Rezoning Application:	PD 22-0442
Zoning Hearing Master Date:	July 25, 2022
BOCC Land Use Meeting Date:	September 13, 2022

Hillsborough County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant:	Isabelle Albert, AICP, Hall Associates, Inc.
FLU Category:	AE
Service Area:	Rural
Site Acreage:	43.7 AC +/-
Community Plan Area:	None
Overlay:	None
Request:	Rezoning to Planned Development

Request Summary:
The existing zoning is AS-0.4 (Agricultural, Single-Family Estate) which permits agricultural and single family residential uses pursuant to the development standards in the table below. The proposed zoning for Planned Development (site plan controlled district) to allow a skydiving facility, an aircraft landing field, agricultural uses and ancillary uses pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

Zoning:		
	Current AS-0.4 Zoning	Proposed PD Zoning
Uses	Agricultural, Single Family Residential	Sky Diving Facility, aircraft landing field, Agricultural, and ancillary uses.
Mathematical Maximums *	17 dwelling units	476,001 square feet

*Mathematical Maximums may be reduced due to roads, stormwater and other improvements

Development Standards:		
	Current AS-0.4 Zoning	Proposed PD Zoning
Density / Intensity	Under the existing AS-0.4 zoning districts a maximum of 476,001.9 square footage is allowable (based in 0.25 FAR in AE)	Under the proposed PD 22-0442, a maximum of 5000 square footage is allowable
Lot Size / Lot Width	108,900 sf / 150’	1,904,007.6 AC / 150’

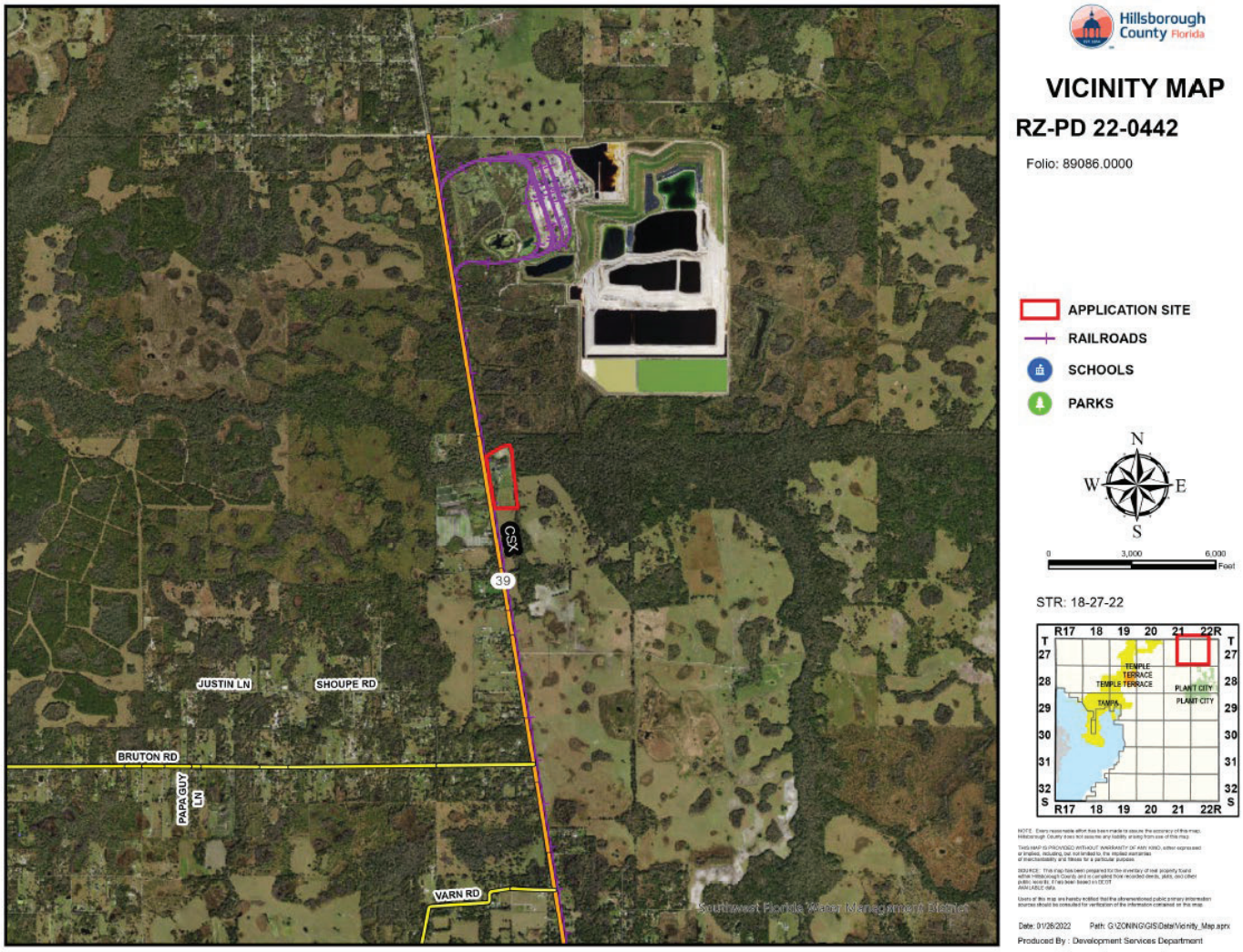
Setbacks/Buffering and Screening	50' Front 25' Side 50' Rear	50' Front 30-feet, type C screening along the north, east and southern property lines.
Height	50 feet, except as defined in LDC 6.01.01 Lot Development standards, Endnotes 8 and 11.	50 feet, except as defined in LDC 6.01.01 Lot Development standards, Endnotes 8 and 11

Additional Information:	
PD Variations	None requested
Waiver(s) to the Land Development Code	None requested

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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

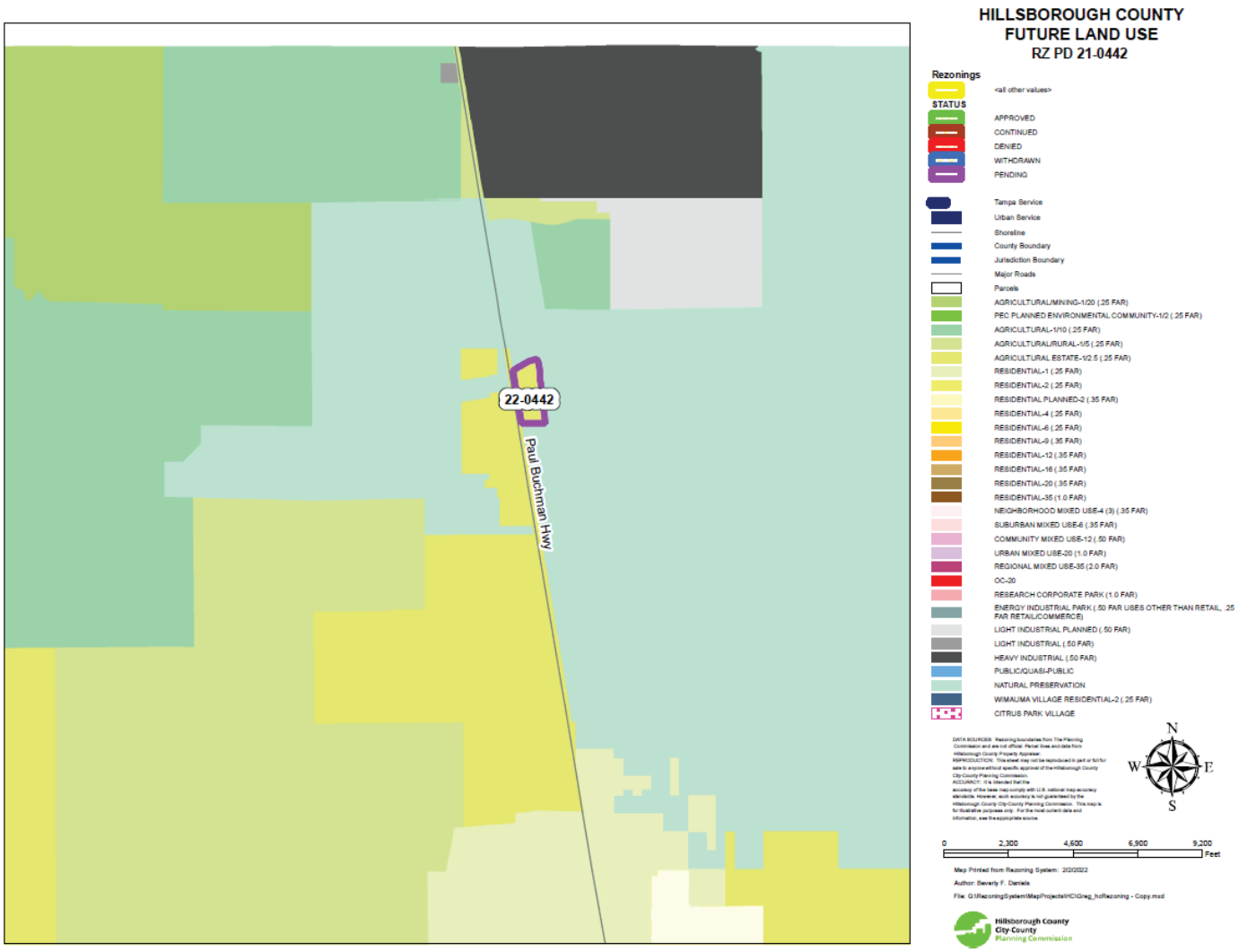


Context of Surrounding Area:

The parcel is located along Paul Buchman Hwy, a 2 lane principal arterial highway, with agricultural zoning to the north, south, west and east along the Paul Buchman frontage. The agriculturally zoned parcel to the east, north and south is a County owned natural preserve. To the west across Paul Buchman Hwy are several properties occupied with single family homes.

2.0 LAND USE MAP SET AND SUMMARY DATA

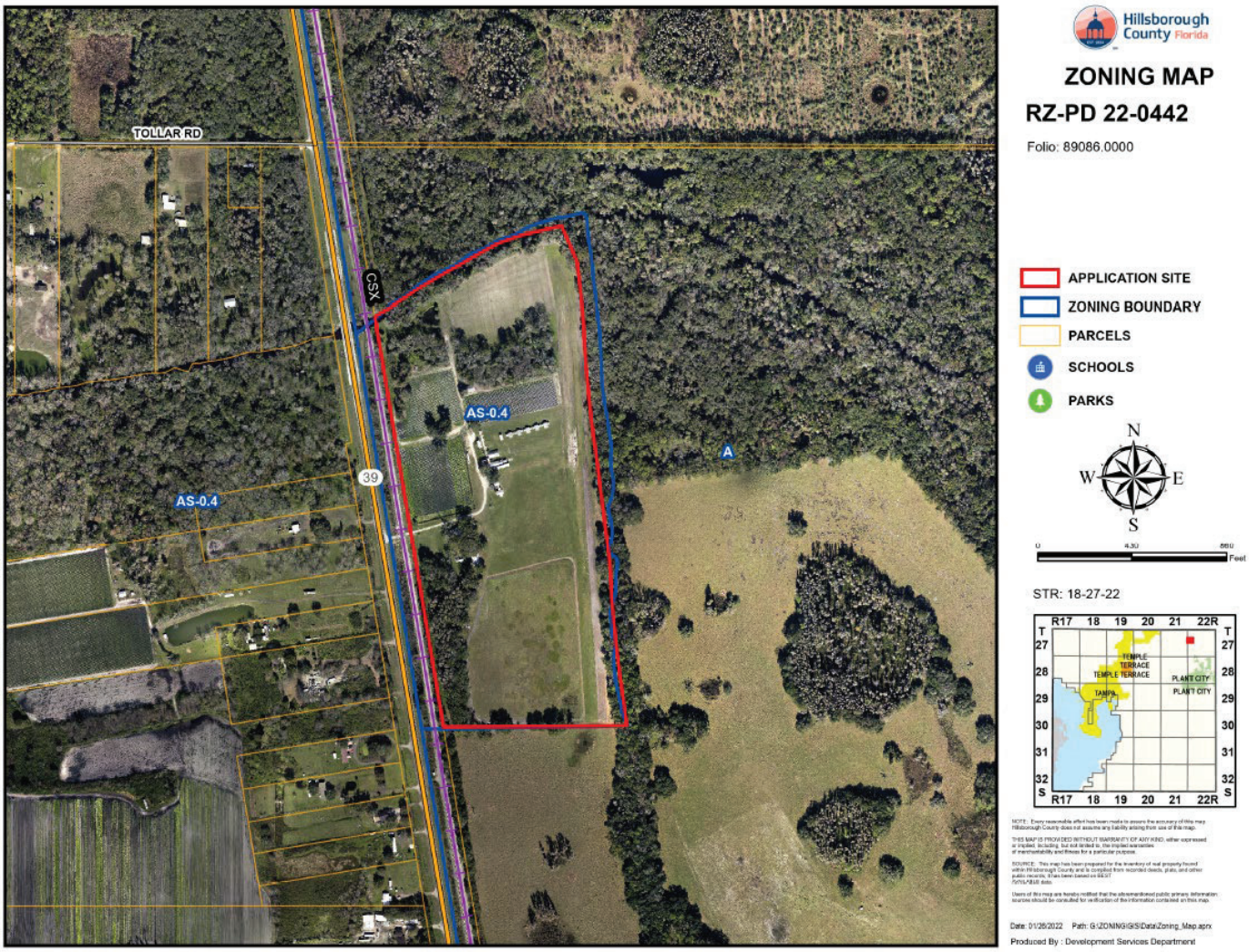
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Agricultural Estate-1/2.5
Maximum Density/F.A.R.:	0.25 FAR
Typical Uses:	Farms, ranches, residential, rural commercial, offices, multi-purpose projects

2.0 LAND USE MAP SET AND SUMMARY DATA

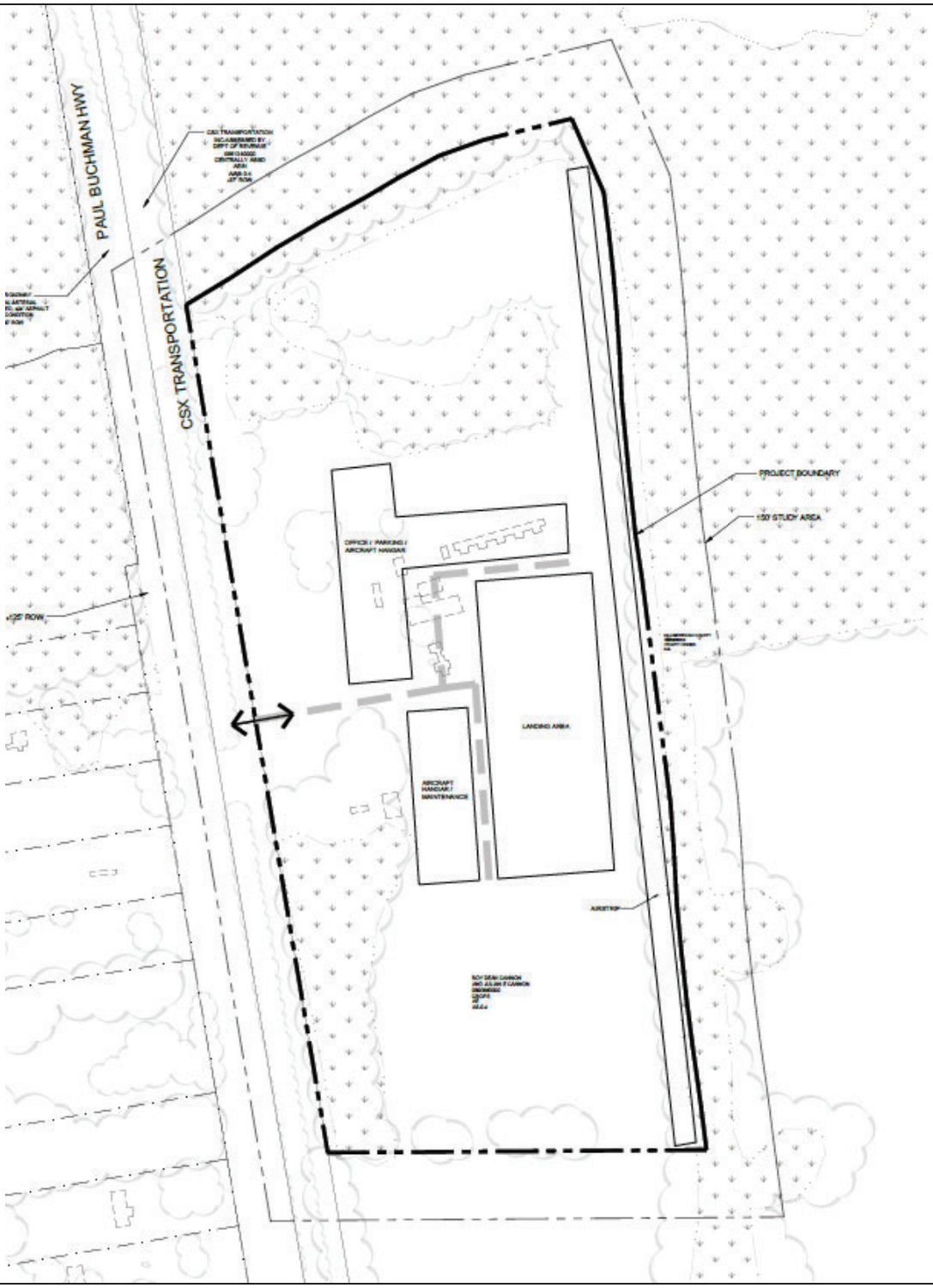
2.3 Immediate Area Map



Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	A	0.1 DU/AC	Agricultural, Single Family Residential	Natural Preserve
South	A	0.1 DU/AC	Agricultural, Single Family Residential	Natural Preserve
East	A	0.1 DU/AC	Agricultural, Single Family Residential	Natural Preserve
West	AS-0.4	0.4 DU/A, 0.25 FAR by FLU	Agricultural, Single Family Residential	Single Family Residential

2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

Adjoining Roadways (check if applicable)			
Road Name	**Classification**	**Current Conditions**	**Select Future Improvements**
Paul Buchman Rd (SR 39)	FDOT Principal Arterial - Rural	2 Lanes ☐Substandard Road ☐Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐Not applicable for this request			
	Average Annual Daily Trips	**A.M. Peak Hour Trips**	**P.M. Peak Hour Trips**
Existing	160	13	17
Proposed	149	16	16
Difference (+/-)	-11	+3	-1

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

Connectivity and Cross Access ☐Not applicable for this request				
Project Boundary	**Primary Access**	**Additional Connectivity/Access**	**Cross Access**	**Finding**
North		None	None	Meets LDC
South		None	None	Meets LDC
East	X	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.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY			
Environmental:	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Environmental Protection Commission	☐ Yes ☒ No	☒ Yes ☐ No	
Natural Resources	☐ Yes ☒ No	☐ Yes ☒ No	
Conservation & Environmental Lands Mgmt.	☐ Yes ☒ No	☐ Yes ☒ No	
Check if Applicable: ☒ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☒ Wellhead Protection Area ☒ Surface Water Resource Protection Area ☐ Potable Water Wellfield Protection Area	☒ Significant Wildlife Habitat ☐ Coastal High Hazard Area ☐ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☐ Other _____		
Public Facilities:	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Transportation ☐ Design Exception/Adm. Variance Requested ☐ Off-site Improvements Provided	☐ Yes ☒ No	☒ Yes ☐ No	See report.
Utilities Service Area/ Water & Wastewater ☐Urban ☐ City of Tampa ☒Rural ☐ City of Temple Terrace	☐ Yes ☒ No	☒ Yes ☐ No	
Hillsborough County School Board Adequate ☐ K-5 ☐6-8 ☐9-12 ☒N/A Inadequate ☐ K-5 ☐6-8 ☐9-12 ☒N/A	☐ Yes ☐ No	☐ Yes ☐ No	
Impact/Mobility Fees **We do not have a use for Recreational Skydiving operation or airfield, and there is nothing that represents a closest fit in my opinion. The fee is also based on a building construction aspect, such as an office for the operations paperwork, staff, and other documentation/training, I could see using a Single Tenant Office Rate for the facility itself.** **Single Tenant Office** **(Per 1,000 s.f.)** **Mobility: $12,689** **Fire: $158**			
Comprehensive Plan:	**Findings**	**Conditions Requested**	**Additional Information/Comments**

Planning Commission ☐ Meets Locational Criteria ☐N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☐ N/A	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed uses are comparable to the current aircraft landing field allowed uses. Additionally, the proposed project reduced the number of potential residential use currently allowed in the subject property. The exclusion of residential uses and the reduced FAR will have minimal impact on the transportation network. Per the Transportation Staff, the proposed rezoning would result in a decrease of trips potentially generated by the development of the subject site by 11 average daily trips. Staff finds the existing use of the land and the proposed site layout and conditions show a similar impact.

The proposed 0.003 FAR proposed for skydiving buildings is significatively under the 0.25 Maximum FAR allowable in the AE Comprehensive Plan category. The proposed addition to the building area will not intrude into the required setbacks, nor will decrease the required buffers, and will not entail a reduction of the required screening. Furthermore, the aircraft landing field associated with the Skydiving facility shall be Subject to Land Development Code Sec. 6.11.10. - Aircraft Landing Field provisions.

Finally, the proposed skydiving facility will not increase the noise impact caused by the current aircraft operation. Furthermore, the property is surrounded to the north, east and south by the Lower Green Swamp Preserve, a Hillsborough County property, avoiding direct impact on residential uses.

Given the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping the general development pattern of the area.

5.2 Recommendation

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted June 24, 2022.

1. The project shall be permitted Agricultural uses, a Skydiving Facility, and ancillary uses including office, aircraft hangar and maintenance uses. The project shall be subject to AS-0.4 lot development standards unless otherwise stated herein.

   1.1. A maximum 5000 square feet shall be permitted for office, aircraft hangar and maintenance uses.

2. The aircraft landing field activities associated with the Skydiving facility operations shall be Subject to Land Development Code Sec. 6.11.10. - Aircraft Landing Field provisions.

3. The subject site is located outside of the Hillsborough County Urban Service Area, therefore water and/or wastewater service is not generally allowed. if the site is required or otherwise allowed to connect to the potable

water and/or wastewater systems, there will be offsite improvements required that extend beyond a connection to the closest location with existing infrastructure. These points-of-connection will have to be determined at time of application for service as additional analysis will be required to make the final determination .

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

5. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.

6. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

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

8. The project shall be permitted one access connection on Paul Buchman Hwy., subject to FDOT approval.

9. The developer shall construct a sidewalk along the project frontage on Paul Buchman Hwy., subject to FDOT approval.

10. Notwithstanding anything shown on the site plan, ADA/sidewalk connections shall be provided from all site access points to all building entrances and parking areas.

11. Minimum off-street parking spaces shall be provided for per Sec. 6.05.00 of the LDC.

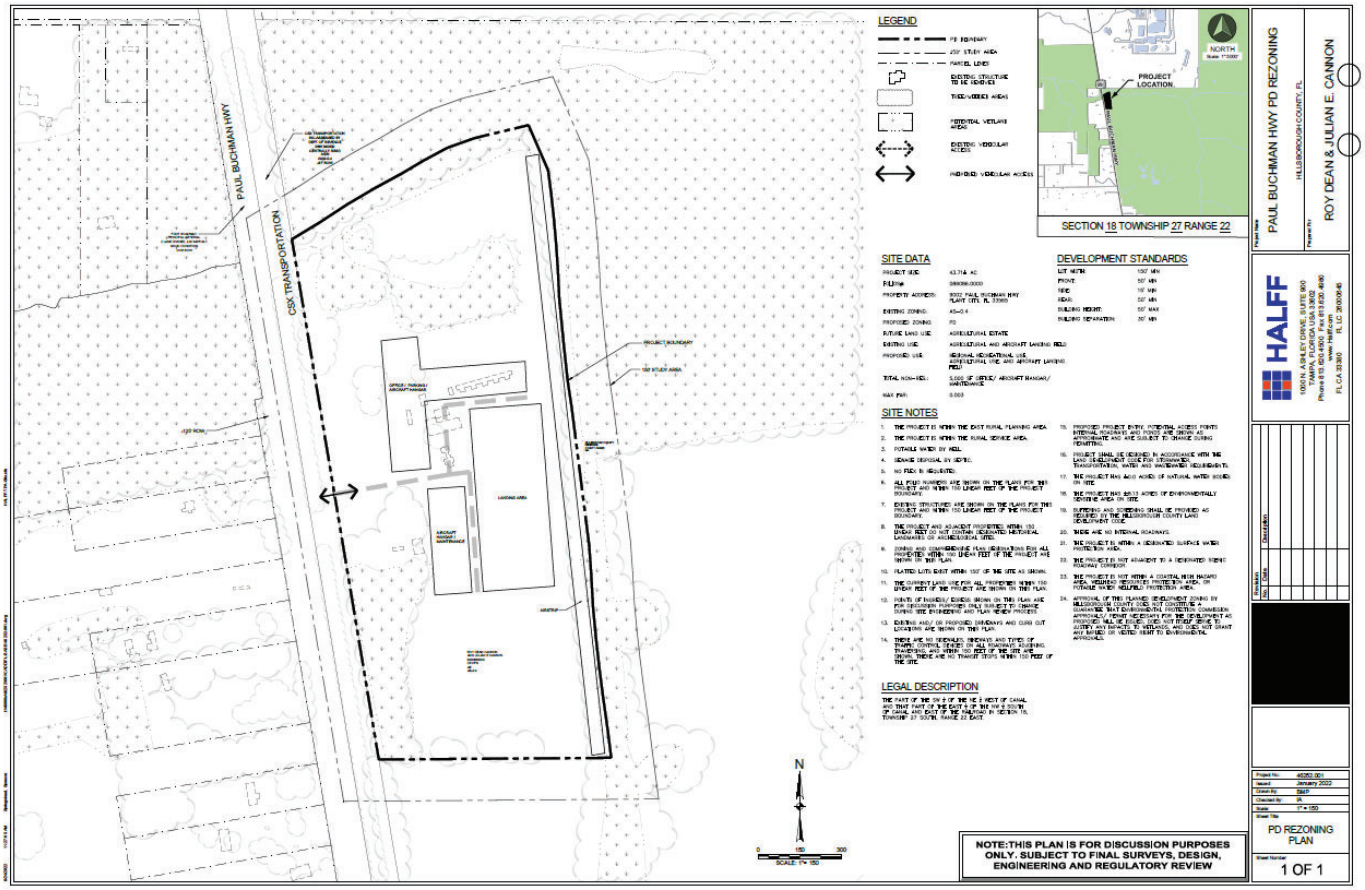
Zoning Administrator Sign Off:	IntegriSign Desktop J. Brian Grady Fri Jul 15 2022 08:08:00

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

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 PROPOSED SITE PLAN (FULL)



9.0 FULL TRANSPORTATION REPORT (see following pages)

COUNTY OF HILLSBOROUGH

RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER:	RZ PD 22-0442
DATE OF HEARING:	July 25, 2022
APPLICANT:	Roy D. and Julian E. Cannon
PETITION REQUEST:	A request to rezone property from AS 0.4 to PD to permit a skydiving facility, aircraft landing field, agricultural and ancillary land uses
LOCATION:	9002 Paul Buchman Hwy.
SIZE OF PROPERTY:	43.71 acres, m.o.l.
EXISTING ZONING DISTRICT:	AS 0.4
FUTURE LAND USE CATEGORY:	AE
SERVICE AREA:	Rural
COMMUNITY PLAN:	N/A

DEVELOPMENT REVIEW STAFF REPORT

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

1.0 APPLICATION SUMMARY

Development Services Department

Applicant: Isabelle Albert, AICP, Hall Associates, Inc.

FLU Category: AE

Service Area: Rural

Overlay: None

Site Acreage: 43.7 AC +/-

Community Plan Area: None

Request: Rezoning to Planned Development

Request Summary:
The existing zoning is AS-0.4 (Agricultural, Single-Family Estate) which permits agricultural and single family residential uses pursuant to the development standards in the table below. The proposed zoning for Planned Development (site plan controlled district) to allow a skydiving facility, an aircraft landing field, agricultural uses and ancillary uses pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

Zoning:		
Uses	Current AS-0.4 Zoning	Proposed PD Zoning
	Agricultural, Single Family Residential	Sky Diving Facility, aircraft landing field, Agricultural, and ancillary uses.
Mathematical Maximums *	17 dwelling units	476,001 square feet

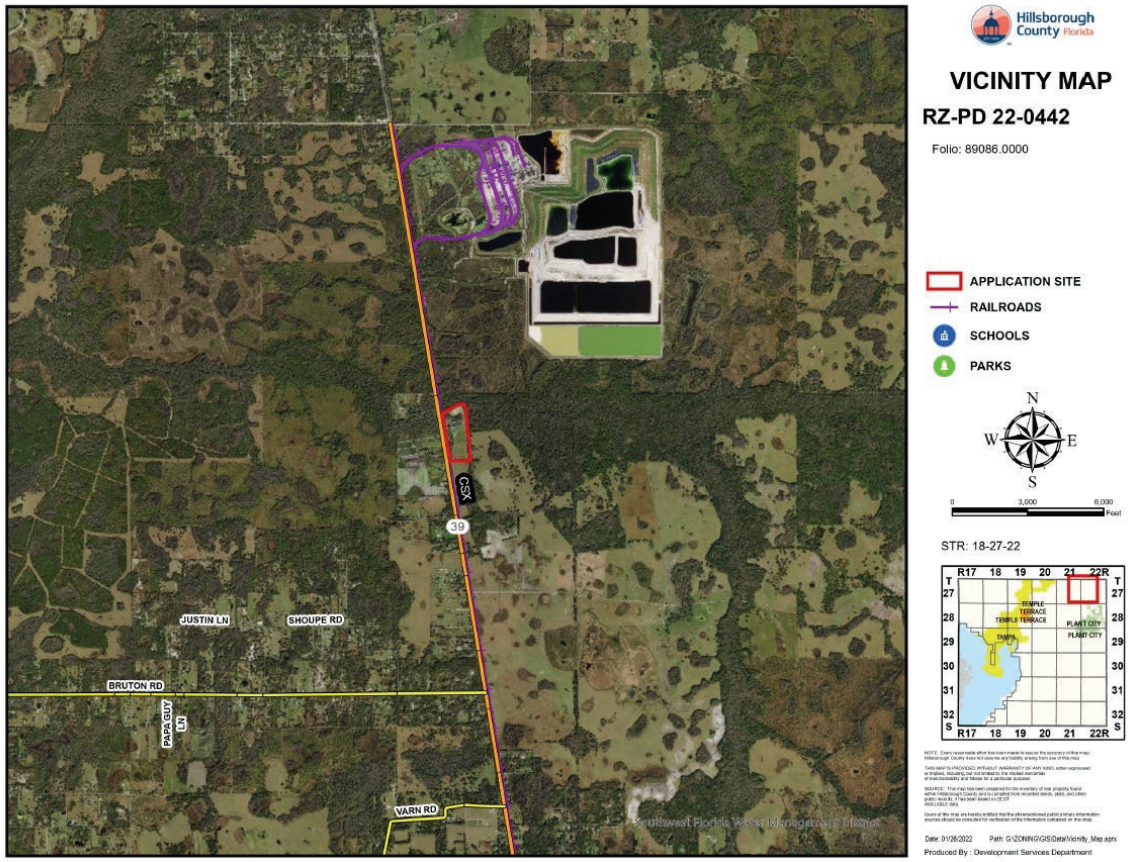
*Mathematical Maximums may be reduced due to roads, stormwater and other improvements

Development Standards:		
	Current AS-0.4 Zoning	Proposed PD Zoning
Density / Intensity	Under the existing AS-0.4 zoning districts a maximum of 476,001.9 square footage is allowable (based in 0.25 FAR in AE)	Under the proposed PD 22-0442, a maximum of 5000 square footage is allowable
Lot Size / Lot Width	108,900 sf / 150’	1,904,007.6 AC / 150’

Setbacks/Buffering and Screening	50’ Front 25’ Side 50’ Rear	50’ Front 30-feet, type C screening along the north, east and southern property lines.
Height	50 feet, except as defined in LDC 6.01.01 Lot Development standards, Endnotes 8 and 11.	50 feet, except as defined in LDC 6.01.01 Lot Development standards, Endnotes 8 and 11

Additional Information:	
PD Variations	None requested
Waiver(s) to the Land Development Code	None requested
Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable, subject to conditions

2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



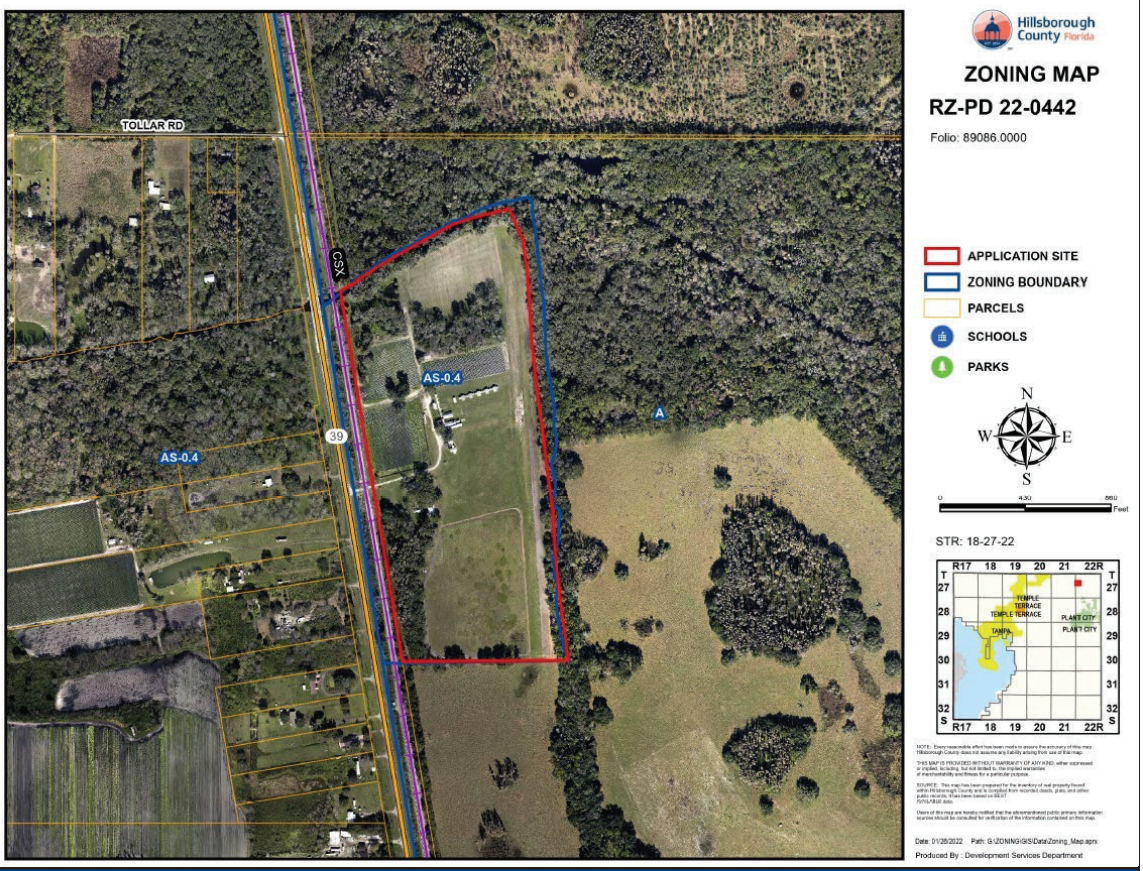
Context of Surrounding Area:

The parcel is located along Paul Buchman Hwy, a 2 lane principal arterial highway, with agricultural zoning to the north, south, west and east along the Paul Buchman frontage. The agriculturally zoned parcel to the east, north and south is a County owned natural preserve. To the west across Paul Buchman Hwy are several properties occupied with single family homes.

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

Subject Site Future Land Use Category:	Agricultural Estate-1/2.5
Maximum Density/F.A.R.:	0.25 FAR
Typical Uses:	Farms, ranches, residential, rural commercial, offices, multi-purpose projects

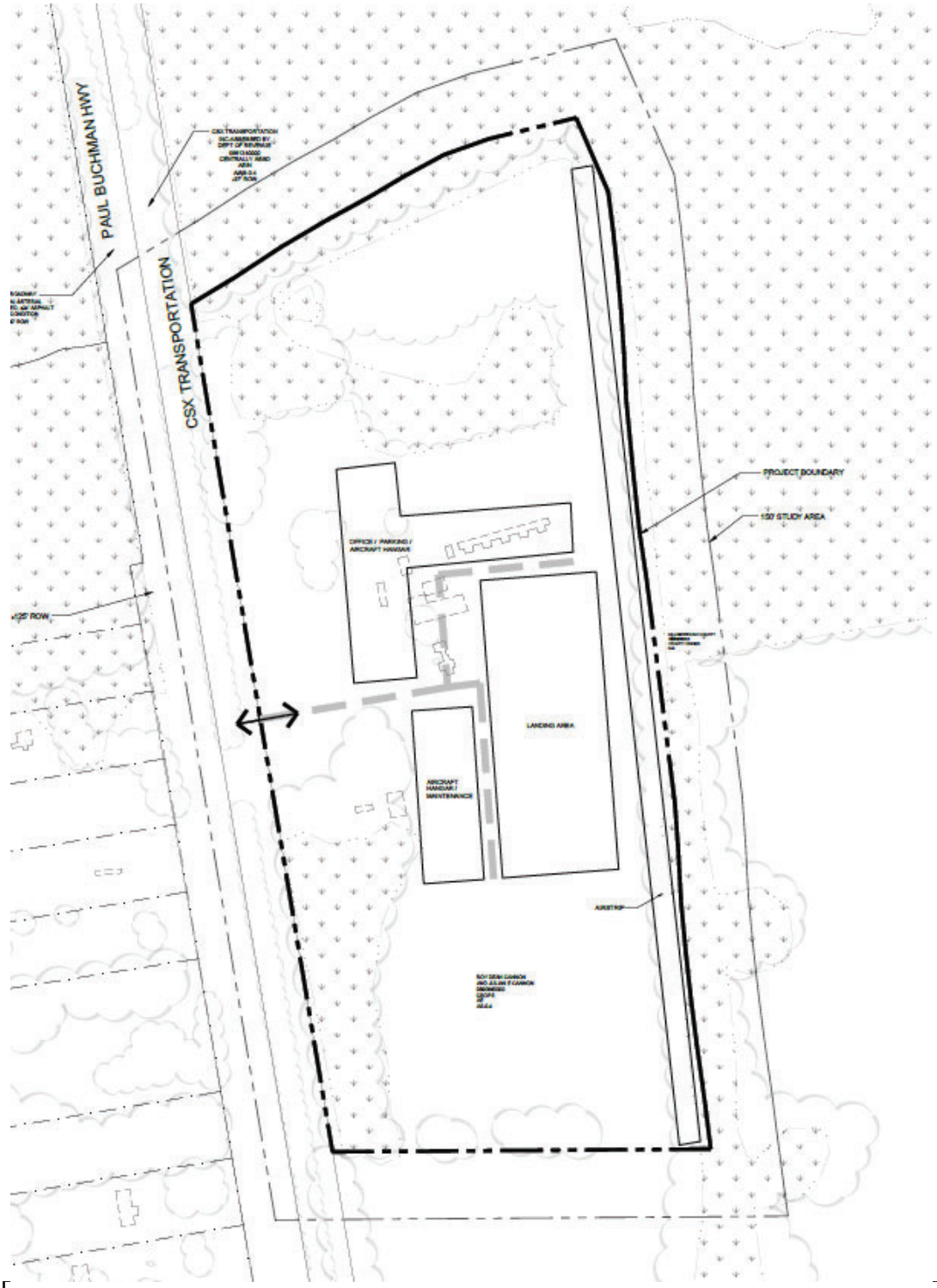
2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map



Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	A	0.1 DU/AC	Agricultural, Single Family Residential	Natural Preserve
South	A	0.1 DU/AC	Agricultural, Single Family Residential	Natural Preserve
East	A	0.1 DU/AC	Agricultural, Single Family Residential	Natural Preserve
West	AS-0.4	0.4 DU/A, 0.25 FAR by FLU	Agricultural, Single Family Residential	Single Family Residential

2.0 LAND USE MAP SET AND SUMMARY DATA

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



3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)			
	Adjoining Roadways (check if applicable)		
Road Name	**Classification**	**Current Conditions**	**Select Future Improvements**
Paul Buchman Rd (SR 39)	FDOT Principal Arterial - Rural	2 Lanes ☐Substandard Road ☐Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐Not applicable for this request			
	Average Annual Daily Trips	**A.M. Peak Hour Trips**	**P.M. Peak Hour Trips**
Existing	160	13	17
Proposed	149	16	16
Difference (+/-)	-11	+3	-1

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

Connectivity and Cross Access ☐Not applicable for this request				
Project Boundary	**Primary Access**	**Additional Connectivity/Access**	**Cross Access**	**Finding**
North		None	None	Meets LDC
South			None	

		None		Meets LDC
East	X	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.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

Conservation & Environmental Lands Mgmt.

Check if Applicable:
☒ Wetlands/Other Surface Waters
☐ Use of Environmentally Sensitive Land Credit ☒ Wellhead Protection Area
☒ Surface Water Resource Protection Area
☐ Potable Water Wellfield Protection Area

☒ Significant Wildlife Habitat
☐ Coastal High Hazard Area
☐ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property
☐ Other _____

Utilities Service Area/ Water & Wastewater

☐Urban ☐ City of Tampa
☒Rural ☐ City of Temple Terrace

Impact/Mobility Fees

We do not have a use for Recreational Skydiving operation or airfield, and there is nothing that represents a closest fit in my opinion. The fee is also based on a building construction aspect, such as an office for the operations paperwork, staff, and other documentation/training, I could see using a Single Tenant Office Rate for the facility itself.

Single Tenant Office (Per 1,000 s.f.) Mobility: $12,689 Fire: $158

☒ Yes ☐No

Hillsborough County School Board

Adequate ☐ K-5 ☐6-8 ☐9-12 ☒N/A Inadequate ☐ K-5 ☐6-8 ☐9-12 ☒N/A

☐ Yes ☐No

☐ Yes ☐No

Planning Commission ☐ Meets Locational Criteria ☐N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☐ N/A	☐ Inconsistent ☒ Consistent	☐ Yes ☒No

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed uses are comparable to the current aircraft landing field allowed uses. Additionally, the proposed project reduced the number of potential residential use currently allowed in the subject property. The exclusion of residential uses and the reduced FAR will have minimal impact on the transportation network. Per the Transportation Staff, the proposed rezoning would result in a decrease of trips potentially generated by the development of the subject site by 11 average daily trips. Staff finds the existing use of the land and the proposed site layout and conditions show a similar impact.

The proposed 0.003 FAR proposed for skydiving buildings is significatively under the 0.25 Maximum FAR allowable in the AE Comprehensive Plan category. The

proposed addition to the building area will not intrude into the required setbacks, nor will decrease the required buffers, and will not entail a reduction of the required screening. Furthermore, the aircraft landing field associated with the Skydiving facility shall be Subject to Land Development Code Sec. 6.11.10. - Aircraft Landing Field provisions.

Finally, the proposed skydiving facility will not increase the noise impact caused by the current aircraft operation. Furthermore, the property is surrounded to the north, east and south by the Lower Green Swamp Preserve, a Hillsborough County property, avoiding direct impact on residential uses.

Given the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping the general development pattern of the area.

5.2 Recommendation

Approval - Approval of the request is based on the general site plan submitted June 24, 2022.

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

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on July 25, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Ms. Isabelle Albert 1000 North Ashley Drive Suite 900 Tampa testified on behalf of the applicant. Ms. Albert showed a PowerPoint presentation and stated that the property is located on Paul Buchman Highway near County Line Road. The property is zoned AS-0.4 and designated Agricultural Estate. Ms. Albert stated that in 1985, the property was granted a conditional use approval for an aircraft landing field for aircraft and ultralights. She added that over the years, the use has evolved into include a skydiving operation. The Planned Development requests to add the skydiving use to what is currently approved. A waiver of commercial locational criteria was requested. Both the Planning Commission and Development Services Department staff found the rezoning approvable.

Hearing Master Finch asked Ms. Albert to confirm that the existing use is an airfield and that the request is to add skydiving as a permitted land use. Ms. Albert replied yes.

Ms. Tania Chapela, Development Services Department testified regarding the County's staff report. Ms. Chapela stated that the request is to rezone property

from Agricultural Single Family Estate 0.4 to Planned Development to permit a 5,000 square foot skydiving facility with an aircraft landing field, agricultural and ancillary uses. She described the surrounding land uses and associated zoning districts and stated that staff finds the proposed uses are comparable to the existing airfield use. Ms. Chapela concluded her presentation by stating that the addition of the skydiving use will not increase the noise impacts already associated with the existing aircrafts on the landing and that the uses are compatible with the surrounding area.

Ms. Jillian Massey of the Planning Commission staff testified that the property is designated Agricultural Estate 1 to 21/2 and located in the Rural Service Area. She stated that the proposed use is not a traditional commercial use, it is consistent with the rural scale commercial intended for the AS 0.4 land use category. A waiver of commercial locational criteria has been requested and is supported by staff as the property is surrounded by conservation land and low density agricultural properties. She concluded her remarks by stating that the rezoning request is compatible with the development pattern in the area and consistent with the Future of Hillsborough Comprehensive Plan.

Hearing Master Finch asked audience members if there were any proponents of the application. None replied.

Hearing Master Finch asked audience members if there were any opponents of the application. None replied.

County staff and Ms. Albert did not have additional comments.

The hearing was then concluded.

EVIDENCE SUBMITTED

Ms. Corbett submitted a copy of her PowerPoint presentation into the record.

PREFACE

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

FINDINGS OF FACT

1. The subject site is 43.71 acres in size and is zoned Agricultural Single-Family Estate (AS-0.4) and designated Agricultural Estate (AE) by the Comprehensive Plan. The property is located in the Rural Service Area.

2. The purpose of the rezoning from AS-0.4 to PD is to permit the development of a skydiving facility, aircraft landing field, agricultural and ancillary land uses.

3. The subject property received a Conditional Use approval in 1985 for the aircraft landing field which is currently in operation.

4. No waivers or Planned Development variations are requested.

5. The Planning Commission stated that the proposed use is not a traditional commercial use but is consistent with the rural scale commercial intended for the AS 0.4 land use category. A waiver of commercial locational criteria has been requested and is supported by staff. The Planning Commission found the rezoning request compatible with the development pattern in the area and consistent with the Future of Hillsborough Comprehensive Plan.

6. The surrounding area is developed with a natural preserve to the north, south and east and residential land uses to the west.

7. No testimony in opposition at the Zoning Hearing Master hearing.

8. County staff testified that the proposed skydiving use does not increase the noise impacts to the surrounding area as the property is currently utilized as an aircraft landing field.

9. The rezoning to Planned Development for the skydiving facility, aircraft landing field, agricultural and ancillary uses serves to recognize the long standing landing field use and add a land use that is compatible with the development pattern and Comprehensive Plan.

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

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

CONCLUSIONS OF LAW

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

SUMMARY

The request is to rezone 43.71 acres from AS-0.4 to Planned Development to permit the development of a skydiving facility, aircraft landing field, agricultural and ancillary land uses. No waivers or Planned Development variations are requested. The subject property received a Conditional Use approval in 1985 for the aircraft landing field which is currently in operation.

The Planning Commission supports the requested waiver of commercial locational criteria and found the request compatible with the surrounding land uses and consistent with the Future of Hillsborough Comprehensive Plan.

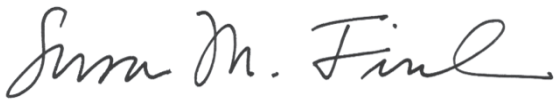
No testimony in opposition at the Zoning Hearing Master hearing.

County staff testified that the proposed skydiving use does not increase the noise impacts to the surrounding area as the property is currently utilized as an aircraft landing field.

The rezoning to Planned Development for the skydiving facility, aircraft landing field, agricultural and ancillary uses serves to recognize the long standing landing field use and add a land use that is compatible with the development pattern and Comprehensive Plan.

RECOMMENDATION

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



August 15, 2022

Susan M. Finch, AICP **Date**
Land Use Hearing Officer

Hillsborough County
City-County
Planning Commission

Unincorporated Hillsborough County Rezoning	
Hearing Date: July 25, 2022 **Report Prepared:** July 13, 2022	**Petition: PD 22-0442** **9002 Paul Buchman Highway** *East side of Paul Buchman Highway and north of Bruton Road*
Summary Data:	
Comprehensive Plan Finding:	**CONSISTENT**
Adopted Future Land Use:	**Agricultural Estate 1/2.5 (1 du/2.5 ga;0.25 FAR)**
Service Area:	**Rural**
Community Plan:	None
Rezoning Request:	Request to rezone from Agricultural, Single-Family Estate (AS-0.4) to Planned Development (PD) to allow for a recreational skydiving operation
Parcel Size (Approx.):	43.71+/- acres (1,904,007 square feet)
Street Functional Classification:	Paul Buchman Highway (SR 39) - **State Principal Arterial** Bruton Road - **County Collector**
Locational Criteria:	Does not meet; waiver request submitted
Evacuation Area:	None

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

Context

- The subject property is located on approximately 43.71 acres and is on the east side of Paul Buchman Highway and north of Bruton Road. The site is within the Rural Area and not within the limits of a community plan.

- The parcel has a Future Land Use designation of Agricultural Estate 1/2.5 (AE 1/2.5), with typical uses such as farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multipurpose projects. Commercial, office, and multipurpose uses shall meet locational criteria for specific land use projects. The property does not meet commercial locational criteria. The applicant has submitted a waiver request for review.

- The subject property is surrounded by Natural Preservation (N) on all sides. There are also some parcels designated as AE 1/2.5 across the street to the west and southwest of the subject property. Existing land uses in the immediate area include Blackwater Creek Nature Preserve, forested undeveloped land, and a few single-family residences.

- The subject property is classified as agricultural land with Agricultural, Single-Family Estate (AS-0.4) zoning. The property is developed with an air strip and 5,000 square feet of buildings that are used for office, maintenance, and aircraft hangar. In the general vicinity, the entire site is surrounded by AS-0.4 and Agriculture (A) zoning.

- The applicant requests to rezone from Agricultural, Single-Family Estate (AS-0.4) to Planned Development (PD) to allow for a recreational skydiving operation.

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

Future Land Use Element

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.*

Environmental Considerations

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

Policy 13.3*:* ***Environmentally Sensitive Land Credit***

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

- *Wetlands are considered to be the following:*

- *Conservation and preservation areas as defined in the Conservation and Aquifer Recharge Element*
- *Man-made water bodies as defined (including borrow pits).*

- *If wetlands are less than 25% of the acreage of the site, density and intensity is calculated based on:*
  - *Entire project acreage multiplied by Maximum intensity/density for the Future Land Use Category*
- *If wetlands are 25% or greater of the acreage of the site, density and intensity is calculated based on:*
  - *Upland acreage of the site multiplied by 1.25 = Acreage available to calculate density/intensity based on*
  - *That acreage is then multiplied by the Maximum Intensity/Density of the Future Land Use Category*

Neighborhood/Community Development

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

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

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

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

Policy 16.3: *Development and redevelopment shall be integrated with the adjacent land uses through:*
a) the creation of like uses; or
b) creation of complementary uses; or
c) mitigation of adverse impacts; and
d) transportation/pedestrian connections

Commercial-Locational Criteria

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

Policy 22.2:
The maximum amount of neighborhood-serving commercial uses permitted in an area shall be consistent with the locational criteria outlined in the table and diagram below. The table identifies the intersection nodes that may be considered for non-residential uses. The locational criteria is

based on the land use category of the property and the classification of the intersection of roadways as shown on the adopted Highway Cost Affordable Long Range Transportation Plan. The maximums stated in the table/diagram may not always be achieved, subject to FAR limitations and short range roadway improvements as well as other factors such as land use compatibility and environmental features of the site.

In the review of development applications consideration shall also be given to the present and short-range configuration of the roadways involved. The five year transportation Capital Improvement Program, MPO Transportation Improvement Program or Long Range Transportation Needs Plan shall be used as a guide to phase the development to coincide with the ultimate roadway size as shown on the adopted Long Range Transportation Plan.

Policy 22.8:
The Board of County Commissioners may grant a waiver to the intersection criteria for the location of commercial uses outlined in Policy 22.2. The waiver would be based on the compatibility of the use with the surrounding area and would require a recommendation by the Planning Commission staff. Unique circumstances and specific findings should be identified by the staff or the Board of County Commissioners which would support granting a waiver to this section of the Plan. The Board of County Commissioners may reverse or affirm the Planning Commission staff's recommendation through their normal review of rezoning petitions. The waiver can only be related to the location of the neighborhood serving commercial or agriculturally oriented community serving commercial zoning or development. The square footage requirement of the plan cannot be waived.

Community Design Component (CDC)

5.0 NEIGHBORHOOD LEVEL DESIGN
5.1 COMPATIBILITY

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

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

Staff Analysis of Goals Objectives and Policies:
The subject property is approximately 43.71 acres and is on the east side of Paul Buchman Highway and north of Bruton Road. The site is within the Rural Area and not within the limits of a community plan. The applicant requests to rezone from Agricultural, Single-Family Estate (AS-0.4) to Planned Development (PD) to allow for a recreational skydiving operation. The existing agricultural use will remain on the site.

The subject property is designated Agricultural Estate 1/2.5 (AE 1/2.5) on the Future Land Use Map. The intent of the AE 1/2.5 Future Land Use category is for rural scale neighborhood commercial, office and multi-purpose projects. These uses may be permitted when complying with the Goals, Objectives, and Policies of the Land Use Element and applicable development regulations and conforming to established locational criteria for specific land use. Although the proposed use is not a traditional commercial

use, it is consistent with the rural scale commercial intended in the AE 1/2.5 Future Land Use category.

The subject property is surrounded by Natural Preservation (N) on all sides. There are also some parcels designated as AE 1/2.5 across the street to the west and southwest of the subject property. Existing land uses in the immediate area include Blackwater Creek Nature Preserve, forested undeveloped land, and a few single-family residences.

Wetlands are present on the property and the Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed rezoning. The EPC has determined that a resubmittal is not necessary for the site plan's current configuration. Given that there is a separate approval process for wetland impacts with the Environmental Protection Commission and they currently do not object, Planning Commission staff finds this request consistent with Objective 13 and associated policies in the FLUE.

The request is to allow for a recreational skydiving use, while maintaining the existing agricultural use on site. The PD proposes 5,000 square feet of buildings to be used for office, maintenance, and aircraft hangar. The request is for 0.003 FAR, when a maximum of 0.25 FAR can be considered. The site remains rural and agricultural in nature, with the natural buffers of the preserved land that surrounds it. The application is consistent with Objective 16, and Policies 16.1, 16.2 and 16.3 of the Future Land Use Element (FLUE), and Objective 12-1 and Policy 12-1.4 of the Community Design Component (CDC).

Recreational indoor/outdoor uses can be considered in the Commercial, Neighborhood (CN) and Commercial, General (CG) zoning districts. Therefore, Commercial Locational Criteria applies to this proposal. Per Policy 22.2 of the Future Land Use Element, the site does not meet Commercial Locational Criteria. To meet Commercial Locational Criteria, at least 75% of the frontage associated with the use must be within the distance specified in the chart of a qualifying intersection in Highway Cost Affordable Long Range Transportation Plan. Based on this policy, the site must be located at least 660 feet from intersection of SR 39/Paul Buchman Highway and Knights Griffin Road. The site is approximately 23,000 feet (4.35 miles) from this intersection.

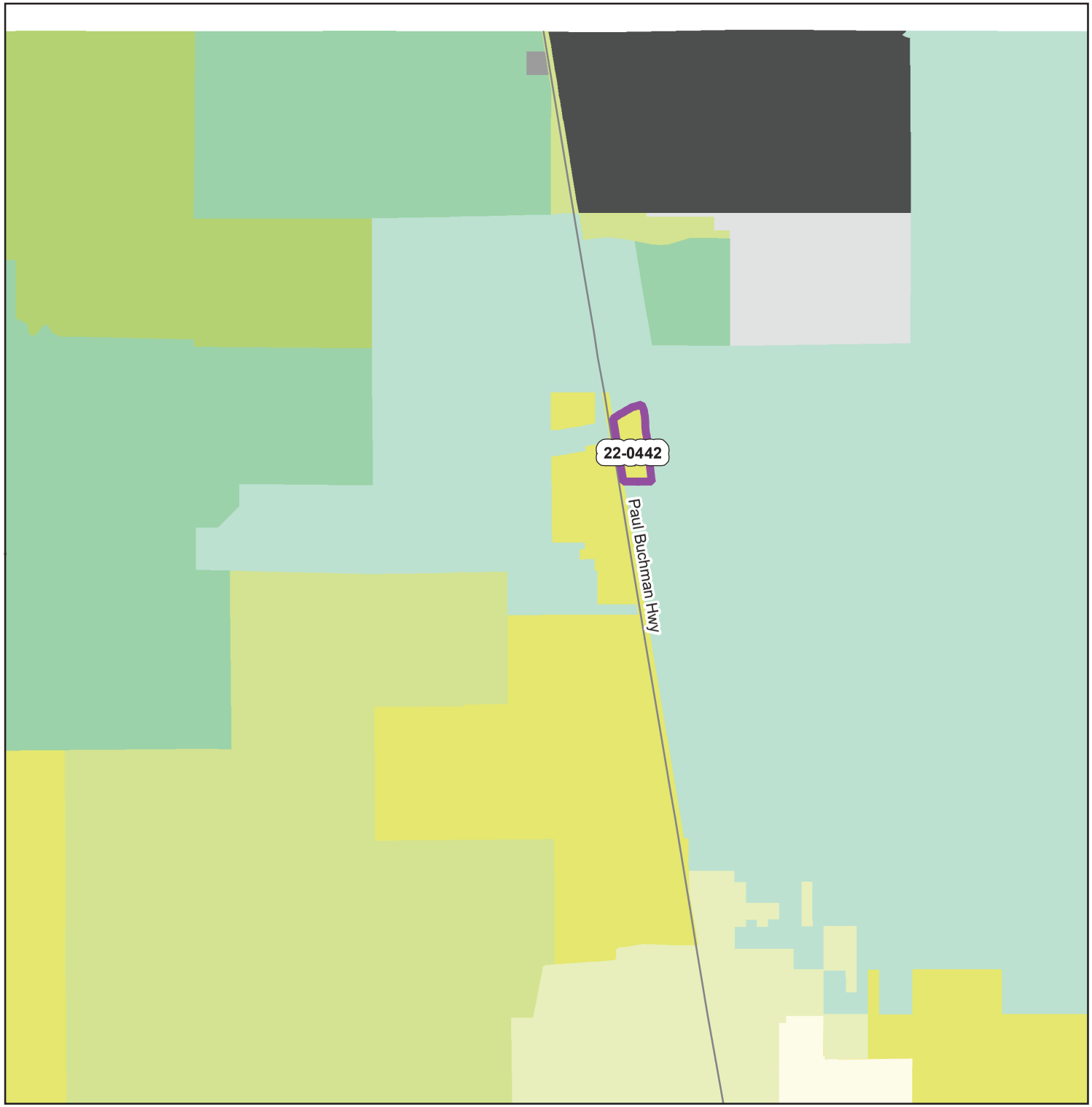
The applicant has submitted a waiver request for review. According to the waiver request, due to the operational nature of this type of use, it must be in locations far from dense urban areas and are usually located in rural areas for compatibility reasons. According to the applicant, 6-10 skydiving flights will depart and land from this site daily. The property is surrounded by conservation land and low-density agricultural properties across the Right of Way to the west. County staff has indicated that a condition of approval will be that the "Operation from the landing field may not create a noise level greater than 60 dBA in any residence existing at the time the landing field is approved." Based on this information, Planning Commission staff recommends that the waiver is granted.

Overall, staff finds that the proposed use and intensity is consistent with the character of the Rural Area and the AE 1/2.5 FLU category. The Planned Development will allow for additional uses that are consistent with the Goals, Objectives, and Policies of the Future Land Use Element of the *Future of Unincorporated Hillsborough County Comprehensive Plan for Unincorporated Hillsborough County*. The request is compatible with the existing development pattern found within the surrounding area.

Recommendation

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

HILLSBOROUGH COUNTY
FUTURE LAND USE
RZ PD 21-0442



Rezonings

- <all other values>

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

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

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser.
REPRODUCTION: This sheet may not be reproduced in part or full for sale to anyone without specific approval of the Hillsborough County City-County Planning Commission.
ACCURACY: It is intended that the accuracy of the base map comply with U.S. national map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, see the appropriate source.

N
W E
S

0 2,300 4,600 6,900 9,200 Feet

Map Printed from Rezoning System: 2/2/2022

Author: Beverly F. Daniels

File: G:\RezoningSystem\MapProjects\HC\Greg_hcRezoning - Copy.mxd

Hillsborough County City-County Planning Commission

GENERAL
SITE PLAN
FOR
CERTIFICATION

Hillsborough County Florida

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

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

HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

Project Name: RZ-PD (22-0442)

Zoning File: None **Modification:** None

Atlas Page: None **Submitted:** 08/31/22

To Planner for Review: 08/31/22 **Date Due:** ASAP

Contact Person: Isabelle Albert **Phone:** 813-331-0976/ ialbert@halff.com

Right-Of-Way or Land Required for Dedication: **Yes** ☐ **No** ☑

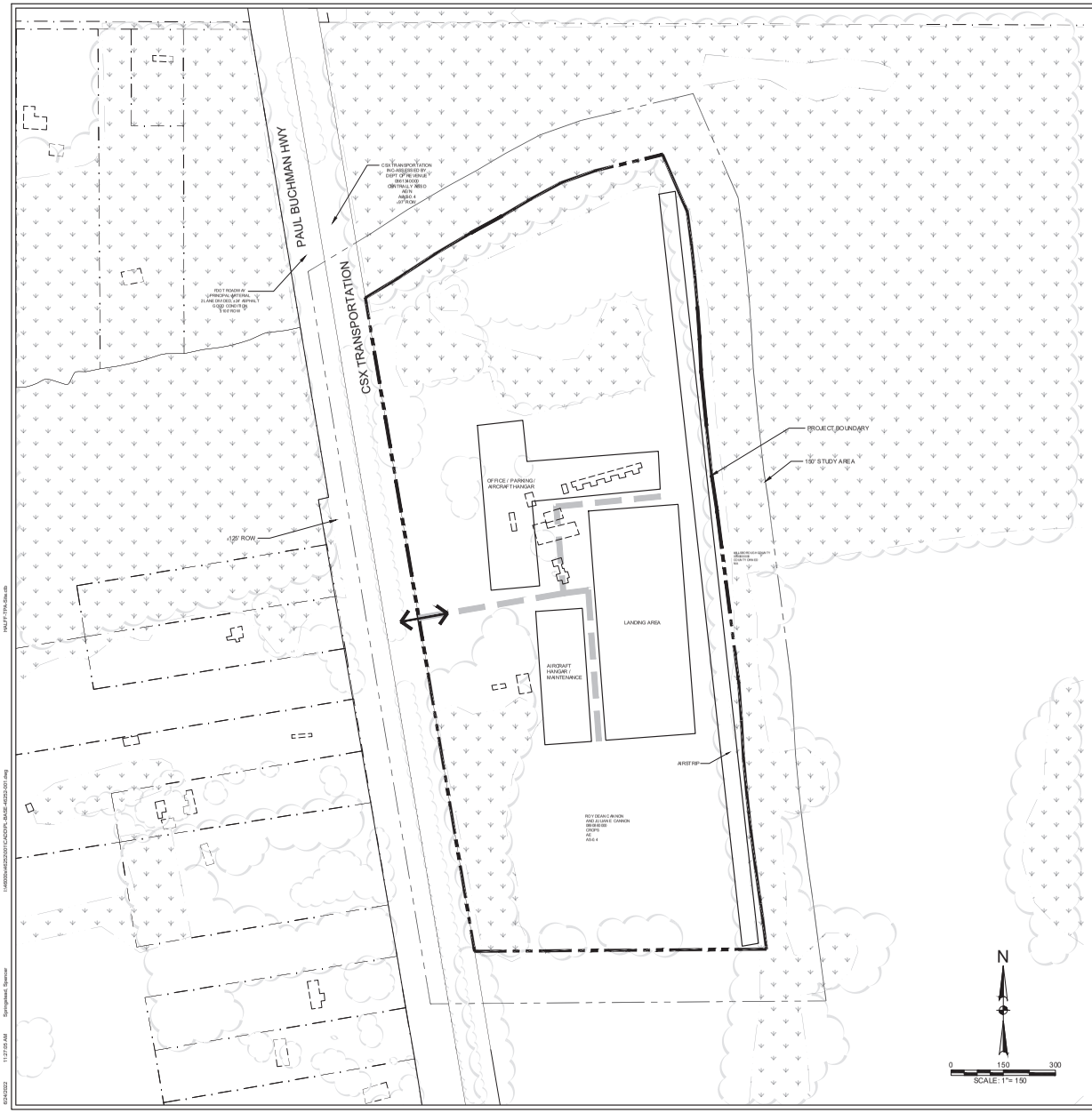
☑ The Development Services Department HAS NO OBJECTION to this General Site Plan.

☐ The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:

Reviewed by: Tania C Chapela Date: 09-01-2022

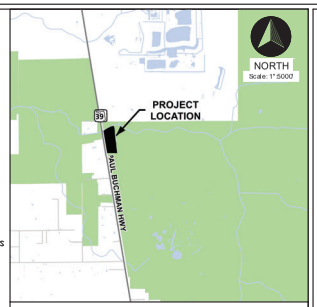
Date Agent/Owner notified of Disapproval: _____

Received
August 31, 2022
Development
Services



LEGEND

- PD BOUNDARY
- 150' STUDY AREA
- PARCEL LINES
- EXISTING STRUCTURE TO BE REMOVED
- TREE/WOODED AREAS
- POTENTIAL WETLAND AREAS
- EXISTING VEHICULAR ACCESS
- PROPOSED VEHICULAR ACCESS



SECTION 18 TOWNSHIP 27 RANGE 22

SITE DATA

PROJECT SIZE:	43.71± AC
FOLIOS#:	089086.0000
PROPERTY ADDRESS:	9002 PAUL BUCHMAN HWY PLANT CITY, FL 33565
EXISTING ZONING:	AS-0.4
PROPOSED ZONING:	PD
FUTURE LAND USE:	AGRICULTURAL ESTATE
EXISTING USE:	AGRICULTURAL AND AIRCRAFT LANDING FIELD
PROPOSED USE:	REGIONAL RECREATIONAL USE, AGRICULTURAL USE, AND AIRCRAFT LANDING FIELD
TOTAL NON-RES.:	5,000 SF OFFICE/ AIRCRAFT HANGAR/ MAINTENANCE
MAX FAR:	0.003

DEVELOPMENT STANDARDS

LOT WIDTH:	150' MIN
FRONT:	50' MIN
SIDE:	15' MIN
REAR:	50' MIN
BUILDING HEIGHT:	50' MAX
BUILDING SEPARATION:	30' MIN

SITE NOTES

1. THE PROJECT IS WITHIN THE EAST RURAL PLANNING AREA.
2. THE PROJECT IS WITHIN THE RURAL SERVICE AREA.
3. POTABLE WATER BY WELL.
4. SEWAGE DISPOSAL BY SEPTIC.
5. NO FLEX IS REQUESTED.
6. ALL FOLIO NUMBERS ARE SHOWN ON THE PLANS FOR THIS PROJECT AND WITHIN 150 LINEAR FEET OF THE PROJECT BOUNDARY.
7. EXISTING STRUCTURES ARE SHOWN ON THE PLANS FOR THIS PROJECT AND WITHIN 150 LINEAR FEET OF THE PROJECT BOUNDARY.
8. THE PROJECT AND ADJACENT PROPERTIES WITHIN 150 LINEAR FEET DO NOT CONTAIN DESIGNATED HISTORICAL LANDMARKS OR ARCHEOLOGICAL SITES.
9. ZONING AND COMPREHENSIVE PLAN DESIGNATIONS FOR ALL PROPERTIES WITHIN 150 LINEAR FEET OF THE PROJECT ARE SHOWN ON THIS PLAN.
10. PLATTED LOTS EXIST WITHIN 150' OF THE SITE AS SHOWN.
11. THE CURRENT LAND USE FOR ALL PROPERTIES WITHIN 150 LINEAR FEET OF THE PROJECT ARE SHOWN ON THIS PLAN.
12. POINTS OF INGRESS/ EGRESS SHOWN ON THIS PLAN ARE FOR DISCUSSION PURPOSES ONLY SUBJECT TO CHANGE DURING SITE ENGINEERING AND PLAN REVIEW PROCESS.
13. EXISTING AND/ OR PROPOSED DRIVEWAYS AND CURB CUT LOCATIONS ARE SHOWN ON THIS PLAN.
14. THERE ARE NO SIDEWALKS, BIKEWAYS AND TYPES OF TRAFFIC CONTROL DEVICES ON ALL ROADWAYS ADJOINING, TRAVERSING, AND WITHIN 150 FEET OF THE SITE ARE SHOWN. THERE ARE NO TRANSIT STOPS WITHIN 150 FEET OF THE SITE.
15. PROPOSED PROJECT ENTRY, POTENTIAL ACCESS POINTS INTERNAL ROADWAYS AND PONDS ARE SHOWN AS APPROXIMATE AND ARE SUBJECT TO CHANGE DURING PERMITTING.
16. PROJECT SHALL BE DESIGNED IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE FOR STORMWATER, TRANSPORTATION, WATER AND WASTEWATER REQUIREMENTS.
17. THE PROJECT HAS ±0.0 ACRES OF NATURAL WATER BODIES ON SITE.
18. THE PROJECT HAS ±8.13 ACRES OF ENVIRONMENTALLY SENSITIVE AREA ON SITE.
19. BUFFERING AND SCREENING SHALL BE PROVIDED AS REQUIRED BY THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE.
20. THERE ARE NO INTERNAL ROADWAYS.
21. THE PROJECT IS WITHIN A DESIGNATED SURFACE WATER PROTECTION AREA.
22. THE PROJECT IS NOT ADJACENT TO A DESIGNATED SCENIC ROADWAY CORRIDOR.
23. THE PROJECT IS NOT WITHIN A COASTAL HIGH HAZARD AREA, WELLHEAD RESOURCES PROTECTION AREA, OR POTABLE WATER WELLFIELD PROTECTION AREA.
24. APPROVAL OF THIS PLANNED DEVELOPMENT ZONING BY HILLSBOROUGH COUNTY DOES NOT CONSTITUTE A GUARANTEE THAT ENVIRONMENTAL PROTECTION COMMISSION APPROVALS/ PERMIT NECESSARY FOR THE DEVELOPMENT AS PROPOSED WILL BE ISSUED, DOES NOT ITSELF SERVE TO JUSTIFY ANY IMPACTS TO WETLANDS, AND DOES NOT GRANT ANY IMPLIED OR VESTED RIGHT TO ENVIRONMENTAL APPROVALS.

LEGAL DESCRIPTION

THE PART OF THE SW ¼ OF THE NE ¼ WEST OF CANAL AND THAT PART OF THE EAST ½ OF THE NW ¼ SOUTH OF CANAL AND EAST OF THE RAILROAD IN SECTION 18, TOWNSHIP 27 SOUTH, RANGE 22 EAST.

NOTE: THIS PLAN IS FOR DISCUSSION PURPOSES ONLY. SUBJECT TO FINAL SURVEYS, DESIGN, ENGINEERING AND REGULATORY REVIEW

Project Name
PAUL BUCHMAN HWY PD REZONING
HILLSBOROUGH COUNTY, FL

Prepared For
ROY DEAN & JULIAN E. CANNON

HALFF
1000 N. ASHLEY DRIVE, SUITE 900
TAMPA, FLORIDA USA 33602
Phone 813.620.4500 Fax 813.620.4980
www.Halff.com
FL CA 33380 FL LC 26000645

Revision No.	Date	Description

Project No.:	46252.001
Issued:	January 2022
Drawn By:	BMP
Checked By:	IA
Scale:	1" = 150

Sheet Title
PD REZONING PLAN

Sheet Number
1 OF 1

22-0442

AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department DATE: 6/03/2022

REVIEWER: Richard Perez, AICP AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: East Rural PETITION NO: RZ- PD 22-0442

☐ This agency has no comments.

☐ 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.

CONDITIONS OF APPROVAL

1. The project shall be permitted one access connection on Paul Buchman Hwy., subject to FDOT approval.

2. The developer shall construct a sidewalk along the project frontage on Paul Buchman Hwy., subject to FDOT approval.

3. Notwithstanding anything shown on the site plan, ADA/sidewalk connections shall be provided from all site access points to all building entrances and parking areas.

4. Minimum off-street parking spaces shall be provided for per Sec. 6.05.00 of the LDC.

PROJECT SUMMARY AND ANALYSIS

The subject property is located at 9002 Paul Buchman Hwy. The applicant is requesting to rezone a +/- 43.71-acre site from Agricultural-Single-Family 0.4 (AS-0.4) to Planned Development (PD). The proposed PD is seeking to continue the previously approved Conditional Use (CU82) for the operation of small aircraft; and allow recreational uses to permit parachute landings. The future land use designation is Agricultural Estate (AE).

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a letter indicating the project would generate fewer than 50 peak hour trips and, as such, no transportation analysis was required to process this rezoning. Utilizing data from the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition, and based upon a generalized worst-case scenario, staff has prepared a comparison of the trip generation potential at project buildout under the existing and proposed zoning designations.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-0.4: 17 Single Family Detached Dwelling Unit (ITE LUC 210)	160	13	17

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: Airfield/ 10 Employees (ITE LUC 22)	149	16	16

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	**-11**	**+3**	**-1**

The proposed rezoning is anticipated to have decreased maximum trip generation potential of 11 daily trips and 1 pm peak hours trip; and an increased maximum trip generation potential of 3 am peak hour trips for the subject site.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE AND SITE ACCESS

Paul Buchman Hwy. is a FDOT maintained, 2-lane, undivided, rural arterial roadway. The roadway consists of +/- 12-foot travel lanes with +/-4-foot paved shoulders, lying within a +/- 150-foot wide right-of-way along the project frontage. There are no sidewalks within the vicinity of the project.

There is a CSX railroad right-of-way that along the subject property's western boundary.

SITE ACCESS AND CONNECTIVITY

The PD site plan proposes to maintain the existing access connection on Paul Buchman Hwy. The access connection is existing and crosses a CSX right-of-way between the subject property's western boundary and Paul Buchman Hwy.

FDOT comments indicate that at the time of permitting access safety upgrades, on Paul Buchman Hwy. and the CSX crossing, will be required. Said improvements would include driveway width, radii and shoulders; and updated railroad signs and warning devices subject to FDOT and/or CSX approval.

At the time of construction/site plan review, the applicant will be required to construct a sidewalk along the project frontage on Paul Buchman Rd. and ADA/sidewalk connections from all site access points to all building entrances and parking areas consistent with Section 6.02.03. B. of the LDC.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information for adjacent roadway sections is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
SR 39/PAUL BUCHMAN HWY	SAM ALLEN RD	PASCO COUNTY	C	C

Source: Hillsborough County 2020 Level of Service 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**
Paul Buchman Rd (SR 39)	FDOT Principal Arterial - Rural	2 Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐ Not applicable for this request			
	Average Annual Daily Trips	**A.M. Peak Hour Trips**	**P.M. Peak Hour Trips**
Existing	160	13	17
Proposed	149	16	16
Difference (+/-)	-11	+3	-1

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

Connectivity and Cross Access ☐ Not applicable for this request				
Project Boundary	**Primary Access**	**Additional Connectivity/Access**	**Cross Access**	**Finding**
North		None	None	Meets LDC
South		None	None	Meets LDC
East	X	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.
Notes:		

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

Florida Department of Transportation

RON DESANTIS
GOVERNOR

2822 Leslie Road
Tampa, FL 33619

KEVIN J. THIBAULT, P.E.
SECRETARY

May 17th, 2022
Revised 5/23/2022

THIS DOCUMENT IS NOT A PERMIT APPROVAL.

THIS PRE-APPLICATION FINDING MAY NOT BE USED AS A BASIS FOR PERMIT APPROVAL AFTER 11/17/2022.

Re: PRE-APPLICATION REVIEW FOR ACCESS CONNECTION PERMIT REQUEST

Date:	May 17th, 2022	**State Road#:**	39
Time:	10:30 AM	**Section ID #:**	10 200 000
Applicant:	Mike Yates	**Mile Post:**	8.5
Project:	Cannon Family Farm	**Road Class:**	3
Location:	9002 Paul Buchman Hwy	**MPH:**	60 MPH
County:	Hillsborough	**DW/Sig Spacing:**	660' 2640'
Folio#:	89086-0000	**Median Spacing:**	1320' 2640'

Dear Mr. Yates,

We appreciate your request to have a pre application meeting with The Department to review the proposed project. The intention of a pre application review is to educate both the applicant and The Department about the scope of work this project is proposing, the impact it may have on the surrounding public transit system, and the requirements to obtain a permit that allows development (or redevelopment) of property abutting the state Right of Way or modifying connections to a state road. After discussing the project with you and doing a thorough review of the proposal, we provide comments and suggestions to be considered in the final design and to help prepare a permit application for submittal to The Department.

After reviewing and discussing the information provided in the meeting, we have determined one of the following statements,

- ☐ We disapprove the concept as presented with the following considerations
- ☒ We approve the concept as presented with the following conditions/considerations.

- ☐ We are prepared to continue the review of the concept as presented with the following considerations.
- ☐ We approve of the concept as submitted and we invite you to submit a permit application package to the Permit Office with engineering drawings that reflect the concept proposed in this meeting.
- ☐ We are prepared to continue the review of the concept with the District Variance Committee.

Conditions For State Road Access Proposal:

This project is rezoning property that has access to SR 39, a class 3 roadway, with a posted speed limit of 60 MPH. Florida Administrative Code, Rule Chapter 14-97, requires 660' driveway spacing, 1320' directional, 2640' full median opening spacing, and 2640' signal spacing requirements. Therefore, connections would be considered **conforming** in accordance with the rule chapters 1996/97 for connection spacing.

FDOT Recommendations,

1. Family farm also functions as an airfield for parachuting/skydiving company is undergoing rezoning to be compliant with the county. No proposed developmental changes.
2. ITE estimated to be less than 50 daily trips with a maximum of 10 part time employees.
3. It is recommended to replace all faded railroad signs and warnings devices (pavement markings). The most recent crossing report for this location is included below. It contains information regarding safety ratings, train speeds, number of crossings, and equipment present at this crossing. Contact CSX to verify compliance with the private RR crossing. Contacts for CSX are:
    a. Scott Willis- scott_willis@csx.com
    b. Eva Olsen- eva_olsen@csx.com
4. The county will determine if sidewalk and a sidewalk connection will be required
5. Provide a current signed and sealed survey with the application if submitting one.
6. If a permit is required, an access- safety upgrade would likely be the one to apply for. Feel free to contact me (Mecale') to see what state requirements will be once you have received comments from the county. If an access permit is going to be needed, then a drainage permit will automatically be required as well.

If permitting takes place, the following notes will then apply:

7. Driveway will need to be brought up to standard, it will need to be 24' wide, with 50' radii and 5' shoulders tie into the state road shoulders.
8. Maintain 20' pedestrian sight triangles and draw the triangles on the plans to show there are no obstructions taller than 24" within the triangles. (See example below)
9. All typical driveway details to be placed properly:
    a. 24" thermoplastic white stop bar equal to the lane width placed 4' behind crosswalk or a minimum of 25' in front of it.

b. 36” stop sign mounted on a 3” round post, aligned with the stop bar.
c. If applicable, a “right turn only” sign mounted below the stop sign (FTP-55R-06 or FTP-52-06).
d. Double yellow 6” lane separation lines.
e. 6’ wide, high emphasis, ladder style crosswalk straddling the detectable warning mats. Warning mats to be red in color unless specified otherwise.
f. Directional arrow(s) 25’ behind the stop bar.
g. All markings on concrete are to be high contrast (white with black border).
h. All striping within and approaching FDOT R/W shall be thermoplastic.

10. Provide existing and proposed drainage basin maps and a narrative for the work being proposed.
11. If any runoff drains to the ROW, then a drainage permit will be required, and you will need to show that the proposed runoff does not exceed the existing runoff volume.
12. If applying for an exemption, complete the attached questionnaire and submit it with the drainage application.
13. If a perpendicular utility tie in is being done in the ROW, it will require a permit if it is within the roadway, requires excavation within 8’ of the edge of the roadway) or involves removing 80 cubic ft or more of earth.
14. **Include a copy of this letter in the application submittal.**
15. **Uploaded documents in OSP need to be titled to reflect what the document is.**
    Lighting of sidewalks and/or shared paths must be to current standards (FDM section 231). Newly implemented FDOT Context classifications updated the required sidewalk widths (FDM section 222.2.1.1). Where sidewalk is being added and/or widened, the lighting will be analyzed to ensure sidewalks are properly lighted per FDOT FDM standards. Reference the following link for details: https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf_2
16. **Permits that fall within the limit of a FDOT project** must contact project manager, provide a work schedule, and coordinate construction activities prior to permit approval. Contact the Permits Department for more details and contact information.
17. **All the following project identification information must be on the Cover Sheet of the plans:**
    a. **All Associated FDOT Permit #(‘s)**
    b. **SR # (& Local Road Name) and Road Section ID #**
    c. **Mile Post # and Lt or Rt Roadway**
    d. **Roadway Classification # and Speed Limit (MPH)**
18. All plans and applicable documents submitted in OSP need to be **signed and sealed**.

If you do not have access to a computer, and are unable to apply through our One Stop Permitting website, you must submit your application to,

Florida Department of Transportation

2822 Leslie Rd.
Tampa, Fl. 33619
Attn: Mecale' Roth

Favorable review of the plans proposed generally means that you may develop plans that comply with the review comments and submit them with a permit application, within six months, to the Department for permit processing and further review. The pre-application meeting is an opportunity to check the proposed plans for compliance and constructability, and to look at any options, potential obstacles, or unforeseen issues. The review findings are non-binding and are subject to change. Unfavorable review generally means that a permit application, based on the design proposed, would likely be denied, and we would not encourage submitting a permit application with the unfavorable proposal. The applicant's Engineer of Record is responsible for the technical accuracy of the plans.

If you do not agree with the pre application meeting findings or wish to appeal a permit denial, you may schedule a meeting with the AMRC, contact Traffic Ops, David Ayala at 813-975-6717.

If you have any questions or need any other assistance or would like to schedule another meeting at a later date, please feel free to contact me.

We appreciate you giving us the opportunity to discuss this project with you and thank you for taking part in helping us make our roads safer and more efficient.

Sincerely,

Mecale' Roth

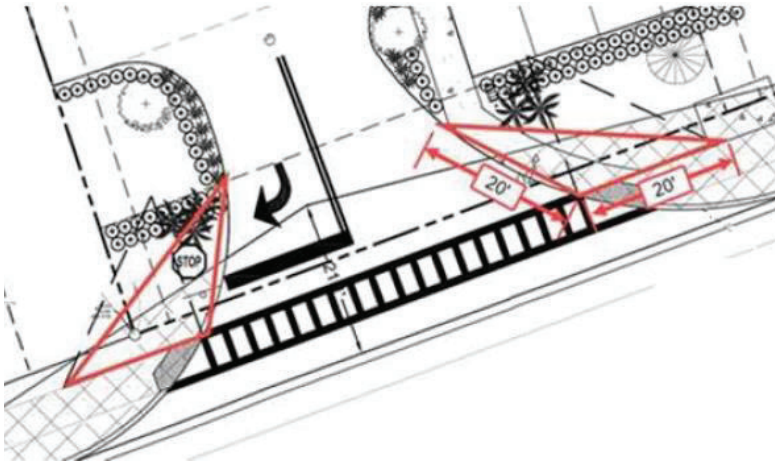
Permit Coordinator II
Tampa Operations
Office - 813-612-3237
M-Th 7 AM- 5:30 PM

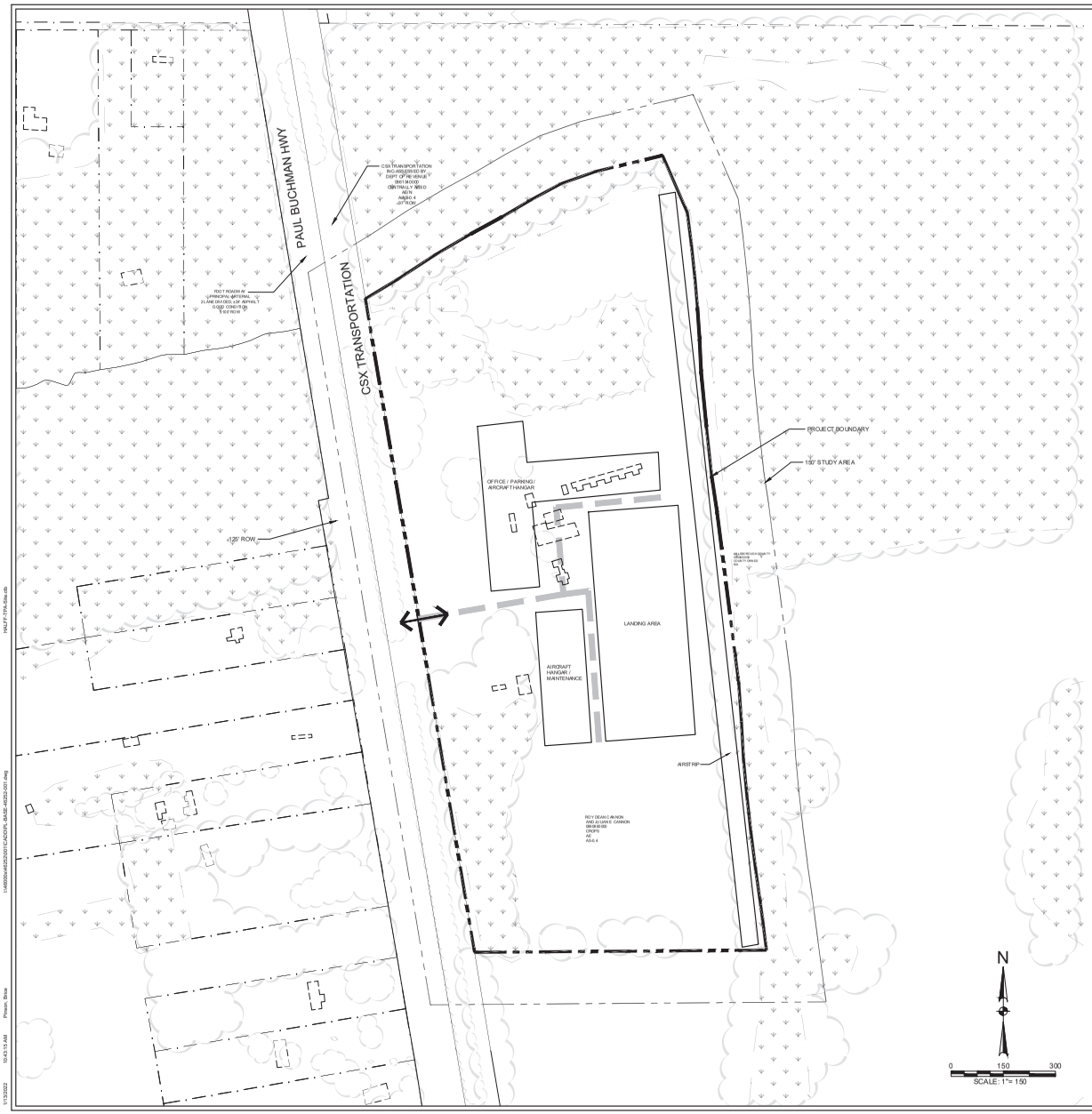
Meeting Attendees:

Guests-	Mike Yates	myates@palmtraffic.com
	Isabel Albert	iAlbert@Halff.com
	Rick Perez	perezRL@hillsboroughcounty.org
FDOT-	Todd Croft	todd.croft@dot.state.fl.us
	Mecale' Roth	mecale.roth@dot.state.fl.us
	Dan Santos	daniel.santos.@dot.state.fl.us
	Lindsey Mineer	lindsey.miner@dot.state.fl.us
	Antonius Lebrun	antonius.lebrun@dot.state.fl.us
	Ana Zea	ana.zea@dot.state.fl.us
	Kenneth Madden	kenneth.madden@dot.state.fl.us
	David Grillo	david.grillo@dot.state.fl.us

Pedestrian Sight Triangle Example:

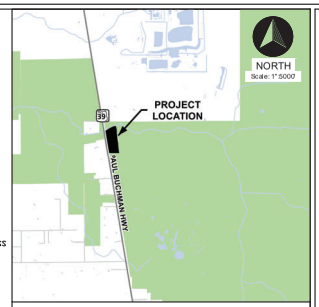
Driveways leading onto state roads need to have min. 20' x 20' clear 'pedestrian sight triangles' on each side of the driveway, at the edge of the sidewalk. It should be measured as 20' up the sidewalk and 20' up the driveway from the point at which the sidewalk meets the driveway. Nothing above 2' in height from the pavement elevation (except for the stop signpost) should be placed in these triangles. Also, no parking spaces should be in these triangles, not even partially. Please draw in and label these 'pedestrian sight triangles' on the plans. Here is an example of what these triangles look like and how they are positioned (see red triangles in the attached example)





LEGEND

- PD BOUNDARY
- 150' STUDY AREA
- PARCEL LINES
- EXISTING STRUCTURE TO BE REMOVED
- TREE/WOODED AREAS
- POTENTIAL WETLAND AREAS
- EXISTING VEHICULAR ACCESS
- PROPOSED VEHICULAR ACCESS



SECTION 18 TOWNSHIP 27 RANGE 22

SITE DATA

PROJECT SIZE:	43.71± AC
FOLIOS#:	089086.0000
PROPERTY ADDRESS:	9002 PAUL BUCHMAN HWY PLANT CITY, FL 33565
EXISTING ZONING:	AS-0.4
PROPOSED ZONING:	PD
FUTURE LAND USE:	AGRICULTURAL ESTATE
EXISTING USE:	AGRICULTURAL
PROPOSED USE:	REGIONAL RECREATIONAL USE AND AGRICULTURAL USE
TOTAL NON-RES.:	5,000 SF OFFICE/ AIRCRAFT HANGAR/ MAINTENANCE
MAX FAR:	0.003

DEVELOPMENT STANDARDS

LOT WIDTH:	150' MIN
FRONT:	50' MIN
SIDE:	15' MIN
REAR:	50' MIN
BUILDING HEIGHT:	50' MAX
BUILDING SEPARATION:	30' MIN

SITE NOTES

1. THE PROJECT IS WITHIN THE EAST RURAL PLANNING AREA.
2. THE PROJECT IS WITHIN THE RURAL SERVICE AREA.
3. POTABLE WATER BY WELL.
4. SEWAGE DISPOSAL BY SEPTIC.
5. NO FLEX IS REQUESTED.
6. ALL FOLIO NUMBERS ARE SHOWN ON THE PLANS FOR THIS PROJECT AND WITHIN 150 LINEAR FEET OF THE PROJECT BOUNDARY.
7. EXISTING STRUCTURES ARE SHOWN ON THE PLANS FOR THIS PROJECT AND WITHIN 150 LINEAR FEET OF THE PROJECT BOUNDARY.
8. THE PROJECT AND ADJACENT PROPERTIES WITHIN 150 LINEAR FEET DO NOT CONTAIN DESIGNATED HISTORICAL LANDMARKS OR ARCHEOLOGICAL SITES.
9. ZONING AND COMPREHENSIVE PLAN DESIGNATIONS FOR ALL PROPERTIES WITHIN 150 LINEAR FEET OF THE PROJECT ARE SHOWN ON THIS PLAN.
10. PLATTED LOTS EXIST WITHIN 150' OF THE SITE AS SHOWN.
11. THE CURRENT LAND USE FOR ALL PROPERTIES WITHIN 150 LINEAR FEET OF THE PROJECT ARE SHOWN ON THIS PLAN.
12. POINTS OF INGRESS/ EGRESS SHOWN ON THIS PLAN ARE FOR DISCUSSION PURPOSES ONLY SUBJECT TO CHANGE DURING SITE ENGINEERING AND PLAN REVIEW PROCESS.
13. EXISTING AND/ OR PROPOSED DRIVEWAYS AND CURB CUT LOCATIONS ARE SHOWN ON THIS PLAN.
14. THERE ARE NO SIDEWALKS, BIKEWAYS AND TYPES OF TRAFFIC CONTROL DEVICES ON ALL ROADWAYS ADJOINING, TRAVERSING, AND WITHIN 150 FEET OF THE SITE ARE SHOWN. THERE ARE NO TRANSIT STOPS WITHIN 150 FEET OF THE SITE.
15. PROPOSED PROJECT ENTRY, POTENTIAL ACCESS POINTS INTERNAL ROADWAYS AND PONDS ARE SHOWN AS APPROXIMATE AND ARE SUBJECT TO CHANGE DURING PERMITTING.
16. PROJECT SHALL BE DESIGNED IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE FOR STORMWATER, TRANSPORTATION, WATER AND WASTEWATER REQUIREMENTS.
17. THE PROJECT HAS ±0.0 ACRES OF NATURAL WATER BODIES ON SITE.
18. THE PROJECT HAS ±8.13 ACRES OF ENVIRONMENTALLY SENSITIVE AREA ON SITE.
19. BUFFERING AND SCREENING SHALL BE PROVIDED AS REQUIRED BY THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE.
20. THERE ARE NO INTERNAL ROADWAYS.
21. THE PROJECT IS WITHIN A DESIGNATED SURFACE WATER PROTECTION AREA.
22. THE PROJECT IS NOT ADJACENT TO A DESIGNATED SCENIC ROADWAY CORRIDOR.
23. THE PROJECT IS NOT WITHIN A COASTAL HIGH HAZARD AREA, WELLHEAD RESOURCES PROTECTION AREA, OR POTABLE WATER WELLFIELD PROTECTION AREA.
24. APPROVAL OF THIS PLANNED DEVELOPMENT ZONING BY HILLSBOROUGH COUNTY DOES NOT CONSTITUTE A GUARANTEE THAT ENVIRONMENTAL PROTECTION COMMISSION APPROVALS/ PERMIT NECESSARY FOR THE DEVELOPMENT AS PROPOSED WILL BE ISSUED, DOES NOT ITSELF SERVE TO JUSTIFY ANY IMPACTS TO WETLANDS, AND DOES NOT GRANT ANY IMPLIED OR VESTED RIGHT TO ENVIRONMENTAL APPROVALS.

LEGAL DESCRIPTION

THE PART OF THE SW ¼ OF THE NE ¼ WEST OF CANAL AND THAT PART OF THE EAST ½ OF THE NW ¼ SOUTH OF CANAL AND EAST OF THE RAILROAD IN SECTION 18, TOWNSHIP 27 SOUTH, RANGE 22 EAST.

NOTE: THIS PLAN IS FOR DISCUSSION PURPOSES ONLY. SUBJECT TO FINAL SURVEYS, DESIGN, ENGINEERING AND REGULATORY REVIEW

Project Name
PAUL BUCHMAN HWY PD REZONING
HILLSBOROUGH COUNTY, FL

Prepared For
ROY DEAN & JULIAN E. CANNON

HALFF
1000 N. ASHLEY DRIVE, SUITE 900
TAMPA, FLORIDA USA 33602
Phone 813.620.4500 Fax 813.620.4980
www.Halff.com
FL CA 33380 FL LC 26000645

Revision No.	Date	Description

Project No.:	46252.001
Issued:	January 2022
Drawn By:	BMP
Checked By:	IA
Scale:	1" = 150

Sheet Title
PD REZONING PLAN

Sheet Number
1 OF 1

TABLE 1

ESTIMATED PROJECT TRIP ENDS

Land Use	ITE LUC	Size	Daily Trip Ends (1)	AM Peak Hour Trip Ends (1)			PM Peak Hour Trip Ends (1)		
				In	Out	Total	In	Out	Total
Airfield	22	10 Employees	149	8	8	16	9	7	16

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

BULLET POINTS ON TRANSPORTATION ISSUES
CANNON REZONING TO PLANNED DEVELOPMENT

- The Subject Property is located at 9002 Paul Buchman Highway, Plant City, Florida 33565. Paul Buchman Hwy is a State Road.

- The current zoning for the Subject Property is AS-0.4, which is an agriculture/residential zoning classification.

- The Subject Property size is approximately 43.7 acres.

- The Subject Property was approved as a small aircraft landing field per a conditional use approved by Hillsborough County in 1985. (CU-82).

- The Subject Property has been operating since the approval of the CU as an aircraft landing field for small aircraft and associated skydiving operation. The Subject Property has been using its access on Paul Buchman Hwy since it was approved as an aircraft landing field per the CU.

- In order to ensure the Subject Property can be continuously be used for its aircraft landing field and associated skydive operation, the property owners submitted to Hillsborough County an application to rezone the subject property from AS-0.4 to Planned Development. The Planned Development allows for regional recreational uses and agricultural uses. The Regional recreation uses are limited to an airfield for small craft and associated skydiving operations.

- Associated with the rezoning application, Michael Yates, on behalf of the property owner, submitted a transportation memorandum. The memorandum found that, using the IT Trip Generation Manual 11th edition, 2022, the project could generate 149 average daily trips, 16 a.m. peak hours and 16 p.m. peak hours. The trip generation rates were based upon the land use code of an airfield. The uses allow under that land use code are much more intense than the operation which exists.

- Since the property was already approved as an air landing field and due to the *de minimus* trips generated, Hillsborough County is not requiring a transportation analysis of the Subject Property.

- Florida Statutes, Section 335.182 provides the regulation of connections to the state highway system. In that Section, a "**significant change**" is defined as a "change in the use of the property, including land, structure or facilities or an expansion of the size of the structures or facilities causing an increase in trip generation of the property exceeding 25% more trip generation, either peak hour or daily, **and** exceeding 100 vehicles per day more than the existing use.

- The existing use of the Subject Property, per the approved CU, is an airport landing field. The rezoning of the Subject Property does not increase the intensity of the Subject Property

as the existing use is not changing. The rezoning would "lock in" and ensure recognition of the existing use via the zoning .

- Accordingly, there is no change in trip generation from the existing use to the use requested in he rezoning application.

- Since there is not a "**substantial change**" in the use of the Subject Property, pursuant to Florida Statutes no additional transportation improvements should be required for the Subject Property to continue to use its existing connection to Paul Buchman Highway.

Crossing No: 624385T	Roadway: PRIVATE RD	RR Street:	District: 7	County: Hillsborough
PRIVATE HWY	AT GRADE Farm	City: Plant City	NEAR CITY	OPEN--TRACK ACTIVE

Rank 2018:	3957	SR No.:		RR Company:	CSX
Rank 2017:	3971	CR No.:		Division Name:	JACKSONVILLE
Rank 2016:		US No.:		Subdivision Name:	YEOMAN
		Latitude:	28.137300	Branch Name:	S 801
		Longitude:	-82.150000	RR Milepost:	814.53

Date:

Team Members:

Field Review Comments:

Team Recommendations:

Highway Speed:	30
Crossing Angle:	60-90 DEG
AADT:	20 (2016)
Percent Trucks:	0 (2006)
School Buses:	0 (2019)
Street Types:	One-Way Street
Thru Lanes:	2
Aux Lanes:	0
Hazmat Route?	NO
Emergency Services Route?	NO

Train Speed Range:	45-50
Max Time Table Speed:	50
Day Thru/Switch:	3/4
Night Thru/Switch:	2/3
Train Service:	Freight
Passenger Count/Day:	
Train Count Date:	05/01/2012
Main Tracks:	1
Other Tracks:	
Train Signals?	
Train Signal Proximity:	YES
Train Detection:	
Event Recorder?	

Emergency Notification Signs:	YES
Crossbuck(4x4 post):	2
Crossbuck Sign:	2
Stop Sign:	2
Yield Sign:	0
Low Ground Clearance Signs:	0
Exempt Signs:	
Trespass Signs:	NO

W10-1	0	R10-6a	0	W8-1	0
W10-2	0	R11-2	0	W10-8	0
W10-3	0	R15-2P	0	W10-9	0
W10-4	0	R15-6	0	W10-9P	0
W10-11	0	R15-6a	0	W10-11a	0
W10-12	0	R15-7	0	W10-11b	0
R3-1a	0	R15-7a	0	W10-13P	0
R3-2a	0	R15-8	0	W10-14P	0
R8-8	0	Pvt Crossing	2	W10-14aP	0
R8-9	0	Look Out	1	W10-15P	0
R8-10	0	R8-8 w/Beacon	0	Slow	0
R8-10a	0	W3-1		W10-1w/Beacon	0
R10-6	0	W3-3		LED Signs	0

Number of Bells:	0
Post Mounted Flashing Lights:	0
Roadway Gate Count:	0
Pedestrian Gate Count:	0
Gates:	
Cantilevered Flashing Over Traffic:	0
Cantilevered Flashing Not Over Traffic:	0
Intersecting Roadway?	YES
Signalized?	NO
Interconnection:	Not Interconnected
Traffic Signals Controlling?	
Preemption:	
Does traffic queue across the tracks?	NO
Traffic Pre-Signals?	NO
8" Count:	0
12" Count:	0
LED Count:	0
Install - Upgrade:	--

Surface Installment Date:	
Surface Type:	ASPHALT
Pvmt Mrk:	DYNAMIC ENVELOPE
Surface Condition:	EXCELLENT
Approach:	C = Minor erosion
Vehicle Reaction:	C = Shaking
Driver Reaction:	B = Some drivers slow down
Rail/Pad Movement:	B = Uneven

Maintenance Responsibility:	PRIVATE
Roadway Paved:	YES
Tracks run down street?	NO
Sidewalks on Crossing Approach?	NO
Sidewalks Thru Crossing?	N/A
Crossing illuminated?	NO
Commerical Power?	YES
Alternative Power?	NO

Incident History: 12/2016, 12/2016, 04/2015, 04/2006

Recommended Warning Device: PRIVATE CROSSING

DIAGNOSTIC FIELD REVIEW SUPPLEMENTAL FORM

Crossing Number/Mile Post:	Street/Road Name:	Date:

OBSERVATIONS

RECOMMENDATIONS
1:
2:
3:

DIAGNOSTIC FIELD REVIEW SIGN-IN SHEET

Date:

NAME	ORGANIZATION	EMAIL ADDRESS	PHONE NUMBER

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: 4/18/2022 **PETITION NO.:** 22-0442 **EPC REVIEWER:** Dessa Clock **CONTACT INFORMATION:** (813) 627-2600 X1158 **EMAIL:** clockd@epchc.org	**COMMENT DATE:** 2/16/2022 **PROPERTY ADDRESS:** 9002 Paul Buchman Hwy, Plant City **FOLIO #:** 089086-0000 **STR:** 18-27S-22E
REQUESTED ZONING: AS-0.4 to PD	

FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	2/10/2022
WETLAND LINE VALIDITY	No valid wetland line
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetlands located throughout property

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

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

- The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.

- Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be

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

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

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

- The subject property contains wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed**.** Once delineated, surveys must be submitted for review and formal approval by EPC staff.

- 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.

<u>Air Division Informational Comment:</u>

- In regards to, construction noise, the EPC' s Chapter 1-10 Noise Rule "Exceptions" exempts construction activities occurring between the hours of 7a.m. and 6:00p.m., Monday through Friday, 8a.m. and 6p.m. Saturday, and 10a.m. and 6.p.m. Sunday if reasonable precautions are taken to abate the noise from those activities.

- In regards to, dust, it is recommended that best management practices be used to control dust that is generated by any activity including construction activities. These practices include but are not limited to use of water trucks, vegetative covering and mulching. It is recommended that all precautions to taken to minimize and mitigate the impact on nearby residents."

dc/mst

Hillsborough County Florida
Development Services

AGENCY REVIEW COMMENT SHEET

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

TO:	Zoning Review, Development Services	**DATE:**	04/07/2022
REVIEWER:	Ron Barnes, Impact & Mobility Fee Coordinator		
APPLICANT:	Roy Dean Cannon & Julian E. Cannon	**PETITION NO:**	22-0442
LOCATION:	9002 Paul Buchman Hwy		
FOLIO NO:	89086.0000		

Estimated Fees:

We do not have a use for Recreational Skydiving operation or airfield, and there is nothing that represents a closest fit in my opinion. The fee is also based on a building construction aspect, such as an office for the operations paperwork, staff, and other documentation/training, I could see using a Single Tenant Office Rate for the facility itself.

Single Tenant Office
(Per 1,000 s.f.)
Mobility: $12,689
Fire: $158

Project Summary/Description:

Rural Mobility, Northeast Fire - Sky Diving Operation (recreational), airfield, unsure of building structures

WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: PD22-0442 **REVIEWED BY:** Randy Rochelle **DATE:** 2/15/2022

FOLIO NO.: 89086.0000

WATER

☐ The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.

☐ A __ inch water main exists ☐ (adjacent to the site), ☐ (approximately __ feet from the site) _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

☐ Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

☐ The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.

☐ A ___ inch wastewater gravity main exists ☐ (adjacent to the site), ☐ (approximately _ feet from the site) _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

☐ Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject site is located outside of the Hillsborough County Urban Service Area, therefore water and/or wastewater service is not generally allowed. if the site is required or otherwise allowed to connect to the potable water and/or wastewater systems, there will be offsite improvements required that extend beyond a connection to the closest location with existing infrastructure. These points-of-connection will have to be determined at time of application fo service as additional anaysis will be required to make the final determination .

VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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HEARINGS)
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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH
Land Use Hearing Master

DATE: Monday, July 25, 2022

TIME: Commencing at 6:00 p.m.
Concluding at 11:20 p.m.

PLACE: Robert W. Saunders, Sr. Public Library
Ada T. Payne Community Room
1505 N. Nebraska Avenue
Tampa, Florida 33602

Reported via Cisco Webex Videoconference by:

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

Electronically signed by Christina Walsh (401-124-891-9213) 26bf57bb-7fcf-4084-bed5-f6864d76b1fe

1 HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS
2
ZONING HEARING MASTER HEARINGS
3 July 25, 2022
ZONING HEARING MASTER: SUSAN FINCH
4
5
D4:
6 Application Number: RZ-PD 22-0442
Applicant: Roy D. & Julian E. Cannon
7 Location: 9002 Paul Buchman Hwy.
Folio Number: 089086.0000
8 Acreage: 43.71 acres, more or less
Comprehensive Plan: AE
9 Service Area: Rural
Existing Zoning: AS-0.4, RS
10 Request: Rezone to Planned Development
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1 MR. GRADY: The next item is agenda item D-4
2 Rezoning-PD 22-0442. The applicant's is Roy D. and
3 Julian E. Cannon.
4 The request is to rezone from AS-0.4 to
5 Planned Development. Tania Chapela will provide
6 staff recommendation after presentation by the
7 applicant.
8 HEARING MASTER FINCH: Good evening.
9 MS. ALBERT: Good evening. Thanks very
10 much. Isabelle Albert with Halff Associates, 1000
11 North Ashley Drive, Suite 900.
12 Next. So what we have for you tonight is
13 this Planned Development request. It is located on
14 Paul Buchman Highway near County Line Road. This
15 is all the way to the northeast of the county, just
16 north of Plant City. Next.
17 It is zoned Agriculture Single-Family all
18 around it with different type of land use,
19 Agricultural Estate and Natural Preservation.
20 In 1985, a property did obtain a conditional
21 use to operate an aircraft landing field landing
22 aircraft and UltraFlight. And over the years has
23 morphed into include a skydiving operation.
24 And so, therefore, we're coming in for a
25 Planned Development to add for that use in addition

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1 to what's currently approved. Next. So,
2 basically, this is what the site plan looks like.
3 Very similar to what's there today. Next.
4 So considering the use is also could be
5 approved in the commercial zoning district, we have
6 to -- part of our request -- request waiver to a
7 commercial locational criteria, and as long as it's
8 compatible with the area and it's a unique
9 circumstance, staff has agreed that it is not
10 causing any concerns and is no compatibility
11 issues. And given the unique circumstances of the
12 type of the use of the skydiving operation, it's a
13 good location as where it is right now. Next.
14 Development Services as well as a Planning
15 Commission staff found it approvable subject to
16 conditions that is consistent with the
17 Comprehensive Plan and that there was no objections
18 from any reviewing agencies.
19 And so with that, I'm here to answer any
20 questions and request approval.
21 HEARING MASTER FINCH: Just to clarify, my
22 note was the existing land use is an airfield?
23 MS. ALBERT: Correct.
24 HEARING MASTER FINCH: Been there a very
25 long time. So the purpose of this is just to

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1 codify that and add the skydiving use?
2 MS. ALBERT: Exactly. That's exactly what
3 it is.
4 HEARING MASTER FINCH: Understood. Okay.
5 Thank you. Appreciate it. If you could please
6 sign in.
7 Development Services, please.
8 MS. CHAPELA: Good evening. Tania Chapela,
9 Development Services.
10 The existing zoning is Agricultural
11 Single-Family Estate AS-0.4, which permits
12 Agricultural and Single-Family Residential uses.
13 The proposed zoning for Planned Development is to
14 allow a 5,000 square feet skydiving facility and
15 aircraft landing field, agricultural uses, and
16 ancillary uses.
17 The parcel is surrounded by agricultural
18 zoning to the north, south, west, and east. The
19 parcel to the east, north, and south is a
20 county-owned natural preserve. To the west across
21 Paul Buchman Highway are several properties
22 occupied with single-family homes.
23 Staff finds the proposed uses are comparable
24 to the current aircraft landing field allowed uses.
25 Additionally, the proposed project with the number

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1 of potential residential use currently allowed on
2 the subject property. The exclusion of residential
3 uses and the reduced FAR will have minimal impact
4 on the transportation network.
5 The proposed 0.003 FAR projected for
6 skydiving building is significantly under the 0.25
7 maximum FAR allowable in the AE Comprehensive Plan
8 category. The proposed addition to the building
9 area will not intrude into the require setback, nor
10 will decrease the required buffer and will not
11 entail a reduction of the required screening.
12 Furthermore, the aircraft landing field
13 associated with the skydiving facility shall be
14 subject to Land Development Code Section 6.11.10
15 aircraft landing field provisions.
16 Finally, the proposed skydiving facility
17 will not increase the noise impact caused by the
18 current aircraft corporation. Furthermore, the
19 property is surrounded to north, east, and south by
20 the lower green swamp preserve avoiding direct
21 impact on residential uses.
22 Given the above, staff finds the proposed
23 modification to be compatible with the surrounding
24 properties in keeping the general development
25 pattern of the area. This concludes my

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1 presentation. Thank you.
2 HEARING MASTER FINCH: Thank you.
3 Planning Commission, please.
4 MS. MASSEY: This is Jillian Massey with
5 Planning Commission staff.
6 The subject site is located in the
7 Agricultural Estate 1 to 2 1/2 Future Land Use
8 Category. It is in the Rural Area, and it's not
9 within the limits of a community plan.
10 The subject property -- or sorry. The
11 Agricultural Estate 1 to 2 1/2 Future Land Use
12 Category, its intent is for rural scale
13 neighborhood, commercial, office, and multipurpose
14 projects.
15 These uses may be permitted when complying
16 with the goals, objectives, and policies of the
17 Future Land Use Element and applicable development
18 regulations in conforming to establish locational
19 criteria for the specified use.
20 Although the proposed use is not a
21 traditional commercial use, it is consistent with
22 the rural scale commercial intended in the
23 Agricultural Estate 1 to 2 1/2 Future Land Use
24 Category.
25 The subject property is surrounded by

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1 Natural Preservation designation on all sides.
2 There are also some parcels designated as
3 Agricultural Estate 1 to 2 1/2 across the street to
4 the west and southwest of the subject property.
5 Existing land uses in the immediate area
6 include Blackwater Creek Nature Preserve, forested
7 undeveloped land, and acute single-family
8 residences.
9 The -- the proposal allows for the site to
10 remain rural and agricultural in nature with the
11 natural buffers of the preserved land that
12 surrounds it. The application is consistent with
13 Objective 16 and Policy 16.1, 16.2, and 16.3 of the
14 Future Land Use Element and Objective 12-1 and
15 Policy 12-1.4 of the Community Design Component.
16 Recreational indoor-outdoor uses can be
17 considered in the Commercial Neighborhood and
18 Commercial General zoning districts. Therefore,
19 the commercial locational criteria applies to this
20 proposal. And per Policy 22 -- 22.2 of the Future
21 Land Use Element, the site does not meet locational
22 criteria.
23 The applicant has submitted a waiver request
24 for review. The property is surrounded by
25 conservation land and low density agricultural

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1 properties across the right-of-way to the west.
2 Based on this information, Planning
3 Commission staff recommends that the waiver is
4 granted.
5 Overall, staff finds that the proposed use
6 and intensity is consistent with the character of
7 Rural Area and the Future Land Use Category. The
8 request is compatible with the existing development
9 pattern found within the surrounding area.
10 And based upon these considerations,
11 Planning Commission staff finds that the proposed
12 Planned Development is consistent with the Future
13 of Hillsborough Comprehensive Plan for
14 unincorporated Hillsborough County and subject to
15 the conditions proposed by the Department of
16 Development Services, and that concludes my
17 testimony. Thank you.
18 HEARING MASTER FINCH: Thank you. I
19 appreciate it.
20 Is there anyone in the room or online that
21 would like to speak in support of this application?
22 Seeing no one, is there anyone in opposition
23 to this request?
24 Seeing no one, all right, Mr. Grady,
25 anything else?

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1 MR. GRADY: Nothing further.
2 HEARING MASTER FINCH: All right.
3 Ms. Albert, anything? All right.
4 Then we'll close Rezoning 22-0442 and go to
5 the next case.
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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
Land Use Hearing Master

DATE: Monday, June 13, 2022

TIME: Commencing at 6:00 p.m.
Concluding at 11:56 p.m.

PLACE: Robert W. Saunders, Sr. Public Library
Ada T. Payne Community Room
1505 N. Nebraska Avenue
Tampa, Florida 33602

Reported via Cisco Webex Videoconference by:

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

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1 HEARING MASTER HATLEY: We're reconvening.
2 This is the June 13th, 2022, Zoning Hearing, and
3 we're reconvening. So please take your seats.
4 Mr. Grady, you had something?
5 MR. GRADY: Yes. During the break, I was
6 having a conversation with the applicant for agenda
7 item D-7, which is Rezoning 22-02 -- which -- one
8 hold on a second -- 22-0442 regarding need -- a
9 need to clarify their use request.
10 So in discussion with them, I think
11 they're -- they've decided they want to request a
12 continuance to the July 25th ZHM hearing. I think
13 if they can just briefly get up and make that
14 request.
15 HEARING MASTER HATLEY: Okay. Would the
16 applicant like to come forward? This is
17 Rezoning-PD 22-0442.
18 MS. ALBERT: Good evening. Isabelle Albert
19 with Halff Associates, 1000 North Ashley Drive.
20 Yes. As the -- more we looked at the
21 reports and everything, we're starting to think
22 that we need to have additional conversation with
23 staff because we think there was a misunderstanding
24 in some of the requests.
25 And we wanted to make the record clear so

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1 that we're all on the same page and then request a
2 continuance to the next hearing, please.
3 HEARING MASTER HATLEY: Okay. All right.
4 Let me see if there's anyone here to speak on this
5 item.
6 All right. Is there anyone here or online
7 who wishes to speak in support or in opposition to
8 the continuance of Rezoning-PD 22-0442? All right.
9 I do not see anyone. All right. The continuance
10 is granted.
11 PD 22-0442 is continued to the July 25th,
12 2022, Zoning Hearing.
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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH
Land Use Hearing Master

DATE: Monday, May 16, 2022

TIME: Commencing at 6:00 p.m.
Concluding at 10:14 p.m.

PLACE: Robert W. Saunders, Sr. Public Library
Ada T. Payne Community Room
1505 N. Nebraska Avenue
Tampa, Florida 33602

Reported via Cisco Webex Videoconference by:

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Executive Reporting Service
Ulmerton Business Center
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Clearwater, FL 33762
(800) 337-7740

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1 applicant to the June 13, 2022, Zoning Hearing
2 Master Hearing.
3 Item A-18, Rezoning-PD 22-0420. This
4 application is being continued by the applicant to
5 the June 13, 2022, Zoning Hearing Master Hearing.
6 Item A-19, Rezoning-PD 22-0433. This
7 application is being continued by the applicant to
8 the June 13, 2022, Zoning Hearing Master Hearing.
9 Item A-20, Rezoning-PD 22-0442. This
10 application is being continued by the applicant to
11 the June 13, 2022, Zoning Hearing Master Hearing.
12 Item A-21, Rezoning-PD 22-0443. This
13 application is being continued by the applicant to
14 the June 13, 2022, Zoning Hearing Master Hearing.
15 Item A-22, Rezoning-PD 22-0444. This
16 application is out of order to be heard and is
17 being continued to the June 13, 2022, Zoning
18 Hearing Master Hearing.
19 Item A-23, Rezoning-Standard 22-0453. This
20 application is being continued by the applicant to
21 the August 15, 2022, Zoning Hearing Master Hearing.
22 Item A-24, Rezoning-PD 22-0461. This
23 application is being continued by the applicant to
24 the June 13, 2022, Zoning Hearing Master Hearing.
25 Item A-25, Major Mod Application 22-0477.

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
Land Use Hearing Master

DATE: Monday, April 18, 2022

TIME: Commencing at 6:00 p.m.
Concluding at 7:37 p.m.

PLACE: Robert W. Saunders, Sr. Public Library
Ada T. Payne Community Room
1505 N. Nebraska Avenue
Tampa, Florida 33602

Reported via Cisco Webex Videoconference by:

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

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1 Item A-20, Rezoning-PD 22-0420. This
2 application is being continued by the applicant to
3 the May 16, 2022, Zoning Hearing Master Hearing.
4 Item A-21, Rezoning-Standard 22-0423. This
5 application is out of order to be heard and is
6 being continued to the May 16, 2022, Zoning Hearing
7 Master Hearing.
8 Item A-22, Rezoning-PD 22-0433. This
9 application is out of order to be heard and is
10 being continued to the May 16, 2022, Zoning Hearing
11 Master Hearing.
12 Item A-23, Rezoning-PD 22-0441. This
13 application is being continued by the applicant to
14 the May 16, 2022, Zoning Hearing Master Hearing.
15 Item A-24, Rezoning-PD 22-0422 [0442]. This
16 application is out of order to be heard and is
17 being continued to the May 16, 2022, Zoning Hearing
18 Master Hearing.
19 Item A-25, Rezoning-PD 22-0443. This
20 application is being continued by the applicant to
21 the May 16, 2022, Zoning Hearing Master Hearing.
22 Item A-26, Rezoning-PD 22-0444. This
23 application is being continued by the applicant to
24 the May 16, 2022, Zoning Hearing Master Hearing.
25 Item A-27, Major Mod Application 22-0452.

Electronically signed by Christina Walsh (401-124-891-9213) 7ae99b67-4d30-4f67-aa54-695716086e00

EXHIBITS SUBMITTED

DURING THE ZHM HEARING

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

DATE/TIME: 2/25/22 6pm HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #	PLEASE PRINT NAME / MAILING ADDRESS / CITY / STATE / ZIP / PHONE
MM 22-0857	NAME Kami Corbett MAILING ADDRESS 101 E Kennedy Blvd, Ste 3400 CITY Tampa STATE FL ZIP 33602 PHONE 813-227-8421
APPLICATION #	
APPLICATION # RZ 22-0698 V.S.	NAME David Wright MAILING ADDRESS P.O. Box 273417 CITY Tampa STATE FL ZIP 33688 PHONE (813) 230-7473
APPLICATION # RZ 22-0456 V.S.	NAME David Wright MAILING ADDRESS P.O. Box 273417 CITY Tampa STATE FL ZIP 33688 PHONE (813) 230-7473
APPLICATION # RZ 22-0789	NAME Jeffrey + Jaime Peck MAILING ADDRESS 1221 Canyon Oaks Dr CITY Brandon STATE FL ZIP 33610 PHONE 302-218-5131
APPLICATION # RZ 22-0829	NAME Ruth P. Londono MAILING ADDRESS 1502 W. Busch Blvd St D1 CITY Tpa STATE FL ZIP 33612 PHONE (813) 919-7802

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

DATE/TIME: 7/25/22 6pm HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #	PLEASE PRINT NAME
RZ 22-0980	MAILING ADDRESS 14031 N. Dale Mabry Hwy.
	CITY Tampa STATE FL ZIP 33618 PHONE (813) 962-6230
APPLICATION #	PLEASE PRINT NAME Kami Corbett
RZ 22-0075	MAILING ADDRESS 101 E Kennedy Blvd, Ste 3700
	CITY TAMPA STATE FL ZIP 33602 PHONE 813-8227-8421
APPLICATION #	PLEASE PRINT NAME Isabelle Albert / Hall Ff & Associates
RZ 22-0075 ex	MAILING ADDRESS 1600 N Ashley Dr. Ste 900
	CITY Tampa STATE FL ZIP 33602 PHONE 813 331-0976
APPLICATION #	PLEASE PRINT NAME Abbey Naylor
RZ 22-0075	MAILING ADDRESS 14706 Tudor Chase Dr.
	CITY Tampa STATE FL ZIP 33626 PHONE 727-207-5525
APPLICATION #	PLEASE PRINT NAME Suhee
RZ 22-0075 ex	MAILING ADDRESS 610 Garrison Cove Ln
	CITY Tampa STATE FL ZIP 33602 PHONE 813-763-2564
APPLICATION #	PLEASE PRINT NAME William Place
RZ 22-0075 ex	MAILING ADDRESS 610 Garrison Cove Lane
	CITY Tampa STATE FL ZIP 33602 PHONE 813 763-2664

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

DATE/TIME: 7/25/22 6pm HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #	PLEASE PRINT NAME	MAILING ADDRESS	CITY	STATE	ZIP	PHONE
RZ 22-0075	James Anderson	10514 Sedgebrook Drive	Riverview	FL	33569	727 430-3494
RZ 22-0075 vs.	Ethel Hammer	19825 Angel Ln	Odessa	FL	33556	
RZ 22-0075	Mac McGraw	3000 W. San Nicholas St.	Tampa	FL	33629	813-390-0627
RZ 22-0557 vs	Marco Raffaele	11910 Neal Rd	Lithia	FL	33547	
MM 22-0089 ea	Michael Brooks	400 N. Tampa St / Unit 1910	Tampa	FL	33602	
MM 22-0089	Rebecca Kerr	400 N Tampa St. Ste 1910	Tampa	FL	33602	

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

DATE/TIME: 7/25/22 6pm HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #	PLEASE PRINT NAME / MAILING ADDRESS / CITY / STATE / ZIP / PHONE
MM 22-0089	NAME Barbara Fite MAILING ADDRESS 16102 E Lk Burrell Dr CITY Lutz STATE FL ZIP 33548 PHONE 813 246-1544
RZ 22-0420 ex	NAME Kumi Corbett MAILING ADDRESS 101 E Kennedy Blvd, ste 3700 CITY Tampa STATE FL ZIP 33602 PHONE
RZ 22-0442 ex	NAME Isabelle Albert MAILING ADDRESS 1000 N Ashley Dr ste 900 CITY Tampa STATE FL ZIP 33602 PHONE
RZ 22-0443 ex	NAME Rebecca Kert MAILING ADDRESS 400 N. Tampa St ste 1910 CITY Tampa STATE FL ZIP 33602 PHONE
RZ 22-0477	NAME Wesley Mills MAILING ADDRESS 700 22nd PLACE CITY VERO BEACH STATE FL ZIP 32960 PHONE 772-226-7282
MM 0670 22-	NAME Brian Smith MAILING ADDRESS 307 11th Ave. E CITY Palmetto STATE FL ZIP 34221 PHONE 813-957-2777

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

DATE/TIME: 7/25/22 6pm HEARING MASTER: Susan Finch

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APPLICATION #	PLEASE PRINT NAME / MAILING ADDRESS / CITY STATE ZIP PHONE
RZ 22-0683	NAME Nicole Neugebauer MAILING ADDRESS 401 E. Jackson St ste 2100 CITY Tampa STATE FL ZIP 33602 PHONE 813-223-4800
MM 22-0782 VS.	NAME David Mechanik MAILING ADDRESS 305 S. Boulevard CITY Tampa STATE FL ZIP 33606 PHONE (813) 276-1920
RZ 22-0832 ex	NAME KEN TINKER, HILTON FIELDS MAILING ADDRESS 4221 W. Boyscout Blvd CITY Tampa STATE FL ZIP PHONE 813 223 7000
RZ 22-0832	NAME Matt Femal MAILING ADDRESS 201 N Franklin St. Suite 1400 CITY Tampa STATE FL ZIP 33602 PHONE 813-635-5526
RZ 22-0834	NAME Mark Bentley MAILING ADDRESS 401 E Jackson st CITY Tamp STATE FL ZIP 33602 PHONE
RZ 22-0834	NAME Russell Ottenberg MAILING ADDRESS 3737 Lake Joyce Dr. CITY Land O'Lakes STATE FL ZIP 34639 PHONE 813.962.1752

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

DATE/TIME: 7/25/22 6pm HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #	PLEASE PRINT
MM 22-0862 ea	NAME Elise Batsel MAILING ADDRESS 401 E Jackson St, Ste 2100 CITY Tampa STATE FL ZIP 33602 PHONE 765 993 3429
MM 22-0862	NAME Steve Henry MAILING ADDRESS 5023 W. LAUREL ST CITY TPA STATE FL ZIP 33607 PHONE 813-289 0039
MM 22-0862	NAME (Daryl) MAX PORGES, AICP MAILING ADDRESS 236 SE 45th STREET CITY CAPE CORAL STATE FL ZIP 33904 PHONE 239.560 5864
MM 22-0862	NAME CHARLES ROTHE MAILING ADDRESS 2303 Hwy 60 CITY VALRICO STATE FL ZIP 33594 PHONE 813 267 5476
MM 22-0862	NAME Elizabeth R Belcher MAILING ADDRESS 406 S Miller Rd CITY Valrico STATE FL ZIP 33594 PHONE 813-478-1041
	NAME MAILING ADDRESS CITY STATE ZIP PHONE

HEARING TYPE: ZHM, PHM, VRH, LUHO **DATE:** 07/25/2022

HEARING MASTER: Susan Finch **PAGE:** 1 OF 1

APPLICANT #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 22-0075	Rosa Timoteo	1. Applicant Presentation Packet	NO
RZ 22-0075	Isabelle Albert	2. Applicant Presentation Packet	NO
RZ 22-0075	William Place	3. Applicant Presentation Packet	NO
RZ 22-0075	Abbey Naylor	4. Applicant Presentation Packet	NO
MM 22-0087	Kami Corbett	1. Applicant Presentation Packet	NO
MM 22-0089	Rosa Timoteo	1. Revised Staff Report	YES - COPY
MM 22-0089	Michael Brooks	2. Applicant Presentation Packet	NO
RZ 22-0420	Rosa Timoteo	1. Revised Staff Report	YES - COPY
RZ 22-0420	Kami Corbett	2. Applicant Presentation Packet	NO
RZ 22-0442	Isabelle Albert	1. Applicant Presentation Packet	YES - COPY
RZ 22-0443	Rosa Timoteo	1. Revised Staff Report	YES - COPY
RZ 22-0443	Rebecca Kert	2. Applicant Presentation Packet	NO
RZ 22-0683	Nicole Neugebauer	1. Applicant Presentation Packet	YES - COPY
RZ 22-0832	Ken Tinkler	1. Applicant Presentation Packet	NO
RZ 22-0834	Russell Ottenberg	1. Applicant Presentation Packet	NO
RZ 22-0834	Mark Bentley	2. Applicant Presentation Packet	NO
MM 22-0862	Rosa Timoteo	1. Revised Staff Report	YES - COPY
MM 22-0862	Rosa Timoteo	2. Revised Staff Report	YES - COPY
MM 22-0862	Elise Batsel	3. Applicant Presentation Packet	YES - COPY

JULY 25, 2022 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, July 25, 2022, at 6:00 p.m., in the Ada T. Payne Community Room, Robert W. Saunders Sr. Public Library, Tampa, Florida, and held virtually.

Susan Finch, ZHM, calls the meeting to order and leads in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

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

D.7. RZ 22-0562

Brian Grady, Development Services, calls RZ 22-0562.

Isabelle Albert, applicant rep, requests continuance.

Susan Finch, ZHM, calls proponents/opponents/continues RZ 22-0562 to September 19, 2022.

C.4. RZ 22-0698

Brian Grady, Development Services, calls RZ 22-0698.

David Wright, applicant rep, requests continuance.

Susan Finch, ZHM, calls proponents/opponents/continues RZ 22-0698 September 19, 2022.

D.13. RZ 22-0856

Brian Grady, Development Services, calls RZ 22-0856.

Mark Bentley, applicant rep, requests continuance.

Susan Finch, ZHM, calls proponents/opponents/continues RZ 22-0856.

B.1. RZ 19-0521

Brian Grady, Development Services, reviews RZ 19-0521.

Susan Finch, ZHM, announces withdrawal of RZ 19-0521.

Brian Grady, Development Services, continues review of withdrawals/continuances.

Susan Finch, ZHM, overview of ZHM process.

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

Susan Finch, ZHM, oath.

B. REMANDS

B.2. MM 22-0087

Brian Grady, Development Services, calls RZ 22-0087.

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

Brian Grady, Development Services, staff report/questions to applicant rep.

Kami Corbett, applicant rep, answers Development Services questions.

Jillian Massey, Planning Commission, staff report.

Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant/closes MM 22-0087.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 22-0423

Brian Grady, Development Services, calls RZ 22-0423.

David Wright, applicant rep, presents testimony.

Chris Grandlienard, Development Services, staff report.

Jillian Massey, Planning Commission, staff report.

Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-0423.

C.2. RZ 22-0456

Brian Grady, Development Services, calls RZ 22-0456.

David Wright, applicant rep, presents testimony.

Isis Brown, Development Services, staff report.

Susan Finch, ZHM, questions to Development Services.

Isis Brown, Development Services, answers ZHM questions and continues staff report.

Jillian Massey, Planning Commission, staff report.

Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-0456.

C.5. RZ 22-0789

Brian Grady, Development Services, calls RZ 22-0789.

Jeffrey Peck, applicant rep, presents testimony.

Chris Grandlienard, Development Services, staff report.

Jillian Massey, Planning Commission, staff report.

Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-0789

C.6. RZ 22-0829

Brian Grady, Development Services, calls RZ 22-0829.

Ruth Londono, applicant rep, presents testimony.

Chris Grandlienard, Development Services, staff report

Jillian Massey, Planning Commission, staff report.

Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-0829.

C.7. RZ 22-0980

Brian Grady, Development Services, calls RZ 22-0980.

Tu Mai, applicant rep, presents testimony.

Chris Grandlienard, Development Services, staff report.

Jillian Massey, Planning Commission, staff report.

Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-0980.

D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

D.1. RZ 22-0075

Brian Grady, Development Services, calls RZ 22-0075.

Kami Corbett, applicant rep, presents testimony.

Isabelle Albert, applicant rep, presents testimony.

Susan Finch, ZHM, questions to applicant rep.

Isabelle Albert, applicant rep, answers ZHM questions/continues testimony.

Susan Finch, ZHM, questions to applicant rep.

Isabelle Albert, applicant rep, answers ZHM questions/continues testimony.

Abbey Naylor, applicant rep, presents testimony.

Israel Monsanto, Development Services, staff report.

Susan Finch, ZHM, questions to Development Services.

Israel Monsanto, Development Services, answers ZHM questions/continues staff report.

Brian Grady, Development Services, revised staff report.

Jillian Massey, Planning Commission, staff report.

Susan Finch, ZHM, questions to Development Services.

Jillian Massey, Planning Commission, answers ZHM questions.

Susan Finch, ZHM, calls proponents.

William Place, proponent, presents testimony/submits exhibits.

Susan Finch, ZHM, questions to proponent.

William Place, proponent, answers ZHM questions.

Susan Finch, ZHM, calls opponents.

James Anderson, opponent, presents testimony.

Ethel Hammer, opponent, presents testimony.

Susan Finch, ZHM, calls opponents/Development Services.

Susan Finch, ZHM, questions to Development Services.

Kami Corbett, applicant rep, gives rebuttal.

Abbey Naylor, applicant rep, gives rebuttal, submits exhibit.

Kami Corbett, applicant rep, continues rebuttal.

Susan Finch, ZHM, questions to applicant rep.

Kami Corbett, applicant rep, answers ZHM questions.

Brian Grady, Development Services, statement for the record.

Kami Corbett, applicant rep, responds to Development Services.

Brian Grady, Development Services, provides clarification.

Kami Corbett, applicant rep, continues rebuttal.

Mac McCraw, applicant rep, closes rebuttal.

Susan Finch, ZHM, closes RZ 22-0075.

Susan Finch, ZHM, breaks.

Susan Finch, ZHM, resumes hearing.

C.3. RZ 22-0557

Brian Grady, Development Services, calls RZ 22-0557.

Susan Finch, ZHM, oath.

Marco Raffaele, applicant rep, presents testimony.

Isis Brown, Development Services, staff report.

Susan Finch, ZHM, questions to Development Services.

Isis Brown, Development Services, answers ZHM questions.

Jillian Massey, Planning Commission, staff report.

Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-0557

D.2. MM 22-0089

Brian Grady, Development Services, calls RZ 22-0089.

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

Rebecca Kert, applicant rep, continues testimony.

Michael Brooks, applicant rep, continues testimony.

Timothy Lampkin, Development Services, staff report.

Susan Finch, ZHM, statement to Development Services.

Jillian Massey, Planning Commission, staff report.

Susan Finch, ZHM, calls proponents.

Barbara Fite, proponent, presents testimony.

Susan Finch, ZHM, calls opponents/Development Services/applicant rep.

Michael Brooks, applicant rep, concludes testimony.

Susan Finch, ZHM, closes MM 22-0089.

D.3. RZ 22-0420

Brian Grady, Development Services, calls RZ 22-0420 and notes expedited review for the record.

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

Sam Ball, Development Services, staff report.

Susan Finch, ZHM, questions to Development Services.

Sam Ball, Development Services, answers ZHM questions.

Jillian Massey, Planning Commission, staff report.

Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-0420.

D.4. RZ 22-0442

Brian Grady, Development Services, calls RZ 22-0442.

Isabelle Albert, applicant rep, presents testimony/submits exhibits.

Susan Finch, ZHM, questions to applicant rep.

Isabelle Albert, applicant rep, answers ZHM questions.

Susan Finch, ZHM, calls Development Services.

Tania Chapela, Development Services, staff report.

Jillian Massey, Planning Commission, staff report.

Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes MM 22-0442.

D.5. RZ 22-0443

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

Rebecca Kert, applicant rep, presents testimony/submits exhibits.

Michelle Heinrich, Development Services, staff report.

Jillian Massey, Planning Commission, staff report.

Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep.

Michelle Heinrich, Development Services, provides additional information.

Susan Finch, ZHM, closes RZ 22-0443.

D.6. MM 22-0477

Brian Grady, Development Services, calls MM 22-0477.

Wesley Mills, applicant rep, presents testimony.

Sam Ball, Development Services, staff report.

Jillian Massey, Planning Commission, staff report.

Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-0477.

D.8. MM 22-0670

Brian Grady, Development Services, calls MM 22-0670 and notes expedited review for the record.

Brian Smith, applicant rep, presents testimony.

Susan Finch, ZHM, questions to applicant rep.

Brian Smith, applicant rep, presents testimony.

Israel Monsanto, Development Services, staff report.

Jillian Massey, Planning Commission, staff report.

Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes MM 22-0670.

D.9. RZ 22-0683

Brian Grady, Development Services, calls RZ 22-0683.

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

Susan Finch, ZHM, questions to applicant rep.

Nicole Neugebauer, applicant rep, answers ZHM questions.

Sam Ball, Development Services, staff report.

Jillian Massey, Planning Commission, staff report.

Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-0683.

D.10. MM 22-0782

Brian Grady, Development Services, calls MM 22-0782.

David Mechanik, applicant rep, presents testimony.

Susan Finch, ZHM, questions to applicant rep.

David Mechanik, applicant rep, answers ZHM questions.

Tania Chapela, Development Services, staff report.

Susan Finch, ZHM, questions to Development Services.

David Mechanik, applicant rep, answers ZHM questions.

Jillian Massey, Planning Commission, staff report.

Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes MM 22-0782.

D.11. RZ 22-0832

Brian Grady, Development Services, calls RZ 22-0832.

Ken Tinkler, applicant rep, presents testimony.

Matthew Femal, applicant rep, presents testimony.

Tania Chapela, Development Services, staff report.

Susan Finch, ZHM, questions to Development Services.

Brian Grady, Development Services, corrects the record.

Susan Finch, ZHM, questions to Development Services.

Tania Chapela, Development Services, answers ZHM questions.

Jillian Massey, Planning Commission, staff report.

Susan Finch, ZHM, calls proponents/opponents/Development Services.

Brian Grady, Development Services, statement for the record.

Susan Finch, ZHM, questions to applicant rep.

Matthew Femal, applicant rep, answers ZHM questions/presents rebuttal.

Susan Finch, ZHM, questions to applicant rep.

Ken Tinkler, applicant rep, answers ZHM questions.

Susan Finch, ZHM, closes RZ 22-0832.

D.12. RZ 22-0834

Brian Grady, Development Services, calls RZ 22-0834.

Mark Bentley, applicant rep, presents testimony.

Russell Ottenberg, applicant rep, presents testimony.

Susan Finch, ZHM, questions to applicant rep.

Russell Ottenberg, applicant rep, answers ZHM questions.

Mark Bentley, applicant rep, continues testimony.

Timothy Lampkin, Development Services, staff report.

Susan Finch, ZHM, questions to Development Services.

Timothy Lampkin, Development Services, answers ZHM.

Jillian Massey, Planning Commission, staff report.

Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-0834.

D.14. MM 22-0862

Brian Grady, Development Services, calls MM 22-0862.

Susan Finch, ZHM, oath.

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

Steve Henry, applicant rep, continues testimony.

Susan Finch, ZHM, questions to applicant rep.

Steve Henry, applicant rep, answers ZHM questions.

Elise Batsel, applicant rep, continues testimony.

Sam Ball, Development Services, staff report.

Jillian Massey, Planning Commission, staff report.

Susan Finch, ZHM, calls proponents/opponents.

Max Forgey, opponent, presents testimony.

Charles Bothe, opponent, presents testimony.

Elizabeth Belcher, opponent, presents testimony.

Susan Finch, ZHM, calls opponents/Development Services.

Brian Grady, Development Services, questions for Planning Commission.

Jillian Massey, Planning Commission, answers Development Services.

Brian Grady, Development Services, statement for the record.

Susan Finch, ZHM, calls applicant rep.

Elise Batsel, applicant rep, calls Steve Henry, applicant rep.

Steve Henry, applicant rep, gives rebuttal.

Elise Batsel, applicant rep, gives rebuttal.

Susan Finch, ZHM, closes MM 22-0862.

ADJOURNMENT

Susan Finch, ZHM, adjourns the meeting.

Application No. RZ 22-0442
Name: Isabelle Albert
Entered at Public Hearing: ZHM
Exhibit # 1 Date: 7/25/22

ZONING HEARING MASTER HEARING

PLANNED DEVELOPMENT REZONING

MONDAY, July 25th, 2022

LOCATION

SURROUDNING ZONING AND LAND USE

ZONING:
AGRICULTUAL SINGLE FAMILY (AS-0.4 (RS))

FUTURE LAND USE:
AGRICULTURAL ESTATE (AE)
NATURAL PRESERVATION (N)

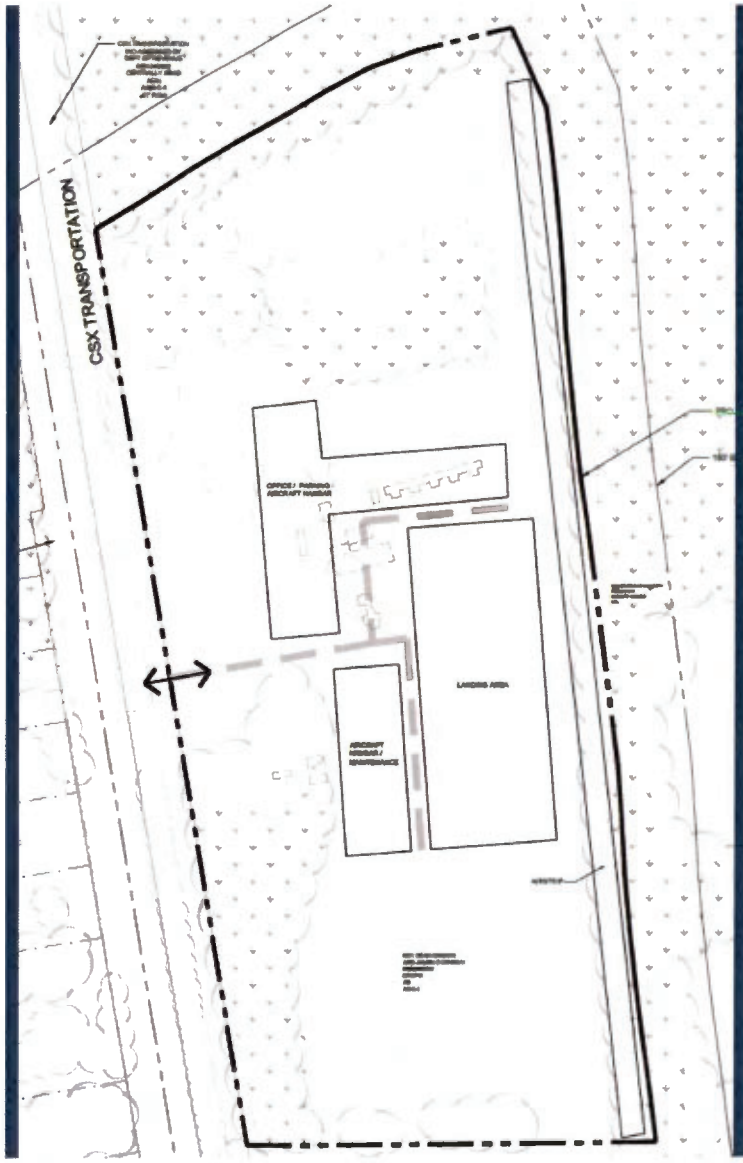
September 19, 1985

Ivey E. Cannon
Rt. 11 Box 600
Plant City, Florida 33566

RE: CU82

Dear Mr. Cannon:

At the regularly scheduled public meeting on September 17, 1985 the Board of County Commissioners voted to approve your request for a aircraft landing field (light aircraft and ultralight) with the attached amended conditions.



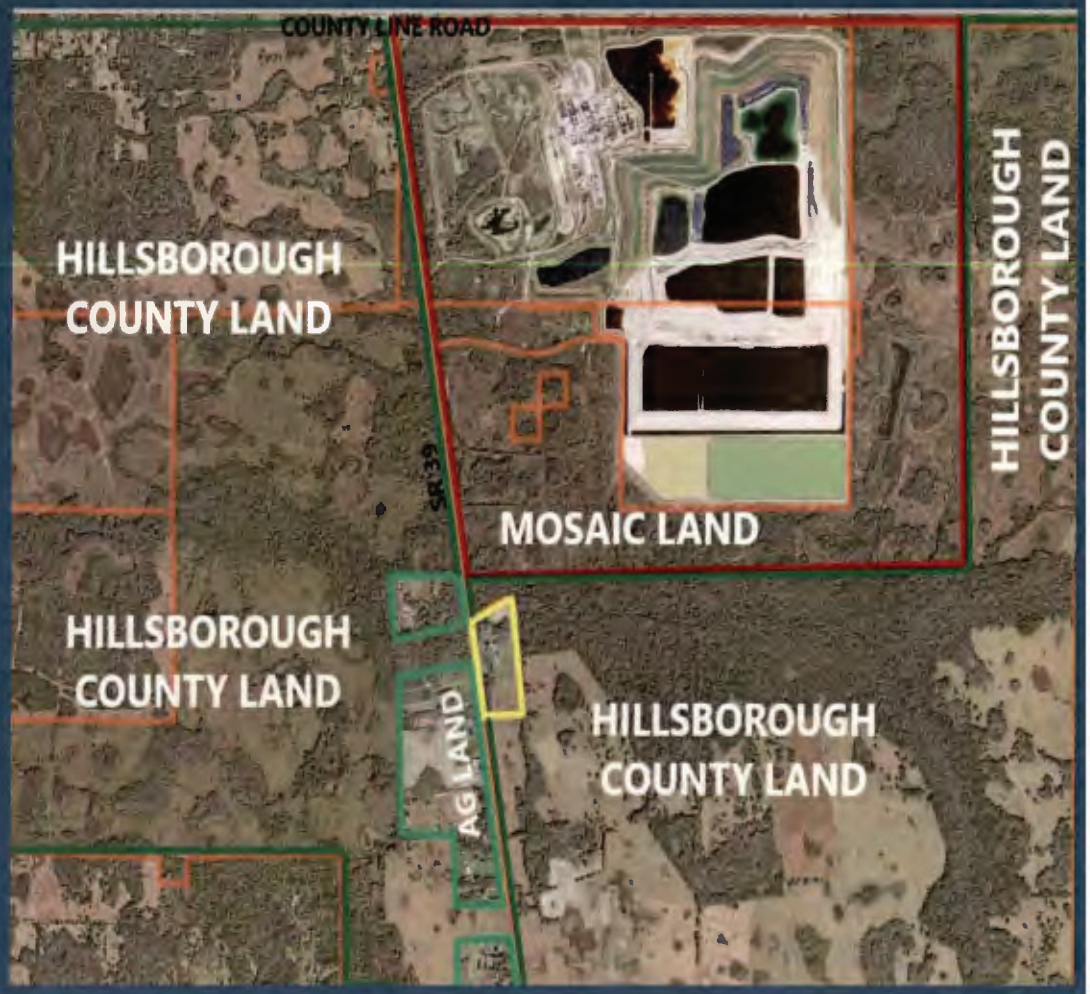
PROPOSED REQUESTS:

ALLOW SKYDIVING OPERATION AND EXISTING USES

WAIVER TO COMMERCIAL LOCATIONAL CRITERIA

POLICY 22.8 - The waiver would be based on the compatibility of the use with the surrounding area and would require a recommendation by the Planning Commission staff. Unique circumstances and specific findings should be identified…

- No compatibility concerns due to surrounding uses
- Unique circumstances is the operational nature of the use



STAFF FINDINGS

DEVELOPMENT SERVICES DEPARTMENT

APPROVABLE, SUBJECT TO CONDITIONS

PLANNING COMMISSION STAFF

CONSISTENT with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County* and recommends that the waiver be granted

NO OBJECTIONS FROM REVIEWING AGENCIES

THANK YOU

PARTY OF RECORD

NONE