| PD Modification Application: | 22-0569         | Hillsborough                          |
|------------------------------|-----------------|---------------------------------------|
| Zoning Hearing Master Date:  | June 13, 2022   | Hillsborough<br>County Florida        |
| BOCC Land Use Meeting Date:  | August 25, 2022 | S™<br>Development Services Department |
|                              |                 |                                       |

#### **1.0 APPLICATION SUMMARY**

| Applicant:              | 1 Source Towers, LLC | Called Beaching Restar  |
|-------------------------|----------------------|---|
| FLU Category:           | RES-2                |   |
| Service Area:           | Urban                |   |
| Site Acreage:           | 15.043 acres         | and the second |
| Community<br>Plan Area: | Boyette              |   |
| Overlay:                | None                 |   |

# Introduction Summary:

PD 16-0913 was approved in 2016 to allow for 3 development options. The applicant requests modification of Option 1 to allow for the addition of a wireless communication facility with a 186-foot tall monopole tower with external antennas.

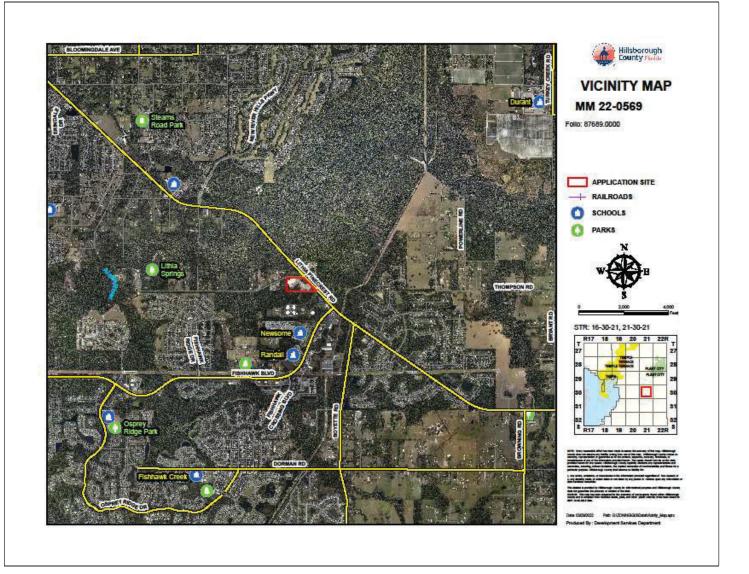
| Existing Approval(s):  | Proposed Modification(s):   |
|--|---|
| Option 1 allows for a self-storage mini-warehouse with<br>accessory RV/boat storage, accessory office and<br>manager residence, and BPO and CN uses as listed in PD<br>Condition 1.1 | Add a wireless communication facility use with a 186-<br>foot tall monopole tower with external antennas to<br>Option 1 uses. |
|  |   |
|  |   |
|  |   |

| Additional Information:                 |   |
|---|---|
| PD Variation(s):                        | None Requested as part of this application              |
| Waiver(s) to the Land Development Code: | LDC Section 6.11.29 (Communication Facilities Wireless) |

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

### 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map

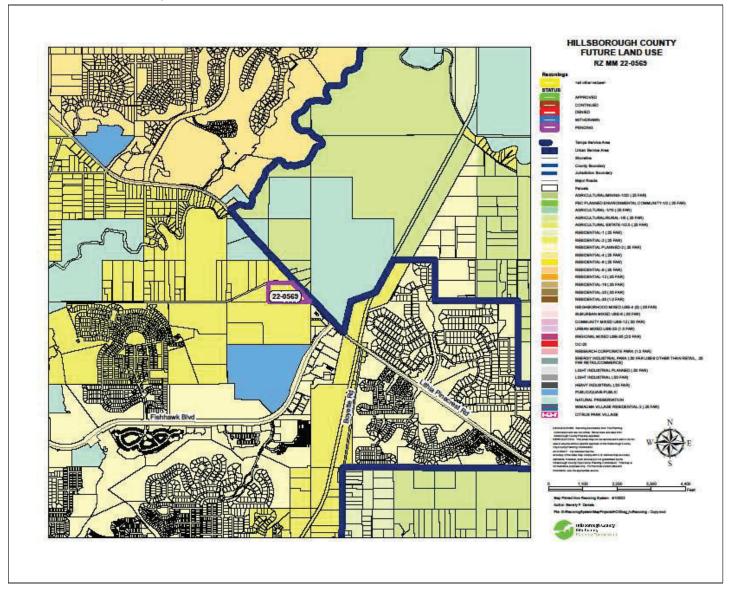


### **Context of Surrounding Area:**

The project is located at the southwest corner of Lithia Springs Road and Lithia Pinecrest Road. The area consists of a large area of County-owned ELAPP property, single family residential development, a water treatment plant, a school, and office and commercial developments nearby along Lithia Pinecrest Road to the south at the intersection of Fishhawk Boulevard.

### 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.2 Future Land Use Map

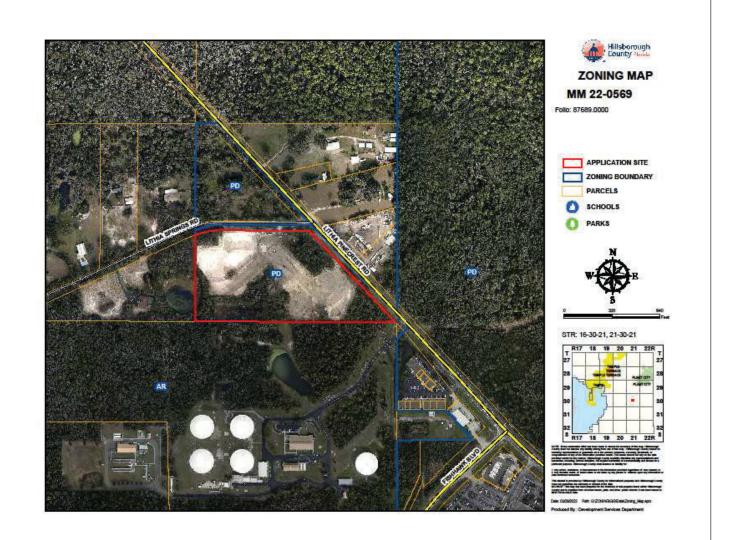


| Subject Site Future Land Use Category: | Residential-2   |
|--|---|
| Maximum Density/F.A.R.:                | 2 dwelling units per acre/0.25 FAR  |
| Typical Uses:                          | Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. |

Case Reviewer: Colleen Marshall, AICP, CFM

# 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.3 Immediate Area Map

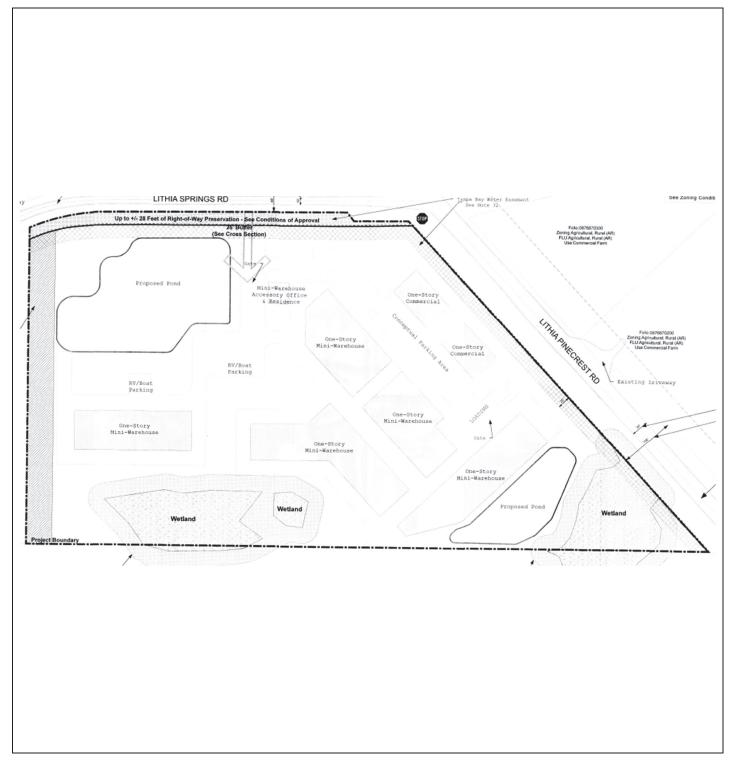


|           |         | Adjacent Zo   | nings and Uses                               |   |
|-----------|---------|---|--|---|
| Location: | Zoning: | Maximum<br>Density/F.A.R.<br>Permitted by Zoning<br>District: | Allowable Use:                               | Existing Use:   |
| North     | PD      | 1 dwelling unit and<br>0.04 FAR                               | Child Care Center with On-<br>Site Residence | Single-Family Residential   |
| South     | AR      | 1 unit per 5 acres  | Single-Family Residential,<br>Agricultural   | Water Treatment Plant   |
| East      | AR      | 1 unit per 5 acres  | Single-Family Residential,<br>Agricultural   | Fencing Contractor's Office,<br>Landscape Contractor's<br>Nursery |
| West      | AR      | 1 unit per 5 acres  | Single-Family Residential,<br>Agricultural   | Single-Family Residential   |

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## 2.0 LAND USE MAP SET AND SUMMARY DATA

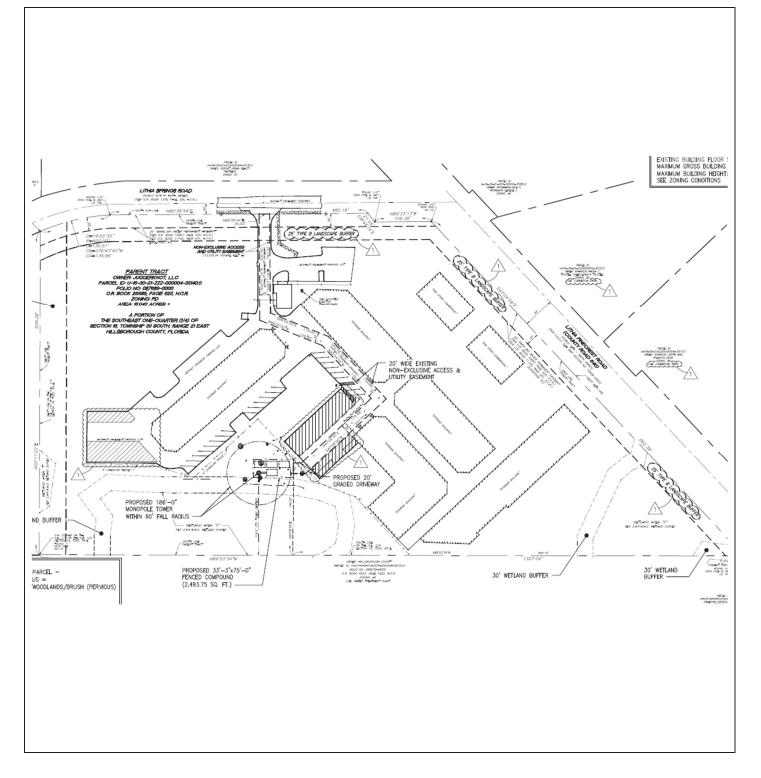
2.4 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



| APPLICATION NUMBER:    | MM 22-0569      |  |
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# 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.5 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



ZHM HEARING DATE:

MM 22-0569 June 13, 2022

# 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   |
| Lithia Springs Road   | County<br>Collector -<br>Urban | 2 Lanes<br>⊠Substandard Road<br>□Sufficient ROW Width | <ul> <li>Corridor Preservation Plan</li> <li>Site Access Improvements</li> <li>Substandard Road Improvements</li> <li>Other</li> </ul> |
| Lithia Pinecrest Road | County<br>Arterial -<br>Urban  | 2 Lanes<br>□Substandard Road<br>□Sufficient ROW Width | <ul> <li>Corridor Preservation Plan</li> <li>Site Access Improvements</li> <li>Substandard Road Improvements</li> <li>Other</li> </ul> |

| Project Trip Generation | $\Box$ Not applicable for this request | :                    |                      |
|-------------------------|--|----------------------|----------------------|
|                         | Average Annual Daily Trips             | A.M. Peak Hour Trips | P.M. Peak Hour Trips |
| Existing                | 1,123                                  | 81                   | 102                  |
| Proposed                | 1,123                                  | 81                   | 102                  |
| Difference (+/-)        | 0                                      | 0                    | 0                    |

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

| Х | None | None | Meets LDC   |
|---|------|------|-------------|
|   |      |      | IVICELS LDC |
|   | None | None | Meets LDC   |
|   | None | None | Meets LDC   |
|   | None | None | Meets LDC   |
|   |      | None | None None   |

| <b>Design Exception/Administrative Variance</b> imes Not applicable for this request |                 |                 |
|--|-----------------|-----------------|
| Road Name/Nature of Request  | Туре            | Finding         |
|  | Choose an item. | Choose an item. |
|  | Choose an item. | Choose an item. |
| Notes:   |                 | ·               |

### 4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

| INFORMATION/REVIEWING AGENCY   |                       |                                      |                         |   |
|--|-----------------------|--------------------------------------|-------------------------|---|
| INFORMATION/REVIEWING AGENCY   |                       |                                      |                         |   |
| Environmental:   | Comments<br>Received  | Objections                           | Conditions<br>Requested | Additional<br>Information/Comments            |
| Environmental Protection Commission  | ⊠ Yes<br>□ No         | □ Yes<br>⊠ No                        | ⊠ Yes<br>□ No           | Wetlands present on-<br>site.                 |
| Natural Resources  | ☐ Yes<br>⊠ No         | ☐ Yes<br>⊠ No                        | ☐ Yes<br>⊠ No           |   |
| Conservation & Environ. Lands Mgmt.  | ⊠ No<br>⊠ Yes<br>□ No | $\square Yes \\ \square No$          |                         |   |
| Check if Applicable:   | 1                     | /ater Wellfield Pro                  |                         |   |
| ☑ Wetlands/Other Surface Waters  | 🛛 Significan          | t Wildlife Habitat                   |                         |   |
| Use of Environmentally Sensitive Land<br>Credit  |                       | igh Hazard Area<br>burban/Rural Scer | vic Corridor            |   |
| Wellhead Protection Area   | -                     | to ELAPP property                    |                         |   |
| □ Surface Water Resource Protection Area   |                       | to ELAIT property                    |                         |   |
| Public Facilities:   | Comments<br>Received  | Objections                           | Conditions<br>Requested | Additional<br>Information/Comments            |
| Transportation  Design Exc./Adm. Variance Requested Off-site Improvements Provided   | ⊠ Yes<br>□ No         | □ Yes<br>⊠ No                        | □ Yes<br>⊠ No           | See Staff Report.                             |
| Service Area/ Water & Wastewater<br>⊠Urban □ City of Tampa<br>□Rural □ City of Temple Terrace  | ⊠ Yes<br>□ No         | □ Yes<br>⊠ No                        | □ Yes<br>⊠ No           |   |
| Hillsborough County School Board         Adequate       K-5       6-8       9-12       N/A         Inadequate       K-5       6-8       9-12       N/A | □ Yes<br>⊠ No         | □ Yes<br>⊠ No                        | □ Yes<br>⊠ No           |   |
| Impact/Mobility Fees<br>No assessment-Cell Tower   |                       | <u> </u>                             |                         | <u>,                                     </u> |
| Comprehensive Plan:  | Comments<br>Received  | Findings                             | Conditions<br>Requested | Additional<br>Information/Comments            |
| Planning Commission  |                       |                                      |                         |   |
| □ Meets Locational Criteria  | 🖾 Yes                 |                                      | □ Yes                   |   |
| <ul> <li>Locational Criteria Waiver Requested</li> <li>Minimum Density Met N/A</li> </ul>  | □ No                  | 🖾 Consistent                         | 🖾 No                    |   |

### **5.0 IMPLEMENTATION RECOMMENDATIONS**

### 5.1 Compatibility

The project is located at the southwest corner of Lithia Springs Road and Lithia Pinecrest Road. The area consists of a large area of County-owned ELAPP property, single family residential development, a water treatment plant, a school, and office and commercial developments nearby along Lithia Pinecrest Road to the south at the intersection of Fishhawk Boulevard. Directly to the north of the subject property, across Lithia Springs Road is single family development, however the property is also zoned PD for a child care center that has not yet been developed. To the west of the subject property is residential development separated by wooded area and wetland area. To the south is the Hillsborough County Lithia Water Treatment Plant and the east across Lithia Pinecrest Road is a fencing contractor's office and landscape contractor's nursery.

The proposed wireless communication facility location with a 186-foot tall monopole tower with external antennas exceeds the minimum required setbacks as required in LDC Section 6.11.29.D.2. The proposed tower setbacks are 485.8 feet to the northern property boundary, 152.2 feet to the southern property boundary, 558.6 feet to the eastern property boundary and 410.3 feet to the western property boundary. Residential development exists to the north and west of the subject property, however, the closest dwellings to the proposed tower are located over 600 feet to the north and west of the subject tower location. The subject property is currently developed with a self-storage mini-warehouse facility with accessory RV/Boat storage. The existing warehouse storage buildings provide additional screening of the proposed communication tower facility compound. A large wetland area exists to the south between the proposed facility and the water treatment plant to the south of the subject property. PD condition 3 requires a 25-foot buffer with Type B screening along the north and east property boundaries and a 50-foot buffer with Type B screening along the north and east property boundaries and a 50-foot buffer with Type B screening along the morth and east property boundaries and a 50-foot buffer with Type B screening along the north and east property boundaries and a 50-foot buffer with Type B screening along the north and east property boundaries and a 50-foot buffer with Type B screening along the north and east property boundaries and a 50-foot buffer with Type B screening along the north and east property boundaries and a 50-foot buffer with Type B screening along the west property boundary which have already been provided on site when the property was developed for the mini-storage warehouse facility. Staff finds no compatibility issues related to this request.

### 5.2 Waiver(s) to Land Development Code

Per LDC Section 6.11.29.D.3.a, when the zoning is not a zoning district in which specific camouflage structure types are presumed compatible, the applicant shall select the proposed structure type and shall demonstrate how the selection is of a nature or structure type that would be expected or anticipated to occur or be constructed in the general area of the proposed tower location. The applicant is requesting a waiver to the camouflaging requirement to allow for a 186-foot tall monopole tower with external antennas.

The applicant has provided the following justifications for the proposed waiver:

- 1. The traditional monopole design will draw less attention to the tower than the bell tower, clock tower, flagpole, or tree type tower being located in a mixed-use area.
- 2. A bell tower and clock tower will look out of place behind a storage facility
- 3. A 186-foot high tree, with canopy of foliated branches extending over its upper portion introduces more bulk to the area than the simple gray monopole.
- 4. A white, brightly lighted flagpole with waiving flag adds movement, light and color to the pole which will likely draw more attention to the tower than a traditional gray monopole design.
- 5. The flagpole style communication tower is technically unfeasible as it is insufficient space to hole Verizon's antennas and top of tower equipment. The full array monopole allows for adequate antennas and top end equipment space, which will not occur with the flagpole design, with all antennas and coax internal to the pole.

Staff agrees with the applicant's justifications for the proposed camouflage waiver. The provided setbacks to residentially zoned or developed property are more than double the LDC required setback. Additionally, the proposed

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tower is located over 600 feet from the nearest homes. The required buffer and screening required by the PD also provides greater screening than what would typically be required by the LDC. The existing mature trees in the area along the property boundaries provide additional screening to limit the visibility of the proposed tower from the existing residential development to the north and east. The applicant has also provided photo simulations to verify the visibility or lack thereof of the proposed tower from surrounding locations. Given the screening provided as well as the extensive setbacks, staff has no objection to the proposed camouflage waiver to allow for a monopole tower with external antennas.

### **5.3 Recommendation**

Approvable with conditions. Staff has no objection to the proposed camouflage waiver to allow for a monopole tower with external antennas.

### **6.0 PROPOSED CONDITIONS**

**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted August 23, 2016 May 16, 2022.

- 1. The project shall be developed as one of the three (3) development scenarios:
  - 1.1 Option 1:
    - A maximum of 99,000 SF Self-Storage Mini-Warehouse including accessory RV/Boat Storage; an accessory Office and Manager Residence; and
    - A maximum of 11,000 Square Feet of Business Professional Office and Neighborhood Commercial uses permitted as follows:

Antiques shop (indoor sales) Apparel and shoe store Art gallery Art supply store Beauty/barber shop Bicycle sales Bicycle repair **Business Services** Book/stationary store Camera/photography store Dry cleaners Electric/electronic repair Florist shop Food Product Stores: Bakery, Candies & Nuts, Dairy, Delicatessens, Meat Seafood and Produce Jewelry store Locksmith Mail and Package Services Mail Order Office Mail Order Pickup Facilities News Stand Novelty and Souvenir Shop Photography Studio Pre-K, Day Care, Child Care and Child Nurseries **Printing Services** Professional office (non-medical) Professional services (non-medical) Shoe repair Tailor/seamstress **Tobacco Shop** Travel Agencies Watch, Clock, Jewelry Repair

August 25, 2022

- A wireless communication facility with a 186-foot tall monopole tower with external • antennas. No camouflaging of the tower is required. A Special Use Permit is required.
- In no case shall the total development exceed 110,000 square feet.
- The Self-Storage Mini Warehouse facility will comply with the LDC Sec. 6.11.60, with the • exception that the leasing of moving trucks shall be prohibited. In addition, facades facing the right of way and/or parking areas shall be consistent with the architectural elements used in the commercial portion of the project. See condition 8.3 for design standards. The facility shall be located as generally depicted in the site plan labeled Option 1.
- The 11,000 square feet of Commercial Retail shall be distributed in two (2) separate buildings • and shall be located as generally depicted in the site plan labeled Option 1. No Commercial Retail building shall be larger than 5,500 square feet.
- 1.2 Option 2:
  - 18 Single-Family Attached Residential Units and/or a maximum of 60,000 square feet of • Business Professional Office (non-medical);

# Or

- 18 Single-Family Attached Residential Units; and
- A maximum of 37,910 Square Feet of Business Professional Office uses, and
- A maximum of 11,000 Square Feet of Neighborhood Commercial uses permitted as follows: •

Antiques shop (indoor sales) Apparel and shoe store Art gallery Art supply store Beauty/barber shop **Bicycle sales** Bicycle repair **Business Services** Book/stationary store Camera/photography store Dry cleaners Electric/electronic repair Florist shop Food Product Stores: Bakery, Candies & Nuts, Dairy, Delicatessens, Meat Seafood and Produce Jewelry store Locksmith Mail and Package Services Mail Order Office

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Mail Order Pickup Facilities News Stand Novelty and Souvenir Shop Photography Studio Pre-K, Day Care, Child Care and Child Nurseries Printing Services Professional office (non-medical) Professional services (non-medical) Shoe repair Tailor/seamstress Tobacco Shop Travel Agencies Watch, Clock, Jewelry Repair

- The 11,000 square feet of Commercial Retail shall be distributed in two (2) separate buildings. No Commercial building shall be larger than 5,500 square feet.
- The 37,910 square feet of Office shall be distributed in three (3) separate buildings. No office building shall be larger than 13,000 square feet.
- Residential units shall be located in the western portion of the project site.
- Only one row of on-site parking spaces shall be placed between non-residential buildings and Lithia Pinecrest Road.
- 1.3 Option 3 (in accordance with RES-2 FLU at 2 units per acre):
  - 30 Single-Family Detached Residential Units.
- 2. Project-wide, on-site development FAR shall be limited to 0.25.
- 3. The following minimum buffer and screening requirements shall apply:
  - South (Hillsborough County Public Works): 0' buffer and no screening;
  - North (Lithia Springs Road): 25' buffer with Type B screening;
  - East (Lithia Pinecrest Road): 25' buffer with no screening for single-family residential uses. For non-residential uses, a 25' buffer with landscaping shall be required;
  - West (single-family residential): 50' buffer with Type B screening if developed under Option 1, or Single-family attached dwellings, or office/commercial. A 20' buffer with Type B screening shall be provided if developed with Single-family detached. This buffer area shall not be platted as part of the individual lots at the perimeter of the project but as a separate parcel and shall remain in common ownership and maintained by a Homeowners Association or similar entity.

- For Development Option 2, a 20' buffer Type B screening shall be provided in the non-residential portion separating it from the residential use.
- Natural existing vegetation, except hazardous trees and non-native invasive species, may be used in lieu of required trees, subject to final approval of Natural Resources staff.
- 4. The maximum residential density shall not exceed 2.0 dwelling units per acre.
- 5. Single-family attached dwellings include townhomes, duplexes, villas and condominiums.
- 6. Residential development shall comply with the following requirements:

| Single I anny Design |               |                 | 1              |                  |
|----------------------|---------------|-----------------|----------------|------------------|
| Development          | Single-Family | Single-Family   | Single-Family  | Single-Family    |
| Type:                | Detached      | Detached        | Detached       | Detached         |
|                      | Standard Lot  | Slim Lot (d)    | W/Alley Access | Cluster Home (e) |
| Standards:           |               |                 |                |                  |
| Minimum Lot          | 4,400 sf      | 2,800 sf        | 3,200 sf       | 2,500 sf         |
| Size                 |               |                 |                |                  |
| Minimum Lot          | 40 ft         | 28 ft           | 30 ft          | 20 ft            |
| Width                |               | 33 ft on corner |                |                  |
|                      |               | lots            |                |                  |
| Minimum Front        | 10 ft (a)     | 10 ft (a)       | 10 ft (a)      | 5 ft (f)         |
| Yard (a)             |               |                 |                |                  |
| Minimum Side         | 0 ft (b)      | 0 ft (b)        | 0 ft (b)       | 5 ft (f)         |
| Yard (b)             | ~ /           |                 |                |                  |
| Minimum Rear         | 15 ft (c)     | 15 ft (c)       | 15 ft (c)      | 5 ft (f)         |
| Yard (c)             |               |                 |                |                  |
| Maximum Lot          | 50%           | 70%             | 70%            | 80%              |
| Coverage             |               |                 |                |                  |
| Maximum Height       | 45 ft         | 45 ft           | 45 ft          | 45 ft            |

Single-Family Design Standards

(a) Front loaded garages, attached or detached, shall be setback a minimum of 20-feet from the right-ofway. Side loaded garages, attached or detached, shall be set back a minimum of 5 feet from the right-ofway and shall have a minimum driveway length of 20 feet from the right-of-way to the garage entry.

- (b) Minimum building separation is 10 feet; If proposed side yard is less than 5-feet, applicant must demonstrate that the 10-foot separation will be provided, through submittal of adjacent property survey showing location of adjacent structure or deed restriction/easement; when the side yard setback is less than 7.5 feet or building separation is less than 15-feet, roof gutters must be installed on that side of the structure. An attached porte cochere may utilize a 3-foot side yard setback.
- (c) An attached garage may utilize a 3-foot rear yard setback; Garages shall be setback either 5 ft., 11 ft., or 20 ft. or greater, from the edge of the alley pavement.
- (d) Units shall include architectural features such as decorative roof elements, arbors or pergolas as the front and rear facades. The level of detailing shall be consistent with the architectural theme. At corner lots, the detailing shall be continued onto the exposed side wall; and, where the home design directs roof run-off water to the side yards, gutters shall be provided on each unit that direct water to the front or rear of

the lot. The front door of the unit shall be on the front façade facing the street. The building shall be a minimum of two (2) stories. The garage door shall be single wide, and the front yard garage setbacks will be staggered with a 20-foot minimum setback and a 30-foot maximum setback. The parking ratio shall be 3 spaces per unit with one garage space, one driveway space and one space in a common parking lot. Common parking areas shall be screened with a continuous row of shrubs to be maintained at a minimum of 3 feet in height and setback 10-feet from the road right-of-way.

- (e) Cluster homes shall be comprised of single-family detached units, duplex units or a combination of both, with a shared drive aisle and vehicular courtyard; the shared drive aisle does not count towards lot area; the parking ratio shall be 3 spaces per unit. A minimum of two parking spaces per unit shall be provided on-site. Remaining required parking spaces may be provided through on-street parking or in a common parking area, or in a combination of both. Common parking areas shall be screened with a continuous row of shrubs to be maintained at a minimum of 3 feet in height and setback 10-feet from the road right-of-way.
- (f) Minimum 10-foot setback required from street right-of-way; Garages may be attached or a min. 10 ft. between garages is required; Vehicular Courtyard shall have a min. width between garages of 25 ft.

| Development   | Villa-   | Villa-   | Townhouse  | Townhouse | Townhouse  | Duplex   |
|---------------|----------|----------|------------|-----------|------------|----------|
| Type:         | Duplex   | Duplex   | Street     | Street    | Alley      | Cluster  |
|               | Street   | Alley    | Access     | Access    | Access     | Home     |
|               | Access   | Access   | (W/Garage) | (No       | (W/Garage) | (d)      |
|               |          |          |            | Garage)   |            |          |
| Standards:    |          |          |            |           |            |          |
| Minimum Lot   | 2,700 sf | 2,700 sf | 1,260 sf   | 700 sf    | 1,260 sf   | 2,500 sf |
| Size          |          |          |            |           |            |          |
| Minimum Lot   | 30 ft    | 30 ft    | 16 ft (b)  | 15 ft (b) | 16 ft (b)  | 20 ft    |
| Width         |          |          |            |           |            |          |
| Minimum Front | 10 ft    | 10 ft    | 10 ft      | 10 ft     | 10 ft      | 5 ft (e) |
| Yard (a)      |          |          |            |           |            |          |
| Minimum Side  | 0 ft     | 0 ft (b) | 0 ft (b)   | 0 ft (b)  | 0 ft (b)   | 0 ft (b) |
| Yard (b)      |          |          |            |           |            | (e)      |
| Minimum Rear  | 0 ft (c) | 0 ft (c) | 0 ft (c)   | 0 ft (c)  | 0 ft (c)   | 5 ft (e) |
| Yard (c)      |          |          |            |           |            |          |
| Maximum Lot   | 70%      | 70%      | 95%        | 100%      | 95%        | 80%(d)   |
| Coverage      |          |          |            |           |            |          |
| Maximum       | 45 ft    | 45 ft    | 45 ft      | 45 ft     | 45 ft      | 45 ft    |
| Height        |          |          |            |           |            |          |

Duplex and Townhouse Design Standards

(a) Front loaded garages, attached or detached, shall be setback a minimum of 20-feet from the right-ofway. Side loaded garages, attached or detached, shall be set back a minimum of 5 feet from the right-ofway and shall have a minimum driveway length of 20 feet from the right-of-way to the garage entry.

(b) Minimum building separation is 10 feet. An attached porte cochere may utilize a 3-foot side yard setback; when the side yard setback is less than 7.5 feet or building separation is less than 15-feet, roof gutters must be installed on that side of the structure.

- (c) An attached garage may utilize a 3-foot rear yard setback; garages shall be setback either 5 ft., 11 ft., or 20 ft. or greater, from the edge of the alley pavement.
- (d) Cluster homes shall be comprised of single-family detached units, duplex units or a combination of both, with a shared drive aisle and vehicular courtyard; the shared drive aisle does not count towards lot area; the parking ratio shall be 3 spaces per unit. A minimum of two parking spaces per unit shall be provided on-site. Remaining required parking spaces may be provided through on-street parking or in a common parking area, or in a combination of both. Common parking areas shall be screened with a continuous row of shrubs to be maintained at a minimum of 3 feet in height and setback 10-feet from the road right-of-way.
- (e) Minimum 10 ft setback required from street right-of-way; garages may be attached or a min. 10 ft. between garages is required; Vehicular Courtyard shall have a min. width between garages of 25 ft.

|                      | Street Access<br>(With Garage) | Street Access<br>(No Garage) |
|----------------------|--------------------------------|------------------------------|
| Standards:           |                                | · · · · ·                    |
| Minimum Lot Size     | n/a                            | n/a                          |
| Minimum Lot Width    | n/a                            | n/a                          |
| Minimum Front Yard   | n/a Garages shall be           | n/a                          |
|                      | set back 20 ft                 |                              |
| Minimum Side Yard    | n/a <sup>1</sup>               | n/a <sup>1</sup>             |
| Minimum Rear Yard    | n/a <sup>1</sup>               | n/a <sup>1</sup>             |
| Maximum Lot Coverage | 100%                           | 100%                         |
| Maximum Height       | 4 Stories                      | 4 Stories                    |

**Condominium Design Standards** 

<sup>1</sup>Minimum building separation is 15 feet. Attached housing developments that are developed as a parcel or track that is greater than 1 acre shall be required to have a minimum of 15-foot setback from adjacent properties. The maximum building coverage percentage for the project shall be 40 percent.

Accessory Structure Setbacks shall comply with the following requirements:

| Accessory Structures |                             |  |
|----------------------|-----------------------------|--|
| Standards:           |                             |  |
| Minimum Front Yard   | Same as principal structure |  |
| Minimum Side Yard    | $0-3 \text{ feet}^1$        |  |
| Minimum Rear Yard    |                             |  |

<sup>1</sup>If an accessory structure is connected to an accessory structure on the adjacent parcel, the side yard setback shall be 0 feet.

6.1 All lots lying – in full or in part – within 150 feet of that portion of the north boundary adjacent to rural residential and agricultural properties on the north side of Lithia Springs Road shall have a minimum width of 70 feet and shall be occupied by dwellings of one story in height. Additionally, the roadway system adjacent to said portion of the north boundary shall utilize a north-south alignment, employing cul-de-sacs or looped roadways, or a combination of both, all so as to minimize the number of dwelling units constructed adjacent to Lithia Springs Road and the rural properties beyond.

- 6.2 Residential units that are adjacent to Lithia Springs Road and existing residential uses shall be limited to 2-stories and shall not have more than 4 units. Alternatively, the units may exceed 4-units only if the ends of the buildings are perpendicular to the property line.
- 7. For Options 2 and 3, each detached single-family dwelling unit is permitted one accessory dwelling unit, a maximum of 45' in height, on the same lot with up to 900 square feet of living space. A variance to increase this amount may be requested provided the residential lot is at least 14,520 square feet in size and the living space proposed for the accessory dwelling does not exceed 1,200 square feet or 25 percent of the living space in the principal dwelling on the lot, whichever is less. Accessory units may be located within the principal structure or within an accessory structure.
  - Minimum building setback from Lithia-Springs 25 feet Minimum building setback from Lithia-Pinecrest 25 feet Minimum Front Yard Building setback from internal 0 feet roads Side-yards and rear yards 5 feet Maximum Building Height 35 feet Maximum Building Coverage 20% Maximum Impervious Surface 60% Minimum wireless communication tower setbacks North 485.8 feet South 152.2 feet East 558.6 feet West 410.3 feet
- 8. Non-residential development shall comply with the following standards:

- 8.1 All non-residential buildings shall be limited to one story in height. The self-storage officeresidence shall be permitted a maximum of 35 feet (2-story).
- 8.2 The following design standards shall apply for office and commercial buildings where visible from the right-of-way:
  - 8.2.1 The roof shall have a minimum pitch of three to 12 and a maximum pitch of eight to 12.
  - 8.2.2 Exterior walls shall be externally clad with brick, stone, stucco, wood slats or vinyl slatstyle siding. Unsurfaced cement or block shall not be utilized. Paint shall not constitute a surface for the purpose of this regulation.
  - 8.2.3 Buildings shall incorporate the design features shown below. For each architectural element listed, at least one of the specified design features shall be utilized on all elevations facing roadways and/or parking areas, unless otherwise specified.

| Architectural Element | Design Feature  |
|-----------------------|---|
| Roofs <sup>1</sup>    | Dormers, parapets, steeples, cupolas, intersecting roof |
|                       | lines   |
| Windows <sup>2</sup>  | Shutters, awnings, transoms, mullions                   |

| Façades <sup>3</sup> | Porches, columns, recessed entryways, arcades, porticos, |
|----------------------|--|
|                      | Pilasters, horizontal banding                            |

<sup>1</sup>At least one design feature shall be utilized for every 50 feet of roof length along roadways and/or parking areas.

<sup>2</sup>Exterior faux windows may be used if the back of buildings face Lithia Pinecrest Road.

<sup>3</sup>At least 60 percent of the horizontal length of each façade along roadways and/or parking areas shall be comprised of windows, shutters, transoms, awnings, porches, doors, recessed entryways, arcades, porticos and/or pilasters. Horizontal banding and other predominately horizontal elements shall not contribute towards satisfaction of this requirement.

- 8.3 Exterior walls of the self-storage mini warehouse facility shall be clad with brick, stone, stucco, wood slats or vinyl slat-style siding or consistent with the architectural style of the commercial/retail site. This requirement only applies to elevations facing roadways and/or parking areas.
- 8.4 Prior to Construction Plans approval the developer shall provide preliminary elevations to demonstrate compliance with the design requirements above.
- 8.5 Parking shown is conceptual and shall be subject to the parking requirements of Section 6.05.02 of the Hillsborough County Land Development Code.
- 9. Unless otherwise approved by Hillsborough County Public Works, the developer shall construct the following site access improvements:
  - For development occurring under Options 1, 2 or 3, the developer shall construct westbound to southbound left turn lane on Lithia Springs Rd. into the project entrance, if warranted;
  - For development occurring under Options 1 or 2, the developer shall construct a northbound left turn lane on Lithia Pinecrest Rd. onto Lithia Springs Rd., if warranted; and,
  - For development occurring under Option 2, the developer shall construct a southbound to westbound right turn lane on Lithia Pinecrest Rd. onto Lithia Springs Rd., if warranted.

Prior to Construction Plan approval for each increment of development, the Developer shall provide a traffic analysis, signed by a Professional Engineer, determining the need for and showing the length of the required left and right turn lanes needed to serve development traffic. The turn lane shall be constructed to FDOT and/or Hillsborough County standards using FDOT standard Index 301 & 526 and an asphalt overlay shall be applied over the entire portion of roadway where a left turn lane is provided. The Developer shall construct those site access/intersection improvements at its expense. Construction of required turn lanes may require the developer to dedicate or otherwise acquire additional right-of-way at its expense.

10. Based on the projected trip generation to the site, it is anticipated that access onto the public road would be via "Type II" Minor Roadway Connection. Development shall comply with all applicable throat depth requirements within the Hillsborough Land Development Code and/or Transportation Technical Manual.

- 11. Lithia Springs Road is a two-lane rural roadway. Based on the Transportation Technical Manual the minimum right of way for this type of facility (Type TS-7) is 96 feet. The developer shall preserve up to 28 feet of right-of-way along the entirety of the project's Lithia Springs Rd. frontage, such that a minimum of 48 feet of right-of-way is preserved south of the existing right-of-way centerline. Any interim use of preserved land shall be consistent with Section 5.11.09 of the Land Development Code.
- 12. As Lithia Springs Rd. may be a substandard roadway, the Developer will be required to work with Hillsborough County Public Works to determine the improvements that may be required prior to or concurrent with plat/site/construction plan approval.
- 13. For development occurring under Options 1 or 2, the Developer shall conduct a signal warrant analysis within six (6) months following completion of site/construction plan approval for development either individually or cumulatively exceeding 40 peak hour trips. The developer shall conduct a second signal warrant analysis concurrent with site/construction plan approval for development either individually or cumulatively exceeding 75 peak hour trips. If warrants are established per either of the above studies, the developer shall submit preliminary design plans for the signal, concurrent with the design plans for the intersection. The Developer shall be responsible for the cost of the design and installation of the traffic signal and appropriate interconnect with adjacent signals. All signals must be approved by the Hillsborough County Public Works Department. The placement and design of the signal shall be subject to approval by Hillsborough County Public Works Department.

If developed under Option 3, or if development under Options 1 or 2 does not meet signal warrants, the developer shall have no further obligation with respect to installation of the traffic signal.

- 14. Unless otherwise approved by Hillsborough County, the Developer shall construct five (5) foot wide sidewalks within the right-of-way along all roadways adjacent to the property boundaries.
- 15. Notwithstanding anything on the PD site plan to the contrary, bicycle and pedestrian access may be taken anywhere along the project's Lithia Pinecrest Rd. and Lithia Springs Rd. frontages.
- 16. The type, location, size and number of signs shall be as set forth in Part 7.03.00 of the Land Development Code with the following exceptions:
  - 16.1. Ground signs shall be limited to monument signs.
  - 16.2. Billboards, pennants and banners shall be prohibited.
  - 16.3. Subdivision monument signs shall be allowed in buffer areas and shall meet all requirements of Article 7 of the Land Development Code.
- 17. A wildlife survey of any endangered, threatened or species of special concern in accordance with the Florida Fish and Wildlife Conservation Commission Wildlife Methodology Guidelines shall be required. This survey information must be provided upon submittal of the preliminary plans through the Land Development Code's Site Development or Subdivision process. Essential Wildlife Habitat as defined by the LDC must be addressed, if applicable, in consideration with the overall boundaries of this rezoning request.

- 18. The locations of trees that qualify as Grand Oaks must be identified on the submitted preliminary plan/plat as part of the Site Development/Subdivision Review process. Site design features to avoid the removal of these trees shall be displayed on the submitted preliminary plan.
- 19. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- 20. The construction and location of any proposed wetland impacts are not approved by this rezoning 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.
- 201. Wetland surveys expired on January 30, 2013 October 19, 2022. Prior to the issuance of any building or land alteration permits or other development, the wetland / other surface water (OSW) lines must be delineated and surveyed or recertified incorporated into the site plan. The approved wetland / 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).
- 24<u>2</u>. 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.
- 22<u>3</u>. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 23<u>4</u>. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

BOCC LUM MEETING DATE: August 25, 2022

**Zoning Administrator Sign Off:** 

Br In Grady hu Jun 2 2022 16:02:41

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

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

| APPLICATION NUMBER:                         | MM 22-0569                       |  |
|---|----------------------------------|--|
| ZHM HEARING DATE:<br>BOCC LUM MEETING DATE: | June 13, 2022<br>August 25, 2022 | Case Reviewer: Colleen Marshall, AICP, CFM |
|   |                                  |  |

# 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

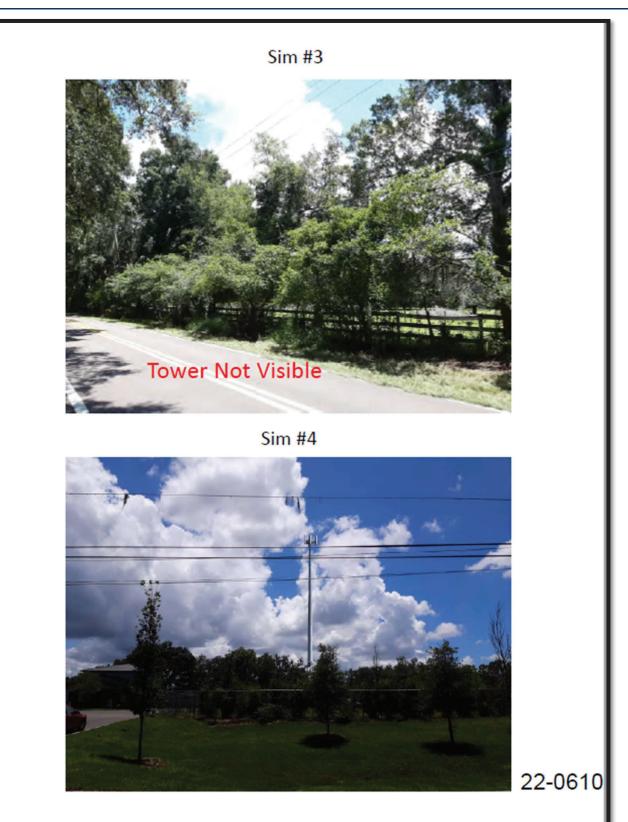
Photo Simulation Package Provided by the Applicant:



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



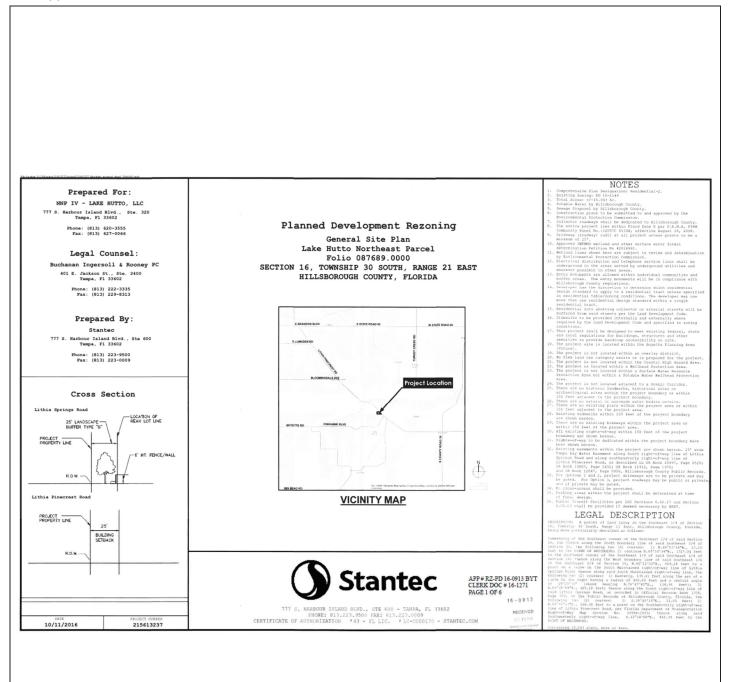
ZHM HEARING DATE: BOCC LUM MEETING DATE: June 13, 2022 August 25, 2022



Case Reviewer: Colleen Marshall, AICP, CFM

### 8.0 SITE PLANS (FULL)

#### 8.1 Approved Site Plan (Full)





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

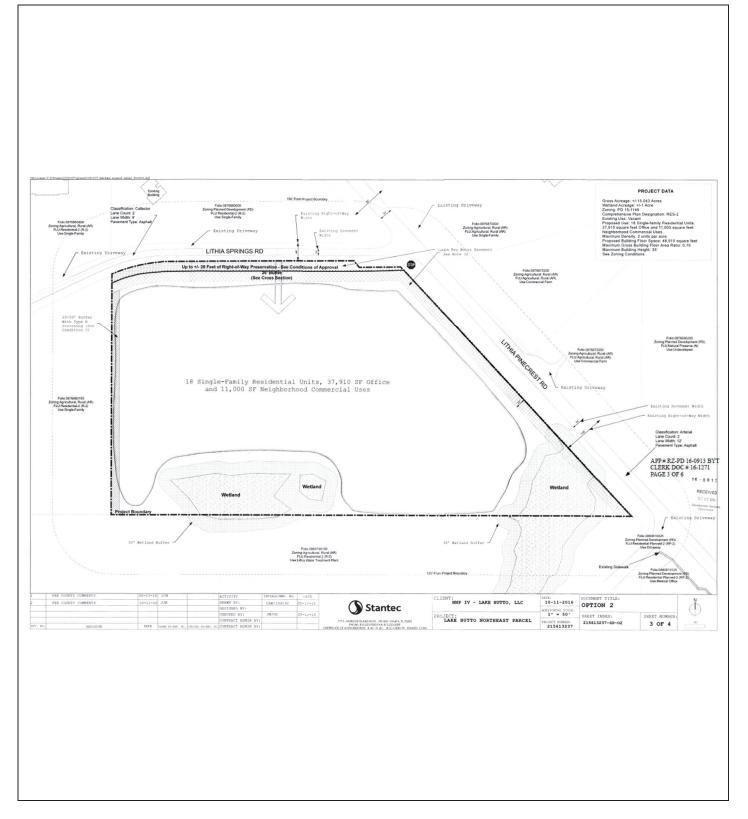
Case Reviewer: Colleen Marshall, AICP, CFM

# 8.0 SITE PLANS (FULL) 8.1 Approved Site Plan (Full) Existing PROJECT DATA 5.043 Acres Lane Count: 2 Lane Width: 9 RES-2 uare feet Mini-W Driv LITHIA SPRINGS RD à Up to +/- 28 Feet of Righ STOP ory Office LITHIN RINKE CREEST RD Story RV/Boat Parking APP # RZ-PD 16-0913 BYT CLERK DOC # 16-1271 PAGE 2 OF 6 RV/Boat Parking Ding Agricultural, Rural (A FLU:Residential-2 (R-2) Use Single-Family -Story Lane Count: 2 Lane Width: 12' -Ha 16-0913 RECEIVE Zoning Agrica FLU: Resk Folia 0580 Zoning Planned De FLU Residential Pl Use Medica ACTIVITY DRAMN BY: DESIGNED BY PER COUNTY COMMENTS CAR/104192 KJ JW/DC -11-16 JJM NNP IV - LAKE HUTTO, LLC 10-11-2016 OPTION 1 Stantec ň 1" = 50' PROJECT: LAKE HUTTO NORTHEAST PARCEL SHEET NUMBE 2 OF 4 , STE 600 - TAMPA, I FAX: 813.223.0029 215613237-SP-01

Case Reviewer: Colleen Marshall, AICP, CFM

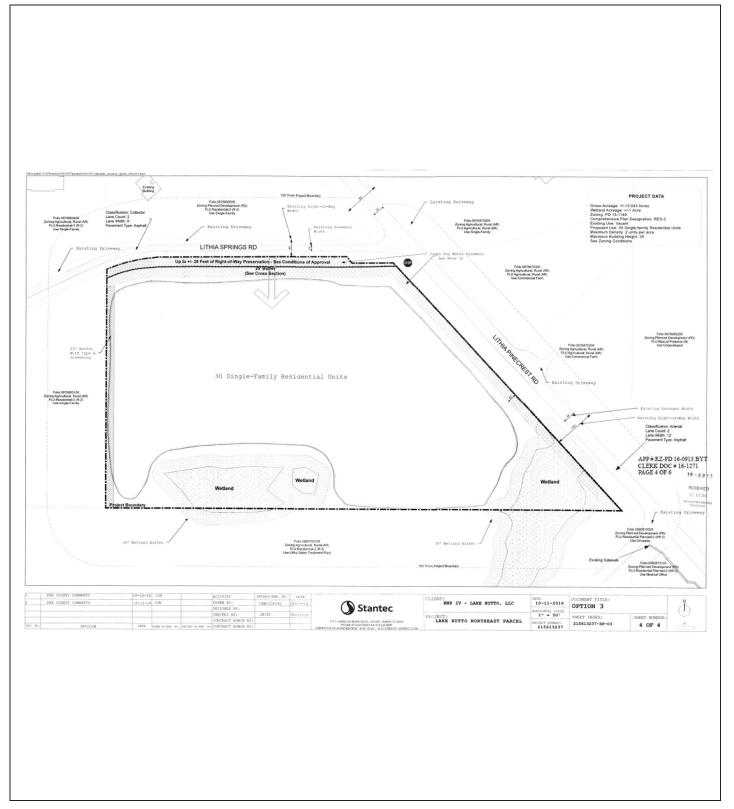
# 8.0 SITE PLANS (FULL)

### 8.1 Approved Site Plan (Full)



# 8.0 SITE PLANS (FULL)

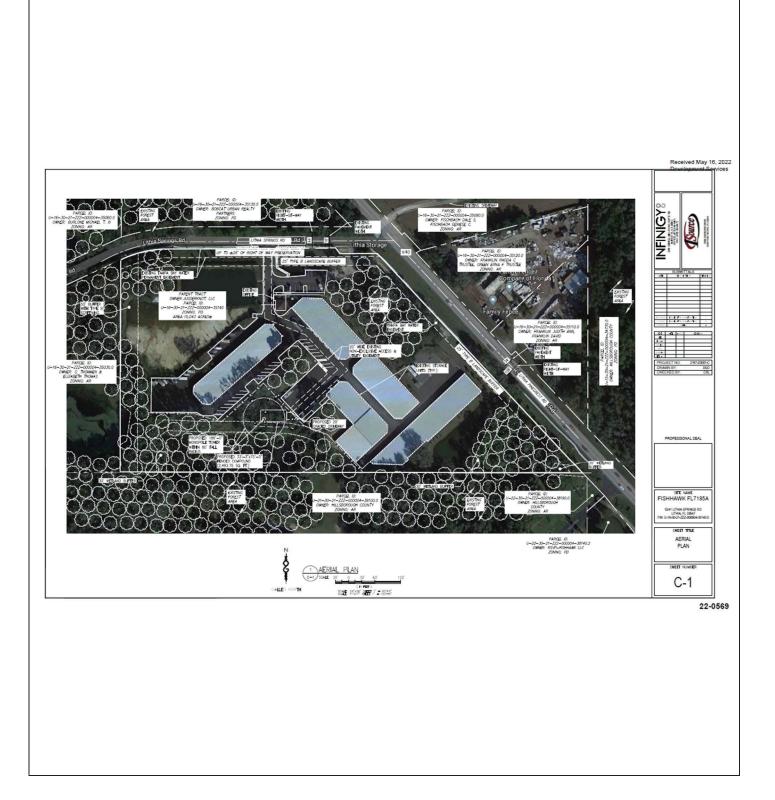
### 8.1 Approved Site Plan (Full)



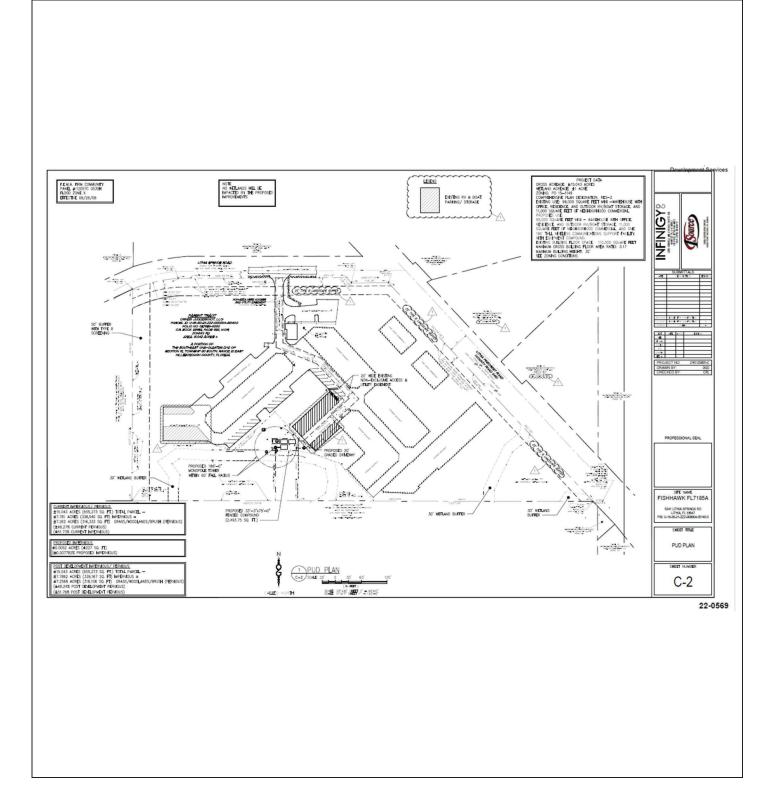
June 13, 2022 August 25, 2022

Case Reviewer: Colleen Marshall, AICP, CFM

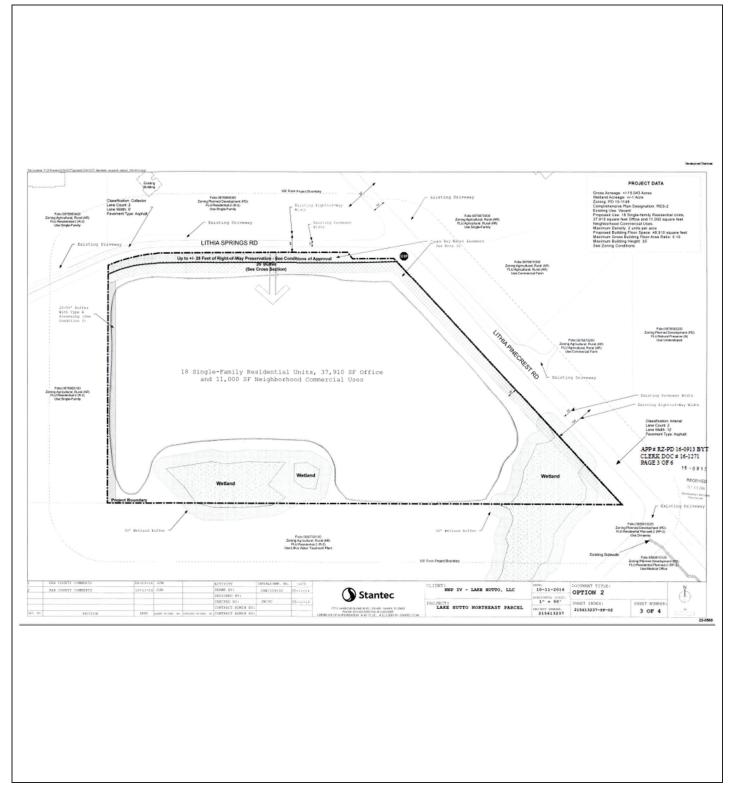
# 8.0 SITE PLANS (FULL)



# 8.0 SITE PLANS (FULL)

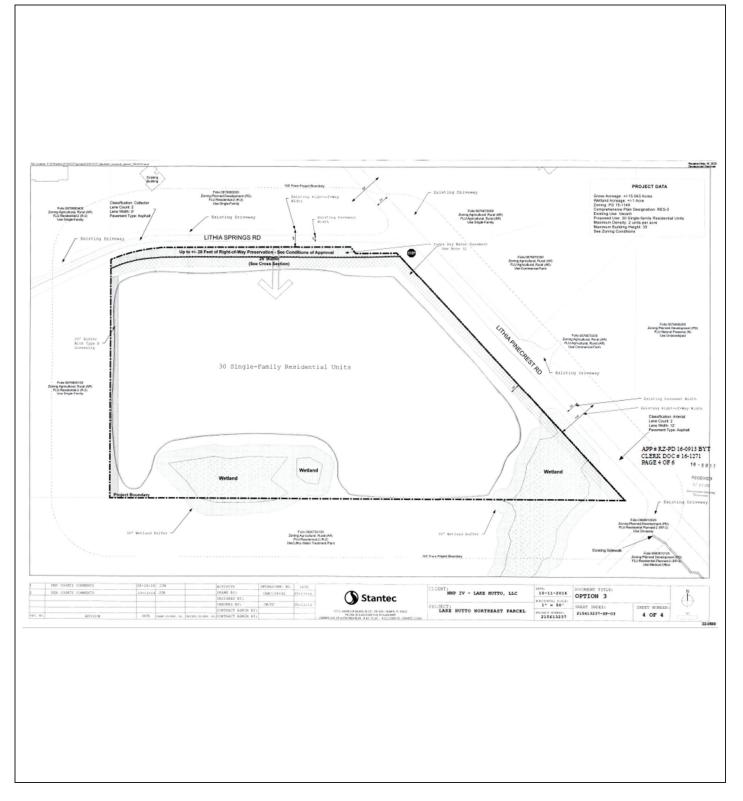


# 8.0 SITE PLANS (FULL)



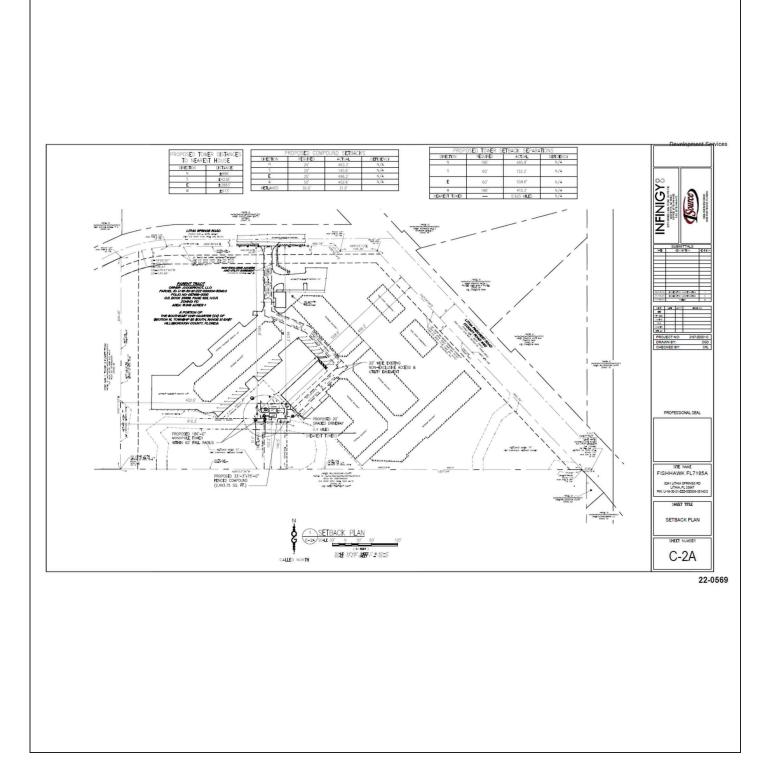
Case Reviewer: Colleen Marshall, AICP, CFM

# 8.0 SITE PLANS (FULL)

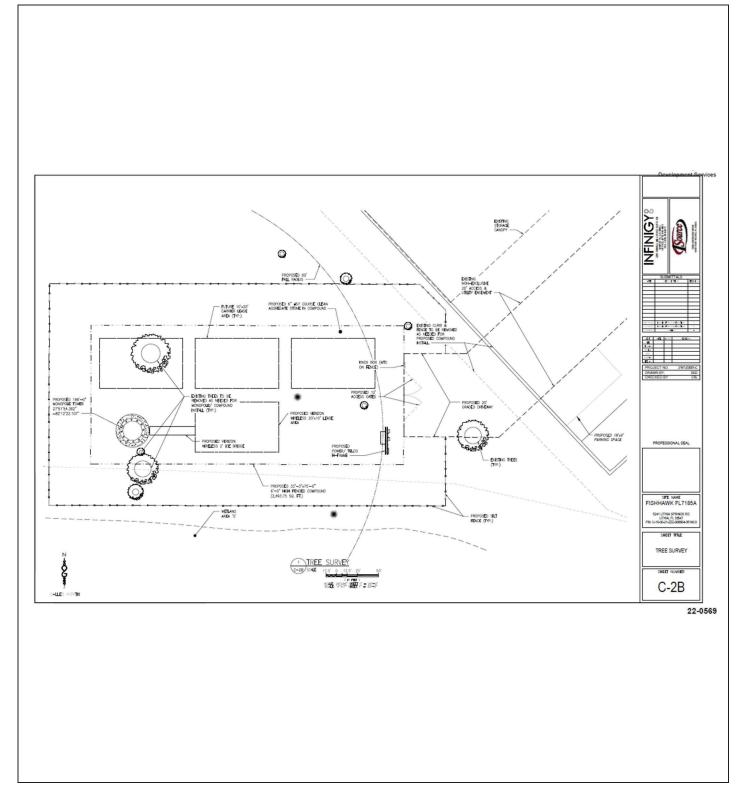


Case Reviewer: Colleen Marshall, AICP, CFM

# 8.0 SITE PLANS (FULL)

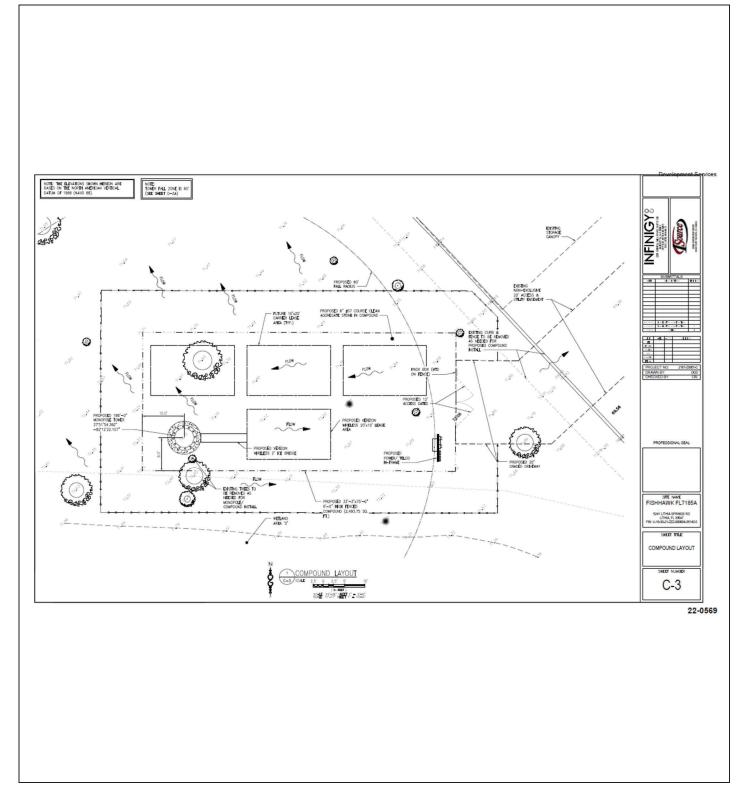


# 8.0 SITE PLANS (FULL)



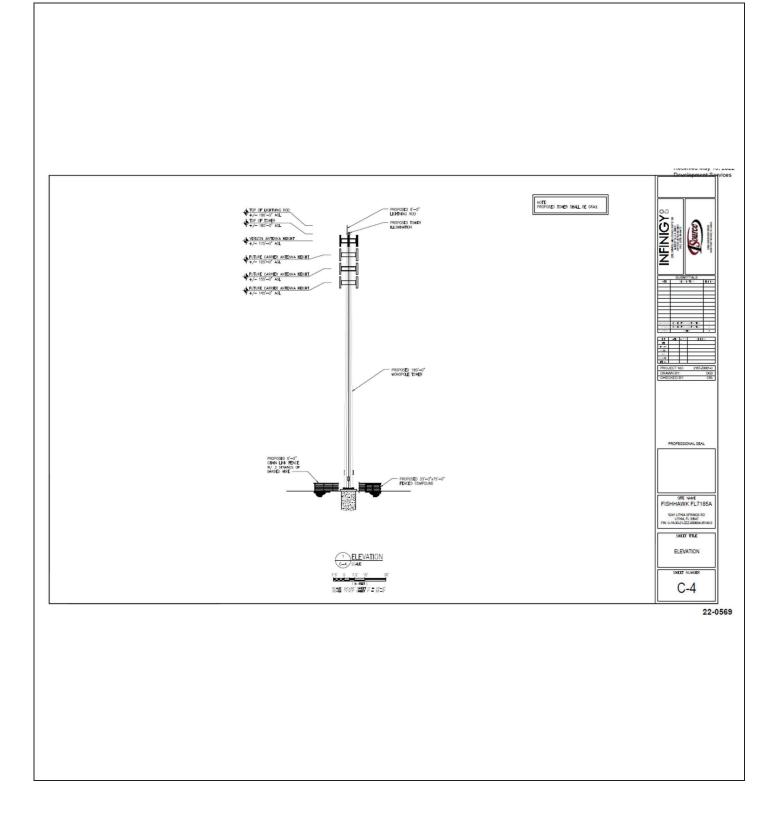
Case Reviewer: Colleen Marshall, AICP, CFM

# 8.0 SITE PLANS (FULL)



### 8.0 SITE PLANS (FULL)

### 8.2 Proposed Site Plan (Full)



Page **36** of **40** 

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

#### AGENCY REVIEW COMMENT SHEET

| TO: Zoning Technician, Development Services Department |  |
|--|--|
| REVIEWER: Alex Steady, Senior Planner                  |  |
| PLANNING AREA: Boyette/Central                         |  |

DATE: 06/01/2022 AGENCY/DEPT: Transportation PETITION NO: MM 22-0569

| This ag | ency has no | comments |
|---------|-------------|----------|
|---------|-------------|----------|

X This agency has no objection.

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

This agency objects for the reasons set forth below.

#### REPORT SUMMARY AND CONCLUSIONS

- The proposed Major Modification will not result in any increase in average daily, AM peak or PM peak hour trips.
- Transportation Review Section staff has no objection to the proposed request.

#### PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a major modification to PD 16-0913 to add construction of a 186-foot Monopole and a 2,493.75 square foot equipment compound to Development Option 1. The proposed major modification does not propose any changes to Development Options 2 or 3 and as such remain the same as previously approved. The +/- 15.043-acre site is located at the south west corner of the intersection of Lithia Springs Road and Lithia Pinecrest Road.

The three updated development options if the proposed major modification is approved would be:

- Option 1: 99,000 s.f. of mini-warehouse uses, 11,000 s.f. of selected neighborhood commercial uses, a 184 ft monopole and a 2,493.75 sf equipment compound.
- Option 2: 18 single-family dwelling units, 37,910 s.f. of general office uses and 11,000 s.f. of selected neighborhood commercial uses; and,
- Option 3: 30 single-family dwelling units.

The future land use designation is Residential - 2 (RES-2).

The site has since built out as a mini warehouse under the Option 1 development scenario. As proposed, in addition to the remaining unbuilt 11,000 sf of selected neighborhood uses, development option 1 would include the construction of a monopole and equipment compound.

#### Trip Generation Analysis

As required by the Development Review Procedures Manual (DRPM), a detailed transportation analysis is required in support of the proposed rezoning. Notwithstanding this requirement, staff believes that requiring a detailed transportation analysis in this instance would provide little (if any) additional information that would have any substantive impact on this rezoning case at this stage in the development

**Transportation Review Comments** 

process. Therefore, consistent with Section 6.2.1.C. of the DRPM a determination has been made that no detailed transportation analysis shall be required to process this rezoning.

Monopoles and their required compounds are visited for maintenance very infrequently. As such, it is in staff's opinion that the addition of a monopole and the corresponding compound would essentially add no additional daily, AM or PM peak hour trips.

Considering virtually zero additional transportation impact due to the addition of the proposed monopole and the corresponding compound to a development option 1, staff has included the following trip generation comparison based on the generalized worst-case scenario of the development of the site. Based on comparison of the transportation impacts from each development options, staff used Development option 2 to compare worst case scenario trip generation of the development.

#### Approved Zoning:

| Zoning, Lane Use/Size  | 24 Hour        | Total Peak Hour Trips |     |
|--|----------------|-----------------------|-----|
| -  | Two-Way Volume | AM                    | PM  |
| PD, 37,910 s.f. General Office Uses                            | 418            | 59                    | 56  |
| PD, 11,000 s.f. Specialty Retail Uses<br>(ITE Code 826)        | 488            | Not<br>Available      | 48  |
| PD, 18 Single-Family Detached Dwelling Units<br>(ITE Code 210) | 217            | 22                    | 22  |
| Subtotal Trips   | 1,123          | 81                    | 126 |
| Internal Capture   | Not Available  | Not<br>Available      | -24 |
| Net Trips  | 1,123          | 81                    | 102 |

#### Proposed Zoning:

| Zoning, Lane Use/Size  | 24 Hour        | Total Peak Hour Trips |     |
|--|----------------|-----------------------|-----|
|  | Two-Way Volume | AM                    | PM  |
| PD, 37,910 s.f. General Office Uses                            | 418            | 59                    | 56  |
| PD, 11,000 s.f. Specialty Retail Uses<br>(ITE Code 826)        | 488            | Not<br>Available      | 48  |
| PD, 18 Single-Family Detached Dwelling Units<br>(ITE Code 210) | 217            | 22                    | 22  |
| Subtotal Trips   | 1,123          | 81                    | 126 |
| Internal Capture   | Not Available  | Not<br>Available      | -24 |
| Net Trips  | 1,123          | 81                    | 102 |

#### **Trip Generation Difference:**

| Zaning Lang Ling/Cing | 24 Hour        | Total Peak Hour Trips |    |
|-----------------------|----------------|-----------------------|----|
| Zoning, Lane Use/Size | Two-Way Volume | AM                    | PM |
| Difference (+/-)      | +0             | +0                    | +0 |
|                       |                |                       |    |

The proposed Major Modification will not result in any increase in average daily, AM peak or PM peak hour trips.

**Transportation Review Comments** 

#### TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject property is located on the south west comer of Lithia Springs Road and Lithia Pinecrest Road.

Lithia Springs Rd. is a 2-lane, undivided, substandard collector roadway characterized by +/- 10-foot lanes. Along the proposed project's frontage, Lithia Springs Rd. lies within a variable width right-of-way measuring between +/- 40 and +/- 70 feet in width. The majority of the right-of-way appears to be between +/- 40 feet and +/- 50 feet in width. There is a sidewalk along the southern side of the roadway along the frontage of the subject site. There are no bicycle facilities along Lithia Springs Rd.

Lithia Pinecrest Rd. (between Bloomingdale Ave. and Boyette Rd.) is a 2-lane, undivided, arterial roadway characterized by +/- 12-foot travel lanes. There are +/- 5-foot wide bicycle facilities (on paved shoulders) along both sides of Lithia Pinecrest Rd. in the vicinity of the proposed project. There is a +/- 5-foot wide sidewalk along the south side of Lithia Pinecrest Rd. which starts immediately east of the proposed project and continues to Fishhawk Blvd. Along the project's frontage, Lithia Pinecrest Rd. lies within a variable width right-of-way measuring between +/- 110 feet and +/- 125 feet in width.

#### SITE ACCESS

The approved PD site plan has the following access connection in each of the Development Scenarios:

One (1) full vehicle and pedestrian access to Lithia Spring Road (existing).

#### LEVEL OF SERVICE (LOS)

| evel of Service (LOS) information is reported below. Note, Lithia Springs Road is not regulated. |                                   |            |   |   |
|--|-----------------------------------|------------|---|---|
|  | FDOT Generalized Level of Service |            |   |   |
| Roadway From To LOS Standard Peak Hr<br>Directional LOS  |                                   |            |   |   |
| LITHIA<br>PINECREST RD   | BLOOMINGDALE<br>AVE               | BOYETTE RD | D | F |

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

Transportation Review Comments

| APPLICATION NUMBER:    | MM 22-0569      |
|------------------------|-----------------|
| ZHM HEARING DATE:      | June 13, 2022   |
| BOCC LUM MEETING DATE: | August 25, 2022 |

#### 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  |  |
| Lithia Springs Road                      | County Collector<br>- Urban | 2 Lanes<br>⊠Substandard Road<br>□Sufficient ROW Width | Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other |  |
| Lithia Pinecrest Road                    | County Arterial -<br>Urban  | 2 Lanes<br>Substandard Road<br>Sufficient ROW Width   | Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other |  |

| <b>Project Trip Generation</b> | ■ Not applicable for this request |                      |                      |
|--------------------------------|-----------------------------------|----------------------|----------------------|
|                                | Average Annual Daily Trips        | A.M. Peak Hour Trips | P.M. Peak Hour Trips |
| Existing                       | 1,123                             | 81                   | 102                  |
| Proposed                       | 1,123                             | 81                   | 102                  |
| Difference (+/-)               | 0                                 | 0                    | 0                    |

\*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<br>Connectivity/Access | Cross Access | Finding   |
| North   | X              | None                              | None         | Meets LDC |
| South   |                | None                              | None         | Meets LDC |
| East  |                | None                              | None         | Meets LDC |
| West  |                | None                              | None         | Meets LDC |
| Notes:  | •              | •                                 | •            | •         |

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

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

# COUNTY OF HILLSBOROUGH LAND USE HEARING OFFICER'S RECOMMENDATION

| Application number:          | MM 22-0569                                |
|------------------------------|---|
| Hearing date:                | June 13, 2022                             |
| Applicant:                   | 1 Source Towers, LLC                      |
| Request:                     | Major Modification to Planned Development |
| Location:                    | 5241 Lithia Springs Road, Lithia          |
| Parcel size:                 | 15 acres +/-                              |
| Existing zoning:             | PD 16-0913                                |
| Future land use designation: | Res-2 (2 du/ga; 0.25 FAR)                 |
| Service area:                | Urban                                     |
| Community planning area:     | Southshore Areawide Systems Plan          |

# A. APPLICATION REVIEW

# DEVELOPMENT SERVICES STAFF REPORT APPLICATION REVIEW SUMMARY AND RECOMMENDATION

| PD Modification Application: | 22-0569         | Hillsborough                       |
|------------------------------|-----------------|------------------------------------|
| Zoning Hearing Master Date:  | June 13, 2022   | Hillsborough<br>County Florida     |
| BOCC Land Use Meeting Date:  | August 25, 2022 | SM Development Services Department |
| 1.0 ΑΡΡΙΙζΑΤΙΟΝ SUMMARY      |                 |                                    |

#### **1.0 APPLICATION SUMMARY**

| Applicant:              | 1 Source Towers, LLC | Called Balling Contraction              |
|-------------------------|----------------------|---|
| FLU Category:           | RES-2                |   |
| Service Area:           | Urban                | C G G G G G G G G G G G G G G G G G G G |
| Site Acreage:           | 15.043 acres         |   |
| Community<br>Plan Area: | Boyette              |   |
| Overlay:                | None                 |   |

# Introduction Summary:

PD 16-0913 was approved in 2016 to allow for 3 development options. The applicant requests modification of Option 1 to allow for the addition of a wireless communication facility with a 186-foot tall monopole tower with external antennas.

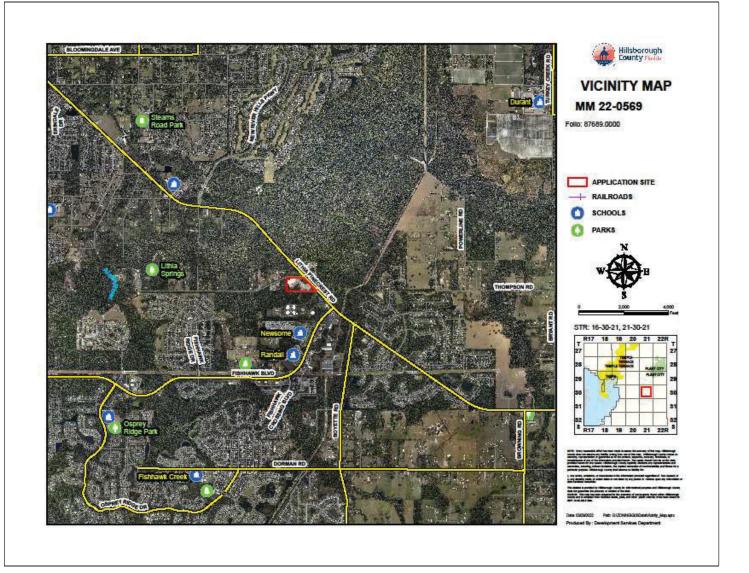
| Existing Approval(s):  | Proposed Modification(s):   |  |
|--|---|--|
| Option 1 allows for a self-storage mini-warehouse with<br>accessory RV/boat storage, accessory office and<br>manager residence, and BPO and CN uses as listed in PD<br>Condition 1.1 | Add a wireless communication facility use with a 186-<br>foot tall monopole tower with external antennas to<br>Option 1 uses. |  |
|  |   |  |
|  |   |  |
|  |   |  |

| Additional Information:                 |   |  |
|---|---|--|
| PD Variation(s):                        | None Requested as part of this application              |  |
| Waiver(s) to the Land Development Code: | LDC Section 6.11.29 (Communication Facilities Wireless) |  |

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

# 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.1 Vicinity Map

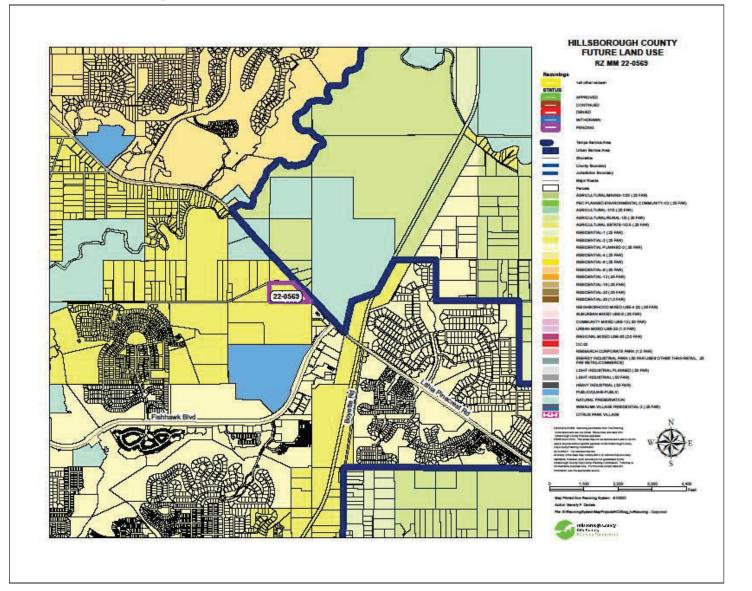


# **Context of Surrounding Area:**

The project is located at the southwest corner of Lithia Springs Road and Lithia Pinecrest Road. The area consists of a large area of County-owned ELAPP property, single family residential development, a water treatment plant, a school, and office and commercial developments nearby along Lithia Pinecrest Road to the south at the intersection of Fishhawk Boulevard.

# 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.2 Future Land Use Map

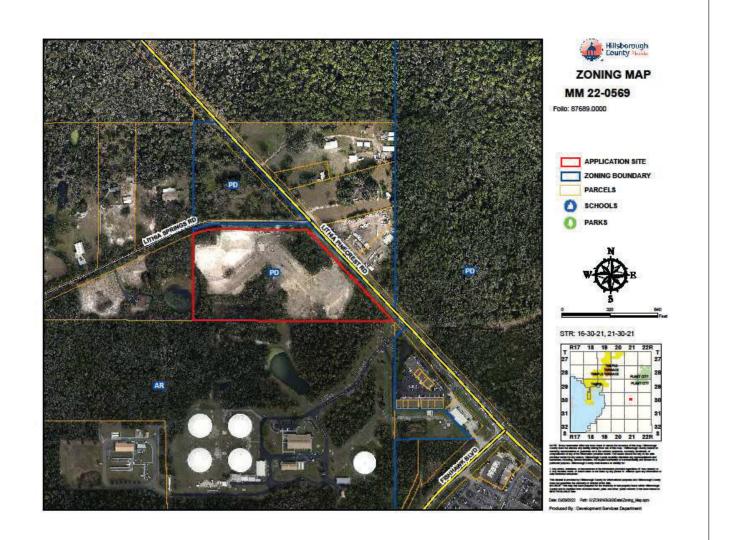


| Subject Site Future Land Use Category: | Residential-2   |
|--|---|
| Maximum Density/F.A.R.:                | 2 dwelling units per acre/0.25 FAR  |
| Typical Uses:                          | Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. |

Case Reviewer: Colleen Marshall, AICP, CFM

# 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.3 Immediate Area Map

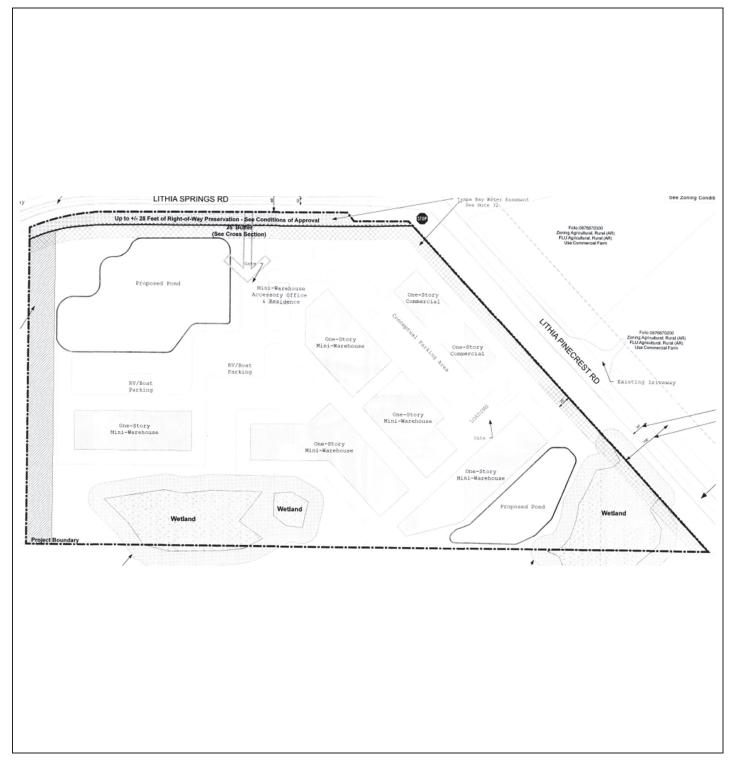


| Adjacent Zonings and Uses |         |   |  |   |
|---------------------------|---------|---|--|---|
| Location:                 | Zoning: | Maximum<br>Density/F.A.R.<br>Permitted by Zoning<br>District: | Allowable Use:                               | Existing Use:   |
| North                     | PD      | 1 dwelling unit and<br>0.04 FAR                               | Child Care Center with On-<br>Site Residence | Single-Family Residential   |
| South                     | AR      | 1 unit per 5 acres  | Single-Family Residential,<br>Agricultural   | Water Treatment Plant   |
| East                      | AR      | 1 unit per 5 acres  | Single-Family Residential,<br>Agricultural   | Fencing Contractor's Office,<br>Landscape Contractor's<br>Nursery |
| West                      | AR      | 1 unit per 5 acres  | Single-Family Residential,<br>Agricultural   | Single-Family Residential   |

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# 2.0 LAND USE MAP SET AND SUMMARY DATA

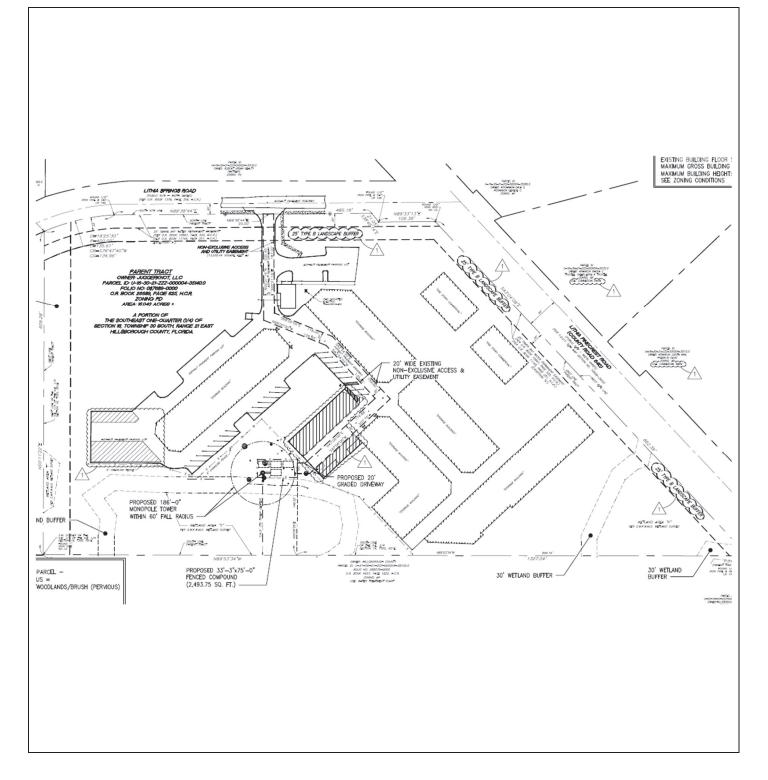
2.4 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



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# 2.0 LAND USE MAP SET AND SUMMARY DATA

## 2.5 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



ZHM HEARING DATE:

MM 22-0569 June 13, 2022

# 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   |  |
| Lithia Springs Road                      | County<br>Collector -<br>Urban | 2 Lanes<br>⊠Substandard Road<br>□Sufficient ROW Width | <ul> <li>Corridor Preservation Plan</li> <li>Site Access Improvements</li> <li>Substandard Road Improvements</li> <li>Other</li> </ul> |  |
| Lithia Pinecrest Road                    | County<br>Arterial -<br>Urban  | 2 Lanes<br>□Substandard Road<br>□Sufficient ROW Width | <ul> <li>Corridor Preservation Plan</li> <li>Site Access Improvements</li> <li>Substandard Road Improvements</li> <li>Other</li> </ul> |  |

| Project Trip Generation  Not applicable for this request |                            |                      |                      |  |
|--|----------------------------|----------------------|----------------------|--|
|  | Average Annual Daily Trips | A.M. Peak Hour Trips | P.M. Peak Hour Trips |  |
| Existing   | 1,123                      | 81                   | 102                  |  |
| Proposed   | 1,123                      | 81                   | 102                  |  |
| Difference (+/-)   | 0                          | 0                    | 0                    |  |

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

| Project Boundary | Primary Access | Additional<br>Connectivity/Access | Cross Access | Finding   |
|------------------|----------------|-----------------------------------|--------------|-----------|
| North            | Х              | None                              | None         | Meets LDC |
| South            |                | None                              | None         | Meets LDC |
| East             |                | None                              | None         | Meets LDC |
| West             |                | None                              | None         | Meets LDC |

| Design Exception/Administrative Variance IN Not applicable for this request |                 |                 |  |
|---|-----------------|-----------------|--|
| Road Name/Nature of Request Type Finding                                    |                 |                 |  |
|   | Choose an item. | Choose an item. |  |
|   | Choose an item. | Choose an item. |  |
| Notes:  | ·               | •               |  |

# 4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

| INFORMATION/REVIEWING AGENCY                            |  |                     |                         |                                    |
|---|--|---------------------|-------------------------|------------------------------------|
|   |  |                     |                         |                                    |
| Environmental:  | Comments<br>Received                           | Objections          | Conditions<br>Requested | Additional<br>Information/Comments |
| Environmental Protection Commission                     | 🖾 Yes  | 🗆 Yes               | 🖾 Yes                   | Wetlands present on-               |
|   | 🗆 No   | 🛛 No                | 🗆 No                    | site.                              |
| Natural Resources                                       | 🗆 Yes  | 🗆 Yes               | 🗆 Yes                   |                                    |
|   | 🛛 No   | 🖾 No                | 🖾 No                    |                                    |
| Conservation & Environ. Lands Mgmt.                     | 🖾 Yes  | □ Yes               | □ Yes                   |                                    |
|   | □ No   | 🖾 No                | 🖾 No                    |                                    |
| Check if Applicable:                                    |  | /ater Wellfield Pro | tection Area            |                                    |
| ⊠ Wetlands/Other Surface Waters                         | 🛛 Significan                                   | t Wildlife Habitat  |                         |                                    |
| Use of Environmentally Sensitive Land                   | 🗌 Coastal H                                    | igh Hazard Area     |                         |                                    |
| Credit  | 🛛 Urban/Su                                     | burban/Rural Scer   | nic Corridor            |                                    |
| Wellhead Protection Area                                | 🗌 Adjacent                                     | to ELAPP property   |                         |                                    |
| □ Surface Water Resource Protection Area                | Surface Water Resource Protection Area 🛛 Other |                     |                         |                                    |
| Public Facilities:                                      | Comments<br>Received                           | Objections          | Conditions<br>Requested | Additional<br>Information/Comments |
| Transportation  |  |                     |                         |                                    |
| Design Exc./Adm. Variance Requested                     | Yes  | □ Yes<br>⊠ No       | □ Yes                   | See Staff Report.                  |
| Off-site Improvements Provided                          | 🗆 No   |                     | 🖾 No                    |                                    |
| Service Area/ Water & Wastewater                        |  |                     |                         |                                    |
| ⊠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 $\Box$ K-5 $\Box$ 6-8 $\Box$ 9-12 $\Box$ N/A | 🖾 No   | 🖾 No                | 🖾 No                    |                                    |
| Impact/Mobility Fees                                    |  |                     |                         |                                    |
| No assessment-Cell Tower                                |  |                     |                         |                                    |
|   |  |                     |                         |                                    |
|   | C  |                     | Canaliti                |                                    |
| Comprehensive Plan:                                     | Comments<br>Received                           | Findings            | Conditions<br>Requested | Additional<br>Information/Comments |
| Planning Commission                                     |  |                     |                         |                                    |
| □ Meets Locational Criteria                             | 🖾 Yes  | 🗆 Inconsistent      | □ Yes                   |                                    |
| Locational Criteria Waiver Requested                    | □ No   | 🛛 Consistent        | 🖾 No                    |                                    |
| 🗆 Minimum Density Met 🛛 🖂 N/A                           |  |                     |                         |                                    |
| Li Iviinimum Density Met 🛛 N/A                          |  |                     |                         |                                    |

## **5.0 IMPLEMENTATION RECOMMENDATIONS**

# 5.1 Compatibility

The project is located at the southwest corner of Lithia Springs Road and Lithia Pinecrest Road. The area consists of a large area of County-owned ELAPP property, single family residential development, a water treatment plant, a school, and office and commercial developments nearby along Lithia Pinecrest Road to the south at the intersection of Fishhawk Boulevard. Directly to the north of the subject property, across Lithia Springs Road is single family development, however the property is also zoned PD for a child care center that has not yet been developed. To the west of the subject property is residential development separated by wooded area and wetland area. To the south is the Hillsborough County Lithia Water Treatment Plant and the east across Lithia Pinecrest Road is a fencing contractor's office and landscape contractor's nursery.

The proposed wireless communication facility location with a 186-foot tall monopole tower with external antennas exceeds the minimum required setbacks as required in LDC Section 6.11.29.D.2. The proposed tower setbacks are 485.8 feet to the northern property boundary, 152.2 feet to the southern property boundary, 558.6 feet to the eastern property boundary and 410.3 feet to the western property boundary. Residential development exists to the north and west of the subject property, however, the closest dwellings to the proposed tower are located over 600 feet to the north and west of the subject tower location. The subject property is currently developed with a self-storage mini-warehouse facility with accessory RV/Boat storage. The existing warehouse storage buildings provide additional screening of the proposed communication tower facility compound. A large wetland area exists to the south between the proposed facility and the water treatment plant to the south of the subject property. PD condition 3 requires a 25-foot buffer with Type B screening along the north and east property boundaries and a 50-foot buffer with Type B screening along the north and east property boundaries and a 50-foot buffer with Type B screening along the north and east property boundaries and a 50-foot buffer with Type B screening along the north and east property boundaries and a 50-foot buffer with Type B screening along the north and east property boundaries and a 50-foot buffer with Type B screening along the north and east property boundaries and a 50-foot buffer with Type B screening along the north and east property boundaries and a 50-foot buffer with Type B screening along the west property boundary which have already been provided on site when the property was developed for the mini-storage warehouse facility. Staff finds no compatibility issues related to this request.

# 5.2 Waiver(s) to Land Development Code

Per LDC Section 6.11.29.D.3.a, when the zoning is not a zoning district in which specific camouflage structure types are presumed compatible, the applicant shall select the proposed structure type and shall demonstrate how the selection is of a nature or structure type that would be expected or anticipated to occur or be constructed in the general area of the proposed tower location. The applicant is requesting a waiver to the camouflaging requirement to allow for a 186-foot tall monopole tower with external antennas.

The applicant has provided the following justifications for the proposed waiver:

- 1. The traditional monopole design will draw less attention to the tower than the bell tower, clock tower, flagpole, or tree type tower being located in a mixed-use area.
- 2. A bell tower and clock tower will look out of place behind a storage facility
- 3. A 186-foot high tree, with canopy of foliated branches extending over its upper portion introduces more bulk to the area than the simple gray monopole.
- 4. A white, brightly lighted flagpole with waiving flag adds movement, light and color to the pole which will likely draw more attention to the tower than a traditional gray monopole design.
- 5. The flagpole style communication tower is technically unfeasible as it is insufficient space to hole Verizon's antennas and top of tower equipment. The full array monopole allows for adequate antennas and top end equipment space, which will not occur with the flagpole design, with all antennas and coax internal to the pole.

Staff agrees with the applicant's justifications for the proposed camouflage waiver. The provided setbacks to residentially zoned or developed property are more than double the LDC required setback. Additionally, the proposed

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tower is located over 600 feet from the nearest homes. The required buffer and screening required by the PD also provides greater screening than what would typically be required by the LDC. The existing mature trees in the area along the property boundaries provide additional screening to limit the visibility of the proposed tower from the existing residential development to the north and east. The applicant has also provided photo simulations to verify the visibility or lack thereof of the proposed tower from surrounding locations. Given the screening provided as well as the extensive setbacks, staff has no objection to the proposed camouflage waiver to allow for a monopole tower with external antennas.

## **5.3 Recommendation**

Approvable with conditions. Staff has no objection to the proposed camouflage waiver to allow for a monopole tower with external antennas.

## **6.0 PROPOSED CONDITIONS**

**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted August 23, 2016 May 16, 2022.

- 1. The project shall be developed as one of the three (3) development scenarios:
  - 1.1 Option 1:
    - A maximum of 99,000 SF Self-Storage Mini-Warehouse including accessory RV/Boat Storage; an accessory Office and Manager Residence; and
    - A maximum of 11,000 Square Feet of Business Professional Office and Neighborhood Commercial uses permitted as follows:

Antiques shop (indoor sales) Apparel and shoe store Art gallery Art supply store Beauty/barber shop **Bicycle sales** Bicycle repair **Business Services** Book/stationary store Camera/photography store Dry cleaners Electric/electronic repair Florist shop Food Product Stores: Bakery, Candies & Nuts, Dairy, Delicatessens, Meat Seafood and Produce Jewelry store Locksmith Mail and Package Services Mail Order Office Mail Order Pickup Facilities News Stand Novelty and Souvenir Shop Photography Studio Pre-K, Day Care, Child Care and Child Nurseries **Printing Services** Professional office (non-medical) Professional services (non-medical) Shoe repair Tailor/seamstress **Tobacco Shop Travel Agencies** Watch, Clock, Jewelry Repair

- <u>A wireless communication facility with a 186-foot tall monopole tower with external antennas. No camouflaging of the tower is required. A Special Use Permit is required.</u>
- In no case shall the total development exceed 110,000 square feet.
- The Self-Storage Mini Warehouse facility will comply with the LDC Sec. 6.11.60, with the exception that the leasing of moving trucks shall be prohibited. In addition, facades facing the right of way and/or parking areas shall be consistent with the architectural elements used in the commercial portion of the project. See condition 8.3 for design standards. The facility shall be located as generally depicted in the site plan labeled Option 1.
- The 11,000 square feet of Commercial Retail shall be distributed in two (2) separate buildings and shall be located as generally depicted in the site plan labeled Option 1. No Commercial Retail building shall be larger than 5,500 square feet.
- 1.2 Option 2:
  - 18 Single-Family Attached Residential Units and/or a maximum of 60,000 square feet of Business Professional Office (non-medical);

Or

- 18 Single-Family Attached Residential Units; and
- A maximum of 37,910 Square Feet of Business Professional Office uses, and
- A maximum of 11,000 Square Feet of Neighborhood Commercial uses permitted as follows:

Antiques shop (indoor sales) Apparel and shoe store Art gallery Art supply store Beauty/barber shop **Bicycle sales** Bicycle repair **Business Services** Book/stationary store Camera/photography store Dry cleaners Electric/electronic repair Florist shop Food Product Stores: Bakery, Candies & Nuts, Dairy, Delicatessens, Meat Seafood and Produce Jewelry store Locksmith Mail and Package Services Mail Order Office

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Mail Order Pickup Facilities News Stand Novelty and Souvenir Shop Photography Studio Pre-K, Day Care, Child Care and Child Nurseries Printing Services Professional office (non-medical) Professional services (non-medical) Shoe repair Tailor/seamstress Tobacco Shop Travel Agencies Watch, Clock, Jewelry Repair

- The 11,000 square feet of Commercial Retail shall be distributed in two (2) separate buildings. No Commercial building shall be larger than 5,500 square feet.
- The 37,910 square feet of Office shall be distributed in three (3) separate buildings. No office building shall be larger than 13,000 square feet.
- Residential units shall be located in the western portion of the project site.
- Only one row of on-site parking spaces shall be placed between non-residential buildings and Lithia Pinecrest Road.
- 1.3 Option 3 (in accordance with RES-2 FLU at 2 units per acre):
  - 30 Single-Family Detached Residential Units.
- 2. Project-wide, on-site development FAR shall be limited to 0.25.
- 3. The following minimum buffer and screening requirements shall apply:
  - South (Hillsborough County Public Works): 0' buffer and no screening;
  - North (Lithia Springs Road): 25' buffer with Type B screening;
  - East (Lithia Pinecrest Road): 25' buffer with no screening for single-family residential uses. For non-residential uses, a 25' buffer with landscaping shall be required;
  - West (single-family residential): 50' buffer with Type B screening if developed under Option 1, or Single-family attached dwellings, or office/commercial. A 20' buffer with Type B screening shall be provided if developed with Single-family detached. This buffer area shall not be platted as part of the individual lots at the perimeter of the project but as a separate parcel and shall remain in common ownership and maintained by a Homeowners Association or similar entity.

- For Development Option 2, a 20' buffer Type B screening shall be provided in the non-residential portion separating it from the residential use.
- Natural existing vegetation, except hazardous trees and non-native invasive species, may be used in lieu of required trees, subject to final approval of Natural Resources staff.
- 4. The maximum residential density shall not exceed 2.0 dwelling units per acre.
- 5. Single-family attached dwellings include townhomes, duplexes, villas and condominiums.
- 6. Residential development shall comply with the following requirements:

| Single I anny Design |               |                 | 1              | 1                |
|----------------------|---------------|-----------------|----------------|------------------|
| Development          | Single-Family | Single-Family   | Single-Family  | Single-Family    |
| Type:                | Detached      | Detached        | Detached       | Detached         |
|                      | Standard Lot  | Slim Lot (d)    | W/Alley Access | Cluster Home (e) |
| Standards:           |               |                 |                |                  |
| Minimum Lot          | 4,400 sf      | 2,800 sf        | 3,200 sf       | 2,500 sf         |
| Size                 |               |                 |                |                  |
| Minimum Lot          | 40 ft         | 28 ft           | 30 ft          | 20 ft            |
| Width                |               | 33 ft on corner |                |                  |
|                      |               | lots            |                |                  |
| Minimum Front        | 10 ft (a)     | 10 ft (a)       | 10 ft (a)      | 5 ft (f)         |
| Yard (a)             |               |                 |                |                  |
| Minimum Side         | 0 ft (b)      | 0 ft (b)        | 0 ft (b)       | 5 ft (f)         |
| Yard (b)             | ~ /           |                 |                |                  |
| Minimum Rear         | 15 ft (c)     | 15 ft (c)       | 15 ft (c)      | 5 ft (f)         |
| Yard (c)             |               |                 |                |                  |
| Maximum Lot          | 50%           | 70%             | 70%            | 80%              |
| Coverage             |               |                 |                |                  |
| Maximum Height       | 45 ft         | 45 ft           | 45 ft          | 45 ft            |

Single-Family Design Standards

(a) Front loaded garages, attached or detached, shall be setback a minimum of 20-feet from the right-ofway. Side loaded garages, attached or detached, shall be set back a minimum of 5 feet from the right-ofway and shall have a minimum driveway length of 20 feet from the right-of-way to the garage entry.

- (b) Minimum building separation is 10 feet; If proposed side yard is less than 5-feet, applicant must demonstrate that the 10-foot separation will be provided, through submittal of adjacent property survey showing location of adjacent structure or deed restriction/easement; when the side yard setback is less than 7.5 feet or building separation is less than 15-feet, roof gutters must be installed on that side of the structure. An attached porte cochere may utilize a 3-foot side yard setback.
- (c) An attached garage may utilize a 3-foot rear yard setback; Garages shall be setback either 5 ft., 11 ft., or 20 ft. or greater, from the edge of the alley pavement.
- (d) Units shall include architectural features such as decorative roof elements, arbors or pergolas as the front and rear facades. The level of detailing shall be consistent with the architectural theme. At corner lots, the detailing shall be continued onto the exposed side wall; and, where the home design directs roof run-off water to the side yards, gutters shall be provided on each unit that direct water to the front or rear of

the lot. The front door of the unit shall be on the front façade facing the street. The building shall be a minimum of two (2) stories. The garage door shall be single wide, and the front yard garage setbacks will be staggered with a 20-foot minimum setback and a 30-foot maximum setback. The parking ratio shall be 3 spaces per unit with one garage space, one driveway space and one space in a common parking lot. Common parking areas shall be screened with a continuous row of shrubs to be maintained at a minimum of 3 feet in height and setback 10-feet from the road right-of-way.

- (e) Cluster homes shall be comprised of single-family detached units, duplex units or a combination of both, with a shared drive aisle and vehicular courtyard; the shared drive aisle does not count towards lot area; the parking ratio shall be 3 spaces per unit. A minimum of two parking spaces per unit shall be provided on-site. Remaining required parking spaces may be provided through on-street parking or in a common parking area, or in a combination of both. Common parking areas shall be screened with a continuous row of shrubs to be maintained at a minimum of 3 feet in height and setback 10-feet from the road right-of-way.
- (f) Minimum 10-foot setback required from street right-of-way; Garages may be attached or a min. 10 ft. between garages is required; Vehicular Courtyard shall have a min. width between garages of 25 ft.

| Development   | Villa-   | Villa-   | Townhouse  | Townhouse | Townhouse  | Duplex   |
|---------------|----------|----------|------------|-----------|------------|----------|
| Type:         | Duplex   | Duplex   | Street     | Street    | Alley      | Cluster  |
|               | Street   | Alley    | Access     | Access    | Access     | Home     |
|               | Access   | Access   | (W/Garage) | (No       | (W/Garage) | (d)      |
|               |          |          |            | Garage)   |            |          |
| Standards:    |          |          |            |           |            |          |
| Minimum Lot   | 2,700 sf | 2,700 sf | 1,260 sf   | 700 sf    | 1,260 sf   | 2,500 sf |
| Size          |          |          |            |           |            |          |
| Minimum Lot   | 30 ft    | 30 ft    | 16 ft (b)  | 15 ft (b) | 16 ft (b)  | 20 ft    |
| Width         |          |          |            |           |            |          |
| Minimum Front | 10 ft    | 10 ft    | 10 ft      | 10 ft     | 10 ft      | 5 ft (e) |
| Yard (a)      |          |          |            |           |            |          |
| Minimum Side  | 0 ft     | 0 ft (b) | 0 ft (b)   | 0 ft (b)  | 0 ft (b)   | 0 ft (b) |
| Yard (b)      |          |          |            |           |            | (e)      |
| Minimum Rear  | 0 ft (c) | 0 ft (c) | 0 ft (c)   | 0 ft (c)  | 0 ft (c)   | 5 ft (e) |
| Yard (c)      |          |          |            |           |            |          |
| Maximum Lot   | 70%      | 70%      | 95%        | 100%      | 95%        | 80%(d)   |
| Coverage      |          |          |            |           |            |          |
| Maximum       | 45 ft    | 45 ft    | 45 ft      | 45 ft     | 45 ft      | 45 ft    |
| Height        |          |          |            |           |            |          |

Duplex and Townhouse Design Standards

(a) Front loaded garages, attached or detached, shall be setback a minimum of 20-feet from the right-ofway. Side loaded garages, attached or detached, shall be set back a minimum of 5 feet from the right-ofway and shall have a minimum driveway length of 20 feet from the right-of-way to the garage entry.

(b) Minimum building separation is 10 feet. An attached porte cochere may utilize a 3-foot side yard setback; when the side yard setback is less than 7.5 feet or building separation is less than 15-feet, roof gutters must be installed on that side of the structure.

- (c) An attached garage may utilize a 3-foot rear yard setback; garages shall be setback either 5 ft., 11 ft., or 20 ft. or greater, from the edge of the alley pavement.
- (d) Cluster homes shall be comprised of single-family detached units, duplex units or a combination of both, with a shared drive aisle and vehicular courtyard; the shared drive aisle does not count towards lot area; the parking ratio shall be 3 spaces per unit. A minimum of two parking spaces per unit shall be provided on-site. Remaining required parking spaces may be provided through on-street parking or in a common parking area, or in a combination of both. Common parking areas shall be screened with a continuous row of shrubs to be maintained at a minimum of 3 feet in height and setback 10-feet from the road right-of-way.
- (e) Minimum 10 ft setback required from street right-of-way; garages may be attached or a min. 10 ft. between garages is required; Vehicular Courtyard shall have a min. width between garages of 25 ft.

|                      | Street Access<br>(With Garage) | Street Access<br>(No Garage) |
|----------------------|--------------------------------|------------------------------|
| Standards:           |                                | · · · · ·                    |
| Minimum Lot Size     | n/a                            | n/a                          |
| Minimum Lot Width    | n/a                            | n/a                          |
| Minimum Front Yard   | n/a Garages shall be           | n/a                          |
|                      | set back 20 ft                 |                              |
| Minimum Side Yard    | n/a <sup>1</sup>               | n/a <sup>1</sup>             |
| Minimum Rear Yard    | n/a <sup>1</sup>               | n/a <sup>1</sup>             |
| Maximum Lot Coverage | 100%                           | 100%                         |
| Maximum Height       | 4 Stories                      | 4 Stories                    |

Condominium Design Standards

<sup>1</sup>Minimum building separation is 15 feet. Attached housing developments that are developed as a parcel or track that is greater than 1 acre shall be required to have a minimum of 15-foot setback from adjacent properties. The maximum building coverage percentage for the project shall be 40 percent.

Accessory Structure Setbacks shall comply with the following requirements:

| Accessory Structures |                             |  |  |
|----------------------|-----------------------------|--|--|
| Standards:           |                             |  |  |
| Minimum Front Yard   | Same as principal structure |  |  |
| Minimum Side Yard    | $0-3 \text{ feet}^1$        |  |  |
| Minimum Rear Yard    |                             |  |  |

<sup>1</sup>If an accessory structure is connected to an accessory structure on the adjacent parcel, the side yard setback shall be 0 feet.

6.1 All lots lying – in full or in part – within 150 feet of that portion of the north boundary adjacent to rural residential and agricultural properties on the north side of Lithia Springs Road shall have a minimum width of 70 feet and shall be occupied by dwellings of one story in height. Additionally, the roadway system adjacent to said portion of the north boundary shall utilize a north-south alignment, employing cul-de-sacs or looped roadways, or a combination of both, all so as to minimize the number of dwelling units constructed adjacent to Lithia Springs Road and the rural properties beyond.

- 6.2 Residential units that are adjacent to Lithia Springs Road and existing residential uses shall be limited to 2-stories and shall not have more than 4 units. Alternatively, the units may exceed 4-units only if the ends of the buildings are perpendicular to the property line.
- 7. For Options 2 and 3, each detached single-family dwelling unit is permitted one accessory dwelling unit, a maximum of 45' in height, on the same lot with up to 900 square feet of living space. A variance to increase this amount may be requested provided the residential lot is at least 14,520 square feet in size and the living space proposed for the accessory dwelling does not exceed 1,200 square feet or 25 percent of the living space in the principal dwelling on the lot, whichever is less. Accessory units may be located within the principal structure or within an accessory structure.
  - Minimum building setback from Lithia-Springs 25 feet Minimum building setback from Lithia-Pinecrest 25 feet Minimum Front Yard Building setback from internal 0 feet roads Side-yards and rear yards 5 feet Maximum Building Height 35 feet Maximum Building Coverage 20% Maximum Impervious Surface 60% Minimum wireless communication tower setbacks North 485.8 feet South 152.2 feet East 558.6 feet West 410.3 feet
- 8. Non-residential development shall comply with the following standards:

- 8.1 All non-residential buildings shall be limited to one story in height. The self-storage officeresidence shall be permitted a maximum of 35 feet (2-story).
- 8.2 The following design standards shall apply for office and commercial buildings where visible from the right-of-way:
  - 8.2.1 The roof shall have a minimum pitch of three to 12 and a maximum pitch of eight to 12.
  - 8.2.2 Exterior walls shall be externally clad with brick, stone, stucco, wood slats or vinyl slatstyle siding. Unsurfaced cement or block shall not be utilized. Paint shall not constitute a surface for the purpose of this regulation.
  - 8.2.3 Buildings shall incorporate the design features shown below. For each architectural element listed, at least one of the specified design features shall be utilized on all elevations facing roadways and/or parking areas, unless otherwise specified.

| Architectural Element | Design Feature  |
|-----------------------|---|
| Roofs <sup>1</sup>    | Dormers, parapets, steeples, cupolas, intersecting roof |
|                       | lines   |
| Windows <sup>2</sup>  | Shutters, awnings, transoms, mullions                   |

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| Façades <sup>3</sup> | Porches, columns, recessed entryways, arcades, porticos, |
|----------------------|--|
|                      | Pilasters, horizontal banding                            |

<sup>1</sup>At least one design feature shall be utilized for every 50 feet of roof length along roadways and/or parking areas.

<sup>2</sup>Exterior faux windows may be used if the back of buildings face Lithia Pinecrest Road.

<sup>3</sup>At least 60 percent of the horizontal length of each façade along roadways and/or parking areas shall be comprised of windows, shutters, transoms, awnings, porches, doors, recessed entryways, arcades, porticos and/or pilasters. Horizontal banding and other predominately horizontal elements shall not contribute towards satisfaction of this requirement.

- 8.3 Exterior walls of the self-storage mini warehouse facility shall be clad with brick, stone, stucco, wood slats or vinyl slat-style siding or consistent with the architectural style of the commercial/retail site. This requirement only applies to elevations facing roadways and/or parking areas.
- 8.4 Prior to Construction Plans approval the developer shall provide preliminary elevations to demonstrate compliance with the design requirements above.
- 8.5 Parking shown is conceptual and shall be subject to the parking requirements of Section 6.05.02 of the Hillsborough County Land Development Code.
- 9. Unless otherwise approved by Hillsborough County Public Works, the developer shall construct the following site access improvements:
  - For development occurring under Options 1, 2 or 3, the developer shall construct westbound to southbound left turn lane on Lithia Springs Rd. into the project entrance, if warranted;
  - For development occurring under Options 1 or 2, the developer shall construct a northbound left turn lane on Lithia Pinecrest Rd. onto Lithia Springs Rd., if warranted; and,
  - For development occurring under Option 2, the developer shall construct a southbound to westbound right turn lane on Lithia Pinecrest Rd. onto Lithia Springs Rd., if warranted.

Prior to Construction Plan approval for each increment of development, the Developer shall provide a traffic analysis, signed by a Professional Engineer, determining the need for and showing the length of the required left and right turn lanes needed to serve development traffic. The turn lane shall be constructed to FDOT and/or Hillsborough County standards using FDOT standard Index 301 & 526 and an asphalt overlay shall be applied over the entire portion of roadway where a left turn lane is provided. The Developer shall construct those site access/intersection improvements at its expense. Construction of required turn lanes may require the developer to dedicate or otherwise acquire additional right-of-way at its expense.

10. Based on the projected trip generation to the site, it is anticipated that access onto the public road would be via "Type II" Minor Roadway Connection. Development shall comply with all applicable throat depth requirements within the Hillsborough Land Development Code and/or Transportation Technical Manual.

- 11. Lithia Springs Road is a two-lane rural roadway. Based on the Transportation Technical Manual the minimum right of way for this type of facility (Type TS-7) is 96 feet. The developer shall preserve up to 28 feet of right-of-way along the entirety of the project's Lithia Springs Rd. frontage, such that a minimum of 48 feet of right-of-way is preserved south of the existing right-of-way centerline. Any interim use of preserved land shall be consistent with Section 5.11.09 of the Land Development Code.
- 12. As Lithia Springs Rd. may be a substandard roadway, the Developer will be required to work with Hillsborough County Public Works to determine the improvements that may be required prior to or concurrent with plat/site/construction plan approval.
- 13. For development occurring under Options 1 or 2, the Developer shall conduct a signal warrant analysis within six (6) months following completion of site/construction plan approval for development either individually or cumulatively exceeding 40 peak hour trips. The developer shall conduct a second signal warrant analysis concurrent with site/construction plan approval for development either individually or cumulatively exceeding 75 peak hour trips. If warrants are established per either of the above studies, the developer shall submit preliminary design plans for the signal, concurrent with the design plans for the intersection. The Developer shall be responsible for the cost of the design and installation of the traffic signal and appropriate interconnect with adjacent signals. All signals must be approved by the Hillsborough County Public Works Department. The placement and design of the signal shall be subject to approval by Hillsborough County Public Works Department.

If developed under Option 3, or if development under Options 1 or 2 does not meet signal warrants, the developer shall have no further obligation with respect to installation of the traffic signal.

- 14. Unless otherwise approved by Hillsborough County, the Developer shall construct five (5) foot wide sidewalks within the right-of-way along all roadways adjacent to the property boundaries.
- 15. Notwithstanding anything on the PD site plan to the contrary, bicycle and pedestrian access may be taken anywhere along the project's Lithia Pinecrest Rd. and Lithia Springs Rd. frontages.
- 16. The type, location, size and number of signs shall be as set forth in Part 7.03.00 of the Land Development Code with the following exceptions:
  - 16.1. Ground signs shall be limited to monument signs.
  - 16.2. Billboards, pennants and banners shall be prohibited.
  - 16.3. Subdivision monument signs shall be allowed in buffer areas and shall meet all requirements of Article 7 of the Land Development Code.
- 17. A wildlife survey of any endangered, threatened or species of special concern in accordance with the Florida Fish and Wildlife Conservation Commission Wildlife Methodology Guidelines shall be required. This survey information must be provided upon submittal of the preliminary plans through the Land Development Code's Site Development or Subdivision process. Essential Wildlife Habitat as defined by the LDC must be addressed, if applicable, in consideration with the overall boundaries of this rezoning request.

- 18. The locations of trees that qualify as Grand Oaks must be identified on the submitted preliminary plan/plat as part of the Site Development/Subdivision Review process. Site design features to avoid the removal of these trees shall be displayed on the submitted preliminary plan.
- 19. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- 20. The construction and location of any proposed wetland impacts are not approved by this rezoning 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.
- 201. Wetland surveys expired on January 30, 2013 October 19, 2022. Prior to the issuance of any building or land alteration permits or other development, the wetland / other surface water (OSW) lines must be delineated and surveyed or recertified incorporated into the site plan. The approved wetland / 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).
- 24<u>2</u>. 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.
- 22<u>3</u>. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 23<u>4</u>. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

BOCC LUM MEETING DATE: August 25, 2022

**Zoning Administrator Sign Off:** 

Br In Grady hu Jun 2 2022 16:02:41

# 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

Ms. Mattaniah Jahn spoke on behalf of the applicant. Ms. Jahn presented the major modification request 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. Colleen Marshall, 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. There were none.

# **Opponents**

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

Mr. C. Thommen Thomas spoke in opposition to the proposed major modification and provided testimony as reflected in the hearing transcript, a copy of which is attached to and made a part of this recommendation.

Mr. Bill Meyers spoke in opposition to the proposed major modification 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**

Mr. Grady stated Development Services Department had nothing further.

# **Applicant Rebuttal**

Ms. Jahn presented rebuttal 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 MM 22-0569.

# C. EVIDENCE SUMBITTED

Ms. Jahn submitted into the record at the hearing a copy of the applicant's presentation packet.

Mr. Thomas submitted documents into the record at the hearing in opposition to the major modification.

Mr. Meyers submitted documents into the record at the hearing in opposition to the major modification.

# D. FINDINGS OF FACT

- 1. The Subject Property consists of approximately 15 acres at 5241 Lithia Springs Road, Lithia, located in the southwest quadrant of Lithia Springs Road and Lithia Pinecrest Road.
- 2. The Subject Property is designated R-2 on the Future Land Use Map and is zoned PD 16-0913.
- 3. The Subject Property is in the Urban Services Area and is within the geographical boundaries of the Southshore Areawide Systems Plan.
- 4. The Subject Property's PD 16-0913 zoning allows three development options. Option 1 allows a self-storage mini warehouse with RV and boat storage, accessory office, manager residence, and BPO and CN uses listed in PD condition 1.1. The Subject Property is developed with a self-storage mini warehouse facility with accessory RV and boat storage.
- 5. The applicant is requesting a major modification of PD 16-0913 Option 1 to add a wireless communication facility as an allowed use. The proposed communication facility will consist of a 186-foot-tall monopole tower with external antennas and compound space designed to collocate up to four users.
- 6. The applicant is requesting waiver of the LDC 6.11.29.D.3.a. camouflage design requirements. In support of the waiver, the applicant states that since the Subject Property is developed as a storage facility, the traditional monopole design will draw less attention to the proposed tower than the camouflaged options. The applicant states the bell tower and clock tower options would look out of place behind the storage facility, and a 186-foot-tall tree design introduces more bulk to the area than the simple gray monopole. The applicant further states a flagpole design with a waiving flag atop would add movement, light, and color, which would draw more attention than the traditional monopole design. The applicant states a flagpole design would also be technically infeasible because there would be insufficient space to hold the antennas and top of tower equipment.

- 7. The applicant's simulated views of the proposed communication facility show the tower would not be visible from Lithia Pinecrest Road looking south or from Lithia Springs Road looking east due to tree canopy, would be partially visible behind the self-storage warehouse from Lithia Pinecrest Road, and would be visible but in scale with power lines from across Lithia Springs Road directly in front of the Subject Property.
- 8. Development Services staff agrees with the applicant's justifications for waiver of the camouflage design requirements and has no objections. The proposed location for the communication facility provides setbacks to residentially zoned or developed properties that are more than double the setbacks required by the LDC and provides buffering and screening greater than what the LDC would require. Existing mature trees provide additional screening to limit visibility of the proposed tower from residential uses to the north and west.
- 9. The Subject Property is located at the southwest corner of the Lithia Springs Road and Lithia Pinecrest Road intersection, in an area with large tracts of county owned ELAPP property, single-family residential development, a water treatment plant, a school, and office and commercial developments along Lithia Pinecrest Road to the south at the intersection of Fishhawk Boulevard.
- 10. Uses surrounding the Subject Property include: a parcel to the north developed with a single-family home but zoned PD for a childcare center and on-site residence; a county-owned property to the south zoned AR and developed with a water treatment plan; property to the east zoned AR and recently in use as a fencing and landscaping business; property to the west zoned AR and developed with single-family residential and agriculture. The single-family dwelling to the west is separated from the Subject Property and proposed wireless communication facility by a wooded area and wetland.
- 11. The applicant's site plan shows the proposed wireless communication facility site exceeds the minimum setbacks required at LDC 6.11.29.D.2. The proposed 186-foot-tall monopole tower setbacks are 485.8 feet to the northern boundary of the Subject Property, 152.2 feet to the southern property boundary adjacent to the water treatment plant property, 558.6 feet to the eastern property boundary, and 410.3 feet to the western property boundary. The nearest residential dwellings are located over 600 feet to the north and west of the proposed tower site. The existing self-storage buildings provide additional screening for the proposed communication facility tower compound.
- 12. PD 16-0913 condition 3 requires a 25-foot buffer with Type B screening along the north and east boundaries of the Subject Property, and a 50-foot buffer with Type B screening along the west property boundary. These buffering and screening elements are already in place, as they were provided when the Subject Property was developed with the self-storage mini warehouse facility.

- 13. Neighboring property owners spoke in opposition to the major modification and raised issues related to lightning strikes; health impacts such as cancer from cell tower radiation, sleep disorders, memory loss, learning and cognitive disorders, Parkinson's, headaches, dizziness, and reproductive disorders; visual impact of the tower on surrounding properties; and adverse impact to property values. The neighboring property owners in opposition propounded no expert testimony related to the technical issues they raised.
- 14. Development Services staff identified no compatibility issues with the proposed major modification and found the request approvable with the conditions enumerated in the staff report based on the applicant's general site plan submitted May 16, 2022.
- 15. Planning Commission staff found the proposed major modification compatible with the existing and planned development pattern in the surrounding area and consistent with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, subject to the conditions proposed by Development Services Department.

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

The proposed request for a major modification to Planned Development 16-0913 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* and is compatible with the existing and planned development pattern found in the surrounding area.

# 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. (2022). 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 major modification to Planned Development 16-0913 is consistent with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*.

# G. SUMMARY

The applicant is requesting a major modification of PD 16-0913 Option 1 to add a wireless communication facility as an allowed use. The proposed communication facility will consist of a 186-foot-tall monopole tower with external antennas and compound space

designed to collocate up to four users. The applicant is requesting waiver of the LDC 6.11.29.D.3.a. camouflage design requirements. Development Services staff agrees with the applicant's justifications for waiver of the camouflage design requirements and has no objections. Development Services staff identified no compatibility issues with the proposed major modification and found the request approvable with the conditions enumerated in the staff report based on the applicant's general site plan submitted May 16, 2022. Planning Commission staff found the proposed major modification compatible with the existing and planned development pattern in the surrounding area and consistent with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, subject to the conditions proposed by Development Services Department.

# H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of the major modification request subject to the conditions enumerated in the staff report based on the applicant's general site plan submitted May 16, 2022.

Pamela Jo Hatley Pamela Jo Hatley PhD, D

Pamela Jo Hatley PhD, JD Land Use Hearing Officer <u>July 6, 2022</u> Date: Hearing Transcript

|   | Page 1<br>SBOROUGH COUNTY, FLORIDA<br>D OF COUNTY COMMISSIONERS   |
|---|---|
| IN RE:<br>ZONE HEARING MAST<br>HEARINGS | ER )<br>)<br>)  |
|   | NG HEARING MASTER HEARING<br>T OF TESTIMONY AND PROCEEDINGS   |
| BEFORE:                                 | PAMELA JO HATLEY<br>Land Use Hearing Master   |
| DATE:                                   | Monday, June 13, 2022   |
| TIME:                                   | Commencing at 6:00 p.m.<br>Concluding at 11:56 p.m.   |
| PLACE:                                  | Robert W. Saunders, Sr. Public<br>Library<br>Ada T. Payne Community Room<br>1505 N. Nebraska Avenue<br>Tampa, Florida 33602                           |
| Reported via                            | Cisco Webex Videoconference by:   |
| Exe<br>Ul:<br>13555                     | hristina M. Walsh, RPR<br>cutive Reporting Service<br>merton Business Center<br>Automobile Blvd., Suite 130<br>Clearwater, FL 33762<br>(800) 337-7740 |
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|    | Page 244   |
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| 1  | HILLSBOROUGH COUNTY, FLORIDA<br>BOARD OF COUNTY COMMISSIONERS  |
| 2  | ZONING HEARING MASTER HEARINGS                                 |
| 3  | June 13, 2022  |
| 4  | ZONING HEARING MASTER: PAMELA JO HATLEY                        |
| 5  |  |
| 6  | D12:<br>Application Number: MM 22-0569                         |
| 7  | Applicant:1 Source Towers, LLCLocation:5241 Lithia Springs Rd. |
| 8  | Folio Number:087689.0000Acreage:15 acres, more or less         |
| 9  | Comprehensive Plan: R-2<br>Service Area: Urban                 |
|    | Existing Zoning: PD 16-0913                                    |
| 10 | Request: Rezone to Planned Development                         |
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Page 245 1 MR. GRADY: Next item is agenda item D-12. 2 It's Major Modification 22-0569. The applicant is 1 Source Towers, LLC. The request is for Major 3 4 Modification to existing Planned Development. 5 Colleen Marshall will provide staff 6 recommendation after presentation by the applicant. 7 MS. JAHN: Good evening. Mattaniah Jahn, 8 935 Main Street, Suite D-1, Safety Harbor, Florida 34695. 9 I'm here today on behalf of 1 Source Tower 10 11 II, LLC, and Verizon. And I ask that you bear with 12 me a moment while your staff brings up my 13 PowerPoint presentation. All right. 14 I come before you today with staff 15 recommendation of approval and Planning Commission 16 findings of consistency for a PD modification to 17 allow a 186-foot-tall monopole-style communication 18 tower and support facility in the northeast. 19 This is to be located in the south center 20 portion of the Lithia Springs Storage Facility, 21 street address, 5241 Lithia Springs Road, Lithia, 22 Florida. Next slide, please. 23 Parent parcel zoned PD with a Future Land 24 Use Designation of Residential-2. It is 25 approximately 15 acres. In all the maps and the

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Page 246 1 aerials that I show you today, except for 2 pictometric views, up will be north unless I state otherwise. 3 4 This is the zoning map showing the PD, and 5 you can see the parent parcel identified as the 6 purple parcel on this map. This is from your county GIS. Next slide. 7 8 This is the Future Land Use Designation just 9 showing that is R-2. Again, parent parcel is 10 purple. When I discuss a monopole-style communication tower, this is allowable on this 11 12 parcel subject to the Major Modification process 13 because this is a (unintelligible) approved after 14 2005 and Special Use review. 15 1 Source exceeds all required separations. 16 They are requesting a waiver from the camouflage 17 provision. Ironically your Code would presume 18 186-foot-tall tree-style communication tower to be 19 compatible with the area. And we're proposing a monopole style to have a little bit less bulk. 20 21 This PD does have three development options 22 vested upon it. One is a storage commercial option 23 and the two other are residential options. It's 24 currently developed under the commercial version, 25 and this would only add the communication tower to

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Page 247 the commercial option, not the residential ones. 1 2 Next slide, please. 3 This -- when I say "monopole-style communication tower," I'm discussing a tower like 4 5 this. It has a simple gray support pole with no 6 guy wires or iron works extending out from it. It 7 does have external antennas up top that provides 8 adequate space for the antennas and top-end 9 equipment. 10 As I said, your Code presumes flag poles, 11 bell towers, clock towers, and tree-type towers under 6.11.29.D.4 in the table to be compatible 12 13 with PD zoning. We do believe that those 14 camouflages are inappropriate in this instance 15 because the bell tower and a clock tower would look 16 out of place in a storage facility. 17 An 186-foot-tall tree would add more bulk 18 and then a five-pole-style communication tower has 19 insufficient space at the top-end equipment and 20 would cause the equipment to overheat. If you 21 don't believe me, stick your WiFi router in your 22 attic and tell me how long it lasts. 23 The monopole looks simply a utility 24 structure. Next slide, please. This is an aerial 25 showing the property while it was in development

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Page 248 for option one. The stars added by your GIS is not 1 2 indicative of the monopole's location. The 3 monopole is proposed in the southwest portion of 4 the property, as far away from residential as 5 possible while avoiding the wetlands on the 6 property. It's located behind the mini-storage 7 8 facility which will function as a buffer to the 9 north and east. There is mature existing canopy 10 throughout. Most of these properties exist 11 underneath or near this canopy, and you can see it 12 extends throughout the area. 13 To the north is the mini-storage facility, 14 then Lithia Springs Road, then a parcel zoned for a 15 day care facility that's currently developed a 16 house on it that's on the north side of Lithia 17 Springs. 18 To the south of the wetlands, dense 19 vegetation and the water treatment plant. To the 20 east are mini storage, mature trees, Lithia 21 Pinecrest Road, and then a fencing contractor and a 22 nurse -- and a landscape nursery. 23 To the west are wetlands, mature trees, and 24 a house on the canopy's edge and AR-zoned property. 25 Next slide, please. Next slide. This is just a

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Page 249 pictometric view. Okay. So this is the aerial 1 2 from the PD plan. And you can see in this plan that there is a circle to the south center of the 3 4 actual storage facilities, and that is the 5 monopole. 6 Around it is an off-center rectangle. That's the compound spaces will be designed to 7 8 collocate up to four users, and there is an 9 adequate space there. 10 And you see a larger ring around that. That is the fall-zone radius. So in the unlikely event 11 of a structural failure, the monopole will not 12 13 collapse but rather fold over upon itself in a 14 completely contained in that radius. 15 This technology is nothing new. It's 16 actually been used by the DOT for those very tall 17 lamp posts you see on the interstate. We exceed the Code requirement of 100 percent tower height to 18 19 the west. 20 We actually provide 2.2 times tower height 21 to the property line and exceed it further by 22 spirit if you measure to the residential 23 structures. The monopole -- let's see. Next, 24 please. 25 All right. So this aerial is meant to show

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Page 250 how we also exceed the spirit of the Code in 1 2 separation of residential uses. Please click next. 3 There'll be a series of arrows that should show up. 4 The orange arrow points to the monopole. 5 The green arrow points to -- on the residential 6 houses to the north. You have one to the northwest 7 and one to the west. 8 To the north, we are 886 feet away from that 9 house. So 4.8 times tower height. South is 4,236 because the water treatment plant, commercial uses. 10 11 East, 2,283 to the nearest residential, but more 12 importantly, west 673 feet or 3.6 times tower 13 height and northwest 820 feet, 4.4 times tower 14 height. 15 And, again, the objective measure 16 compatibility is one time the tower height, and 17 that doesn't account for the canopy in the area. 18 Next slide, please. 19 This is just another sheet showing the layout. Unfortunately, I did not give you a 20 21 close-up view of the compound, but it is in the 22 record. But this one does show the setbacks, and 23 it also shows the pads if you look very closely, 24 and again, I apologize for not having close-up. 25 Next, please.

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Page 251 1 This is the elevation sheet. Again, just 2 showing that the tower will be designed for collocation. This will be designed for up to four 3 collocations. Verizon will be the anchor tenant, 4 5 and then there's three additional collocations that will be made available at market rates. 6 7 They provide -- one set is provided. The 8 Code required collocation affidavit making those collocations available at market rates, and they 9 10 have sent off letters to the remaining three carriers to see if there would be interest. Next 11 12 slide, please.

I'm just going to run to the photo
simulations. These are in your staff report. Next
slide, please. Lithia Pinecrest Road looking
south, and as you can see, the local canopy
prevents visibility. Next slide, please.

18 This is from Lithia Pinecrest looking north, 19 and you can see storage facility there in the 20 foreground, and you can see at this distance with 21 the canopy objects in the foreground like that oak 22 tree off to the left is able to completely obstruct 23 the monopole. Next slide, please. 24 This is the view from the west Lithia 25 Springs Road. And that's showing that when you are

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close to the canopy, you don't have visibility in the monopole and next view. Next slide. So this is the view immediately north looking across the street. I apologize for the darkness.

But you can see in the foreground, you have the plant -- the buffer plantings for the storage facility itself, and you can see that at this distance the monopole scales down within the scale of things like the power pole -- the power lines that are in the foreground. Next slide, please.

11 This is the RF package. Next slide, please. 12 This is for Verizon. They are replacing an 13 existing collocation in the area to expand their 14 coverage and capacity. This is just a summary of 15 those things. I will not go into that there. 16 Next. Next slide, please.

17 And this is the detailed explanation. Ι 18 will leave that for your review when you're 19 drafting your order. Next slide, please. This is 20 the aerial showing the current coverage in the 21 Let's see. Please hit next. I think I area. 22 added arrows to this. Thank you. 23 The purple arrow points to a power line 24 collocation that's currently attempting to serve 25 the area. It has an inadequate capacity to serve

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Page 253 the area, and you'll also notice that the coverage 1 2 footprint will expand once we get to the monopole. 3 One thing to keep in mind as well is that 4 these facilities provide E-911 service by federal 5 mandate, and when a facility that's on top of 6 high-voltage powerline goes out of service, you 7 can't go out there and bring it right back on-line. 8 It's down until the power company gets around to 9 shutting down the KV line. Next, please. And the orange arrow is the monopole. It is 10 11 close enough to try to generally replicate the 12 coverage footprint. Thank you. 13 This is the coverage showed after the 14 monopole is brought online replacing the powerline 15 collocation. You can see the coverage footprint 16 has extended providing residential -- residential 17 and commercial coverage to the south, residential 18 coverage to the east. And, of course, that 19 additional capacity. Next slide, please. 20 One more, please. Just to put that arrow 21 Again, the purple arrow is the power line up. 22 collocation. The orange arrow is the monopole. 23 All right. 24 I would like to bring to the Hearing Officer's attention that communication towers are 25

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Page 254 like streets in that we fight the same capacity 1 2 challenges that the County faces. We're always 3 trying to keep up with traffic. 4 And the way that we do that is through 5 adding antennas and top-end equipment. In addition 6 to that coverage footprint expanding, this will be 7 akin to adding more lanes to the road. All right. 8 And your county expert has reviewed the RF package and concurs that this facility is needed. 9 10 Moving into housekeeping. Notice went out on May the 5th, 2022. There is an affidavit on file. 11 Again, you have that collocation author letters on 12 13 file. 14 Once our sensory's received its FAA and HCAA 15 approvals for the monopole, this will be completely 16 dark at night. The monopoles -- you heard the 17 county expert has concurred the monopole is 18 necessary. And I'd like to bring your attention to 19 911 call statistics, which are shown on your 20 screen. 21 In 2018, over 84 percent of all 911 calls 22 received by the Hillsborough County Sheriff's came 23 from wireless phones, and what that shows is that 24 reliable wireless service is no longer a luxury, it 25 is a necessity.

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Page 255 I will save you from going through the 1 2 factors. Those are all in my -- I know this 3 evening's long in the tooth. So I will not go 4 through that now. I reserve any remaining time for 5 my direct for my rebuttal. 6 I do have some pictometric pictures that I 7 will save for rebuttal, if necessary, and I know 8 that there is one member of the public who attempted to e-mail some materials, and I will 9 address that on rebuttal as well. I'm available 10 11 for your questions. 12 HEARING MASTER HATLEY: You have about three 13 minutes and 40 seconds left that you can add to the rebuttal time. 14 15 MS. JAHN: Thank you. 16 THE CLERK: Please come sign in. 17 HEARING MASTER HATLEY: All right. 18 Development Services. 19 MS. MARSHALL: Good evening. Are you able 20 to see my screen? 21 HEARING MASTER HATLEY: Not yet. Now we can 22 see your screen. 23 MS. MARSHALL: Colleen Marshall, Development 24 Services. 25 The request tonight is a Major Modification

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to Planned Development located in Boyette area, southern Hillsborough County. PD 16-0913 was approved in 2016 to allow for three development options.

5 The applicant requests a modification of 6 option one to allow for the addition of a wireless 7 communication facility for the 186-foot-tall 8 monopole tower with external antennas. No changes 9 are proposed to development options two or three.

10 The parcel is located within the Urban 11 Service Area and currently developed in accordance 12 with option one. PD option one allows for 13 self-storage to mini warehouse with accessory RV 14 and boat storage, accessory office, manager, 15 residence and BPO and CN uses as listed in PD 16 Condition 1.1.

17 The proposed Major Modification is to add a 18 wireless communication facility use with 19 186-foot-tall monopole tower with external antennas 20 to option one uses. A waiver to the camouflaging 21 requirement of LDC Section 6.11.29.D.3.A is 22 requested to allow for the monopole tower with 23 external antennas. 24 Staff has no objection to the proposed 25 camouflage waiver for the reasons contained in the

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|    | Page 257  |
|----|---|
| 1  | staff report. No agency objections were received    |
| 2  | by staff. Staff recommends approval with            |
| 3  | conditions contained in the staff report. Happy to  |
| 4  | answer any questions.                               |
| 5  | HEARING MASTER HATLEY: All right. Thank             |
| 6  | you.  |
| 7  | Planning Commission.                                |
| 8  | MS. LIENHARD: Thank you. Melissa Lienhard,          |
| 9  | Planning Commission staff.                          |
| 10 | The subject property is located in the              |
| 11 | Residential-2 Future Land Use Category. It is in    |
| 12 | the Urban Service Area, and the subject property is |
| 13 | located within the limits of the Southshore         |
| 14 | Areawide Systems Plan.                              |
| 15 | The subject site is located on approximately        |
| 16 | 15 acres at the southwest corner of Lithia Springs  |
| 17 | Road and Lithia Pinecrest Road. The site is in the  |
| 18 | Urban Service Area and within the limits of the     |
| 19 | Southshore Areawide Systems Plan.                   |
| 20 | The applicant requests to modify the                |
| 21 | existing Planned Development to add a 186-foot      |
| 22 | monopole communication tower with 2,493 square feet |
| 23 | of equipment to development option one.             |
| 24 | The proposed monopole communication tower           |
| 25 | will be placed within the southwestern portion of   |

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Page 258 the site at the rear of the development. 1 2 Surrounding uses include single-family residential 3 to the north and west, a water treatment plant to 4 the south, and a service yard for commercial 5 fencing company to the east. 6 The applicant is exceeding all setback and buffer requirements per the Land Development Code 7 8 consistent with Policy 9.2 and Objective 46 of the Future Land Use Element and its associated 9 10 policies. 11 The applicant has requested a waiver to 12 camouflaging. The subject site is located at the 13 border of a Rural Area where there are low density residential dwellings and large areas of natural 14 15 undeveloped land. 16 The monopole design is at the rear of the 17 commercial development and surrounded to the south 18 by heavily wooded area. Therefore, the proposal is 19 consistent with Objective 16 and its accompanying 20 policies with related to neighborhood protection. Based upon those considerations, Planning 21 22 Commission staff finds the proposed Major 23 Modification consistent with the Future of 24 Hillsborough Comprehensive Plan for unincorporated 25 Hillsborough County subject to the conditions

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Page 259 proposed by Development Services. Thank you. 1 2 HEARING MASTER HATLEY: All right. Thank 3 you. 4 Is there anyone here or online who wishes to 5 speak in support of this application? I don't see 6 anyone. Is there anyone here or online who wishes to 7 8 speak in opposition to this application? 9 MR. THOMAS: Good evening. My name is C. Thommen Thomas. I live on 5115 Lithia Springs Road 10 11 adjacent to the proposed site of construction. 12 We strongly oppose the proposal to install 13 this tower because of different reasons. One of the reasons is that the towers do attract lightning 14 15 strikes, which is a problem in our -- our county. 16 In Oklahoma study showed that nearly 99.8 17 percent of the strikes do occur one kilometer of 18 these towers, and so, therefore, this definite 19 chance for getting -- damaging structures and the 20 electronic equipment and appliances. 21 So Tampa Bay used to be the lightning 22 capital, but now we surpassed the Oklahoma. We 23 simply do not need any structures that lightning 24 strikes to our neighborhood. Other than the 25 lighting strikes, which is only one concern, the

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Page 260 cell towers coming to get through radiofrequency 1 2 waves even though they have ionizing radiation, these are detrimental effects need longer 3 4 (unintelligible) to become International Agency for 5 Research on Cancer, ARC has classified 6 radiofrequency waves as possibly carcinogenic. 7 In '99 the federal government stopped 8 studies funding studies for the -- on the effect of cell tower radiation for reasons not clear. 9 The 10 telecommunication, of course, is rates and powerful industrial with billions of lobbying money 11 12 available. 13 Besides cancerous, multiple other health 14 risks has been reported. Being sleep disorders, 15 memory loss, learning and cognitive disorders and 16 reproductive disorders, just to mention a few. 17 Various countries, other than United States, 18 are reported detrimental health because of the cell 19 towers -- the cell towers. (Unintelligible) 20 effects take decades to become apparent. 21 Therefore, the absence of sufficient data 22 which is partly because of no funding of the 23 studies do not prove that they are safe to have in our neighborhoods. 24 25 Further, our neighborhood is Lithia Springs

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Road is a very special place to us surrounded by -was surrounded by a lot of development but now our road is a two-lane road ending in a little over mile long and ending in an esteem county park, the Lithia Springs Park, which is also a source of spring water for a large area of Hillsborough County.

8 There's only one way in and one way out, and 9 the land that are within that area and neighborhood 10 are all agricultural. There are farms. There are 11 my neighbors with horses on them. This is -- to us 12 this is a very pristine neighborhood which we feel 13 that it'd be marred by the look of this unsightly 14 tall tower in our neighborhood.

And so we -- few of my neighbors are here, they are also to here to express their views on this. So we certainly object strongly to the proposal of building this tower near our property. And I'm one of the property owners nearest to this proposed structure. Thank you.

HEARING MASTER HATLEY: Thank you, sir. Be
sure and sign in with the clerk right here, please.
MR. MEYERS: Hello. My name is Bill Meyers.
And I'm Dr. Thomas's neighbor. My address is 5104
Lithia Springs Road, Lithia, 33547.

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1 Why do we need a tower there? Less than 2 500 feet away, there's already a cell tower that's 3 in the woods, not next to any residence. This cell 4 tower is going to be next to or adjacent to about 5 six residents.

And as Dr. Thomas said, our main concerns 6 7 are health concerns, disruptive sleep, headaches, 8 dizziness, altered reflexes DNA, cancer, Parkinson, 9 and another very, very, very important is the 10 reduction of property value.

Crisis in residential neighborhoods, which 11 12 was published by the appraisal journal in 2006, 13 found that buyers would pay as much as 20 percent less for a property near a cell tower or antenna.

15 And also, there's a school called Newsome 16 High School that has over 2,000 students or -- and 17 teachers that ugly cell tower would be about less 18 than a quarter mile from. Thank you very much.

19 HEARING MASTER HATLEY: Thank you, sir.

20 Is there anyone else who wishes to speak in 21 opposition to this application? All right. Don't 22 hear anyone.

23 Development Services, did you have anything 24 further?

25 MR. GRADY: Nothing further.

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Page 263 1 HEARING MASTER HATLEY: All right. 2 Applicant? 3 MS. JAHN: Mattaniah Jahn again. 4 And if we can return to my PowerPoint 5 presentation. I also apologize for failing to 6 include this in my presentation in chief, but we do agree to all of staff's proposed conditions of 7 8 approval and incorporate those into our application by reference. 9 Just to try to get -- I will -- let me see 10 11 if I've got everything. So starting off with the 12 lightning strikes, if the Hearing Officer would 13 need some type of expert report, I mean, we could 14 continue this, but this is -- this is an issue that 15 has an engineering solution, and I will actually 16 direct you to public record. 17 There's a building permit that has a recent 18 example of this. HD-BLD-21-0019888 and I 19 specifically like to direct you to E-2, which shows 20 something like the grounding ring. 21 As somebody who has worked in communication 22 towers, I've practiced this area of the law for 23 nine years, been attached to roughly 200 sites in 24 Florida and Georgia, this is standard equipment on 25 every tower. And it takes care of all lightning,

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any surge that extends out from them.

2 Radiofrequency, I would like to bring to 3 your attention the Telecom Act of 1996 codified at 4 47 USC Section 332, sub C, sub 7, roman 4. And if 5 I may, please, have the ELMO.

6 Specifically, the language states that no 7 state or local instrumentality may regulate the 8 placement, construction, or modification of a 9 personal wireless facility on the basis of 10 environmental effects or radiofrequency emissions 11 to the extent that such facilities comply with the 12 commissions, regulations concerning such emissions.

Verizon is a FCC licensed carrier. So they have to be in compliance. So I respectfully submit that any testimony or documents you've received tonight or prior to today is not properly before you as competent substantial evidence to make a decision nor a basis for a decision to be made this evening.

Two-lane road. I would direct you back to the -- I would direct you back to the photo simulations which actually shows a view from Lithia Springs Road where you can see that is not visible. I'll also direct you back to the aerials that were included in my presentation showing the

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Page 265 extensive mature canopy throughout the area. 1 2 Property values. I would respectfully 3 remind the dais that there was -- there was no 4 property value -- there was no appraisers brought 5 before you, nor any reports placed into the record. 6 I do know that an e-mail was attempted to be sent earlier today or yesterday that was talking 7 8 about it. I read through that and basically, it was saying property values drop because of 9 emissions and headaches and the like. 10 That would -- that would be like trying to 11 12 say that I have a blanket at home, right, and it's 13 this beautiful woven thing. It has a design to it. 14 And I can say, well, this blank isn't the design if 15 I pull enough threads out. 16 But by the time you're done with that, 17 you're left with a pile of string. And I would 18 respectfully submit that article that's been 19 brought in is an RF emissions article masquerading 20 in property value branding. Let me see. 21 And I believe that I have covered everything 22 We exceed the required separations. else. I will 23 bring your attention back to that for the objective 24 measure of compatibility to these uses. With that, 25 I'm available for any questions you may have.

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|    | Page 266                                       |
|----|--|
| 1  | HEARING MASTER HATLEY: I don't have any for    |
| 2  | you. Thank you.                                |
| 3  | MS. JAHN: Thank you for your time this         |
| 4  | evening.                                       |
| 5  | HEARING MASTER HATLEY: Okay. All right.        |
| 6  | So that will close Major Modification 22-0569. |
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### Hillsborough County City-County Planning Commission

| Unincorporated Hillsborough C                                      | County Rezoning  |
|--|--|
| Hearing Date:<br>June 13, 2022<br>Report Prepared:<br>June 1, 2022 | Petition: MM 22-0569<br>5241 Lithia Springs Road<br>Southwest corner of Lithia Springs Rd and Lithia<br>Pinecrest Rd                                 |
| Summary Data:  |  |
| Comprehensive Plan Finding:  | CONSISTENT   |
| Adopted Future Land Use:   | Residential-2 (2 du/ga; 0.25 FAR)  |
| Service Area:  | Urban  |
| Community Plan:  | Southshore   |
| Requested Rezoning:  | Major Modification to PD 16-0913 to add a 186-foot<br>monopole communication tower with 2,493.75<br>square feet of equipment to Development Option 1 |
| Parcel Size (Approx.):   | 15.043 ± acres (655,273.08 square feet)  |
| Street Functional<br>Classification:                               | Lithia Springs Road – <b>County Collector</b><br>Lithia Pinecrest Road - <b>County Arterial</b>  |
| Locational Criteria:   | Not applicable   |
| Evacuation Zone:   | None   |



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

### <u>Context</u>

- The subject site is located on approximately 15.043 acres at the southwest corner of Lithia Springs Road and Lithia Pinecrest Road. The site is in the Urban Service Area and within the limits of the Southshore Community Plan. The site is currently developed with storage buildings.
- The parcel has a Future Land Use designation of Residential-2 (RES-2), with typical uses such as residential, suburban scale neighborhood commercial, office uses, multi-purpose projects, and mixed-use development. Meeting locational criteria is required in the RES-2 Future Land Use category for all non-residential uses unless a waiver is recommended for approval. The Board of County Commissioners granted a waiver for the original Planned Development.
- Future land use designations in the area include Natural Preservation, Agricultural/Rural, Public/Quasi Public, and Residential Planned-2. The predominate zoning district in the vicinity of the subject site is Agricultural Rural (AR) and Planned Development (PD). Surrounding uses include single family residential to the north and west, a water treatment plant to the south, and a service yard for a commercial fencing company to the east.
- The subject site is currently approved for three development options:

### **Option 1:**

- 11,000 square feet Office and Professional Services uses as permitted in BPO zoning with restrictions; and Commercial / Retail uses as permitted in CN zoning with restrictions; and
- 99,000 square feet of Self-Storage Mini-warehouse, including accessory RV/Boat Storage and accessory Office and Manager Residence.

The total development shall not exceed 110,000 square feet.

### **Option 2:**

- 18 Single-Family Residential Units and/or a maximum of 60,000 square feet of Business Professional Office (non-medical).
- 18 Single-Family Residential Units; and A maximum of 37,910 Square Feet of Business Professional Office (non-medical), and A maximum of 11,000 Square Feet of limited Neighborhood Commercial uses.

### **Option 3:**

- 30 Single-family residential units.
- The applicant requests to modify the existing Planned Development (16-0913) to add a 186' monopole communication tower with 2,493.75 square feet of equipment to Development Option 1.

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

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

### Future Land Use Element

### **Urban Service Area**

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

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

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

### Neighborhood/Community Development

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

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

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

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

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

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

### **Telecommunications Facilities**

**Objective 46:** To ensure that telecommunications facilities are located in a manner that is compatible (as defined in Policy 1.4) with surrounding land uses and compliant with State and Federal law.

Policy 46.1: Telecommunications facilities and towers should comply with applicable Land Development Code regulations including but not limited to setbacks, buffering, screening and camouflaging.

Policy 46.2: Hillsborough County shall comply with State and Federal laws relating to the location of telecommunications facilities.

### **Livable Communities Element**

Southshore Areawide Community Plan

### Economic Development Objective

The community desires to pursue economic development activities in the following areas: 2. Future Conversion of Land

a. Recognize that agriculture is allowed and encouraged within the Urban Service Boundary, but that the viable use of the land should be solely determined by the property owner. Outside the Urban Service Boundary agriculture and related uses are the preferred use of the property.

<u>Staff Analysis of Goals, Objectives, and Policies:</u> The subject site is located on approximately 15.043 acres at the southwest corner of Lithia Springs Road and Lithia Pinecrest Road. The site is in the Urban Service Area and within the limits of the Southshore Areawide Systems Community Plan. The applicant requests to modify the existing Planned Development (16-0913) to add a 186' monopole communication tower with 2,493.75 square feet of equipment to Development Option 1.

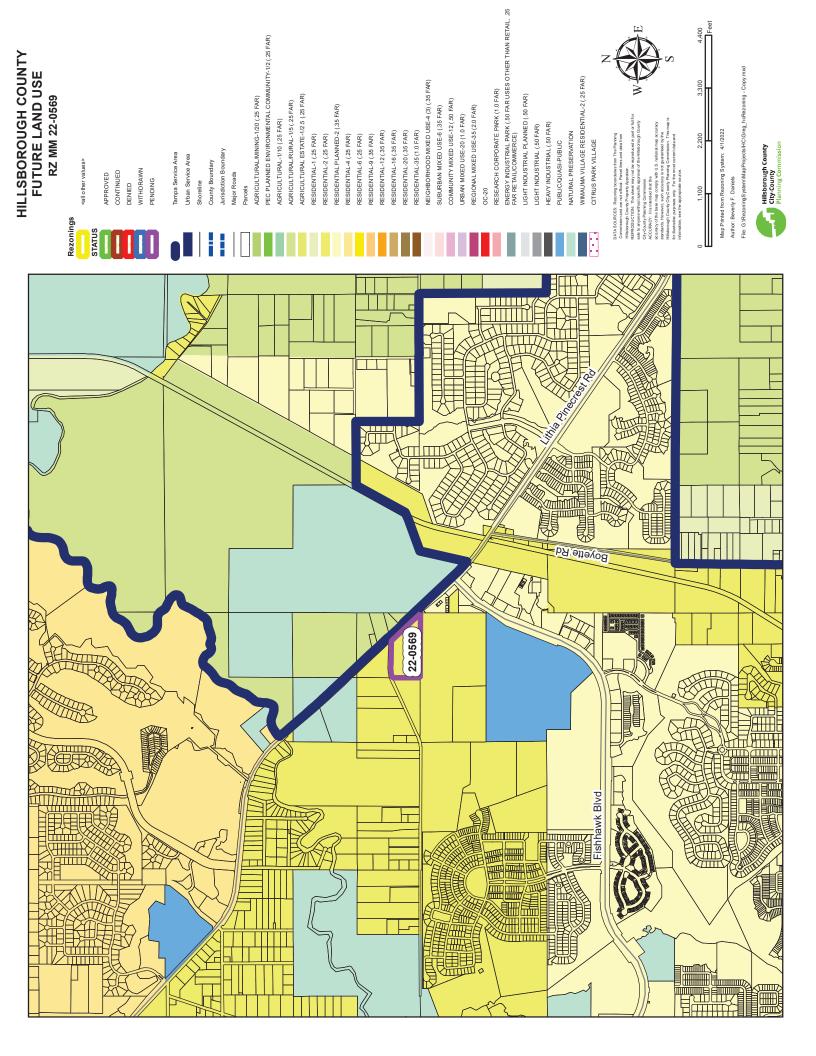
The proposed monopole communication tower will be placed within the southwestern portion of the site at the rear of the development. Surrounding uses include single family residential to the north and west, a water treatment plant to the south, and a service yard for a commercial fencing company to the east. The applicant is exceeding all setback and buffer requirements as per the Land Development Code, consistent with Policy 9.2 and Objective 46 and its associated policies of the Future Land Use Element.

The applicant has requested a waiver to camouflaging. The subject site is located at the border of the rural area, where there are low density residential dwellings and large areas of natural, undeveloped land. The monopole design is at the rear of the commercial development and surrounded to the south by a heavily wooded area. Therefore, the proposal is consistent with Objective 16, Policy 16.1, Policy 16.2 and 16.3 of the Future Land Use Element (FLUE).

Overall, the proposed major modification 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, Planning Commission staff finds the proposed major modification CONSISTENT with the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County, subject to the conditions proposed by the Development Services Department.



# GENERAL SITE PLAN FOR CERTIFICATION



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

### HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

**GENERAL SITE PLAN REVIEW/CERTIFICATION** 

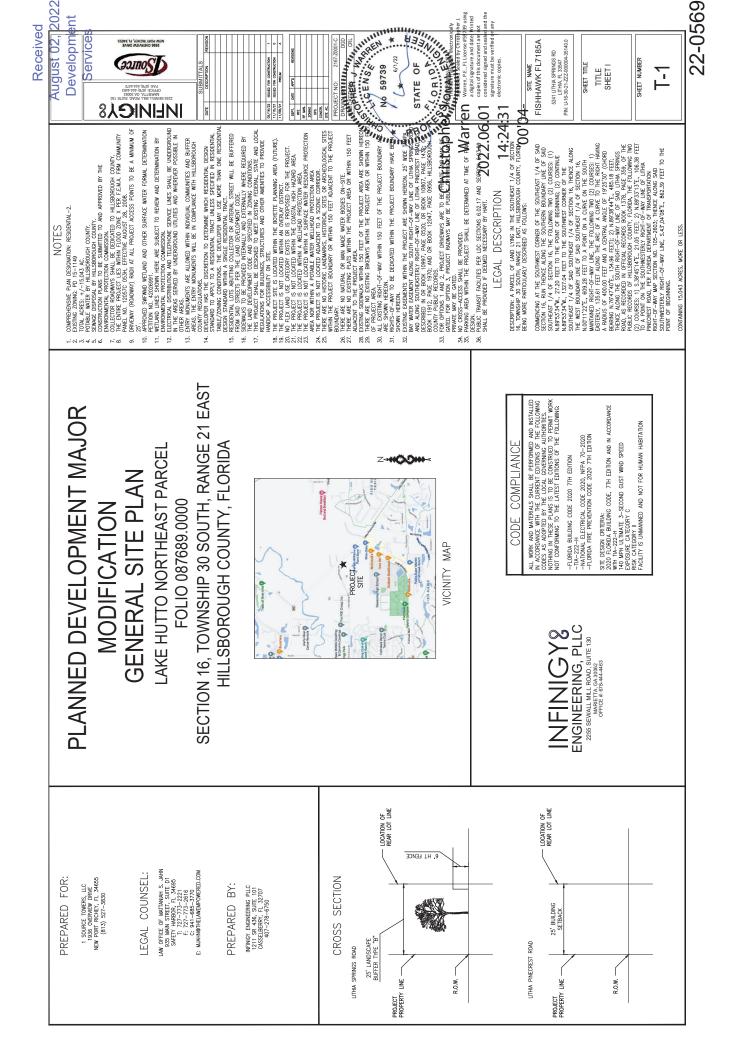
#### BOARD OF COUNTY COMMISSIONERS

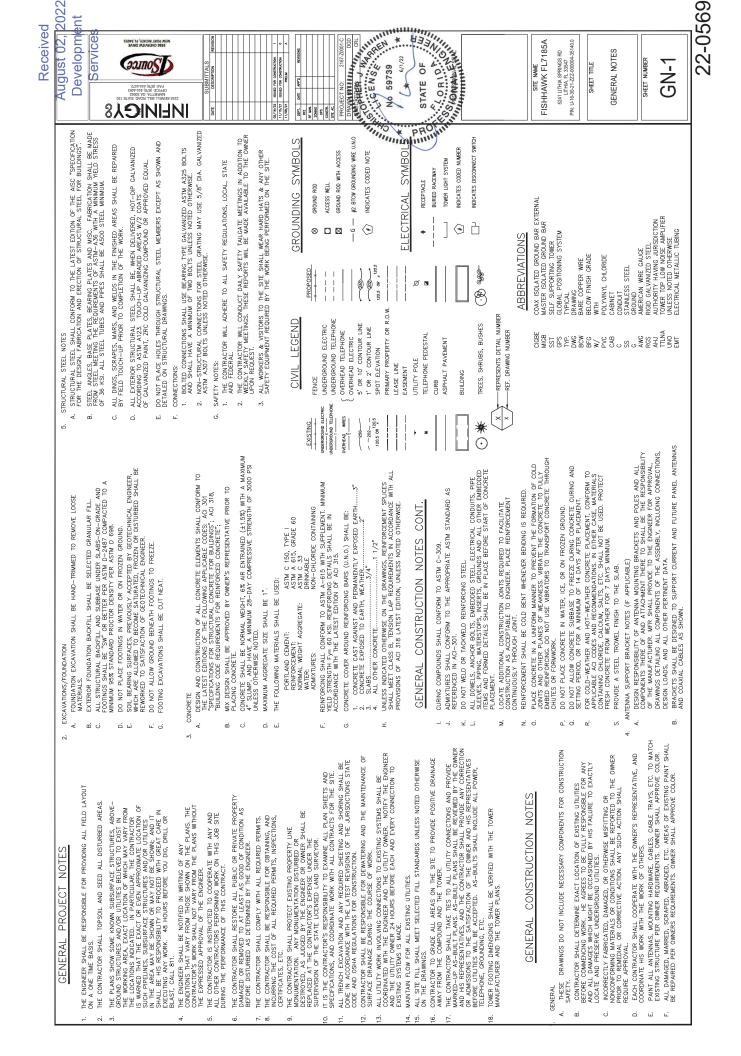
Harry Cohen Ken Hagan Pat Kemp Gwendolyn "Gwen" Myers Kimberly Overman Mariella Smith Stacy R. White COUNTY ADMINISTRATOR Bonnie M. Wise COUNTY ATTORNEY Christine M. Beck INTERNAL AUDITOR Peggy Caskey

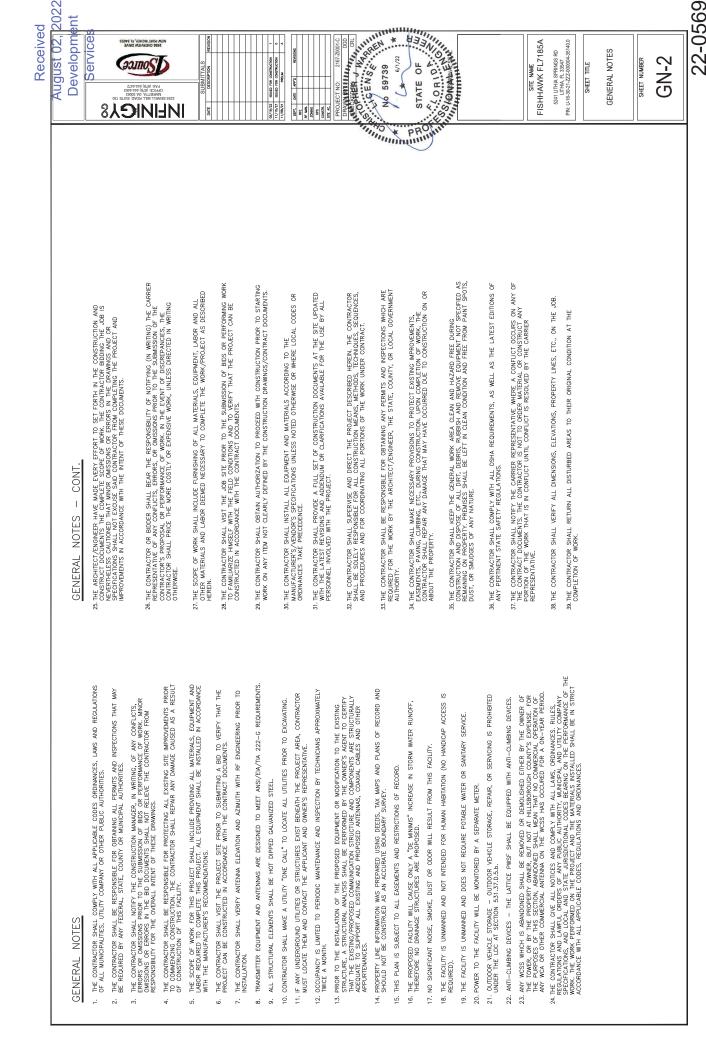
DEPUTY COUNTY ADMINISTRATOR Gregory S. Horwedel

| Project Name: FL7185 Fishha  | awk   |
|--|---|
| zoning File: None  | Modification: MM (22-0569)                      |
| Atlas Page: None   | Submitted: 08/02/22                             |
| To Planner for Review: 08/02/22  |   |
| Contact Person: Mattaniah S Jahn   | 727-773-2221/ mjahn@thelawmpowered.com          |
| Right-Of-Way or Land Required for I                                      | Dedication: Yes No                              |
| The Development Services Departm   | ent HAS NO OBJECTION to this General Site Plan. |
| The Development Services Departm<br>Site Plan for the following reasons: | ent RECOMMENDS DISAPPROVAL of this General      |
|  |   |
| Reviewed by: <u>Colleen Marshall</u>                                     | Date: 08/04/2022                                |
|  |   |

Date Agent/Owner notified of Disapproval:\_\_\_\_\_

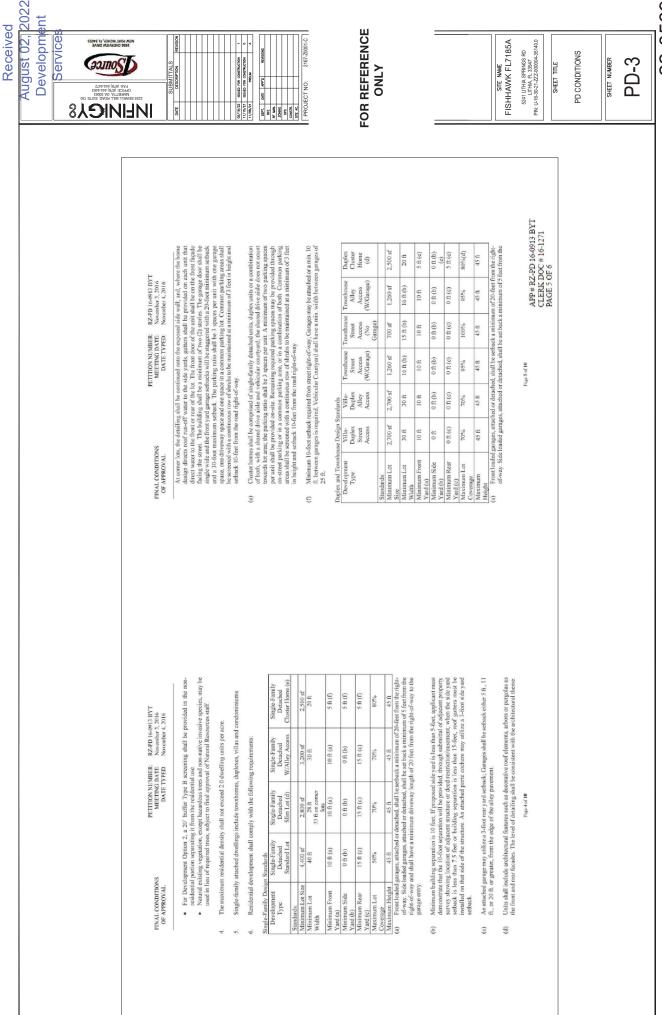






| SUBMITALS<br>WITTALS<br>MATE<br>CONSTRUCT<br>RESERVICE<br>RECORDED   |  | V         Output         Jud         Jud           1         Monthman         Law         Law         Jud         Jud             | er uw.<br>Done<br>Done<br>Cons<br>Externa<br>Externa<br>Externa<br>Externa   | PROJECT NO: 2167/2001-C   | FOR REFERENCE<br>ONLY  |   |  | FISHHAWK FL7185A                                      | 5241 UTHA SPRINGS RD<br>UTHA, FL 33547<br>PN: U-16-30-21-2ZZ-000004-35140.0 | SHEET TITLE | PD CONDITIONS | SHEET NUMBER | PD-1 |
|--|--|---|--|---|--|---|--|---|---|-------------|---------------|--------------|------|
| FEITIDON NUMBER: RZ-PD 16-0913 BYT<br>FEITIDON NUMBER: RZ-PD 16-0913 BYT<br>OF APPROVAL. DATE: November 4, 2016<br>Approval of the request, subject to the conditions fixed below, is based on the general site plan submitted | August 23, 2016.<br>1. The project shall be developed as one of the three (3) development scenarios:<br>1. Constant. | ð •   | <ul> <li>A mustimum of 11,005 spanne Foet of Business Professional Office and Neighborhood<br/>Commercial uses permitted as fullows:<br/>Antiques stopp (indeor sales)</li> </ul>  | Appuet and store store<br>Art supply sore<br>Beauphy sore<br>Beauphy sore<br>Revolution | Business Services<br>Bookstationary sorre<br>Camerijoholography store<br>Dry cleanters<br>Elevatro'electronic repair<br>Floris A | Food Product Stores. Bakery, Candres & Nurs, Duiry, Deiteatessens, Meat<br>Seatord and Produce<br>Jewery store<br>Loodsmith<br>Mail and Package Services<br>Mail and Package Services | Mail Order Pickup Facilities<br>News Surveys and Souverir Stop<br>Photography Storverir Stop<br>Protography Stop Called Care and Child Nurseries<br>Press, Day Care, Child Care and Child Nurseries<br>Professional offset (non-medical)<br>coefficients | Take Epan<br>Take Epan<br>Tokaco Shop<br>Tave Anerois | Watch, Clock, Jewelry Repair  | Page Lot 10 |               |              |      |
|  | HILLSBOROUGH COUNTY, FLORIDA<br>ZONING REQUEST: PD Ia PD<br>PD IA PD DATADATA  | PETITION FILE NAMERK NOVE OF DEVELOPMENT OF 12, 2016<br>ZIM HEARING DATE SUPERMENT 12, 2016<br>BOCC MEETING DATE November 5, 2016 | This is to scartify that this Site Development Plan has been reviewed by the<br>Board of Commy Commissioners and the following action taken:<br><u>X ANERVED WITH CONDITIONS AS NOTED: and attached to</u><br><u>ANERVED WITH CONDITIONS AS NOTED: and attached to</u> | 11212016 JAC COUNTY DATE COMMISSIONERS  | III212016 TATA ALC WISH  | BOARD OF COUNTY FLOREDAS<br>HILLSBORDUGH COUNTY FLOREDA<br>DOCINERT NO. 16:271  |  |   |   |             |               |              |      |

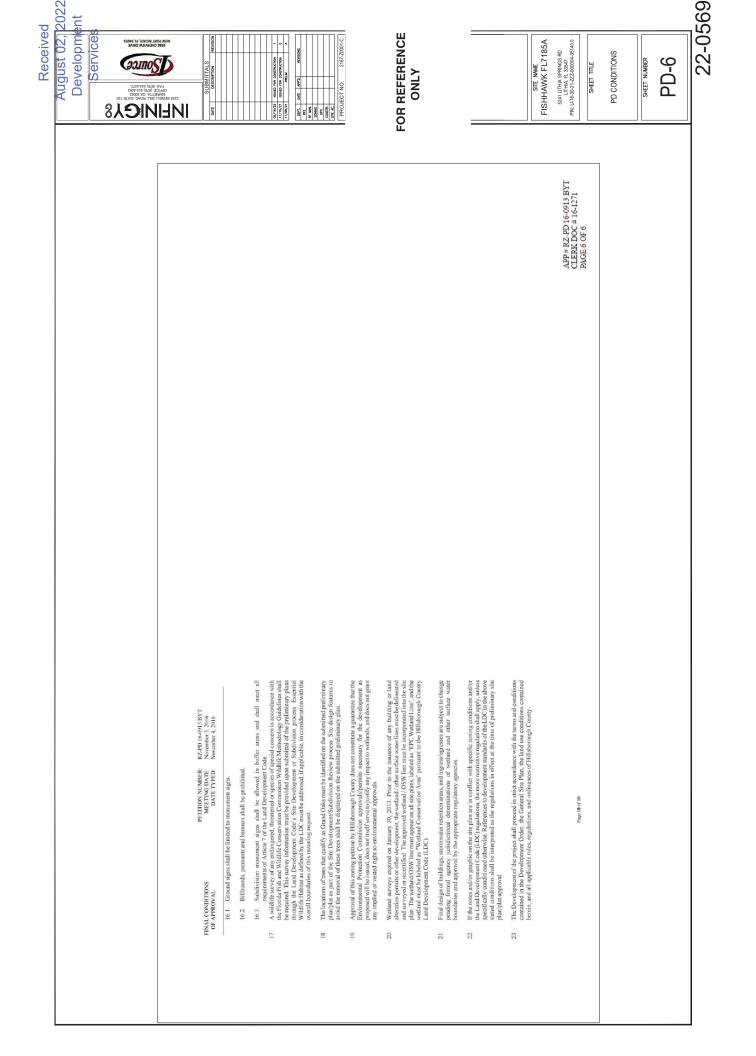
|   | Б   |  | NEOCAILLINN   |  | Cares .  | DEPT. DATE APPD REXISTORS<br>RE LARK.   | Cess<br>Construction<br>Safety<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Construction<br>Constr |  |  |   |  |                                     |  |   | =   |  |   | FISHHAWK FL7185A   | 5241 UTHA SPRINGS RD<br>LITHA, FL 33647<br>PN: LI-16-302-1-222-000004-35140.0 | SHEET TILLE | PD CONDITIONS | SHEET NUMBER | PD-2 |
|---|---|--|---|--|--|---|--|--|--|---|--|-------------------------------------|--|---|---|--|---|--|---|-------------|---------------|--------------|------|
| FIXALO  |   | up Facilities  | venir Shop<br>dio<br>Child Care and Child Nurseries<br>s  | ce (non-medical)<br>vices (non-medical)                                  | s<br>welry Repair  | re fect of Commercial Retail shall be distributed in two (2) separate<br>nomercial buildine shall be larear than 5.500 source feet. | te feet of Office shall be distributed in three (3) separate buildings. No<br>hall be larger than 15,000 square feet.  | shall be located in the western portion of the project site. | if on-site parking spaces shall be placed between non-residential this Pinecrest Road. | ince with RES-2 FLU at 2 units per acre).   | y Detached Residential Units.                          | pment FAR shall be limited to 0.25. | fier and screening requirements shall apply: | unty Public Works): 0' buffer and no screening; | oad): 25' buffer with Type B screening,             | oady. 25° buffer with no screening for single-family residential uses.<br>, a 25° buffer with landscaping shall be required. | dential) 50° buffer with Type B screening if developed under Option<br>dential) 50° buffer with Type B screening if developed with Type B<br>ded if developed with Single-family detached This buffer area shall<br>in the screening of the perimeter of the project that as a separate<br>the monotonemetal in and numinod by a Homesonenex Ascorition | u common overessing and manualized by a noncovariets Association | Page 3 of 10  |             |               |              |      |
| FETTION NUMBER:       R2-801 (e-0)11 BVT<br>MEETING DATE:       Noomber 4, 2016         DATE TYPED:       Noomber 4, 2016       DATE TYPED:       Noomber 4, 2016         Intil Whethere exceed 110,000 synare fest.       Noomber 4, 2016       DATE TYPED:       Noomber 4, 2016         Intil Whethere exceed 110,000 synare fest.       Noomber 4, 2016       DATE TYPED:       Noomber 4, 2016         Intil Whethere exceed 110,000 synare fest.       Noomber 4, 2016       DATE TYPED:       Noomber 4, 2016         Intil Whethere exceed 110,000 synare fest.       DATE TYPED:       Noomber 4, 2016       DATE TYPED:       DATE TYPED:         If of indive shall be profined in the sing plant before Option 1.       DE TyPED:       Noomber 4, 2016       DE TyPED:       DATE TYPED:   | FINAL CONDITIONS<br>OF AFPROVAL   | Mail Order Pick  | Novely and Sou<br>Novely and Sou<br>ProcK, Day Care<br>Prink, Bay Care  | Professional offi<br>Professional services                               | shor repair<br>Tailor/seanars<br>Colasco Shop<br>Travel Agencis<br>Ward, Gook, Ne  |   |  |  |  | O   |  |                                     |  |   |   |  |   | parcerant return to similar entity.                              |   |             |               |              |      |
| DNS<br>In no case shall the<br>far no case shall the<br>Self-Storage A<br>with the exception<br>fraudes failing the<br>for disgap standard<br>far des failing the<br>for disgap standard<br>far des failing the<br>far disgap standard<br>No Commercial R<br>No Commercial R<br>Hustness Profess<br>failing and and also<br>of Business Profess<br>failing and<br>A maximum of 37,<br>A maximum of 37,<br>Bispele eales<br>Bispele ea | PETTIDON NUMBER: RZ-4PD 16-4043 ByT<br>MEETING DATE: Nosember 3, 2016<br>DATE TYPED: Nosember 4, 2016 | In no case shall the total development exceed 110,000 square feet. | Mini Warehouse facility will comply with the LDC Sec. 6.11.60,<br>that the leasing of moving tracks shall be prohibited. In addition,<br>a provide the second provide state is the constant with the<br>ensisted in the commercial potent or the project. See condition 8.3 | ds. The facility shall be located as generally depicted in the site plan | The 11,000 square feet of Commercial Real shall be distributed in two (2) separate<br>buildings and shall be located as generally depicted in the site plan labeled Option 1.<br>No Commercial Real building shall be larger than 5,500 square feet. | A trached Basidential Thrie and/or e moviemer of 60,000 correct fast  | ssional Office (non-medical);  | 18 Single-Family Attached Residential Units, and             | A maximum of 37,910 Square Feet of Business Professional Office uses, and              | A maximum of 11,000 Square Feet of Neighborhood Commercial uses permitted as follows: | Antiques shop (indoor sales)<br>Annarel and shoe store |                                     | Beauty/barber shop<br>Bitwick exales         |   | Book/stationary store<br>Canaré/biolocarabive store | Dry cleaners<br>Electric/electronic repair   | eterst storp<br>core Productiones Bakery, Candicas & Nurs, Dairy, Delicatessens, Meat<br>Seation and Produce<br>Backing stores<br>Locksmith   |  | Page 2 of 10  |             |               |              |      |

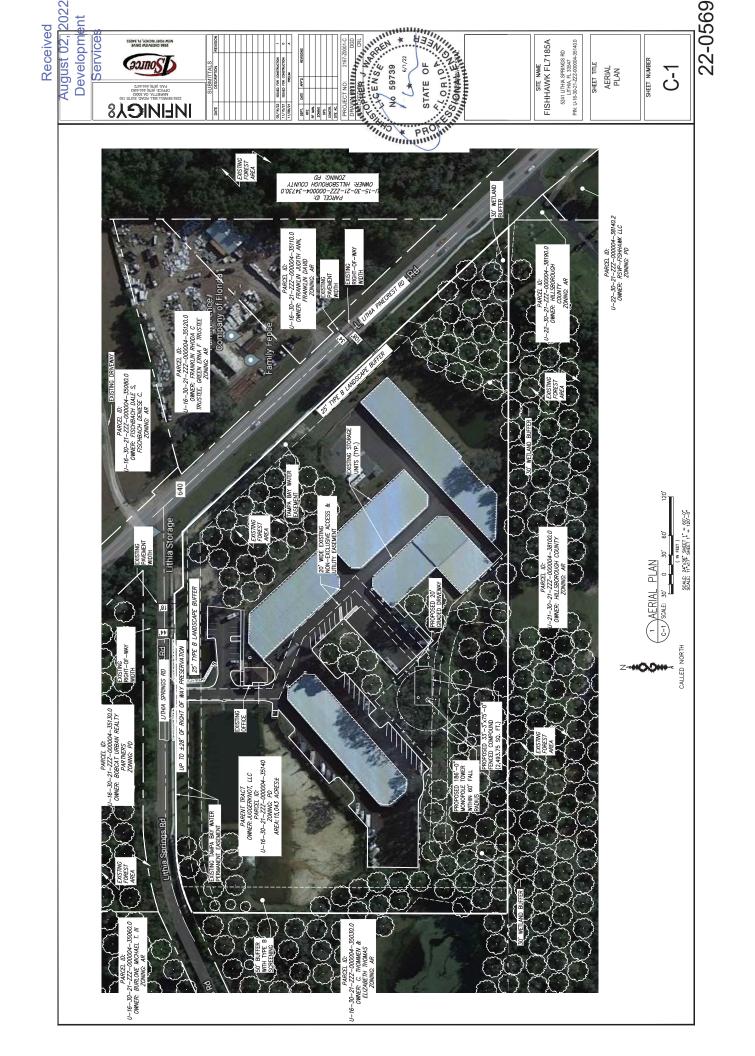


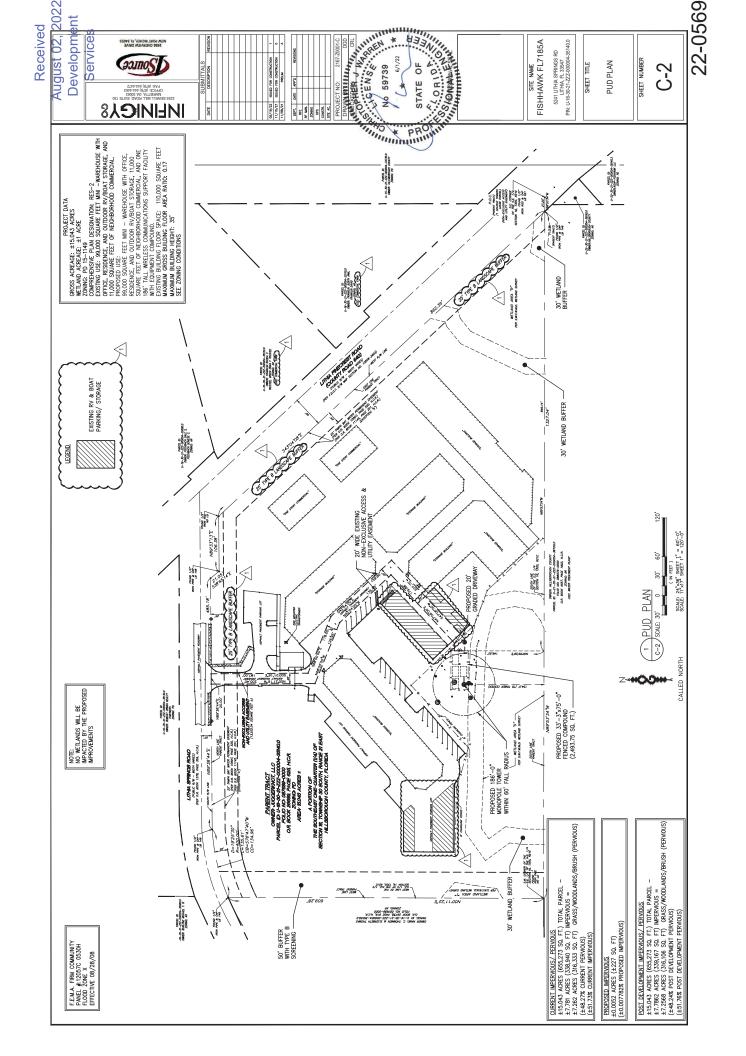
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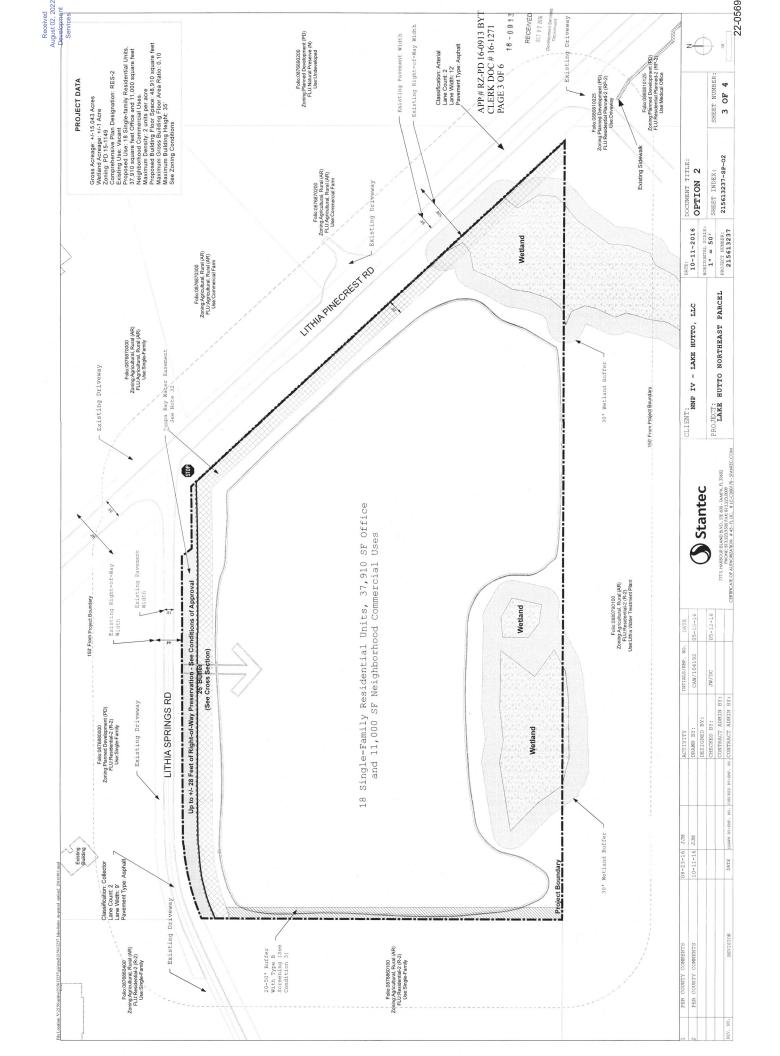
| Received | August 02,<br>August 02,<br>Development<br>Statesting house<br>Banding Statesting<br>Banding Statesting |   | RA1/4/21         BADD PRF CONSTITION         1           RA1/4/21         BADD PRF CONSTITION         1           1/1/1/3/1         BADD PRF CONSTITION         1           1/1/1/3/1         BADD PRF CONSTITION         0           1/1/1/3/1         BADD PRF CONSTITION         0  | e l   |  | FOR REFERENCE<br>ONLY  |   |   |  | SITE NAME  | FISHHAWK FL7185A   | LITHA, FL 33347<br>PN: U-16-30-21-ZZZ-000004-35140.0 | SHEET TITLE | PD CONDITIONS | SHEET NUMBER | PD-5 |  |
|----------|---|---|--|---|--|--|---|---|--|--|--|--|-------------|---------------|--------------|------|--|
|          | FETTION NUMBER: RZ-PD 16-001 BYT<br>NAL CONDITIONS<br>DATPROVAL<br>DATE TYPED: Newmer 4, 2, 2016<br>DATE TYPED: Newmer 4, 2, 2016   | showing the length of the required left and right turn lanes needed to serve development traffic.<br>The turn lare shall be constructed to EDOT and/or Hillsboard DC compression to the profice of and and index 100 24 25 and and a sphall to serve the applied over the entire protion of conduct where a left turn lane is provided. The Developer shall construct those site constructions are applied and the applied over the serve of the construction of the applied over the entire protion of the applied over the served oper shall construct those site constructions are applied over the applied over the served oper shall construct those site constructions are applied over the applied over the served oper shall construct those site constructions are applied over the served oper shall construct the set operation of the applied over the served oper shall construct the set operation. | 10. Based on the projected materia in the sequence construction of required material required and even oper orderation or forkness and the sequence in the projected improvement on the site. It is samicipated that access onto the projected improvements on the projected material access and the site "Type IT" Materian Readway Connection. Development shall comply with all applicable threads dependent on the fillible coupling material comply with all transportation Technical Manual. | <ol> <li>Lithtà Springs Road is a two lare nural readway. Based on the Transportation Technical Manual the minimum right of way for this type of finality (Type 15-7) is 96 feet. The developer shall presence up to 28 feet of right-of-way short the murely of the project's Lithta Springs Rd. frontigg, such an minimum of Ref teet of right-of-way is preserved south of the cusling right- of-way spreared in a minimum of Ref teet of right-of-way is preserved and the cusling right- of-way spreared in the minimum of the rest of right-of-way is preserved and shall be consistent with Section 5.11.09 of</li></ol> | use taking the comparisent code. 12. All lubits Springs Rd may be a substandard roadway, the Developer will be required to work with the locough comp. Public Weaks to determine the improvements that may be required prior to or concurrent with platistic construction plan approval. | 13. For development occurring under Options 1 or 2, the Developer shall conduct a signal warmant<br>nauges within six (6) months following completion of sile/constructions plan approval for<br>development either individually or cannularively exceeding 40 peak four rings. The developer shall<br>conduct a second signal warman analysis concurrent with sicolosarcation plan approval for<br>development either individually or cannularively concerding 25 peak hour rings. If warmans are<br>relatively on the order of the obtaviour either which obtaviour either individually or cannularively concerding to home the order of the obtaviour of the obtaviour either individually or cannularively concerding the other of the obtaviour either individually or cannularively concerding the other of the obtaviour either individually or cannularively concerding the other of the obtaviour either individually or cannularively concerding the other of the obtaviour either individual or cannularively concerding the other of the other othe | the provided for the concurrent with the design plans for the intersection. The eveloper shall be<br>responsible for the cost of the design and insultation of the raft's signal and appropriate<br>interconnect with adjacent signals. All spinsed must be approved by the Hillsborough County<br>Public Works Department. The planement and design of the signal shall be subject to approval<br>Hillsborough County Public Works Department. | If developed under Option 3, or if development under Options 1 or 2 does not meet signal<br>warrants, the developer shall have no further obligation with respect to installation of the traffic<br>signal.     |  | <ol> <li>Notwissianting anythere along the PU start plan to the contrary, to very ear and presenting access may<br/>provide any where any where a project's 1 start plan to fractess the and Linkin Springesets and<br/>the plan to be plan to plan to plan to plan to<br/>the plan to be plan to plan to<br/>the plan to plan to<br/>the plan to plan to<br/>the plan to plan to<br/>the plan to plan to<br/>the plan to plan to<br/>the plan to plan to<br/>the plan to plan to<br/>the plan to plan toplan to plan t</li></ol> | то. Так турку константа, нак или или или саните се на пределини се на се констан и и или у посточ се на е нака<br>Речебортнита Събе with the following exceptions: | Pageto of 10   |             |               |              |      |  |
|          | PETTHON NUMBER RZ-PD feef013 BYT<br>DFAL CONDITIONS<br>DFATWOUNT NUMBER RZ-PD feef013 BYT<br>DFATWOUNT NUMBER RZ-PD feef013 BYT   | utilized on all elevations facing roadways and/or parking areas, unless otherwise specified.  | Architectural Element         Design Feature           Roofs <sup>1</sup> Dormers, parapets, steeples, cupclas, intersecting roof           Mindows <sup>2</sup> Statiers, availing, transens, mallices           Fapades <sup>1</sup> Peoches, columns, recessed entryways, arcides, porticos,  | At teast one design feature shall be utilized for every 50 feet of roof length along roadways and/or-<br>parking areas.<br>Detector fairs windows may be used if the back of buildings face Lithia Pineerest Road.  | of vo  | 8.3 Exterior walls for the self-storage time warehouse their shall be advent force, some, success or advent force is a success of the success and starts or the storage consistent with the architectural states it is a start of the success and starts or the storage states are advent to the success and starts or the start of the states are advent at the states are adve                | <ol> <li>Particular component component composition and shall be subject to the particul geometric conceptual and shall be subject to the particul geometric of Section 6.655 of the Hildscore and County Landbeer dependent Cole.</li> <li>Unless only wrise approved by Hildscore and County Pahlie Works, the developer shall connect</li> </ol>   | <ul> <li>For development occurring under Options 1, 2 or 3, the developer shall construct westbound<br/>to southbound left turn large on Lithia Springs Rd. into the project entrance, if warranted.</li> </ul> | <ul> <li>For development occurring under Options 1 or 2, the developer shall construct a northbound<br/>left turn line on Lithia Phracrest RAI, onto Lithia Springs RAI, if warranted, and,</li> </ul> | <ul> <li>For development occurring, under Option 2, the developer shall contract a southboard to<br/>weathound right than hate on Lithia Phinecrea Rd, onto Lithia Springs Rd, if warmand d</li> </ul>   | provide a traffic analysis, signed by a Professional Engineer, determining the need for and  | Page Not 10  |             |               |              |      |  |

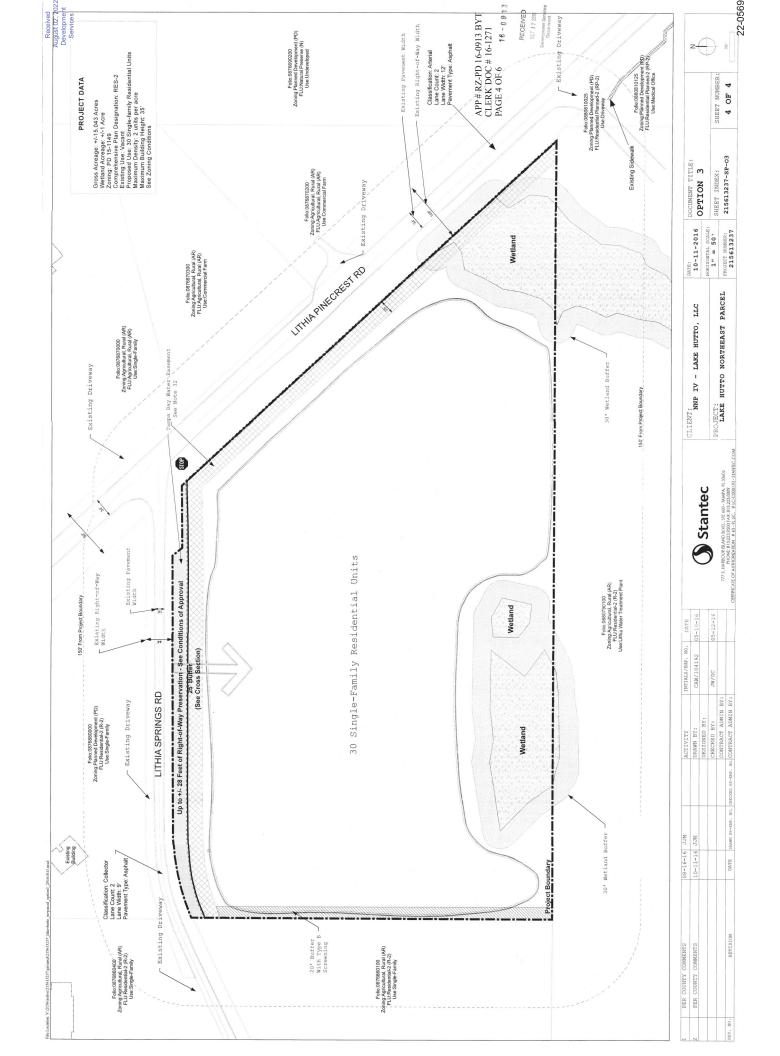
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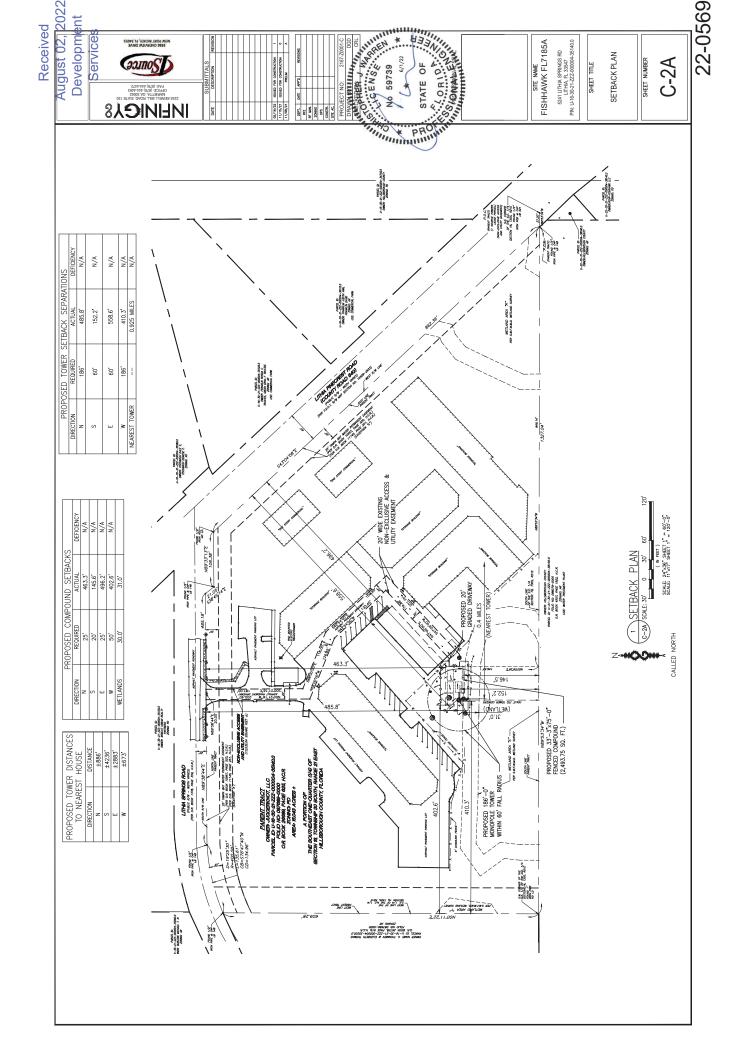


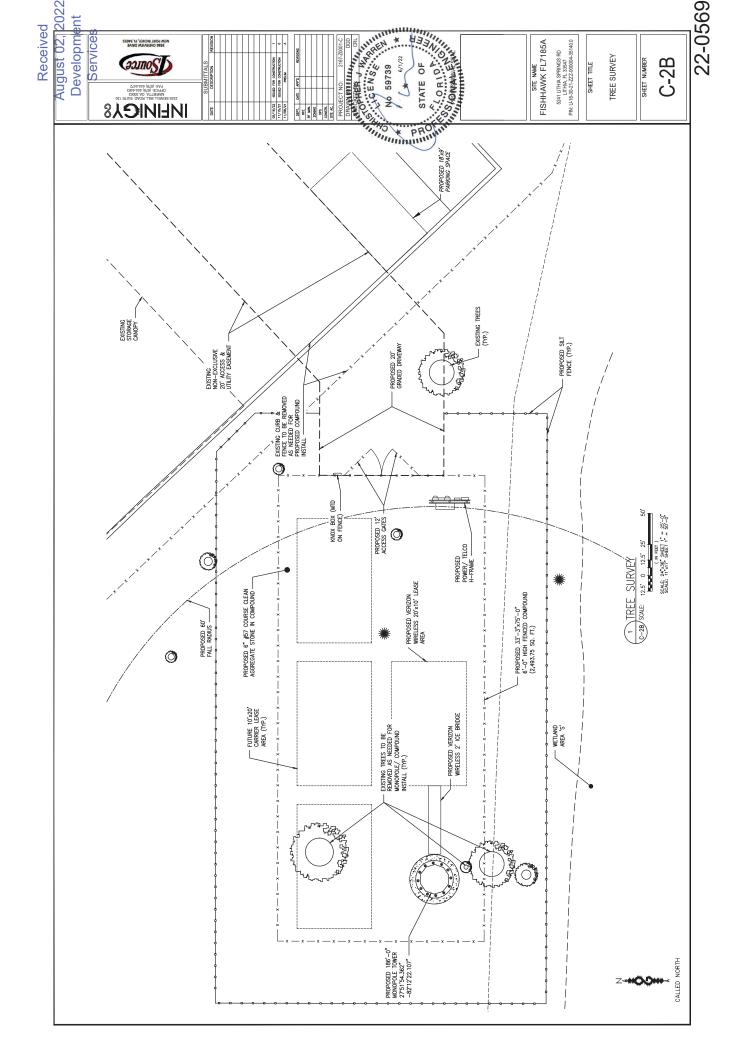


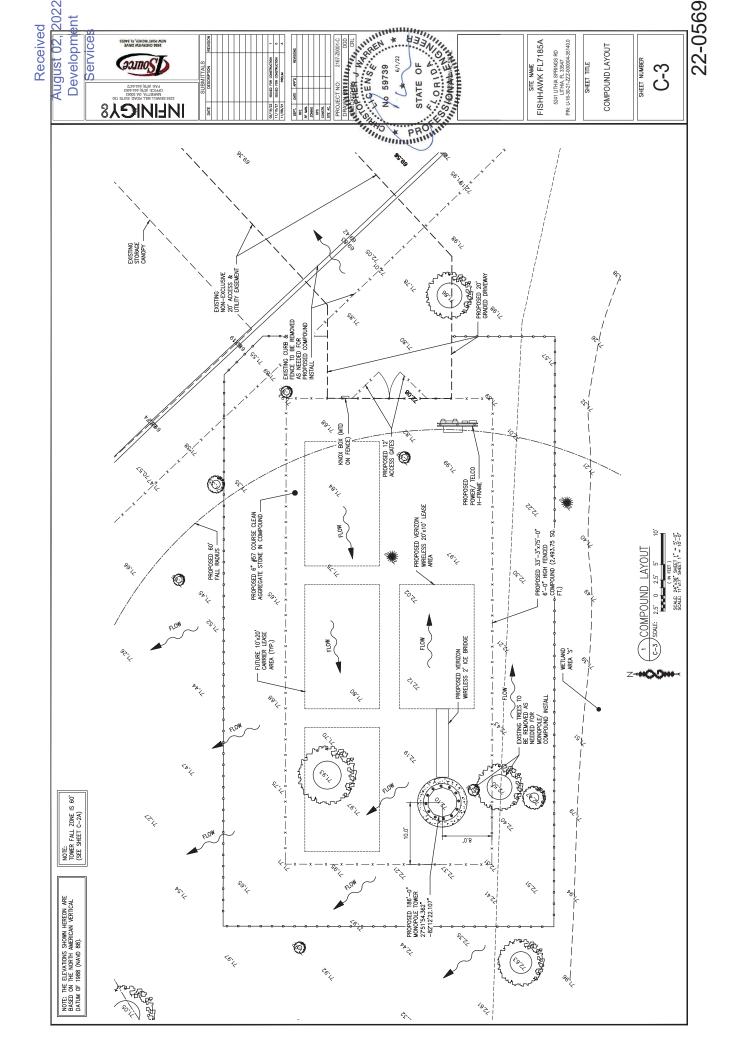


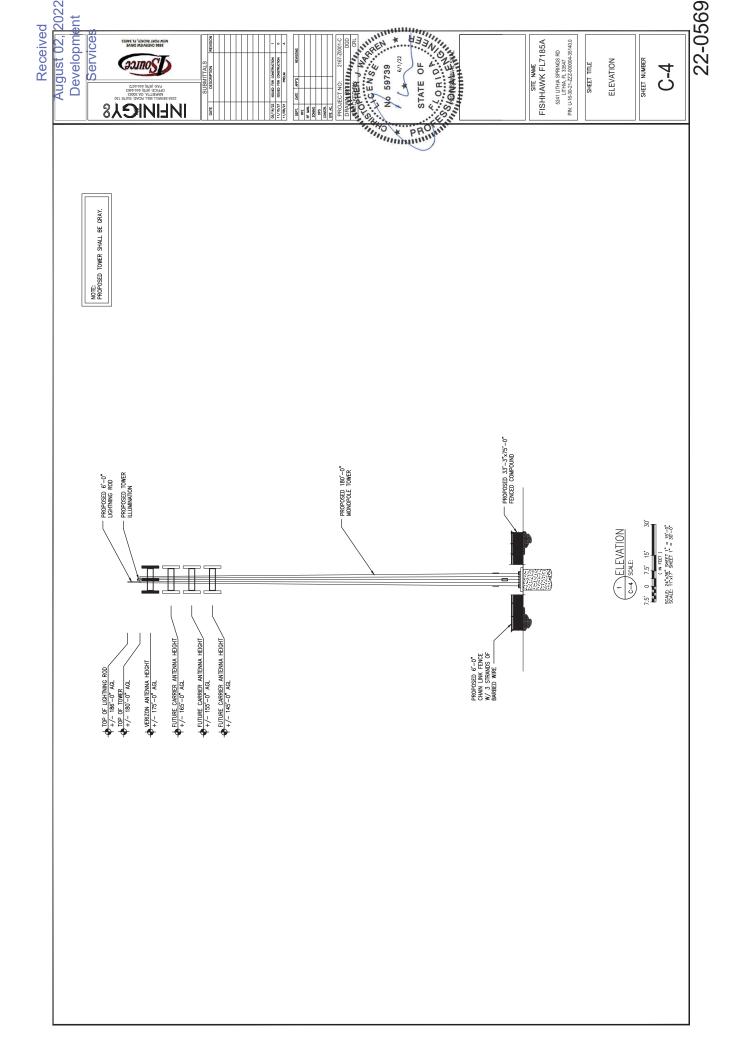


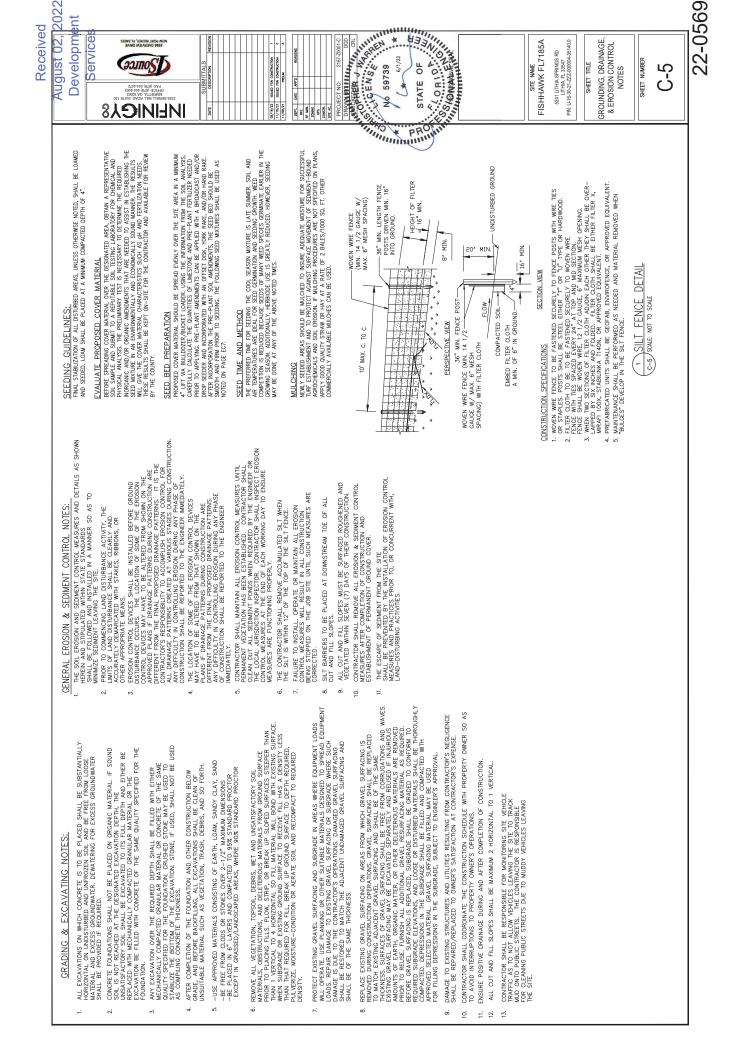


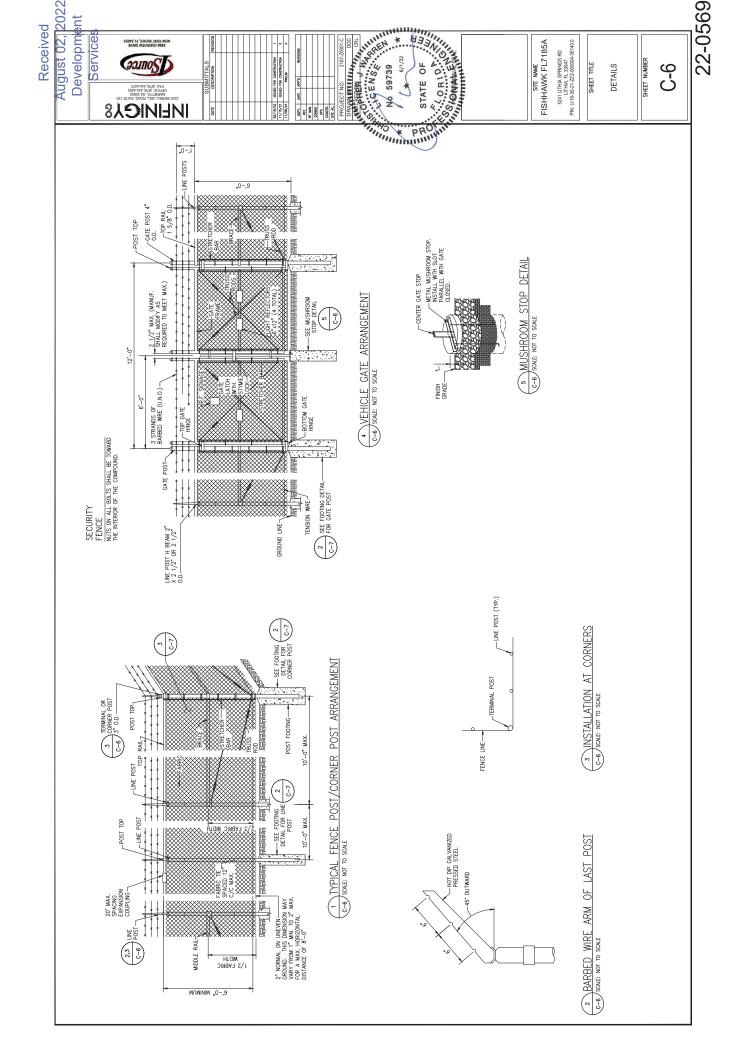


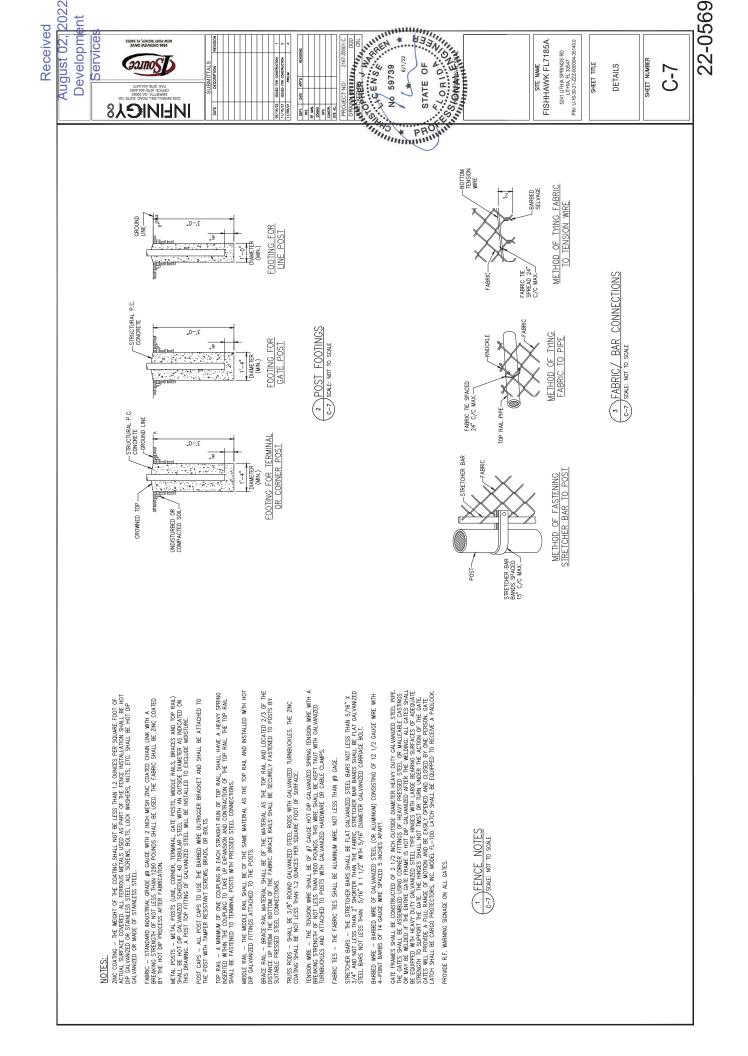


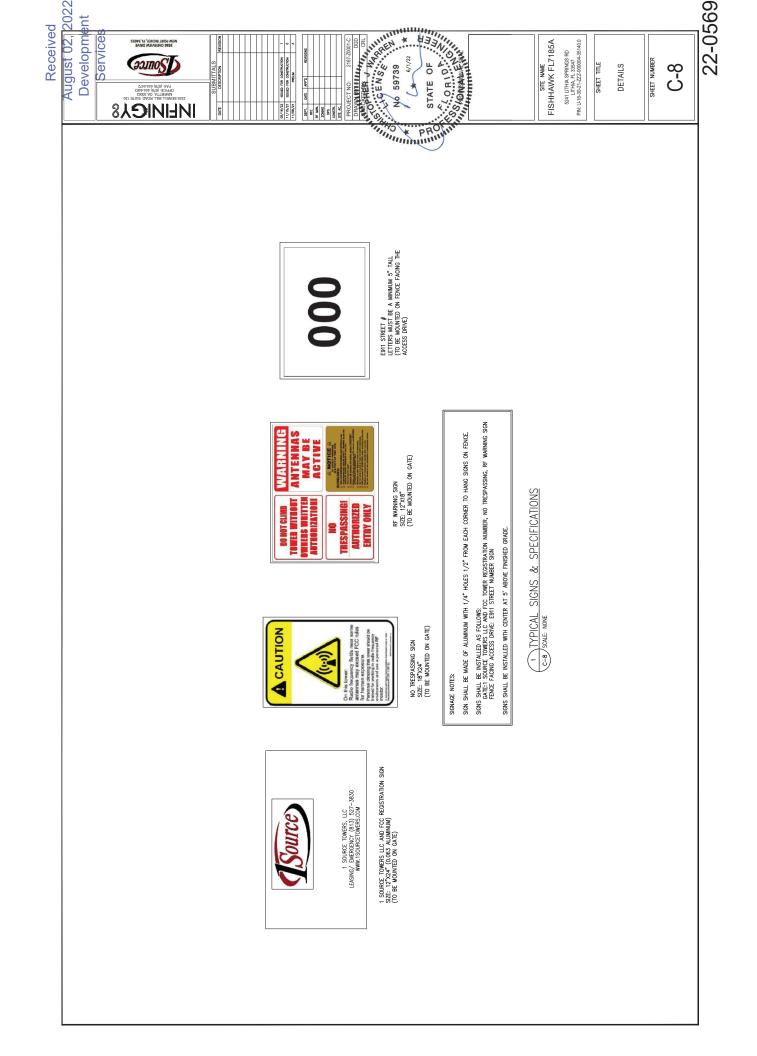


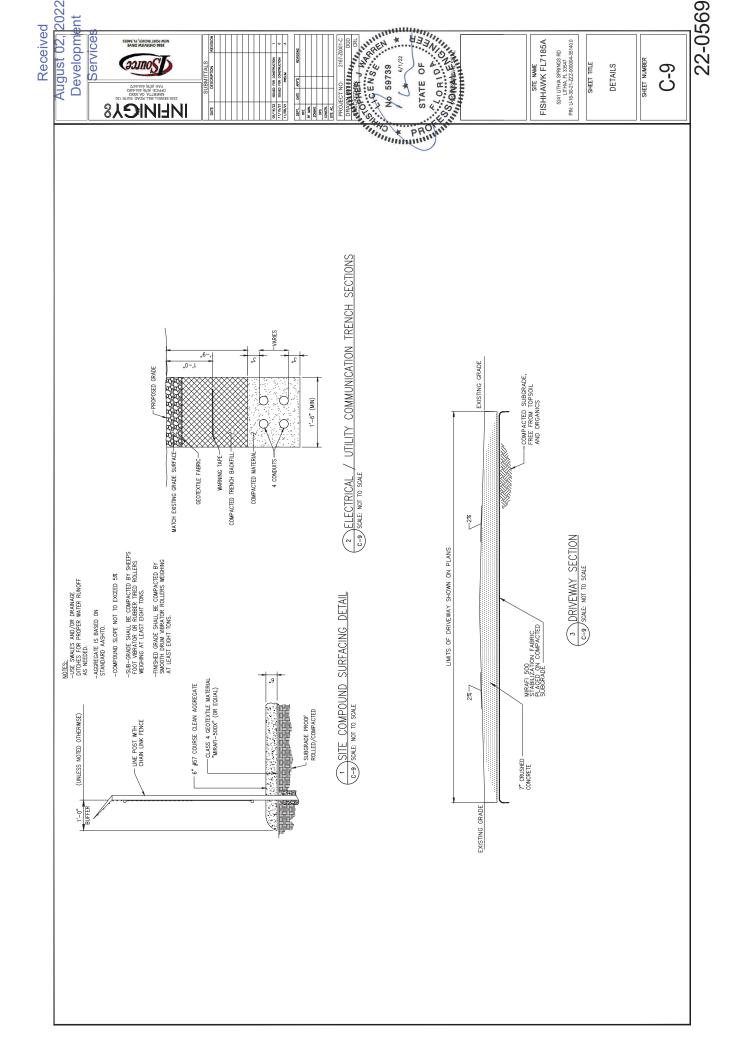


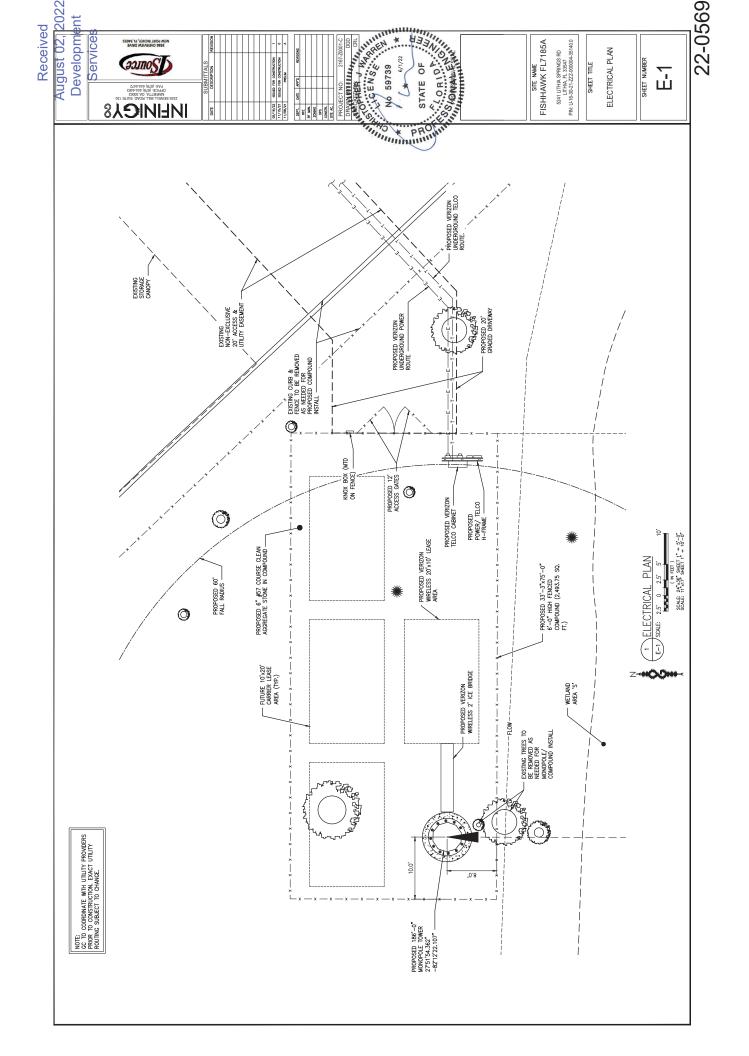


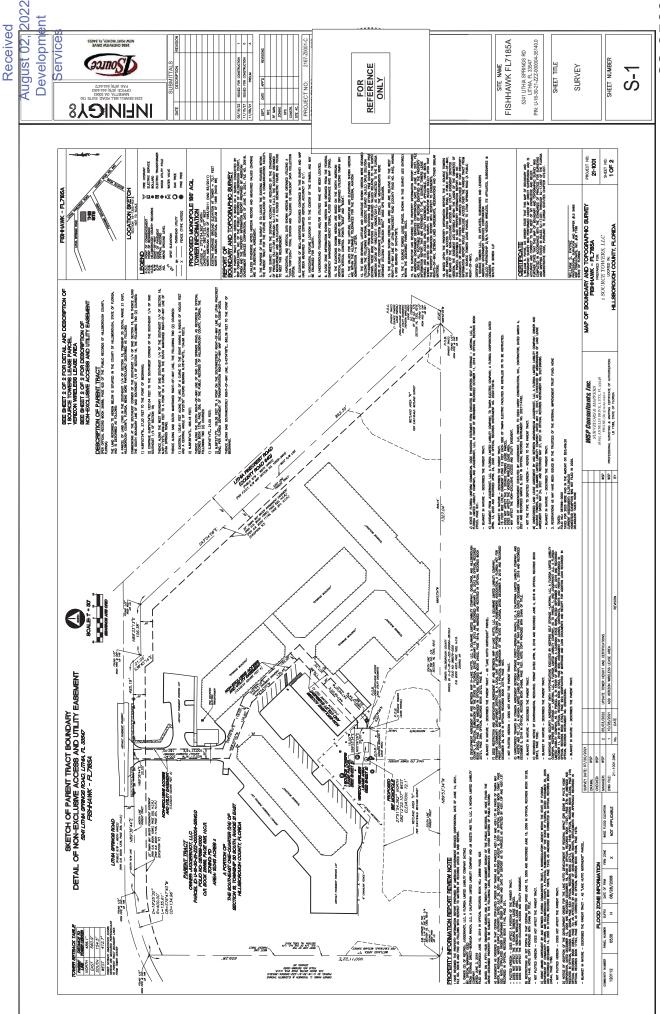




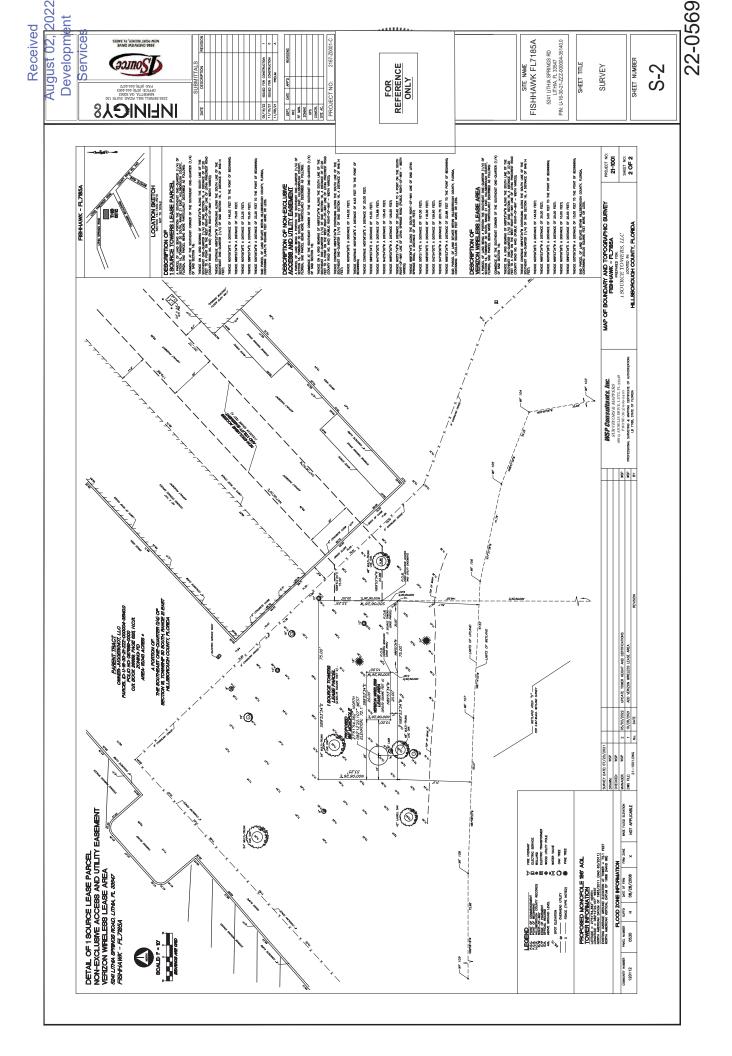








22-0569



# AGENCY COMMENTS

#### AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department REVIEWER: Alex Steady, Senior Planner PLANNING AREA: Boyette/Central DATE: 06/01/2022 AGENCY/DEPT: Transportation PETITION NO: MM 22-0569

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

#### **REPORT SUMMARY AND CONCLUSIONS**

- The proposed Major Modification will not result in any increase in average daily, AM peak or PM peak hour trips.
- Transportation Review Section staff has no objection to the proposed request.

#### PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a major modification to PD 16-0913 to add construction of a 186-foot Monopole and a 2,493.75 square foot equipment compound to Development Option 1. The proposed major modification does not propose any changes to Development Options 2 or 3 and as such remain the same as previously approved. The +/- 15.043-acre site is located at the south west corner of the intersection of Lithia Springs Road and Lithia Pinecrest Road.

The three updated development options if the proposed major modification is approved would be:

- Option 1: 99,000 s.f. of mini-warehouse uses, 11,000 s.f. of selected neighborhood commercial uses, a 184 ft monopole and a 2,493.75 sf equipment compound.
- Option 2: 18 single-family dwelling units, 37,910 s.f. of general office uses and 11,000 s.f. of selected neighborhood commercial uses; and,
- Option 3: 30 single-family dwelling units.

The future land use designation is Residential -2 (RES-2).

The site has since built out as a mini warehouse under the Option 1 development scenario. As proposed, in addition to the remaining unbuilt 11,000 sf of selected neighborhood uses, development option 1 would include the construction of a monopole and equipment compound.

#### Trip Generation Analysis

As required by the Development Review Procedures Manual (DRPM), a detailed transportation analysis is required in support of the proposed rezoning. Notwithstanding this requirement, staff believes that requiring a detailed transportation analysis in this instance would provide little (if any) additional information that would have any substantive impact on this rezoning case at this stage in the development

process. Therefore, consistent with Section 6.2.1.C. of the DRPM a determination has been made that no detailed transportation analysis shall be required to process this rezoning.

Monopoles and their required compounds are visited for maintenance very infrequently. As such, it is in staff's opinion that the addition of a monopole and the corresponding compound would essentially add no additional daily, AM or PM peak hour trips.

Considering virtually zero additional transportation impact due to the addition of the proposed monopole and the corresponding compound to a development option 1, staff has included the following trip generation comparison based on the generalized worst-case scenario of the development of the site. Based on comparison of the transportation impacts from each development options, staff used Development option 2 to compare worst case scenario trip generation of the development.

#### **Approved Zoning:**

| Zoning, Lane Use/Size  | 24 Hour        | Total Peak Hour Trips |     |
|--|----------------|-----------------------|-----|
|  | Two-Way Volume | AM                    | PM  |
| PD, 37,910 s.f. General Office Uses                            | 418            | 59                    | 56  |
| PD, 11,000 s.f. Specialty Retail Uses<br>(ITE Code 826)        | 488            | Not<br>Available      | 48  |
| PD, 18 Single-Family Detached Dwelling Units<br>(ITE Code 210) | 217            | 22                    | 22  |
| Subtotal Trips   | 1,123          | 81                    | 126 |
| Internal Capture   | Not Available  | Not<br>Available      | -24 |
| Net Trips  | 1,123          | 81                    | 102 |

#### **Proposed Zoning:**

| Zoning, Lane Use/Size  | 24 Hour        | Total Peak Hour Trips |     |
|--|----------------|-----------------------|-----|
|  | Two-Way Volume | AM                    | PM  |
| PD, 37,910 s.f. General Office Uses                            | 418            | 59                    | 56  |
| PD, 11,000 s.f. Specialty Retail Uses<br>(ITE Code 826)        | 488            | Not<br>Available      | 48  |
| PD, 18 Single-Family Detached Dwelling Units<br>(ITE Code 210) | 217            | 22                    | 22  |
| Subtotal Trips   | 1,123          | 81                    | 126 |
| Internal Capture   | Not Available  | Not<br>Available      | -24 |
| Net Trips  | 1,123          | 81                    | 102 |

#### **Trip Generation Difference:**

| Zoning, Lane Use/Size | 24 Hour<br>Two-Way Volume | Total Peak Hour Trips |    |
|-----------------------|---------------------------|-----------------------|----|
|                       |                           | AM                    | PM |
| Difference (+/-)      | +0                        | +0                    | +0 |
|                       |                           |                       |    |

The proposed Major Modification will not result in any increase in average daily, AM peak or PM peak hour trips.

#### TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject property is located on the south west corner of Lithia Springs Road and Lithia Pinecrest Road.

Lithia Springs Rd. is a 2-lane, undivided, substandard collector roadway characterized by +/- 10-foot lanes. Along the proposed project's frontage, Lithia Springs Rd. lies within a variable width right-of-way measuring between +/- 40 and +/- 70 feet in width. The majority of the right-of-way appears to be between +/- 40 feet and +/- 50 feet in width. There is a sidewalk along the southern side of the roadway along the frontage of the subject site. There are no bicycle facilities along Lithia Springs Rd.

Lithia Pinecrest Rd. (between Bloomingdale Ave. and Boyette Rd.) is a 2-lane, undivided, arterial roadway characterized by +/- 12-foot travel lanes. There are +/- 5-foot wide bicycle facilities (on paved shoulders) along both sides of Lithia Pinecrest Rd. in the vicinity of the proposed project. There is a +/- 5-foot wide sidewalk along the south side of Lithia Pinecrest Rd. which starts immediately east of the proposed project and continues to Fishhawk Blvd. Along the project's frontage, Lithia Pinecrest Rd. lies within a variable width right-of-way measuring between +/- 110 feet and +/- 125 feet in width.

#### SITE ACCESS

The approved PD site plan has the following access connection in each of the Development Scenarios:

• One (1) full vehicle and pedestrian access to Lithia Spring Road (existing).

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

Level of Service (LOS) information is reported below. Note, Lithia Springs Road is not regulated.

| FDOT Generalized Level of Service |                     |            |              |                            |
|-----------------------------------|---------------------|------------|--------------|----------------------------|
| Roadway                           | From                | То         | LOS Standard | Peak Hr<br>Directional LOS |
| LITHIA<br>PINECREST RD            | BLOOMINGDALE<br>AVE | BOYETTE RD | D            | F                          |

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

### 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   |  |  |
| Lithia Springs Road                              | County Collector<br>- Urban | 2 Lanes<br>⊠Substandard Road<br>□Sufficient ROW Width | <ul> <li>Corridor Preservation Plan</li> <li>Site Access Improvements</li> <li>Substandard Road Improvements</li> <li>Other</li> </ul> |  |  |
| Lithia Pinecrest Road County Arterial -<br>Urban |                             | 2 Lanes<br>□Substandard Road<br>□Sufficient ROW Width | <ul> <li>Corridor Preservation Plan</li> <li>Site Access Improvements</li> <li>Substandard Road Improvements</li> <li>Other</li> </ul> |  |  |

| Project Trip Generation   Not applicable for this request |                            |                      |                      |  |
|---|----------------------------|----------------------|----------------------|--|
|   | Average Annual Daily Trips | A.M. Peak Hour Trips | P.M. Peak Hour Trips |  |
| Existing  | 1,123                      | 81                   | 102                  |  |
| Proposed  | 1,123                      | 81                   | 102                  |  |
| Difference (+/-)  | 0                          | 0                    | 0                    |  |

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

| Connectivity and Cross Access |                |                                   |              |           |
|-------------------------------|----------------|-----------------------------------|--------------|-----------|
| Project Boundary              | Primary Access | Additional<br>Connectivity/Access | Cross Access | Finding   |
| North                         | Х              | None                              | None         | Meets LDC |
| South                         |                | None                              | None         | Meets LDC |
| East                          |                | None                              | None         | Meets LDC |
| West                          |                | None                              | None         | Meets LDC |
| Notes:                        | •              | •                                 | •            | •         |

| <b>Design Exception/Administrative Variance</b> ⊠Not applicable for this request |                 |                 |  |
|--|-----------------|-----------------|--|
| Road Name/Nature of Request Type Finding   |                 |                 |  |
|  | Choose an item. | Choose an item. |  |
| Choose an item. Choose an item.  |                 |                 |  |
| Notes:   |                 |                 |  |

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

#### COMMISSION

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



#### DIRECTORS

Janet D. Lorton EXECUTIVE DIRECTOR Elaine S. DeLeeuw Admin Division Sam Elrabi, P.E. WATER DIVISION Rick Muratti, Esq. LEGAL DEPT Reginald Sanford, MPH AIR DIVISION Steffanie L. Wickham WASTE DIVISION Sterlin Woodard, P.E. WETLANDS DIVISION

#### AGENCY COMMENT SHEET

| REZONING  |  |  |  |
|---|--|--|--|
| HEARING DATE: June 13, 2022   | COMMENT DATE: April 13, 2022                     |  |  |
| <b>PETITION NO.:</b> 22-0569  | <b>PROPERTY ADDRESS:</b> 5241 Lithia Springs Rd, |  |  |
| EPC REVIEWER: Jackie Perry Cahanin  | Lithia, FL                                       |  |  |
|   | FOLIO #: 087689-0000                             |  |  |
| CONTACT INFORMATION: (813) 627-2600 X 1241  | <b>STR:</b> 16-30S-21E                           |  |  |
| EMAIL: <u>cahaninj@epchc.org</u>  |  |  |  |
| REQUESTED ZONING: Major Mod to PD   | ·  |  |  |
| FINDI   | NGS  |  |  |
| WETLANDS PRESENT  | YES  |  |  |
| SITE INSPECTION DATE  | NA   |  |  |
| WETLAND LINE VALIDITY   | YES  |  |  |
| WETLANDS VERIFICATION (AERIAL PHOTO,  | SWFWMD surveys expire 10/19/22                   |  |  |
| SOILS SURVEY, EPC FILES)  |  |  |  |
| The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current            |  |  |  |
| configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans |  |  |  |
| are altered, EPC staff will need to review the zoning again. This project as submitted is           |  |  |  |

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

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Environmental Protection Commission - Roger P. Stewart Center 3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

• 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.

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

Jpc/mst

cc: <u>mjahn@thelawmpowered.com</u>

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

PETITION NO.:MM22-0569REVIEWED BY:Randy RochelleDATE:4/4/2022

FOLIO NO.: 87689.0000

#### WATER

- The property lies within the \_\_\_\_\_ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A <u>6</u> inch water main sub off a 36" Water main exists (adjacent to the site), (approximately <u>1010</u> feet from the site) <u>and is located north of the subject property</u> within the west Right-of-Way of Lithia Pinecrest Road. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include <u>two funded CIP projects that are currently under construction, C32001 South County Potable Water Repump Station Expansion and C32011 Potable Water In-Line Booster Pump Station, and will need to be completed by the <u>County</u> prior to issuance of any building permits that will create additional demand on the system.</u>

#### WASTEWATER

- The property lies within the \_\_\_\_\_ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- A <u>4</u> inch wastewater force main exists (adjacent to the site), (approximately <u>1110</u> feet from the site) <u>and is located south of the subject property within the west</u> <u>Right-of-Way of Lithia Pinecrest Road</u>. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include \_\_\_\_\_\_ and will need to be completed by the \_\_\_\_\_ prior to issuance of any building permits that will create additional demand on the system.

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

## Statement of Record

The South County service area (generally south of the Alafia River) has seen significant customer growth over the recent past. As new customers are added to the system there is an increased demand for potable water that is causing delivery issues during certain periods of the year. The greatest demand for water occurs during the spring dry season, generally the months of March through May. During the dry season of 2021 the Water Resources Department was challenged to deliver water to the southern portions of the service area to meet customer expectations for pressure and flow. While Levels of Service per the Comprehensive Plan were met, customers complained of very low pressure during early morning hours. Efforts to increase flow and pressure to the south resulted in unacceptably high pressures in the north portions of the service area. The Florida Plumbing Code limits household pressure to 80 psi to prevent damage to plumbing and possible injury due to system failure. The Department had to balance the operational challenges of customer demand in the south with over pressurization in the north, and as a result, water pressure and flow in the South County service area remained unsatisfactory during the dry period of 2021.

As a result of demand challenges, the Department initiated several projects to improve pressure and flow to the south area. Two projects currently under construction CIP C32001 - South County Potable Water Repump Station Expansion and CIP C32011 - Potable Water In-Line Booster Pump will increase the delivery pressure to customers.

These projects are scheduled to be completed and operational prior to the 2022 dry season, and must demonstrate improved water delivery through the highest demand periods before additional connections to the system can be recommended.

### AGENCY REVIEW COMMENT SHEET

| TO: ZONING TECHNICIAN, Planning Growth Manag     | gement DATE: <u>4 Apr. 2022</u>              |
|--|--|
| REVIEWER: Bernard W. Kaiser, Conservation and En | nvironmental Lands Management                |
| APPLICANT: Mattaniah Jahn                        | <b>PETITION NO:</b> <u>MM 22-0569</u>        |
| LOCATION: Not listed                             |  |
| FOLIO NO: <u>87689.0000</u>                      | SEC: <u>16</u> TWN: <u>30</u> RNG: <u>21</u> |

 $\square$  This agency has no comments.

This agency has no objection.

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

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

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



**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.

| то:              | Zoning Review, Development Services           | DATE: 05/20/2022     |
|------------------|---|----------------------|
| <b>REVIEWER:</b> | Ron Barnes, Impact & Mobility Fee Coordinator |                      |
| APPLICANT:       | 1 Source Towers, LLC                          | PETITION NO: 22-0569 |
| LOCATION:        | 5241 Lithia Springs Rd                        |                      |
| FOLIO NO:        | 87689.0000                                    |                      |

#### **Estimated Fees:**

No assessment - Cell Tower

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

Urban Mobility, South Fire - Cell Tower, no assessment

# VERBATIM TRANSCRIPT

|                                       | Page 1<br>LLSBOROUGH COUNTY, FLORIDA<br>DARD OF COUNTY COMMISSIONERS   |
|---------------------------------------|--|
| IN RE:<br>ZONE HEARING MA<br>HEARINGS | )<br>)<br>)  |
|                                       | ONING HEARING MASTER HEARING<br>RIPT OF TESTIMONY AND PROCEEDINGS  |
| BEFORE:                               | PAMELA JO HATLEY<br>Land Use Hearing Master  |
| DATE:                                 | Monday, June 13, 2022  |
| TIME:                                 | Commencing at 6:00 p.m.<br>Concluding at 11:56 p.m.  |
| PLACE:                                | Robert W. Saunders, Sr. Public<br>Library<br>Ada T. Payne Community Room<br>1505 N. Nebraska Avenue<br>Tampa, Florida 33602                                    |
| Reported v                            | via Cisco Webex Videoconference by:  |
|                                       | Christina M. Walsh, RPR<br>Executive Reporting Service<br>Ulmerton Business Center<br>55 Automobile Blvd., Suite 130<br>Clearwater, FL 33762<br>(800) 337-7740 |
|                                       |  |
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|    | Page 244   |  |
|----|--|--|
| 1  | HILLSBOROUGH COUNTY, FLORIDA<br>BOARD OF COUNTY COMMISSIONERS  |  |
| 2  | ZONING HEARING MASTER HEARINGS                                 |  |
| 3  | June 13, 2022  |  |
| 4  | ZONING HEARING MASTER: PAMELA JO HATLEY                        |  |
| 5  |  |  |
| 6  | D12:<br>Application Number: MM 22-0569                         |  |
| 7  | Applicant:1 Source Towers, LLCLocation:5241 Lithia Springs Rd. |  |
| 8  | Folio Number: 087689.0000                                      |  |
|    | Comprehensive Plan: R-2  |  |
| 9  | Service Area: Urban<br>Existing Zoning: PD 16-0913             |  |
| 10 | Request: Rezone to Planned Development                         |  |
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Page 245 MR. GRADY: Next item is agenda item D-12. 1 2 It's Major Modification 22-0569. The applicant is 1 Source Towers, LLC. The request is for Major 3 4 Modification to existing Planned Development. 5 Colleen Marshall will provide staff 6 recommendation after presentation by the applicant. 7 MS. JAHN: Good evening. Mattaniah Jahn, 8 935 Main Street, Suite D-1, Safety Harbor, Florida 34695. 9 I'm here today on behalf of 1 Source Tower 10 11 II, LLC, and Verizon. And I ask that you bear with 12 me a moment while your staff brings up my 13 PowerPoint presentation. All right. I come before you today with staff 14 15 recommendation of approval and Planning Commission 16 findings of consistency for a PD modification to 17 allow a 186-foot-tall monopole-style communication 18 tower and support facility in the northeast. 19 This is to be located in the south center 20 portion of the Lithia Springs Storage Facility, 21 street address, 5241 Lithia Springs Road, Lithia, 22 Florida. Next slide, please. 23 Parent parcel zoned PD with a Future Land 24 Use Designation of Residential-2. It is 25 approximately 15 acres. In all the maps and the

Page 246 1 aerials that I show you today, except for 2 pictometric views, up will be north unless I state otherwise. 3 4 This is the zoning map showing the PD, and 5 you can see the parent parcel identified as the 6 purple parcel on this map. This is from your county GIS. Next slide. 7 8 This is the Future Land Use Designation just showing that is R-2. Again, parent parcel is 9 10 purple. When I discuss a monopole-style communication tower, this is allowable on this 11 12 parcel subject to the Major Modification process 13 because this is a (unintelligible) approved after 2005 and Special Use review. 14 15 1 Source exceeds all required separations. 16 They are requesting a waiver from the camouflage 17 provision. Ironically your Code would presume 18 186-foot-tall tree-style communication tower to be 19 compatible with the area. And we're proposing a 20 monopole style to have a little bit less bulk. 21 This PD does have three development options 22 vested upon it. One is a storage commercial option 23 and the two other are residential options. It's 24 currently developed under the commercial version, 25 and this would only add the communication tower to

Page 247 the commercial option, not the residential ones. 1 2 Next slide, please. 3 This -- when I say "monopole-style communication tower," I'm discussing a tower like 4 5 this. It has a simple gray support pole with no 6 guy wires or iron works extending out from it. Ιt 7 does have external antennas up top that provides 8 adequate space for the antennas and top-end equipment. 9 As I said, your Code presumes flag poles, 10 11 bell towers, clock towers, and tree-type towers 12 under 6.11.29.D.4 in the table to be compatible 13 with PD zoning. We do believe that those 14 camouflages are inappropriate in this instance 15 because the bell tower and a clock tower would look 16 out of place in a storage facility. 17 An 186-foot-tall tree would add more bulk 18 and then a five-pole-style communication tower has 19 insufficient space at the top-end equipment and 20 would cause the equipment to overheat. If you 21 don't believe me, stick your WiFi router in your 22 attic and tell me how long it lasts. 23 The monopole looks simply a utility 24 structure. Next slide, please. This is an aerial 25 showing the property while it was in development

Page 248 for option one. The stars added by your GIS is not 1 2 indicative of the monopole's location. The 3 monopole is proposed in the southwest portion of 4 the property, as far away from residential as 5 possible while avoiding the wetlands on the 6 property. 7 It's located behind the mini-storage 8 facility which will function as a buffer to the 9 north and east. There is mature existing canopy throughout. Most of these properties exist 10 11 underneath or near this canopy, and you can see it 12 extends throughout the area. 13 To the north is the mini-storage facility, 14 then Lithia Springs Road, then a parcel zoned for a 15 day care facility that's currently developed a 16 house on it that's on the north side of Lithia 17 Springs. 18 To the south of the wetlands, dense 19 vegetation and the water treatment plant. To the 20 east are mini storage, mature trees, Lithia 21 Pinecrest Road, and then a fencing contractor and a 22 nurse -- and a landscape nursery. 23 To the west are wetlands, mature trees, and 24 a house on the canopy's edge and AR-zoned property. 25 Next slide, please. Next slide. This is just a

Page 249 pictometric view. Okay. So this is the aerial 1 2 from the PD plan. And you can see in this plan that there is a circle to the south center of the 3 4 actual storage facilities, and that is the 5 monopole. 6 Around it is an off-center rectangle. That's the compound spaces will be designed to 7 8 collocate up to four users, and there is an 9 adequate space there. 10 And you see a larger ring around that. That is the fall-zone radius. So in the unlikely event 11 12 of a structural failure, the monopole will not 13 collapse but rather fold over upon itself in a completely contained in that radius. 14 15 This technology is nothing new. It's 16 actually been used by the DOT for those very tall 17 lamp posts you see on the interstate. We exceed 18 the Code requirement of 100 percent tower height to 19 the west. 20 We actually provide 2.2 times tower height 21 to the property line and exceed it further by 22 spirit if you measure to the residential 23 structures. The monopole -- let's see. Next, 24 please. 25 All right. So this aerial is meant to show

Page 250 how we also exceed the spirit of the Code in 1 2 separation of residential uses. Please click next. There'll be a series of arrows that should show up. 3 4 The orange arrow points to the monopole. 5 The green arrow points to -- on the residential 6 houses to the north. You have one to the northwest 7 and one to the west. 8 To the north, we are 886 feet away from that So 4.8 times tower height. South is 4,236 9 house. 10 because the water treatment plant, commercial uses. East, 2,283 to the nearest residential, but more 11 importantly, west 673 feet or 3.6 times tower 12 13 height and northwest 820 feet, 4.4 times tower 14 height. 15 And, again, the objective measure 16 compatibility is one time the tower height, and 17 that doesn't account for the canopy in the area. 18 Next slide, please. 19 This is just another sheet showing the 20 layout. Unfortunately, I did not give you a 21 close-up view of the compound, but it is in the 22 record. But this one does show the setbacks, and 23 it also shows the pads if you look very closely, 24 and again, I apologize for not having close-up. 25 Next, please.

Page 251 This is the elevation sheet. Again, just 1 2 showing that the tower will be designed for collocation. This will be designed for up to four 3 collocations. Verizon will be the anchor tenant, 4 5 and then there's three additional collocations that will be made available at market rates. 6 7 They provide -- one set is provided. The 8 Code required collocation affidavit making those collocations available at market rates, and they 9 have sent off letters to the remaining three 10

carriers to see if there would be interest. Next slide, please.

I'm just going to run to the photo
simulations. These are in your staff report. Next
slide, please. Lithia Pinecrest Road looking
south, and as you can see, the local canopy
prevents visibility. Next slide, please.

This is from Lithia Pinecrest looking north, and you can see storage facility there in the foreground, and you can see at this distance with the canopy objects in the foreground like that oak tree off to the left is able to completely obstruct the monopole. Next slide, please. This is the view from the west Lithia

Executive Reporting Service

Springs Road. And that's showing that when you are

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close to the canopy, you don't have visibility in the monopole and next view. Next slide. So this is the view immediately north looking across the street. I apologize for the darkness.

But you can see in the foreground, you have the plant -- the buffer plantings for the storage facility itself, and you can see that at this distance the monopole scales down within the scale of things like the power pole -- the power lines that are in the foreground. Next slide, please.

11 This is the RF package. Next slide, please. 12 This is for Verizon. They are replacing an 13 existing collocation in the area to expand their 14 coverage and capacity. This is just a summary of 15 those things. I will not go into that there. 16 Next. Next slide, please.

17 And this is the detailed explanation. Ι 18 will leave that for your review when you're 19 drafting your order. Next slide, please. This is 20 the aerial showing the current coverage in the 21 Let's see. Please hit next. I think I area. 22 added arrows to this. Thank you. 23 The purple arrow points to a power line 24 collocation that's currently attempting to serve 25 the area. It has an inadequate capacity to serve

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Page 253 the area, and you'll also notice that the coverage 1 2 footprint will expand once we get to the monopole. 3 One thing to keep in mind as well is that 4 these facilities provide E-911 service by federal 5 mandate, and when a facility that's on top of 6 high-voltage powerline goes out of service, you 7 can't go out there and bring it right back on-line. 8 It's down until the power company gets around to 9 shutting down the KV line. Next, please. 10 And the orange arrow is the monopole. It is 11 close enough to try to generally replicate the 12 coverage footprint. Thank you. 13 This is the coverage showed after the 14 monopole is brought online replacing the powerline 15 collocation. You can see the coverage footprint 16 has extended providing residential -- residential 17 and commercial coverage to the south, residential 18 coverage to the east. And, of course, that 19 additional capacity. Next slide, please. 20 One more, please. Just to put that arrow 21 Again, the purple arrow is the power line up. 22 collocation. The orange arrow is the monopole. 23 All right. 24 I would like to bring to the Hearing Officer's attention that communication towers are 25

Page 254 like streets in that we fight the same capacity 1 2 challenges that the County faces. We're always 3 trying to keep up with traffic. 4 And the way that we do that is through 5 adding antennas and top-end equipment. In addition 6 to that coverage footprint expanding, this will be 7 akin to adding more lanes to the road. All right. 8 And your county expert has reviewed the RF package and concurs that this facility is needed. 9 Moving into housekeeping. Notice went out on May 10 the 5th, 2022. There is an affidavit on file. 11 12 Again, you have that collocation author letters on 13 file. 14 Once our sensory's received its FAA and HCAA 15 approvals for the monopole, this will be completely 16 dark at night. The monopoles -- you heard the 17 county expert has concurred the monopole is 18 necessary. And I'd like to bring your attention to 19 911 call statistics, which are shown on your 20 screen. 21 In 2018, over 84 percent of all 911 calls 22 received by the Hillsborough County Sheriff's came 23 from wireless phones, and what that shows is that 24 reliable wireless service is no longer a luxury, it 25 is a necessity.

Page 255 I will save you from going through the 1 2 factors. Those are all in my -- I know this 3 evening's long in the tooth. So I will not go through that now. I reserve any remaining time for 4 5 my direct for my rebuttal. I do have some pictometric pictures that I 6 7 will save for rebuttal, if necessary, and I know 8 that there is one member of the public who attempted to e-mail some materials, and I will 9 address that on rebuttal as well. I'm available 10 11 for your questions. 12 HEARING MASTER HATLEY: You have about three 13 minutes and 40 seconds left that you can add to the 14 rebuttal time. 15 MS. JAHN: Thank you. 16 THE CLERK: Please come sign in. 17 HEARING MASTER HATLEY: All right. 18 Development Services. 19 MS. MARSHALL: Good evening. Are you able 20 to see my screen? 21 HEARING MASTER HATLEY: Not yet. Now we can 22 see your screen. 23 MS. MARSHALL: Colleen Marshall, Development 24 Services. 25 The request tonight is a Major Modification

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to Planned Development located in Boyette area, southern Hillsborough County. PD 16-0913 was approved in 2016 to allow for three development options.

5 The applicant requests a modification of 6 option one to allow for the addition of a wireless 7 communication facility for the 186-foot-tall 8 monopole tower with external antennas. No changes 9 are proposed to development options two or three.

10 The parcel is located within the Urban 11 Service Area and currently developed in accordance 12 with option one. PD option one allows for 13 self-storage to mini warehouse with accessory RV 14 and boat storage, accessory office, manager, 15 residence and BPO and CN uses as listed in PD 16 Condition 1.1.

17 The proposed Major Modification is to add a 18 wireless communication facility use with 19 186-foot-tall monopole tower with external antennas 20 to option one uses. A waiver to the camouflaging 21 requirement of LDC Section 6.11.29.D.3.A is 22 requested to allow for the monopole tower with 23 external antennas. 24 Staff has no objection to the proposed 25 camouflage waiver for the reasons contained in the

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|----|---|
| 1  | staff report. No agency objections were received    |
| 2  | by staff. Staff recommends approval with            |
| 3  | conditions contained in the staff report. Happy to  |
| 4  | answer any questions.                               |
| 5  | HEARING MASTER HATLEY: All right. Thank             |
| 6  | you.  |
| 7  | Planning Commission.                                |
| 8  | MS. LIENHARD: Thank you. Melissa Lienhard,          |
| 9  | Planning Commission staff.                          |
| 10 | The subject property is located in the              |
| 11 | Residential-2 Future Land Use Category. It is in    |
| 12 | the Urban Service Area, and the subject property is |
| 13 | located within the limits of the Southshore         |
| 14 | Areawide Systems Plan.                              |
| 15 | The subject site is located on approximately        |
| 16 | 15 acres at the southwest corner of Lithia Springs  |
| 17 | Road and Lithia Pinecrest Road. The site is in the  |
| 18 | Urban Service Area and within the limits of the     |
| 19 | Southshore Areawide Systems Plan.                   |
| 20 | The applicant requests to modify the                |
| 21 | existing Planned Development to add a 186-foot      |
| 22 | monopole communication tower with 2,493 square feet |
| 23 | of equipment to development option one.             |
| 24 | The proposed monopole communication tower           |
| 25 | will be placed within the southwestern portion of   |
|    |   |

## Executive Reporting Service

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Page 258 the site at the rear of the development. 1 2 Surrounding uses include single-family residential 3 to the north and west, a water treatment plant to the south, and a service yard for commercial 4 5 fencing company to the east. 6 The applicant is exceeding all setback and 7 buffer requirements per the Land Development Code 8 consistent with Policy 9.2 and Objective 46 of the Future Land Use Element and its associated 9 10 policies. 11 The applicant has requested a waiver to 12 camouflaging. The subject site is located at the 13 border of a Rural Area where there are low density 14 residential dwellings and large areas of natural 15 undeveloped land. 16 The monopole design is at the rear of the 17 commercial development and surrounded to the south 18 by heavily wooded area. Therefore, the proposal is 19 consistent with Objective 16 and its accompanying 20 policies with related to neighborhood protection. 21 Based upon those considerations, Planning 22 Commission staff finds the proposed Major 23 Modification consistent with the Future of 24 Hillsborough Comprehensive Plan for unincorporated 25 Hillsborough County subject to the conditions

Page 259 proposed by Development Services. Thank you. 1 2 HEARING MASTER HATLEY: All right. Thank 3 you. 4 Is there anyone here or online who wishes to 5 speak in support of this application? I don't see 6 anyone. 7 Is there anyone here or online who wishes to 8 speak in opposition to this application? 9 MR. THOMAS: Good evening. My name is C. Thommen Thomas. I live on 5115 Lithia Springs Road 10 adjacent to the proposed site of construction. 11 12 We strongly oppose the proposal to install 13 this tower because of different reasons. One of 14 the reasons is that the towers do attract lightning 15 strikes, which is a problem in our -- our county. 16 In Oklahoma study showed that nearly 99.8 17 percent of the strikes do occur one kilometer of 18 these towers, and so, therefore, this definite 19 chance for getting -- damaging structures and the 20 electronic equipment and appliances. 21 So Tampa Bay used to be the lightning 22 capital, but now we surpassed the Oklahoma. We 23 simply do not need any structures that lightning 24 strikes to our neighborhood. Other than the 25 lighting strikes, which is only one concern, the

Page 260 cell towers coming to get through radiofrequency 1 2 waves even though they have ionizing radiation, these are detrimental effects need longer 3 4 (unintelligible) to become International Agency for 5 Research on Cancer, ARC has classified 6 radiofrequency waves as possibly carcinogenic. 7 In '99 the federal government stopped 8 studies funding studies for the -- on the effect of cell tower radiation for reasons not clear. 9 The 10 telecommunication, of course, is rates and powerful industrial with billions of lobbying money 11 12 available. 13 Besides cancerous, multiple other health 14 risks has been reported. Being sleep disorders, 15 memory loss, learning and cognitive disorders and 16 reproductive disorders, just to mention a few. 17 Various countries, other than United States, 18 are reported detrimental health because of the cell 19 towers -- the cell towers. (Unintelligible) effects take decades to become apparent. 20 21 Therefore, the absence of sufficient data 22 which is partly because of no funding of the 23 studies do not prove that they are safe to have in 24 our neighborhoods. 25 Further, our neighborhood is Lithia Springs

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Road is a very special place to us surrounded by -was surrounded by a lot of development but now our road is a two-lane road ending in a little over mile long and ending in an esteem county park, the Lithia Springs Park, which is also a source of spring water for a large area of Hillsborough County.

8 There's only one way in and one way out, and 9 the land that are within that area and neighborhood 10 are all agricultural. There are farms. There are 11 my neighbors with horses on them. This is -- to us 12 this is a very pristine neighborhood which we feel 13 that it'd be marred by the look of this unsightly 14 tall tower in our neighborhood.

And so we -- few of my neighbors are here, they are also to here to express their views on this. So we certainly object strongly to the proposal of building this tower near our property. And I'm one of the property owners nearest to this proposed structure. Thank you.

HEARING MASTER HATLEY: Thank you, sir. Be
sure and sign in with the clerk right here, please.
MR. MEYERS: Hello. My name is Bill Meyers.
And I'm Dr. Thomas's neighbor. My address is 5104
Lithia Springs Road, Lithia, 33547.

#### Executive Reporting Service

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1 Why do we need a tower there? Less than 2 500 feet away, there's already a cell tower that's 3 in the woods, not next to any residence. This cell 4 tower is going to be next to or adjacent to about 5 six residents.

6 And as Dr. Thomas said, our main concerns 7 are health concerns, disruptive sleep, headaches, 8 dizziness, altered reflexes DNA, cancer, Parkinson, 9 and another very, very, very important is the 10 reduction of property value.

11 Crisis in residential neighborhoods, which 12 was published by the appraisal journal in 2006, 13 found that buyers would pay as much as 20 percent 14 less for a property near a cell tower or antenna.

And also, there's a school called Newsome High School that has over 2,000 students or -- and teachers that ugly cell tower would be about less than a quarter mile from. Thank you very much.

19 HEARING MASTER HATLEY: Thank you, sir.

20 Is there anyone else who wishes to speak in 21 opposition to this application? All right. Don't 22 hear anyone.

23Development Services, did you have anything24further?

25 MR. GRADY: Nothing further.

Page 263 1 HEARING MASTER HATLEY: All right. 2 Applicant? 3 MS. JAHN: Mattaniah Jahn again. 4 And if we can return to my PowerPoint 5 presentation. I also apologize for failing to 6 include this in my presentation in chief, but we do 7 agree to all of staff's proposed conditions of 8 approval and incorporate those into our application by reference. 9 Just to try to get -- I will -- let me see 10 11 if I've got everything. So starting off with the 12 lightning strikes, if the Hearing Officer would 13 need some type of expert report, I mean, we could 14 continue this, but this is -- this is an issue that 15 has an engineering solution, and I will actually 16 direct you to public record. 17 There's a building permit that has a recent 18 example of this. HD-BLD-21-0019888 and I 19 specifically like to direct you to E-2, which shows 20 something like the grounding ring. 21 As somebody who has worked in communication 22 towers, I've practiced this area of the law for 23 nine years, been attached to roughly 200 sites in 24 Florida and Georgia, this is standard equipment on 25 every tower. And it takes care of all lightning,

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any surge that extends out from them.

2 Radiofrequency, I would like to bring to 3 your attention the Telecom Act of 1996 codified at 4 47 USC Section 332, sub C, sub 7, roman 4. And if 5 I may, please, have the ELMO.

6 Specifically, the language states that no 7 state or local instrumentality may regulate the 8 placement, construction, or modification of a 9 personal wireless facility on the basis of 10 environmental effects or radiofrequency emissions 11 to the extent that such facilities comply with the 12 commissions, regulations concerning such emissions.

Verizon is a FCC licensed carrier. So they have to be in compliance. So I respectfully submit that any testimony or documents you've received tonight or prior to today is not properly before you as competent substantial evidence to make a decision nor a basis for a decision to be made this evening.

Two-lane road. I would direct you back to the -- I would direct you back to the photo simulations which actually shows a view from Lithia Springs Road where you can see that is not visible. I'll also direct you back to the aerials that were included in my presentation showing the

Executive Reporting Service

Page 265 extensive mature canopy throughout the area. 1 2 Property values. I would respectfully remind the dais that there was -- there was no 3 4 property value -- there was no appraisers brought 5 before you, nor any reports placed into the record. 6 I do know that an e-mail was attempted to be 7 sent earlier today or yesterday that was talking 8 about it. I read through that and basically, it was saying property values drop because of 9 emissions and headaches and the like. 10 That would -- that would be like trying to 11 12 say that I have a blanket at home, right, and it's 13 this beautiful woven thing. It has a design to it. 14 And I can say, well, this blank isn't the design if 15 I pull enough threads out. 16 But by the time you're done with that, 17 you're left with a pile of string. And I would 18 respectfully submit that article that's been 19 brought in is an RF emissions article masquerading 20 in property value branding. Let me see. 21 And I believe that I have covered everything 22 We exceed the required separations. I will else. 23 bring your attention back to that for the objective 24 measure of compatibility to these uses. With that, 25 I'm available for any questions you may have.

|    | Page 266                                       |
|----|--|
| 1  | HEARING MASTER HATLEY: I don't have any for    |
| 2  | you. Thank you.                                |
| 3  | MS. JAHN: Thank you for your time this         |
| 4  | evening.                                       |
| 5  | HEARING MASTER HATLEY: Okay. All right.        |
| 6  | So that will close Major Modification 22-0569. |
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Executive Reporting Service

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# EXHIBITS SUBMITTED DURING THE ZHM HEARING

PAGE / OF /SIGN-IN SHEET: RFR, ZHM, PHM, LUHO HEARING MASTER Damela Jo Hatley DATE/TIME:61300 60M PLEASE PRINT CLEARLY. THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT **APPLICATION #** Rebecea NAME ad-0443 ADDRESS 400 N Tampa St Ste 1916 Tampa STATE FC ZIP 33602 PHONE 813 3683064 CITY PLEASE PRINT Jaime Marer **APPLICATION #** ADDRESS LOL E. Kennedy Blud. Ste. 3700 22-0802 CITY ( PLEASE PRINT **APPLICATION #** in & Molly NAME //// 33-01 1355 5 Bhu ADDRESS ZIPE PHONE 33LOG STATES CITY PLEASE PRINT ISabulle Whent **APPLICATION #** 22.0103 1000 N. Oshly 12r ADDRESS Tuma STATE PC ZIP 336 PHONE 332-0976 CITY PLEASE PRINT **APPLICATION #** 10-17 V 1/15 NAME 2010 NINI Ci ADDRESS , 440 MOUNCE CITY / 157 STATE /-/ ZIP 33544PHONE 9/-3-949-107-PLEASE PRINT Nick Pullaro **APPLICATION #** 0103 w. magdalene Manor Dr. ADDRESS 1612 40 golaline Maran STATE FC ZIP 33613 PHONE 813 962-0196 CITY TAMP

PAGE 2 OF 9 SIGN-IN SHEET: RFR, (ZHM,) PHM, LUHO DATE/TIME: 613/22 6pm HEARING MASTER: Parvela Jo Hatter **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PLEASE PRINT **APPLICATION #** NAME 20103 -115 Hickory **ADDRESS** - ZIP 3354 (PHONE 8352-2(9.-CITY ( STATE > nt. 2670 PLEASE PRINT **APPLICATION #** NAME ADDRESS ZIP 3357 // PHONE 8/3728 CITY PLEASE PRIN **APPLICATION #** NAME 22.010: ADDRESS ZIPZz CITY STATE PLEASE PRINT **APPLICATION #** OVIC Chris NAME AD 22-01 03 05 R 1510 ADDRESS STATE FL ZIP33548 PHONE 813 482-6825 CITY WTZ PLEASE PRINT **APPLICATION #** mills NAME ADDRESS 22.1 STATE <u>FL</u> ZIP <u>37613</u> PHONE <u>813 404 89</u>40 CITY PLEASE PRINT **APPLICATION #** NAME 202 ADDRESS X( 220) 536 CITY Cur De STATE + ZIP

DATE/TIME: Col 13/22 6 pm HEARING MASTER: Pounda Jo Hatley SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT **APPLICATION #** RICCIEMTER ADDRESS 4427 ~ . KENNER BUD SUM 25 CITY LAMPA STATE TE ZIP 536 PHONE (F13) 228-7 PLEASE PRINT **APPLICATION #** Kon Weiner NAME 22-02/5 - V. Cumster R6 ADDRESS GT STATE ZIP STATE PHONE S/3C CITY Y (ran 668/5500 PLEASE PRINT **APPLICATION #** NAME Leno Mulland .J.0795 ADDRESS 5218 EARENA SPAINES 10 CITY TIMPA STATE FC ZIP 33637 PHONE G13-957-4730 NAME Chill Carport Cliff Cardwel **APPLICATION #** -2-060C ADDRESS 1204 12-4 50 CITY TAMPA STATE T ZIP35612 PHONE 813 293 1549 NAME SANDOR GASPAR **APPLICATION #** 2.060 ADDRESS 1908 So. 47 TH STREET. CITY TAIMPA STATE FL ZIP 33619 PHONE 908-801-0690 PLEASE PRINT **APPLICATION #** NAME TOdd Pressman 2.04/2 ADDRESS 200 C STATE / ZIP 2370 PHONE 804 - 1760 CITY

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE  $\underline{4}$  OF  $\underline{9}$ DATE/TIME: (0/13/22 6PM) HEARING MASTER: Pamela JO Hatte PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT. **APPLICATION #** Ma. NAME TU 20-1142 ADDRESS 14031 N. Dale Mabry Highway CITY TAMPA STATE PL ZIP 33618PHONE (813/ 962-6230 PLEASE PRINT **APPLICATION #** NAME Rigoberto Reves 20-1140 ADDRESS 6806 36th Ave Soot CITY TOMOG STATE F/ ZIP 336/9PHONE PLEASE PRINT **APPLICATION #** Isabello alber NAME Ushley pr. # 900 22.0442 ADDRESS STATE ZIP 3362 PHONE 331-092 46 PLEASE PRINT **APPLICATION #** NAME Dowid whight ADDRESS POBOX 273417 21-CITY TOMPOL STATE FL ZIP 336 PHONE NAME San Se Man-Son-Hing **APPLICATION #** ADDRESS 16740 Whirley Rd CITY LOTZ STATE F/ ZIP 33558 PHONE PLEASE PRINT TO do **APPLICATION #** Pressnaar 2-0319 ADDRESS NO ZIP 2770 STATE CITY PHONE X

sign-in sheet: RFR, ZHM PHM, LUHO PAGE 5 OF 9 DATE/TIME: Colizion 6 pm HEARING MASTER: Pamela To Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING NAME Mitch GologRAM **APPLICATION #** 12-0319 ADDRESS 11606 Boki IN CITY Thomat OSASSN STATE 71 ZIP 33592PHONE 813-343-1751 NAME Stephonie Elders **APPLICATION #** 87.0329 ADDRESS 11504 BOKE LONE CITY MODESASSA STATE FL ZIP 33592 PHONE BL3-982-NAME RICKY RICHARdson **APPLICATION #** -0319 ADDRESS 11499 BOKi Lane CITY THOMOTOSOSSTATE F/ ZIP 3359 PHONE PLEASE PRINT NAME Michael Yates **APPLICATION #** ADDRESS 400 N. TAMPA ST, 15th FL 22.0319 CITY TAMPA STATE FL ZIP 33602 PHONE SI3 205 8057 NAME PETER PENSA, DICP - AVID GROUP NC **APPLICATION #** 22-1416 ADDRESS 2300 CURLEW RO, STE201 CITY PALMHARBOR STATE PC ZIP 34683 PHONE 727-234-8015 PLEASE PRINT NAME ALLY SCHALLY APPLICATION # 33.0449 ADDRESS 400 N- AShley Dr. Swite 1100 CITY [ample state ] zip 35/07- PHONE 850-319-6782

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE6 OF DATE/TIME: Celizia Lop HEARING MASTER: Parela Jo Hatt. PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING NAME ANN POLLACK **APPLICATION #** ADDRESS 433 Central Ave Ste 400 72-0558 CITY StPele STATE FL ZIP337PHONE 813-898-28B6 PLEASE PRINT TVUETT Gardner **APPLICATION #** ADDRESS 400 N. Ashley Dr # 1100 CITY TUMPO STATE H ZIP 33602PHONE Harwell PLEASE PRINT **APPLICATION #** NAME Buddy Har well 22-0561 ADDRESS (1.0 Box 297 CITY Lip souto STATE 5/ ZIP 33531 PHONE PS-671- 4858 James Frankland PLEASE PRINT **APPLICATION #** Frankland NAME 22-0561 Balw 64 154 ADDRESS CITY BALM STATE FL ZIP 33503 PHONE 8/3 LB49856 NAME Michael Yates **APPLICATION #** -2-05lel ADDRESS 400 N TAMPA ST, 15th FL CITY Tampa STATE TZ ZIP 3360ZPHONE &13 205 8057 NAME Waltaman **APPLICATION #** 02-0569 ADDRESS 935 Man Shape She 11 CITY Sover Harsstate IL ZIP 34695 PHONE 727. 773.200

sign-in sheet: RFR, RHM, PHM, LUHO PAGE ZOF 9 DATE/TIME: (213) 22 UPM HEARING MASTER: Payvela JO Hatley

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| PLEASE <b>PRINT CLEARLY</b> , THIS INFORMATION WILL BE USED FOR MAILING   |   |  |  |  |  |  |
|---|---|--|--|--|--|--|
| APPLICATION #   | PLEASE PRINT<br>NAME C Thomas Thomas  |  |  |  |  |  |
| .92-6569  | ADDRESS 5715 LITHAN SPRINGS RD  |  |  |  |  |  |
|   | CITY <u>LITITIA</u> STATE <u>ZIP 38447</u> PHONE  |  |  |  |  |  |
| APPLICATION #   | NAME Bill Meyers  |  |  |  |  |  |
| 22.0569   | ADDRESS 5104 Lithia Springs Rd  |  |  |  |  |  |
| 34  | CITY <u>Lithia</u> STATE <u>F1</u> ZIP <u>33547</u> HONE <u>813-495-7522</u>  |  |  |  |  |  |
| APPLICATION #   | NAME Elise Batsel   |  |  |  |  |  |
| 22-0682   | ADDRESS 401 E. Jachnon SA.  |  |  |  |  |  |
|   | CITY Tampe STATE PL ZIP BLOG B13. 222.  |  |  |  |  |  |
|   |   |  |  |  |  |  |
| APPLICATION #   | PLEASE PRINT<br>NAME David M. Smith   |  |  |  |  |  |
|   | ADDRESS 401 E. Jack son stret   |  |  |  |  |  |
|   | PLEASE PRINT<br>NAME Donip M. Smith<br>ADDRESS 401 E. Jackson Stret<br>CITY Dayn STATEF/ ZIP 33602 PHONE 813 222 5019   |  |  |  |  |  |
| JJ-0682<br>APPLICATION #  | ADDRESS 491 E. Jackson Stret<br>CITY Tagen STATEF/ ZIP 33602 PHONE 813222 5019  |  |  |  |  |  |
| JJ-0682<br>APPLICATION #  | ADDRESS 401 E. Jackson Stret<br>CITY Page STATEF/ ZIP 33602 PHONE 813222 5019<br>PLEASE PRINT Elise Batsel<br>NAME Elise Batsel<br>ADDRESS 401 E. Jackson 84.   |  |  |  |  |  |
| 32.0682   | ADDRESS 491 E. Jackson Stret<br>CITY Thym STATEF/ ZIP 33602 PHONE 813222 5019<br>PLEASE PRINT Elise Batsel  |  |  |  |  |  |
| $\frac{1}{32} \cdot 0682$ | ADDRESS <u>401</u> E. Jackson Stret<br>CITY <u>Physe</u> STATE <u>F</u> / <u>ZIP</u> <u>33602</u> PHONE <u>813222</u> 5019<br>PLEASE PRINT<br>Elise Batsel<br>ADDRESS <u>401</u> E. Jackson 84.<br>CITY <u>Tampe</u> STATE <u>FL</u> ZIP <u>33606</u> 813.222, 5057 |  |  |  |  |  |
| $\frac{1}{32} \cdot 0682$ | ADDRESS 401 E. Jackson stret<br>CITY From STATEF/ ZIP 33602 PHONE & 13 222 501)<br>PLEASE PRINT<br>NAME Elisc Batsel<br>ADDRESS 401 E. Jackson 84.<br>CITY Tampe STATEFL ZIP 33606 813.222, 5057<br>PLEASE PRINT Javid M Smith                                      |  |  |  |  |  |
| 37-0687<br>APPLICATION #<br>37-0689   | ADDRESS <u>401</u> E. Jackson Stret<br>CITY <u>Physe</u> STATE <u>F</u> / <u>ZIP</u> <u>33602</u> PHONE <u>813222</u> 5019<br>PLEASE PRINT<br>Elise Batsel<br>ADDRESS <u>401</u> E. Jackson 84.<br>CITY <u>Tampe</u> STATE <u>FL</u> ZIP <u>33606</u> 813.222, 5057 |  |  |  |  |  |

PAGE OF SIGN-IN SHEET: RFR ZHM, PHM, LUHO DATE/TIME: 6/3/02 6PM HEARING MASTER: PUMER PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT **APPLICATION #** NAME 22-0689 ADDRESS -ZIP CITY STATE PHONE PLEASE PRINT **APPLICATION #** NAME 22-0689 OE7 ATE <u>F</u> ZIP <u>SSY</u> PHONE CITY PLEASE PRINT **APPLICATION #** NAME Kob 22-0689 ADDRESS 212 Konja Lanc CITY Valrico STATE FL ZIP 5359 (PHONE 813 - S23-9202 PLEASE PRINT NAME Kein Ratliff **APPLICATION #** 27-0689 ADDRESS 1814 Citrus Orchard way CITY Val-ico STATE FL ZIP 3359 PHONE 813 5380851 NAME **APPLICATION #** hingloz-10( 73-0656 ADDRESS 41 S PV 1VI LO STATE FL ZIP 3359 PHONE 813-478-1041 CITY Malvi PLEASE PRINT charles Bothe **APPLICATION #** 33-0689 NAME ADDRESS *d* <u>2 ZIP33594 PHONE 33267 5476</u> CITY MALLID STATE /

| sign-in sheet: RFR ZHM, PHM, LUHO<br>DATE/TIME: 6/3/22 6pm HEARING MASTER: POWVER TO Hattley |   |           |          |                    |  |  |  |  |
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| PLEASE <b>PRINT CLEARLY</b> , THIS INFORMATION WILL BE USED FOR MAILING                      |   |           |          |                    |  |  |  |  |
| APPLICATION #  | PLEASE PRINT LVKE LIROT<br>NAME<br>ADDRESS 2240 BELLEAIR RD. *190 |           |          |                    |  |  |  |  |
| c1 c9  | ADDRESS 224   | O BELLEAI | R RD.    | ×190               |  |  |  |  |
| 22-6689  |   |           |          | PHONE 727 536-2/00 |  |  |  |  |
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|  | CITY  | STATE     | _ZIP     | PHONE              |  |  |  |  |

### **HEARING TYPE:**

# ZHM, PHM, VRH, LUHO

DATE: 6-13-2022

HEARING MASTER: Susan Finch & Pamela Jo Hatley

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

| APPLICATION # | SUBMITTED BY     | EXHIBITS SUBMITTED               | HRG. MASTER<br>YES OR NO |
|---------------|------------------|----------------------------------|--------------------------|
| MM 22-0103    | Isabelle Albert  | 1. Applicant Presentation Packer | No                       |
| MM 22-0103    | Chris Capkovic   | 2. Opponent Letters              | No                       |
| RZ 22-0083    | Brian Grady      | 1. Revised Staff Report          | Yes (Copy)               |
| RZ 21-0745    | Brian Grady      | 1. Revised Staff Report          | Yes (Copy)               |
| RZ 22-0319    | Mitch Gologram   | 1. Proponent Presentation Packet | No                       |
| MM 22-0416    | Brian Grady      | 1. Revised Staff Report          | Yes (Copy)               |
| MM 22-0416    | Peter Pensa      | 2. Applicant Presentation Packet | No                       |
| RZ 22-0444    | Brian Grady      | 1. Revised Staff Report          | Yes (Copy)               |
| MM 22-0558    | Anne Pollack     | 1. Applicant Presentation Packet | No                       |
| RZ 22-0561    | Buddy Harwell    | 1. Opponent Presentation Packet  | No                       |
| MM 22-0569    | Mahaniah S. Jahn | 1. Applicant Presentation Packet | No                       |
| MM 22-0569    | Thommen Thomas   | 2. Opponent Presentation Packet  | No                       |
| MM 22-0569    | Bill Meyers      | 3. Opponent Presentation Packet  | No                       |
| RZ 22-0682    | Elise Batsel     | 1. Applicant Presentation Packet | No                       |
| MM 22-0689    | Brian Grady      | 1. Revised Staff Report          | Yes (Copy)               |
| MM 22-0689    | Elise Batsel     | 2. Applicant Presentation Packet | No                       |
| MM 22-0689    | Max Forgey       | 3. Opponent Presentation Packet  | No                       |
| MM 22-0689    | Robert Padilla   | 4. 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 calls for proponents/opponents/Development JO Hatley, ZHM, Services/applicant rep/closes RZ 21-0745.

#### MONDAY, JUNE 13, 2022

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. 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 ZHM, Hatley, questions Jo to Development 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.

D.

Melissa Lienhard, Planning Commission, staff report.

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Services

and

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

MONDAY, JUNE 13, 2022

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.

#### MONDAY, JUNE 13, 2022

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.

9

MONDAY, JUNE 13, 2022

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.

10

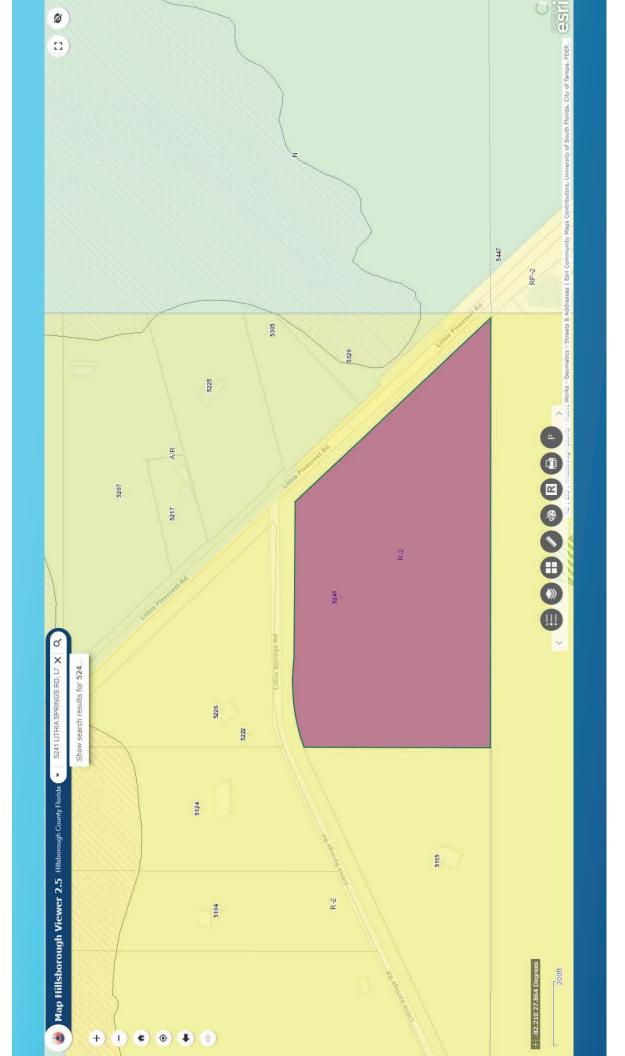
Pamela Jo Hatley, ZHM, calls for Development Services/applicant rep.
Brian Grady, Development Services, statement for the record.
Pamela Jo Hatley, ZHM, questions to Development Services.
Brian Grady, Development Services, answers ZHM questions.
Pamela Jo Hatley, ZHM, calls for applicant rep.
Steve Henry, 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.

### WIRELESS COMMUNICATION **186' AGL MONOPOLE STYLE** FACILITY

MM 22-0569/ FL7185 Fishhawk 1 Source Towers II, LLC Zoning Hearing Master – 06/13/22

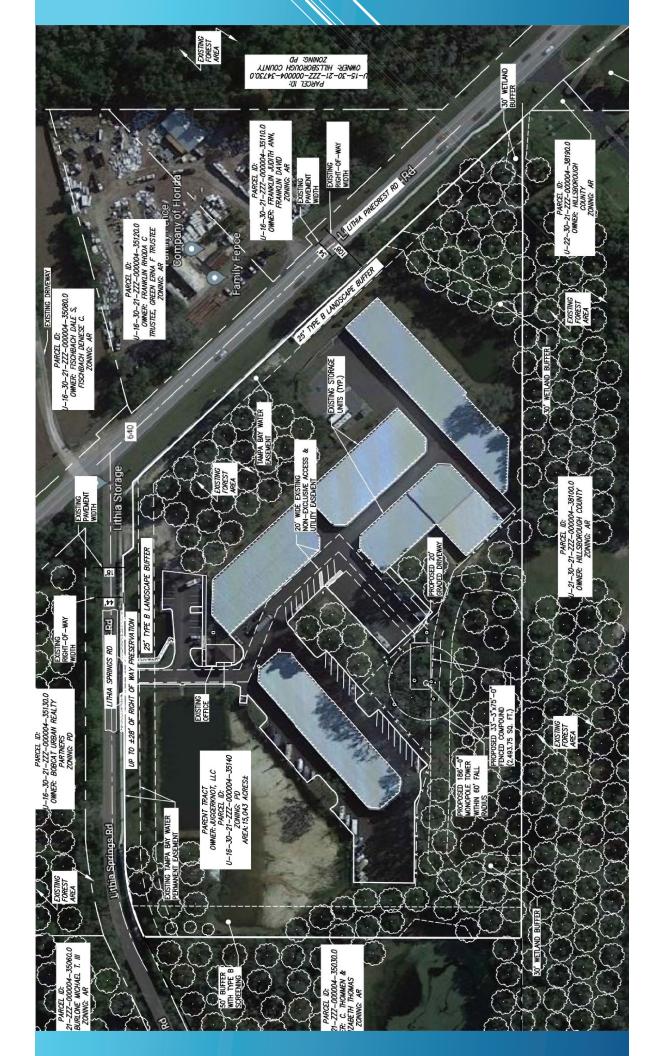


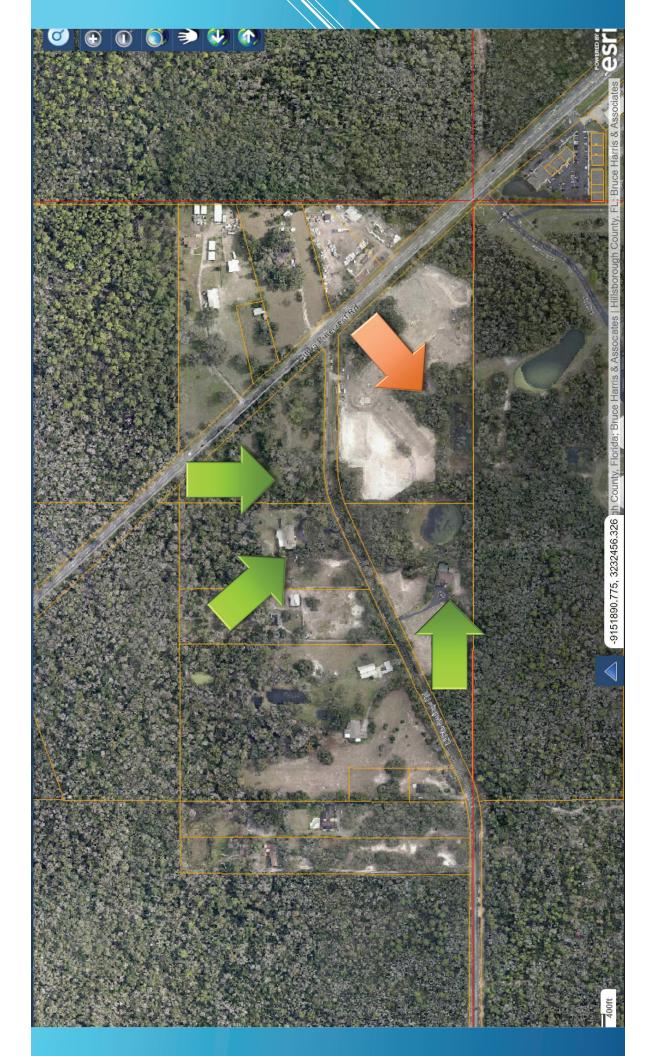


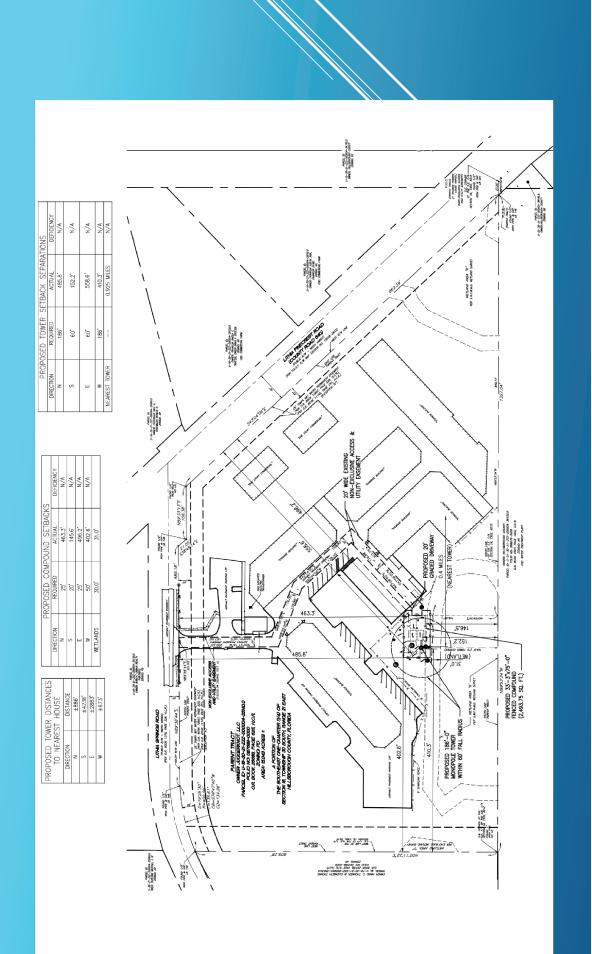


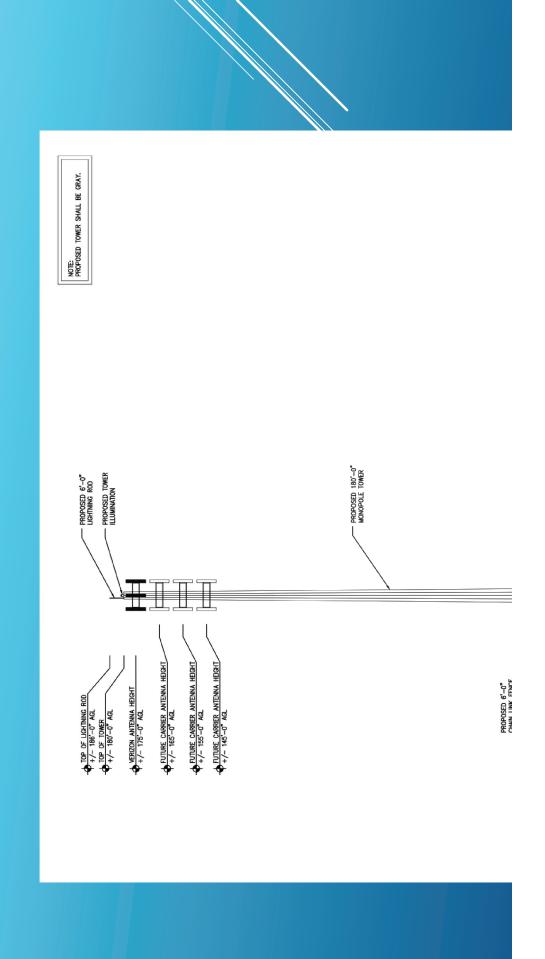


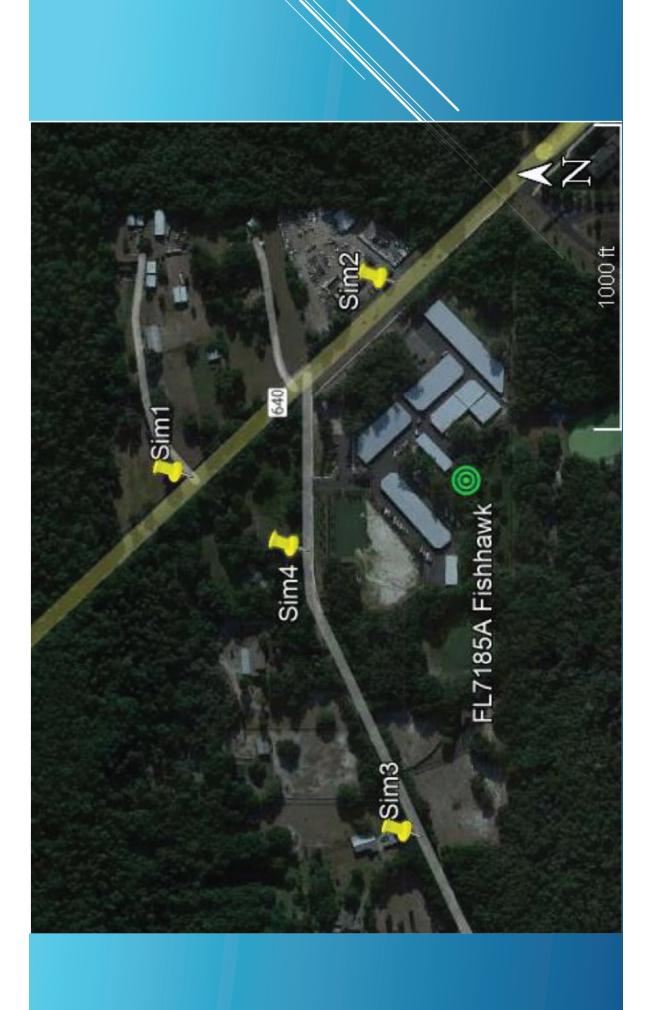


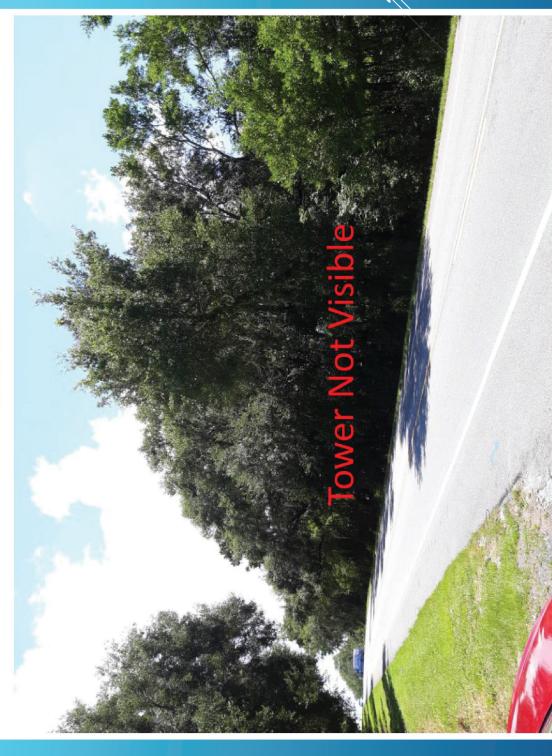












Sim #1

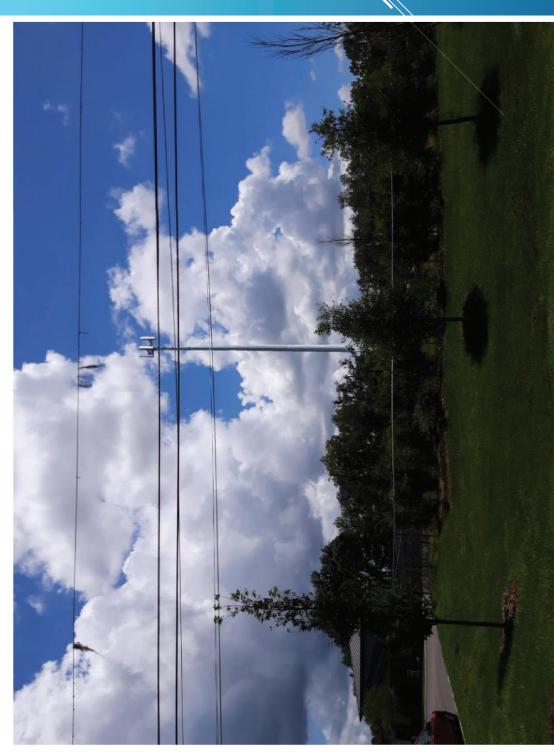


#### Sim #2



#### Sim #3





### RF Usage and Facility Justification

## **FISH HAWK TRAILS**

Prepared by Verizon Wireless RF Engineering Santiago Torres December 16, 2021

#### Introduction:

There are two main drivers that prompt the need for a new cell site. One is coverage and the other is capacity.

**Coverage** is the need to expand wireless service into an area that either has no service or bad service. The request for service often comes from customers or emergency personnel. Expansion of service could mean improving the signal levels in a large apartment complex or new residential community. It could also mean providing new service along a newly built highway.

**Capacity** is the need for more wireless resources. Cell sites have a limited amount of resources to handle voice calls, data connections, and data volume. When these limits are reached, user experience quickly degrades. This could mean customers may no longer be able to make/receive calls nor be able to browse the internet. It could also mean that webpages will be very slow to download.

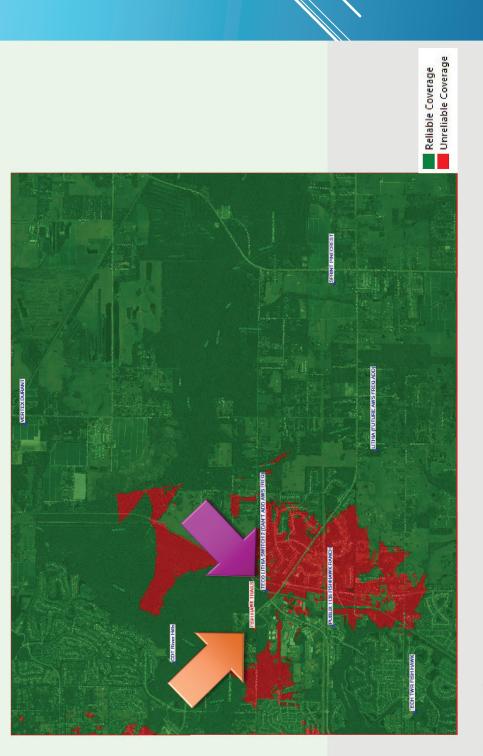
ensure the new cell site is in place before the existing cell site hits capacity limits. **Capacity** is the amount of resources a cell site has to handle customer demand. site project, we have to start the acquisition process several years in advance to future capacity needs. Since it takes an average of (1-3) years to complete a cell We utilize sophisticated programs that use current usage trends to forecast

configured in a circular pie shape, with each slice (aka. sector) holding 33% of the total cell site resources. Optimal performance is achieved when traffic is evenly offload far away traffic and is therefore an ineffective capacity offload solution. distributed across the 3 sectors. A new site placed too close to an existing cell Location, Location, Location. A capacity cell site needs to be as close as ensures a more even traffic distribution around the cell. A typical cell site is site generates unwanted interference to existing customers and does not possible to the center of the user population and network demand as that

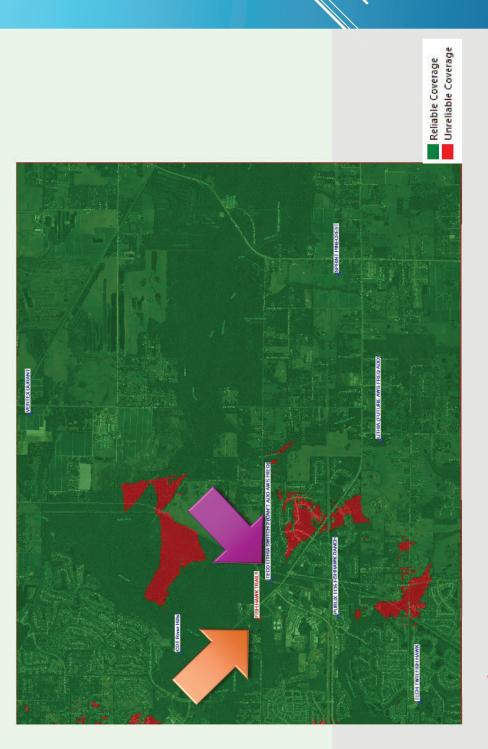
## **Need Case for: FISH HAWK TRAILS**

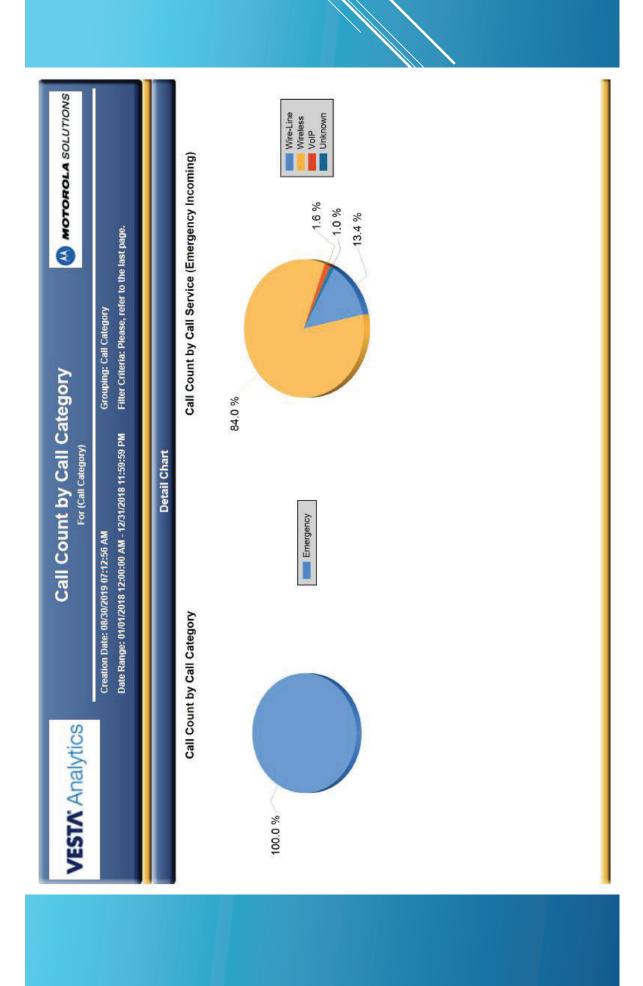
frequency. This tower is capacity exhausted because we are not able to upgrade technology that would provide the needed capacity. Verizon intends to solve this below as FISH HAWK TRAILS. The new tower has been designed to support 5-Verizon is currently co-located on a tower shown in the maps below as TECO capacity limitation by relocating to a proposed new tower shown in the maps the existing equipment on this site to support the additional frequencies and LTE and 2-5G frequencies in order to provide our customers with reliable LITHIA SWITCH 2. TECO LITHIA SWITCH 2 only supports one LTE service.

## LTE AWS Current Coverage

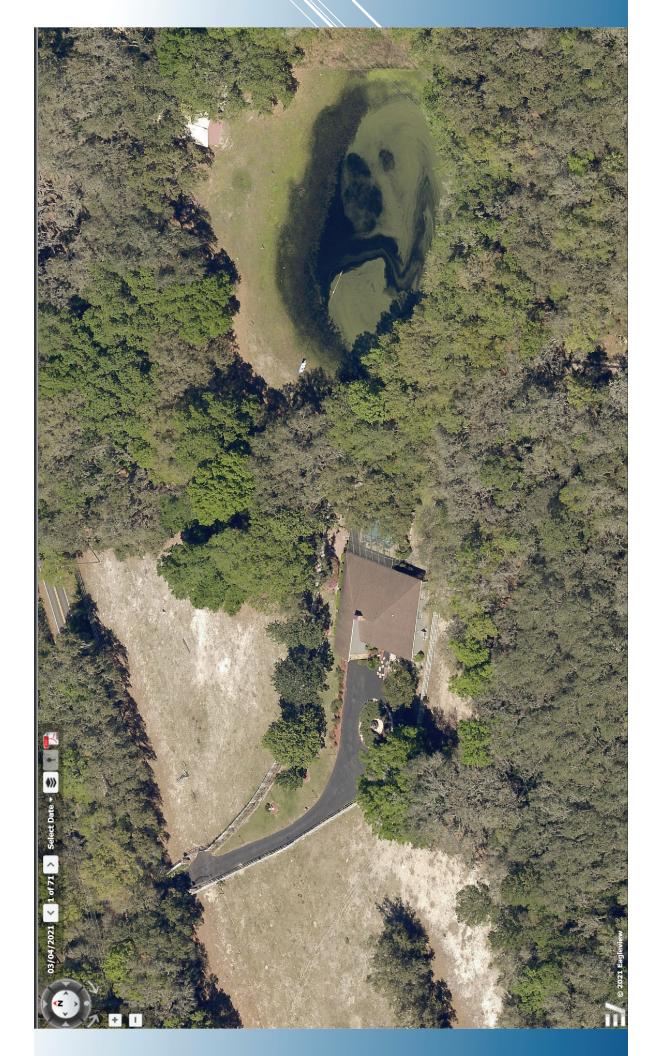


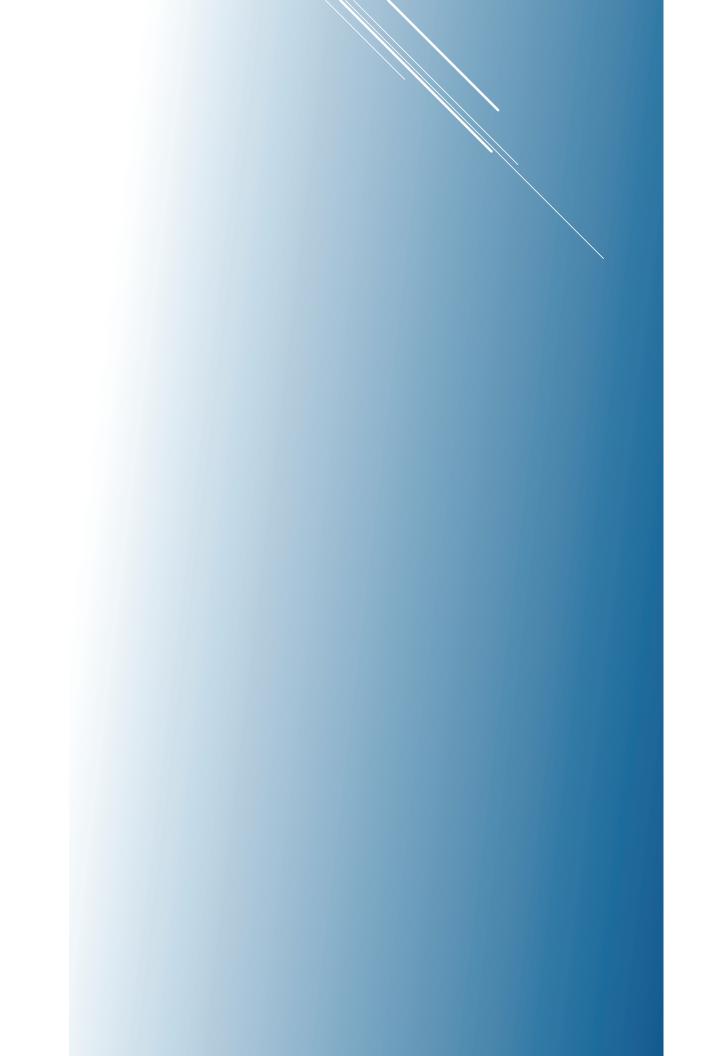
## LTE AWS Proposed Coverage



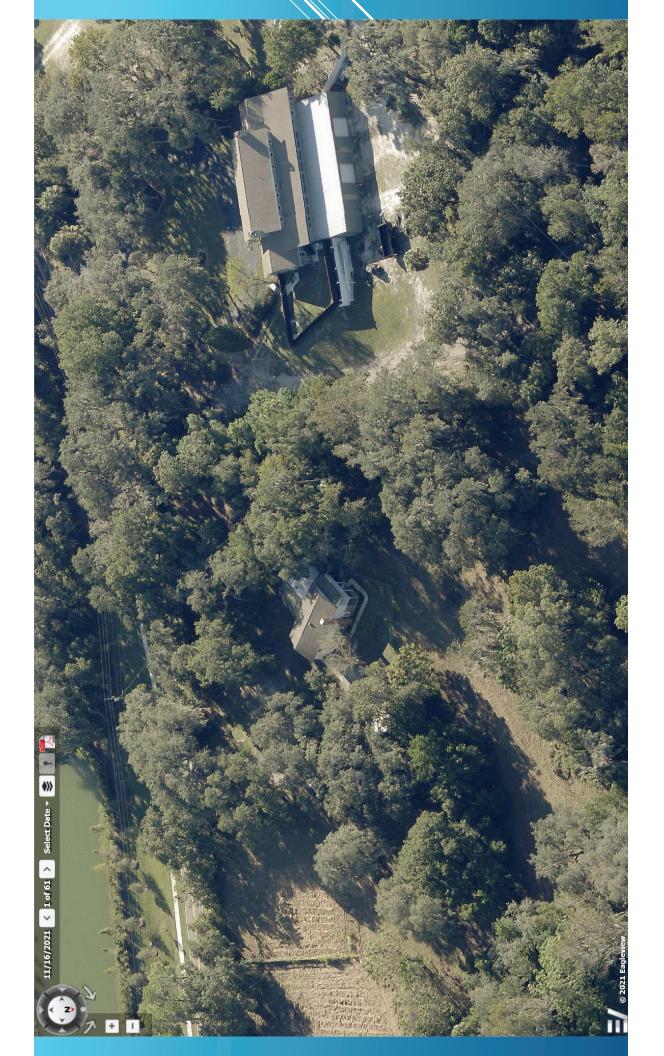


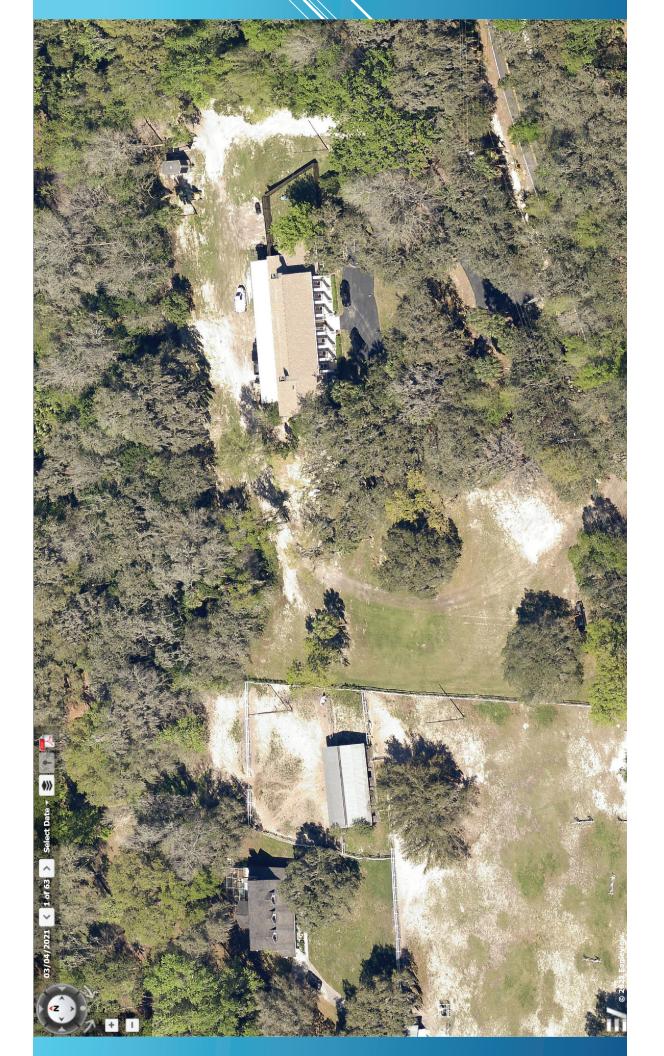
# **1 SOURCE – FISHHAWK**

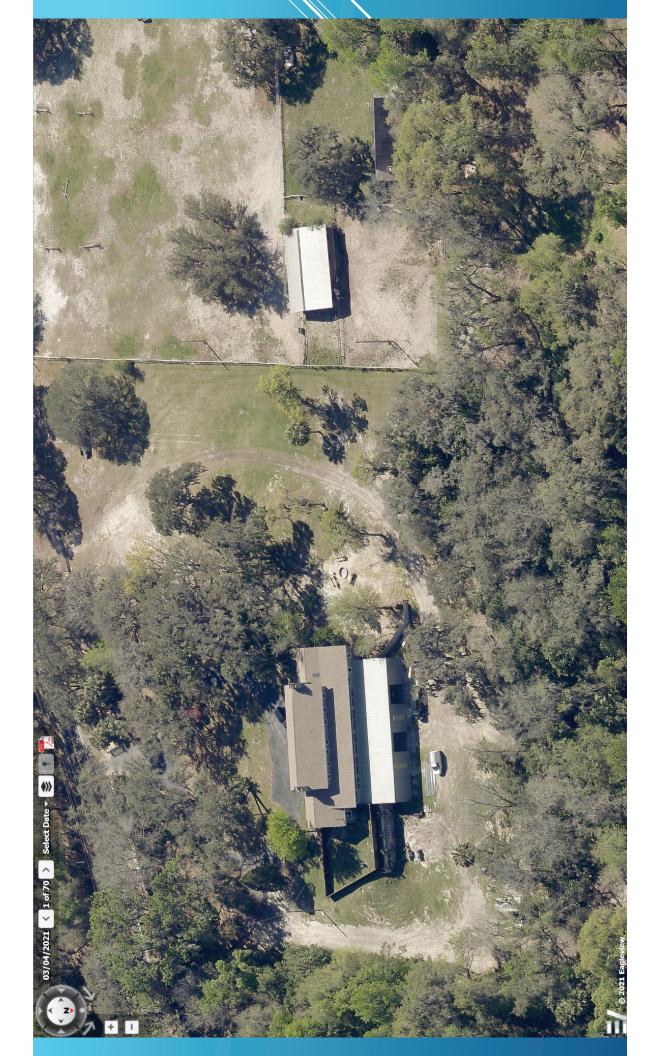


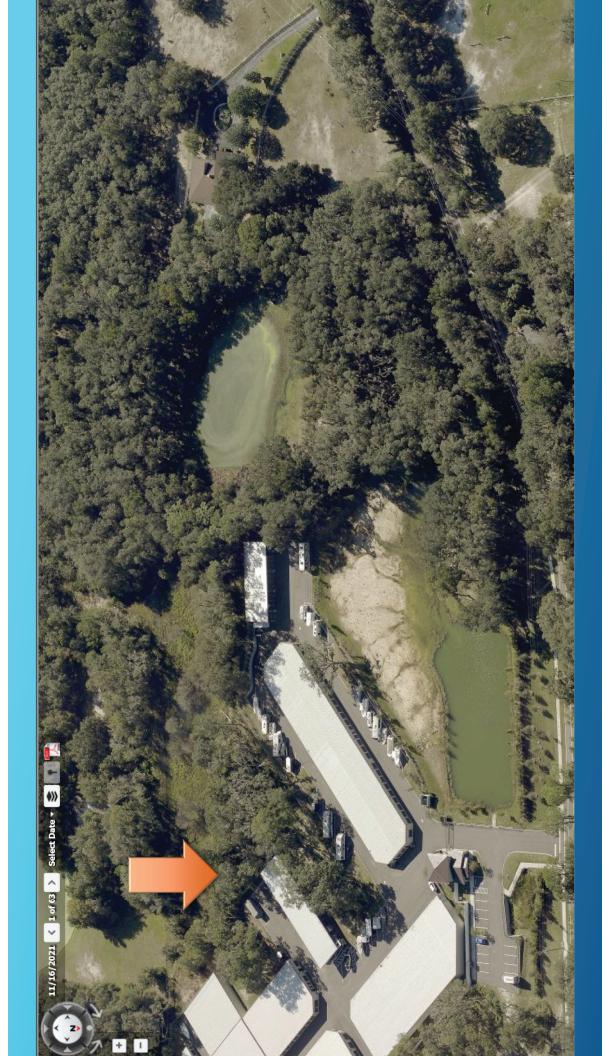




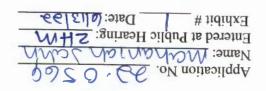








# **1 SOURCE – FISHHAWK**



KeyCite Yellow Flag - Negative Treatment

Proposed Legislation

United States Code Annotated

Chapter 5. Wire or Radio Communication (Refs & Annos) Title 47. Telecommunications (Refs & Annos)

Part I. General Provisions Subchapter III. Special Provisions Relating to Radio (Refs & Annos)

47 U.S.C.A. § 332

§ 332. Mobile services

Effective: March 23, 2018

Currentness

(a) Factors which Commission must consider

(c) Regulatory treatment of mobile services

(1) Common carrier treatment of commercial mobile services

...

(7) Preservation of local zoning authority

(A) General authority

service facilities. or instrumentality thereof over decisions regarding the placement, construction, and modification of personal wireless Except as provided in this paragraph, nothing in this chapter shall limit or affect the authority of a State or local government

(B) Limitations

(i) The regulation of the placement, construction, and modification of personal wireless service facilities by any State or

local government or instrumentality thereof--

(I) shall not unreasonably discriminate among providers of functionally equivalent services; and

(II) shall not prohibit or have the effect of prohibiting the provision of personal wireless services.

(ii) A State or local government or instrumentality thereof shall act on any request for authorization to place, construct, or modify personal wireless service facilities within a reasonable period of time after the request is duly filed with such government or instrumentality, taking into account the nature and scope of such request.

(iii) Any decision by a State or local government or instrumentality thereof to deny a request to place, construct, or modify personal wireless service facilities shall be in writing and supported by substantial evidence contained in a written record.

(iv) No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions.

(v) Any person adversely affected by any final action or failure to act by a State or local government or any instrumentality thereof that is inconsistent with this subparagraph may, within 30 days after such action or failure to act, commence an action in any court of competent jurisdiction. The court shall hear and decide such action on an expedited basis. Any person adversely affected by an act or failure to act by a State or local government or any instrumentality thereof that is inconsistent with clause (iv) may petition the Commission for relief.

(C) Definitions

For purposes of this paragraph--

(i) the term "personal wireless services" means commercial mobile services, unlicensed wireless services, and common carrier wireless exchange access services;

(ii) the term "personal wireless service facilities" means facilities for the provision of personal wireless services; and

(iii) the term "unlicensed wireless service" means the offering of telecommunications services using duly authorized devices which do not require individual licenses, but does not mean the provision of direct-to-home satellite services (as defined in section 303(v) of this title).

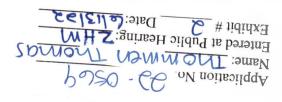
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47 U.S.C.A. § 332, 47 USCA § 332 Current through P.L. 116-259. Some statute sections may be more current, see credits for details.

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## Workers Health & Safety Centre





## Cell tower radiation linked with cancer in new study

4



xebnl awell of 05

April 06, 2018 Statistics and Trends, Work hazards, Prevention



ls your workplace or home located near a cell tower? There may be reason for

A new study, billed as the largest of its kind, has shown that radiofrequency radiation (RFR) emitted from cell towers increases cancer rates in rats.

The finding has the potential to shatter Health Canada's radiofrequency exposure guidelines outlined in Safety Code 6.

"...a person can legally be exposed to this level of radiation," says Ronald Melnick, senior science advisor with the Environmental Health Trust. "Yet cancers occurred in these animals at these legally permitted levels.

"Governments need to strengthen regulations to protect the public from these "Governments need to strengthen regulations to protect the public from these

Map: See how close you are to a cell tower

" U.S. researchers release landmark study on cell phones and cancer

The Ramazzini Institute study found a significant increase in the incidence of Schwannoma, a rare and highly malignant form of cancer, in the hearts of male tats exposed to the highest level of RFR. It also found increases in malignant brain tumors in female rats and precancerous conditions in both male and female rats.

In the landmark study, rats were exposed to "environmental" cell tower radiation for 19 hours per day, from prenatal life until natural death, reproducing the exposure generated by a 1.8 GHz cellphone radio base station antenna at a strength of 50 volts per metre.

This is significantly lower than what's currently considered safe in Canada.

Health Canada's Safety Code 6 currently allows for exposure in the frequency range of 3 kHz to 300 GHz. At 1.8 GHz, the code allows for 137 volts per metre in workplaces – significantly higher than the electric field strength in the study.

The Ontario Ministry of Labour uses this same guideline.

Recent studies on cell phone radiation by the U.S. National Toxicology Program

came to similar findings: male rats treated at the highest dose of RFR developed the same unusual cancer.

On the basis of these studies and now reinforced by the Ramazzini Institute study, researchers are also calling for the International Agency for Research on Cancer (IARC) to reclassify RFR. In 2011, IARC classified it as possibly carcinogenic to humans.

The strength of radiofrequency fields is greatest at its source, and diminishes quickly with distance, according to the World Health Organization (WHO). In other words, the closer you are to an antenna, the more radiofrequency radiation you are exposed to.

"Typical values inside of buildings at distances up to 200 metres from base station sites are in the range of 0.1 - 1 (volts per metre)," according to a WHO report on base station exposure.

WHSC offers a wide range of training programs, including EMF's and Dirty Electricity, as well as resources to help workplace hazards. Many of these regal rights and responsibilities related to workplace hazards. Many of these resources also offer essential insight into the information and tools needed to resources also offer essential workplace and environmental carcinogens.



Pew Research Center. (Photo by Susanne Nilsson via Flickr)

on a quest to prove that radiation from cellphones is unsafe. But, he said, most people UC Berkeley and director of Berkeley's Center for Family and Community Health, has been For more than a decade, Joel Moskowitz, a researcher in the School of Public Health at

now, and, in many ways, we need them to function in our daily lives. I think the idea that "People are addicted to their smartphones," said Moskowitz. "We use them for everything

": shey're potentially harming our health is too much for some people

don't want to hear it.

Since cellphones first came onto the market in 1983, they have gone from clunky devices with bad reception to today's sleek, multifunction smartphones. And although **cellphones are now used by nearly all American adults**, considerable research suggests that longterm use poses health risks from the radiation they emit, said Moskowitz.

"Cellphones, cell towers and other wireless devices are regulated by most governments," said Moskowitz. "Our government, however, stopped funding research on the health effects of radiofrequency radiation in the 1990s."

Since then, he said, research has shown significant adverse biologic and health effects — including brain cancer associated with the use of cellphones and other wireless devices. And now, he said, with the fifth generation of cellular technology, known as **5G, there is an even bigger reason** 

for concern.

Berkeley News spoke with Moskowitz about the health risks of cellphone radiation, why the topic is so controversial and

what we can expect with the rollout of 5G.

Joel Moskowitz is a researcher in the School of Public Health and director and Community Health at UC Berkeley. (School of Public Health photo)

Berkeley News: I think we should address upfront is how controversial this research is. Some scientists have said that these findings are without basis and that there isn't enough evidence that cellphone radiation is harmful to our health. How do you respond to that?

Joel Moskowitz: Well, first of all, few scientists in this country can speak knowledgeably

about the health effects of wireless technology. So, I'm not surprised that people are

skeptical, but that doesn't mean the findings aren't valid.



A big reason there isn't more research about the health risks of radiofrequency radiation exposure is because the U.S. government stopped funding this research in the 1990s, with the exception of a **\$30 million rodent study** published in 2018 by the National Institute of Environmental Health Sciences' National Toxicology Program, which found "clear evidence" of carcinogenicity from cellphone radiation.

In 1996, the Federal Communications Commission, or FCC, adopted exposure guidelines that limited the intensity of exposure to radiofrequency radiation. These guidelines were designed to prevent significant heating of tissue from short-term exposure to radiofrequency radiation, not to protect us from the effects of long-term exposure to levels of modulated, or pulsed, radiofrequency radiation, which is produced by cellphones, cordless phones and other wireless devices, including Wi-Fi. Yet, **the preponderance of research published since 1990** finds adverse biologic and health effects from long-term exposure to radiofrequency radiation, including DNA damage.

More than 250 scientists, who have published over **2**,000 papers and letters in professional journals on the biologic and health effects of non-ionizing electromagnetic fields produced by wireless devices, including cellphones, have signed the **International EMF Scientist Appeal**, which calls for health warnings and stronger exposure limits. So, there are many scientists who agree that this radiation is harmful to our health.

## I first heard you speak about the <u>health risks of</u> <u>cellphone radiation</u> at Berkeley in 2019, but you<sup>2</sup>ve been doing this research since 2009. What led you to pursue this research?

I got into this field by accident, actually. During the past 40 years, the bulk of my research has been focused on tobacco-related disease prevention. I first became interested in cellphone radiation in 2008, when Dr. Seung-Kwon Myung, a physician scientist with the National Cancer Center of South Korea, came to spend a year at the Center for Family and

Community Health. He was involved in our smoking cessation projects, and we worked with him and his colleagues on two reviews of the literature, one of which addressed the tumor risk from cellphone use.

At that time, I was skeptical that cellphone radiation could be harmful. However, since I was dubious that cellphone radiation could cause cancer, I immersed myself in the literature regarding the biological effects of low-intensity microwave radiation, emitted by cellphones and other wireless devices.

After reading many animal toxicology studies that found that this radiation could increase oxidative stress — free radicals, stress proteins and DNA damage — I became increasingly convinced that what we were observing in our review of human studies was indeed a real risk.

## While Myung and his colleagues were visiting the Center for Family and Community Health, you reviewed case-control studies examining the association between mobile phone use and tumor risk. What did you find?

Our **2009 review**, published in the Journal of Clinical Oncology, found that heavy cellphone use was associated with increased brain cancer incidence, especially in studies that used higher quality methods and studies that had no telecommunications industry funding.

Last year, **we updated our review**, published in the *International Journal* of *Environmental Research and Public Health*, based on a meta-analysis of 46 case-control studies — twice as many studies as we used for our 2009 review — and obtained similar findings. Our main takeaway from the current review is that approximately 1,000 hours of lifetime cellphone use, or about 17 minutes per day over a 10-year period, is associated with a statistically significant 60% increase in brain cancer.

## Why did the government stop funding this kind of research?

The telecommunications industry has almost complete control of the FCC, according to **Captured Agency**, a monograph written by journalist Norm Alster during his zo14-15 fellowship at Harvard University's Center for Ethics. There's a revolving door between the membership of the FCC and high-level people within the telecom industry that's been going on for a couple of decades now.

The industry spends about \$100 million a year lobbying Congress. The **CTIA**, which is the major telecom lobbying group, spends \$12.5 million per year on 70 lobbying and lobby on various issues. The industry as a whole spends \$132 million a year on lobbying and provides \$18 million in political contributions to members of Congress and others at the provides \$18 million in political contributions to members of Congress and others at the provides \$18 million in political contributions to members of Congress and others at the provides \$18 million in political contributions to members of Congress and others at the provides \$18 million in political contributions to members of Congress and others at the provides \$18 million in political contributions to members of Congress and others at the provides \$18 million in political contributions to members of Congress and others at the provides \$18 million in political contributions to members of Congress and others at the provides \$18 million in political contributions to members of Congress and others at the provides \$18 million in political contributions to members of Congress and others at the provides \$18 million in political contributions to members of Congress and others at the provides \$18 million in political contributions to members to members of Congress and others at the provides \$18 million in political contributions to members to members of Congress and others at the provides \$18 million in political contributions to members to members of Congress and others at the provides \$18 million in political contributions to members to members of Congress and others at the provides \$18 million in political contributions to members to members of Congress and others at the provides \$18 million in political contributions to members to members of Congress and others at the provides \$18 million in political contributions to members to members of Congress and others at the political contributions at the provides \$18 million at the political contributions at the political contre

## The telecom industry's influence over the FCC, as you describe, reminds me of the tobacco industry and the advertising power it had in downplaying the risks of smoking cigarettes.

Yes, there are strong parallels between what the telecom industry has done and what the tobacco industry has done, in terms of marketing and controlling messaging to the public. In the 1940s, tobacco companies hired doctors and dentists to endorse their products to physicist from academia to assure policymakers that microwave radiation is safe. The telecom industry not only uses the tobacco industry playbook, it is more economically and politically powerful than Big Tobacco ever was. This year, the telecom industry will spend over \$18 billion advertising cellular technology worldwide.

## You mentioned that cellphones and other wireless devices use modulated, or pulsed, radiofrequency wireless devices work, and how the radiation they emit is different from radiation from other household appliances, like a microwave?

Basically, when you make a call, you've got a radio and a transmitter. It transmits a signal to the nearest cell tower. Each cell tower has a geographic cell, so to speak, in which it can communicate with cellphones within that geographic region or cell.

Then, that cell tower communicates with a switching station, which then searches for whom you're trying to call, and it connects through a copper cable or fiber optics or, in point. Then, that access point either communicates directly through copper wires through a landline or, if you're calling another cellphone, it will send a signal to a cell tower within the cell of the receiver and so forth.

The difference is the kind of microwave radiation each device emits. With regard to cellphones and Wi-Fi and Bluetooth, there is an information-gathering component. The waves are modulated and pulsed in a very different manner than your microwave oven.

### What, specifically, are some of the health effects associated with long-term exposure to low-level modulated radiofrequency radiation emitted from wireless devices?

Many biologists and electromagnetic field scientists believe the modulation of wireless devices makes the energy more biologically active, which interferes with our cellular mechanisms, opening up calcium channels, for example, and allowing calcium to flow into

the cell and into the mitochondria within the cell, interfering with our natural cellular processes and leading to the creation of stress proteins and free radicals and, possibly, DNA damage. And, in other cases, it may lead to cell death.

In zoor, based upon the biologic and human epidemiologic research, low-frequency fields were classified as "possibly carcinogenic" by the International Agency for Research on Cancer (IARC) of the World Health Organization. In zorr, the IARC classified radiofrequency radiation as "possibly carcinogenic to humans," based upon studies of cellphone radiation and brain tumor risk in humans. Currently, we have considerably more evidence that would warrant a stronger classification.

Most recently, on March 1, sos1, **a report was released by the former director of the National Center for Environmental Health at the Centers for Disease Control and Prevention**, which concluded that there is a "high probability" that radiofrequency radiation emitted by cellphones causes gliomas and acoustic neuromas, two types of brain tumors.

## Let's talk about the fifth generation of cellphone technology, known as 5G, which is already available in limited areas across the U.S. What does this mean for cellphone users and what changes will come with it?

For the first time, in addition to microwaves, this technology will employ millimeter waves, which are much higher frequency than the microwaves used by 3G and 4G. Millimeter waves uses can't travel very far, and they're blocked by fog or rain, trees and building materials, so the industry estimates that it'll need 800,000 new cell antenna sites.

Each of these sites may have cell antennas from various cellphone providers, and each of these antennas may have microarrays consisting of dozens or even perhaps hundreds of little antennas. In the next few years in the U.S., we will see deployed roughly 2.5 times

more antenna sites than in current use unless wireless safety advocates and their

representatives in Congress or the judicial system put a halt to this.

### How are millimeter waves different from microwaves, in terms of how they affect our bodies and the environment?

Millimeter wave radiation is largely absorbed in the skin, the sweat glands, the peripheral nerves, the eyes and the testes, based upon the **body of research that's been done on millimeter waves**. In addition, this radiation may cause hypersensitivity and biochemical alterations in the immune and circulatory systems — the heart, the liver, kidneys and brain.

Millimeter waves can also harm insects and promote the growth of drug-resistant pathogens, so it's likely to have some widespread environmental effects for the microenvironments around these cell antenna sites.

## What are some simple things that each of us can do to reduce the risk of harm from radiation from cellphones and other wireless devices?

First, minimize your use of cellphones or cordless phones — use a landline whenever possible. If you do use a cellphone, turn off the Wi-Fi and Bluetooth if you're not using Wi-Fi and turning off the cellular because this will likely result in less radiation exposure than using the cellular network.

Second, distance is your friend. Keeping your cellphone 10 inches away from your body, as compared to one-tenth of an inch, results in a 10,000-fold reduction in exposure. So, keep your phone away from your head and body. Store your phone in a purse or backpack. If

you have to put it in your pocket, put it on airplane mode. Text, use wired headphones or speakerphone for calls. Don't sleep with it next to your head — turn it off or put it in

Third, use your phone only when the signal is strong. Cellphones are programmed to increase radiation when the signal is poor, that is when one or two bars are displayed on your phone. For example, don't use your phone in an elevator or in a car, as metal structures interfere with the signal.

Also, I encourage people to learn more about the 150-plus local groups affiliated with **Americans for Responsible Technology**, which are working to educate policymakers, urging them to adopt cell tower regulations and exposure limits that fully protect us and the environment from the harm caused by wireless radiation.

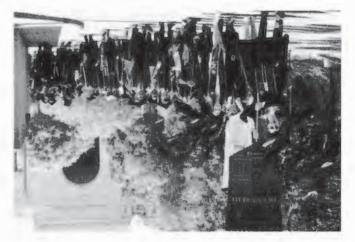
For safety tips on how to reduce exposure to wireless radiation from the California Department of Public Health and other organizations, Moskowitz recommends readers visit his website, **saferemr.com**, **Physicians for Safe Technology** and the

## Environmental Health Trust.

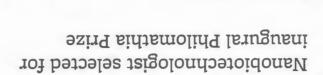
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## Antenna Towers Attract Additional Lightning Strikes

Atmospheric scientists evaluate the influence of human-made structures on lightning data.

By <mark>S. Witman</mark> 7102 YeM 32



Tower-initiated lightning observed from a Wichita, Kan., neighborhood on 9 June 2007. Credit: Kiel L. Ortega

#### Source: Geophysical Research Letters

Over the past 30 years, a proliferation of new technologies (especially cell phones) has increased the number of antenna towers in the United States more than threefold.

Advancements in broadcasting technologies also assisted in the development of the National Lightning Detection Network (NLDN), a web of 100 sensors that can detect lightning strikes the ground. Within seconds, these towers transmit data on the location, time, and **polarity** (positive or negative electrical charge) of the lightning strike to a **global database** via satellite.

The NLDN database is the crux of numerous climate studies, as it catalogs lightning strokes and **flashes** across a vast area. Following an upgrade in 1995, this U.S. network has consistently detected <u>cloud-to-</u> **ground lightning** strikes—the classic bolt of lightning—95% of the time.

However, it's an imperfect system. Studies dating back to the 1960s show that antenna towers attract lightning strikes to a greater elevations. However, many studies 20 kilometers), potentially masking smaller-scale lightning anomalies. Thus, lightning driven by other human-made structures might be, in reality, behaving differently than what is reflected in broad use of the data.

To test the accuracy of current lightning measurements, <u>Kingfield et al.</u> (a research group from The University of Oklahoma in Norman, Okla., the heart of <u>storm country</u>) mapped 20 years of NLDN cloud-to-ground lightning data in a grid spaced into 500-

meter cells. The researchers found that nearly all (99.8%) of the grid cells with more than 100 cloud-to-ground lightning strikes recorded were within a kilometer of an ontenna tower registered with the Federal Communications Commission. They also found that the taller the tower was, the greater the likelihood of a cloud-to-ground lightning strike occurring was.

For instance, 619 cloud-to-ground lightning strikes, the most measured in a single grid cell, were recorded near a 331-meter-tall tower located in the Boston Mountains 30.6 kilometers southeast of Fayetteville, Ark., whereas 163 cloud-to-ground strikes were measured near the Willis Tower (520 meters furthermore, there was a 631% increase in furthermore, there was a 631% increase in northern Wisconsin when compared to an area roughly 2–5 kilometers away.

lightning increased immediately after a so-called hot spots where cloud-to-ground find was the identification and tracking of 117% higher. An exceptionally surprising trequency at the same locations was about kilometers away. From March to August, the 7–5 node noiger a ni nation about 2–5 lightning strikes near a tower was about Plains, the frequency of all cloud-to-ground February, throughout the northern Great example, they found that from September to wide range of locations and dates. For The researchers, however, decided to cover a a significant effect on lightning frequency. geographies and seasons, both of which have Most past studies have examined limited

tower's construction.

As a whole, the study quantifies the increased likelihood of lightning strikes occurring near human-made towers. Its especially the tallest of these towers. Its predictability, of this common atmospheric phenomenon will inform many meteorological and climatological studies to come. (Geophysical Research Letters, https://doi.org/10.1002/2017GL07344.9,

—Sarah Witman, Freelance Writer

#### Citation:

Witman, S. (2017), Antenna towers attract additional lightning strikes, Eos, 98, <u>https://doi.org/10.1029/2017E0074341</u>. Published on 26 May 2017.

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# Do neighborhood cell towers

by <u>Diana Dietz</u> on July 29, 2014

A recent survey by the National Institute for Science, Law & Public Policy (NISLAPP) found that 94 percent of homebuyers are "less interested and would pay less" for a property located near a cell tower or antenna.

<u>Neighborhood Cell Towers & Antennas–Do They Impact a</u> <u>Property's Desirability?</u> also found that properties where a cell tower or group of antennas are placed on top of or attached to a building is problematic for buyers.

Of the 1,000 people who responded to the survey, 79 percent said that under no circumstances would they ever purchase or rent a property within a few blocks of a cell tower or antennas, and almost 90 percent said they were concerned about the increasing number of cell towers in their residential neighborhood.

Jim Turner, Esq., Chairman of the NISLAPP, said in a statement, "The results of the 2014 NISLAPP survey suggest there is now a high awareness about potential risks from cell towers and antennas, including among people who have never experienced cognitive or physical effects from the radiation."

He added, "A study of real estate sales prices would be

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beneficial at this time in the United States to determine what discounts homebuyers are currently placing on properties near cell towers and antennas."

The NISLAPP survey reinforced the findings of a study by Sandy Bond, Ph.D. of the New Zealand Property Institute, and Past President of the Pacific Rim Real Estate Society (PRRES), published in *The Appraisal Journal* in 2006.

<u>The Impact of Cell Phone Towers on House Prices in</u> <u>Residential Neighborhoods</u> study found that buyers would pay as much as 20 percent less, as determined at that time by an opinion survey in addition to a sales price analysis.

NAR hosts <u>a field guide</u> to cell phone towers on its website. eBooks, field guides, and research reports are available to NAR members.

**Zopics** 

## Related Articles



#### Health Concerns if Cell Towser is too close to Residential Homes:

Effects include increased cancer risk, cellular stress, increase in harmful free radicals, genetic damages, structural and functional changes of the reproductive system, learning and memory deficits, neurological disorders, and negative impacts on general well-being in humans.

Disrupted sleep, headaches, dizziness, altered reflexes, depression, fatigue, joint pains, heart disorders, Alzheimer's, Parkinson, DNA damage and cancers.

Based on findings like these, a minimum safety distance of 1/4 mile (1320 feet) might be considered prudent. And again, individuals with EMF hypersensitivity or other serious health issues may want to consider a much greater safety distance, perhaps a half mile, or even more.

#### Reducing Property Value:

Prices in Residential Neighborhoods," which was published in The Appraisal Journal in 2006, found that buyers would pay as much as 20 percent less for a property near a cell tower or antenna.

1.) 94% of people surveyed would not buy or rent a home next to a cell tower:

http://www.businesswire.com/news/home/20140703005726/en/Survey-National-Institute-Science-Law-Public-Policy

2.) Palo Alto community successfully stops a proposed AT&T cell tower at a Catholic church. They cite a 20% drop in property values in other communities. A very effective campaign for any neighborhood to model:

#### http://mos.gninneho29011er9wofll95on.www//:qffh

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#### There are Three in the immediate vicinity:



## PARTY OF RECORD

#### **Rome, Ashley**

From: Sent: To: Subject: Attachments: Timoteo, Rosalina Monday, June 6, 2022 10:52 AM Rome, Ashley FW: MM 22-0569 Site Plan image003.png

Hi Ashley,

Can you please process this. See email below. Thank you, Rosa

From: Marshall, Colleen <MarshallC@hillsboroughcounty.org>
Sent: Monday, June 6, 2022 10:21 AM
To: Timoteo, Rosalina <TimoteoR@HillsboroughCounty.ORG>
Subject: FW: MM 22-0569 Site Plan

Good Morning Rosa,

Can you please place this email in the party of record folder for MM 22-0569?

Thank you,

#### **Colleen Marshall, AICP, CFM**

Principal Planner Development Services Department

P: (813) 272-5828 E: <u>marshallc@HCFLGov.net</u> W: <u>HCFLGov.net</u>

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

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From: Elizabeth Thomas <<u>elizabethathomas11@gmail.com</u>> Sent: Monday, June 6, 2022 9:17 AM To: Marshall, Colleen <<u>MarshallC@hillsboroughcounty.org</u>> Subject: Re: MM 22-0569 Site Plan Hello Ms Marshall

Can u let me know what is the distance of the cell tower to my property line (5115 lithia springs rd) I am trying to find the owner of the property just across the from the parcel. Will u be able to give me the folio # and the name of the owner and contact #.( only renters are there)

Elizabeth Thomas

On Fri, Jun 3, 2022, 3:56 PM Marshall, Colleen <<u>MarshallC@hillsboroughcounty.org</u>> wrote:

Good Afternoon,

Attached is a site plan that shows the proposed wireless communication tower location. Written documentation can be submitted up to 2 business days prior to the public hearing. This can be submitted by email to <u>Hearings@hillsboroughcounty.org</u>. Be sure to reference the case number 22-0569 when sending emails so it is placed into the appropriate case file.

#### **Colleen Marshall, AICP, CFM**

**Principal Planner** 

**Development Services Department** 

P: (813) 272-5828

E: marshallc@HCFLGov.net

W: HCFLGov.net

601 E. Kennedy Blvd., Tampa, FL 33602

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