**Rezoning Application:** PD 20-1142

**Zoning Hearing Master Date:** June 13, 2022 August 15, 2022

BOCC Land Use Meeting Date: August 25, 2022 October 11, 2022



**Development Services Department** 

#### 1.0 APPLICATION SUMMARY

Applicant: Rigoberto Reyes, Jr., Firewood

Supplier Inc. & Reyes Property LLC

FLU Category: SMU-6

Service Area: City of Tampa

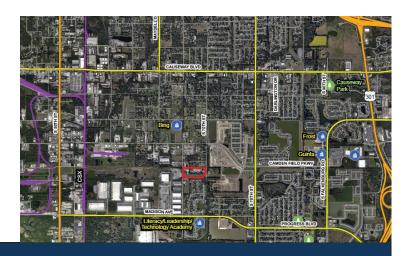
Site Acreage: 16.36 14.53 +/-

Community

Plan Area:

**Greater Palm River** 

Overlay: None



# Introduction Summary:

The applicant requests to rezone four three parcels from RSC-6 (MH), and AR and ASC-1 to PD to allow for a commercial operation consisting of truck parking, equipment and landscaping open storage, firewood/pallet production, and a security residence and a single-family home. In 2021, the site received approval for a Comprehensive Plan Amendment from RES-6 to SMU-6 (CPA 21-005).

Zoning:		Existing		Proposed
District(s)	RSC-6 (MH)	AR	ASC-1	PD
Typical General Use(s)	Single-Family Residential (Conventional/Mobile Home)	Single-Family Residential/Agricultural	Single-Family Residential/Agricultural	Multiple
Acreage	5.16	9.37	<del>1.83</del>	<del>16.36</del> <u>14.53</u>
Density/Intensity	6 units per acre	1 unit per 5 acres	1 unit per acre	N/A
Mathematical Maximum*	30 units	1 unit	<del>1 unit</del>	N/A

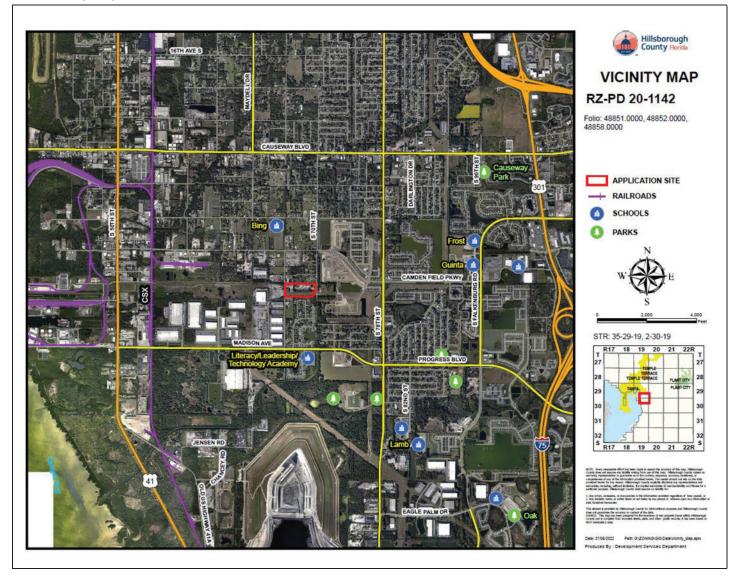
<sup>\*</sup>number represents a pre-development approximation

Development Standards:		Existing		Proposed
District(s)	RSC-6 (MH)	AR	ASC-1	PD
Lot Size / Lot Width	7,000 sf / 70'	5 acres / 150'	1 acre / 150'	n/a
Setbacks/Buffering and Screening	25' Front 25' Rear 7.5' Sides	50' Front 50' Rear 25' Sides	<del>50' Front</del> <del>50' Rear</del> <del>15' Sides</del>	See PD site plan for setbacks 30' Buffer/Type C screening
Height	35'	50′	<del>50′</del>	35-50′

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

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

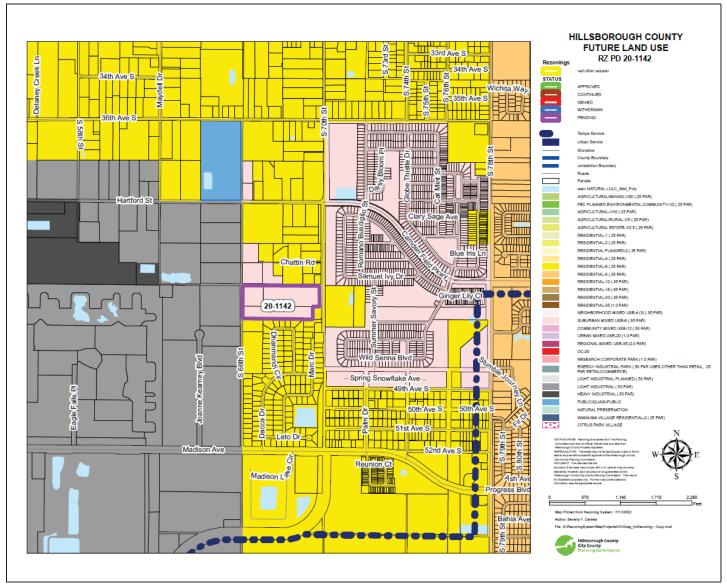
#### 2.1 Vicinity Map



## **Context of Surrounding Area:**

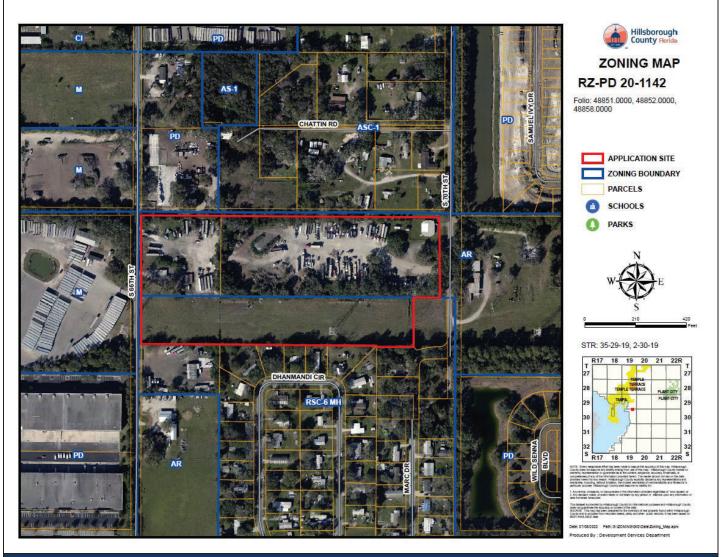
The site is located within the Greater Palm River community, south of Causeway Boulevard and west of Falkenburg Road. The general area is developed with a mixture of single-family homes, commercial uses, manufacturing uses and agriculturally zoned properties. The area between 66<sup>th</sup> Street and 70<sup>th</sup> Streets, south of Hartford Road, serves as a transition between the industrial/manufacturing uses found to the west of 66<sup>th</sup> Street and residential uses found to the east of 70<sup>th</sup> Street due to the variety of uses present.

#### 2.2 Future Land Use Map



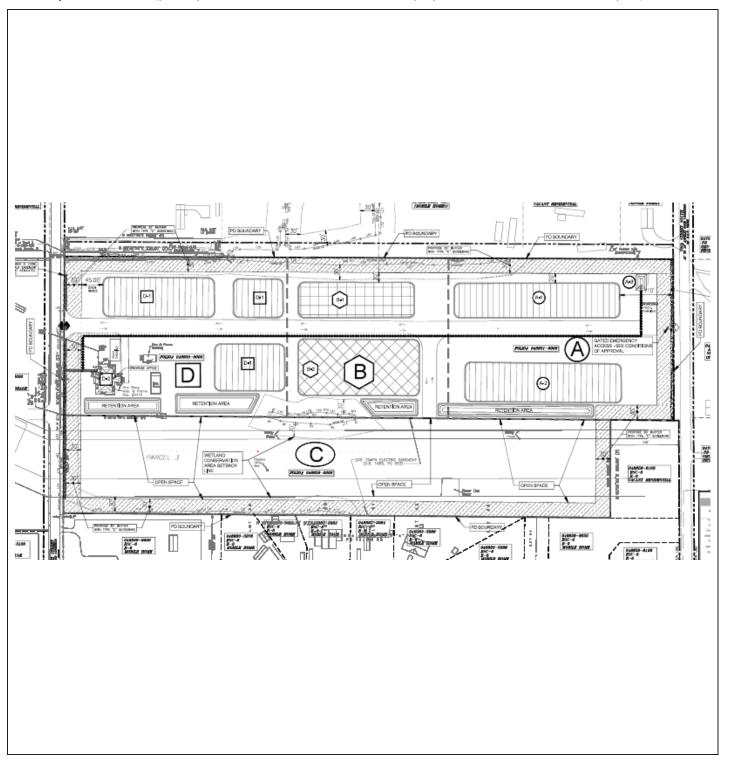
Subject Site Future Land Use Category:	SMU-6
Maximum Density/F.A.R.:	6 units per acre / 0.25 FAR
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed use projects at appropriate locations.

# 2.3 Immediate Area Map



Adjacent Zonings and Uses					
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:	
North	AS-1 <u>, ASC-1</u> and PD	AS-1 & ASC-1: 1 unit per acre PD: 0.03 FAR	AS-1 & ASC-1: Single-Family Residential/Agricultural PD: M Zoning District Uses and Contractor's Office with Open Storage	AS-1 & ASC-1: Single-Family Residential PD: Office and Open Storage	
South	RSC-6 (MH)	6 units per acre	Single-Family Residential	Single-Family Residential	
East	ASC-1 and AR	ASC-1: 1 unit per acre AR: 1 unit per 5 acres	ASC-1 and AR: Single-Family Residential/Agricultural	ASC-1: Single-Family Residential AR: Open Storage	
West	<del>PD and</del> M	<del>PD: 0.05 FAR</del> M: 0.40 FAR	PD: Manufacturing, contractor's office with open storage M: Manufacturing/Industrial	<del>PD: Open Storage</del> M: Industrial	

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



Hartford St. - Substandard Rd.

Notes:

ZHM HEARING DATE: August 15, 2022

BOCC LUM MEETING DATE: October 11, 2022 Case Reviewer: Michelle Heinrich, AICP

#### 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 ☐ Corridor Preservation Plan 2 Lanes ☐ Site Access Improvements County Local -S. 66th St. Substandard Road Rural ☐ Substandard Road Improvements ☐Sufficient ROW Width □ Corridor Preservation Plan Lanes ☐ Site Access Improvements Choose an item. □ Substandard Road ☐ Substandard Road Improvements ☐ Sufficient ROW Width □ Other Project Trip Generation □Not applicable for this request Average Annual Daily Trips A.M. Peak Hour Trips P.M. Peak Hour Trips 113 Existing 9 12 296 33 37 Proposed (+) 183(+)25(+)24Difference (+/-) \*Trips reported are based on net new external trips unless otherwise noted. Connectivity and Cross Access Not applicable for this request Additional Project Boundary Primary Access Finding Cross Access Connectivity/Access Meets LDC North None None South Meets LDC None None East None Meets LDC Emergency Only West χ Meets LDC Vehicular & Pedestrian None Notes: Design Exception/Administrative Variance Not applicable for this request Road Name/Nature of Request Finding Type S. 66th St. - Substandard Rd. Administrative Variance Requested Approvable

Administrative Variance Requested

Approvable

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# 4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
	⊠ Yes	☐ Yes	⊠ Yes	information/ comments
Environmental Protection Commission	□No	⊠ No	□No	
Natural Resources	☐ Yes ⊠ No	☐ Yes ☐ No	☐ Yes ☐ No	
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ☑ No	☐ Yes ⊠ No	
Check if Applicable:	☐ Potable W	Vater Wellfield Pro	tection Area	
	☐ Significan	t Wildlife Habitat		
$\square$ Use of Environmentally Sensitive Land	☐ Coastal Hi	igh Hazard Area		
Credit	☐ Urban/Sul	ourban/Rural Scen	ic Corridor	
☐ Wellhead Protection Area	☐ Adjacent	to ELAPP property		
☐ Surface Water Resource Protection Area	☐ Other			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation	⊠ Yes	☐ Yes	⊠ Yes	
☑ Design Exc./Adm. Variance Requested	□ No	⊠ No	□ No	
☐ Off-site Improvements Provided				
Service Area/ Water & Wastewater	⊠ Yes	☐ Yes	☐ Yes	
□Urban ⊠ City of Tampa	□ No	⊠ No	⊠ No	
☐Rural ☐ City of Temple Terrace		2 140		
Hillsborough County School Board	_			
Adequate □ K-5 □6-8 □9-12 ⊠N/A	☐ Yes	☐ Yes	⊠ Yes	
Inadequate ☐ K-5 ☐6-8 ☐9-12 ☒ N/A	□ No	□ No	□ No	
Impact/Mobility Fees				
Urban Mobility, Central Park/Fire - Rezoning for current existing facilities on site. No additional projects that would cause impact fees.				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
☐ Meets Locational Criteria ☐ N/A	⊠ Yes	⊠ <del>Inconsistent</del>	□ Yes	
oxtimes Locational Criteria Waiver Requested	□ No		⊠ No	
$\square$ Minimum Density Met $\boxtimes$ N/A				

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#### **5.0 IMPLEMENTATION RECOMMENDATIONS**

#### 5.1 Compatibility

The site is located within an area containing both manufacturing/industrial uses and residential uses. While uses such as the proposed are not atypical for the area and a recent comprehensive plan amendment was adopted to allow the consideration of uses, the presence of residential in the area necessitated staff to evaluate possible impacts.

The project's uses are internalized with the project, as depicted on the general site plan. Truck parking and commercial equipment storage will occur within the western and eastern areas of the project (A-1, A-2, and D-1). The landscaping material storage area will be centrally located (Pod B-1), and piles will be limited in height to 40 feet. The firewood and palette operations area (Pod B-1 B-2) also centrally located and associated piles will be limited to 40 feet in height. This height is less than the maximum building height in standard commercial (general and intensive) and manufacturing zoning districts. Machinery use is expected, with the palette operation using screw drivers and hand held drills. The applicant has agreed to hours of operation for all activities – truck parking,— and firewood production and palette production. To further mitigate impacts, the project is providing the LDC required 30 foot wide buffer with Type C screening around the entire perimeter of the site. This screening treatment consists of a row of evergreen shade trees (10' in height at the time of planting) on 20 foot centers within 10 feet of the property line, and a 6 foot high masonry wall finished on both sides with brick, stone, or painted/pigmented stucco and lawn, low growing evergreen plants, groundcover or mulch covering the balance of the buffer.

The residential area to the northeast of the site will be bordered by Pod C to the west and Pods A-1 and B-1 to the south. Pod C is 1.83 acres in size and will be used solely for the the owner's residence. Type C screening (except for a pedestrian and golf cart access point) along the southern edge of Pod C will prohibit truck traffic and other uses within Pod C and prohibits access to Chattin Road. The 30 foot wide buffer and 20 foot pod setback for Pods A-1 and B-1 will provide a 50 foot setback from the property line. The adjacent properties are zoned ASC-1 with have a required minimum side yard setback of 15 feet, thereby providing at least 65 feet between home sites and Pods.

The residential area to the south of the site will be bordered by Pods D, D-1, B-2 and A-12. These pods are separated from the site with retention areas, a 195 foot wide/5.16 acre open space tract (Pod C) and the required 30 foot wide buffer. The Type C screening will be provided closest to the residential, along the perimeter of the PD. No activities or access within this southern area is permitted.

The project's access point is located at 66<sup>th</sup> Street (along the western border). Uses located on the west side of 66<sup>th</sup> Street are industrial/manufacturing; therefore, truck use on 66<sup>th</sup> Street is expected. Only emergency access is permitted on 70<sup>th</sup> Street, which serves residential uses and would not be encouraged to also be used for truck travel. No truck traffic to Chattin Road is proposed and no cross access points are proposed.

To address impacts, the project will provide a 30 foot wide buffer with Type C screening on all boundaries, in accordance with the Land Development Code. Additional setbacks from that buffer to the development pods is proposed to provide further separation from the adjacent properties.

Given the above factors, staff finds the project compatible with the surrounding area.

#### 5.2 Recommendation

Approvable, subject to proposed conditions

The Planning Commission staff has found the request inconsistent with the Future of Hillsborough Comprehensive Plan based upon compatibility, non-support of the commercial locational criteria waiver request and noncompliance with the

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Greater Palm River Plan. Given that the full range of uses proposed by the applicant was of record at the time of the adoption of the comprehensive plan amendment, it is Development Services' finding that the project is compatible based upon meeting and exceeding minimum development standards which are established to provide compatibility. Additionally, the applicant has offered hours of operation which are not required of similar uses in the area. The primary use (open storage) is relatively inactive, as opposed to an industrial or commercial use. The other uses occurring on the property not within enclosed buildings (firewood and palettes) are minor in scale, internally located and will not allow retail sales.

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#### 6.0 PROPOSED CONDITIONS

Requirements for Certification:

- 1. Proposed Development Options Table to remove the minimum setback information for pods A-3 and D-2 and replace with "see conditions of approval and/or general site plan."
- 2. 30' wide buffer to the immediate north of the proposed Security Residence to be corrected to show a full 30' in width.
- 3. Site Data table to remove notation as Manager Office as a dwelling unit. Total number of units to be corrected to  $2 \cdot 1$ .

**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted May 24 July 1, 2022.

1. The project shall be limited to the following:

Pod:	<u>Use:</u>
A-1	Truck parking (40 space maximum) and commercial equipment storage (open)
A-2	Truck parking and commercial equipment storage (open)
A-3	Security Residence (3,120 sf.) and parking area
B-1	Open storage of top soil, landscaping materials and mulch. Material piles may not exceed 40 feet in height.
B-2	Firewood operation and palette operation
	<ul> <li>Firewood operation to consist of the cutting and splitting of trees for firewood for delivery to off-site customers only.</li> </ul>
	<ul> <li>Palette operation to consist of the delivery of pre-cut wood to the site and assembling into palettes with a screwdriver and hand-held drill. Pallets assembled for delivery to off-site customers only.</li> </ul>
	<ul> <li>Retail sales of firewood or palettes on the site are prohibited.</li> </ul>
	<ul> <li>Material and finished product piles may not exceed 40 feet in height.</li> </ul>
E	Owner's residence
D-1	Truck parking (40 space maximum) and commercial equipment storage (open)
D-2	Manager's Office (2,538 sf) and employee parking
<del>E</del> <u>C</u>	Open Space

- 2. Development pods, open space, and retention areas shall be developed where generally located on the site plan and maintain the setbacks depicted on the site plan.
- 3. The security residence shall be developed at the location shown on the general site plan and provide a minimum 30 foot setback from the northern and eastern PD boundaries. Maximum height shall be limited to 35 feet.
- 4. The owner's residence shall be developed at the location shown on the general site plan and provide a minimum setback of 30 feet from the northern and western PD boundaries. Maximum height shall be 35 feet.
- 5. The manager's office shall be developed at the location shown on the general site plan and provide a minimum setback of 45 feet from the western PD boundary. Maximum height shall be 35 feet.
- 6. Buffering and screening shall be provided as depicted on the general site plan.

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- 7. Fencing in accordance with Screening Type C shall be provided at the southern boundary of Pod C (exclusive of the pedestrian connection area).
- <u>87.</u> Hours of operation, which includes trucks entering and exiting the site, shall be limited to 7am-9pm Monday-Friday, 8am-6pm Saturday and no operations on Sundays and holidays.
- 98. 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.
- 109. 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.
- 1110. 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).
- 1211. Project access shall consist of:
  - a. One (1) pedestrian and full access vehicular connection to S. 66<sup>th</sup> St.;
  - b. One (1) gated emergency connection to S. 70<sup>th</sup> St.; and,
  - c. One (1) pedestrian and limited purpose vehicular connection to Chattin Rd.

The access connection to Chattin Rd. shall serve Parcel C (i.e. the existing single-family residential unit) only.

- 1312. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 14. The property owner shall construct and maintain a fence/wall which isolates Parcel C from the rest of the project.

  A gate or opening in the fence large enough to permit sidewalk connectivity and golf carts shall be permitted; however, such opening shall be sufficiently small to prohibit vehicular traffic.
- 4513. The property owner shall construct and maintain an internal sidewalk network within the project as generally shown on the PD site plan or otherwise necessary to meet the requirements of Sec. 6.03.02. of the Hillsborough County Land Development Code (LDC). Such sidewalk network shall connect uses within all parcels to the sidewalk to be constructed along the project's S. 66<sup>th</sup> St. frontage.
- 1614. Notwithstanding anything shown on the PD site plan to the contrary, the developer shall be required to construct external sidewalks in accordance with Sec. 6.03.02 of the LDC, including the provision that sidewalks be constructed from boundary to boundary of the project. However, notwithstanding the above, the developer shall be permitted to seek relief in accordance with Section 11.04 of the LDC prior to or concurrent with plat/site/construction plan review (i.e. to waive those portions of required sidewalks along S. 66<sup>th</sup> St. which were not shown on the PD site plan but are nevertheless required pursuant to Sec. 6.03.02).

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- 1715. If RZ 20-1142 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (June 3, 2022) which was found approvable by the County Engineer (on June 3, 2022) for the Hartford St. substandard road improvements. Approval of this Administrative Variance will waive the Hartford St. substandard road improvements required by Section 6.04.03.L. of the LDC.
- 1816. If RZ 20-1142 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (June 3, 2022) which was found approvable by the County Engineer (on June 3, 2022) for the S. 66<sup>th</sup> St. substandard road improvements. Approval of this Administrative Variance will waive the S. 66<sup>th</sup> St substandard road improvements required by Section 6.04.03.L. of the LDC.
- 1917. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.
- 2018. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

**Zoning Administrator Sign Off:** 

J. Brian Grady Fri Aug 19 2022 08:19:45

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

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

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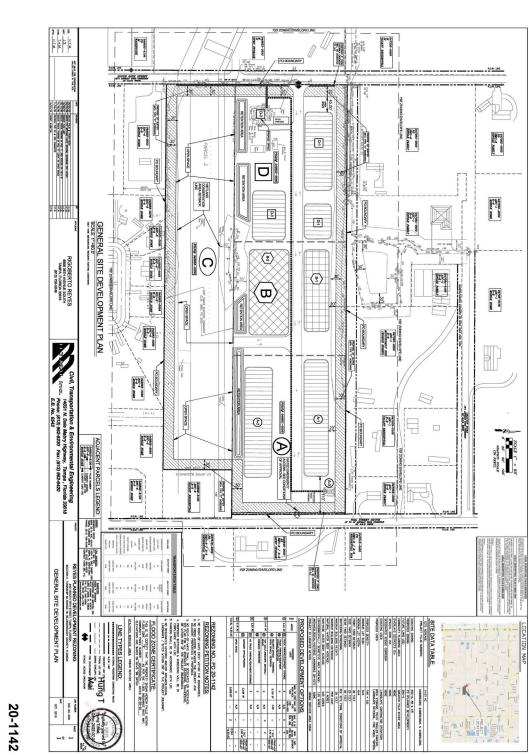
# 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

None.

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#### 8.0 PROPOSED SITE PLAN (FULL)



Received July 01, 2022 Development Services

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# 9.0 FULL TRANSPORTATION REPORT (see following pages)

#### AGENCY REVIEW COMMENT SHEET

DATE: 6/2/2022

TO: Zoning Technician, Development Services Department			Revised: 8/8/2022
REVIEWER: James Ratliff, AICP, PTP AGENCY/DEPT			ansportation
PLANNING AREA/SECTOR: PR/ Central PETITION			RZ 20-1142
	This agency has no comments.		
	This agency has no objection.		
X	This agency has no objection, subject to the	listed or attached conditions	5.
	This agency objects for the reasons set forth	ı below.	

#### **CONDITIONS OF APPROVAL**

- 1. Project access shall consist of:
  - a. One (1) pedestrian and full access vehicular connection to S. 66<sup>th</sup> St.; and,
  - b. One (1) gated emergency connection to S. 70<sup>th</sup> St.
- 2. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 3. The property owner shall construct and maintain an internal sidewalk network within the project as generally shown on the PD site plan or otherwise necessary to meet the requirements of Sec. 6.03.02. of the Hillsborough County Land Development Code (LDC). Such sidewalk network shall connect uses within all parcels to the sidewalk to be constructed along the project's S. 66<sup>th</sup> St. frontage.
- 4. Notwithstanding anything shown on the PD site plan to the contrary, the developer shall be required to construct external sidewalks in accordance with Sec. 6.03.02 of the LDC, including the provision that sidewalks be constructed from boundary to boundary of the project. However, notwithstanding the above, the developer shall be permitted to seek relief in accordance with Section 11.04 of the LDC prior to or concurrent with plat/site/construction plan review (i.e. to waive those portions of required sidewalks along S. 66<sup>th</sup> St. which were not shown on the PD site plan but are nevertheless required pursuant to Sec. 6.03.02).
- 5. If RZ 20-1142 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (June 3, 2022) which was found approvable by the County Engineer (on June 3, 2022) for the Hartford St. substandard road improvements. Approval of this Administrative Variance will waive the Hartford St. substandard road improvements required by Section 6.04.03.L. of the LDC.
- 6. If RZ 20-1142 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (June 3, 2022) which was found approvable by the County Engineer (on June 3, 2022) for the S. 66<sup>th</sup> St. substandard road improvements. Approval of this Administrative Variance will waive the S. 66<sup>th</sup> St substandard road improvements required by Section 6.04.03.L. of the LDC.

#### PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone four parcels, totaling +/- 16.36 ac., from Agricultural Single-Family Conventional – 1 (ASC-1), Agricultural Single-Family – 1 (AS-1), Agricultural Rural (AR), and Residential Single-Family Conventional - 6 (RSC-6) to Planned Development (PD). The applicant is seeking entitlements for:

- +/- 4.43 ac. of open storage uses on Parcel A
- 1 security residence on Parcel A;
- +/- 2.44 ac. of open storage and certain light industrial uses on Parcel B;
- +/- 5.16 ac. of open space (no development or storage) on Parcel C;
- +/- 2.5 ac. of open storage uses on Parcel D; and,
- A 2,538 s.f. of Professional Service Uses (i.e. office) on Parcel D.

As required by Development Review Procedures Manual (DRPM), the applicant submitted a trip generation letter indicating the proposed project generated fewer than 50 peak hour trips and, as such, no transportation analysis was required pursuant to the DRPM.

Staff has prepared a comparison of the potential trips generated by development permitted, based upon the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition, under the existing and proposed zoning designations utilizing a generalized worst-case scenario. Since ITE does not provide rates for open storage uses, a workaround was developed to allow estimation of trip impacts associated with such use. Specifically, the acreage of the portion of the site dedicated to these uses was multiplied by the maximum allowable floor-area-ratio for the underlying future land use of the site in order to calculate a square-footage value which could then analyzed as mini-storage uses. Staff used a similar methodology for Parcel B which allows both open storage and certain unenclosed light industrial uses, converting the site area into square-footage and applying trip generation rates for light-industrial uses (which are higher than mini-storage uses).

Existing Zoning:

Land Use/Size	24 Hour Two-	Total l Hour T	
	Way Volume	AM	PM
RSC-6, 11 single-family detached dwelling units (ITE LUC 210)	104	8	11
AR, 1 single-family detached dwelling unit	9	1	1
Subtotal:	113	9	12

Proposed Zoning:

Land Use/Size	24 Hour Two-	Total l Hour l	
	Way Volume	AM	PM
PD, 1 security residence (ITE LUC 210)	9	1	1
PD, 2,538 s.f. office uses (ITE LUC 712)	41	5	6
PD, +/- 6.93 ac. open storage uses (ITE LUC 151)	114	8	13
PD, +/- 2.44 ac. open storage and light industrial uses (ITE LUC 110)	132	19	17
Subtotal:	296	33	37

Trip Generation Difference (Maximum Entitlements):

Land Use/Size	24 Hour Two-	Total I Hour T	
	Way Volume	AM	PM
Difference	(+) 183	(+) 24	(+) 25

#### TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

66<sup>th</sup> St. S. is a publicly maintained, 2-lane, undivided, substandard, local roadway characterized by +/- 20 feet of pavement in average condition. Adjacent to the project site the roadway lies within a +/- 40-foot wide right-of-way. There are no bicycle facilities or sidewalks present on 66<sup>th</sup> St. S. in the vicinity of the proposed project.

#### **SITE ACCESS AND CONNECTIVITY**

The applicant is proposing one (1) pedestrian and full access vehicular connection to S. 66<sup>th</sup> St., one (1) gated emergency connection to S. 70<sup>th</sup> St.

#### REQUESTED ADMINSTRATIVE VARIANCE – 66<sup>TH</sup> ST. S.

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated June 3, 2022) from the Section 6.04.03.L. LDC requirement, whereby the developer is required to improve 66<sup>th</sup> St. S. (between the entrance to PD and nearest roadway meeting County standards) to current County standards as a TS-3 local urban roadway (non-residential subtype) or TS-7 local and collector rural roadway. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable (on June 3, 2022).

If PD 20-1142 is approved, the County Engineer will approve the above referenced Administrative Variance Request, upon which the developer will not be required to make improvements to the roadway.

#### REQUESTED ADMINISTRATIVE VARIANCE - HARTFORD ST.

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated June 3, 2022) from the Section 6.04.03.L. LDC requirement, whereby the developer is required to improve Hartford St. (which lies on the path between the entrance to PD and nearest roadway meeting County standards, i.e. Camden Field Pkwy.) to current County standards as a TS-4 urban collector roadway or TS-7 rural local and collector roadway. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable (on June 3, 2022).

If PD 20-1142 is approved, the County Engineer will approve the above referenced Administrative Variance Request, upon which the developer will not be required to make improvements to the roadway.

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

66<sup>th</sup> St. S. is not a regulated roadway, as such, no information for the facility is included in the Hillsborough County 2020 Level of Service Report.

## Ratliff, James

From: Williams, Michael

**Sent:** Friday, June 3, 2022 5:21 PM **To:** htmai@aol.com; Tu Mai

Cc: Tirado, Sheida; Heinrich, Michelle; Ratliff, James; PW-CEIntake

**Subject:** FW: PD 20-1142 AV Review

**Attachments:** 20-1142 AVReq 06-03-22\_1.pdf; 20-1142 AVReq 06-03-22\_2.pdf

**Importance:** High

#### Hung,

I have found the attached Section 6.04.02.B. Administrative Variances (AV) for PD 20-1142 APPROVABLE.

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

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

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

Lastly, please note that it is critical to ensure you copy all related correspondence to <u>PW-CEIntake@hillsboroughcounty.org</u>

Mike

#### Michael J. Williams, P.E.

Director, Development Review County Engineer

**Development Services Department** 

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

E: Williamsm@HillsboroughCounty.org

W: HCFLGov.net

## **Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

Sent: Friday, June 3, 2022 10:42 AM

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

Subject: PD 20-1142 AV Review

Importance: High

Hello Mike,

The attached AVs are approvable to me, please include the following people in your email.

htmai@aol.com tkmai@aol.com HeinrichM@HillsboroughCounty.ORG RatliffJa@hillsboroughcounty.org

Best Regards,

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

# **Transportation Review Manager**Development Services Department

P: (813) 276-8364

E: tirados@HCFLGov.net

W: HCFLGov.net

#### **Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

**From:** Rome, Ashley < <u>RomeA@hillsboroughcounty.org</u>>

Sent: Wednesday, May 25, 2022 12:49 PM

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Petrovic, Jaksa < PetrovicJ@HillsboroughCounty.ORG>; Pezone, Kathleen < PezoneK@hillsboroughcounty.org>; Ratliff, James < RatliffJa@hillsboroughcounty.org>; Hessinger, Rebecca < HessingerR@hillsboroughcounty.org>; Renee Kamen < renee.kamen@hcps.net>; Revette, Nacole < RevetteN@HillsboroughCounty.ORG>; Carroll, Richard < CarrollR@HillsboroughCounty.ORG>; Rochelle, Randy < RochelleR@HillsboroughCounty.ORG>; Rodriguez, Dan < RodriguezD@gohart.org>; RP-Development < RP-Development@hillsboroughcounty.org>; Salisbury, Troy < SalisburyT@hillsboroughcounty.org>; Salma Ahmad < ahmads@plancom.org>; Sanchez, Silvia < sanchezs@epchc.org>; Shelton, Carla < SheltonC@HillsboroughCounty.ORG>; Steady, Alex < SteadyA@hillsboroughcounty.org>; Tapley, Kimberly < tapleyk@epchc.org>; Thompson, Mike < Thompson@epchc.org>; Tony Mantegna < tmantegna@tampaairport.com>; Turbiville, John (Forest) < TurbivilleJ@HillsboroughCounty.ORG>; Woodard, Sterlin < Woodard@epchc.org>; Yeneka Mills < millsy@plancom.org>

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

Subject: RE RZ PD 20-1142

Good Day All,

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

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

Planner assigned:

Planner: Michelle Heinrich

Contact: heinrichm@hillsboroughcounty.org

Have a good one,

#### **Ashley Rome**

## **Planning & Zoning Technician**

Development Services Dept.

P: (813) 272-5595

E: romea@hillsboroughcounty.org

W: HCFLGov.net

#### **Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

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

Civil-Environmental-Transportation-Water Resource Engineering & Real Estate Development Consulting

14031 N. DALE MABRY HIGHWAY, TAMPA, FL 33618 \* PHONE: (813) 962-6230 \* FAX: (813) 962-6420 E-MAIL: htmai@aol.com **CERTIFICATE OF AUTHORIZATION NO. 6542** 

June 3, 2022

Mr. Michael J. Williams, P.E. c/o Ms. Sheida L. Tirado, P.E. County Engineer Development Review Director Hillsborough County Development Services 601 E. Kennedy Blvd., 20th Floor Tampa, FL 33602

ATTN.: Michael J. Williams, P.E. – Hillsborough County Engineer

REQUEST FOR ADMINISTRATIVE VARIANCE

**Application No:** PD 20-1142

Folio No.: 048858.0000, 048852.0000, 048851.0000 & 047364.0000

Dear Mr. Williams:

This variance request is being sought in conjunction with the submission of a Planned Development Rezoning application (PD 20-1142). The applicant, Rigoberto Reyes, Jr., is a landscape contractor. He is proposing to rezone 16.6+/- acres located approximately 360 feet south of Chattin Road and east of S. 66th Street for open storage, outdoor truck parking, landscape material storage, firewood operation, and palette making.

We are requesting an administrative variance per Land Development Code (LDC) Section 6.04.02.B to meet requirements of Section 6.04.03.L and Transportation Technical Manual (TTM) TS-3 Non-Residential Roadway for South 66th Street. The applicant is proposing only one access on South 66th Street to the subject property. Since the proposed main entrance is on S. 66th Street, the existing driveway on 70th Street will function as an emergency access. There will be a limited purpose vehicular and pedestrian access on Chattin Road. S. 66th Street is local roadway with an average of 20.3 feet wide asphalt pavement in good condition.

The justifications for the variance request per Section 6.04.02.B.3 of the County LDC are as follows:

#### (a) There is unreasonable burden on the applicant.

- There are shallow roadside ditches intermittent on both sides of the street to collect runoff to function as intended. Due to the elevation of the roadway and adjacent properties, there is no opportunity to widen the roadway without any space for additional runoff without taking private properties (EXHIBIT A).
- Due to the existing power transmission poles and grand oaks along S. 66th Street, there is no opportunity to widen the roadway (EXHIBIT A). Widening S. 66th Street is impossible due to physical constraints and relocating the existing transmission poles would be unjustifiable with TECO. Thus, this creates an unreasonable burden on the applicant.
- It would not be financially feasible for the project if an additional right-of-way is required to be purchased off other private owners since the applicant only controls the ROW along his parcel frontage. The applicant is a Hispanic small business owner and cannot bear the financial burden of widening this roadway.

#### (b) The variance would not be detrimental to the public health, safety, and welfare.

- The subject section of S. 66th Street is an average of 20.3+/- feet in width which is sufficient for a local roadway.
- There is sufficient unpaved, but very stable and flat shoulder that varies 8+/- feet to provide a clear zone for vehicles (EXHIBIT B).
- The applicant has voluntarily removed the driveway on Chattin Road and converted the driveway on 70th Street to a proposed emergency access. This creates safer conditions for local traffic.

- Development Services

  The Crash Data Management System Report indicates that there have been no crashes reported in the last 5 years (EXHIBIT C).
- The proposed project would result in a decrease of trips potentially generated by development of the subject parcel by 302 average daily trips, (-23) trips in the AM Peak Hour and (-29) trips in the PM Peak Hour due to the reduction of land use.
- (c) Without the variance, reasonable access cannot be provided. In evaluation of the variance request, the issuing authority shall be valid consideration to the land use plans, policies and local traffic circulation/operation of the site and adjacent areas.
- The variance would allow the reasonable access to the property on South 66th Street. There are no alternatives proposed.
- Adhering to the strict LDC regulations would be an unjust hardship to the applicant.

We respectfully request your review and approval of the variance request. Photos are attached for your review and approval. If you should have any questions, or if we can be of further assistance, please feel free to call us at (813) 962-6230.

Best regards,
---------------

H. T. MAI, INC.



Hung T. Mai, P.E.



EOR Florida P.E. No. 32625

Based on the information provided by the applicant, this request is:	
Approved with Conditions	
Approved	
Disapproved	
Michael J. Williams, P.E. Hillsborough County Engineer on	

NOTICE: Consistent with Section 6.04.02.B.8 of the LDC, the result of this variance application may be appealed, as further described in Section 10.05.01 of the LDC, to the Land Use Hearing Officer within 30 calendar days of the date of the above action.

# **EXHIBITS**

# **ADMINISTRATIVE VARIANCE REQUEST - PD 20-1142**



[EXHIBIT A]: S.  $66^{\text{TH}}$  STREET WITH SHALLOW DITCH ON EAST ROW IN THE VICINITY OF PROJECT ENTRANCE



[EXHIBIT A]: S. 66<sup>TH</sup> STREET WITH APPROX. 8 FT OF CLEAR ZONE (STABLE AND FLAT SHOULDER)

# **EXHIBITS**

# **ADMINISTRATIVE VARIANCE REQUEST - PD 20-1142**



[EXHIBIT B]: S. 66<sup>TH</sup> STREET LOOKING NORTH FROM SUBJECT SITE TOWARD HARTFORD STREET



[EXHIBIT B]: S. 66TH STREET APPROX. 750' NORTH OF SUBJECT SITE WITH ROADSIDE DITCH ON THE WEST ROW LINE AND UTILITY POLES. IN THE EAST ROW ARE LARGE OAK TREES WITH SHALLOW DITCH

# EXHIBIT C

Report Memo:

No crashes in last 5 years

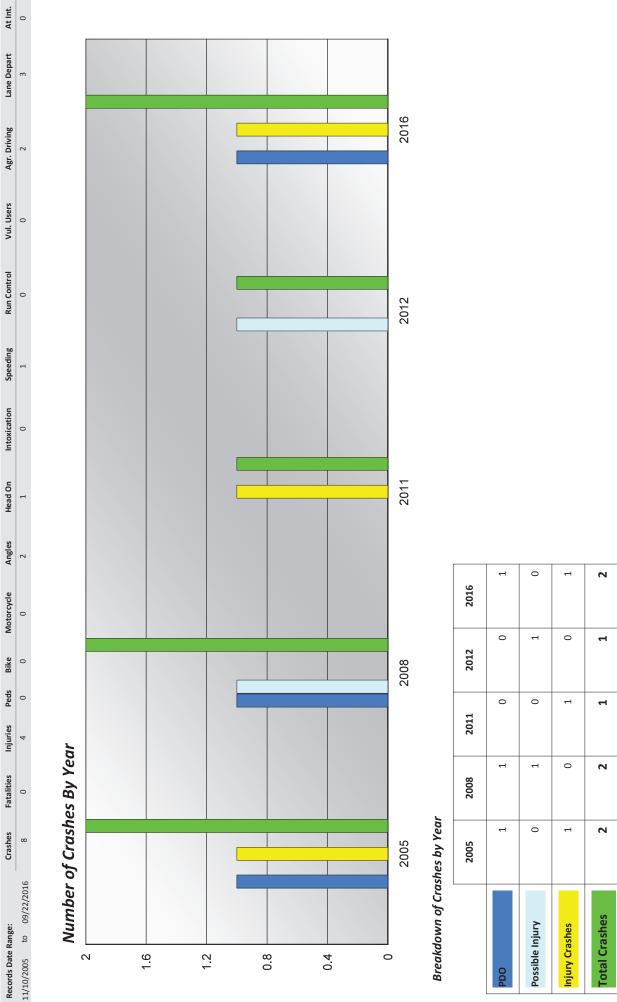


Selections used to generate this report:

Years: 2022,2021,2020,2019,2018,2017,2016,2015,2014,2013,2012,2011,2010,2009,2008,2007,2006,2005 Saved Area 1: -82.38179228242382,27.90122879009841,-82.38041899140816,27.91146850791925

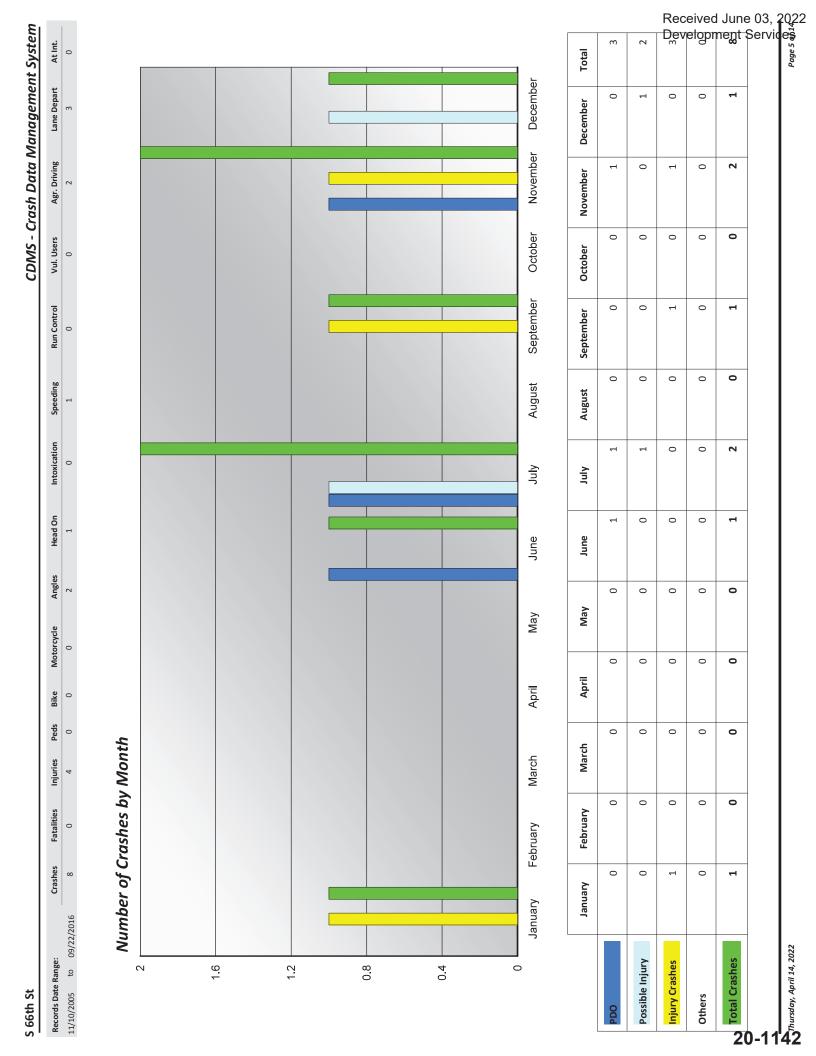
						CDMS - Cr	CDMS - Crash Data Management Systen	anagement	System
Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.
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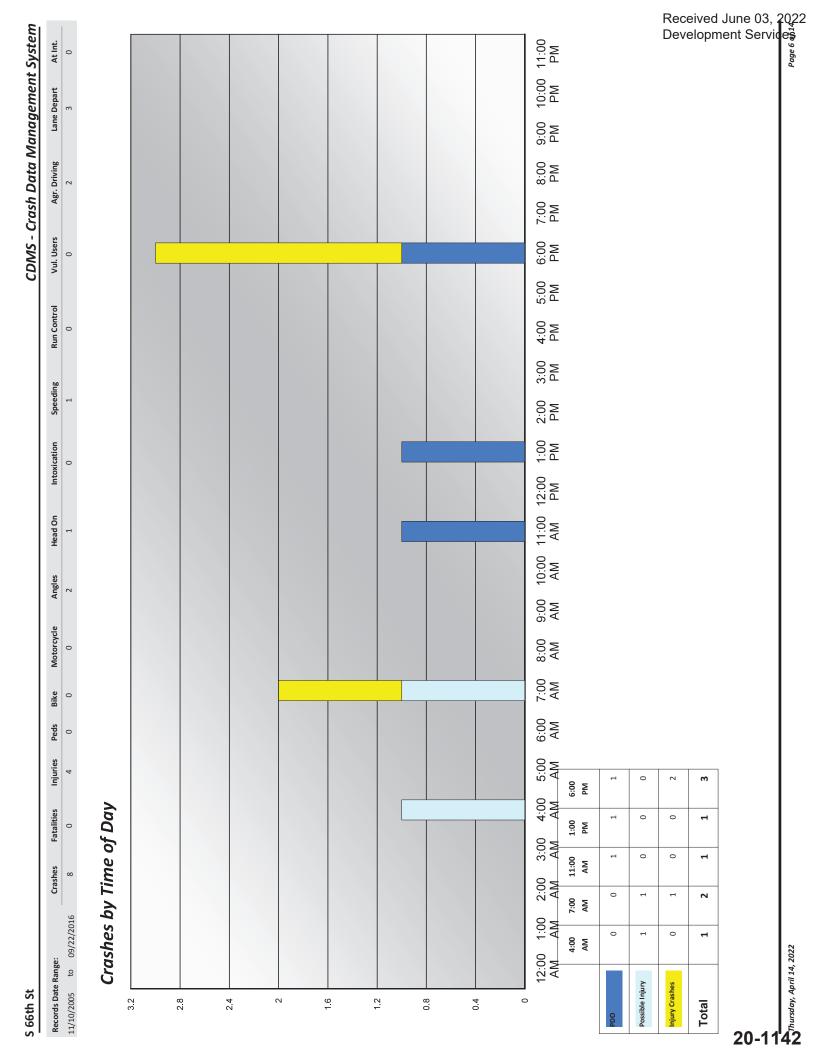
Records Date Range:	Crashes	Fatalities	Injuries Peds	Peds	Bike	Motorcycle	a)	Angles	He	Head On	Into	Intoxication		Speeding	~	Run Control	>	Vul. Users	Ag	Agr. Driving	Lan	Lane Depart	At Int.
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CR 676A @ MADISON AVE			2	0	3	0	1	1	1	0	0 2	0	0	1	1	0	1 1	2	0	1	0	2	0
66TH ST @ HARTFORD ST			3	0	1	0	0	1	1	0	0 0	0	0	0	0	0	) 1	1	0	0	0	0	0 0



CDMS - Crash Data Management System

S 66th St





At Int.

Lane Depart

Agr. Driving

Vul. Users

Run Control 0

Speeding

Intoxication 0

Head On

Angles

Motorcycle 0

Bike 0

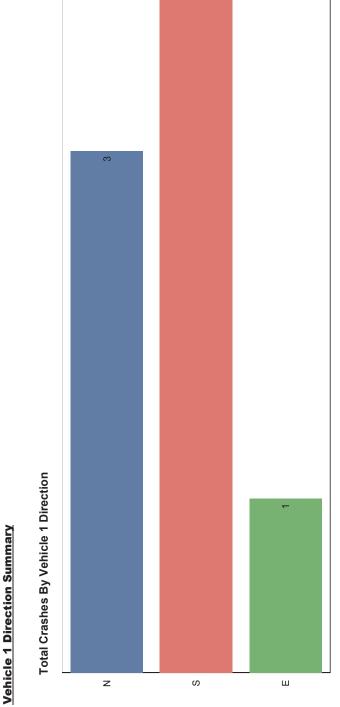
Fatalities

Crashes

Records Date Range:

S 66th St

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0	4	0	∞	09/22/2016	to	11/10/2005



	Other, Explain in Narrative	0	-	0	-
ction	No Data	2	7	0	4
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11/10/2005 to 09/22/2016	∞	0	4	0	0	0	2	1	0	1	0	0	2	8	0
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Click for Drill Down		Crashes	Н	Fatalities	Injuries	Peds	Bike	Motorcycle		Vulnerable Users	Aggressive Driving	Driving	Lane Departure	At Intersection	ection
Other Light Trucks (10,000lbs (4,536kg)	36kg)	1	0		0	0	0	0		0	0		0	0	ı
Passenger Car		5	0		3	0	D	0		0	H	_,	33	0	
Pickup		1	0		1	0	0	0		0	1		0	0	
4		•	•		(	,	•	,			•		(	•	

						,				
Vehicle Movement								Strategic Highway Safety Plan (SHSP)	ılan (SHSP)	
Click for Drill Down	Crashes	Crashes   Fatalities   Injuries   Peds	Injuries	Peds	Bike	Motorcycle	Vulnerable Users	Aggressive Driving	Lane Departure	At Intersection
Straight Ahead	4	0	2	0	0	0	0	0	1	0
Backing	2	0	П	0	0	0	0	1	0	0
Overtaking/Passing	1	0	П	0	0	0	0	0	1	0
Unknown	1	0	0	0	0	0	0	П	1	0

S 66th St												CDMS - C	CDMS - Crash Data Management System	anagement	System
Records Date Range:	Crashes	Crashes Fatalities	Injuries	Peds	Bike M	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.
11/10/2005 to 09/22/2016	∞	0	4	0	0	0	2	1	0	1	0	0	2	3	0
Roadway Condition Summary	on Sum	mary													
Roadway Location											Strategic Higł	Strategic Highway Safety Plan (SHSP)	lan (SHSP)		П
Click for Drill Down		Crashes	Fata	lities	Fatalities   Injuries	Peds	Bike	Motorcycle	Vulneral	Vulnerable Users	Aggressive Driving	)riving	Lane Departure	At Intersection	ection
On Roadway		2	]		2	0	0	0		0	3	1	0	1	
Shoulder		2		G	2	0	0	0		0		0	2	0	
Unknown		1		)	0	0	0	0		0		1	н	0	

Road Condition								Strategic Highway Safety Plan (SHSP)	Plan (SHSP)	
Click for Drill Down	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Vulnerable Users	Aggressive Driving	Lane Departure	At Intersection
Dry	80	0	4	0	0	0	0	2	3	0
Road Contributing Cause Summary	γικ							Strategic Highway Safety Plan (SHSP)	Plan (SHSP)	
Click for Drill Down	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Vulnerable Users	Aggressive Driving	Lane Departure	At Intersection
None	4	0	2	0	0	0	0	П	0	0
Shoulders	1	0	П	0	0	0	0	0	1	0
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Traffic Control								Strategic Highway Safety Plan (SHSP)	Plan (SHSP)	
Click for Drill Down	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Vulnerable Users	Aggressive Driving	Lane Departure	At Intersection
Other Sign	2	0	1	0	0	0	0	1	2	0
No Controls	9	0	3	0	0	0	0	1	1	0
Road Alignment								Strategic Highway Safety Plan (SHSP)	y Plan (SHSP)	
Click for Drill Down	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Vulnerable Users	Aggressive Driving	Lane Departure	At Intersection
Straight	8	0	4	0	0	0	0	2	8	0

CDMS - Crash Data Management System

At Int. 0

Lane Depart

Agr. Driving

Vul. Users 0

Run Control 0

Speeding

Intoxication 0

Head On

Angles

Motorcycle 0

Bike 0

Peds 0

Injuries

Fatalities 0

Crashes ∞

11/10/2005 to 09/22/2016

Records Date Range:

S 66th St

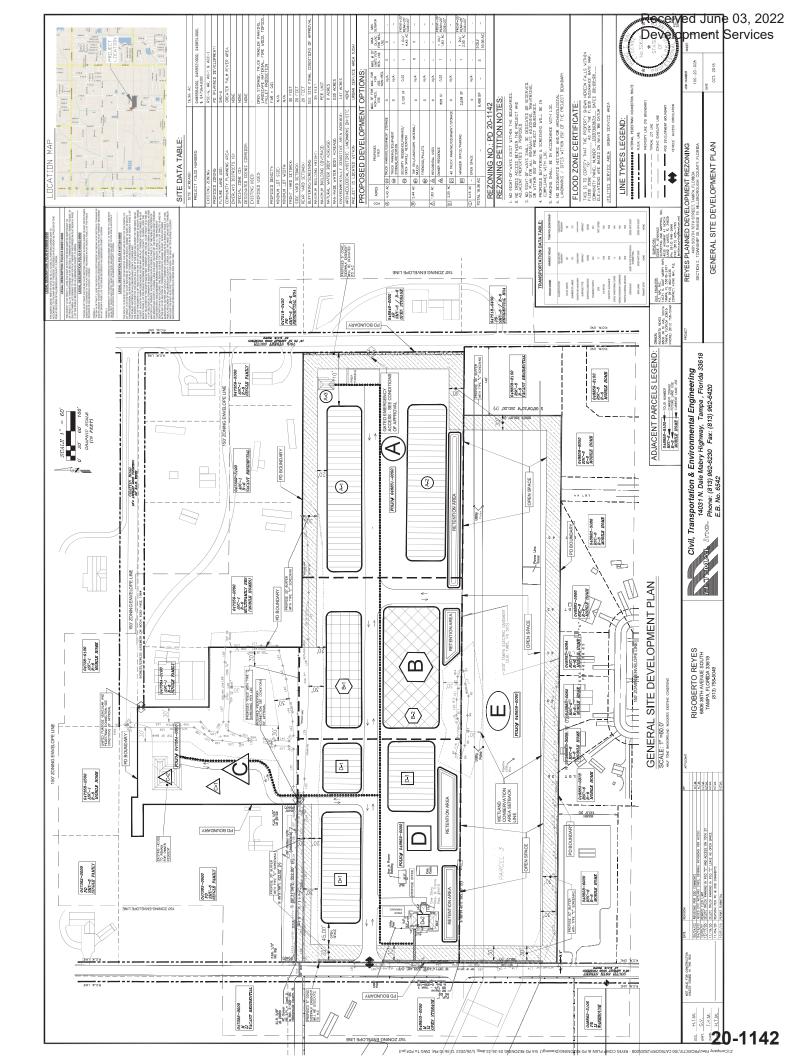
Totals:

0 0

0 **0** 

UNINCORPORATED

Totals:



Civil-Environmental-Transportation-Water Resource Engineering & Real Estate Development Consulting

14031 N. DALE MABRY HIGHWAY, TAMPA, FL 33618 \* PHONE: (813) 962-6230 \* FAX: (813) 962-6420 E-MAIL: htmai@aol.com **CERTIFICATE OF AUTHORIZATION NO. 6542** 

June 3, 2022

Mr. Michael J. Williams, P.E. c/o Ms. Sheida L. Tirado, P.E. County Engineer Development Review Director Hillsborough County Development Services 601 E. Kennedy Blvd., 20th Floor Tampa, FL 33602

ATTN.: Michael J. Williams, P.E. – Hillsborough County Engineer

REQUEST FOR ADMINISTRATIVE VARIANCE

**Application No:** PD 20-1142

Folio No.: 048858.0000, 048852.0000, 048851.0000 & 047364.0000

Dear Mr. Williams:

This variance request is being sought in conjunction with the submission of a Planned Development Rezoning application (PD 20-1142). The applicant, Rigoberto Reyes, Jr., is a landscape contractor. He is proposing to rezone 16.6+/- acres located approximately 360 feet south of Chattin Road and east of S. 66th Street for open storage, outdoor truck parking, landscape material storage, firewood operation, and palette making.

We are requesting an administrative variance per Land Development Code (LDC) Section 6.04.02.B to meet requirements of Section 6.04.03.L and Transportation Technical Manual (TTM) TS-3 Non-Residential Roadway for Hartford Street. The project does not have direct access to Hartford Street, but it is the next connection from the main access to S. 66th Street and is also substandard. The applicant is proposing only one access on South 66th Street to the subject property. Since the proposed main entrance is on S. 66th Street, the existing driveway on 70th Street will function as an emergency access. There will be a limited purpose vehicular and pedestrian access on Chattin Road for residential use only (owner's residence). Hartford Street is collector roadway with an average of 23.65 feet wide asphalt pavement in good condition.

The justifications for the variance request per Section 6.04.02.B.3 of the County LDC are as follows:

### (a) There is unreasonable burden on the applicant.

- There are shallow roadside ditches intermittent on both sides of the street to collect runoff to function as intended. Due to the elevation of the roadway and adjacent properties, there is no opportunity to widen the roadway without any space for additional runoff without taking private properties.
- There are power poles located in the south right-of-way area which falls inside the roadside ditch. There is no opportunity to widen or relocate without a right-of-way taking.
- The ditch gets deeper as we travel toward US 41. There are also very large oaks along the south right-of-way which provides no opportunity to widen or relocate without right-of-way taking
- It would not be financially feasible for the project if an additional right-of-way is required to be purchased off other private owners since the applicant only controls the ROW along his parcel frontage. The applicant is a Hispanic small business owner and cannot bear the financial burden of widening this roadway.
- (b) The variance would not be detrimental to the public health, safety, and welfare.
- The subject section of Hartford Street is an average of 23.65 +/- feet in width which is sufficient for a collector roadway (EXHIBIT A).

At S. 66 <sup>th</sup> Street:	32'+ asphalt
At 250' west of S. 66th Street:	23.3' <u>+</u>
At 1230' west of S. 66th Street:	23.7'+
At 3,500' west of S. 66th Street:	23.2'+
At 6,600' west of S. 66th Street or (at US 41	): 24.4' <u>+</u>

- There are 2,340+/- of sidewalk that exists from the CSX railroad crossing to Tampa Bay Pipeline in the south right-of-way. The existing sidewalks provide pedestrians a safe space to travel within the public right-of-way. In addition to providing mobility, the existing sidewalks reduce other pedestrian crashes. Thus, it creates a safer environment.
- There is sufficient unpaved, but very stable and flat shoulder that varies 8+/- feet to provide a clear zone for vehicles.
- The proposed project would result in a decrease of trips potentially generated by development of the subject parcel by 302 average daily trips, (-23) trips in the AM Peak Hour and (-29) trips in the PM Peak Hour due to the reduction of land use.
- (c) Without the variance, reasonable access cannot be provided. In evaluation of the variance request, the issuing authority shall be valid consideration to the land use plans, policies and local traffic circulation/operation of the site and adjacent areas.
- The variance would allow the reasonable access to the property on South 66th Street from Hartford Street. There are no alternatives proposed.
- Adhering to the strict LDC regulations would be an unjust hardship to the applicant.

We respectfully request your review and approval of the variance request. Photos are attached for your review and approval. If you should have any guestions, or if we can be of further assistance, please feel free to call us at (813) 962-6230.

Best regards,

H. T. MAI, INC.

Hung T. Mai, P.E.

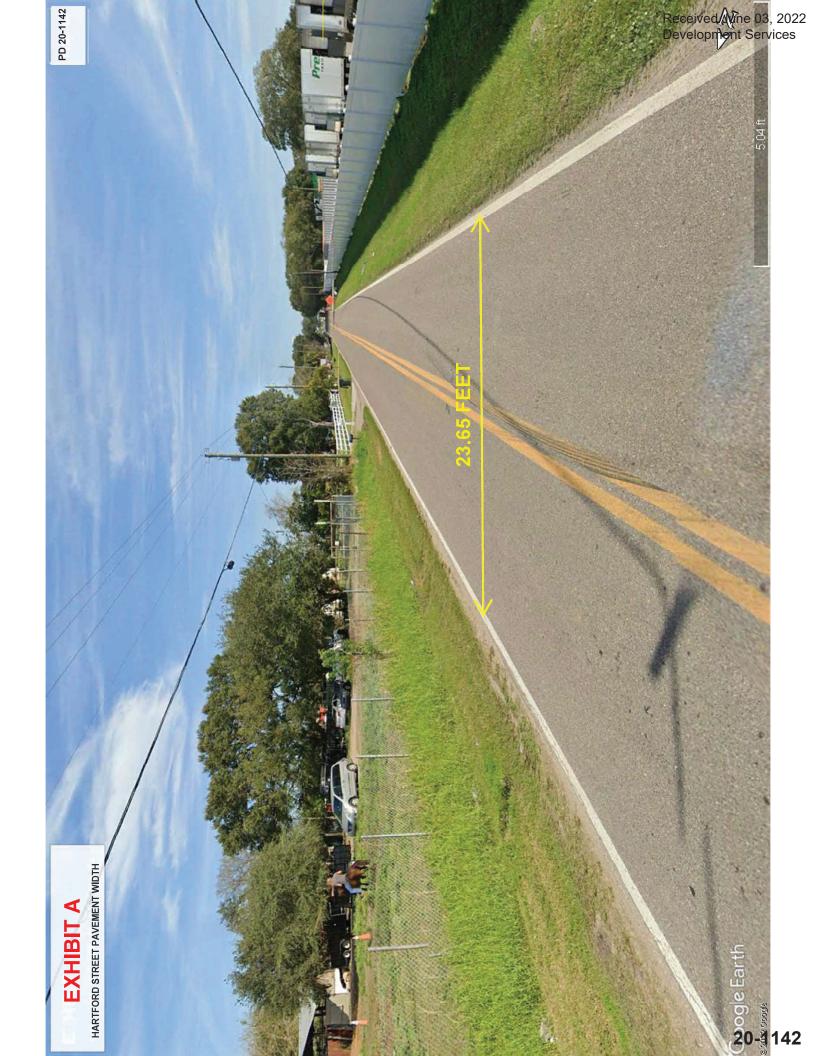
Digitally signed by Hung T Hung T Mai Mai Date: 2022.06.03 09:08:24

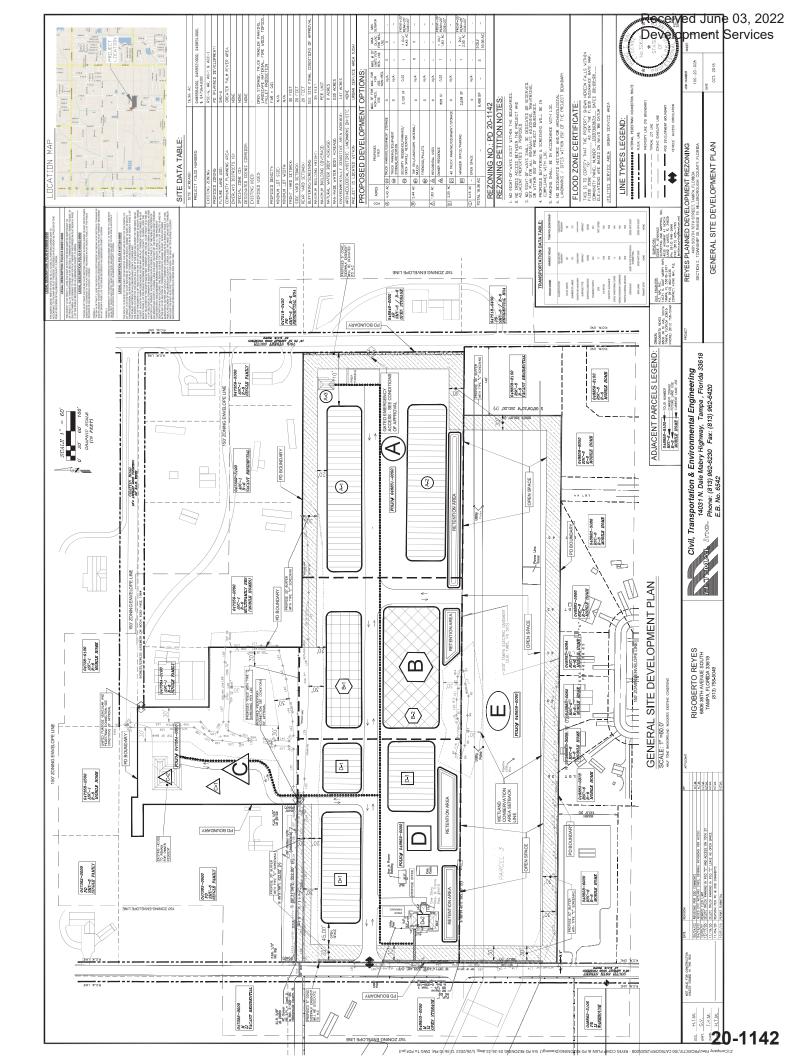


EOR Florida P.E. No. 32625

Based on the information provided by the applicant, this request is: Approved with Conditions Approved Disapproved Michael J. Williams, P.E. Hillsborough County Engineer on

NOTICE: Consistent with Section 6.04.02.B.8 of the LDC, the result of this variance application may be appealed, as further described in Section 10.05.01 of the LDC, to the Land Use Hearing Officer within 30 calendar days of the date of the above action.





### Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)						
Road Name	Classification	<b>Current Conditions</b>	Select Future Improvements			
S. 66 <sup>th</sup> St.	County Local - Rural	2 Lanes ⊠Substandard Road □Sufficient ROW Width	<ul><li>□ Corridor Preservation Plan</li><li>□ Site Access Improvements</li><li>□ Substandard Road Improvements</li><li>□ Other</li></ul>			
	Choose an item.	Lanes  ☐ Substandard Road ☐ Sufficient ROW Width	<ul><li>□ Corridor Preservation Plan</li><li>□ Site Access Improvements</li><li>□ Substandard Road Improvements</li><li>□ Other</li></ul>			
	Choose an item.	Choose an item. Lanes  ☐ Substandard Road ☐ Sufficient ROW Width	<ul><li>□ Corridor Preservation Plan</li><li>□ Site Access Improvements</li><li>□ Substandard Road Improvements</li><li>□ Other</li></ul>			
	Choose an item.	Choose an item. Lanes  □Substandard Road  □Sufficient ROW Width	<ul><li>□ Corridor Preservation Plan</li><li>□ Site Access Improvements</li><li>□ Substandard Road Improvements</li><li>□ Other</li></ul>			

<b>Project Trip Generation</b>	Project Trip Generation ☐ Not applicable for this request						
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips				
Existing	113	9	12				
Proposed	296	33	37				
Difference (+/-)	(+) 183	(+) 24	(+) 25				

<sup>\*</sup>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		Emergency Only	None	Meets LDC			
West	Х	Vehicular & Pedestrian	None	Meets LDC			
Notes:							

Design Exception/Administrative Variance □N	ot applicable for this request	
Road Name/Nature of Request	Туре	Finding
S. 66 <sup>th</sup> St. – Substandard Rd.	Administrative Variance Requested	Approvable
Hartford St. – Substandard Rd.	Administrative Variance Requested	Approvable
Notes:		

### Transportation Comment Sheet

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

### COUNTY OF HILLSBOROUGH

# RECOMMENDATION OF THE LAND USE HEARING OFFICER

**APPLICATION NUMBER:** RZ PD 20-1142

**DATE OF HEARING:** August 15, 2022

**APPLICANT:** Rigoberto Reyes, Jr.

**PETITION REQUEST:** A request to rezone property from RSC-

6 MH and AR to PD to permit a

commercial operation consisting of truck parking, equipment and landscaping open storage, firewood productions and

a security residence

**LOCATION:** 700 feet southwest of the intersection of

S. 70<sup>th</sup> St. and Chattin Rd.

**SIZE OF PROPERTY:** 14.53 acres, m.o.l.

**EXISTING ZONING DISTRICT:** RSC-6 MH and AR

FUTURE LAND USE CATEGORY: SMU-6

SERVICE AREA: Urban

**COMMUNITY PLAN:** Greater Palm River

### **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



Applicant: Rigoberto Reyes, Jr., Firewood Supplier Inc. & Reyes Property LLC

FLU Category: SMU-6

Service Area: City of Tampa

Site Acreage: 16.36 <u>14.53</u> +/-

Community Plan Area: Greater Palm River

Overlay: None

### Introduction Summary:

The applicant requests to rezone four three parcels from RSC-6 (MH), and AR and ASC-1 to PD to allow for a commercial operation consisting of truck parking, equipment and landscaping open storage, firewood/pallet production, and a security residence and a single-family home. In 2021, the site received approval for a Comprehensive Plan Amendment from RES-6 to SMU-6 (CPA 21-005).

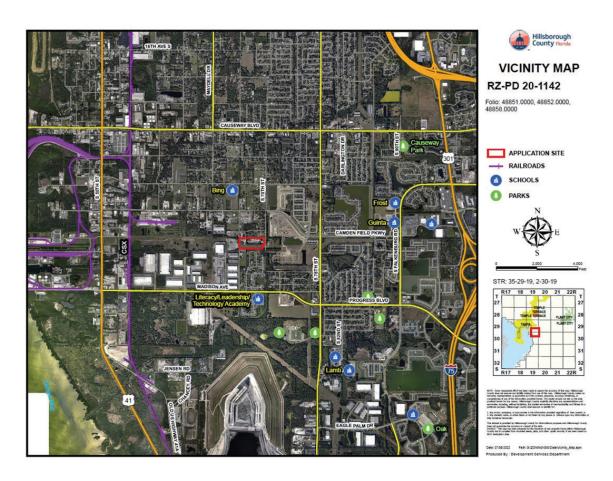
Zoning:		Existing		Proposed
District(s)	RSC-6 (MH)	AR	ASC-1	PD
Typical General Use(s)			Single-Family Residential/Agricultural	Multiple
Acreage	5.16	9.37	1.83	16.36 14.53
Density/Inten sity	6 units per acre	1 unit per 5 acres	1 unit per acre	N/A
Mathematical Maximum*	30 units	1 unit	1 unit	N/A

<sup>\*</sup>number represents a pre-development approximation

Development Standards:						
Existing Proposed						
District(s)	RSC-6 (MH)	AR	ASC-1	PD		
Lot Size / Lot Width	7,000 sf / 70'	5 acres / 150'	1 acre / 150'	n/a		
Sathacke/Blittaring and	25' Front 25' Rear 7.5' Sides	201 - 1000 - 201	Rear 15' Sides	See PD site plan for setbacks 30' Buffer/Type C screening		
Height	35'	50'	50'	35-50'		

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

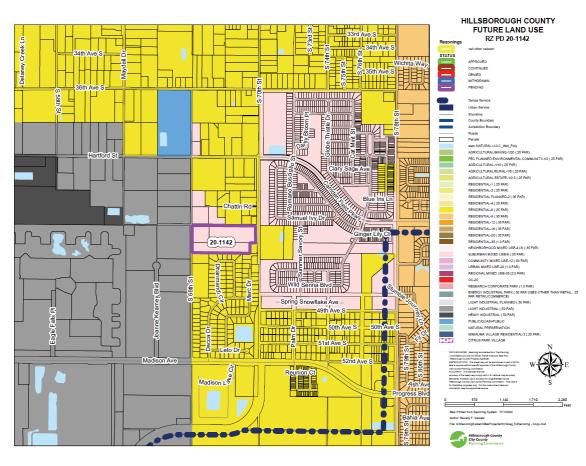
### 2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



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

The site is located within the Greater Palm River community, south of Causeway Boulevard and west of Falkenburg Road. The general area is developed with a mixture of single-family homes, commercial uses, manufacturing uses and agriculturally zoned properties. The area between 66<sup>th</sup> Street and 70<sup>th</sup> Streets, south of Hartford Road, serves as a transition between the industrial/manufacturing uses found to the west of 66<sup>th</sup> Street and residential uses found to the east of 70<sup>th</sup> Street due to the variety of uses present.

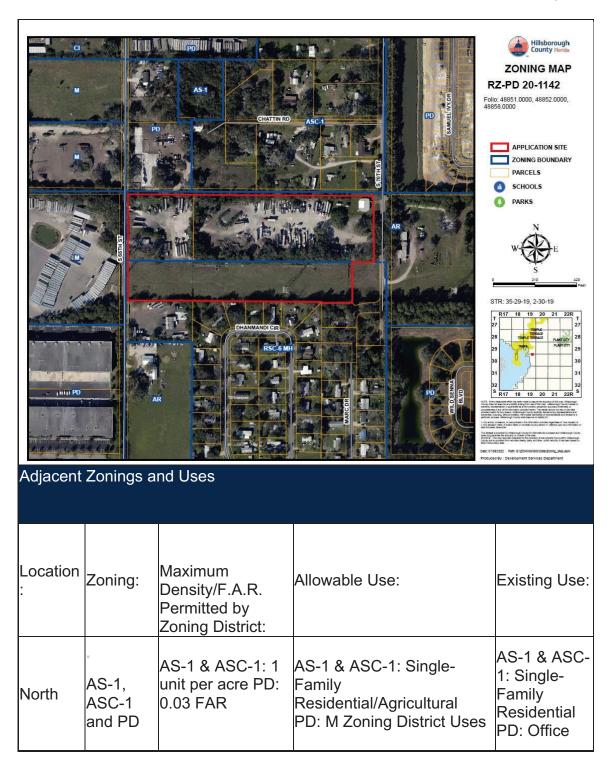
### 2.0 LAND USE MAP SET AND SUMMARY DATA 2.2 Future Land Use Map



Subject Site Future Land Use Category:	SMU-6
Maximum Density/F.A.R.:	6 units per acre / 0.25 FAR
	Residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial

multi-purpose and clustered residential and/or mixed use projects at appropriate locations.

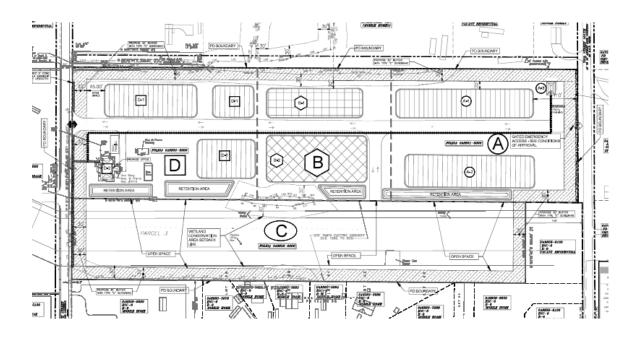
### 2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map



			and Contractor's Office with Open Storage	and Open Storage
South	RSC-6	6 units per acre	Single-Family Residential	Single- Family Residential
East	ΙΔ Ν ( .= 1	ASC-1: 1 unit per acre AR: 1 unit per 5 acres	ASC-1 and AR: Single- Family Residential/Agricultural	ASC-1: Single- Family Residential AR: Open Storage
West	PD and M	PD: 0.05 FAR M: 0.40 FAR	PD: Manufacturing, contractor's office with open storage M: Manufacturing/Industrial	PD: Open Storage M: Industrial

### 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)



Adjoining Roadways (c	heck if applicable)	)					
Road Name	Classification	Current Condi	tions		Select Fut	ure Im	provements
S. 66 <sup>th</sup> St.	County Local - Rural	2 Lanes ⊠Substandard Road □Sufficient ROW Width		☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other			
		1			☐ Corridor Preservation Plan		
	Choose an item.	□ Substandard Road □ Sufficient ROW Width		☐ Site Access Improvements			
					☐ Substandard Road Improvements ☐ Other		
Beninst Trin Commenties	Not licable	f th:					
Project Trip Generation	Average Annu			Peak Ho	ur Trips	P.I	M. Peak Hour Trips
Existing	<del></del>	113		9		12	
Proposed	29	96		33		37	
Difference (+/-)	(+) l	183		(+) 24			(+) 25
*Trips reported are bas	sed on net new ext	ernal trips unles	s otherwis	e noted.			
Connectivity and Cross	Access □Not app	olicable for this r	equest				
Project Boundary	Primary Access	Additional		c	Cross Access		Finding
North		None		None			Meets LDC
South		None		None			Meets LDC
West .	x	Emergency Only Vehicular & Pedes		None None			Meets LDC Meets LDC
Notes:	^	veriiculai & red	CSUIGII	NOTIC			MICELS LDC
Design Exception/Administrative Variance □No Road Name/Nature of Request		e ∐Not applica Type					
			strative Variance Requested			Approvable	
Hartford St. – Substandard Rd. Admin Notes:			strative Variance Requested		Approvable		
O ADDITIONAL ansportation	SITE INFO	RMATION	& AGI	ENCY	COMN	/IEN	TS SUMMAR
Design Exc./Ad	lm. Variance	Requeste	ed □ O	ff-site	Improv	eme	ents Provided
vironmental:							
formation/Com	ıments						
V = N							
Yes □ No							

Environmental Protection Commission				
□ Yes ⊠No				
Natural Resources				
⊠ Yes □ No				
Conservation & Environ. Lands Mgmt.				
□ Yes ⊠No				
□ Yes ⊠No				
Check if Applicable:  ☑ Wetlands/Other Surface Waters				
☐ Use of Environmentally Sensitive Land Credit				
<ul><li>□ Wellhead Protection Area</li><li>□ Surface Water Resource Protection Area</li></ul>				
<ul> <li>□ Potable Water Wellfield Protection Area</li> <li>□ Significant Wildlife Habitat</li> <li>□ Coastal High Hazard Area</li> <li>□ Urban/Suburban/Rural Scenic Corridor</li> <li>□ Adjacent to ELAPP property</li> </ul>				
□ Other				
Service Area/ Water & Wastewater				
□Urban ⊠ City of Tampa □Rural □ City of Temple Terrace				
Hillsborough County School Board				
Adequate □ K-5 □6-8 □9-12 図N/A Inadequate □ K-5 □6-8 □9-12 図N/A				
□ Yes □ No				

### Impact/Mobility Fees

Urban Mobility, Central Park/Fire - Rezoning for current existing facilities on site. No additional projects that would cause impact fees.

Comprehensive Plan:
Planning Commission
□ Meets Locational Criteria □N/A ⊠ Locational Criteria Waiver Requested □ Minimum Density Met ⊠ N/A
Findings
⊠ Yes □ No

### 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

The site is located within an area containing both manufacturing/industrial uses and residential uses. While uses such as the proposed are not atypical for the area and a recent comprehensive plan amendment was adopted to allow the consideration of uses, the presence of residential in the area necessitated staff to evaluate possible impacts.

The project's uses are internalized with the project, as depicted on the general site plan. Truck parking and commercial equipment storage will occur within the western and eastern areas of the project (A-1, A-2, and D-1). The landscaping material storage area will be centrally located (Pod B-1), and piles will be limited in height to 40 feet. The firewood and palette operations area (Pod B-1 B-2) also centrally located and associated piles will be limited to 40 feet in height. This height is less than the maximum building height in standard commercial (general and intensive) and manufacturing zoning districts. Machinery use is expected, with the palette operation using screw drivers and hand held drills. The applicant has agreed to hours of operation for all activities – truck parking, and firewood production and palette production. To further mitigate impacts, the project is providing the LDC required 30 foot wide buffer with Type C screening around the entire perimeter of the site. This screening treatment consists of a row of evergreen shade trees (10' in height at the time of planting) on 20 foot centers within 10 feet of the property line, and a 6 foot high masonry wall finished on both sides with brick, stone, or painted/pigmented stucco and lawn, low growing evergreen plants, groundcover or mulch covering the balance of the buffer.

The residential area to the northeast of the site will be bordered by Pod C to the west and Pods A-1 and B-1 to the south. Pod C is 1.83 acres in size and will be

used solely for the owner's residence. Type C screening (except for a pedestrian and golf cart access point) along the southern edge of Pod C will prohibit truck traffic and other uses within Pod C and prohibits access to Chattin Road. The 30 foot wide buffer and 20 foot pod setback for Pods A-1 and B-1 will provide a 50 foot setback from the property line. The adjacent properties are zoned ASC-1 with have a required minimum side yard setback of 15 feet, thereby providing at least 65 feet between home sites and Pods.

The residential area to the south of the site will be bordered by Pods D, D-1, B-2 and A-12. These pods are separated from the site with retention areas, a 195 foot wide/5.16 acre open space tract (Pod C) and the required 30 foot wide buffer. The Type C screening will be provided closest to the residential, along the perimeter of the PD. No activities or access within this southern area is permitted.

The project's access point is located at 66<sup>th</sup> Street (along the western border). Uses located on the west side of 66<sup>th</sup> Street are industrial/manufacturing; therefore, truck use on 66<sup>th</sup> Street is expected. Only emergency access is permitted on 70<sup>th</sup> Street, which serves residential uses and would not be encouraged to also be used for truck travel. No truck traffic to Chattin Road is proposed and no cross access points are proposed.

To address impacts, the project will provide a 30 foot wide buffer with Type C screening on all boundaries, in accordance with the Land Development Code. Additional setbacks from that buffer to the development pods is proposed to provide further separation from the adjacent properties.

Given the above factors, staff finds the project compatible with the surrounding area.

### 5.2 Recommendation

Approvable, subject to proposed conditions.

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 August 15, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Ms. Tu Mai 14031 North Dale Mabry Highway testified on behalf of the applicant.

She stated that the application was continued previously due to a County right-ofway that runs east west between the four subject parcels. She added that she was ok with the Hearing Master presiding over the case. The Real Estate Department determined that the right-of-way had not been vacated. Therefore, the applicant has elected to remove the 1.83 acre parcel located on Chattin Road from the petition. The total acreage is now 14.53 acres. Ms. Mai stated that the applicant is requesting to rezone to allow a commercial operation consisting of truck parking, equipment, landscaping open storage, firewood assembly and a security managers office. She identified the location of the property and stated that access is located on South 66th Street with a proposed emergency access on South 70<sup>th</sup> Street. Ms. Mai testified that the applicant has agreed to limit the hours of operation which includes trucks entering and existing the site. A TECO easement provides a large area of open space along the southern property boundary which mitigates impacts to the residential parcels to the south. Ms. Mai stated that she has received more than 60 letters of support which have been submitted into the record. The County Engineer has deemed the two administrative variances approvable. Ms. Mai concluded her presentation by stating that the planning staffs both support the rezoning request.

Hearing Master Finch asked Ms. Mai what was the current use of the property. Ms. Mai replied that it is a landscaping operation with a little bit of truck parking for the business. She added that the parcel to the south is vacant. Hearing Master Finch asked Ms. Mai if it was the same user as the existing landscaping business. Ms. Mai replied yes and added that there will be a firewood operation which will be transported into the property and assembled onto pallets and then distributed to customers. No cutting of wood will occur.

Ms. Michelle Heinrich, Development Services Department testified regarding the County's staff report. Ms. Heinrich stated that the request is to rezone from RSC-6 with a Mobile Home Overlay and AR to Planned Development to allow a commercial operation which involves truck parking, commercial equipment storage, the open storage of landscaping materials, firewood production storage and associated office and security residence on-site. She stated that the property is located in the Greater Palm River Community Plan and the area is developed with manufacturing, commercial and residential land uses. Ms. Heinrich testified that the property's Future Land Use category was amended in 2021 to SMU-6. She described the surrounding zoning districts and development pattern. The applicant has agreed to limit any storage piles to a maximum height of 40 feet which is less than the maximum height permitted in commercial zoning districts. Ms. Heinrich testified that the Planning Commission found the request inconsistent with the Comprehensive Plan however Development Services is recommending approval subject to the proposed zoning conditions. She concluded her remarks by stating that the hours of operation reflect a low intensity use that will be primarily for storage.

Hearing Master Finch asked Ms. Heinrich about the mention of the Planning Commission's recommendation that shows both consistent and inconsistent in

different parts of the report and asked if she believed the Planning Commission was not supporting the request. Ms. Heinrich replied that Planning Commission staff originally did not support the request. She added that staff notified them of the applicant's changes to the request but she did not believe it changed their findings.

Ms. Jillian Massey of the Planning Commission staff testified that staff is supporting the request. She stated that the property is designated Suburban Mixed Use-6 Future Land Use category and located in the Urban Service Area and the Greater Palm River Community Plan. She described the surrounding land uses and development pattern which consists of both residential and intensive non-residential land uses. She stated that the request is consistent with Objective 8 and Policy 1.4 regarding compatibility. Staff supports the requested waiver of commercial locational criteria as the requested use is an infill project that does not propose to develop the full intensity possible with the Comprehensive Plan. She concluded her remarks by stating that the rezoning request is compatible with the development pattern in the area, the Greater Palm River Community Plan 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 did not have additional comments.

Ms. Mai testified during the rebuttal period that the Planning Commission staff filed their report on August 3<sup>rd</sup> and found the request consistent with the Comprehensive Plan.

The hearing was then concluded.

### **EVIDENCE SUBMITTED**

No documents were submitted 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

- The subject site is 14.53 acres in size and is zoned Residential Single-Family Conventional-6 Mobile Home(RSC-6 MH) and Agricultural Rural (AR) and designated Suburban Mixed Use-6 (SMU-6) by the Comprehensive Plan. The property is located in the Urban Service Area and the Greater Palm River Community Planning Area.
- The subject property is currently developed with a landscaping business. The same owner/operator of the existing business will operate the proposed commercial business.
- 3. The purpose of the rezoning from RSC-6 MH and AR to PD is to permit a commercial operation consisting of truck parking, equipment and landscaping open storage, firewood production and a security office/residence.
- 4. No Planned Development Variations or waivers are requested.
- 5. The Planning Commission stated that the request is consistent with Objective 8 and Policy 1.4 regarding compatibility. Staff supports the requested waiver of commercial locational criteria as the requested use is an infill project that does not propose to develop the full intensity possible with the Comprehensive Plan. Planning Commission staff found the rezoning to be compatible with the development pattern in the area, the Greater Palm River Community Plan and consistent with the Future of Hillsborough Comprehensive Plan.
- 6. The applicant has agreed to limit the hours of operation to include the ingress and egress of truck traffic thereby ensuring compatibility with the surrounding area.
- 7. No testimony in opposition at the Zoning Hearing Master hearing.
- 8. The rezoning to Planned Development for the requested commercial operation consisting of truck parking, equipment and landscaping open storage, firewood production and a security office/residence is consistent with the character of the surrounding area, the Greater Palm River Community Plan and the 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 14.53 acres from RSC-6 MH and AR to Planned Development to permit a commercial operation consisting of truck parking, equipment and landscaping open storage, firewood production and a security office/residence.

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

The rezoning to Planned Development for the commercial use is consistent with the Land Development Code and the Comprehensive Plan as well as the Greater Palm River Community 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.

September 6, 2022

**Date** 

Susan M. Finch, AICP

**Land Use Hearing Officer** 

Sum M. Fine



Unincorporated Hillsborough County Rezoning					
Hearing Date: August 15, 2022	Petition: PD 20-1142				
Report Prepared: August 3, 2022	Southeast quadrant of Hartford Street and South 66th Street				
Summary Data:					
Comprehensive Plan Finding:	CONSISTENT				
Adopted Future Land Use:	Suburban Mixed Use-6 (6 du/ac; 0.25 FAR)				
Service Area:	Urban				
Community Plan:	Greater Palm River				
Requested Zoning:	Agricultural Single Family-1 (ASC-1), Agricultural Rural (AR) and Residential Single Family Conventional-6 (RSC-6) to a Planned Development to allow open storage, truck parking, firewood operation, a security and manager's office				
Parcel Size (Approx.):	14.5± acres				
Street Functional Classification:	Hartford Avenue – <b>Collector</b> South 66 <sup>th</sup> Street – <b>Local</b>				
Locational Criteria:	Does not meet; a waiver has been submitted				
Evacuation Area:	Zone A				



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

### **Context**

- The subject property is four parcels located on approximately 14.5± acres on the east side of 66<sup>th</sup> Street south, south of Hartford Street. The subject property is located within the Urban Service Area and within the limits of the Greater Palm River Community Plan.
- A Comprehensive Plan Amendment (HC/CPA 21-05) to change the Future Land Use Map designation from Residential-6 (RES-6) to Suburban Mixed Use 6 (SMU-6) was approved by the Board of County Commissioners on December 9, 2021. The Planning Commission found HC/CPA 21-05 to be consistent with the Comprehensive Plan on July 12, 2021. HC/CPA was effective on January 10, 2022.
- The property's Future Land Use designation is Suburban Mixed-6 (SMU-6) which typically allows residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixeduse projects at appropriate locations.
- Surrounding Future Land use designations include Res-6 to the south, east and northeast.
  To the west is designated Light Industrial (LI) and developed with heavy industrial uses.
  Properties to the south and northeast are developed with residential uses. According to the Hillsborough County Property Appraiser, the site abutting to the east is being used for open storage. The abutting parcel to the north designated Suburban Mixed Use-6 (SMU-6) is zoned Planned Development (17-1014) and was approved for a contractor's office with open storage and manufacturing uses.
- The applicant is requesting a rezoning from Agricultural Single Family Conventional-1
  (ASC-1), Agricultural Rural (AR) and Residential Single Family Conventional-6 (RSC-6)
  to a Planned Development (PD) to allow open storage, firewood operation, truck parking,
  and a security and manager's office.

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

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

### **FUTURE LAND USE ELEMENT**

### **Urban Service Area (USA)**

### Policy 1.2: Minimum Density

All new residential or mixed-use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.

Within the USA and in categories allowing 4 units per acre or greater, new development or redevelopment shall occur at a density of at least 75% of the allowable density of the land use category, unless the development meets the criteria of Policy 1.3.

**Policy 1.3**: Within the USA and within land use categories permitting 4 du/ga or greater, new rezoning approvals for residential development of less than 75% of the allowable density of the

land use category will be permitted only in cases where one or more of the following criteria are found to be meet:

- Development at a density of 75% of the category or greater would not be compatible (as defined in Policy 1.4) and would adversely impact with the existing development pattern within a 1,000-foot radius of the proposed development;
- Infrastructure (Including but not limited to water, sewer, stormwater, and transportation) is not planned or programmed to support development.
- Development would have an adverse impact on environmental features on the site or adjacent to the property.
- The site is located in the Coastal High Hazard Area.
- The rezoning is restricted to agricultural uses and would not permit the further subdivision for residential lots.

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

### Objective 2: Timing of Growth

To manage the timing of new development to coordinate with the provision of infrastructure, transportation, transit services, and other public services, such as schools, recreational facilities, etc., in a financially feasible manner.

**Policy 2.1:** The timeliness of development within the Urban Service Area shall be evaluated by the County. A project is considered premature if any of the following indicators are present:

- There is a lack of planned or programmed urban services such as multi-modal transportation systems, central water and sewer, schools, fire, and emergency services.
- There are unaddressed LOS deficiencies for adequate public facilities.

### Relationship to the Future Land Use Map

**Objective 7:** The Future Land Use Map is a graphic illustration of the county's policies governing the determination of its pattern of development in the unincorporated areas of Hillsborough County through the year 2025.

**Policy 7.1**: The Future Land Use Map shall be used to make an initial determination regarding the permissible locations for various land uses and the maximum possible levels of residential densities and/or non-residential intensities, subject to any special density provisions, locational criteria, and exceptions of the Future Land Use Element text.

**Objective 8:** The Future Land Use Map will include Land Use Categories which outline the maximum level of intensity or density and range of permitted land uses allowed and planned for an area. A table of the land use categories and description of each category can be found in Appendix A.

**Policy 8.1:** The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors

sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.

**Policy 8.2**: Each potential use must be evaluated for compliance with the goals, objectives, and policies of the Future Land Use Element and with applicable development regulations.

### **Neighborhood/Community Development**

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

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

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

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

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

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

**Policy 16.5:** Development of higher intensity non-residential land uses that are adjacent to established neighborhoods shall be restricted to collectors and arterials and to locations external to established and developing neighborhoods.

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

### **Community Planning**

**Objective 18:** Hillsborough County is comprised of many diverse communities and neighborhoods, each with its own unique identity. While the comprehensive plan is effective in providing an overall growth management strategy for development within the entire County, it does not have detailed planning strategies for individual communities. The County shall develop strategies that ensure the long-range viability of its communities through a community and special area studies planning effort.

**Policy 18.1:** The County shall assist the Hillsborough County City-County Planning Commission in developing community plans for each planning area that are consistent with and further the Comprehensive Plan. The community plans will be adopted as part of the Comprehensive Plan

in the Livable Communities Element; these more restrictive community-specific policies will apply in guiding the development of the community.

Additional policies regarding community planning and the adopted community plans can be found in the Livable Communities Element.

### Mixed Use Land Use Categories

**Objective 19:** All development in the mixed-use categories shall be integrated and interconnected to each other.

### Commercial-Locational Criteria

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

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

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

**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 22.5:** When planning the location of new non-residential developments at intersections meeting the locational criteria, a transition in land use shall be established that recognizes the existing surrounding community character and supports the creation of a walkable environment. This transition will cluster the most intense land uses toward the intersection, while providing less intense uses, such as offices, professional services or specialty retail (i.e. antiques, boutiques) toward the edges of the activity center.

**Policy 22.7:** Neighborhood commercial activities that serve the daily needs of residents in areas designated for residential development in the Future Land Use Element shall be considered provided that these activities are compatible with surrounding existing and planned residential development and are developed in accordance with applicable development regulations, including phasing to coincide with long range transportation improvements.

The locational criteria outlined in Policy 22.2 are not the only factors to be considered for approval of a neighborhood commercial or office use in a proposed activity center. Considerations involving land use compatibility, adequacy and availability of public services, environmental impacts, adopted service levels of effected roadways and other policies of the Comprehensive Plan and zoning regulations would carry more weight than the locational criteria in the approval of the potential neighborhood commercial use in an activity center. The locational criteria would only designate locations that could be considered, and they in no way guarantee the approval of a particular neighborhood commercial or office use in a possible activity center.

**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.

### LIVABLE COMMUNITIES ELEMENT: GREATER PALM RIVER

### Planning and Growth /Economic Development

**Goal 5a:** Planning and Growth – to promote and provide for opportunities for compatible well designed public use, residential, and business growth and jobs.

- The Vision of Greater Palm River Area Concept Map illustrates the unique qualities and land uses related to distinct areas of the community. Future development and redevelopment is required to comply with the adopted Concept Map.
- 3. Encourage and support new, infill and redevelopment compatible with existing community patterns that maintains and enhances the Community's unique character and sense of place.
- 8. Support well designed, compatible densities and intensities at appropriate locations.

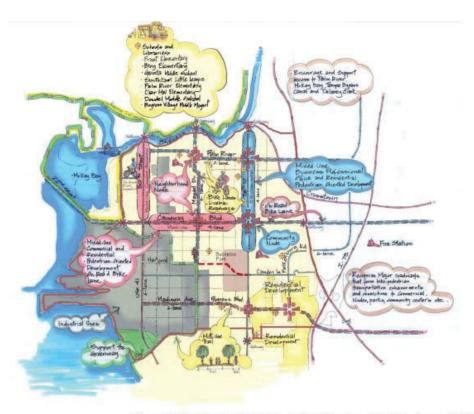


Figure 16A - Greater Palm River Area Community Plan Concept Map

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

The applicant is requesting a Planned Development (PD) to allow for open storage, truck parking, a firewood operation, and a security and manager's office, totaling 5,658 square feet. The site is located within the Urban Service Area of Unincorporated Hillsborough County, specifically located on the east side of 66th Street, south of Hartford Street. The subject site is also located within the limits of the Greater Palm River Community Plan. The western portion of the site is in the Coastal High Hazard Area. The subject site's Future Land Use classification is Suburban Mixed Use-6 (SMU-6), which allows for consideration of residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects. SMU-6 has a maximum FAR of 0.50 for light industrial uses. The maximum square footage that can be considered on the site is 315,810 square feet (14.5 acres x 43,560 square feet x 0.50 FAR). The proposed intensity (5,658 sq ft) of the subject site is well below what can be considered and thus meets the intent of Objective 8 and Policy 8.2 of the Future Land Use Element (FLUE) of the Comprehensive Plan.

The subject property is in a unique area that contains a mixture of residential and intensive non-residential Future Land Use classifications. The development pattern along this portion of 66<sup>th</sup> Street intensifies west of the site with heavy and light industrial uses. Single family residential uses are scattered east, north, and south of the site. According to Policy 1.4, compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development. The applicant is mitigating impacts

to the adjacent residential by providing buffering and screening as per the Land Development Code. Additionally, the TECO easement provides a large area of open space along the southern boundary to mitigate impacts to the residential to the south, consistent with policy direction regarding Neighborhood Protection.

When requesting non-residential uses, developments in the SMU-6 Future Land Use category must meet Commercial Locational Criteria or request a waiver. Commercial Locational Criteria is based on the Future Land Use category of the property and the classification of the intersection of roadways as shown on the adopted 2040 Highway Cost Affordable Long-Range Transportation Plan. In this instance, the closest qualifying intersection is at Madison Avenue and 78th Street, which is over the qualifying distance of 900 feet to the subject property. The applicant has requested a waiver, stating that the requested use is an infill project that is not requesting the full intensity, and that the proposed uses are comparable to uses west and north of the proposed site. Considerations involving land use compatibility, adequacy and availability of public services, environmental impacts, adopted service levels of effected roadways and other policies of the Comprehensive Plan and zoning regulations would carry more weight than the locational criteria in the approval of the potential commercial use. Commercial Locational Criteria only designates locations that could be considered, and they in no way guarantee the approval of a particular non-residential use. Because the project is located in an area that has a presence of heavy and light industrial uses within proximity and considering the mitigation that the applicant has put in place, the request is compatible with development pattern and therefore Planning Commission staff requests that the **BOCC** approve the Commercial Locational Criteria waiver.

The site is located within the Urban Service Area, where services and facilities are planned to be present to serve the community. The Greater Palm River Community plan has this area designated as residential, however in this particular area of Greater Palm River, infrastructure is not in place to serve a large residential development. Allowing the site to develop with non-residential uses rather than residential uses would help in the coordination of the timing of growth consistent with Policy 1.2 of the Future Land Use Element. The request is also in keeping with the surrounding development pattern, which is consistent with policy direction in FLUE Policy 16.3.

The proposed use supports the vision of the Greater Palm River Community Plan, which promotes compatible infill development.

Overall, staff finds that the proposed development would facilitate growth within the Urban Service Area and supports the vision of the Greater Palm River Community Plan. The request would allow for a development that is 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.

### Recommendation

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

# HILLSBOROUGH COUNTY **FUTURE LAND USE**

RZ PD 20-1142

<all other values:

ampa Service Jrban Service PENDING

wam.NATURAL.LULC\_Wet\_Poly

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR) AGRICULTURAL/MINING-1/20 (.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-12 (.35 FAR) RESIDENTIAL-9 (.35 FAR)

NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR) SUBURBAN MIXED USE-6 (.35 FAR) RESIDENTIAL-35 (1.0 FAR)

COMMUNITY MIXED USE-12 (.50 FAR) REGIONAL MIXED USE-35 (2.0 FAR) URBAN MIXED USE-20 (1.0 FAR)

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)

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR) NATURAL PRESERVATION PUBLIC/QUASI-PUBLIC

CITRUS PARK VILLAGE

Map Printed from Rezoning System: 7/11/2022

Author: Beverly F. Daniels



# GENERAL SITE PLAN FOR CERTIFICATION



### **DEVELOPMENT SERVICES**

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

### HILLSBOROUGH COUNTY **DEVELOPMENT SERVICES DEPARTMENT**

### **GENERAL SITE PLAN REVIEW/CERTIFICATION**

### **BOARD OF COUNTY COMMISSIONERS**

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

Bonnie M. Wise **COUNTY ATTORNEY** 

Christine M. Beck

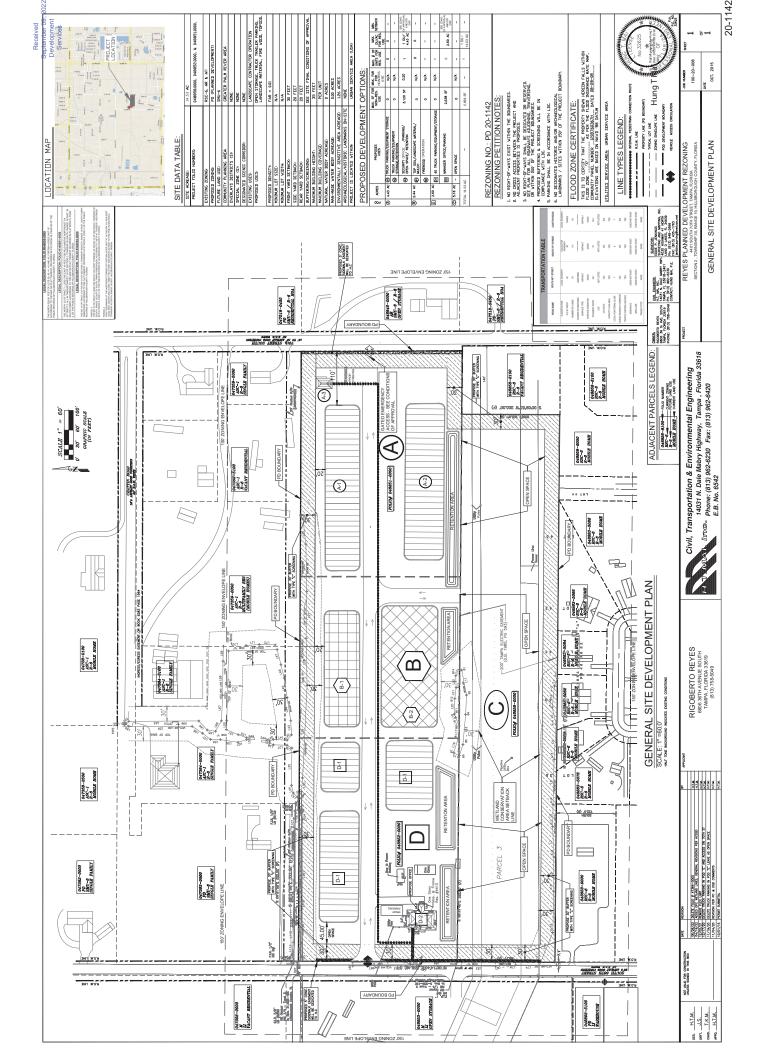
**INTERNAL AUDITOR** 

**Peggy Caskey** 

**DEPUTY COUNTY ADMINISTRATOR** 

Gregory S. Horwedel

Project Name: Reyes Planned Development Rezoning					
Zoning File: RZ-PD (20-1142)	Modification: None				
Atlas Page: None	Submitted: 09/09/22				
To Planner for Review: 09/09/22					
Hung T. Mai, P.E. (H.T. MAI, INC.)	Phone: 813-962-6230/ htmai@aol.com				
Right-Of-Way or Land Required for I					
The Development Services Departm	ent HAS NO OBJECTION to this General Site Plan.				
The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:					
Reviewed by: Michelle Heinrie	ch <sub>Date:</sub> 9/13/22				
Date Agent/Owner notified of Disapp	roval:				



# AGENCY COMMENTS

#### AGENCY REVIEW COMMENT SHEET

DATE: 6/2/2022

TO: Z	Zoning Technician, Development Services Dep	partment	Revised: 8/8/2022
REVI	EWER: James Ratliff, AICP, PTP	AGENCY/DEPT: Tra	ansportation
PLAN	NNING AREA/SECTOR: PR/ Central	PETITION NO: R	RZ 20-1142
	This agency has no comments.		
	This agency has no objection.		
X	This agency has no objection, subject to the	listed or attached conditions	5.
	This agency objects for the reasons set forth	ı below.	

#### **CONDITIONS OF APPROVAL**

- 1. Project access shall consist of:
  - a. One (1) pedestrian and full access vehicular connection to S. 66<sup>th</sup> St.; and,
  - b. One (1) gated emergency connection to S. 70<sup>th</sup> St.
- 2. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 3. The property owner shall construct and maintain an internal sidewalk network within the project as generally shown on the PD site plan or otherwise necessary to meet the requirements of Sec. 6.03.02. of the Hillsborough County Land Development Code (LDC). Such sidewalk network shall connect uses within all parcels to the sidewalk to be constructed along the project's S. 66<sup>th</sup> St. frontage.
- 4. Notwithstanding anything shown on the PD site plan to the contrary, the developer shall be required to construct external sidewalks in accordance with Sec. 6.03.02 of the LDC, including the provision that sidewalks be constructed from boundary to boundary of the project. However, notwithstanding the above, the developer shall be permitted to seek relief in accordance with Section 11.04 of the LDC prior to or concurrent with plat/site/construction plan review (i.e. to waive those portions of required sidewalks along S. 66<sup>th</sup> St. which were not shown on the PD site plan but are nevertheless required pursuant to Sec. 6.03.02).
- 5. If RZ 20-1142 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (June 3, 2022) which was found approvable by the County Engineer (on June 3, 2022) for the Hartford St. substandard road improvements. Approval of this Administrative Variance will waive the Hartford St. substandard road improvements required by Section 6.04.03.L. of the LDC.
- 6. If RZ 20-1142 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (June 3, 2022) which was found approvable by the County Engineer (on June 3, 2022) for the S. 66<sup>th</sup> St. substandard road improvements. Approval of this Administrative Variance will waive the S. 66<sup>th</sup> St substandard road improvements required by Section 6.04.03.L. of the LDC.

#### PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone four parcels, totaling +/- 16.36 ac., from Agricultural Single-Family Conventional – 1 (ASC-1), Agricultural Single-Family – 1 (AS-1), Agricultural Rural (AR), and Residential Single-Family Conventional - 6 (RSC-6) to Planned Development (PD). The applicant is seeking entitlements for:

- +/- 4.43 ac. of open storage uses on Parcel A
- 1 security residence on Parcel A;
- +/- 2.44 ac. of open storage and certain light industrial uses on Parcel B;
- +/- 5.16 ac. of open space (no development or storage) on Parcel C;
- +/- 2.5 ac. of open storage uses on Parcel D; and,
- A 2,538 s.f. of Professional Service Uses (i.e. office) on Parcel D.

As required by Development Review Procedures Manual (DRPM), the applicant submitted a trip generation letter indicating the proposed project generated fewer than 50 peak hour trips and, as such, no transportation analysis was required pursuant to the DRPM.

Staff has prepared a comparison of the potential trips generated by development permitted, based upon the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition, under the existing and proposed zoning designations utilizing a generalized worst-case scenario. Since ITE does not provide rates for open storage uses, a workaround was developed to allow estimation of trip impacts associated with such use. Specifically, the acreage of the portion of the site dedicated to these uses was multiplied by the maximum allowable floor-area-ratio for the underlying future land use of the site in order to calculate a square-footage value which could then analyzed as mini-storage uses. Staff used a similar methodology for Parcel B which allows both open storage and certain unenclosed light industrial uses, converting the site area into square-footage and applying trip generation rates for light-industrial uses (which are higher than mini-storage uses).

Existing Zoning:

Land Use/Size	24 Hour Two-	Total l Hour T	
	Way Volume	AM	PM
RSC-6, 11 single-family detached dwelling units (ITE LUC 210)	104	8	11
AR, 1 single-family detached dwelling unit	9	1	1
Subtotal:	113	9	12

Proposed Zoning:

Land Use/Size	24 Hour Two-	Total l Hour l	
	Way Volume	AM	PM
PD, 1 security residence (ITE LUC 210)	9	1	1
PD, 2,538 s.f. office uses (ITE LUC 712)	41	5	6
PD, +/- 6.93 ac. open storage uses (ITE LUC 151)	114	8	13
PD, +/- 2.44 ac. open storage and light industrial uses (ITE LUC 110)	132	19	17
Subtotal:	296	33	37

Trip Generation Difference (Maximum Entitlements):

Land Use/Size	24 Hour Two-	Total I Hour T	
	Way Volume	AM	PM
Difference	(+) 183	(+) 24	(+) 25

#### TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

66<sup>th</sup> St. S. is a publicly maintained, 2-lane, undivided, substandard, local roadway characterized by +/- 20 feet of pavement in average condition. Adjacent to the project site the roadway lies within a +/- 40-foot wide right-of-way. There are no bicycle facilities or sidewalks present on 66<sup>th</sup> St. S. in the vicinity of the proposed project.

#### **SITE ACCESS AND CONNECTIVITY**

The applicant is proposing one (1) pedestrian and full access vehicular connection to S. 66<sup>th</sup> St., one (1) gated emergency connection to S. 70<sup>th</sup> St.

#### REQUESTED ADMINSTRATIVE VARIANCE – 66<sup>TH</sup> ST. S.

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated June 3, 2022) from the Section 6.04.03.L. LDC requirement, whereby the developer is required to improve 66<sup>th</sup> St. S. (between the entrance to PD and nearest roadway meeting County standards) to current County standards as a TS-3 local urban roadway (non-residential subtype) or TS-7 local and collector rural roadway. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable (on June 3, 2022).

If PD 20-1142 is approved, the County Engineer will approve the above referenced Administrative Variance Request, upon which the developer will not be required to make improvements to the roadway.

#### REQUESTED ADMINISTRATIVE VARIANCE - HARTFORD ST.

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated June 3, 2022) from the Section 6.04.03.L. LDC requirement, whereby the developer is required to improve Hartford St. (which lies on the path between the entrance to PD and nearest roadway meeting County standards, i.e. Camden Field Pkwy.) to current County standards as a TS-4 urban collector roadway or TS-7 rural local and collector roadway. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable (on June 3, 2022).

If PD 20-1142 is approved, the County Engineer will approve the above referenced Administrative Variance Request, upon which the developer will not be required to make improvements to the roadway.

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

66<sup>th</sup> St. S. is not a regulated roadway, as such, no information for the facility is included in the Hillsborough County 2020 Level of Service Report.

#### Ratliff, James

From: Williams, Michael

**Sent:** Friday, June 3, 2022 5:21 PM **To:** htmai@aol.com; Tu Mai

Cc: Tirado, Sheida; Heinrich, Michelle; Ratliff, James; PW-CEIntake

**Subject:** FW: PD 20-1142 AV Review

**Attachments:** 20-1142 AVReq 06-03-22\_1.pdf; 20-1142 AVReq 06-03-22\_2.pdf

**Importance:** High

#### Hung,

I have found the attached Section 6.04.02.B. Administrative Variances (AV) for PD 20-1142 APPROVABLE.

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

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

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

Lastly, please note that it is critical to ensure you copy all related correspondence to <u>PW-CEIntake@hillsboroughcounty.org</u>

Mike

#### Michael J. Williams, P.E.

Director, Development Review County Engineer

**Development Services Department** 

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

E: Williamsm@HillsboroughCounty.org

W: HCFLGov.net

#### **Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

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

Sent: Friday, June 3, 2022 10:42 AM

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

Subject: PD 20-1142 AV Review

Importance: High

Hello Mike,

The attached AVs are approvable to me, please include the following people in your email.

htmai@aol.com tkmai@aol.com HeinrichM@HillsboroughCounty.ORG RatliffJa@hillsboroughcounty.org

Best Regards,

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

# **Transportation Review Manager**Development Services Department

P: (813) 276-8364

E: tirados@HCFLGov.net

W: HCFLGov.net

#### **Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

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**From:** Rome, Ashley < <u>RomeA@hillsboroughcounty.org</u>>

Sent: Wednesday, May 25, 2022 12:49 PM

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Petrovic, Jaksa < PetrovicJ@HillsboroughCounty.ORG>; Pezone, Kathleen < PezoneK@hillsboroughcounty.org>; Ratliff, James < RatliffJa@hillsboroughcounty.org>; Hessinger, Rebecca < HessingerR@hillsboroughcounty.org>; Renee Kamen < renee.kamen@hcps.net>; Revette, Nacole < RevetteN@HillsboroughCounty.ORG>; Carroll, Richard < CarrollR@HillsboroughCounty.ORG>; Rochelle, Randy < RochelleR@HillsboroughCounty.ORG>; Rodriguez, Dan < RodriguezD@gohart.org>; RP-Development < RP-Development@hillsboroughcounty.org>; Salisbury, Troy < SalisburyT@hillsboroughcounty.org>; Salma Ahmad < ahmads@plancom.org>; Sanchez, Silvia < sanchezs@epchc.org>; Shelton, Carla < SheltonC@HillsboroughCounty.ORG>; Steady, Alex < SteadyA@hillsboroughcounty.org>; Tapley, Kimberly < tapleyk@epchc.org>; Thompson, Mike < Thompson@epchc.org>; Tony Mantegna < tmantegna@tampaairport.com>; Turbiville, John (Forest) < TurbivilleJ@HillsboroughCounty.ORG>; Woodard, Sterlin < Woodard@epchc.org>; Yeneka Mills < millsy@plancom.org>

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

Subject: RE RZ PD 20-1142

Good Day All,

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

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

Planner assigned:

Planner: Michelle Heinrich

Contact: heinrichm@hillsboroughcounty.org

Have a good one,

#### **Ashley Rome**

#### **Planning & Zoning Technician**

Development Services Dept.

P: (813) 272-5595

E: romea@hillsboroughcounty.org

W: HCFLGov.net

#### **Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

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Civil-Environmental-Transportation-Water Resource Engineering & Real Estate Development Consulting

14031 N. DALE MABRY HIGHWAY, TAMPA, FL 33618 \* PHONE: (813) 962-6230 \* FAX: (813) 962-6420 E-MAIL: htmai@aol.com **CERTIFICATE OF AUTHORIZATION NO. 6542** 

June 3, 2022

Mr. Michael J. Williams, P.E. c/o Ms. Sheida L. Tirado, P.E. County Engineer Development Review Director Hillsborough County Development Services 601 E. Kennedy Blvd., 20th Floor Tampa, FL 33602

ATTN.: Michael J. Williams, P.E. – Hillsborough County Engineer

REQUEST FOR ADMINISTRATIVE VARIANCE

**Application No:** PD 20-1142

Folio No.: 048858.0000, 048852.0000, 048851.0000 & 047364.0000

Dear Mr. Williams:

This variance request is being sought in conjunction with the submission of a Planned Development Rezoning application (PD 20-1142). The applicant, Rigoberto Reyes, Jr., is a landscape contractor. He is proposing to rezone 16.6+/- acres located approximately 360 feet south of Chattin Road and east of S. 66th Street for open storage, outdoor truck parking, landscape material storage, firewood operation, and palette making.

We are requesting an administrative variance per Land Development Code (LDC) Section 6.04.02.B to meet requirements of Section 6.04.03.L and Transportation Technical Manual (TTM) TS-3 Non-Residential Roadway for South 66th Street. The applicant is proposing only one access on South 66th Street to the subject property. Since the proposed main entrance is on S. 66th Street, the existing driveway on 70th Street will function as an emergency access. There will be a limited purpose vehicular and pedestrian access on Chattin Road. S. 66th Street is local roadway with an average of 20.3 feet wide asphalt pavement in good condition.

The justifications for the variance request per Section 6.04.02.B.3 of the County LDC are as follows:

#### (a) There is unreasonable burden on the applicant.

- There are shallow roadside ditches intermittent on both sides of the street to collect runoff to function as intended. Due to the elevation of the roadway and adjacent properties, there is no opportunity to widen the roadway without any space for additional runoff without taking private properties (EXHIBIT A).
- Due to the existing power transmission poles and grand oaks along S. 66th Street, there is no opportunity to widen the roadway (EXHIBIT A). Widening S. 66th Street is impossible due to physical constraints and relocating the existing transmission poles would be unjustifiable with TECO. Thus, this creates an unreasonable burden on the applicant.
- It would not be financially feasible for the project if an additional right-of-way is required to be purchased off other private owners since the applicant only controls the ROW along his parcel frontage. The applicant is a Hispanic small business owner and cannot bear the financial burden of widening this roadway.

#### (b) The variance would not be detrimental to the public health, safety, and welfare.

- The subject section of S. 66th Street is an average of 20.3+/- feet in width which is sufficient for a local roadway.
- There is sufficient unpaved, but very stable and flat shoulder that varies 8+/- feet to provide a clear zone for vehicles (EXHIBIT B).
- The applicant has voluntarily removed the driveway on Chattin Road and converted the driveway on 70th Street to a proposed emergency access. This creates safer conditions for local traffic.

- Development Services

  The Crash Data Management System Report indicates that there have been no crashes reported in the last 5 years (EXHIBIT C).
- The proposed project would result in a decrease of trips potentially generated by development of the subject parcel by 302 average daily trips, (-23) trips in the AM Peak Hour and (-29) trips in the PM Peak Hour due to the reduction of land use.
- (c) Without the variance, reasonable access cannot be provided. In evaluation of the variance request, the issuing authority shall be valid consideration to the land use plans, policies and local traffic circulation/operation of the site and adjacent areas.
- The variance would allow the reasonable access to the property on South 66th Street. There are no alternatives proposed.
- Adhering to the strict LDC regulations would be an unjust hardship to the applicant.

We respectfully request your review and approval of the variance request. Photos are attached for your review and approval. If you should have any questions, or if we can be of further assistance, please feel free to call us at (813) 962-6230.

Best regards,
---------------

H. T. MAI, INC.



Hung T. Mai, P.E.



EOR Florida P.E. No. 32625

Based on the information provided by the applicant, this request is:	
Approved with Conditions	
Approved	
Disapproved	
Michael J. Williams, P.E. Hillsborough County Engineer on	

NOTICE: Consistent with Section 6.04.02.B.8 of the LDC, the result of this variance application may be appealed, as further described in Section 10.05.01 of the LDC, to the Land Use Hearing Officer within 30 calendar days of the date of the above action.

## **EXHIBITS**

#### **ADMINISTRATIVE VARIANCE REQUEST - PD 20-1142**



[EXHIBIT A]: S.  $66^{\text{TH}}$  STREET WITH SHALLOW DITCH ON EAST ROW IN THE VICINITY OF PROJECT ENTRANCE



[EXHIBIT A]: S. 66<sup>TH</sup> STREET WITH APPROX. 8 FT OF CLEAR ZONE (STABLE AND FLAT SHOULDER)

## **EXHIBITS**

#### **ADMINISTRATIVE VARIANCE REQUEST - PD 20-1142**



[EXHIBIT B]: S. 66<sup>TH</sup> STREET LOOKING NORTH FROM SUBJECT SITE TOWARD HARTFORD STREET



[EXHIBIT B]: S. 66TH STREET APPROX. 750' NORTH OF SUBJECT SITE WITH ROADSIDE DITCH ON THE WEST ROW LINE AND UTILITY POLES. IN THE EAST ROW ARE LARGE OAK TREES WITH SHALLOW DITCH

# EXHIBIT C

Report Memo:

No crashes in last 5 years

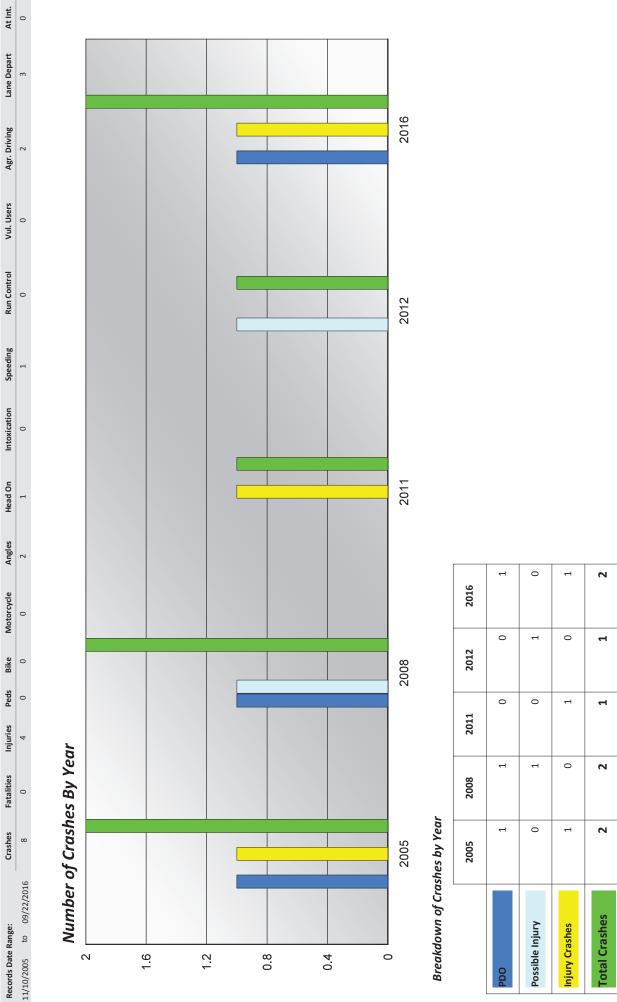


Selections used to generate this report:

Years: 2022,2021,2020,2019,2018,2017,2016,2015,2014,2013,2012,2011,2010,2009,2008,2007,2006,2005 Saved Area 1: -82.38179228242382,27.90122879009841,-82.38041899140816,27.91146850791925

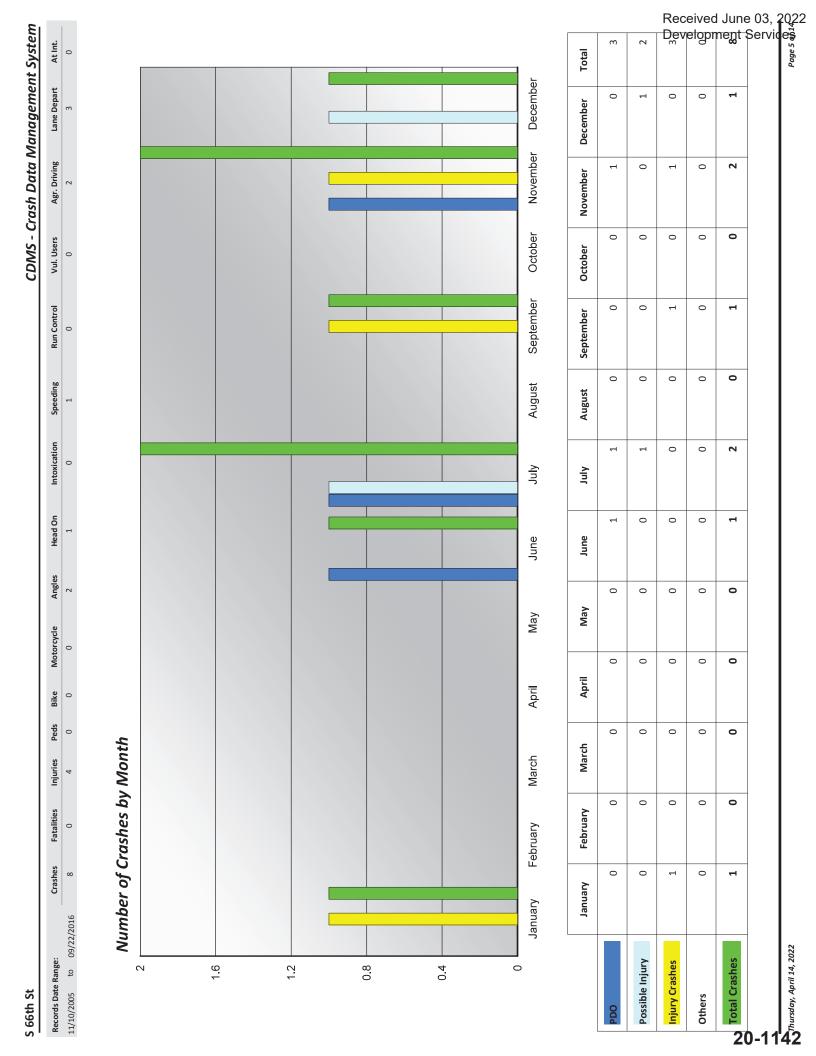
						CDMS - Cr	CDMS - Crash Data Management Systen	anagement	System
Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.
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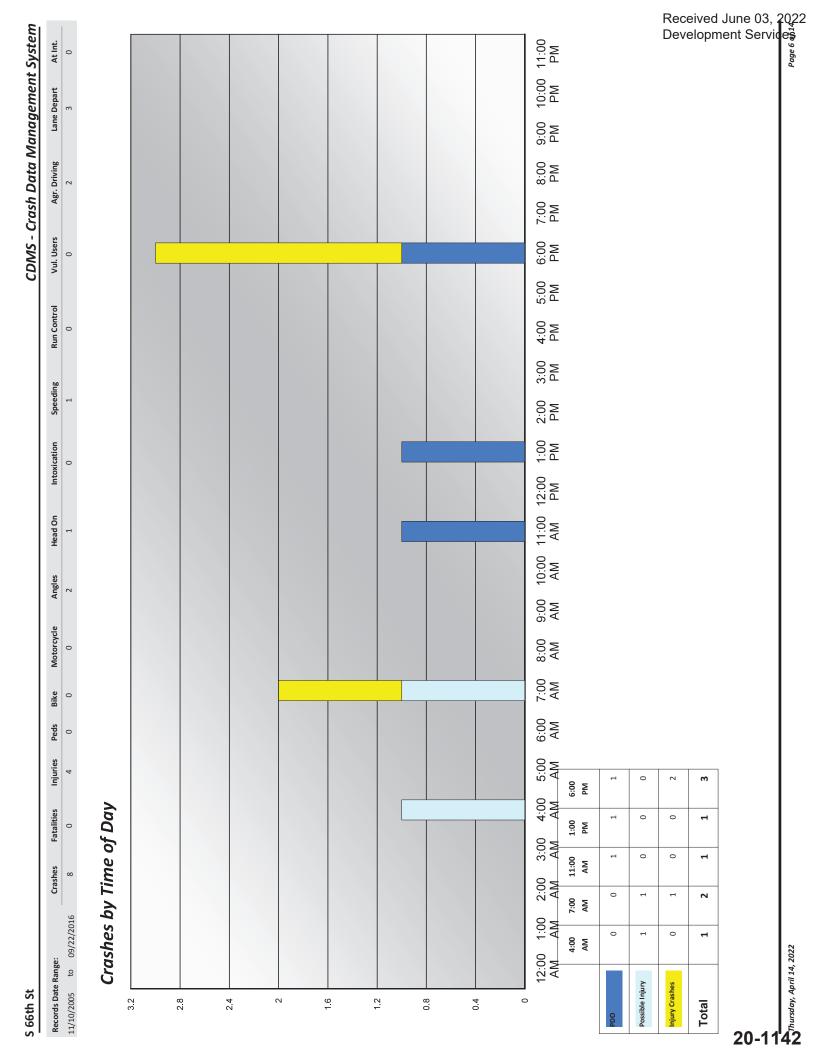
Records Date Range:	Crashes	Fatalities	Injuries Peds	Peds	Bike	Motorcycle	a)	Angles	He	Head On	Into	Intoxication		Speeding	~	Run Control	>	Vul. Users	Ag	Agr. Driving	Lan	Lane Depart	At Int.
11/10/2005 to 09/22/2016	8	0	4	0	0	0		2		1		0		1		0		0		2		3	0
Intersection Summary	nary						Injury S	Severity		Ped and Bike	ъ	Cras	Crash Type					St.	rategic Highw Safety Plan	Strategic Highway Safety Plan			
Top 40 Report																	Speed	- p			Teen	Aging	
Click for Drill Down			Total	Total Fatalities	al Total ties Injuries	Total Total Total Fatal Crashes Fatalities Injuries Crashes	Incap	Non Pr	Possible Injury	Ped	Bike Angle	Left Turn	Right Turn	Head	Head Comm. Work On Veh Zone	Re	No Agr. straint Driving	. Lane	t Int.	Distract Driver Driving 15-19		Driver Imp 65+	Impaired Motor Cycle
CR 676A @ MADISON AVE			2	0	3	0	1	1	1	0	0 2	0	0	1	1	0	1 1	2	0	1	0	2	0
66TH ST @ HARTFORD ST			3	0	1	0	0	1	1	0	0 0	0	0	0	0	0	) 1	1	0	0	0	0	0 0



CDMS - Crash Data Management System

S 66th St





At Int.

Lane Depart

Agr. Driving

Vul. Users

Run Control 0

Speeding

Intoxication 0

Head On

Angles

Motorcycle 0

Bike 0

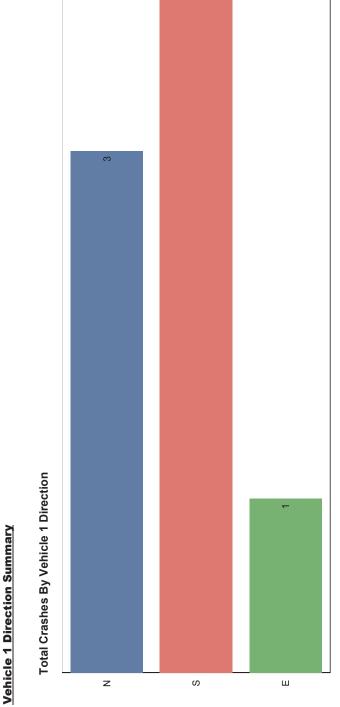
Fatalities

Crashes

Records Date Range:

S 66th St

					-	
0	4	0	∞	09/22/2016	to	11/10/2005



	Other, Explain in Narrative	0	-	0	-
ction	No Data	2	7	0	4
hicle 1 Dire	Front to Rear	0	-	0	-
Crash Type By Vehicle 1 Direction	Angle	-	0	1	2
Crash		z	S	Ш	Total

S both St												CDIMIS - C	CDIMS - Crash Data Management System	nagement	system
Records Date Range:	Crashes	Fatalities	Injuries	Peds	Bike N	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.
11/10/2005 to 09/22/2016	∞	0	4	0	0	0	2	1	0	1	0	0	2	8	0
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Vehicle Type											Strategic Higi	Strategic Highway Safety Plan (SHSP)	lan (SHSP)		П
Click for Drill Down		Crashes	Н	Fatalities	Injuries	Peds	Bike	Motorcycle		Vulnerable Users	Aggressive Driving	Driving	Lane Departure	At Intersection	ection
Other Light Trucks (10,000lbs (4,536kg)	36kg)	1	0		0	0	0	0		0	0		0	0	ı
Passenger Car		5	0		3	0	D	0		0	H	_,	8	0	
Pickup		1	0		1	0	0	0		0	1		0	0	
4		•	•		(	,	•	,			•		(	•	

						,				
Vehicle Movement								Strategic Highway Safety Plan (SHSP)	ılan (SHSP)	
Click for Drill Down	Crashes	Crashes   Fatalities   Injuries   Peds	Injuries	Peds	Bike	Motorcycle	Vulnerable Users	Aggressive Driving	Lane Departure	At Intersection
Straight Ahead	4	0	2	0	0	0	0	0	1	0
Backing	2	0	П	0	0	0	0	1	0	0
Overtaking/Passing	1	0	П	0	0	0	0	0	1	0
Unknown	1	0	0	0	0	0	0	П	1	0

S 66th St												CDMS - C	CDMS - Crash Data Management System	anagement	System
Records Date Range:	Crashes	Crashes Fatalities	Injuries	Peds	Bike M	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.
11/10/2005 to 09/22/2016	∞	0	4	0	0	0	2	1	0	1	0	0	2	3	0
Roadway Condition Summary	on Sum	mary													
Roadway Location											Strategic Higł	Strategic Highway Safety Plan (SHSP)	lan (SHSP)		П
Click for Drill Down		Crashes	Fata	lities	Fatalities   Injuries	Peds	Bike	Motorcycle	Vulneral	Vulnerable Users	Aggressive Driving	)riving	Lane Departure	At Intersection	ection
On Roadway		2	]		2	0	0	0		0	3	1	0	1	
Shoulder		2		G	2	0	0	0		0		0	2	0	
Unknown		1		)	0	0	0	0		0		1	н	0	

Road Condition								Strategic Highway Safety Plan (SHSP)	Plan (SHSP)	
Click for Drill Down	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Vulnerable Users	Aggressive Driving	Lane Departure	At Intersection
Dry	80	0	4	0	0	0	0	2	3	0
Road Contributing Cause Summary	ary							Strategic Highway Safety Plan (SHSP)	Plan (SHSP)	
Click for Drill Down	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Vulnerable Users	Aggressive Driving	Lane Departure	At Intersection
None	4	0	2	0	0	0	0	1	0	0
Shoulders	1	0	П	0	0	0	0	0	1	0
2000	ď	C	-	C	C	C	C	-	2	C

Traffic Control								Strategic Highway Safety Plan (SHSP)	Plan (SHSP)	
Click for Drill Down	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Vulnerable Users	Aggressive Driving	Lane Departure	At Intersection
Other Sign	2	0	1	0	0	0	0	1	2	0
No Controls	9	0	3	0	0	0	0	1	1	0
Road Alignment								Strategic Highway Safety Plan (SHSP)	y Plan (SHSP)	
Click for Drill Down	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Vulnerable Users	Aggressive Driving	Lane Departure	At Intersection
Straight	8	0	4	0	0	0	0	2	8	0

CDMS - Crash Data Management System

At Int. 0

Lane Depart

Agr. Driving

Vul. Users 0

Run Control 0

Speeding

Intoxication 0

Head On

Angles

Motorcycle 0

Bike 0

Peds 0

Injuries

Fatalities 0

Crashes ∞

11/10/2005 to 09/22/2016

Records Date Range:

S 66th St

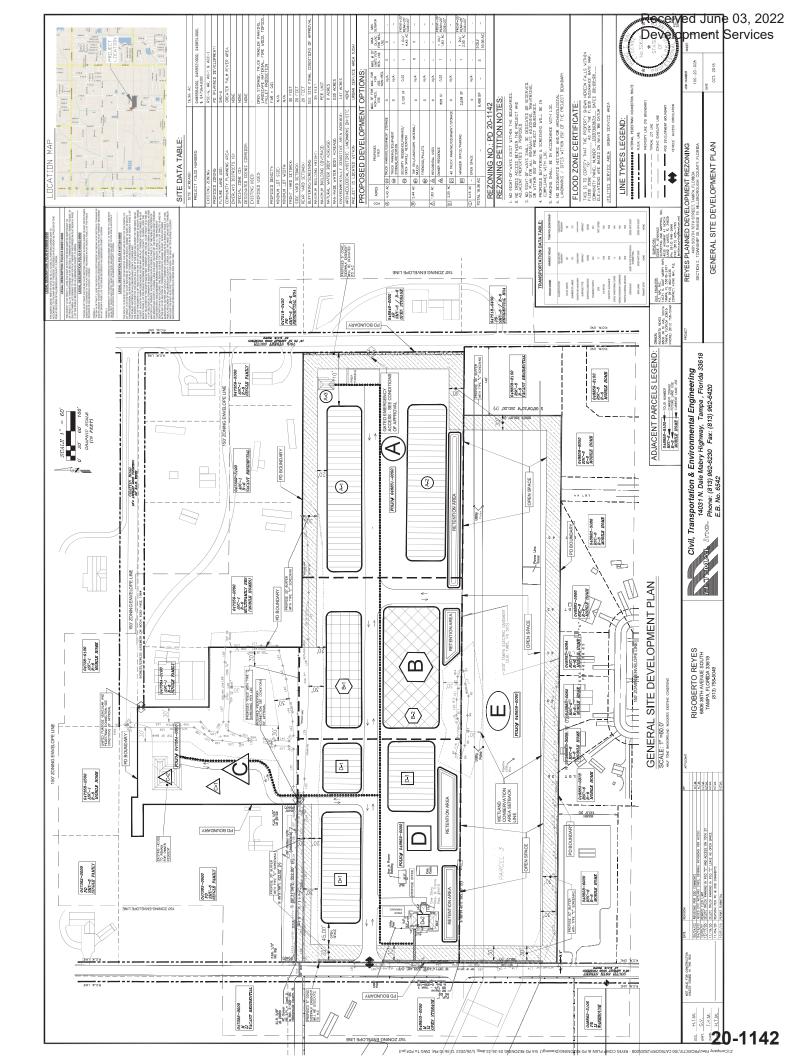
Totals:

0 0

0 **0** 

UNINCORPORATED

Totals:



Civil-Environmental-Transportation-Water Resource Engineering & Real Estate Development Consulting

14031 N. DALE MABRY HIGHWAY, TAMPA, FL 33618 \* PHONE: (813) 962-6230 \* FAX: (813) 962-6420

E-MAIL: <a href="https://htmai@aol.com">htmai@aol.com</a> CERTIFICATE OF AUTHORIZATION NO. 6542

June 3, 2022

Mr. Michael J. Williams, P.E. c/o Ms. Sheida L. Tirado, P.E. County Engineer Development Review Director Hillsborough County Development Services 601 E. Kennedy Blvd., 20th Floor Tampa, FL 33602

ATTN.: Michael J. Williams, P.E. - Hillsborough County Engineer

RE: REQUEST FOR ADMINISTRATIVE VARIANCE

Application No: PD 20-1142

Folio No.: 048858.0000, 048852.0000, 048851.0000 & 047364.0000

Dear Mr. Williams:

This variance request is being sought in conjunction with the submission of a Planned Development Rezoning application (PD 20-1142). The applicant, Rigoberto Reyes, Jr., is a landscape contractor. He is proposing to rezone 16.6+/- acres located approximately 360 feet south of Chattin Road and east of S. 66<sup>th</sup> Street for open storage, outdoor truck parking, landscape material storage, firewood operation, and palette making.

We are requesting an administrative variance per Land Development Code (LDC) Section 6.04.02.B to meet requirements of Section 6.04.03.L and Transportation Technical Manual (TTM) TS-3 Non-Residential Roadway for Hartford Street. The project does not have direct access to Hartford Street, but it is the next connection from the main access to S. 66th Street and is also substandard. The applicant is proposing only one access on South 66th Street to the subject property. Since the proposed main entrance is on S. 66th Street, the existing driveway on 70th Street will function as an emergency access. There will be a limited purpose vehicular and pedestrian access on Chattin Road for residential use only (owner's residence). Hartford Street is collector roadway with an average of 23.65 feet wide asphalt pavement in good condition.

The justifications for the variance request per Section 6.04.02.B.3 of the County LDC are as follows:

#### (a) There is unreasonable burden on the applicant.

- There are shallow roadside ditches intermittent on both sides of the street to collect runoff to function as intended. Due to the elevation of the roadway and adjacent properties, there is no opportunity to widen the roadway without any space for additional runoff without taking private properties.
- There are power poles located in the south right-of-way area which falls inside the roadside ditch. There is no opportunity to widen
  or relocate without a right-of-way taking.
- The ditch gets deeper as we travel toward US 41. There are also very large oaks along the south right-of-way which provides no
  opportunity to widen or relocate without right-of-way taking
- It would not be financially feasible for the project if an additional right-of-way is required to be purchased off other private
  owners since the applicant only controls the ROW along his parcel frontage. The applicant is a Hispanic
  small business owner and cannot bear the financial burden of widening this roadway.
- (b) The variance would not be detrimental to the public health, safety, and welfare.
- The subject section of Hartford Street is an average of 23.65 +/- feet in width which is sufficient for a collector roadway (EXHIBIT A).

•	At S. 66 <sup>th</sup> Street:	32'+ asphalt
	At 250' west of S. 66th Street:	23.3' <u>+</u>
	At 1230' west of S. 66th Street:	23.7'+
	At 3,500' west of S. 66th Street:	23.2'+
	At 6,600' west of S. 66th Street or (at US 41):	24.4'+

- There are 2,340+/- of sidewalk that exists from the CSX railroad crossing to Tampa Bay Pipeline in the south right-of-way. The existing sidewalks provide pedestrians a safe space to travel within the public right-of-way. In addition to providing mobility, the existing sidewalks reduce other pedestrian crashes. Thus, it creates a safer environment.
- There is sufficient unpaved, but very stable and flat shoulder that varies 8+/- feet to provide a clear zone for vehicles.
- The proposed project would result in a decrease of trips potentially generated by development of the subject parcel by 302 average daily trips, (-23) trips in the AM Peak Hour and (-29) trips in the PM Peak Hour due to the reduction of land use.
- (c) Without the variance, reasonable access cannot be provided. In evaluation of the variance request, the issuing authority shall be valid consideration to the land use plans, policies and local traffic circulation/operation of the site and adjacent areas.
- The variance would allow the reasonable access to the property on South 66th Street from Hartford Street. There are no alternatives proposed.
- Adhering to the strict LDC regulations would be an unjust hardship to the applicant.

We respectfully request your review and approval of the variance request. Photos are attached for your review and approval. If you should have any guestions, or if we can be of further assistance, please feel free to call us at (813) 962-6230.

Best regards,

H. T. MAI, INC.

Hung T. Mai, P.E.

Digitally signed by Hung T Hung T Mai Mai Date: 2022.06.03 09:08:24

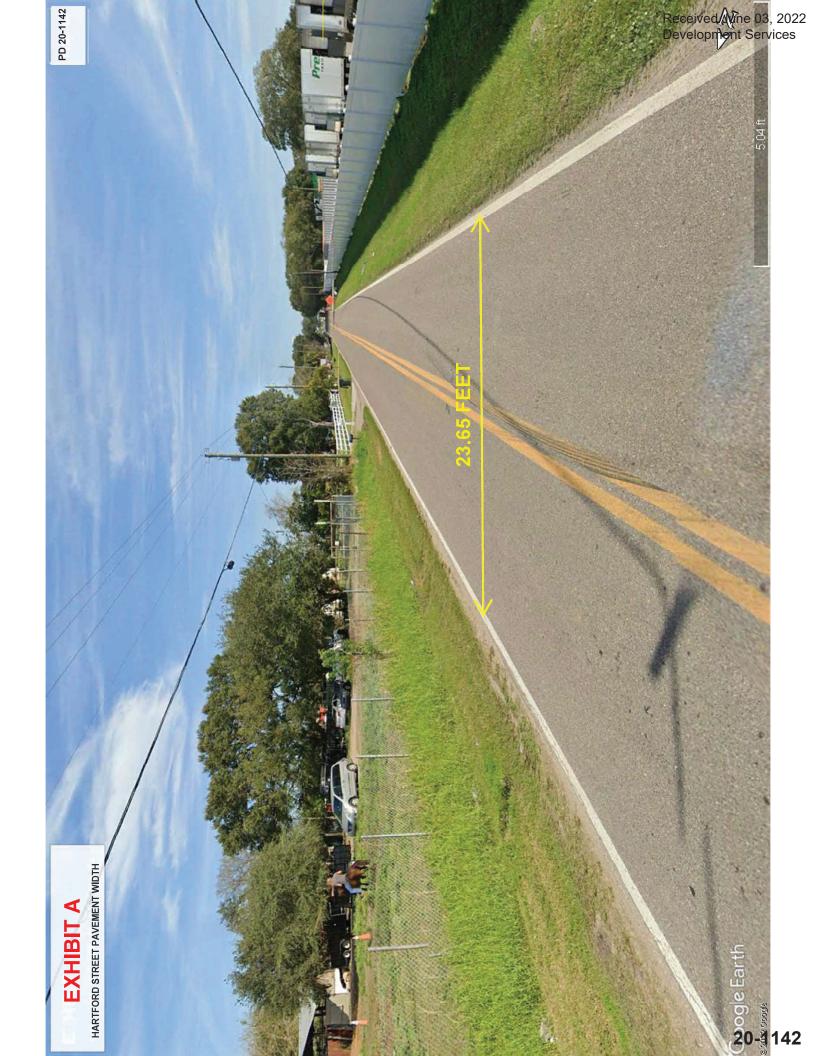


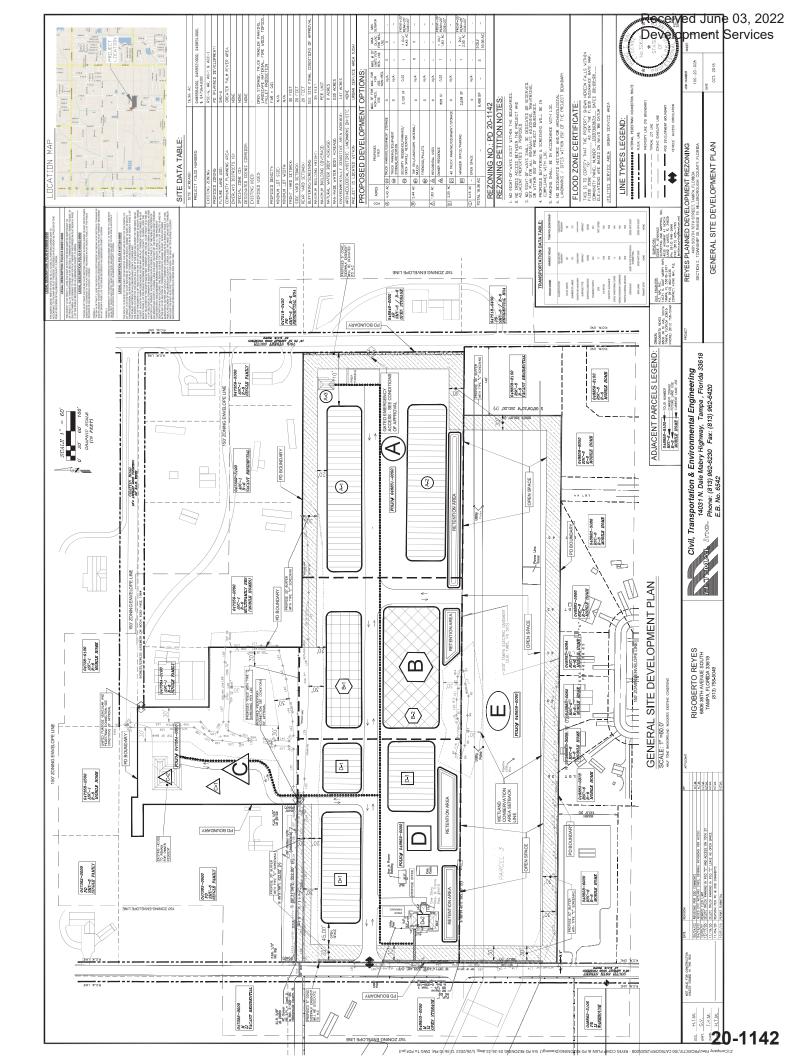
EOR Florida P.E. No. 32625

Based on the information provided by the applicant, this request is: Approved with Conditions Approved Disapproved

Michael J. Williams, P.E. Hillsborough County Engineer on

NOTICE: Consistent with Section 6.04.02.B.8 of the LDC, the result of this variance application may be appealed, as further described in Section 10.05.01 of the LDC, to the Land Use Hearing Officer within 30 calendar days of the date of the above action.





#### Transportation Comment Sheet

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

Adjoining Roadways (ch	neck if applicable)		
Road Name	Classification	<b>Current Conditions</b>	Select Future Improvements
S. 66 <sup>th</sup> St.	County Local - Rural	2 Lanes ⊠Substandard Road □Sufficient ROW Width	<ul><li>□ Corridor Preservation Plan</li><li>□ Site Access Improvements</li><li>□ Substandard Road Improvements</li><li>□ Other</li></ul>
	Choose an item.	Lanes  ☐ Substandard Road ☐ Sufficient ROW Width	<ul><li>□ Corridor Preservation Plan</li><li>□ Site Access Improvements</li><li>□ Substandard Road Improvements</li><li>□ Other</li></ul>
	Choose an item.	Choose an item. Lanes  ☐ Substandard Road ☐ Sufficient ROW Width	<ul><li>□ Corridor Preservation Plan</li><li>□ Site Access Improvements</li><li>□ Substandard Road Improvements</li><li>□ Other</li></ul>
	Choose an item.	Choose an item. Lanes  □Substandard Road  □Sufficient ROW Width	<ul><li>□ Corridor Preservation Plan</li><li>□ Site Access Improvements</li><li>□ Substandard Road Improvements</li><li>□ Other</li></ul>

Project Trip Generation	$\square$ Not applicable for this request		
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	113	9	12
Proposed	296	33	37
Difference (+/-)	(+) 183	(+) 24	(+) 25

<sup>\*</sup>Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross	s <b>Access</b> □Not app	licable for this request		
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East		Emergency Only	None	Meets LDC
West	Х	Vehicular & Pedestrian	None	Meets LDC
Notes:				

Design Exception/Administrative Variance □N	ot applicable for this request	
Road Name/Nature of Request	Туре	Finding
S. 66 <sup>th</sup> St. – Substandard Rd.	Administrative Variance Requested	Approvable
Hartford St. – Substandard Rd.	Administrative Variance Requested	Approvable
Notes:		

#### Transportation Comment Sheet

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

#### **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**

REZON	NING
HEARING DATE: 6/13/2020	<b>COMMENT DATE:</b> 6/1/2022
PETITION NO.: 20-1142	PROPERTY ADDRESS: 4410 S 66th St, 4401 S
EPC REVIEWER: Chris Stiens	70th St, 6703 Chattin Rd, Tampa
<b>CONTACT INFORMATION:</b> (813) 627-2600 X1225	FOLIO #: 048858.0000; 048852.0000, 048851.0000; 047364.0000
EMAIL: stiensc@epchc.org	STR: 2-30S-19E & 35-29S-19E

REQUESTED ZONING: RES-6, AR, AR & ASC to PD

FINDI	NGS
WETLANDS PRESENT	YES
SITE INSPECTION DATE	9/14/2020
WETLAND LINE VALIDITY	Valid through March 22, 2027
WETLANDS VERIFICATION (AERIAL PHOTO,	Wetlands are located in the central and north
SOILS SURVEY, EPC FILES)	portions of the project

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.

- 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.

cs/cs

ec: <u>tkmai@aol.com</u>

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

PETIT	FION NO.: PD20-1142 REVIEWED BY: Randy Rochelle DATE: 11/30/2020
FOLIC	O NO.: 47364.0000, 48851.0000, 48852.0000 & 48858.0000
	This agency would ⊠ (support), ☐ (conditionally support) the proposal.
	WATER
	The property lies within the <u>City of Tampa</u> Water Service Area. The applicant should contact the provider to determine the availability of water service.
	No Hillsborough County water line of adequate capacity is presently available.
	A inch water main exists _ (adjacent to the site), _ (approximately feet from the site)
	Water distribution improvements may be needed prior to connection to the County's water system.
	No CIP water line is planned that may provide service to the proposed development.
	The nearest CIP water main ( inches), will be located [ (adjacent to the site), [ (feet from the site at). Expected completion date is
	WASTEWATER
	The property lies within the <u>City of Tampa</u> Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
	No Hillsborough County wastewater line of adequate capacity is presently available.
	A inch wastewater main exists \[ \] (adjacent to the site), \[ \] (approximately feet from the site)
	Wastewater distribution improvements may be needed prior to connection to the County's wastewater system.
	No CIP wastewater line is planned that may provide service to the proposed development.
	The nearest CIP wastewater main ( inches), will be located [ (adjacent to the site), [ (feet from the site at). Expected completion date is
COMN	MENTS: This site is located within the City of Tampa Water and Wastewater Service  Area. The applicant should contact the City of Tampa's Water and Wastewater  Departments to determine the availability of Water and/or Wastewater Serivce and for their Comments.

From: Douglas, Melissa E. <medouglas@tecoenergy.com>

Sent: Monday, January 11, 2021 8:00 AM

To: Heinrich, Michelle

**Subject:** FW: RZ-PD 20-1142 Part Two

**Attachments:** 20-1142 Rev SP 11-06-20.pdf; 20-1142 Rev Req 11-06-20.pdf; 20-1142 Sup

Info 11-06-20...pdf; 20-1142 Rev Form.pdf; RE: FOLLOW-UP: Letter of

Request for Written Confirmation of No Objection - TECO

Easement\_Reyes Property

Categories: Red Category

[External]

Michelle,

The attached revised site plan was not the plan that I approved. I sent a no objection letter for site plan dated 11/19/2020 (also attached). Attached is my email response to the applicant regarding the site plan. On behalf of Tampa Electric Company, I object to the site plans attached that are dated 11/06/20.

Sincerely,

#### MELISSA E. DOUGLAS, SR/WA

Real Estate Representative II 702 N Franklin St Tampa, FL 33602 (813) 228-1090



\_\_\_\_\_

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From: Ganas, Melanie < mxganas@tecoenergy.com >

Sent: Thursday, January 07, 2021 6:26 PM

**To:** Douglas, Melissa E. < <u>medouglas@tecoenergy.com</u>>

Subject: FW: RZ-PD 20-1142 Part Two

# Melanie Office: 813-275-3353 / Cell: 813-833-5587



"You are never too old to set another goal or dream a new dream" – C.S. Lewis

**From:** Timoteo, Rosalina < <u>TimoteoR@HillsboroughCounty.ORG</u>>

Sent: Monday, December 28, 2020 9:20 AM

 $\textbf{To:} \ A ckett, Kelli < \underline{A ckett K@hillsboroughcounty.org} >; Salma \ Ahmad < \underline{ahmads@plancom.org} >; Alvarez,$ 

 $\label{eq:alicia} A licia < \underline{AlvarezA@hillsboroughcounty.org} >; Amber Dickerson < \underline{amber.dickerson@hcps.net} >;$ 

<u>ashaw@hcso.tampa.fl.us;</u> <u>ayesha.brinkley@sdhc.k12.fl.us;</u> <u>Blinck, Jim</u>

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

Richard < <a href="mailto:CabreraR@HillsboroughCounty.ORG">Carroll, Richard < <a href="mailto:CabreraR@HillsboroughCounty.ORG">CabreraR@HillsboroughCounty.ORG</a>>);

Castro, Jason <CastroJR@HillsboroughCounty.ORG>; Daniel.Santos@dot.state.fl.us;

<u>David.Skrelunas@dot.state.fl.us</u>; <u>Dickerson, Ross < DickersonR@HillsboroughCounty.ORG</u>>;

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

Garantiva, Sofia <GarantivaS@hillsboroughcounty.org>; Jiwuan Haley <haleyj@plancom.org>;

Hessinger, Rebecca < Hessinger R@hillsboroughcounty.org >; Holman, Emily - PUD

< HolmanE@HillsboroughCounty.ORG >; Hudkins, Michael < HudkinsM@hillsboroughcounty.org >;

Hummel, Christina < HummelC@ hillsboroughcounty.org >; Ikajtezovic@tampabaywater.org; Impact Fees

<<u>ImpactFees@hillsboroughcounty.org</u>>; Hamilton, James K. <<u>JKHamilton@tecoenergy.com</u>>;

jrohr@hcso.tampa.fl.us; Kaiser, Bernard < KAISERB@HillsboroughCounty.ORG >; Katz, Jonah

<KatzJ@hillsboroughcounty.org>; kelly.oconnor@myfwc.com; Melissa Lienhard

dot.state.fl.us>; Lindstrom, Eric

<LindstromE@hillsboroughcounty.org>; Mackenzie, Jason <MackenzieJ@hillsboroughcounty.org>;

marreroa@plancom.org; Matthew Pleasant < matthew.pleasant@hcps.net >; McGuire, Kevin

<McGuireK@HillsboroughCounty.ORG>; Yeneka Mills <millsy@plancom.org>; Ganas, Melanie

<mxganas@tecoenergy.com>; Ortiz, Ines <OrtizI@HillsboroughCounty.ORG>; Petrovic, Jaksa

<PetrovicJ@HillsboroughCounty.ORG>; Pezone, Kathleen < PezoneK@hillsboroughcounty.org>; Ratliff,

James <RatliffJa@hillsboroughcounty.org>; Rochelle, Randy <RochelleR@HillsboroughCounty.ORG>;

Rodriguez, Dan < Rodriguez D@gohart.org >; Salisbury, Troy < Salisbury T@hillsboroughcounty.org >;

Sanchez, Silvia <sanchezs@epchc.org>; Schipfer, Andy <Schipfer@epchc.org>; Shelton, Carla

Satisfies, Silvia Satisfies epoties of Satisfies Satisfi

< <u>SheltonC@ HillsboroughCounty.ORG</u> >; Tapley, Kimberly < <u>tapleyk@epchc.org</u> >; Thompson, Mike

<<u>Thompson@epchc.org</u>>; <u>tmantegna@tampaairport.com</u>; <u>Turbiville</u>, <u>John</u> (Forest)

<TurbivilleJ@ HillsboroughCounty.ORG>; Valdez, Rick <ValdezR@ HillsboroughCounty.ORG>

**Cc:** Heinrich, Michelle < HeinrichM@HillsboroughCounty.ORG >; Medrano, Maricela < MedranoM@HillsboroughCounty.ORG >; Padron, Ingrid < PadronI@hillsboroughcounty.org >; Williams, Michael < WilliamsM@HillsboroughCounty.ORG >; Ratliff, James < RatliffJa@hillsboroughcounty.org >; Garantiva, Sofia < GarantivaS@hillsboroughcounty.org >

Subject: RE: RZ-PD 20-1142 Part Two

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

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

Planner assigned:

Planner: Michelle Heinrich

Contact: heinrichm@hillsboroughcounty.org

Thank you,

#### **Rosa Timoteo**

Senior Planning & Zoning Technician

Development Services Dept.

P: (813) 307-1752

E: timoteor@hillsboroughcounty.org

W: HCFLGov.net

#### **Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

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#### **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: 10/15/2020

**REVIEWER:** Ron Barnes, Impact & Mobility Fee Coordinator

**APPLICANT:** Rigoberto Reyes Jr **PETITION NO:** 20-1142

**LOCATION:** 4410 S 66th St, 4401 S 70th St, 6703 Chattin Rd

**FOLIO NO:** 48858.0000, 48852.0000, 48851.0000, 47364.0000

#### **Estimated Fees:**

No agency comments, development is in existence and no new projects planned.

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

Urban Mobility, Central Park/Fire - Rezoning for current existing facilities on site. No additional projects that would cause impact fees.

## AGENCY REVIEW COMMENT SHEET

TO:	<b>ZONING TECHNICIAN, Planning Growth Manag</b>	ement	<b>DATE:</b> 4 Sep. 2020
REV	TEWER: Bernard W. Kaiser, Conservation and En	ivironmental Land	s Management
APP	LICANT: Hung Mai	PETITION NO:	RZ-PD 20-1142
LOC	<b>EATION:</b> 4410 S. 66 <sup>th</sup> St., Tampa, FL 33619		
	IO NO: 48858.0000, 48852.0000, 48851.0000,	SEC: <u>02</u> TWN: <u>3</u>	<u>80</u> RNG: <u>19</u>
4/304	4.02000		
	This agency has no comments.		
	This agency has no objection.		
	This agency has no objection.		
	This agency has no objection, subject to listed o	attached conditio	ns.
	This agency objects, based on the listed or attac	hed conditions.	
	VENTO.		
COMI	MENTS:		

# VERBATIM TRANSCRIPT

# HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

	·X
IN RE:	)
ZONE HEARING MA	STER )
	X

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

SUSAN FINCH

Land Use Hearing Master

DATE:

Monday, August 15, 2022

TIME:

Commencing at 6:00 p.m. Concluding at 10:09 p.m.

PLACE: Robert

Robert W. Saunders, Sr. Public

Library

Ada T. Payne Community Room

1505 N. Nebraska Avenue Tampa, Florida 33602

Reported via Cisco Webex Videoconference by:

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

	Page 55
1	HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS
2	ZONING HEARING MASTER HEARINGS
3	August 15, 2022
4	ZONING HEARING MASTER: SUSAN FINCH
5	
6	D1: Application Number: RZ-PD 20-1142
7	Applicant: Rigoberto Reyes, Jr. Location: 700' SW of S 70th St. & Chattin
	Rd. intersection
8	Folio Number: 048851.0000, 048852.0000 & 048858.0000
9	Acreage: 14.53 acres, more or less Comprehensive Plan: SMU-6
10	Service Area: Urban Existing Zoning: RSC-6 (MH) & AR
11	Request: Rezone to Planned Development
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Page 56 MR. GRADY: The next item is agenda item 1 2 D-1, Rezoning Application-PD 20-1142. applicant is Rigoberto Reyes, Jr. The request is 4 to rezone from RSC-6 Mobile Home Overlay and AR to 5 Planned Development. Michelle Heinrich will provide staff 6 7 recommendation after presentation by the applicant. 8 HEARING MASTER FINCH: Good evening. MS. MAI: Good evening, Madam Zoning Hearing 9 10 My name is Tu Mai of H.T. Mai, Inc. 11 address is 14031 North Dale Mabry Highway, Tampa, Florida 33618. I'm here representing the 12 13 applicant. 14 At the June -- at the June ZHM hearing, this 15 petition was continued because there was a county 16 right-of-way that runs east and west between the 17 four subject parcels. 18 For the record, we're okay with you 19 presiding over this case. Upon research, it was 20 determined that the real estate -- the real estate 21 division found that the 30-foot right-of-way has 22 not been vacated. 23 Therefore, the applicant has elected to 24 remove the 1.83-acre parcel located on Chattin Road

Executive Reporting Service

from the petition. Total land is now 14.53 acres.

The applicant is requesting to rezone to allow for a commercial operation consisting of truck parking, equipment, and landscaping, open storage, firewood assembly, and a security and manager's office.

The subject property is located 700 feet southwest of South 70th Street and Chattin Road intersection. The applicant is requesting to rezone three parcels from RSC-6 Mobile Home Overlay and AR to PD without the pallet, making production from the proposed uses.

The main proposed access point remains on South 66th Street along with the proposed emergency access on South 70th Street. All the intended uses will be mitigated by the 30-foot-wide buffer with Type C screening on all the boundaries.

In addition, the applicant has agreed to the amended hours of operation, which includes trucks entering and exiting the site. Lastly, the TECO easement provides a large area of open space along the southern property boundary to mitigate impacts to the residential parcels to the south.

We believe the proposed petition

demonstrates a compatibility with the development

pattern along the portion of South 66 Street that

intensifies west of the side with heavy and light

industrial uses.

We received more than 60 letters of support, which we have submitted into the record. Two administrative variances were requested, and the county engineer has found both 80 requests approvable.

Development Services finds the petition approvable with conditions. We concur with staff's conditions of approval. Planning Commission finds the petition consistent. Therefore, we respectfully request your recommendation of approval. Thank you.

HEARING MASTER FINCH: Ms. Mai, let me ask you one quick question. What is the current use of the property? What are they doing right now?

MS. MAI: Right now, it's a landscape operation, and that's basically it. There is a little bit of truck parking for his landscaping business, but there's nothing else.

The parcel to the south is currently vacant. There is a TECO easement there and that will remain vacant. And then we're just proposing to have additional truck parking within the -- the three parcels.

25 HEARING MASTER FINCH: So it's the same user

Page 59 as the existing landscaping business --1 MS. MAI: Yes. 3 HEARING MASTER FINCH: -- will continue on these other uses? 4 5 MS. MAI: Yes. He'll have a firewood operation, but the firewood would be -- will be 6 transported into the property, and he'll just assemble it onto the pallets and then distribute it to the customers. So there's no kind of cutting or anything like that. 10 HEARING MASTER FINCH: I see. All right. 11 12 Thank you so much. 13 MS. MAI: Thank you. HEARING MASTER FINCH: If you could, please, 14 15 sign in with the clerk's office. 16 All right. Development Services. 17 MS. HEINRICH: Good evening, Ms. Finch. 18 This is Michelle Heinrich, Development Services. 19 And the applicant pretty much gave a very 20 good detailed review of the request. So I'll try 21 to keep my comments brief. As you heard, this 22 application has been modified since it was opened 23 at the June 13th ZHM hearing. 24 So this is now a request to rezone three 25 parcels zoned RSC-6 with a Mobile Home Overlay, AR

Page 60 to PD zoning to allow for a commercial operation 1 which involves truck parking, commercial equipment storage, the open storage of landscaping materials, firewood production storage, and associated office 5 and security residence. The site is located in the Greater Palm 6 River Community Plan Area, within this area 8 developed with Manufacturing uses, Commercial uses, and Residential uses. The 14.53-acre property is within the SMU-6 10 Future Land Use Category per recently adopted Comp 11 12 Plan Amendment in 2021. 13 Staff's review of the adjacent zonings found 14 that the site is bordered north by Agricultural and 15 PD zoning, which is developed with single-family 16 residential, office, and open storage uses. 17 Property to the east is used for residential 18 and open storage uses as well. Property to the 19 west is zoned M and used for Light Industrial. 20 Lastly, property to the south is zoned RSC-6 and 21 developed with single-family homes. 22 Our review of the applicant's site plan 23 found that the project was meeting or exceeding

internalized within the site with a 20-foot setback

Land Development Code regulations. Uses are

24

along the north in addition to the 30-foot buffer, creating a 50-foot setback from the property line.

Use areas are separated from the southern parcels by a 195-foot-wide 5.16-acre open space tract. The required 30-foot-wide buffer with Type C screening, which does include a masonry wall, is provided along all PD boundaries.

Access is limited to only the western boundary where adjacent to M zoning on the other side of 66th Street. Additionally, the applicant agreed to limit any storage piles to a maximum height of 40 feet, which is less than the maximum height permitted in commercial zoning districts.

The applicant was also agreeable to hours of operation. And the restriction of any retail sales on the site relating to the stored landscaping materials and firewood.

Planning Commission staff has, I believe, still found the request to be inconsistent with the Comprehensive Plan. However, Development Services does recommend approval subject to proposed conditions.

This is based upon the project meeting or exceeding the LDC regulations, which address compatibility. The nature of the use is found

Executive Reporting Service

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Page 62 within the general and immediate area. 1 The applicant's offering hours of operation in the anticipated low intensity, which will primarily be storage of the site. 5 That concludes my report, and I'm happy to 6 answer any questions you have. HEARING MASTER FINCH: Just one question to 8 clarify that point, Ms. Heinrich. I see in the staff report, the bottom of the first page where it 10 lists the Planning Commission's recommendation, Development Services, both show Development 11 12 Services is approvable; the Planning Commission 13 consistent. 14 And the report is listed as consistent, but 15 the only place -- and we can certainly talk to the 16 Planning Commission next, but just for the staff 17 report clarification, right after your 18 recommendation Section 5.2, there's a sentence that 19 says the Planning Commission staff has found it inconsistent. 20 21 So is it your belief that they are not 22 supporting it? 23 MS. HEINRICH: Yes. I have not been advised 24 that they revised -- they originally did not find 25 it consistent. So the front page of my staff

	Page 63
1	report should have said per Planning Commission
2	findings inconsistent. And the applicant did, as
3	you heard from her and myself, make some changes to
4	a right-of-way being found be in the area.
5	We did alert the reviewer, the Planning
6	Commission of those changes; however, I do not
7	believe that changed any of their findings.
8	HEARING MASTER FINCH: Okay. Well, we'll
9	we'll take it up with them. So thank you for that.
10	We'll get to the bottom of that.
11	All right. Planning Commission.
12	MS. PAPANDREW: Andrea Papandrew, Planning
13	Commission staff.
14	Before I read my finding, we do have this as
15	consistent, and I'll go ahead and read that finding
16	into the record.
17	HEARING MASTER FINCH: Okay. So you are
18	recommending that it is or finding that it is
19	consistent with the Comprehensive Plan?
20	MS. PAPANDREW: Yes. The latest staff
21	report has it as consistent with the Comprehensive
22	Plan.
23	HEARING MASTER FINCH: Okay. Go ahead.
24	MS. PAPANDREW: Subject property is within
25	the Suburban Mixed-Use-6 Future Land Use Category.

Page 64 It is within the Urban Service Area and the Greater 1 Palm River Community Plan. Surrounding Future Land Use designations include Residential-6 to the south, east, and northwest. 5 To the west is designated light industrial 6 and developed with heavy industrial uses. abutting parcel to the north is designated Suburban Mixed-Use-6. It was approved for a contractor's office 10 with open storage and manufacturing uses. western portion of the site is in the Coastal 11 12 High-Hazard Area. 13 The Suburban Mixed-Use-6 allows 14 consideration of residential, suburban scale 15 neighborhood commercial, office uses, research 16 corporate park uses, light industrial, 17 multipurpose, and clustered residential or 18 mixed-use projects. The maximum FAR is a .50 for light 19 20 Industrial uses. The proposed intensity is well 21 below the maximum permitted and meets the intent of 22 Objective 8 and Policy 8.2 of the Future Land Use 23 Element. 24 Subject property is in a unique area that contains a mixture of residential and intensive 25

1 nonresidential Future Land Use Classifications.

The development pattern along this portion of 66th Street intensifies west to the site with heavy and light industrial uses. Single-family residential uses are scattered east, north, and south of the site.

According to Policy 1.4, compatibility is defined as the characteristics of different uses or activities or design which allowed them to be located near or adjacent to each other in harmony.

Compatibility does not mean the same as, rather it refers to sensitivity of development proposals in maintaining the character of existing development.

The applicant is mitigating impacts to the adjacent residential by providing buffering and screening as part of the Land Development Code.

Additionally, the TECO easement provides a large area of open space all along the southern boundary to mitigate impacts to the residentials to the south consistent with policy direction.

The subject property does not meet commercial locational criteria, which is based on the Future Land Use Category, and the classification of intersection of the roadways as

shown in the adopted 2040 Highway Cost Affordable Long-Range Transportation Plan.

In this case, the closest qualifying intersection is Madison Avenue and 78th Street, which is over the qualifying distance of 900 feet.

The applicant has requested a waiver stating the requested use is an infill project. It is not requesting the full intensity, and the proposed uses are compatible to uses west and north of the proposed site.

Considerations involving land use compatibility, adequacy, and availability of public services, environmental impacts, adopted service levels of affected roadways, and other policies of the Comprehensive Plan in zoning regulations would carry more weight than the locational criteria and the approval of a potential commercial use.

Because the project is located in the area has a presence of heavy and light industrial uses within proximity and considering the mitigation that the applicant has put in place, the request is compatible with the development pattern.

And, therefore, Planning Commission staff requests that the Board of County Commissioners approve the commercial locational criteria waiver.

Executive Reporting Service

The site is located within the Urban Service

Area where service and facilities are planned to

serve the community. The Greater Palm River

Community Plan has this area designated as

residential.

However, in this area, infrastructure is not in place to serve a large residential development. Allowing the site to develop with nonresidential uses, rather than residential uses, would help in the coordination of timing of growth consistent with Policy 1.2 and keeping the surrounding development pattern, which is consistent with Policy 16.3.

The proposed use also supports the vision of the Greater Palm River Community Plan which promotes compatible infill development. Based upon the above considerations, Planning Commission staff finds the proposed Planned Development consistent with the Future of Hillsborough Comprehensive Plan for unincorporated Hillsborough County subject to the conditions proposed by Development Services Department. Thank you.

HEARING MASTER FINCH: All right. Thank you for that clarification. I appreciate it.

All right. We'll ask for anyone that would

	Page 68
1	like to speak in support? Is there anyone in the
2	room or online that would like to speak in support?
3	Seeing no one, anyone in opposition to this
4	request?
5	Seeing no one, Mr. Grady?
6	MR. GRADY: Nothing further.
7	HEARING MASTER FINCH: All right. So I
8	assume that that staff report will be changed to
9	reflect
10	MR. GRADY: We'll update it.
11	HEARING MASTER FINCH: the change in
12	position? Okay. Perfect.
13	All right. We'll go back to the applicant
14	who has five minutes, if you'd like to add
15	anything. Sounds like the news got better for you.
16	MS. MAI: Yes. I just wanted to reiterate
17	that Planning Commission filed their report on
18	August 3rd, and it did find the petition
19	consistent.
20	HEARING MASTER FINCH: Thank you. I
21	appreciate it.
22	Then we'll close Rezoning 20-1142 and go to
23	the next case.
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#### HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

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IN RE:	)
ZONE HEARING MASTER HEARINGS	) ) )
	2

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

Page 12 HEARING MASTER FINCH: Just to be clear 1 2 then, if you are here for the first item on the agenda, Major Modification 19-0521, if you're here or online, that application has been withdrawn and 4 5 will not be heard this evening. 6 Mr. Grady, you want to continue with the rest of the agenda changes? 8 MR. GRADY: Yes. That concludes the changes to the agenda, and I'll go -- I'll now go through 9 the published withdrawals and continuances 10 beginning on page 4 of the agenda. 11 The first item is item A-1, Rezoning-PD 12 13 20-1142. This application is out of order to be 14 heard and is being continued to the August 15th, 15 2022, Zoning Hearing Master Hearing. 16 Item A-2, Major Mod Application 21-0963. 17 This application is out of order to be heard and is 18 being continued to the August 15th, 2022, Zoning 19 Hearing Master Hearing. 20 Item A-3, Major Mod Application 22-0109. 21 This application is out of order to be heard and is 22 being continued to the August 15th, 2022, Zoning 23 Hearing Master Hearing.

Executive Reporting Service

Item A-4, Rezoning-PD 22-0181.

application is being continued by staff to the

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#### HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

	X
IN RE:	)
ZONE HEARING HEARINGS	MASTER )
	X

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

PAMELA JO HATLEY

Land Use Hearing Master

DATE:

Monday, June 13, 2022

TIME:

Commencing at 6:00 p.m.

Concluding at 11:56 p.m.

PLACE:

Robert W. Saunders, Sr. Public

Library

Ada T. Payne Community Room

1505 N. Nebraska Avenue Tampa, Florida 33602

Reported via Cisco Webex Videoconference by:

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

	Page 113
1	HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS
2	
3	ZONING HEARING MASTER HEARINGS June 13, 2022
4	ZONING HEARING MASTER: PAMELA JO HATLEY
5	
6	D1: Application Number: RZ-PD 20-1142
	Applicant: Rigoberto Reyes, Jr.
7	Location: 360' South of Intersection S 70th St. Chattin Rd.
8	Folio Number: 047364.0000, 048851.0000, 048852.0000 & 048858.0000
9	Acreage: 16.67 acres, more or less
10	Comprehensive Plan: SMU-6 Service Area: Urban
11	Existing Zoning: RSC-6(MH), AR & ASC-1 Request: Rezone to Planned Development
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Page 114 1 MR. GRADY: The next item is agenda item 2 D-1, Rezoning-PD 20-1142. The request is to rezone from RSC-6 Mobile Home Overlay, AR, and ASC-1 to a 4 Planned Development. 5 Michelle Heinrich will provide staff 6 recommendation after presentation by the applicant. MS. MAI: Good evening, Madam Zoning Hearing 8 Master. My name is Tu Mai of HT Mai, Inc. address is 14031 North Dale Mabry Highway, Tampa, 10 Florida 33618. I'm here representing the 11 applicant, Mr. Rigoberto Reyes, Jr. He's also online and will speak after my presentation. 12 13 The subject property is located between 14 South 66th Street and South 70th Street and south 15 of Chattin Road. 16 The applicant, Mr. Reyes, is requesting to 17 rezone four parcels from RSC-6 Mobile -- Mobile 18 Home Overlay, R-4, and ASC-1 to PD. Total land is 16.36 acres. 19 20 His family owns and operates a small 21 landscaping company. The landscaping company is 22 operated on 6.87 acres, which is folio 048851 on 23 the aerial. The project site is located within an area 24 25 containing both manufacturing industrial uses and

1 residential uses, as you could see on the aerial.

2 Under the County LDC, his landscape business is

allowed 25 percent of the parcel to be used for

4 truck parking and equipment storage on-site related

5 to the business.

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His intent is to rezone all four parcels to PD to allow him to continue operating his landscaping business and to allow for open storage and truck parking for his business and the neighbors in the community.

The truck parking and commercial equipment storage will be concealed within the western and eastern areas of the project site. The northern portion — the northern portion, which I'm showing up here, will be his single-family residence, which will remain the same. It will be undisturbed.

The applicant is also proposing on this southern portion to remain an opened area and undisturbed. The applicant is proposing one access point on South 66th Street with emergency access on South 70th Street.

A limited purpose vehicular and pedestrian access is proposed for the applicant use only on Chattin Road. This proposed limited access has a dedicated ingress and egress easement as recorded

1 in OR Book 6283, page 1964.

In addition, the applicant is providing a 30-foot-wide buffer with Type -- Type C screening on all boundaries adjacent to the residentially zoned properties to mitigate any potential impacts and provide an appropriate transition to protect the neighbors.

This petition was filed back in August 19, 2019. So during this process, the Planning Commission advised that the Future Land Use Amendment to SMU-6 would be more appropriate for his future use.

Therefore, we filed a Comprehensive Plan

Amendment per Planning Commission's recommendation

along with a PD rezoning to allow the applicant to

properly use his land. CPA 21-005 was approved and

adopted in ordinance No. 21-43.

We believe the proposed use is compatible with the surrounding area because immediately north and northwest of the subject property is

Hillsborough County central service facility, which has a more intense use than the applicant's proposed use, which includes open storage and outside truck parking.

And immediately to the west on South 66th

Street are two large parcels which have a Future

Land Use designation of Light Industrial and

current uses are outdoor storage containers.

Further west are predominately industrial uses, such as Eagle Transport Trucking Company and Florida State Fence and Phoenix Material Recycling Company. Immediately to the east is an outdoor storage facility under PD 05-1947.

The Light Industrial Plan in SMU-6 category is located to the east and west of the site. A site and it accommodates intense uses for processing, manufacturing warehouse, and storage of materials.

This area over time has transitioned into more intense uses, as I have previously indicated. In this exhibit right here, facing west from the subject property, which is folio 048858, we're looking at folio 048853, which has currently truck parking, as well as in this exhibit, we're facing southwest from the subject property, which is folio 04452. Looking -- facing west also to that subject property, which has outdoor truck parking.

This is a view from the subject property, folio 04458, of the adjacent property which shows truck parking as well as this view as well.

This is just another view from the subject

property that shows truck -- truck parking.

Adjacent to the property, we have outdoor storage parking.

Another exhibit shows adjacent -- adjacent property with large truck parking. This adjacent -- this, again, is another adjacent property with outdoor parking, and then, lastly, this adjacent property has semitruck parking.

The Hillsborough Community Economic

Development Department has determined that the site is located within the Palm River Redevelopment

Incentives for pilot project area which encourages offices and industrial development at appropriate locations, which was approved by the Board of County Commissioners.

In addition, the subject property is within the Greater Palm River Area Community Plan which supports the opportunity for business and job growth as well as supports compatible infill and development.

We believe SMU-6 would still provide the opportunity for residential to be built on the site. We believe the PD request also provides an appropriate transition between the industrial to

Page 119 the west and the residential to the east. 1 2 Overall, the PD would be comparable to surrounding development pattern. We received more 4 than 60 letters of support, which we have submitted 5 into the record. 6 To conclude, we concur with development staff's -- Development Services staff report and 8 respectfully request your recommendation for approval, and Mr. Reyes is online and he wishes to 9 10 speak. 11 HEARING MASTER HATLEY: Okay. Ms. Mai. 12 MS. MAI: Yes, ma'am. 13 HEARING MASTER HATLEY: All right. Is there a right-of-way between the property to the south 14 15 and the property to north? Those are separated, 16 aren't they? 17 MS. MAI: You mean this property right here? 18 HEARING MASTER HATLEY: The next one up. 19 Okay. Is there a right-of-way between that 20 property and the property to the north? Those are 21 separated. Right? Those parcels? I mean, they're 22 not adjoining, are they? 23 MS. MAI: They're adjoining. This is 24 Chattin Road right here, which -- which this parcel 25 would access. That has that limited purpose,

Page 120 pedestrian and vehicular proposed access. 1 HEARING MASTER HATLEY: Okay. It appears that there's some right-of-way or something between the two parcels. The parcel to the north and the 5 odd-shaped parcel, and the larger one to the south 6 that's sort of almost rectangular. Right. MS. MAI: I don't believe so. We proposed a 8 limited access with -- just for a golf cart and pedestrian interconnectivity between that parcel to 10 the north and the rest of the parcels. 11 And then only when access point on South 12 66th Street and the emergency access on South 70th 13 Street. 14 HEARING MASTER HATLEY: Okay. All right. 15 Thank you. 16 THE CLERK: Ms. Mai. 17 HEARING MASTER HATLEY: And Mr. Reyes is 18 online? 19 MR. REYES: Yes. 20 HEARING MASTER HATLEY: 21 MR. REYES: Good evening, Madam Attorney and 22 Hearing Master. My name is Rigoberto Reyes. 23 address is 6806 36th Avenue South, Tampa, 33619. 24 My parents originally came from Cuba. We 25 own a landscaping business since 1990 and use the

property for storing materials, mulch, topsoil,

parking our equipment such as trucks, small bobcat,

small loader, digging machines.

I work hard with my dad and family in this business to bring food to the table. During the COVID-19, the landscaping business was slow. We have tried to make some (unintelligible), and some of our family members use our trucks to transport goods, materials, et cetera, to substitute for income.

As you know, the supply chain issues are nationwide where big trucking companies are short of trucks, chassis, and drivers. Therefore, our family and other minority trucking companies are needed by distributors and suppliers because we are independent (audio out) members and are close to the Port of Tampa.

We have become an essential local transport to pick up merchandise from the Port of Tampa Bay and bring to local warehouses. We also provide some (unintelligible) for national e-commerce. We also help our neighbors and friends with their mom and pop trucking business. Use our services to bring food to the table and feed family while providing some relief to the supply chain issue.

Page 122 We have done everything the County has 1 2 requested and have complied with all County requirements. Follow the Planning Commission's earlier recommendations. 5 We ask for your help to approve this project so that we can continue our business to make 6 independent (audio out) also. Thank you very much 8 for your time. 9 Thank you, sir. HEARING MASTER HATLEY: 10 All right. Development Services. MS. HEINRICH: Hi. Good evening. Michelle 11 12 Heinrich, Development Services. 13 Before I begin, I didn't know if you wanted 14 any more input from our Transportation Staff in 15 regards to your question about there possibly being 16 an intervening right-of-way? 17 HEARING MASTER HATLEY: Yes. I would like 18 that addressed. It does appear to me that 19 there's -- those two properties don't adjoin. 20 MS. HEINRICH: Correct. It did not show 21 that in our GIS, even though the parcel line showed 22 that, it didn't show anything intervening on GIS. 23 And I think Transportation Staff is available to 24 provide more information. 25 HEARING MASTER HATLEY: All right.

Page 123 MR. RATLIFF: James Ratliff, Transportation 1 Review section. Are you-all -- are you-all able to hear me 4 okay? 5 HEARING MASTER HATLEY: Yes. 6 MR. RATLIFF: Excellent. Sorry about that. 7 So according to our right-of-way viewer there, it 8 did not show up as right-of-way within our 9 inventory. It -- so, again, this could have been 10 right-of-way that was vacated that's not showing 11 12 up. You know, I'm not sure exactly at what point 13 the -- you know, the property legals and sketches 14 are verified on the front end. 15 But I would certainly say, you know, as to 16 the best of our knowledge at this point based on 17 the data we have, it does not appear that there is 18 right-of-way there. 19 I will put out feelers to the real estate 20 department and have them look into this issue and 21 see if they can tell anything. Obviously, if it 22 gets to site and it's discovered that there is 23 intervening land there, there would be an issue 24 that I suppose they would have to come back. 25 I would defer to zoning as to how that would

Page 124 again, to

be handled at such time. But, you know, again, to the best of our knowledge, our inventory did not indicate that there was a right-of-way in that location.

HEARING MASTER HATLEY: Okay. I guess my question would be: It appears that the PD and the site plan, you know, rezoning is being requested for these four parcels or these, yeah, four parcels. And it appears that there's some land between them. We can't rezone land the applicant doesn't own.

And it would seem important to take a look at the legal descriptions and make sure we're not rezoning land the applicant doesn't own.

MR. GRADY: Madam Hearing Officer, the proposed site plan does not show any kind of intervening parcels. So their site plan indicates that it's all under their ownership.

Certainly, you know, it's up to the applicant if they want to, you know, how they want to proceed at this point. But if it were determined between now and the Board hearing that there was intervening right-of-way, then that would have to be addressed and likely result in a need to amend the plan or remand or seek a vacation of the

1 right-of-way.

Right now, like I said, their site plan is not showing any intervening parcels between the two parcels. So, you know, I think that's a question for the applicant, how they want to proceed at this point.

As Mr. Ratliff said, his review indicates there is no intervening right-of-way, and their site plan does not showing any intervening right-of-way.

So we can certainly proceed based on the site plan of record that the applicant submitted, which doesn't showing any intervening right-of-way. And if, again, further research determines that there is, then that could certainly would definitely potentially result in needing to remand this and amend the plan accordingly.

HEARING MASTER HATLEY: Okay.

MS. MAI: As staff has indicated, we do not believe that there is any intervening right-of-way. According to the deeds that we submitted for the parcels there, it does not indicate any intervening right-of-way, as well as the survey that we used for the PD site plan that doesn't show.

The only thing that shows, which I've

Page 126 1 already stated, is the ingress-egress easement on Chattin Road that was dedicated. HEARING MASTER HATLEY: All right. Thank you, Ms. Mai. 4 5 Back to Development Services then. We'll 6 hear from staff report. MS. HEINRICH: Thank you. Michelle 8 Heinrich, Development Services. I'll go ahead and share my screen. 9 again, this is PD 20-1142 tonight, as the you heard 10 11 the applicant state. This is a rezoning request 12 for property zoned RSC-6 with Mobile Home Overlay, 13 AR, and ASC-1 to PD. 14 The PD does propose multiple uses, which you 15 heard the applicant describe. Those include open 16 storage for commercial truck parking and equipment 17 storage, soil and mulch storage, firewood 18 production, pallet production, a security 19 residence, a site office, and a property owner's 20 residence. 21 As the applicant stated, this project was 22 subject to a Comprehensive Plan Amendment, which 23 was previously approved that did provide an SMU-6 Future Land Use across the entire property. 24 It is within the Greater Palm River 25

Community Plan Area, and no PD variations are requested.

So, currently, the Future Land Use Category is SMU-6. This is a suburban Future Land Use Category, and it does consider residential and nonresidential uses, and it varies quite greatly in some of the nonresidential goes from suburban scale, neighborhood commercial, all the way to Light Industrial and mixed-use projects.

Under this category, the maximum FAR is .25, and as you probably found in your review prior to the hearing, it has been found to be inconsistent with the Comprehensive Plan by Planning Commission staff.

In their findings, they state that the site does not meet commercial locational criteria, which is applicable, and the SMU-6 Future Land Use Category and they do not support their waiver request.

The area is located among a mixture of uses both manufacturing, industrial-type uses and residential. The, I guess, block or corridor between 66th Street and 70th Street right now somewhat serves as a transition between the predominantly manufacturing and industrial uses

found on the west side and some of the more residential uses found on the east.

To the north of the property, both north of Chattin Road and north of the southern area, the property is zoned AS-1 and contains single-family residential.

South of the property is zoned RSC-6, which is also developed single-family residential. To the east, the zonings include ASC-1 and AR. And in the ASC-1 portion, it is developed with single-family residential and open storage is found in the AR portion.

To the west, the zonings include PD and M, which are currently developed with manufacturing, industrial, and open storage uses.

What's shown right here is the proposed site plan for the project, and you can see that the applicant has contained or provided pods, which show where the development will occur. And pod A, which is highlighted in the blue color, this will feature the truck parking, commercial equipment storage, and security residence.

In the B portion, which is outlined in green, this will contain the soil and mulch storage, firewood operation, and pallet operation.

In C, it will contain the owner's residence, and that area is in yellow. It is almost 2 acres in size.

In pod D, that will contain truck parking, commercial equipment, storage, and the site's office. And, lastly, in pod E, this is a 5-acre-plus parcel, which will be maintained and left as open space.

The applicant is providing a 30-foot-wide buffer with Type C screening along the entire property boundaries, and that does include a 6-foot-high masonry wall, finished on both sides as well as tree plantings.

The pods do have addition setback from that buffer to internalize them more away from the property boundaries. All storage piles will be limited to 40 feet in height, which we would note is less than the maximum building height in the M, CG, and CI zoning districts.

Access is limited to 66th Street on the western boundary, which is the area of the site most adjacent to the Manufacturing-type uses. And the applicant has agreed to hours of operation, which include Monday through Friday hours, Saturday hours, and no hours on Sundays and holidays.

So at this stage, our recommendation is approval subject to conditions. Development Services review found that the project is compatible with the surrounding area based on a multitude of factors.

Firstly, that the use is internalized on a large parcel. The majority of the project consists of truck parking, a commercial equipment storage, which is about 42 percent. That is not a use that involves day-long intensive activities, which is found elsewhere around the site.

Areas of the truck parking and commercial equipment storage have been placed across from "M" and open storage uses on either sides of the roadways. The more active uses are centralized and minor in size.

They account for only about 14 percent of the project. They're small scale and use handheld tools, and again, those will be subject to the hours of operation that the applicant has agreed to and will not allow for retail sales.

The site will be provided with the 30-foot-wide buffer with -- I have here Type B, but it should be Type C screening. And, also, the type -- or the open space tract along the southern

Page 131 border, which is slightly over 5 acres in size, 195 1 feet in width, will provide significant separation to the residential found to the south. 4 And, again, only one access point is 5 proposed, which is in the vicinity of other like 6 uses. We would note that given that the full range of proposed uses was provided at the time of the 8 Comp Plan Amendment was found to be compatible and thus adopted, DSD finds the project is compatible 9 based upon meeting or exceeding all minimum LDC 10 development standards, which are in the Code to 11 12 provide compatibility with surrounding uses. 13 And that includes -- concludes my 14 presentation, and I'm available if you have any 15 questions. 16 HEARING MASTER HATLEY: All right. 17 you. 18 Planning Commission. 19 MS. LIENHARD: Thank you. Melissa Lienhard, 20 Planning Commission staff. 21 The subject property is located in the 22 Suburban Mixed-Use-6 Future Land Use Category. 23 is in the Urban Service Area, and the property is also located within the limits of the Greater Palm 24 25 River Community Plan.

The subject property is in a unique area that contains a mixture of residential and intensive nonresidential Future Land Use Classifications.

The development pattern along this portion of 66th Street intensifies west of the site with Heavy Industrial and Light Industrial uses.

single-family residential uses are scattered east, north, and south of the site. According to Future Land Use Element Policy 1.4, compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony.

Compatibility does not mean the same as, rather it refers to the sensitivity of development proposals in maintaining the character of existing development.

Further proposed conditions, the storage upon site materials can have a height of 40 feet. Given visual impacts on adjacent single-family residential of proposed use, it will not integrate well with the surrounding development pattern and would be an intrusion into the residential community, which is in direct conflict with Policy 1.4.

Future Land Use Element Policy 17.7 states that new development and redevelopment must mitigate for adverse noise, visual, odor, and vibration impacts created by that development upon all adjacent land uses.

Though it was noted by the applicant that the making of the pallets will only consist of on-site drilling to construct the pallets, staff has concerns regarding noise with the operational characteristics of the pallet making in an outdoor environment. An enclosed structure for the proposed use will have to mitigate the impacts of that use.

The applicant did make a true attempt at mitigating impacts to the adjacent residential by providing buffering and screening, as well as providing open space along the southern boundary of the subject site.

However, even with these mitigation efforts in place, the proposed use would likely not be able to achieve the degree of compatibility needed adjacent to residential uses. When requesting nonresidential uses, developments are to meet locational criteria or ask for a waiver.

Commercial locational criteria is based on

Page 134 the Future Land Use Category of the property, and 1 the classification of the intersection of roadways as shown on the adopted 2040 Highway Cost Affordable Map. 5 In this instance, the closest qualifying 6 intersection is at Madison Avenue and 78th Street, which is over the qualifying districts of 900 feet 8 to the subject property. The applicant has requested a waiver stating 9 that the requested use is an infill project that is 10 11 not requesting the full intensity and that the 12 proposed uses are comparable to the uses west and 13 north of the proposed site. 14 Considerations involving land use 15 compatibility, adequacy and availability of public 16 services, and environmental impacts adopted service 17 levels of affected roadways and other policies of 18 the Comprehensive Plan and zoning regulations would 19 carry more weight than the locational criteria and 20 the approval of potential commercial use. 21 Commercial locational criteria only 22 designates locations that could be considered and 23 in no way guarantee the approval of a particular 24 nonresidential use in a certain location. 25 Considering the information presented in

Page 135 this report and the documents submitted by the 1 applicant, the request has been found incompatible with the adjacent land uses. 4 The proposed use would not support the 5 Greater Palm River Community Plan which promotes 6 compatible infill development. Additionally, the site is within the area designated for residential 8 uses as per the Greater Palm River Community Plan 9 Concept Map. 10 And based upon those considerations, 11 Planning Commission staff finds the proposed 12 Planned Development inconsistent with the Future of 13 Hillsborough Comprehensive Plan for unincorporated 14 Hillsborough County. Thank you. 15 HEARING MASTER HATLEY: Thank you. 16 Is there anyone here or online that wishes 17 to speak in support of this item? All right. 18 don't see anyone. 19 Is there anyone here or online who wishes to 20 speak in opposition to this item? I don't see 21 anyone. 22 Development Services, anything further? MR. GRADY: We've got some further 23 24 clarification information regarding that 25 right-of-way located at historic maps, and

- 1 Mr. Ratliff can speak to that.
- 2 HEARING MASTER HATLEY: Thank you.
- MR. RATLIFF: Hi. Good evening. Excuse me,
- for the record, James Ratliff, Transportation
- 5 Review Section.
- I did go back to our old paper zoning maps
- 7 and take a look at the latest one of those, and
- 8 this area is labeled as -- it's called, "Not open."
- 9 What exactly that means, I don't know.
- I would also note, though, that there is
- just to the north of the site plan of just to the
- west of pod C and to the north of pod D-1, there is
- an area labeled as 30-foot platted right-of-way
- that extends east of South 66th to the project
- 15 line. But it does not continue.
- So at a minimum, I would say the applicant
- needs to -- if this was right-of-way that was
- 18 previously platted that was vacated at a minimum
- 19 per the Development Review Procedurals Manual, we
- 20 would want to include a condition something saying
- 21 to the effect of that prior certification they need
- 22 to show that as vacated on the plan.
- 23 If -- if it comes back that real estate says
- 24 well, no not open means we're simply not using it
- 25 now that it's been vacated, then they will need to

Page 137 remand back to -- to amend the file, to file a 1 2 right-of-way vacation request and clean up the record and, you know, that's presuming staff is 4 supportive of that right-of-way vacation request, 5 which has not been evaluated if that, indeed, turns 6 out to be the case. HEARING MASTER HATLEY: All right. Thank 8 you, Mr. Ratliff. 9 MR. RATLIFF: Certainly. 10 HEARING MASTER HATLEY: Anything further 11 from Development Services? 12 MR. GRADY: Nothing further. 13 HEARING MASTER HATLEY: All right. 14 Applicant? And, Ms. Mai, it does appear this is a 15 platted property. And it does appear from the 16 plat -- it's an old plat, but there are -- and I 17 don't know if there are alleyways or what. I just 18 pulled it up. But I think that bears looking into. 19 MR. GRADY: It may be prudent to continue it 20 to the July hearing just to explore this to make 21 sure everything is correct. 22 MS. MAI: I should check with --23 MR. GRADY: Yes. Because otherwise, if we 24 determine there is issues with the right-of-way, 25 yeah, we're looking at remanding it back. And once

Page 138 it goes to the Board hearing. So it probably the 1 2 more prudent thing to do is, I would say, continue it to the July hearing just so we can look at that 4 issue and make sure based on your deeds and the 5 historic record that there is no right-of-way 6 there. We know where the right-of-way is so the 8 site plan can correctly reflect that. I think that's probably the prudent thing to do at this 9 point. So if you're agreeable to that, then we can 10 continue this to the July hearing. 11 12 MS. MAI: Yes. We're agreeable. 13 MR. GRADY: Okay. 14 HEARING MASTER HATLEY: All right. 15 applicant's requesting to continue to the 16 July 25th, 2022, zoning hearing; is that correct? MR. MAI: Yes, ma'am. 17 18 HEARING MASTER HATLEY: All right. Thank 19 you. So this is PD 20-1142 is being continued to 20 the July 25th, 2022, Zoning Hearing. 21 At this time I think we should take just a 22 five-minute comfort break. So we're going to break 23 for five minutes and we'll be right back. 24 (Recess taken at 8:24 p.m.) 25 (Recess concluded at 8:31 p.m.)

## HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

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IN RE:	)
ZONE HEARING MASTER HEARINGS	)
	) X

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

PAMELA JO HATLEY

Land Use Hearing Master

DATE:

Monday, April 18, 2022

TIME:

Commencing at 6:00 p.m.

Concluding at 7:37 p.m.

PLACE:

Robert W. Saunders, Sr. Public

Library

Ada T. Payne Community Room

1505 N. Nebraska Avenue Tampa, Florida 33602

Reported via Cisco Webex Videoconference by:

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

Page 8 was kind of short, Mr. Grady. Thank you, go ahead. 1 MR. GRADY: Those are the two changes on the published agenda. Now I'll go through the published withdrawals and continuances beginning on 5 page 4 of the agenda. 6 The first item is item Rezoning-PD 18-0798. This application is out of order to be heard and is 8 being continued to the May 16, 2022, Zoning Hearing Master Hearing. 9 Item A-2, Rezoning-PD 20-1142. 10 application has been continued by the applicant to 11 12 the June 13, 2022, Zoning Hearing Master Hearing. 13 Item A-3, Rezoning-PD 20-1253. petition -- this application is out of order to be 14 15 heard and is being continued to the May 16, 2022, 16 Zoning Hearing Master Hearing. 17 Item A-4, Major Mod Application 21-0963. 18 This application is out of order to be heard and is being continued to the May 16, 2022, Zoning Hearing 19 20 Master Hearing. 21 Item A-5, Major Mod Application 21-1270. 22 This application is out of order to be heard and is 23 being continued to the May 16, 2022, Zoning Hearing 24 Master Hearing. 25 Item A-6, Rezoning-PD 21-1321.

## HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

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ZONE HEARING MASTER HEARINGS	) ) )

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

SUSAN FINCH

Land Use Hearing Master

DATE:

Monday, February 14, 2022

TIME:

Commencing at 6:00 p.m.

Concluding at 8:48 p.m.

PLACE:

Robert W. Saunders, Sr. Public

Library

Ada T. Payne Community Room

1505 N. Nebraska Avenue Tampa, Florida 33602

Reported via Cisco Webex Videoconference by:

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

Page 9 I'll now go through the published 1 2 withdrawals and continuances beginning on page 4 of the agenda. First item is item A-1, Rezoning-PD 20-1142. This is -- this application has been 4 continued by the applicant to April 18th, 2022, 5 Zoning Hearing Master Hearing. 6 Item A-2, Rezoning-PD 20-1253. 8 application is being continued by the applicant to the March 14, 2022, Zoning Hearing Master Hearing. 9 Item A-3, Rezoning-PD 21-0863. 10 application is being withdrawn from the Zoning 11 12 Hearing Master process. 13 Item A-4, Rezoning-PD 21-0959. 14 application is being continued by the applicant to 15 the March 14, 2022, Zoning Hearing Master Hearing. 16 Item A-5, Rezoning-PD 21-0962. 17 application is being continued by staff to the 18 March 14, 2022, Zoning Hearing Master Hearing. 19 Item A-6, Major Mod Application 21-0963. 20 This application is out of order to be heard and is 21 being continued to the March 14, 2022, Zoning 22 Hearing Master Hearing. 23 Item A-7, Major Mod Application 21-1106. 24 This application is out of order to be heard and is 25 being continued to the March 14, 2022, Zoning

## HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

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ZONE HEARING MASTER HEARINGS	) ) )
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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

PAMELA JO HATLEY

Land Use Hearing Master

DATE:

Monday, January 18, 2022

TIME:

Commencing at 6:00 p.m.

Concluding at 10:27 p.m.

PLACE:

Robert W. Saunders, Sr. Public

Library

Ada T. Payne Community Room

1505 N. Nebraska Avenue Tampa, Florida 33602

Reported via Cisco Webex Videoconference by:

Christina M. Walsh, RPR
Executive Reporting Service
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Clearwater, FL 33762
(800) 337-7740

Page 8 1 you. Is there anyone here or online who wishes to speak to this item? Anyone here or online who wishes to speak to this item? Don't hear anyone. 4 5 All right. MM 22-0087, then, is continued to the March 14th, 2022, 6:00 p.m. Zoning Hearing 6 Master Hearing. MR. GRADY: I'll now go through the 9 published withdrawals and continuances beginning on 10 page 4 of the agenda. First item is item A-1, Major Mod 11 12 Application 19-0521. This application is out of 13 order to be heard and is being continued to the 14 June 13th, 2022, Zoning Hearing Master Hearing. 15 Item A-2, Rezoning-PD 20-1142, this 16 application is being continued by the applicant to 17 the February 14th, 2022, Zoning Hearing Master 18 Hearing. 19 Item A-3, Rezoning-PD 20-1253. 20 application is continued by the applicant to the 21 February 14th, 2022, Zoning Hearing Master Hearing. 22 Item A-4, Major Mod Application 21-0169. 23 This application is being continued by the 24 applicant to the February 14th, 2022, Zoning 25 Hearing Master Hearing.

## HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

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IN RE:	)
ZONE HEARING HEARINGS	MASTER )
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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

PAMELA JO HATLEY and SUSAN FINCH

Land Use Hearing Master

DATE:

Monday, October 18, 2021

TIME:

Commencing at 6:00 p.m.

Concluding at 10:33 p.m.

PLACE:

Cisco Webex

Reported By:

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

	Page 8
1	wishes to speak in support or opposition to this
2	item Rezoning 21-0962, the request for continuance?
3	Anyone to speak on this item?
4	Okay. Don't hear anyone. The continuance
5	is granted, and Rezoning 21-0962 is continued to
6	the December 13, 2021, Zoning Hearing Master
7	meeting.
8	MR. GRADY: And the final change on the
9	agenda is on page 5, A-16, Rezoning-PD 21-1076.
10	The applicant's Lark Ventures.
11	This application is being withdrawn from the
12	Zoning Hearing process. Again, this item on page
13	5, item A-16 is being withdrawn.
14	That concludes the changes to the agenda. I
15	will now go through the published withdrawals and
16	continuances beginning on page 4 of the agenda.
17	First item is A-1, Rezoning-PD 18-0798.
18	This application is out of order to be heard and is
19	being continued to the November 15, 2021, Zoning
20	Hearing Master Hearing.
21	Item A-2, Rezoning-PD 20-1142. This
22	application is out of order to be heard and is
23	being continued to the January 18, 2022, Zoning
24	Hearing Master Hearing.
25	Item A-3, Major Mod Application 21-0316.

## HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

	X
IN RE:	)
ZONE HEARING MASTER HEARINGS	)
	X

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

SUSAN FINCH

Land Use Hearing Master

DATE:

Monday, September 13, 2021

TIME:

Commencing at 6:00 p.m.

Concluding at 10:36 p.m.

PLACE:

Cisco Webex

Reported By:

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

Page 8 1 HEARING MASTER FINCH: All right. 2 enough. Is there anyone in the room or online that would like to speak to the continuance of agenda 4 5 item D-11, which is Major Modification 21-0884? Anyone in the room or online? 6 Seeing no one, anyone online? There's no 7 one, Mr. Grandoff. All right. Then with that, we 8 9 will continue Major Modification 21-0884 to the 10 October 18th, 2021, Zoning Hearing Master Hearing at 6:00 p.m. 11 12 MR. GRANDOFF: Thank you very much. 13 MR. GRADY: I'll now go through the 14 published withdrawals and continuances beginning on 15 page 4 of the agenda. 16 First item is A-1, Rezoning-PD 18-0798. 17 This application is out of order to be heard and is 18 being continued to the October 18, 2021, Zoning 19 Hearing Master Hearing. 20 Item A-2, Rezoning-PD 20-1142. application is out of order to be heard and is 21 22 being continued to the October 18, 2021, Zoning 23 Hearing Master Hearing. 24 Item A-3, Rezoning-PD 21-0113. This application is out of order to be heard and is 25

## HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

	X
IN RE:	)
ZONE HEARING HEARINGS	MASTER )
	X

ZONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

JAMES SCAROLA and SUSAN FINCH

Land Use Hearing Masters

DATE:

Monday, November 16, 2020

TIME:

Commencing at 6:00 p.m.

Concluding at 11:38 p.m.

PLACE:

Appeared via Webex Videoconference

#### Reported By:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 100
Clearwater, FL 33762
(800) 337-7740

Page 8 Item A-12, RZ-PD 20-0394. This application 1 2 is out of order to be heard and is being continued to the December 14, 2020, Zoning Hearing Master 4 Hearing. 5 Item A-13, Major Mod Application 20-0801. 6 This application is being continued by staff to the December 14, 2020, Zoning Hearing Master Hearing. 8 Item A-14, Major Mod Application 20-0898. This application is being continued by the 9 applicant to the December 14, 2020, Zoning Hearing 10 11 Master Hearing. 12 Item A-15, Rezoning PD 20-0985. 13 application is being continued by the applicant to the December 14, 2020, Zoning Hearing Master 14 15 Hearing. 16 Item A-16, Major Mod Application 20-1068. 17 This application is being continued by the 18 applicant to the December 14, 2020, Zoning Hearing 19 Master Hearing. 20 Item A-17, RZ-PD 20-1071. This application 21 is being continued by the applicant to the 22 January 19, 2021, Zoning Hearing Master Hearing. 23 Item A-18, RZ-PD 20-1142. This application 24 is out of order to be heard and is being continued to the December 14, 2020, Zoning Hearing Master 25

Page 9 1 Hearing. Item A-19, RZ-PD 20-1148. This application is being continued by staff to the December 14, 2020, Zoning Hearing Master Hearing. Item A-20, RZ-PD 20-1149. This application 5 6 is being continued by the applicant to the December 14, 2020, Zoning Hearing Master Hearing. 7 Item A-21, Rezoning Standard 20-1171. 9 application is out of order to be heard and is being continued to the December 14, 2020, Zoning 10 Hearing Master Hearing. 11 12 Item A-22, RZ Standard 20-1279. 13 application is being continued by the staff to the January 19, 2021, Zoning Hearing Master Hearing. 14 15 And item A-23, RZ Standard 20-1282. 16 application is out of order to be heard and is 17 being continued to the December 14, 2020, Zoning 18 Hearing Master Hearing. 19 That concludes all withdrawals and 20 continuances. 21 HEARING MASTER SCAROLA: Okay. Thank you 22 for that, Brian. 23 Ladies and gentlemen, with respect to our 24 procedures tonight and in regards to all the 25 rezoning and modifications to zoning requests on

## HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

	X
IN RE:	)
ZONE HEARING HEARINGS	MASTER )
	×

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

PAMELA JO HATLEY

Land Use Hearing Master

DATE:

Monday, May 17, 2021

TIME:

Commencing at 6:00 p.m.

Concluding at 10:31 p.m.

PLACE:

Cisco Webex

Reported By:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 100
Clearwater, FL 33762
(800) 337-7740

	Page 8
1	to the June 14th, 2021, Zoning Hearing Master
2	Hearing. So is anyone here to speak on that item
3	on the continuance, just on the continuance, either
4	in support or opposition? Don't see anyone.
5	So all right. Continuance is granted. Then
6	item, Application Major Mod 21-0169 is continued to
7	June 14th.
8	MR. GRADY: I'll now go through the
9	published withdrawals and continuances beginning on
10	page 4 of the agenda.
11	The first item is item A-1, Major Mod
12	Application 19-0521. This application is out of
13	order to be heard and is being continued to the
14	June 14th, 2021, Zoning Hearing Master Hearing.
15	Item A-2, Major Mod Application 20-1068.
16	This application has been withdrawn by the
17	applicant.
18	Item A-3, Rezoning-PD 20-1071. This
19	application is being withdrawn.
20	Item A-4, Rezoning-PD 20-1142. The
21	applicant is out of order to be heard and is being
22	continued to the to the September 13th, 2021,
23	Zoning Hearing Master Hearing.
24	Item A-5, Rezoning-PD 20-1198. This
25	application is out of order to be heard and is

## HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

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

ZONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

DWIGHT WELLS

Land Use Hearing Master

DATE:

Tuesday, January 19, 2021

TIME:

Commencing at 6:00 p.m.

Concluding at 6:08 p.m.

PLACE:

Appeared via Webex Videoconference

Reported By:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 100
Clearwater, FL 33762
(800) 337-7740

Page 9 This application is out of order to be heard and is 1 being continued to the February 15th, 2021, Zoning Hearing Master Hearing beginning at 6:00 p.m. Item A-9, Major Mod Application 20-1068. 4 5 This application is out of order to be heard and is 6 being continued to the February 15th, 2021, Zoning Hearing Master Hearing at 6:00 p.m. 8 Item A-10, Rezoning-PD 20-1071. application is being continued by the applicant to 9 the March 15, 2021, Zoning Hearing Master Hearing 10 beginning at 6:00 p.m. 11 12 Item A-11, Major Mod Application 20-1138. 13 This application is out of order to be heard and is 14 being continued to the February 15th, 2021, Zoning 15 Hearing Master Hearing. 16 Item A-12, Rezoning-PD 20-1142. This 17 application is being continued by the applicant to 18 the May 17th, 2021, Zoning Hearing Master Hearing 19 beginning at 6:00 p.m. 20 Item A-13, Rezoning-PD 20-1198. 21 application is being continued by the applicant to 22 the February 15th, 2021, Zoning Hearing Master 23 Hearing at 6:00 p.m. 24 A-14, Rezoning-PD 20-1252. This application 25 is being continued by staff to the February 15th,

## HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

	X
IN RE:	)
ZONE HEARING HEARINGS	MASTER )
	X

ZONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

PAMELA JO HATLEY

Land Use Hearing Master

DATE:

Monday, December 14, 2020

TIME:

Commencing at 6:00 p.m.

Concluding at 8:36 p.m.

PLACE:

Appeared via Webex videoconference

#### Reported By:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 100
Clearwater, FL 33762
(800) 337-7740

Page 10 Item A-11, Major Mod Application 20-0898. 1 2 This application is out of order to be heard and is being continued to the January 19th, 2021, Zoning 4 Hearing Master Hearing. 5 Item A-12, Rezoning-PD 20-0985. applicaation is out of order to be heard and is 6 being continued to the January 19th, 2021, Zoning 8 Hearing Master Hearing. 9 Item A-13, Major Mod Application 20-1068. This application is out of order to be heard and is 10 being continued to the January 19th, 2021, Zoning 11 12 Hearing Master Hearing. 13 Item A-14, Major Mod Application 20-1138. This application is out of order to be heard and is 14 15 being continued to the January 19th, 2021, Zoning 16 Hearing Master Hearing. 17 Item A-15, Rezoning-PD 20-1142. This 18 application is out of order to be heard and is 19 being continued to the January 19, 2021, Zoning 20 Hearing Master Hearing. 21 Item A-16, Rezoning-PD 20-1198. 22 application is out of order to be heard and is 23 being continued to the January 19, 2021, Zoning 24 Hearing Master Hearing. 25 Item A-17, Rezoning-PD 20-1252.

## EXHIBITS SUBMITTED DURING THE ZHM HEARING

## **NONE**

# PARTY OF RECORD

June 28, 2021

Hillsborough County Planning and Zoning

Re: RZ PD 20-1142 – 6703 Chattin Road Re-Zoning

To Whom It May Concern:

I, Adam Hutchinson, own the property at 6712 Chattin Road, Tampa, FL 33619 and am a member of the Chattin family for which the road is named. This is a private road and it has been since 1938. This roadway is funded and maintained exclusively by the Chattin family, primarily by myself. A portion of the property this road occupies is owned by myself and another portion is owned by my Uncle who resides at 6704 Chattin Road. It is not owned by the County nor is it maintained by the County.

I had a conversation with Mr. Reyes and it is his intent to utilize our privately owned road to access his property at 6703 Chattin Road. This is a quiet neighborhood and his "commercializing" it will greatly disrupt our tranquility and will rest assured have a negative impact on the neighborhood's property values. Not to mention the fact that the road is gravel and heavy trucks and equipment will tear it apart. For example, Mr. Reyes is currently occupying the property south of us for truck parking and storage and these truck drivers do not have any consideration of the fact that this is a neighborhood, not an industrial park. They used to come in and out at all hours of the day and night, blowing their horns and causing a great deal of commotion. We do not want this in our neighborhood.

I strongly object to the re-zoning of 6703 Chattin Road and urge you to consider the significant negative impact this re-zoning would be for the residents that live along Chattin Road. We are not concerned with the other properties he owns, we just don't want commercial traffic on our private road, disrupting our quiet neighborhood.

Thank you,

Adam Hutchinson

## Rome, Ashley

From: Hearings

**Sent:** Monday, May 10, 2021 8:10 AM

**To:** Vazquez, Bianca **Cc:** Rome, Ashley

**Subject:** FW: Objection to zoning at 6703 Chattin Road Tampa FL 33619

**Attachments:** Chattin Rezoning objection.docx

Good Morning Bianca and Ashley,

I believe this is for RZ PD 20-1142.

Thank you,

#### **Connor MacDonald, MURP**

### **Planning & Zoning Technician**

Development Services Department (DSD)

P: (813) 829-9602 | VoIP: 39402

M: (813) 272-5600

E: macdonaldc@hillsboroughcounty.org

W: HillsboroughCounty.Org

#### **Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

From: Melissa Olliges <melissaolliges@yahoo.com>

Sent: Friday, May 7, 2021 6:01 PM

To: Hearings < Hearings @ Hillsborough County. ORG >

Subject: Objection to zoning at 6703 Chattin Road Tampa FL 33619

## [External]

To Whom it may concern,

Please see the attached objection letter regarding the zoning at 6703 Chattin Road Tampa FL 33619.

Thank you, Jerry Chattin Sr and Diana Chattin 813-389-1774

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

#### To Whom it may concern:

Concerning the rezoning of the property at 6703 Chattin Road Tampa FL, 33619. Zoning to PD Zoning we object to this zoning for it would impact our community in a bad way. It would involve numerous heavy trucks and equipment seeking to use our roadway.

- A. Roadway is privately owned by the Chattin Family; established in 1938 to the present. The road is 12 feet wide and 600 feet long. The road is privately paved, funded and maintained by the Chattin family.
- B. We wish for it to remain private and not be damaged by the use of heavy trucks or equipment.
- C. The roadway has an entrance to my personal primary dwelling property at 6704 Chattin Road Tampa FL 33619. The trucking company is seeking to zone part of my property 162.5 feet east of the north and 322.5 feet of the north. This area Mr. Reyes is seeking to "force use" of the property through the zoning process so he can use my real property for a personal roadway to his. We object to this zoning 6704 Chattin Road Tampa Fl 33619 residence.

Thank you,

Jerry Chattin Sr. and Diana Chattin

DSD - Community Development Division Post Office Box 1110 Tampa, FL 33601

Subject:

**PD 20-1142 – IN SUPPORT** 

Folio No(s):

048858.0000, 048852.0000, 048851.0000 & 047364.0000

Dear Zoning Hearing Master:

I am writing in support of PD 20-1142 requested by Rigoberto Reyes, Jr. (Reyes Property, LLC). The Planned Development Rezoning application filed on August 19, 2020 is scheduled for the ZHM Public Hearing on December 14, 2020. I have no objection to PD 20-1142.

Respectfully submitted,

Name: Eliecer Amenaibia
Address: 2811 W Kenmore ave timpa fl. 33614
Email: eliecer ameribia & smail.com

Date: 2 - 02 - 2020

DSD - Community Development Division Post Office Box 1110 Tampa, FL 33601

Subject:

**PD 20-1142 – IN SUPPORT** 

Folio No(s): 048858.0000, 048852.0000, 048851.0000 & 047364.0000

Dear Zoning Hearing Master:

I am writing in support of PD 20-1142 requested by Rigoberto Reyes, Jr. (Reyes Property, LLC). The Planned Development Rezoning application filed on August 19, 2020 is scheduled for the ZHM Public Hearing on December 14, 2020. I have no objection to PD 20-1142.

Respectfully submitted,

Name: Tauchus
Address: Tulio Ces at Sanchez
Email: \$9758 OAKS St

Taupa Fl 33635

Taupa 813 4039672

Date: / Z - Z - Z 0 Z 0

DSD - Community Development Division Post Office Box 1110 Tampa, FL 33601

Subject:

**PD 20-1142 – IN SUPPORT** 

Folio No(s): 048858.0000, 048852.0000, 048851.0000 & 047364.0000

Dear Zoning Hearing Master:

I am writing in support of PD 20-1142 requested by Rigoberto Reyes, Jr. (Reyes Property, LLC). The Planned Development Rezoning application filed on August 19, 2020 is scheduled for the ZHM Public Hearing on December 14, 2020. I have no objection to PD 20-1142.

Respectfully submitted,

Name: Grandy Povez Fdez
Address: 710 PEARL CIR Brands FL 33510
Email: Pavez Grandy 1@ God Com

Date: 12 - 02 - 2020

DSD - Community Development Division Post Office Box 1110 Tampa, FL 33601

Subject:

**PD 20-1142 – IN SUPPORT** 

Folio No(s):

 $048858.0000,\,048852.0000,\,048851.0000\,\,\&\,\,047364.0000$ 

# Dear Zoning Hearing Master:

I am writing in support of PD 20-1142 requested by Rigoberto Reyes, Jr. (Reyes Property, LLC). The Planned Development Rezoning application filed on August 19, 2020 is scheduled for the ZHM Public Hearing on December 14, 2020. I have no objection to PD 20-1142.

Respectfully submitted,

Name: Luis Armando Hernandez
Address: 501 park Manor Dr, Brandon FL 33511
Email:
813-399-9344

DSD - Community Development Division Post Office Box 1110 Tampa, FL 33601

Subject:

**PD 20-1142 - IN SUPPORT** 

Folio No(s):

 $048858.0000,\,048852.0000,\,048851.0000\,\&\,047364.0000$ 

Dear Zoning Hearing Master:

I am writing in support of PD 20-1142 requested by Rigoberto Reyes, Jr. (Reyes Property, LLC). The Planned Development Rezoning application filed on August 19, 2020 is scheduled for the ZHM Public Hearing on December 14, 2020. I have no objection to PD 20-1142.

Respectfully submitted,

Name: Osciel Cazor la tampa FL 33614-516
Address: 4727 millpond Lib tampa FL 33614-516
Email: Cazorla Osciel Boo gmail. com

Date: 12/3/2028

DSD - Community Development Division Post Office Box 1110 Tampa, FL 33601

Subject:

**PD 20-1142 – IN SUPPORT** 

Folio No(s):

048858.0000, 048852.0000, 048851.0000 & 047364.0000

Dear Zoning Hearing Master:

I am writing in support of PD 20-1142 requested by Rigoberto Reyes, Jr. (Reyes Property, LLC). The Planned Development Rezoning application filed on August 19, 2020 is scheduled for the ZHM Public Hearing on December 14, 2020. I have no objection to PD 20-1142.

Respectfully submitted,

Name: Jamah Beg Address: 1419 W Rambla St Tampa Fl Email: Mjghimp D Yahoo, com

Date: 11-2-2020

DSD - Community Development Division Post Office Box 1110 Tampa, FL 33601

Subject:

**PD 20-1142 - IN SUPPORT** 

Folio No(s):

 $048858.0000,\,048852.0000,\,048851.0000\,\,\&\,\,047364.0000$ 

Dear Zoning Hearing Master:

I am writing in support of PD 20-1142 requested by Rigoberto Reyes, Jr. (Reyes Property, LLC). The Planned Development Rezoning application filed on August 19, 2020 is scheduled for the ZHM Public Hearing on December 14, 2020. I have no objection to PD 20-1142.

Respectfully submitted,

Name: DENY DIAZ Address: 7005 N CICATOVIEW AVE TAMPA FL 33614 Email: (813)-270 3944

Date: 12-03-20

DSD - Community Development Division Post Office Box 1110 Tampa, FL 33601

Subject:

**PD 20-1142 – IN SUPPORT** 

Folio No(s): 048858.0000, 048852.0000, 048851.0000 & 047364.0000

To Whom This May Concern:

My name is 1906 RODP16062 GAPC/Pand I live in the community at 8913 Shape to EE CT TO AMPA PC 33C 15.

I am writing in support of PD 20-1142 requested by Rigoberto Reyes, Jr. (Reyes Property, LLC).

I do not have any objection to the use of the property for truck parking. I am in favor. It is a good thing for our area. It helps other small businesses, neighbors and truck owners in the area to have a safe place to park and is in walking distance from their home to access their vehicles. There are other properties/businesses that have truck parking in the area. But, Rigo's property is only for those in the neighborhood. Please allow this use for our community.

Sincerely,

Email:

Date: 12/3/20

DSD - Community Development Division Post Office Box 1110 Tampa, FL 33601

Subject:

**PD 20-1142 – IN SUPPORT** 

Folio No(s): 048858.0000, 048852.0000, 048851.0000 & 047364.0000

# Dear Zoning Hearing Master:

I am writing in support of PD 20-1142 requested by Rigoberto Reyes, Jr. (Reyes Property, LLC). The Planned Development Rezoning application filed on August 19, 2020 is scheduled for the ZHM Public Hearing on December 14, 2020. I have no objection to PD 20-1142.

Respectfully submitted,

Name: 10000 dros nomes Address: 6415 Ambassador Dr tampa 62 33615 Email: (305) 31656-03

DSD - Community Development Division Post Office Box 1110 Tampa, FL 33601

Subject:

**PD 20-1142 – IN SUPPORT** 

Folio No(s):

048858.0000, 048852.0000, 048851.0000 & 047364.0000

To Whom This May Concern:

My name is Ernesto I Percz Jr and I live in the community at 10925 Brucehaven dr Riverview FL 33578

I am writing in support of PD 20-1142 requested by Rigoberto Reyes, Jr. (Reyes Property, LLC). I do not have any objection to the use of the property for truck parking. I am in favor. It is a good thing for our area. It helps other small businesses, neighbors and truck owners in the area to have a safe place to park and is in walking distance from their home to access their vehicles. There are other properties/businesses that have truck parking in the area. But, Rigo's property is only for those in the neighborhood. Please allow this use for our community.

Sincerely,

Name: Ernesto I Perez Jr Phone: (813) 448-4327

Email:

Date: 12/4/20

DSD - Community Development Division Post Office Box 1110 Tampa, FL 33601

Subject:

**PD 20-1142 – IN SUPPORT** 

Folio No(s):

 $048858.0000,\,048852.0000,\,048851.0000\,\,\&\,\,047364.0000$ 

Dear Zoning Hearing Master:

I am writing in support of PD 20-1142 requested by Rigoberto Reyes, Jr. (Reyes Property, LLC). The Planned Development Rezoning application filed on August 19, 2020 is scheduled for the ZHM Public Hearing on December 14, 2020. I have no objection to PD 20-1142.

Respectfully submitted,

Name: YORDAND ESPINA Address: 3202 WSAINT JOHN ST Email: YORDIESPINAL@ YAHOD.COM.

Date: 12/4/20

DSD - Community Development Division Post Office Box 1110 Tampa, FL 33601

Subject:

**PD 20-1142 – IN SUPPORT** 

Folio No(s):

 $048858.0000,\,048852.0000,\,048851.0000\,\&\,047364.0000$ 

Dear Zoning Hearing Master:

I am writing in support of PD 20-1142 requested by Rigoberto Reyes, Jr. (Reyes Property, LLC). The Planned Development Rezoning application filed on August 19, 2020 is scheduled for the ZHM Public Hearing on December 14, 2020. I have no objection to PD 20-1142.

Respectfully submitted,

Name: ARMANDO ESPINAL
Address: 3702 W SAINT JOHN ST
Email: MAN DY ESPINAL JRO YAHOO. COM

DSD - Community Development Division Post Office Box 1110 Tampa, FL 33601

Subject:

**PD 20-1142 – IN SUPPORT** 

Folio No(s): 048858.0000, 048852.0000, 048851.0000 & 047364.0000

Dear Zoning Hearing Master:

I am writing in support of PD 20-1142 requested by Rigoberto Reyes, Jr. (Reyes Property, LLC). The Planned Development Rezoning application filed on August 19, 2020 is scheduled for the ZHM Public Hearing on December 14, 2020. I have no objection to PD 20-1142.

Respectfully submitted,

Name:

Address:

Email:

Heeter R. D. Az Perin tura Manchester CD. TAMPA FI.

DSD - Community Development Division Post Office Box 1110 Tampa, FL 33601

Subject:

**PD 20-1142 – IN SUPPORT** 

Folio No(s):

048858.0000, 048852.0000, 048851.0000 & 047364.0000

## Dear Zoning Hearing Master:

I am writing in support of PD 20-1142 requested by Rigoberto Reyes, Jr. (Reyes Property, LLC). The Planned Development Rezoning application filed on August 19, 2020 is scheduled for the ZHM Public Hearing on December 14, 2020. I have no objection to PD 20-1142.

Respectfully submitted,

Name: Émes to Moreno Address: 1529 Orossnège pr Brandon, FL 33570 Email: 813 2848561

DSD - Community Development Division Post Office Box 1110 Tampa, FL 33601

Subject:

**PD 20-1142 - IN SUPPORT** 

Folio No(s): 048858.0000, 048852.0000, 048851.0000 & 047364.0000

Dear Zoning Hearing Master:

I am writing in support of PD 20-1142 requested by Rigoberto Reyes, Jr. (Reyes Property, LLC). The Planned Development Rezoning application filed on August 19, 2020 is scheduled for the ZHM Public Hearing on December 14, 2020. I have no objection to PD 20-1142.

Respectfully submitted,

Name: 620 Mora
Address: 6219 N Lois Ave tampa FL 83614
Email: 786 508 7764

DSD - Community Development Division Post Office Box 1110 Tampa, FL 33601

Subject:

**PD 20-1142 – IN SUPPORT** 

Folio No(s):

048858.0000, 048852.0000, 048851.0000 & 047364.0000

Dear Zoning Hearing Master:

I am writing in support of PD 20-1142 requested by Rigoberto Reyes, Jr. (Reyes Property, LLC). The Planned Development Rezoning application filed on August 19, 2020 is scheduled for the ZHM Public Hearing on December 14, 2020. I have no objection to PD 20-1142.

Respectfully submitted,

Name: Address: 623 SANPIELD RD Email: BIANDON FL 33511

813 475 1236

DSD - Community Development Division Post Office Box 1110 Tampa, FL 33601

Subject:

**PD 20-1142 – IN SUPPORT** 

Folio No(s): 048858.0000, 048852.0000, 048851.0000 & 047364.0000

Dear Zoning Hearing Master:

I am writing in support of PD 20-1142 requested by Rigoberto Reyes, Jr. (Reyes Property, LLC). The Planned Development Rezoning application filed on August 19, 2020 is scheduled for the ZHM Public Hearing on December 14, 2020. I have no objection to PD 20-1142.

Respectfully submitted,

Name: Luis O Caucio Lorenzo Address: 1900 cu stigh pue ramps FL 33604 Email:

Date: 12-05-20

DSD – Community Development Division Post Office Box 1110 Tampa, FL 33601

Subject:

**PD 20-1142 - IN SUPPORT** 

Folio No(s): 048858.0000, 048852.0000, 048851.0000 & 047364.0000

My name is PABD FORGUET and I live in the community at EVINATOR TOIN DE RIVET VIEW FL 33579.

I am writing in support of PD 20-1142 requested by Rigoberto Reyes, Jr. (Reyes Property, LLC). I do not have any objection to the use of the property for truck parking. I am in favor. It is a good thing for our area. It helps other small businesses, neighbors and truck owners in the area to have a safe place to park and is in walking distance from their home to access their vehicles. There are other properties/businesses that have truck parking in the area. But, Rigo's property is only for those in the neighborhood Please allow this use for our community.

Sincerely,

Name:

Phone: (813) 322 - 906)

Date: 12- 5-20

DSD – Community Development Division Post Office Box 1110 Tampa, FL 33601

Subject:

**PD 20-1142 - IN SUPPORT** 

Folio No(s): 048858.0000, 048852.0000, 048851.0000 & 047364.0000

To Whom This May Concern:

My name is 410561. H

and I live in the community at

I am writing in support of PD 20-1142 requested by Rigoberto Reyes, Jr. (Reyes Property, LLC). I do not have any objection to the use of the property for truck parking. I am in favor. It is a good thing for our area. It helps other small businesses, neighbors and truck owners in the area to have a safe place to park and is in walking distance from their home to access their vehicles. There are other properties/businesses that have truck parking in the area. But, Rigo's property is only for those in the neighborhood. Please allow this use for our community.

Sincerely,

Name: 1105Ky 4K153 Phone: 8134814K153

Date: /2-5-20

DSD – Community Development Division Post Office Box 1110 Tampa, FL 33601

Subject:

**PD 20-1142 – IN SUPPORT** 

Folio No(s): 048858.0000, 048852.0000, 048851.0000 & 047364.0000

Dear Zoning Hearing Master:

I am writing in support of PD 20-1142 requested by Rigoberto Reyes, Jr. (Reyes Property, LLC). The Planned Development Rezoning application filed on August 19, 2020 is scheduled for the ZHM Public Hearing on December 14, 2020. I have no objection to PD 20-1142.

Respectfully submitted,

Name: Fill LONENZO
Address: 3308 Niver Grave FAMIA
Email: filellorenzo 220 y Aleso. Com

DSD – Community Development Division Post Office Box 1110 Tampa, FL 33601

Subject:

**PD 20-1142 – IN SUPPORT** 

Folio No(s):

048858.0000, 048852.0000, 048851.0000 & 047364.0000

To Whom This May Concern:

My name is Vogandris Romers Borrers and I live in the community at 6415 Ambassador Da Tampa FL 33615.

I am writing in support of PD 20-1142 requested by Rigoberto Reyes, Jr. (Reyes Property, LLC). I do not have any objection to the use of the property for truck parking. I am in favor. It is a good thing for our area. It helps other small businesses, neighbors and truck owners in the area to have a safe place to park and is in walking distance from their home to access their vehicles. There are other properties/businesses that have truck parking in the area. But, Rigo's property is only for those in the neighborhood. Please allow this use for our community.

Sincerely,

Name:

Phone: (305)

316-5603

Email:

Date: 12/6/2020

DSD – Community Development Division Post Office Box 1110 Tampa, FL 33601

Subject:

**PD 20-1142 – IN SUPPORT** 

Folio No(s):

048858.0000, 048852.0000, 048851.0000 & 047364.0000

To Whom This May Concern:

and I live in the community at

I am writing in support of PD 20-1142 requested by Rigoberto Reyes, Jr. (Reyes Property, LLC). I do not have any objection to the use of the property for truck parking. I am in favor. It is a good thing for our area. It helps other small businesses, neighbors and truck owners in the area to have a safe place to park and is in walking distance from their home to access their vehicles. There are other properties/businesses that have truck parking in the area. But, Rigo's property is only for those in the neighborhood. Please allow this use for our community.

Sincerely

Name:

Pedro HerrerA 4328038417

Phone:

Email:

Date: 11 3 20

DSD - Community Development Division Post Office Box 1110 Tampa, FL 33601

Subject:

**PD 20-1142 – IN SUPPORT** 

Folio No(s):

048858.0000, 048852.0000, 048851.0000 & 047364.0000

Dear Zoning Hearing Master:

I am writing in support of PD 20-1142 requested by Rigoberto Reyes, Jr. (Reyes Property, LLC). The Planned Development Rezoning application filed on August 19, 2020 is scheduled for the ZHM Public Hearing on December 14, 2020. I have no objection to PD 20-1142.

Respectfully submitted,

Name: Upolo Oulin Address: 2010 SPATIN (414 QUE 33647 Email: Ushold. Durni 921 C Gruc. Con

Date: 1/2 - 11 - 12

DSD - Community Development Division Post Office Box 1110 Tampa, FL 33601

Subject:

PD 20-1142 - IN SUPPORT

Folio No(s): 048858.0000, 048852.0000, 048851.0000 & 047364.0000

To Whom This May Concern:

My name is / AZARO H Palenzuela and I live in the community at

I am writing in support of PD 20-1142 requested by Rigoberto Reyes, Jr. (Reyes Property, LLC). I do not have any objection to the use of the property for truck parking. I am in favor. It is a good thing for our area. It helps other small businesses, neighbors and truck owners in the area to have a safe place to park and is in walking distance from their home to access their vehicles. There are other properties/businesses that have truck parking in the area. But, Rigo's property is only for those in the neighborhood. Please allow this use for our community.

Sincerely,

Name: LAZAROH PaleNZUELA

Phone: 8/3447 4434

2710-W-BRADDOCK-51

Date: 12-11-2>

DSD – Community Development Division Post Office Box 1110 Tampa, FL 33601

Subject:

PD 20-1142 - IN SUPPORT

Folio No(s): 048858.0000, 048852.0000, 048851.0000 & 047364.0000

To Whom This May Concern:

PALEN 300 and I live in the community at My name is DAYOBERTO

I am writing in support of PD 20-1142 requested by Rigoberto Reyes, Jr. (Reyes Property, LLC). I do not have any objection to the use of the property for truck parking. I am in favor. It is a good thing for our area. It helps other small businesses, neighbors and truck owners in the area to have a safe place to park and is in walking distance from their home to access their vehicles. There are other properties/businesses that have truck parking in the area. But, Rigo's property is only for those in the neighborhood. Please allow this use for our community.

Sincerely,

Name: Phone:

Email:

Dogabuto Palenzuela 8132701059

2510 W BRADDOCK ST

Date: (2 - 11 - 2)

DSD - Community Development Division Post Office Box 1110 Tampa, FL 33601

Subject:

PD 20-1142 - IN SUPPORT

Folio No(s): 048858.0000, 048852.0000, 048851.0000 & 047364.0000

To Whom This May Concern:

My name is Luis O. domen and I live in the community at 3217 5- noth St. TAND PL 33619

I am writing in support of PD 20-1142 requested by Rigoberto Reyes, Jr. (Reyes Property, LLC). I do not have any objection to the use of the property for truck parking. I am in favor. It is a good thing for our area. It helps other small businesses, neighbors and truck owners in the area to have a safe place to park and is in walking distance from their home to access their vehicles. There are other properties/businesses that have truck parking in the area. But, Rigo's property is only for those in the neighborhood. Please allow this use for our community.

Sincerely,

Name:

Phone: Email:

Date: 12 - 11 - 20

DSD – Community Development Division Post Office Box 1110 Tampa, FL 33601

Subject:

PD 20-1142 - IN SUPPORT

Folio No(s): 04

048858.0000, 048852.0000, 048851.0000 & 047364.0000

To Whom This May Concern:

My name is RAYMANA REYES and I live in the community at 3210 6-00 Jan 4 AMD A FL 3369

I am writing in support of PD 20-1142 requested by Rigoberto Reyes, Jr. (Reyes Property, LLC). I do not have any objection to the use of the property for truck parking. I am in favor. It is a good thing for our area. It helps other small businesses, neighbors and truck owners in the area to have a safe place to park and is in walking distance from their home to access their vehicles. There are other properties/businesses that have truck parking in the area. But, Rigo's property is only for those in the neighborhood. Please allow this use for our community.

Sincerely

Name:

Phone: Email:

13)431-6111

Raireyes adul, don

Date: 12 - 11 - 22

DSD - Community Development Division Post Office Box 1110 Tampa, FL 33601

Subject:

PD 20-1142 - IN SUPPORT

Folio No(s): 048858.0000, 048852.0000, 048851.0000 & 047364.0000

To Whom This May Concern: DIPUZ (2000) My name is and I live in the community at I am writing in support of PD 20-1142 requested by Rigoberto Reyes, Jr. (Reyes Property, LLC).

I do not have any objection to the use of the property for truck parking. I am in favor. It is a good thing for our area. It helps other small businesses, neighbors and truck owners in the area to have a safe place to park and is in walking distance from their home to access their vehicles. There are other properties/businesses that have truck parking in the area. But, Rigo's property is only for those in the neighborhood. Please allow this use for our community.

Sincerely,

Name: Dissa Papros.

Phone: (8-3) 900-2400

Email: Padrondione 3 12 ganos.

12-11-10 Date:

DSD - Community Development Division Post Office Box 1110 Tampa, FL 33601

Subject:

**PD 20-1142 – IN SUPPORT** 

Folio No(s): 048858.0000, 048852.0000, 048851.0000 & 047364.0000

To Whom This May Concern:

My name is \_\_\_\_\_\_ and I live in the community at \_\_\_\_\_\_ and I live in the community at \_\_\_\_\_\_ I am writing in support of PD 20-1142 requested by Rigoberto Reyes, Jr. (Reyes Property, LLC).

I do not have any objection to the use of the property for truck parking. I am in favor. It is a good thing for our area. It helps other small businesses, neighbors and truck owners in the area to have a safe place to park and is in walking distance from their home to access their vehicles. There are other properties/businesses that have truck parking in the area. But, Rigo's property is only for those in the neighborhood. Please allow this use for our community.

Sincerely,

Name:
Phone: (\$137) 245-9083
Email: 50/on 9102 @ gmail.com

Date: 12 - 11 - 22

DSD - Community Development Division Post Office Box 1110 Tampa, FL 33601

Subject:

PD 20-1142 - IN SUPPORT

Folio No(s): 048858.0000, 048852.0000, 048851.0000 & 047364.0000

To Whom This May Concern:

My name is Aspey Verez

and I live in the community at

I am writing in support of PD 20-1142 requested by Rigoberto Reyes, Jr. (Reyes Property, LLC). I do not have any objection to the use of the property for truck parking. I am in favor. It is a good thing for our area. It helps other small businesses, neighbors and truck owners in the area to have a safe place to park and is in walking distance from their home to access their vehicles. There are other properties/businesses that have truck parking in the area. But, Rigo's property is only for those in the neighborhood. Please allow this use for our community.

Sincerely,

Name: 05 nex Penez Phone: 83-850-1305 Email:

Date: 12/11/2020

DSD - Community Development Division Post Office Box 1110 Tampa, FL 33601

Subject:

PD 20-1142 - IN SUPPORT

Folio No(s): 048858.0000, 048852.0000, 048851.0000 & 047364.0000

To Whom This May Concern:

My name is CAROL J. Dordo and I live in the community at

1 am writing in support of PD 20-1142 requested by Rigoberto Reyes, Jr. (Reyes Property, LLC). I do not have any objection to the use of the property for truck parking. I am in favor. It is a good thing for our area. It helps other small businesses, neighbors and truck owners in the area to have a safe place to park and is in walking distance from their home to access their vehicles. There are other properties/businesses that have truck parking in the area. But, Rigo's property is only for those in the neighborhood. Please allow this use for our community.

Sincerely,

Name: Of Coraclo Phone: 8+3 - 3684115

Date: 11/4/2020

DSD - Community Development Division Post Office Box 1110 Tampa, FL 33601

Subject:

**PD 20-1142 – IN SUPPORT** 

Folio No(s):

048858.0000, 048852.0000, 048851.0000 & 047364.0000

Dear Zoning Hearing Master:

I am writing in support of PD 20-1142 requested by Rigoberto Reyes, Jr. (Reyes Property, LLC). The Planned Development Rezoning application filed on August 19, 2020 is scheduled for the ZHM Public Hearing on December 14, 2020. I have no objection to PD 20-1142.

Respectfully submitted,

Name: Daviel Hernandez Garcia Address: 4210 z9thave n saint pet FC Email: 727641953Z

Date: 12-11-20

DSD – Community Development Division Post Office Box 1110 Tampa, FL 33601

Subject:

**PD 20-1142 - IN SUPPORT** 

Folio No(s):

 $048858.0000,\,048852.0000,\,048851.0000\,\,\&\,\,047364.0000$ 

To Whom This May Concern:

My name is JEREMY BRONGO					and I live in the community at	
	4330 S. 66th	Street.	TAMOA	FL	33619	
I am writing	ng in support of l	PD 20-114	2 requested	by Ri	goberto F	Reyes, Jr. (Reyes Property, LLC).
I do not have any objection to the use of the property for truck parking. I am in favor. It is a good						
thing for our area. It helps other small businesses, neighbors and truck owners in the area to have a						
safe place to park and is in walking distance from their home to access their vehicles. There are						
other properties/businesses that have truck parking in the area. But, Rigo's property is only for						
those in th	e neighborhood.	Please alle	ow this use	for ou	commu	nity.

Sincerely,

Name: Phone:

JEREM-1 BRONGO

Email:

813 413 7844.

Date: 1/-4-20

DSD - Community Development Division Post Office Box 1110 Tampa, FL 33601

Subject:

**PD 20-1142 – IN SUPPORT** 

Folio No(s):

 $048858.0000,\,048852.0000,\,048851.0000\,\,\&\,\,047364.0000$ 

Dear Zoning Hearing Master:

I am writing in support of PD 20-1142 requested by Rigoberto Reyes, Jr. (Reyes Property, LLC). The Planned Development Rezoning application filed on August 19, 2020 is scheduled for the ZHM Public Hearing on December 14, 2020. I have no objection to PD 20-1142.

Respectfully submitted

Name: YANKIEL
Address: 14626 WALNET BENDWAY UNIT 102
Email: LUTZ PL 33549

(813) 377-5523

DSD - Community Development Division Post Office Box 1110 Tampa, FL 33601

Subject:

**PD 20-1142 – IN SUPPORT** 

Folio No(s): 048858.0000, 048852.0000, 048851.0000 & 047364.0000

To Whom This May Concern:

My name is OSEAN Holins 1014 & Elicott ST Tamps PC 33603 and I live in the community at

I am writing in support of PD 20-1142 requested by Rigoberto Reyes, Jr. (Reyes Property, LLC). I do not have any objection to the use of the property for truck parking. I am in favor. It is a good thing for our area. It helps other small businesses, neighbors and truck owners in the area to have a safe place to park and is in walking distance from their home to access their vehicles. There are other properties/businesses that have truck parking in the area. But, Rigo's property is only for those in the neighborhood. Please allow this use for our community.

Sincerely,

Name: Ogest Phone: (813) 447-6695 Email: coqui to 0984 @ gunsil.com

Date: 12/12/2020

DSD - Community Development Division Post Office Box 1110 Tampa, FL 33601

Subject:

**PD 20-1142 - IN SUPPORT** 

Folio No(s): 048858.0000, 048852.0000, 048851.0000 & 047364.0000

To Whom This May Concern:

My name is Paul M. ORA and I live in the community at 3914 Palm River Rd. Ft. 33619

I am writing in support of PD 20-1142 requested by Rigoberto Reyes, Jr. (Reyes Property, LLC).

I do not have any objection to the use of the property for truck parking. I am in favor. It is a good thing for our area. It helps other small businesses, neighbors and truck owners in the area to have a safe place to park and is in walking distance from their home to access their vehicles. There are other properties/businesses that have truck parking in the area. But, Rigo's property is only for those in the neighborhood. Please allow this use for our community.

Sincerely,

Name: Paul M. Dorado Phone: 813 -836 G 110 Email:

Date: 11-14-20

DSD - Community Development Division Post Office Box 1110 Tampa, FL 33601

Subject:

PD 20-1142 - IN SUPPORT

Folio No(s): 048858.0000, 048852.0000, 048851.0000 & 047364.0000

To Whom This May Concern:

My name is I sabel Carmengte

and I live in the community at

I am writing in support of PD 20-1142 requested by Rigoberto Reyes, Jr. (Reyes Property, LLC). I do not have any objection to the use of the property for truck parking. I am in favor. It is a good thing for our area. It helps other small businesses, neighbors and truck owners in the area to have a safe place to park and is in walking distance from their home to access their vehicles. There are other properties/businesses that have truck parking in the area. But, Rigo's property is only for those in the neighborhood. Please allow this use for our community.

Sincerely,

Name: Fabel Carmenate
Phone: (813) 454-2709
Email:

DSD – Community Development Division Post Office Box 1110 Tampa, FL 33601

Subject:

**PD 20-1142 - IN SUPPORT** 

Folio No(s): 048858.0000, 048852.0000, 048851.0000 & 047364.0000

To Whom This May Concern:

My name is Leonardo G. Colon and I live in the community at 45125.665t. TAMPAFL: 33619

I am writing in support of PD 20-1142 requested by Rigoberto Reyes, Jr. (Reyes Property, LLC).

I am writing in support of PD 20-1142 requested by Rigoberto Reyes, Jr. (Reyes Property, LLC). I do not have any objection to the use of the property for truck parking. I am in favor. It is a good thing for our area. It helps other small businesses, neighbors and truck owners in the area to have a safe place to park and is in walking distance from their home to access their vehicles. There are other properties/businesses that have truck parking in the area. But, Rigo's property is only for those in the neighborhood. Please allow this use for our community.

Sincerely, Sincerely,

Name: Leonardo Coloù Phone: 813-403-7476 Email: Leocolon 331206 mail: Con

DSD – Community Development Division Post Office Box 1110 Tampa, FL 33601

Subject:

PD 20-1142 – IN SUPPORT

Folio No(s): 048858.0000, 048852.0000, 048851.0000 & 047364.0000

To Whom This May Concern:

My name is Antonio Machin Dia Z and I live in the community at 3052 578TH ST Tampa FL 33619

I am writing in support of PD 20-1142 requested by Rigoberto Reyes, Jr. (Reyes Property, LLC). I do not have any objection to the use of the property for truck parking. I am in favor. It is a good thing for our area. It helps other small businesses, neighbors and truck owners in the area to have a safe place to park and is in walking distance from their home to access their vehicles. There are other properties/businesses that have truck parking in the area. But, Rigo's property is only for those in the neighborhood. Please allow this use for our community.

Sincerely,

Name:

Phone:

3-403-8553

Email:

Date:

DSD – Community Development Division Post Office Box 1110 Tampa, FL 33601

Subject:

**PD 20-1142 - IN SUPPORT** 

Folio No(s): 048858.0000, 048852.0000, 048851.0000 & 047364.0000

To Whom This May Concern:

My name is CAridol Baster and I live in the community at 1516 clair and cir Tangle FC 33619

I am writing in support of PD 20-1142 requested by Rigoberto Reyes, Jr. (Reyes Property, LLC). I do not have any objection to the use of the property for truck parking. I am in favor. It is a good thing for our area. It helps other small businesses, neighbors and truck owners in the area to have a safe place to park and is in walking distance from their home to access their vehicles. There are other properties/businesses that have truck parking in the area. But, Rigo's property is only for those in the neighborhood. Please allow this use for our community.

Sincerely,

Name:

Phone:

813 - 481-2045

Email:

Date: 12 - 12 - 10

DSD - Community Development Division Post Office Box 1110 Tampa, FL 33601

Subject:

PD 20-1142 - IN SUPPORT

Folio No(s): 048858.0000, 048852.0000, 048851.0000 & 047364.0000

To Whom This May Concern: Maya. and I live in the community at

I am writing in support of PD 20-1142 requested by Rigoberto Reyes, Jr. (Reyes Property, LLC). I do not have any objection to the use of the property for truck parking. I am in favor. It is a good thing for our area. It helps other small businesses, neighbors and truck owners in the area to have a safe place to park and is in walking distance from their home to access their vehicles. There are other properties/businesses that have truck parking in the area. But, Rigo's property is only for those in the neighborhood. Please allow this use for our community.

Sincerely,

Name:

Phone: Email:

Leannys Slayer. 813-355-7689 Neanny@yahoo.com.

Date: (2 - (2 - 2))

DSD – Community Development Division Post Office Box 1110 Tampa, FL 33601

Subject:

**PD 20-1142 - IN SUPPORT** 

hany dayaalo

Folio No(s): 048858.0000, 048852.0000, 048851.0000 & 047364.0000

Sincerely,

Name:

Email.

Date: 12-12-20

DSD - Community Development Division Post Office Box 1110 Tampa, FL 33601

Subject:

PD 20-1142 - IN SUPPORT

Folio No(s): 048858.0000, 048852.0000, 048851.0000 & 047364.0000

To Whom This May Concern:

My name is Jonse Perez Helen dez and I live in the community at

I am writing in support of PD 20-1142 requested by Rigoberto Reyes, Jr. (Reyes Property, LLC). I do not have any objection to the use of the property for truck parking. I am in favor. It is a good thing for our area. It helps other small businesses, neighbors and truck owners in the area to have a safe place to park and is in walking distance from their home to access their vehicles. There are other properties/businesses that have truck parking in the area. But, Rigo's property is only for those in the neighborhood. Please allow this use for our community.

Sincerely,

Name: Jonge Penez Melendez Phone: 786-570-9347 Email:

Phone: Email:

Date: 12-12-20

DSD - Community Development Division Post Office Box 1110 Tampa, FL 33601

Subject:

PD 20-1142 - IN SUPPORT

Folio No(s):

048858.0000, 048852.0000, 048851.0000 & 047364.0000

To Whom This May Concern: My name is Roules Noselo and I live in the community at River Rd. To.

I am writing in support of PD 20-1142 requested by Rigoberto Reyes, Jr. (Reyes Property, LLC). I do not have any objection to the use of the property for truck parking. I am in favor. It is a good thing for our area. It helps other small businesses, neighbors and truck owners in the area to have a safe place to park and is in walking distance from their home to access their vehicles. There are other properties/businesses that have truck parking in the area. But, Rigo's property is only for those in the neighborhood. Please allow this use for our community.

Sincerely, Mangan Durando J.

Name:

Phone:

Email:

Date: 12 - 12 - 12

DSD - Community Development Division Post Office Box 1110 Tampa, FL 33601

Subject:

Name: Phone: Email:

**PD 20-1142 - IN SUPPORT** 

Folio No(s): 048858.0000, 048852.0000, 048851.0000 & 047364.0000

To Whom This May Concern:
My name is Irma I. DelValle and I live in the community at
I am writing in support of PD 20-1142 requested by Rigoberto Reyes, Jr. (Reyes Property, LLC).
I do not have any objection to the use of the property for truck parking. I am in favor. It is a good
thing for our area. It helps other small businesses, neighbors and truck owners in the area to have a safe place to park and is in walking distance from their home to access their vehicles. There are other properties/businesses that have truck parking in the area. But, Rigo's property is only for those in the neighborhood. Please allow this use for our community.
Sincerely,

Date: 12-12-20

DSD - Community Development Division Post Office Box 1110 Tampa, FL 33601

Subject:

PD 20-1142 - IN SUPPORT

Folio No(s): 048858.0000, 048852.0000, 048851.0000 & 047364.0000

To Whom This May Concern:

My name is Would at Alexado SR and I live in the community at

I am writing in support of PD 20-1142 requested by Rigoberto Reyes, Jr. (Reyes Property, LLC). I do not have any objection to the use of the property for truck parking. I am in favor. It is a good thing for our area. It helps other small businesses, neighbors and truck owners in the area to have a safe place to park and is in walking distance from their home to access their vehicles. There are other properties/businesses that have truck parking in the area. But, Rigo's property is only for those in the neighborhood. Please allow this use for our community.

Sincerely,

Name: Name: Noughs F. Dorado SR Phone: 813-3684115 Email:

Date: 12/1/20

DSD – Community Development Division Post Office Box 1110 Tampa, FL 33601

Subject:

**PD 20-1142 – IN SUPPORT** 

Folio No(s): 048858.0000, 048852.0000, 048851.0000 & 047364.0000

To Whom This May Concern: My name is foarci Betarcourt and I live in the community at 10 14 E Ellicott Jauga FL 33603 I am writing in support of PD 20-1142 requested by Rigoberto Reyes, Jr. (Reyes Property, LLC). I do not have any objection to the use of the property for truck parking. I am in favor. It is a good thing for our area. It helps other small businesses, neighbors and truck owners in the area to have a safe place to park and is in walking distance from their home to access their vehicles. There are other properties/businesses that have truck parking in the area. But, Rigo's property is only for those in the neighborhood. Please allow this use for our community.

Sincerely,

Name: foaudie Phone: 305 922 0787 Email: foardie gnail. Com

Date: 12-02-2020

DSD - Community Development Division Post Office Box 1110 Tampa, FL 33601

Subject:

**PD 20-1142 – IN SUPPORT** 

Folio No(s): 048858.0000, 048852.0000, 048851.0000 & 047364.0000

Dear Zoning Hearing Master:

I am writing in support of PD 20-1142 requested by Rigoberto Reyes, Jr. (Reyes Property, LLC). The Planned Development Rezoning application filed on August 19, 2020 is scheduled for the ZHM Public Hearing on December 14, 2020. I have no objection to PD 20-1142.

Respectfully submitted,

Name: YASSER GONZALEZ

Address: 2024 Shadow pine dr brandon FL 33511

Email: YASSERGONZALEZ B3@ YAROO. COM
phone: 305 763 4138

Date: 12/02/20

DSD - Community Development Division Post Office Box 1110 Tampa, FL 33601

Subject:

**PD 20-1142 – IN SUPPORT** 

Folio No(s): 048858.0000, 048852.0000, 048851.0000 & 047364.0000

Dear Zoning Hearing Master:

I am writing in support of PD 20-1142 requested by Rigoberto Reyes, Jr. (Reyes Property, LLC). The Planned Development Rezoning application filed on August 19, 2020 is scheduled for the ZHM Public Hearing on December 14, 2020. I have no objection to PD 20-1142.

Respectfully submitted,

Name: PADLO D RODRIGUEZ Address: 10925 BRUCEVEN DRY RIVERVIEW FL 33578 Email: 813-310-0693

Date: /2-4/-20

DSD – Community Development Division Post Office Box 1110 Tampa, FL 33601

Subject:

**PD 20-1142 – IN SUPPORT** 

Folio No(s): 048858.0000, 048852.0000, 048851.0000 & 047364.0000

Dear Zoning Hearing Master:

I am writing in support of PD 20-1142 requested by Rigoberto Reyes, Jr. (Reyes Property, LLC). The Planned Development Rezoning application filed on August 19, 2020 is scheduled for the ZHM Public Hearing on December 14, 2020. I have no objection to PD 20-1142.

Respectfully submitted,

Name: Nelson Herrady
Address: 2001 chanice ein tracks FC 33619
Email: Effetylb-NH Egarant, ear

DSD - Community Development Division Post Office Box 1110 Tampa, FL 33601

Subject:

**PD 20-1142 – IN SUPPORT** 

Folio No(s):

 $048858.0000,\,048852.0000,\,048851.0000\,\,\&\,\,047364.0000$ 

# Dear Zoning Hearing Master:

I am writing in support of PD 20-1142 requested by Rigoberto Reyes, Jr. (Reyes Property, LLC). The Planned Development Rezoning application filed on August 19, 2020 is scheduled for the ZHM Public Hearing on December 14, 2020. I have no objection to PD 20-1142.

Respectfully submitted,

DSD - Community Development Division Post Office Box 1110 Tampa, FL 33601

Subject:

**PD 20-1142 – IN SUPPORT** 

Folio No(s):

 $048858.0000,\,048852.0000,\,048851.0000\,\,\&\,\,047364.0000$ 

# Dear Zoning Hearing Master:

I am writing in support of PD 20-1142 requested by Rigoberto Reyes, Jr. (Reyes Property, LLC). The Planned Development Rezoning application filed on August 19, 2020 is scheduled for the ZHM Public Hearing on December 14, 2020. I have no objection to PD 20-1142.

Respectfully submitted,

DSD - Community Development Division Post Office Box 1110 Tampa, FL 33601

Subject:

**PD 20-1142 – IN SUPPORT** 

Folio No(s):

 $048858.0000,\,048852.0000,\,048851.0000\,\,\&\,\,047364.0000$ 

# Dear Zoning Hearing Master:

I am writing in support of PD 20-1142 requested by Rigoberto Reyes, Jr. (Reyes Property, LLC). The Planned Development Rezoning application filed on August 19, 2020 is scheduled for the ZHM Public Hearing on December 14, 2020. I have no objection to PD 20-1142.

Respectfully submitted,

DSD - Community Development Division Post Office Box 1110 Tampa, FL 33601

Subject:

**PD 20-1142 – IN SUPPORT** 

Folio No(s):

 $048858.0000,\,048852.0000,\,048851.0000\,\,\&\,\,047364.0000$ 

# Dear Zoning Hearing Master:

I am writing in support of PD 20-1142 requested by Rigoberto Reyes, Jr. (Reyes Property, LLC). The Planned Development Rezoning application filed on August 19, 2020 is scheduled for the ZHM Public Hearing on December 14, 2020. I have no objection to PD 20-1142.

Respectfully submitted,

DSD - Community Development Division Post Office Box 1110 Tampa, FL 33601

Subject:

**PD 20-1142 – IN SUPPORT** 

Folio No(s):

 $048858.0000,\,048852.0000,\,048851.0000\,\,\&\,\,047364.0000$ 

# Dear Zoning Hearing Master:

I am writing in support of PD 20-1142 requested by Rigoberto Reyes, Jr. (Reyes Property, LLC). The Planned Development Rezoning application filed on August 19, 2020 is scheduled for the ZHM Public Hearing on December 14, 2020. I have no objection to PD 20-1142.

Respectfully submitted,

DSD - Community Development Division Post Office Box 1110 Tampa, FL 33601

Subject:

**PD 20-1142 – IN SUPPORT** 

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