at 11606 Boki In. My wife and I along with every resident on Boki Ln Strongly Oppose the rezoning of 11120 Tom Folsom Rd, Thonotosassa. If it means that Boki In would be used as an access point to the pre mentioned property on Tom Folsom rd.

Not only will using Boki Ln, as an access point to this new 50+ housing development destroy our little 10 house Safe and Crime fee neighborhood that was started when Mr Eugene & Boki Wallace moved here in the early 70s. It would be a very unsafe and dangerous change for the 51 year old Autistic Man " Freddy" that walks safely on this street because all the neighbors watch out for him. Freddy and his family have lived here on this safe little street since he was a small child over 40 years ago. Opening up this street I'm sure wouldn't come with instructions to watch out for the Autistic man that thinks this road is his safe area/home. It would also be vey Dangerous for Ms Boki(street namesake) and the other handicapped ladies with walkers, Along with the 2 Disabled Veitnam vets that are also able to use our little street to get out and exersize without having to worry about harm coming to them in any way. We are 1 big family

Another reason this would be an Extreamly Dangerous change for this street is that it was just reported on ch 8 WFLA news on 3/24/2022 about how Dangerous the Intesection of 301 and Fowler which Boki Ln is part of, has had 17 Deaths and 36 Head on Collisions in the past 5 years, Thats not including all the accidents that didn't result in a Death. the guard rail that is at that insection has to be replaced every other month(check county records) as the pictues i included show the rail is damaged from accidents now and needs to be replaced again, and the ground is litterd with car parts.

REALLY Complete Speki from 301 N. is a right turn, then an immediate 90 degree right turn followed by an immediate 90 degree left turn which the residents of Boki In have learned to execute safely But the thought of this rd being used as an Access way for a 50+ housing development is a catastrophe waiting to happen

In closing we the neighborhood

of Boki In hope you reconsider the zoning for the Tom Folsom land to including our little street. Putting the lives at risk especially for the Handicapped & Autistic and every other resident of Boki In.

We as a neighborhood have been informed by email

from Mr Todd Pressman President, Pressman & Associates, inc. the representive. He stated that the developer & there Transpertation Experts are in agreement that Boki Ln, isn't needed as an access piont and can be eliminated from the application (see attached email)

THANK YOU. Mitch Gologram

M. M.

1

PARTY OF RECORD

Rome, Ashley

From: MRS. STEPHANIE ELDERS <dodohappens1973@msn.com>

Sent: Thursday, March 24, 2022 7:10 PM

To: Hearings

Subject: Application Number 22-0319

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

Dear Sirs and Madams

A Letter Concerning UpComing Proposed Zoning Change at 11120 Tom Folsom Road in Thonotosassa. This Letter is being written for the concern of How the Proposed Zoning Change will affect Boki Lane. I and 5 other Homes received a letter informing us of the change coming to the Dairy Farm that butts to the end of Our Quaint little road. The other 4 houses were Omitted because they were more than 300 ft from the proposed change. Which to be Honest is Misleading. Due to the Fact that Thanks to Mrs.Boki Wallace (the namesake of Our Road) and Mr.Mitch Gologram's Curiousity, found out that the proposal was to include a possible through road to said proposal change. Whereas is the Dishonest part of the Proposal Change of the Tom Folsom address. The Through road would Impact Our Whole Community So Much.

We had been in Contact with Mr. Todd Pressman through Phone, E Mail and Text, to express Our Absolute Disagreement with any Changes to Boki Lane. And Mr. Pressman even sent us an E Mail that he would request to have Boki Lane Eliminated as an Access road. We even recieved from Mr. Pressman a Petition for us all, The Entire Neighborhood Residents of Boki Lane, to sign Clarifiying we would not Contest the Proposed Zone Change if Boki Lane was eliminated from the Plan.

Sirs and Madams,

We the Community of Boki Lane are Aware that Change is Inevitable. But We just Ask that Our Road is not Included in that Change. Our road is a Safe Haven for the Elderly who Walk it. For the Children who Play on the road. and As a Pedestrian and Pet Walking Road for the Veteranarian Hospital at the top of Our Road.

Sirs and Madams,

The Cost of Lives that would Invariably be Lost from an Access Road could be inexplicably Costly. The Cost of Widening the Road for the Onslaught of Traffic could be Detrimental to the Project. Which would need to Include Streetlamps, Moving Power Lines and Cables. And it would become Absolutely Necessary to add Speed Bumps.

Also Please note, we are a Corner Street who has near Monthly Accidents. Look up Records of How many Times the Rail has been replaced at Boki Lane and Fowler Avenue. Boki Lane would not be able to Handle the excess Traffic from a New Development. There have been many Developments built now at Harney Rd. and Tom Folsom. And with U.S. 301 and Fowler Ave.{ see story on News Channel 8 } getting ready for Another Expansion, Traffic is going to be a Nightmare. Our Neighborhood of Mixed Ethnicities and Religions is a Perfect Mix .

So in Conclusion,

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Stephanie Elders
Spokeperson for the Community of Boki Lane

Rome, Ashley

From: MRS. STEPHANIE ELDERS <dodohappens1973@msn.com>

Sent: Thursday, March 24, 2022 7:15 PM

To: Hearings

Subject: Re: Application Number 22-0319

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

Also Please Note,

The Petition sent to Us from Mr. Todd Pressman has been signed by All The Residents of Boki Lane March 23, 2022.

We have been attempting to Contact him to send the Complete Signed Petition.

From: MRS. STEPHANIE ELDERS

Sent: Thursday, March 24, 2022 11:09 PM

To: hearings@hillsboroughcounty.org <hearings@hillsboroughcounty.org>

Subject: Application Number 22-0319

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Stephanie Elders
Spokeperson for the Community of Boki Lane

Rome, Ashley

From: Timoteo, Rosalina

Sent: Tuesday, March 29, 2022 2:35 PM

To: Rome, Ashley **Subject:** RE: RZ-PD 22-0319

Attachments: Document_2022-03-28_181929.jpg; Document_2022-03-28_182011 (2).jpg; Document_

2022-03-28_182022 (3).jpg; Document_2022-03-28_182031 (4).jpg; Handwritten_ 2022-03-28_181919.jpg; Handwritten_2022-03-28_181940 (2).jpg; Handwritten_ 2022-03-28_181951 (3).jpg; Handwritten_2022-03-28_182002 (4).jpg; Handwritten_ 2022-03-28_182042 (5).jpg; Photo_2022-03-28_182054.jpg; Photo_2022-03-28_182105

(2).jpg; Photo_2022-03-28_182119 (3).jpg

Hi Ashley,

Can you please place these in the POR.

Thank you,

Rosa Timoteo

Senior Planning & Zoning Technician

Development Services Dept.

C: (813) 244-3956 P: (813) 307-1752

E: timoteor@hillsboroughcounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

From: Mitch&Jody Gologram <mitchandjody05@aol.com>

Sent: Tuesday, March 29, 2022 11:47 AM

To: Timoteo, Rosalina <TimoteoR@HillsboroughCounty.ORG>

Subject: Fwd: ATT: Anna Lizardo RZ-22-0319

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

----Original Message-----

From: Mitch&Jody Gologram < mitchandjody05@aol.com >

To: Hearings@hillsboroughcounty.org <Hearings@hillsboroughcounty.org>

Sent: Mon, Mar 28, 2022 7:12 pm

Subject: Fwd: ATT: Anna Lizardo RZ-22-0319

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

From: Mitch&Jody Gologram < mitchandjody05@aol.com >

To: zoningintake-DSD@hillsboroughcounty.org <zoningintake-DSD@hillsboroughcounty.org>

Sent: Mon, Mar 28, 2022 7:11 pm Subject: ATT: Anna Lizardo RZ-22-0319

Att: Anna Lizardo. Concerning the rezoning of 11120 Tom Folsom Rd. and Boki Ln used as access point. Per our conversation with Todd Pressman, the developer and their transportation experts Boki Ln is not needed for this development.



ZONEING RZ- ZZ-0319

Application Number: 22-0319

Application filing date: 12/16/21

Dear Hearing Master of Hillsborough County

I, Glorymar Medina, who lives @ 11607 Boki Lane, Thonotosassa, FL 33592, would like to have my concerns heard regarding the re-zoning from AR to PD.

I recently purchased the last piece of available land on Boki Lane and built my forever home here. I chose this property since it was close to the interstate yet a little bit away from the city. My plans are to continue to raise my children and eventually, one day, retire.

I lived in a subdivision for approximately 17 years. I made a few friends and continue those friendships today. My problem with living in a subdivision is that you really don't know who is moving in, moving out, how they plan to treat their home and areas around it.

Boki Lane has long time residents that are raising their children, raised their children and moving on to be grandparents, retiring couples and individuals and, of course, and working families. Though I'm the newest on the block, I have met most of my neighbors with a friendly wave or stopping for a quick chat. These are good people that have, over the years, have bonded and take care of each other.

With a society that is mostly indoors, it's nice to see people outside walking, taking care of their homes with pride.

By allowing our street to be opened up, it will change. Change to people staying more indoors, locking their doors all day everyday, gates, creating an environment where you lose that sense of safety and closeness. Where it won't be ok to let our kids run around the yard, grab the mail, rake the yard or just play because, unfortunately, you don't know who is driving down the street.

May I add, yes, we do have a veterinarian's office at the corner and cars will drive down to turn around, delivery drivers, public utilities, etc., and we understand some cars will drive down just to make a u-turn and leave. But, it is not the volume that opening up Boki Lane to a subdivision of homes, endless people, that do not hold our little street with the respect that it's permanent residents do.

So I ask, even beg, that Boki Lane is not changed in such a way that takes it from a hometown feel to just any subdivision.

With my utmost respect,

Glorymar Medina

3/28/2022

813 361 9351

Zoning Board.

resident of Boki In.

Our names are Mitch and Jody Gologram. We live at 11606 Boki In. My wife and I along with every resident on Boki Ln Strongly Oppose the rezoning of 11120 Tom Folsom Rd, Thonotosassa. If it means that Boki In would be used as an access point to the pre mentioned property on Tom Folsom rd.

Not only will using Boki Ln, as an access point to this new 50+ housing development destroy our little 10 house Safe and Crime fee neighborhood that was started when Mr Eugene & Boki Wallace moved here in the early 70s. It would be a very unsafe and dangerous change for the 51 year old Autistic Man " Freddy" that walks safely on this street because all the neighbors watch out for him. Freddy and his family have lived here on this safe little street since he was a small child over 40 years ago. Opening up this street I'm sure wouldn't come with instructions to watch out for the Autistic man that thinks this road is his safe area/home. It would also be vey Dangerous for Ms Boki(street namesake) and the other handicapped ladies with walkers, Along with the 2 Disabled Veitnam vets that are also able to use our little street to get out and exersize without having to worry about harm coming to them in any way. We are 1 big family

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Access to Boki from 301 N. is a right turn, then an immediate 90 degree right turn followed by an immediate 90 degree left turn which the residents of Boki In have learned to execute safely But the thought of this rd being used as an Access way for a 50+ housing development is a catastrophe waiting to happen

In closing we the neighborhood of Boki In hope you reconsider the zoning for the Tom Folsom land to including our little street. Putting the lives at risk especially for the Handicapped & Autistic and every other We as a neighborhood have been informed by email

from Mr Todd Pressman President, Pressman & Associates, inc. the representive. He stated that the developer & there Transpertation Experts are in agreement that Boki Ln, isn't needed as an access piont and can be eliminated from the application (see attatched email)

THANK YOU. Mitch Gologram

1

From: todd@pressmaninc.com,
To: mitchandjody05@aol.com,

Subject: Pressman: Bolki Access/ Rezoning Application 22-0319

Date: Mon, Mar 21, 2022 3:30 pm

Good afternoon, thanks for reaching out and having a chance to talk this afternoon.

Per our discussion, we will move forward to request the Bolki access be eliminated. Our transportation experts tell us that we do not need it. The developer has also agreed.

I will send a petition to you that can be used to show the citizen's concerns on this issue.

Feel free to call or contact me with any additional questions or concerns.

Thank you.

TODD PRESSMAN

President, Pressman & Associates, Inc. 200 2nd Ave., South #451
St. Petersburg, FL 33701
Cell. 727-804-1760
Fx. 1-800-977-1179

CAUTION: The approvals that Pressman & Associates, Inc., gain are only part of the entire development process and additional permits, reviews, approvals, applications and submittals WILL absolutely be required at the city, county state or federal levels. It is not the case that a zoning type approval entitles you to proceed with any development of a project of any type. ALSO, Pressman & Associates, Inc. is NOT a law firm, Mr. Todd Pressman is not an Attorney & any & all advise or consultation is not to be accepted as legal advice in any manner

CONFIDENTIALITY NOTICE: this email communication and any attachments may contain confidential and privileged information for the use of the designated recipients - if you are not the intended recipient, you are hereby notified that you received this communication in error and that any review, disclosure, dissemination, distribution or copying of its contents is prohibited - if you have received this communication in error please destroy all copies of this communication and any attachments and contact the sender by reply by email or telephone at 727-894-1760.

LEHER FROM TODO PRESSMAN Representative

ATT: ANNA LIZARDO

THIS FILE IS All TESTIMONY

EVIDENCE, AND PETITION FROM All

RESIDENTS OF BOKILM. CONCERNING

THE REZONING OF 11120 Tom Folsom Rd

Application # RZ-22-0319

Petition in Support

RZ-22-0319

Based upon the condition that access to Boki Lane is eliminated, the following residents will support Hillsborough County re-zoning application # RZ 22-0319, folio #60921.0000, 11120 Tom Folsom Road, again, only if Boki Lane is not included as an access point to the project and remains a dead-end as it currently exists. Thank you.

	NAME	14	ADDRESS		DATE	
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Thoras & Epcles homas C. Elders 11504 Boki Ln. 03-23-22 Stepleni Elder Stephanie M. Elders 11504 Boki Ln. 03-23-22 Liberca Elders Rebecca M. Glders 11504 Bolci Ln. Ille 15 Bory Ln Lecla Waren 17601 BoKi Larre 3/23/20 Med 11501 Box; Lane 3/23/22 aydolothe (1) 11 11 3/23/22 floor 11501 Bokilane 3/23/2 Arr 11607 BOILI CANE 3/23/22 GLORYMAR MEDINA 11607 BUKI LANE 3.23.22 3/23/22 33592 813/986-5902 11502 BOKEN Thon There KE

KZ-22-0519
TORREY PARKER 11515 Hi ban De. 3/24/22
ELIZABETH PARKER 11515 Highen
Gloria Bohannon 9701E Towler 3/24/22
BRIAN HARSYBARSER 3/24/22
TRAVIS BENNETT 10735 Williams LOFS 3/24/22

HILLSBOUROUGH COUNTY Fla. (WFLA) — The Florida Department of Transportation wants to hear from residents about their plans to widen U.S Highway 301 from Fowler Ave. to State Road 56.

FDOT says within a span of five years, there has been 17 fatalities and 36 head-on accidents in the area, which has residents on edge.

"Lots of people are getting killed on this road," said Phillip Rader, a resident of the area. "They need a light or something to break up traffic coming here towards Zephyrhills it needs to be broken up and slowed down."

While Pasco County leaders are for the widening project, Hillsborough leaders tells The Tampa Bay Times it's not needed because Highway 301 is in a rural area with no plans on any new developments.

FDOT is encouraging residents to come to a public meeting and let their voices be heard.

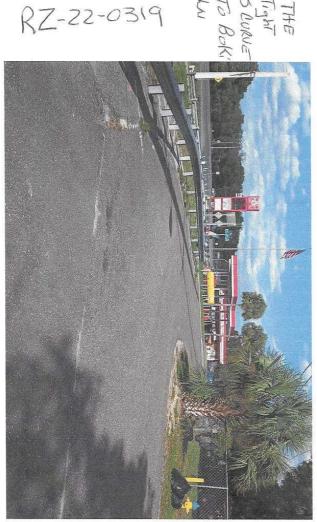
The meeting is at their headquarters Thursday night at 5:30 p.m.

There is also a virtual meeting for residents who can't make it in person.

Posted MAR 24, 2022 AT 9:02 AM UPDATED AT 12:53 PM

News Report on
THE DANGEROUS Fowler & 301 Enterseta
Which is Also Bok: IN
SEE AHAtchEd Pictures









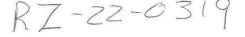








DAGEROUS INTERSECTIONS
Which Boki Lu is PART OF













Additional / Revised Information Sheet

	Office Use Only	
Application Number:22-0319	Received Date:	Received By:

must be submitted p project size the cover	roviding a sum letter must lis	nmary of the changes and/or additi	onal inform dditionally,	nation provided. If there is a change in the second page of this form must be form.
Application Number:	22-0319	Applicant's Name:	Sipple/Pressman, Agent	
	Michall	e Heinrich		2 20 22
Application Type: Planned Developr	ment (PD)	Minor Modification/Personal Appea	rance (PRS)	Standard Rezoning (RZ)
☐ Variance (VAR)		Development of Regional Impact (D	RI)	Major Modification (MM)
Special Use (SU)		Conditional Use (CU)		Other
Current Hearing Date	(if applicable)	: 4/18/22		
Will this revision add If "Yes" is checked on Will this revision rem	te may result in land to the prothe above pleas	a new hearing date as all reviews wi bject?	o ed with * on o	the next page.
Email this	form along v	with all submittal items indicate ZoningIntake-DSD@hcflgd		ext page in pdf form to:
titled according to it	s contents. All			ould be submitted as a separate file application number (including prefix)
For additional hel	p and submitta	al questions, please call (813) 277-1	633 or ema	il ZoningIntake-DSD@hcflgov.net.
I certify that changes will require an additi			een made i	to the submission. Any further changes
		W/ Ker		3/14/22
	Signat	ure	_	Date



Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to <u>Chapter 119 Florida Statutes</u>, all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers. While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications.

Additionally, parcels exempt under <u>Florida Statutes §119.071(4)</u> will need to contact <u>Hillsborough County</u> <u>Development Services</u> to obtain a release of exempt parcel information.

•	eking an exemption from public scrutiny of selected information submitted with your application Chapter 119 FS? Yes No
I hereby co	Includes sensitive and/or protected information. $\frac{22\text{-}0319}{}$
	Type of information included and location
×	Does not include sensitive and/or protected information.
Please note: Se	nsitive/protected information will not be accepted/requested unless it is required for the processing of the application.
the data be	tion is being sought, the request will be reviewed to determine if the applicant can be processed with ng held from public view. Also, by signing this form I acknowledge that any and all information in the ill become public information if not required by law to be protected.
Signature:	
	(Must be signed by applicant or authorized representative)
Intake Staff	Signature: Date:



Additional / Revised Information Sheet

Please indicate below which revised/additional items are being submitted with this form.

Inc	luded	Submittal Item
IIIC	luueu	Submittalitem
1		Cover Letter*+ If adding or removing land from the project site, the final list of folios must be included
2		Revised Application Form*+
3		Copy of Current Deed* Must be provided for any new folio(s) being added
4		Affidavit to Authorize Agent* (If Applicable) Must be provided for any new folio(s) being added
5		Sunbiz Form* (If Applicable) Must be provided for any new folio(s) being added
6		Property Information Sheet*+
7		Legal Description of the Subject Site*+
8		Close Proximity Property Owners List*+
9		Site Plan*+ All changes on the site plan must be listed in detail in the Cover Letter.
10		Survey
11		Wet Zone Survey
12		General Development Plan
13		Project Description/Written Statement
14		Design Exception and Administrative Variance requests/approvals
15		Variance Criteria Response
16		Copy of Code Enforcement or Building Violation
17		Transportation Analysis
18		Sign-off form
19		Other Documents (please describe):

^{*}Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

^{*}Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.

Rome, Ashley

From: Zoning Intake-DSD

Sent: Tuesday, March 29, 2022 3:47 PM

To: Timoteo, Rosalina
Cc: Rome, Ashley

Subject: FW: Pressman: Petitions 22-0319 **Attachments:** rmc revised submit 3.23.22.pdf

Clare Odell

Planning & Zoning Technician

Development Services Department (DSD)

P: (813) 276-8680 | VoIP: 39680

M: (813) 272-5600

E: odellcl@hillsboroughcounty.org

W: HillsboroughCounty.Org

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

From: Todd Pressman < todd@pressmaninc.com>

Sent: Tuesday, March 29, 2022 3:36 PM

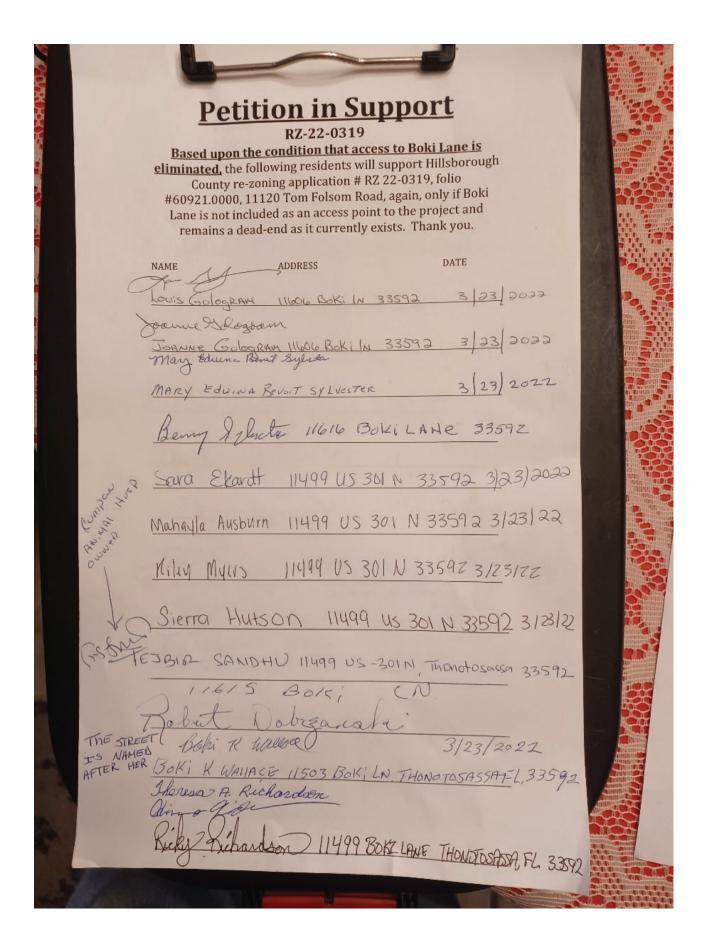
To: Zoning Intake-DSD <ZoningIntake-DSD@hillsboroughcounty.org>

Cc: Heinrich, Michelle < Heinrich M@ Hillsborough County. ORG>

Subject: Pressman: Petitions 22-0319

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

Thoras & Eacles Thomas C. Elders 11504 Boki Ln. 03-23-22 Staplenie Elder Stephenie M. Elders 11504 Boki Ln. 03:23-22 Rebecca Elders Rebecca M. Glders 115N Boki Ln. 03-23 22 Patricia Joiner Hels Borita 3-23-22 Shella Warum 11501 Boki Lave 3/23/20 Morania Warrey 11501 Box; Lane 3/23/22 Alue aydolothe "1 " 11 3/23/20 Donna Mason 11501 Boxilane 3/23/12 JASON FAIR 11607 BOKI CANE 3/23/22 Junt GLORYMAR MEDINA 11607 BULI LANE THURSDAMMA, E 33592 3.23.22 Lariere Berry 3/23/22 490 Boki Lane hondersa ple 33512 8/3/986-5902



TODD PRESSMAN
President, Pressman & Associates, Inc.

200 2nd Ave., South #451 St. Petersburg, FL 33701 Cell. 727-804-1760 Fx. 1-800-977-1179

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Rome, Ashley

From: Ricky Richardson <ricky55@verizon.net>

Sent: Thursday, April 14, 2022 7:29 PM

To: Hearings **Subject:** Fwd: Pictures

Attachments: 20220413_072035.jpg; 20220413_072100.jpg; 20220413_073911.jpg; 20220413_

072044.jpg; 20220413_072155.jpg; 20220413_072025.jpg; 20220413_072148.jpg; 20220413_072041.jpg; 20220413_072151.jpg; 20220413_073903.jpg; 20220413_

072103.jpg; 20220413_073916.jpg; 20220413_074103.jpg

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This is photo evidence of the inaccessibility of the proposed through road from Boki Lane to access the development of 11120 Tom Folsom road, thonotosassa FL 33592 in regards to the zoning hearing master meeting.

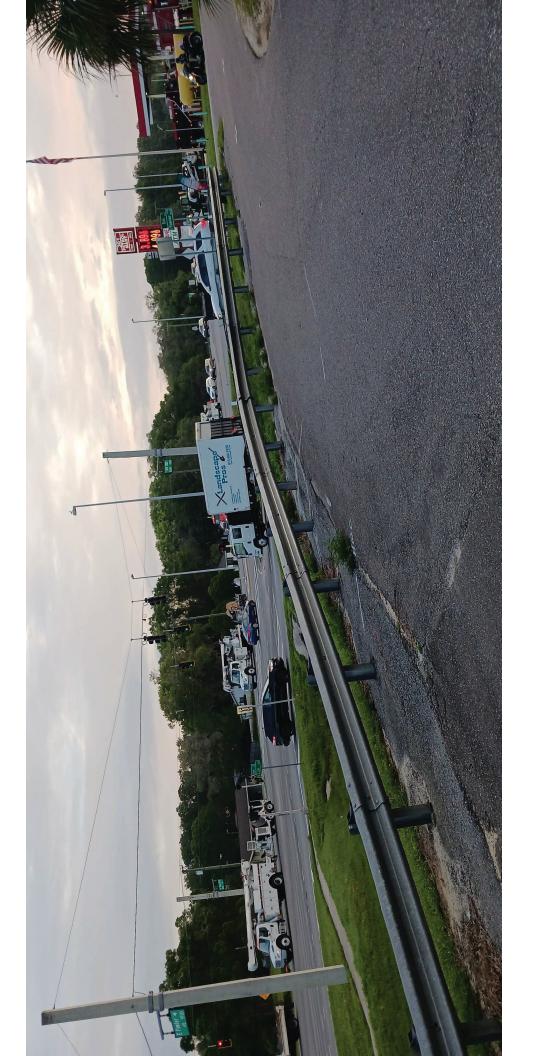
----Original Message-----

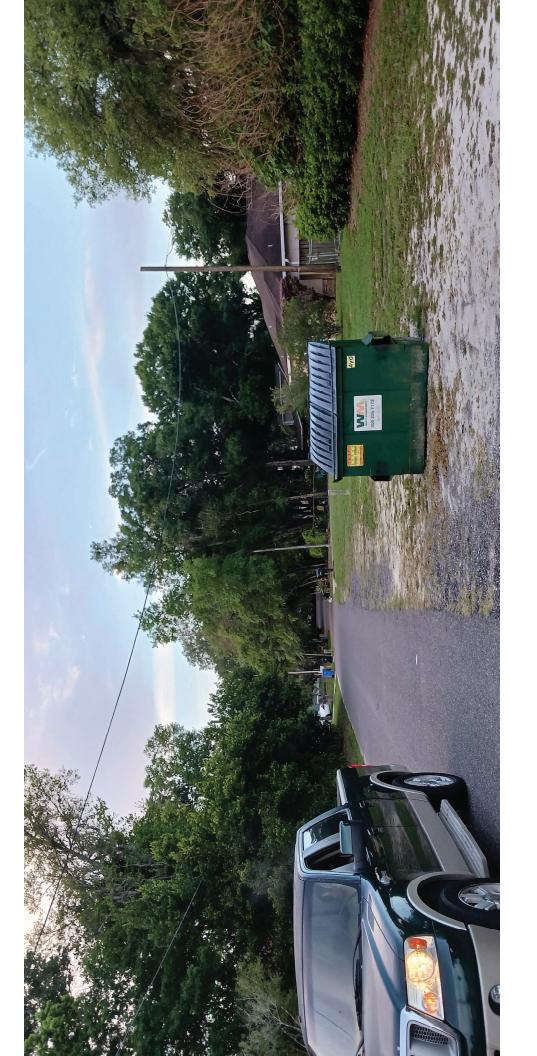
From: Adrianna Richardson <adriannarichardson1914@gmail.com>

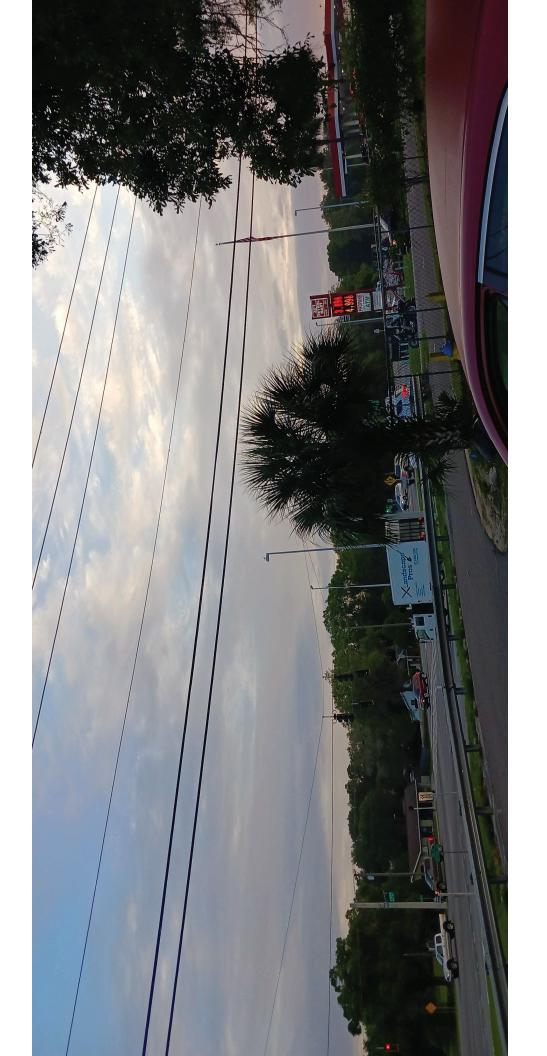
To: Ricky Richardson <ricky55@verizon.net>

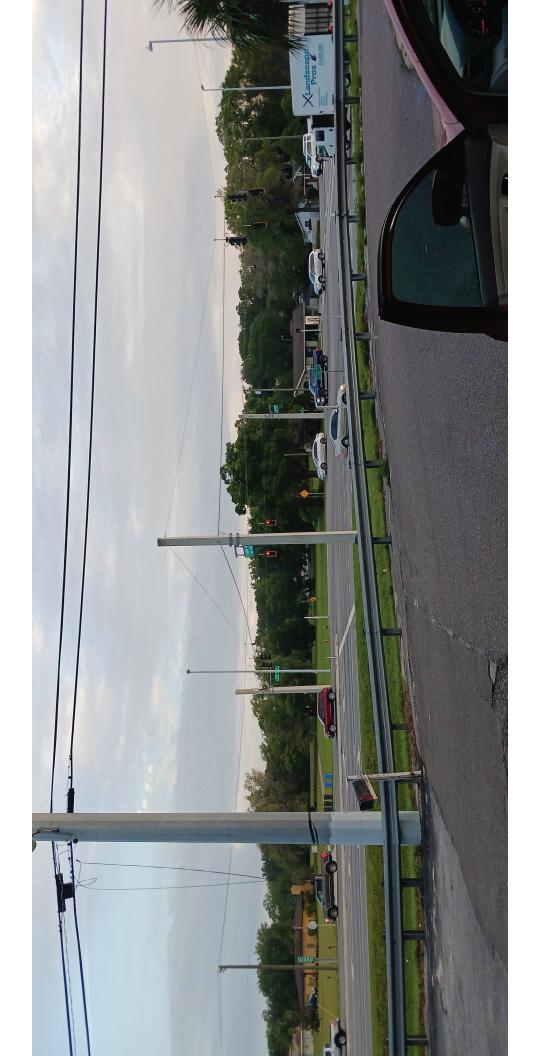
Sent: Thu, Apr 14, 2022 7:13 pm

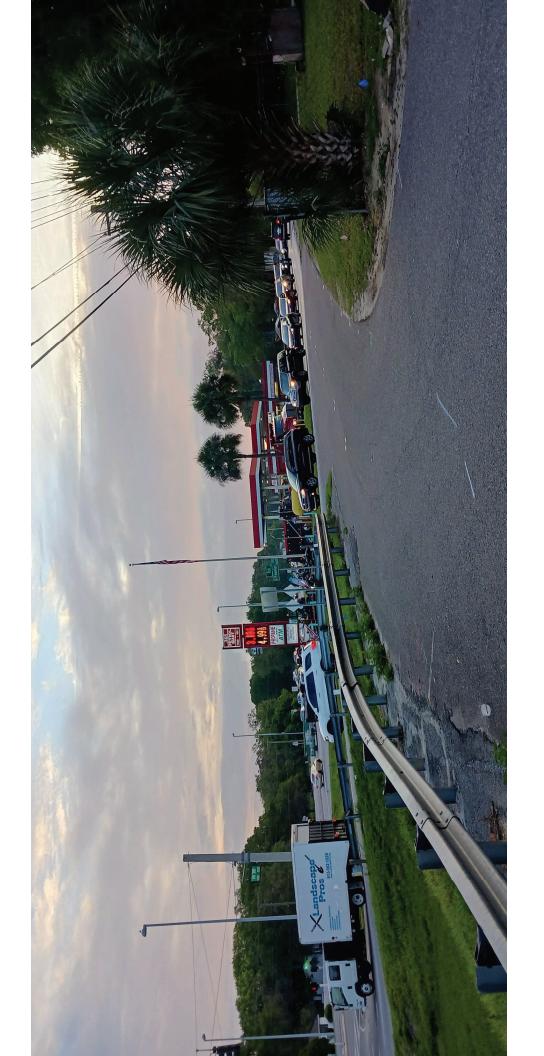
Subject: Pictures

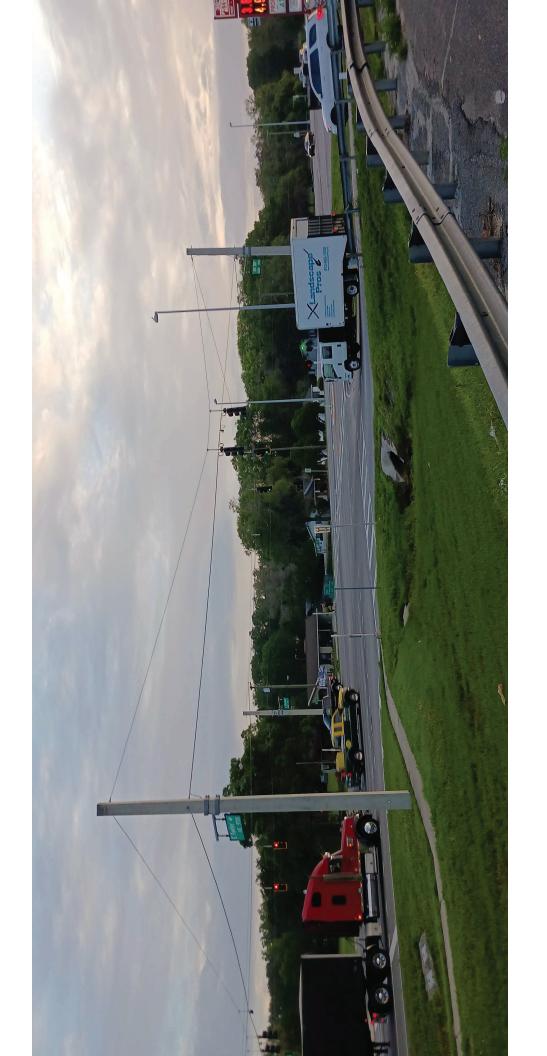






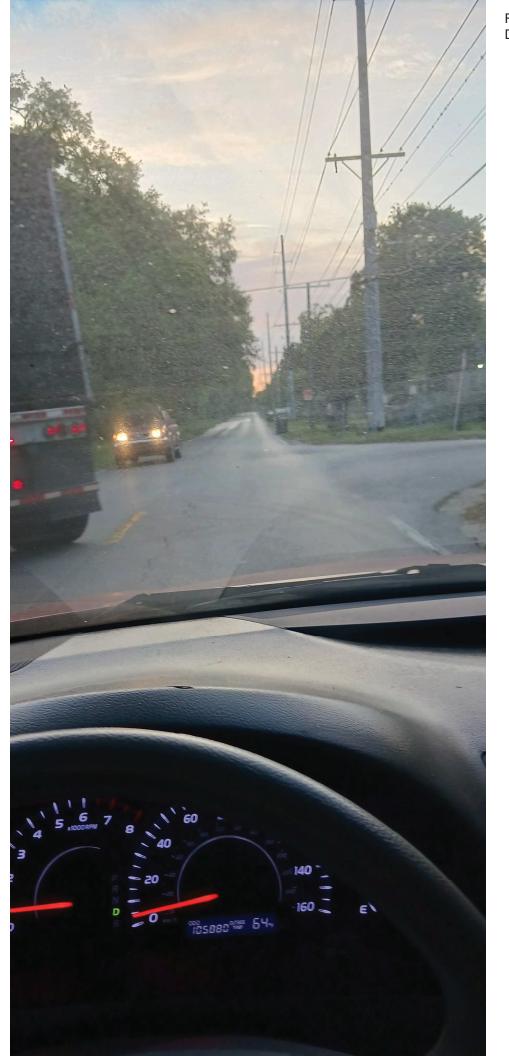




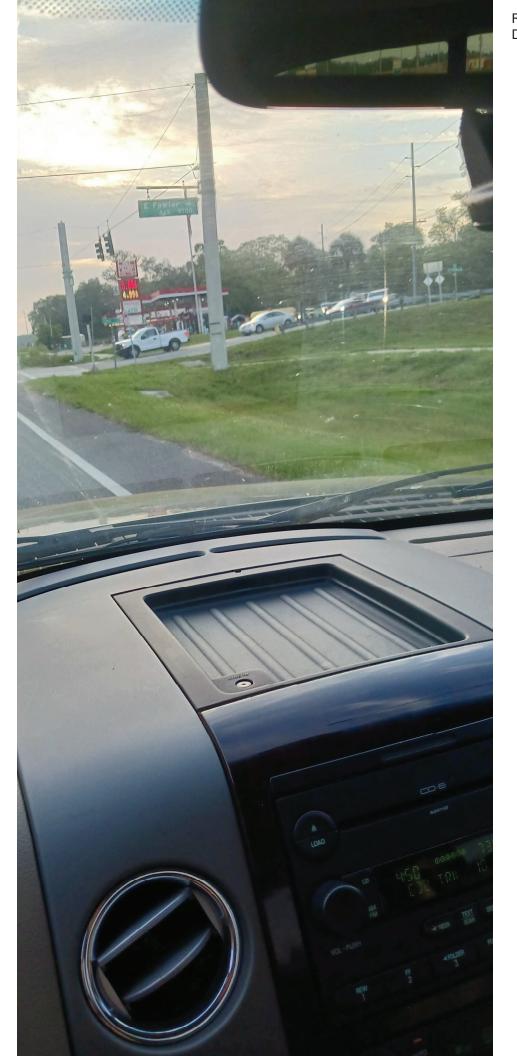


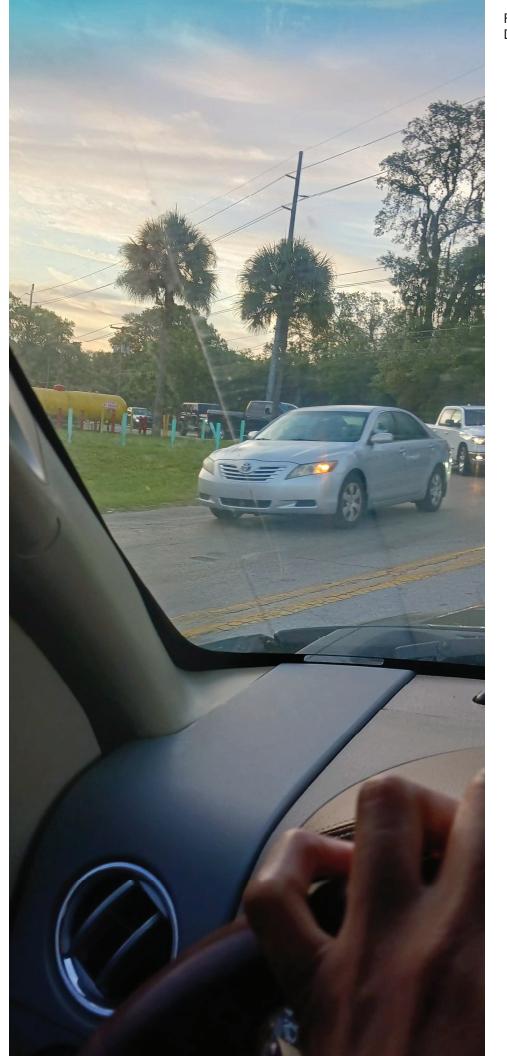






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