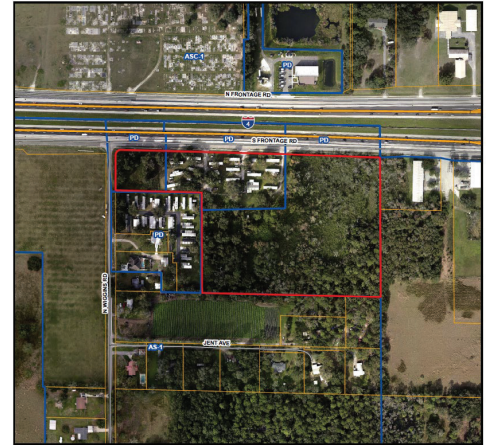


Rezoning Application: PD 22-1702
Zoning Hearing Master Date: May 15, 2023
BOCC Land Use Meeting Date: July 18, 2023

1.0 APPLICATION SUMMARY

Applicant: Jeffrey Anderson
FLU Category: Residential - 4
Service Area: Rural
Site Acreage: Approximately 15.9 acres
Community Plan Area: None
Overlay: None



Introduction Summary:

The applicant seeks to develop an approximately 10.67-acre unified development consisting of two folios. The request is for a rezoning from Planned Development (PD 93-0116 and PD 93-0115) to Planned Development (PD) to allow for up to 80,000-square-feet of Commercial, Neighborhood (CN) and Commercial, General (CG) uses.

Zoning:	Existing		Proposed
District(s)	PD 93-0116	PD 93-0115	PD
Typical General Use(s)	Single-Family Residential (Conventional/Mobile Home)	Single-Family Residential (Conventional/Mobile Home)	Commercial Neighborhood & Commercial General uses with restrictions
Acreage	Folio 90430.5000: +/-3.41 ac.	Folio 90430.5500: +/-12.49 ac.	Approximately 15.9 ac.
Density/Intensity	Max. 25 mobile homes	Maximum 54 mobile homes / SF / MF units	Maximum 80,000 sf (total)

Development Standards:	Existing		Proposed
District(s)	PD 93-0116	PD 93-0115	PD Dimensional Standards
Setbacks/Buffering and Screening	MH Setbacks Front: 5 ft. Side: 5 ft. Rear: 5 ft.	MH Setbacks Front: 5 ft. Side: 5 ft. Rear: 5 ft.	Adjacent to folio 90597.1256 (west): 20 ft. buffer / Type "B Screening Min. Bldg. Setbacks (front) Frontage Rd.: 30 ft. / Wiggins Rd.: 30 ft.
Height	1-story MH	35 ft. for SF / MF	25 ft. Max. Ht.

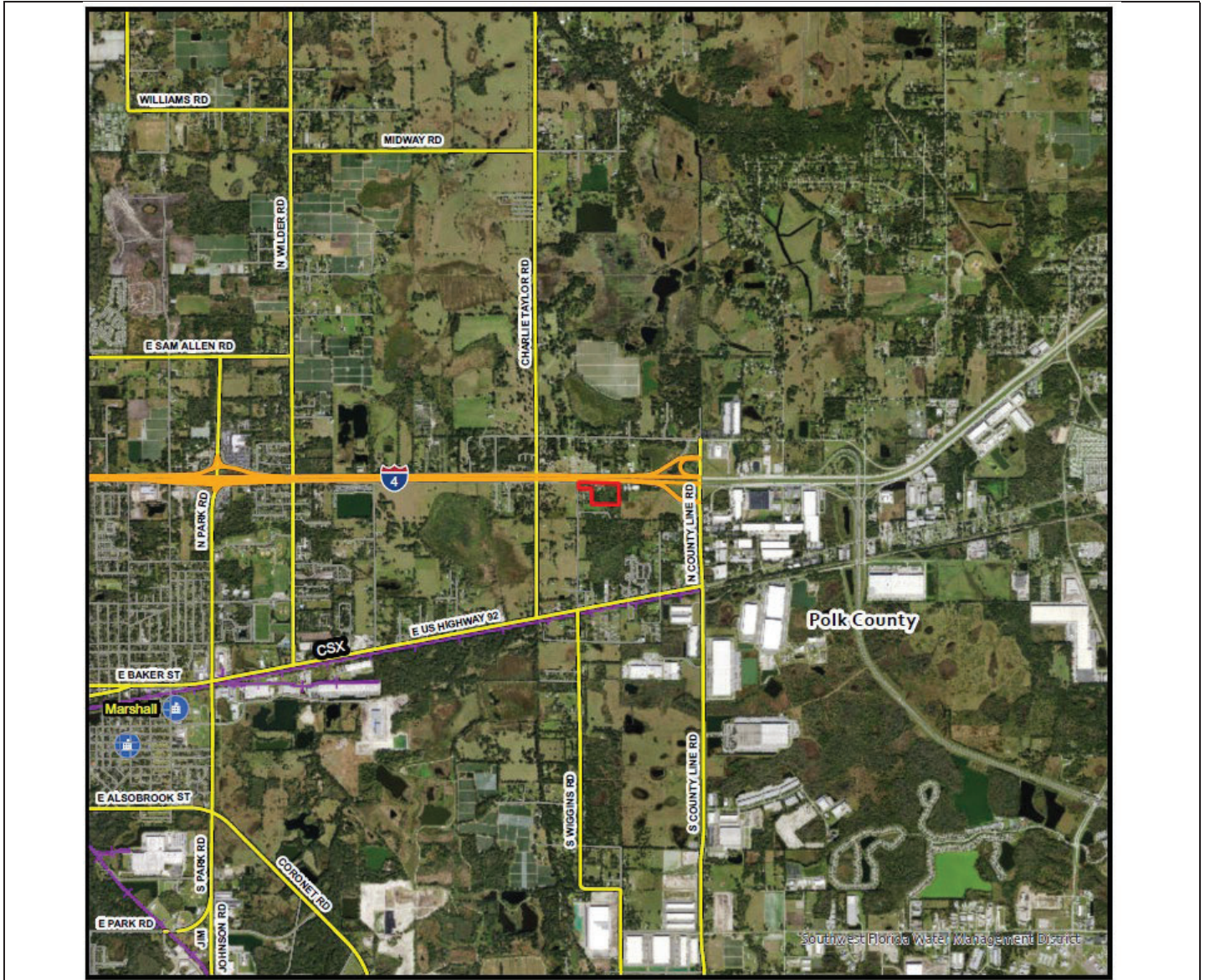
Additional Information:

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: CONSISTENT	Development Services Recommendation: APPROVABLE, Subject to Conditions.
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



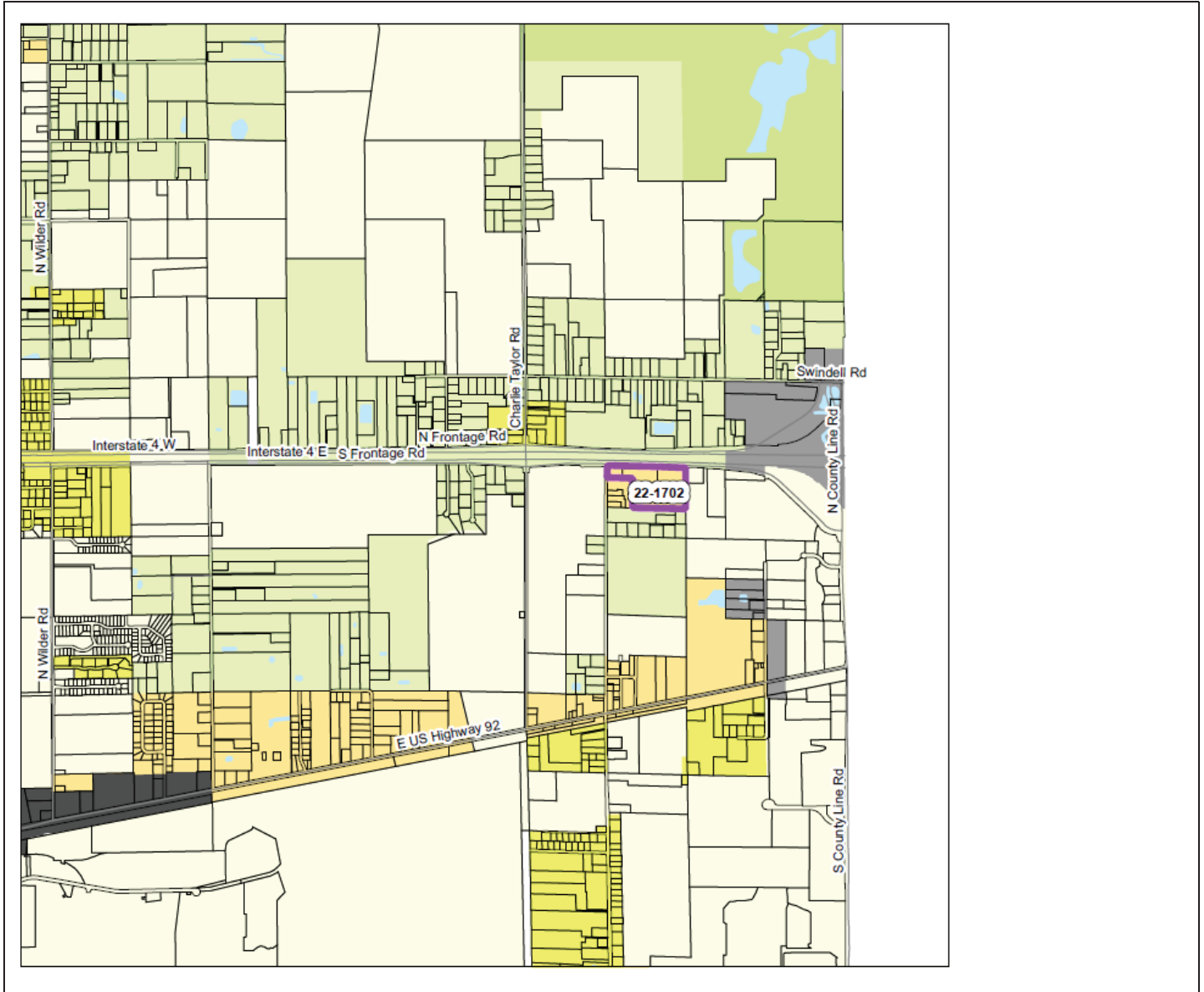
Context of Surrounding Area:

The subject property is located on the south side of S. Frontage Road and the east side of N. Wiggins Road, at the intersection of S. Frontage Road and N. Wiggins Road approximately 50 feet south of Interstate-4 right-of-way. The subject site is located in the Rural Service Area. The property is not located within a community planning area.

The Plant City jurisdiction is located to the east and west of the site. Surrounding uses include single-family residential and mobile homes to the south and public institutional uses including a church on the north side of Interstate-4. Light commercial uses, including a business park with a mixed-use warehouse, are located to the west and Florida Department of Transportation owned land is located to the east.

2.0 LAND USE MAP SET AND SUMMARY DATA

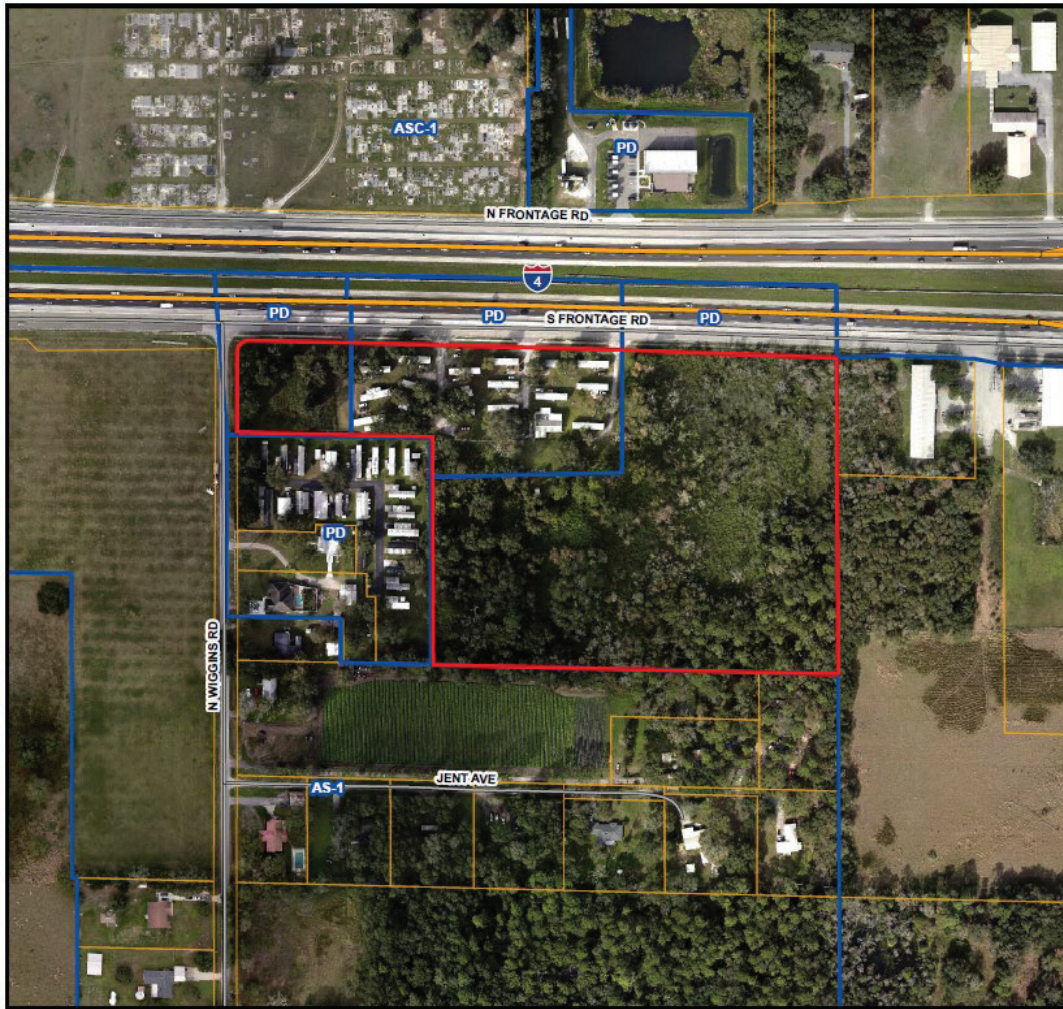
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential -4
Maximum Density/F.A.R.:	4 dwelling per acre / 0.25 Maximum FAR
Typical Uses:	Typical uses in the Residential-4 future land use category include but not limited to residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Nonresidential uses shall meet locational criteria for specific land use.

2.0 LAND USE MAP SET AND SUMMARY DATA

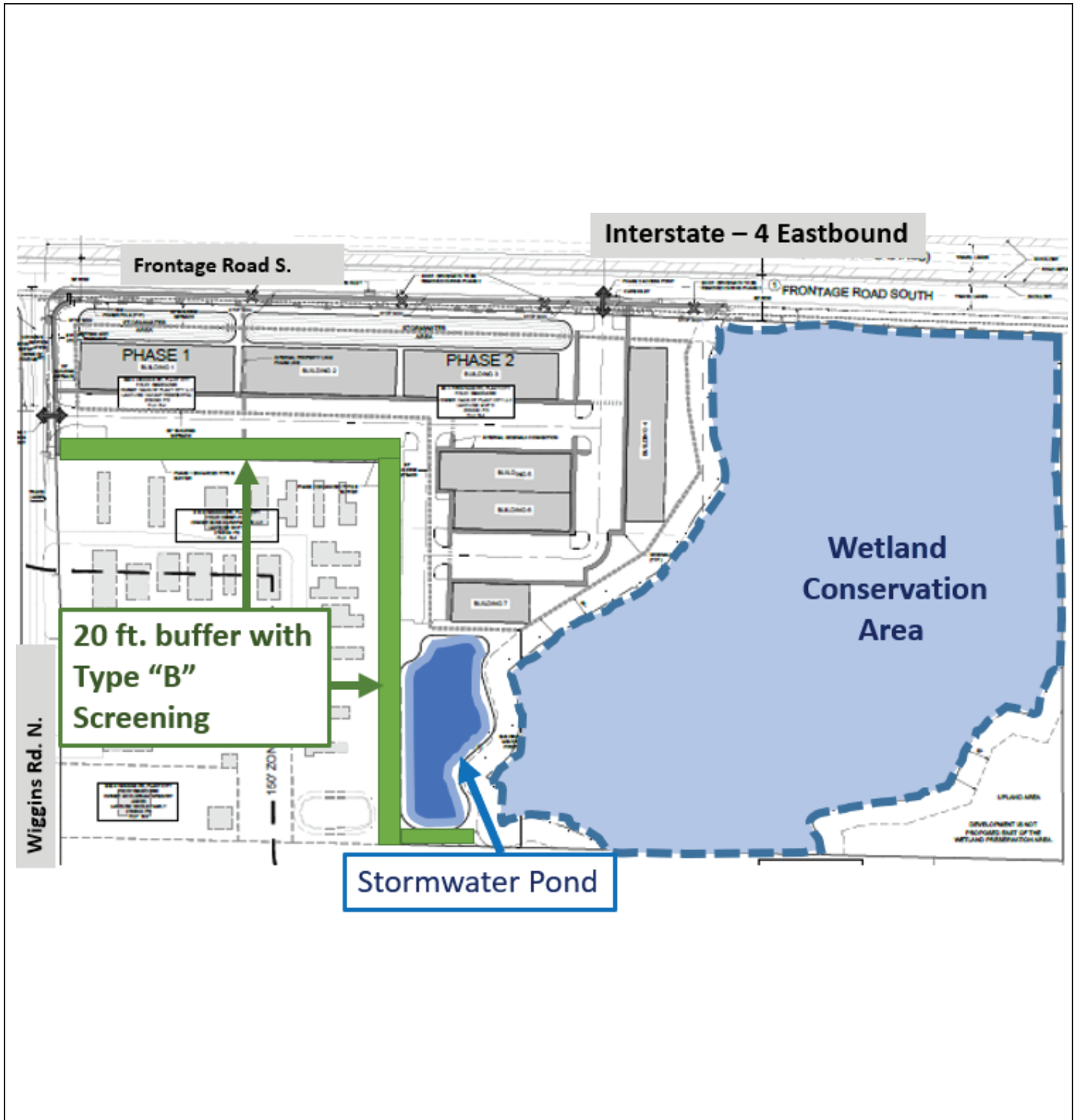
2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	S. Frontage Rd. and Interstate 4	Right-of-Way	Local road and interstate	Local road and interstate
South	AS-1 and PD	AS-1: 1 du/acre	Single-family (SF) and Agricultural Uses and MH	Single-family (SF) and Agricultural Uses / MH
East	Plant City Jurisdiction	Plant City Jurisdiction	Plant City Jurisdiction	Dept. of Transportation
West	AS-1 (across N. Wiggins Rd.)	AS-1: 1 du/acre	Single-family (SF) and Agricultural Uses	Single-family (SF) and Agricultural Uses

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



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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
I-4 FRONTAGE RD S	FDOT -Frontage	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
WIGGINS RD	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	823	65	71
Proposed	788	133	154
Difference (+/-)	-35	+68	+83

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

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

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Wiggins Rd./Substandard Roadway	Design Exception Requested	Approvable
Notes:		

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested <input checked="" type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report.

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See EPC "Agency Comment Sheet"
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area	<input checked="" type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Transportation Report.
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See Water Resource Services Comment Sheet Water & Wastewater. The subject site is located outside of the Hillsborough County Urban Service Area, therefore water and/or wastewater service is not generally allowed. If the site is required or otherwise allowed to connect to the potable water and/or wastewater systems, there will be offsite improvements required that extend beyond a connection to the closest location with existing infrastructure. These points-of-connection will have to be determined at time of application of service as additional analysis will be required to make the final determination.

<p>Hillsborough County School Board</p> <p>Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>Impact/Mobility Fees (Various use types allowed. Estimates are a sample of potential development)</p> <p>Warehouse (Per 1,000 s.f.) Mobility: \$1,992 * 12 = \$23,904 Fire: \$34 * 12 = \$408</p> <p>Warehouse (Per 1,000 s.f.) Mobility: \$1,992 * 68 = \$135,456 Fire: \$34 * 68 = \$4,352</p> <p>Total phase 1 and phase 2: \$164,120</p> <p>Rural Mobility, Northeast Fire - CG or CN/I allowed, project is to be Warehouse(approx. 25% office, 75% storage) - 12,000 sq ft phase 1, and 68,000 sq ft phase 2</p>				
<p>Comprehensive Plan:</p>	<p>Comments Received</p>	<p>Findings</p>	<p>Conditions Requested</p>	<p>Additional Information/Comments</p>
<p>Planning Commission</p> <p><input checked="" type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p><input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>See Planning Commission Report</p>

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Continuance to May 15, 2023 ZHM

The April 17, 2023, Zoning Hearing Master meeting was continued to May 15, 2023, to allow the applicant additional time to submit documentation regarding compliance with Development Review Procedures Manual (DRPM) Section 6.2.1.C.13 which requires compliance with Florida Statute, Chapter 723. On May 4, 2023, the applicant submitted an affidavit along with associated documents confirming that the property located at 3811 Frontage Road (associated with Folio 090430-5000) is not a F.S. Chapter 723 mobile home park and is therefore exempt from the relocation requirements. All of the homes are deemed "real property" by the Hillsborough County property appraiser. Mr. Anderson for Oaks of Plant City LLC owns and pays taxes on them.

5.2 Compatibility

The subject property is located on the south side of S. Frontage Road and the east side of N. Wiggins Road, at the intersection of S. Frontage Road and N. Wiggins Road approximately 50 feet south of Interstate-4 right-of-way. The subject site is located in the Rural Service Area. The property is not located within a community planning area. The subject property is located bounded on the east and west by areas located within the jurisdiction of the City of Plant City. Recent discussions the applicant has conducted with the city of Plant City indicate that annexation is not currently possible. The applicant has proposed mitigation techniques to help achieve overall compatibility with the surrounding uses within the jurisdiction of Unincorporated Hillsborough County.

The applicant seeks to develop an approximately 15.9-acre unified development consisting of two folios. The request is for a rezoning from PD 93-0115 and PD 93-0116 to Planned Development (PD) to allow for up to 80,000 square feet of commercial uses, referred to as "flex space" in the applicant's narrative. Possible uses proposed by the applicant include accessory retail, art supply store, photography store, catering, contractor's office without open storage, florist shop, locksmith, mini warehouses (subject to LDC Section 6.11.60), office equipment stores, photography studio, printing services, watch / clock / jewelry repair, business services and professional uses. Additional commercial uses are only allowed if located a minimum of 80 feet from the PD boundary when abutting parcel folio 90597.1256 (mobile home development located southwest). These uses include one small dry cleaner, small & large electronic repair, exterminator, furniture repair / refinishing / upholstery, lawn care, landscaping, rental and leasing of light equipment, sign painting, small motor repair. The applicant's intent is to restrict uses that would cause higher impacts to the surrounding residential area by concentrating them in the northern buildings located along Frontage Road.

The applicant does not request any variations to Land Development Code Parts 6.06.00 (Landscaping/Buffering). The applicant is required to have a 20 ft. buffer with Type "B" screening adjacent to the mobile home property located to the southwest of the subject property as shown on the site plan. The applicant proposes a condition to allow the use of existing vegetation in lieu of required screening pursuant to Land Development Code Section 6.06.06.C.12, which permits an applicant to submit an alternative screening plan at the time of site and development review. The alternative plan shall afford screening, in terms of height, opacity and separation, equivalent to or exceeding that provided by the above requirements. The applicant proposes this alternative landscaping along the far south and east boundaries where there is extensive wetlands with existing riparian vegetation creating a natural buffer and natural distance separation from the proposed developed which will be located towards the northwestern area of the subject site.

In addition to the required enhanced buffer and the natural vegetation, the applicant re-aligned the buildings and proposes to have a minimum building setback of 60 feet where the proposed commercial development abuts the mobile home development (folio no. 90597.1256) to further mitigate impacts. The applicant also proposes a maximum building height of 25 feet to keep the development in character with the nearby development. Another measure the applicant proposed to create further compatibility with the most southern residential is for the building setback to be 240 feet from the furthest southern boundary with the proposed stormwater in this location creating a natural-like feature

separating the commercial located to the north of the subject property further away from the residential to the far south.

The applicant's site plan shows approximately 8.15 acres of wetlands located to the east. The Environmental Protection Commission (EPC) has indicated that there is a valid ERP permit and that a wetland occupies a large portion of the eastern part of the project. The EPC Wetlands Division has reviewed the proposed site plan and has provided agency comments dated January 5, 2023. The comments indicate that the site plan is conceptually justified to move forward through the zoning review process as long as there are no wetland impacts and that the EPC wetland be labeled as Wetland Conservation Area on the site plan.

The subject site will comply with and conform to all other applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives, and Policies of the Unincorporated Hillsborough County Comprehensive Plan.

Transportation Design Exception

1. Wiggins Road is a substandard local road, and the applicant's Engineer of Record submitted a Design Exception request for Wiggins Road to determine the specific improvements. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on April 3, 2023). The developer will be required to widen the travel lanes to 11-feet with a 4-foot shoulder on the east side and construct a 5-foot sidewalk along the project frontage. If this zoning is approved, the County Engineer will approve the Design Exception request.

5.2 Recommendation


Based on the above considerations, staff finds the request **APPROVABLE**.

6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted March 24, 2023.

1. The project shall be limited to a maximum of 80,000 square feet of commercial use, as shown on the March 24, 2023 site plan.
 - a. The following uses may be located in any of the proposed structures shown on the March 24, 2023, site plan.
 - i. accessory retail, art supply store, blueprint, camera/photography store, catering, contractor’s office without open storage, florist shop, locksmith, mini warehouses (subject to LDC Section 6.11.60), office equipment stores, photography studio, printing services, watch / clock / jewelry repair, business services and professional uses.
 - b. Additional commercial uses are only allowed if located a minimum of 80 feet from the PD boundary when abutting parcel folio 90597.1256.
 - i. These uses include one small dry cleaner, small & large electronic repair, exterminator, furniture repair / refinishing / upholstery, lawn care, landscaping, rental and leasing of light equipment, sign painting, small motor repair, and lumber/other building materials.
2. The development shall comply with the March 24, 2023, site plan and the following development standards.
 - a. Minimum Front Yard Setback (Frontage Road and Wiggins Road): 30 feet
 - b. South (abutting folio 90597.1256): 60 feet
 - c. South (abutting folio 90431.0000): 240 feet
 - d. West (abutting folio 90597.1256): 60 feet
 - e. Maximum Height: 25 feet
3. The subject property shall be subject to buffering and screening requirements of Section 6.06.06 of the Hillsborough County Land Development Code with the following exception.
 - a. Existing vegetation may be retained in lieu of construction of the 6-foot high screening where said vegetation is at least 6 feet in height and provides an overall opacity of seventy-five percent on the south and eastern portions of the subject site located adjacent to the Wetland Conservation Area.
4. The mobile homes located in folio no. 90430.5000 shall be allowed to be an interim use until commencement of construction for phase 2 of the proposed development.
5. If PD 22-1702 is approved, the County Engineer will approve a Design Exception (dated March 28, 2023) which was found approvable by the County Engineer (on April 3, 2023) for Wiggins Rd. substandard road improvements. As Wiggins Rd. is a substandard local roadway, the developer will be required to widen the travel lanes to 11-feet with a 4-foot shoulder on the east side and construct a 5-foot sidewalk along the project frontage, within a dedicated easement.
6. The project shall be permitted one full access connection on Wiggins Rd. at the time of construction of Phase I and one full access connection on S. Frontage Rd. at the time of construction of Phase II., as shown on the PD Site Plan.

7. A gated emergency access shall be permitted temporarily to serve Phase I until Phase II is constructed as shown on the PD site plan.
8. Existing driveways on S. Frontage Rd. not being utilized shall be removed at the time of development of Phase II, as shown on the PD site plan. The driveways to be eliminated shall be removed up to the existing edge of pavement, the original right-of-way profile shall be restored, and culverts under driveways removed and ditch line can be restored. Sidewalk gaps shall be closed.
9. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
10. 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.
11. 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.
12. 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).
13. 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.
14. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval, unless otherwise stated herein.
15. The development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
16. 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

<p>Zoning Administrator Sign Off:</p>	 <p>J. Brian Grady Fri May 5 2023 09:34:38</p>
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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.

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

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Richard Perez, AICP
PLANNING AREA: East Rural

DATE: 4/06/2023
AGENCY/DEPT: Transportation
PETITION NO: PD 22-1702

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

CONDITIONS OF ZONING APPROVAL

- If PD 22-1702 is approved, the County Engineer will approve a Design Exception (dated March 28, 2023) which was found approvable by the County Engineer (on April 3, 2023) for Wiggins Rd. substandard road improvements. As Wiggins Rd. is a substandard local roadway, the developer will be required to widen the travel lanes to 11-feet with a 4-foot shoulder on the east side and construct a 5-foot sidewalk along the project frontage, within a dedicated easement.
- The project shall be permitted one full access connection on Wiggins Rd. at the time of construction of Phase I and one full access connection on S. Frontage Rd. at the time of construction of Phase II., as shown on the PD Site Plan.
- A gated emergency access shall be permitted temporarily to serve Phase I until Phase II is constructed as shown on the PD site plan.
- Existing driveways on S. Frontage Rd. not being utilized shall be removed at the time of development of Phase II, as shown on the PD site plan. The driveways to be eliminated shall be removed up to the existing edge of pavement, the original right-of-way profile shall be restored, and culverts under driveways removed and ditch line can be restored. Sidewalk gaps shall be closed.
- Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.

PROJECT SUMMARY AND ANALYSIS

The applicant is seeking to rezone two parcels totaling +/-15.9 acres, from PD ZC 93-0116 to Planned Development, to allow for a total of 80,000 square feet of limited Commercial General and Commercial Neighborhood uses, referred to as "Flex Space" in two phases. The properties are currently approved for residential uses. The site is located at the southeast corner of the I-4 Frontage Rd and Wiggins Rd. The Future Land Use designation of the site is Residential – 4 (R-4).

Trip Generation Analysis

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation analysis indicating the project would generate fewer than 50 peak hour trips and, as such, a detailed site access analysis was not required to process this rezoning. Utilizing data from the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition, and based upon a generalized worst-case scenario, staff has prepared a comparison of the trip generation potential at project buildout under the existing and proposed zoning designations.

Approved PD:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD 93-0116: 25-Unit, Mobile Home Park (ITE 240)	251	22	15
PD 93-0115: 54-Unit, Single Family (ITE 210)	572	43	56
Total Trip	823	65	71

Proposed Modification:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 80,000 sf Contractor’s Office (ITE 180)	788	133	154

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	-35	+68	+83

The proposed rezoning will result in a decrease in potential daily trip generation by -35 trips, and an increase in potential AM peak hour trips and PM peak hour trips by +68 trips and +83 trips, respectively.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject property fronts I-4 S. Frontage Rd and N. Wiggins Rd.

I-4 S. Frontage Rd is a 2-lane, undivided, FDOT roadway characterized by +/- 12-foot wide travel lanes with curb and gutter on the south side and shoulder with barrier wall on the north side. The roadway lies within a +/- 54-foot wide right-of-way. There are +/-5-foot bicycle lanes/paved shoulders present and a +/-5-foot sidewalk along the project frontage.

Wiggins Rd. is a publicly maintained 2-lane, substandard local rural roadway characterized by +/- 9.5-foot wide travel lanes in fair condition. The roadway lies within a +/- 40-foot wide right-of-way. There are no bicycle facilities or paved shoulders present. There are no sidewalks or curb and gutter in the vicinity of the proposed project.

The applicant is requesting a design exception to widen the travel lanes to 11-feet with a 4-foot shoulder on the east side and construct a 5-foot sidewalk along the project frontage in lieu of improving the roadway to standard. See the Design Exception request section below for additional detail.

SITE ACCESS

The proposed PD site plan provides for vehicular and pedestrian access to Wiggins Rd. and S. Frontage Rd. The PD will be phase with Phase I having a full access connection to Wiggins Rd. and a temporary gated emergency access to S. Frontage Rd. Phase II will have one full access connection to S. Frontage Rd. At the time of Phase II is constructed, the temporary emergency access and all other existing driveways on S. Frontage Rd. will be removed and restored to the FDOT typical standard section.

The applicant’s site access analysis demonstrates that turn lanes are not warranted.

REQUESTED DESIGN EXCEPTION: WIGGINS RD.

As Wiggins Rd. is a substandard local roadway, the applicant’s Engineer of Record (EOR) submitted a Design Exception request for Wiggins Rd. (March 28, 2023) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on April 3, 2023). The developer will be required to widen the travel lanes to 11-feet with a 4-foot shoulder on the east side and construct a 5-foot sidewalk along the project frontage, within a dedicated easement.

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

LEVEL OF SERVICE (LOS)

Level of Service (LOS) information is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
I-4 FRONTAGE RDS	WILDER RD	COUNTY LINE RD	D	C
WIGGINS RD	US HWY 92	I-4 FRONTAGE RDS	D	B

Source: Hillsborough County 2022 Multi-Modal Level of Service Report.

From: Williams, Michael [WilliamsM@HillsboroughCounty.ORG]
Sent: Monday, April 3, 2023 6:39 PM
To: Steven Henry [shenry@lincks.com]
CC: Tirado, Sheida [TiradoS@hillsboroughcounty.org]; Perez, Richard [PerezRL@hillsboroughcounty.org]; Lampkin, Timothy [LampkinT@hillsboroughcounty.org]; De Leon, Eleonor [DeLeonE@hillsboroughcounty.org]; PW-CEIntake [PW-CEIntake@hillsboroughcounty.org]; stephen@levelupflorida.com; eden@levelupflorida.com
Subject: FW: RZ PD 22-1702 Design Exception Review
Attachments: 22-1702 DEReq 03-28-23.pdf

Importance: High

Steve,

I have found the attached Design Exception (DE) for PD 22-1702 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hillsboroughcounty.org or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

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

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

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

Mike

Michael J. Williams, P.E.
Director, Development Review
County Engineer
Development Services Department

P: (813) 307-1851
M: (813) 614-2190
E: WilliamsM@HillsboroughCounty.org
W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

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

From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: Tuesday, March 28, 2023 9:44 PM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Cc: Perez, Richard <PerezRL@hillsboroughcounty.org>
Subject: RZ PD 22-1702 Design Exception Review
Importance: High

Hello Mike,

The attached Design Exception is approvable to me, please include the following people in your response:

- shenry@lincks.com
- stephen@levelupflorida.com
- eden@levelupflorida.com
- lampkint@hillsboroughcounty.org
- perezrl@hillsboroughcounty.org

Best Regards,

Sheida L. Tirado, PE *(she/her/hers)*
Transportation Review Manager
Development Services Department

P: (813) 276-8364
E: tirados@HCFLGov.net
W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

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



LINCKS & ASSOCIATES, INC.

March 28, 2023

Mr. Michael Williams, PE
County Engineer Development Review Director
Hillsborough County
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

Re: Frontage Road Business Park
Folio Number 90430.5500, 90430.5000
PD 22-1702
Lincks Project No. 22211

The purpose of this letter is to request a Design Exception to Hillsborough County Transportation Technical Manual per Section 1.7.2 to meet Land Development Code Section 6.04.03L for Wiggins Road from S. Frontage Road to the Project Access. The developer proposes to rezone the property to Planned Development (PD) to allow up to 80,000 square feet of warehouse, industrial and office uses. The project is proposed to be phased with Phase I, consisting of 12,000 square feet with access to Wiggins Road. The Wiggins Road improvements are to be constructed as a part of Phase I.

The access to serve the subject parcel is to be as follows:

- One (1) full access to S. Frontage Road
- One (1) full access to Wiggins Road

According to Hillsborough County Roadways Functional Classification Map, Wiggins Road is a local road with a posted speed limit of 45 MPH. The subject site is within the Hillsborough County Urban Service Area.

Table 1 provides the trip generation for the proposed Planned Development.

This request is for a Design Exception to TS-3 of the Hillsborough County Transportation Manual for Wiggins Road from S. Frontage Road to the Project Access. This segment of Wiggins Road is currently a two (2) lane roadway. The following exceptions are requested to accommodate the proposed project:

1. Lanes – TS-3 has twelve (12) foot travel lanes for non-residential land use. The existing lanes on Wiggins Road are approximately 9.5 feet.
2. Miami Curb – TS-3 has miami curb. The existing road is a rural roadway and no miami curb.

5023 West Laurel Street
Tampa, FL 33607
813 289 0039 Telephone
8133 287 0674 Telefax
www.Lincks.com Website

Mr. Mike Williams
March 28, 2023
Page 2

3. Sidewalk – TS-3 has five (5) foot sidewalks on both sides of the roadway. There is no sidewalk along the Wiggins Road.

The proposed typical section and the proposed improvements along Wiggins Road are provided in the Appendix of this letter.

Due to limited frontage along Wiggins Road, the developer proposes the following improvements to Wiggins Road from S. Frontage Road to the project access:

1. Widen the roadway to a minimum of eleven (11) foot lanes
2. Add four (4) foot unpaved shoulder on the eastside of the roadway.
3. Five (5) foot sidewalk on the east side of the roadway within an eight (8) foot sidewalk/utility easement to be dedicated to Hillsborough County during the construction plan review/approval process. This will allow the existing utility poles to be relocated outside the clear zone of the roadway.

Based on the above, it is our opinion, the proposed improvements to Wiggins Road will mitigate the impact of the project and meet the intent of the Transportation Technical Manual to the extent feasible.

Mr. Mike Williams
March 28, 2023
Page 3

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

Best Regards,


Steven J Henry
President
Lincks & Associates, Inc.
P.E. #51555


2/28/23

Based on the information provided by the applicant, this request is:

- Disapproved
- Approved
- Approved with Conditions

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E. (813) 276-8364, TiradoS@hillsboroughcounty.org.

Date _____

Sincerely,

Michael J. Williams
Hillsborough County Engineer

Mr. Mike Williams
March 28, 2023
Page 4

TABLE 1
ESTIMATED PROJECT TRIP GENERATION (1)

Phase	Land Use	ITE Land Use Code	Size	Daily Trip Ends	AM Peak Hour Trip Ends			PM Peak Hour Trip Ends		
					In	Out	Total	In	Out	Total
1	Specialty Contractor	750	12,000 SF	118	15	5	20	7	16	23
2	Specialty Contractor	750	<u>68,000 SF</u>	<u>668</u>	<u>83</u>	<u>30</u>	<u>113</u>	<u>42</u>	<u>89</u>	<u>131</u>
			80,000 SF	786	98	35	133	49	105	154

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

APPENDIX



PD SITE PLAN



PROPOSED IMPROVEMENTS



HILLSBOROUGH COUNTY ROADWAY
FUNCTIONAL CLASSIFICATION MAP



HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services



Legend

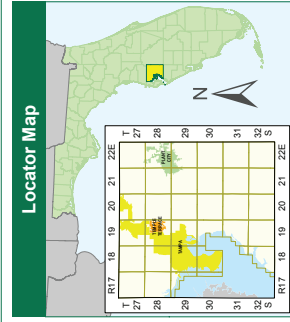
- Functional Classifications
Authority, Classification
- State, Principal Arterial
 - State, Arterial
 - Hillsborough, Arterial
 - Hillsborough, Collector
 - Urban Service Area Boundary
 - City Limits

The Hillsborough County Roadway Functional Map will be used in all matters in the Hillsborough County Land Development Code (LDC) that relate to functional classification of roads. Some, but not all, examples of those matters are as follows:

- PART 3.02.00 INTERSTATE-75 PLANNED DEVELOPMENT DISTRICTS
- PART 3.03.00 STATE-90 PLANNED DEVELOPMENT DISTRICTS
- PART 5.03.00 PLANNED DEVELOPMENT DISTRICTS
- PART 6.02.00 SUBDIVISION STANDARDS AND GUIDELINES
- PART 6.07.00 FENCES AND WALLS
- PART 12.01.00 DEFINITIONS AND SPECIAL USES

OTHER PARTS OF THE LDC NOT LISTED ABOVE.

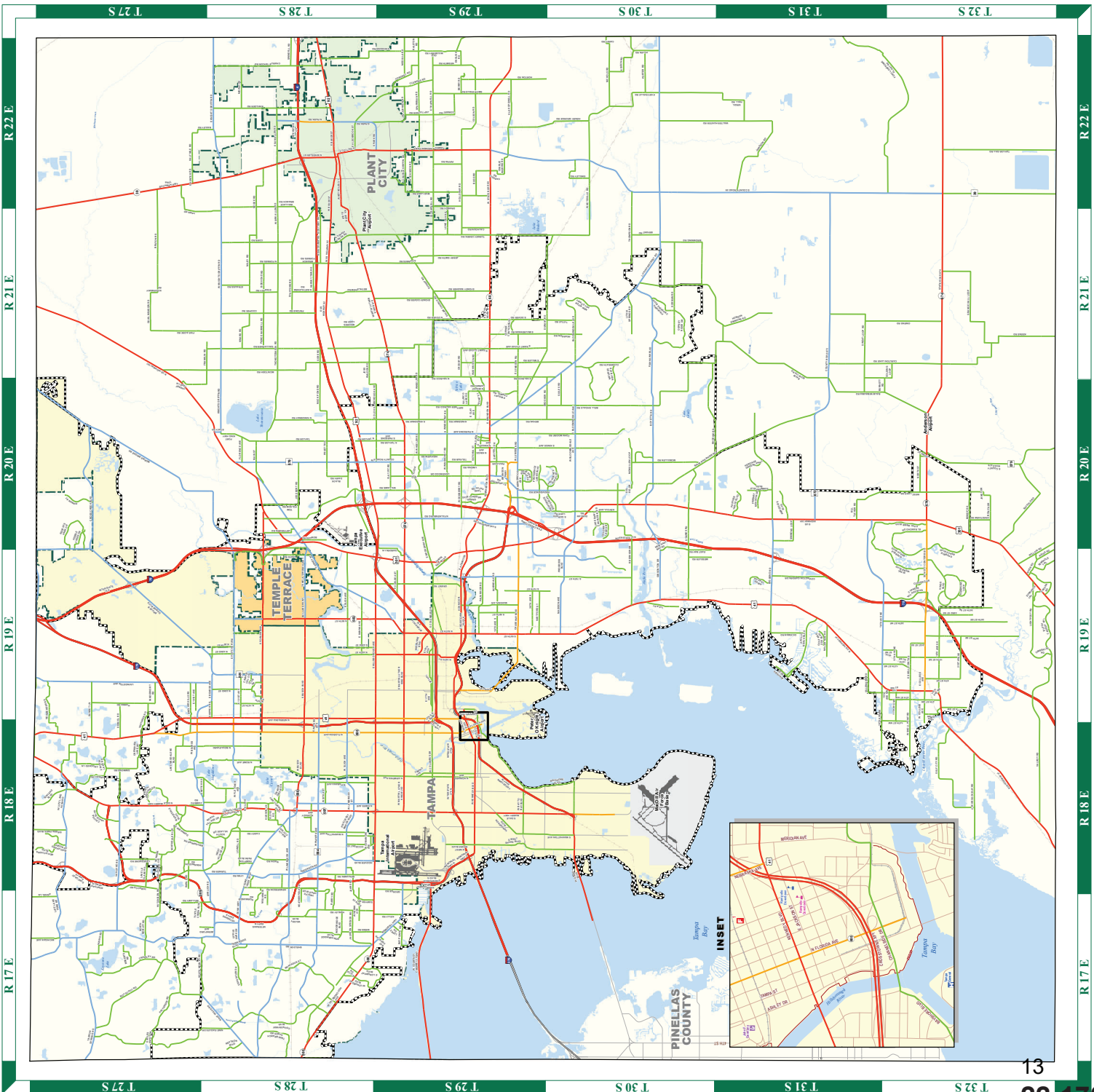
In addition to subject matters in the LDC, Functional Classification of roads plays an important role in administering the Residential Traffic Control Program and the Neighbourhood Traffic Calming Program.



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not warrant, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

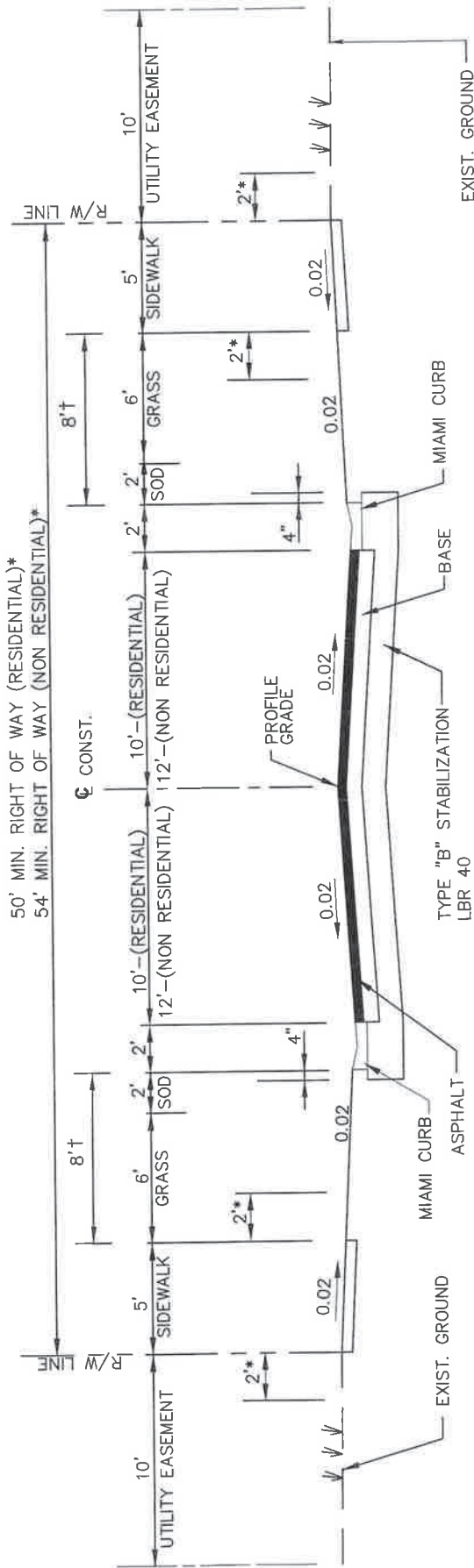
SOURCE: This map has been prepared for the inventory of real property towns within Hillsborough County and is not intended to be used for any other purpose. The information contained on this map is derived from public information sources and should be consulted for verification of the information contained on this map.

601 E. Kennedy Blvd
Tampa, FL 33602
(813) 272-5610
printroom@hillsboroughcounty.org



TS-3





TYPICAL SECTION

N.T.S.

LESS THAN 5,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 35 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- * 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
- † 4. SEE SIDEWALK PROTECTION OPTIONS, DRAWING NO. TD-16 SHEET 7 OF 7 FOR USE WHEN TREES ARE PLANTED IN THE PARKWAY AREA (BETWEEN THE BACK OF CURB AND SIDEWALK).
5. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)



**Hillsborough
County Florida**

**TRANSPORTATION
TECHNICAL
MANUAL**

REVISION DATE:

10/17

15

**LOCAL URBAN ROADS
(2 LANE UNDIVIDED)
TYPICAL SECTION**

DRAWING NO. **TS-3**

SHEET NO. 1 OF 1

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
I-4 FRONTAGE RD S	FDOT -Frontage	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
WIGGINS RD	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	823	65	71
Proposed	788	133	154
Difference (+/-)	-35	+68	+83

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

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

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Wiggins Rd./Substandard Roadway	Design Exception Requested	Approvable
Notes:		

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested	<input type="checkbox"/> Yes <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes	See report.
<input checked="" type="checkbox"/> Off-Site Improvements Provided	<input checked="" type="checkbox"/> No	<input type="checkbox"/> No	

Supplemental Information:
Affidavit

AFFIDAVIT

Before me the undersigned authority, personally appeared **Jeff Anderson (applicant)**,
Who duly sworn, deposes and says:

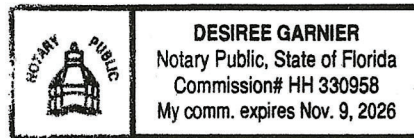
- 1. The property proposed for rezoning (folio 090430-5000) is occupied by a mobile home park that is exempt from the relocation requirements of F.S. Chapter 723.

X *[Signature]* 4/19/23
 Jeff Anderson
 Applicant

**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

The foregoing instrument was acknowledged before me on April 19, 2023 by
Jeffrey J. Anderson, who is personally known to me or who has
produced Driver license as identification and who did did not [] take an oath.

WITNESS my hand and official seal, on April 19, 2023



[Signature]
 Notary Public
 State of Florida

My Commission expires: Nov. 9, 2026

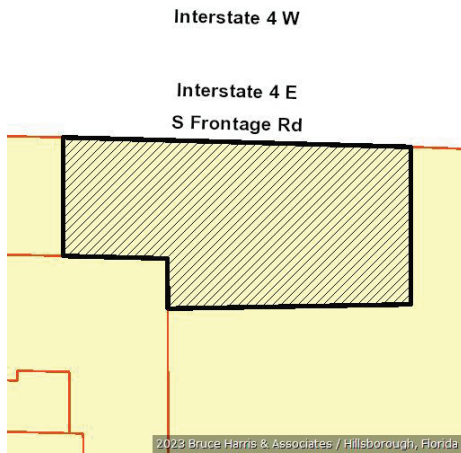
Desiree Garnier
 Typed or Printed Name



Bob Henriquez Hillsborough County Property Appraiser

<https://www.hcpafl.org/>
15th Floor County Ctr.
601 E. Kennedy Blvd, Tampa, Florida 33602-4932
Ph: (813) 272-6100

Folio: 090430-5000



Owner Information

Owner Name	OAKS OF PLANT CITY LLC
Mailing Address	3811 S FRONTAGE RD PLANT CITY, FL 33566
Site Address	3811 FRONTAGE RD, PLANT CITY
PIN	U-24-28-22-ZZZ-000004-77200.0
Folio	090430-5000
Prior PIN	
Prior Folio	090430-0000
Tax District	U - UNINCORPORATED
Property Use	2814 MHP D
Plat Book/Page	/
Neighborhood	221012.00 N and E of Plant City area, N of I-4
Subdivision	ZZZ UNPLATTED

Value Summary

Taxing District	Market Value	Assessed Value	Exemptions	Taxable Value
County	\$1,111,500	\$1,111,500	\$0	\$1,111,500
Public Schools	\$1,111,500	\$1,111,500	\$0	\$1,111,500
Municipal	\$1,111,500	\$1,111,500	\$0	\$1,111,500
Other Districts	\$1,111,500	\$1,111,500	\$0	\$1,111,500

Note: This section shows Market Value, Assessed Value, Exemptions, and Taxable Value for taxing districts. Because of changes in Florida Law, it is possible to have different assessed and taxable values on the same property. For example, the additional \$25,000 Homestead Exemption and the non-homestead CAP do not apply to public schools, and the Low Income Senior Exemption only applies to countywide and certain municipal millages.

Sales Information

Book / Page	Instrument	Month	Year	Type Inst	Qualified or Unqualified	Vacant or Improved	Price
	2021668919	12	2021	WD	Unqualified	Improved	\$3,007,000
27229 / 0719	2020001741	01	2020	QC	Unqualified	Improved	\$100
5550 / 1438	88247050	11	1988	QC	Unqualified	Vacant	\$100
4474 / 0935		12	1984	WD	Qualified	Improved	\$248,222
4211 / 0181		11	1983	WD	Unqualified	Improved	\$205,000

Extra Features

OB/XF Code	Description	Building	Year On Roll	Length	Width	Units	Value
2814	BELOW AVERAGE MOBILE HOME PARK	0	2001	0	0	18.00	\$118,440
0494D1	Mobile Home D1	0	2022	0	0	18.00	\$259,200
0520	CANOPY	0	2007	8	8	64.00	\$595

Land Information

Use Code	Description	Zone	Front	Depth	Land Type	Total Land Units	Land Value
----------	-------------	------	-------	-------	-----------	------------------	------------

994I	Acreage Class 4	PD	0.0	0.0	AC ACREAGE	3.81	\$157,277
------	-----------------	----	-----	-----	--------------	------	-----------

Legal Description

W 866.13 FT OF SE 1/4 OF NW 1/4 LESS S 893.79 FT THEREOF AND LESS N 83.21 FT OF S 977 FT OF W 450 FT THEREOF AND LESS W 270 FT THEREOF AND LESS R/W FOR I-4 & LESS ADD'L R/W LYING WITHIN FOLLOWING: BEG 1164.46 FT N OF SE COR OF NW 1/4 FOR POB THN N 87 DEG 33 MIN 08 SEC W 698.51 FT N 88 DEG 44 MIN 45 SEC W 585.47 FT SWLY 39.89 FT ALG ARC OF CURVE W/RAD OF 25 FT CHD BRG S 45 DEG 32 MIN 28 SEC W 35.79 FT TO E R/W OF WIGGINS RD THN N 82.15 FT S 88 DEG 44 MIN 45 SEC E 1306.75 FT S 88 DEG 42 MIN 25 SEC E 2.29 FT & S 71.07 FT TO POB



hillstax.org



2022 HILLSBOROUGH COUNTY NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Account No.: A0904305000
Account Name/Address: OAKS OF PLANT CITY LLC 3811 S FRONTAGE RD PLANT CITY, FL 33566
Legal Description: W 866.13 FT OF SE 1/4 OF NW 1/4 LESS S 893.79 FT THEREOF AND LESS N 83.21 FT OF See Additional Legal on Tax Roll

Property Location: 3811 FRONTAGE RD, PLANT CITY, 33566
--

Ad Valorem Taxes						
Taxing Authority	Telephone	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Amount
COUNTY OPERATING	813-272-5890	1,111,500	0	1,111,500	5.7309	6,369.90
ENVIRONMENTAL LAND	813-272-5890	1,111,500	0	1,111,500	0.0604	67.13
COUNTY M.S.T.U.	813-272-5890	1,111,500	0	1,111,500	4.3745	4,862.26
LIBRARY-SERVICE	813-273-3660	1,111,500	0	1,111,500	0.5583	620.55
PARK BONDS - UNINCORPORATED	813-272-5890	1,111,500	0	1,111,500	0.0259	28.79
SCHOOL - LOCAL	813-272-4064	1,111,500	0	1,111,500	2.2480	2,498.65
SCHOOL - STATE	813-272-4064	1,111,500	0	1,111,500	3.2390	3,600.15
PORT AUTHORITY	813-905-5132	1,111,500	0	1,111,500	0.0840	93.37
HILLS CO TRANSIT AUTHORITY	813-384-6583	1,111,500	0	1,111,500	0.5000	555.75
CHILDRENS BOARD	813-229-2884	1,111,500	0	1,111,500	0.4589	510.07
WATER MANAGEMENT	352-796-7211	1,111,500	0	1,111,500	0.2260	251.20
Total Millage:			17.5059	Total Ad Valorem Taxes:		\$19,457.82

Non-Ad Valorem Taxes		
Taxing Authority	Telephone	Tax Amount
STORMWATER MANAGEMENT	(813) 635-5400	483.66
Total Non-Ad Valorem Assessments:		\$483.66
		Combined Taxes & Assessments: \$19,941.48

↴ Detach below portion and return it with your payment. ↵

Nancy C. Millan, Hillsborough County Tax Collector		2022 NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS		
Account No.: A0904305000	Tax District: U	Escrow:	Assessed Value: 1,111,500	Exemptions:

ONLY PAY ONE AMOUNT	
Postmarks not accepted after March 31st.	
If Paid By	Amount Due
Nov 30, 2022	\$0.00



**SAVE A STAMP
& PAY ONLINE!**

SCAN QR CODE
WITH SMARTPHONE

**Remember to write your account number on your check.
Make checks payable in US funds to:**

Nancy C. Millan, Tax Collector
PO Box 30012
Tampa FL 33630-3012

OAKS OF PLANT CITY LLC
3811 S FRONTAGE RD
PLANT CITY, FL 33566



Search all services we offer...

[Vehicle Registration](#)

[Property Tax](#)

[Business Tax](#)

[Tourist Tax](#)

[Search](#) > [Account Summary](#) > Bill Details

Real Estate Account #A0904305000

Owner:
OAKS OF PLANT CITY LLC

Situs:
3811 FRONTAGE RD
PLANT CITY 33566

[Parcel details](#)
[GIS](#)
[Property Appraiser](#)



[Get bills by email](#)

2022 Annual Bill

HILLSBOROUGH COUNTY TAX COLLECTOR

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

BILL	FOLIO	ESCROW CODE	MILLAGE CODE	AMOUNT DUE	
2022 Annual Bill	904305000	—	U	\$0.00	PAID Print (PDF)

If paid by:	Nov 30, 2022
Please pay:	\$0.00

Combined taxes and assessments: \$19,941.48

PAYMENTS MUST BE MADE IN US FUNDS.

Ad Valorem Taxes

TAXING AUTHORITY	MILLAGE	ASSESSED	EXEMPTION	TAXABLE	TAX
COUNTY OPERATING	5.7309	\$1,111,500.00	\$0.00	\$1,111,500.00	\$6,369.90
ENVIRONMENTAL LAND	0.0604	\$1,111,500.00	\$0.00	\$1,111,500.00	\$67.13
COUNTY M.S.T.U.	4.3745	\$1,111,500.00	\$0.00	\$1,111,500.00	\$4,862.26
LIBRARY-SERVICE	0.5583	\$1,111,500.00	\$0.00	\$1,111,500.00	\$620.55
PARK BONDS - UNINCORPORATED	0.0259	\$1,111,500.00	\$0.00	\$1,111,500.00	\$28.79
SCHOOL - LOCAL	2.2480	\$1,111,500.00	\$0.00	\$1,111,500.00	\$2,498.65
SCHOOL - STATE	3.2390	\$1,111,500.00	\$0.00	\$1,111,500.00	\$3,600.15
PORT AUTHORITY	0.0840	\$1,111,500.00	\$0.00	\$1,111,500.00	\$93.37
HILLS CO TRANSIT AUTHORITY	0.5000	\$1,111,500.00	\$0.00	\$1,111,500.00	\$555.75
CHILDRENS BOARD	0.4589	\$1,111,500.00	\$0.00	\$1,111,500.00	\$510.07
WATER MANAGEMENT	0.2260	\$1,111,500.00	\$0.00	\$1,111,500.00	\$251.20
Total Ad Valorem Taxes	17.5059				\$19,457.82

Non-Ad Valorem Assessments

Start Chat

LEVYING AUTHORITY	RATE	AMOUNT
STORMWATER MANAGEMENT		\$483.66
Total Non-Ad Valorem Assessments		\$483.66

Parcel Details

Owner:	OAKS OF PLANT CITY LLC	Account	A0904305000	Assessed value:	\$1,111,500
Situs:	3811 FRONTAGE RD PLANT CITY 33566	Folio	904305000	School assessed value:	\$1,111,500
		Millage code	U		
		Millage rate	17.5059		
2022 TAX AMOUNTS		LEGAL DESCRIPTION		LOCATION	
Ad valorem:	\$19,457.82	W 866.13 FT OF SE 1/4 OF NW 1/4 LESS S 893.79 FT THEREOF AND LESS N 83.21 FT OF S 977 FT OF W 450 FT THEREOF AND LESS W 270 FT THEREOF AND LESS R/W FOR I-4 & LESS ADD'L R/W LYING WITHIN FOLLOWING: BEG 1164.46 FT N OF SE COR OF NW 1/4 FOR POB THN N 87 DEG 33 MIN 08 SEC W 698.51 FT N 88 DEG 44 MIN 45 SEC W 585.47 FT SWLY 39.89 FT ALG ARC OF CURVE W/RAD OF 25 FT CHD BRG S 45 DEG 32 MIN 28 SEC W 35.79 ...		Book, page, item: --	
Non-ad valorem:	\$483.66			Geo number: U-24-28-22-ZZZ-000004-77200.0	
Total Discountable:	\$19,941.48			Range: 22	
Total tax:	\$19,941.48			Township: 28	
				Section: 24	
		Neighborhood: Plant City Area		Block: 000004	
		View More		Lot: 77200.0	
				Use code: 2814	
				Total acres: 3.42	

Hillsborough County Tax Collector
P.O. Box 30012 Tampa, Florida 33630-3012

Credit/Debit Card Payments: The payment will appear on your statement as 'HILLSBOROUGH CO ASSESSMENT'. The fee may appear separately as 'HILLSBOROUGH CO ASSESSMENT'.

Echeck Payments: Rejection of payment by your financial institution will result in a \$25.00 penalty fee .

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER: RZ PD 22-1702

DATE OF HEARING: May 15, 2023

APPLICANT: Jeffrey Anderson

PETITION REQUEST: A request to rezone property from PD and PD to PD to permit up to 80,000 square feet of Commercial Neighborhood and Commercial General land uses

LOCATION: Southeast corner of S. Frontage Road and North Wiggins Road

SIZE OF PROPERTY: 15.9 acres, m.o.l.

EXISTING ZONING DISTRICT: PD 93-0115 and PD 93-0116

FUTURE LAND USE CATEGORY: RES-4

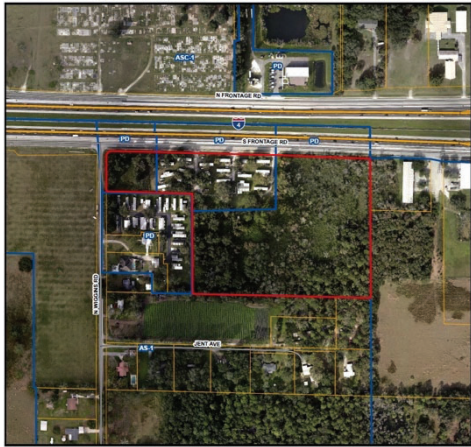
SERVICE AREA: Rural

COMMUNITY PLAN: N/A

DEVELOPMENT REVIEW STAFF REPORT

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

1.0 APPLICATION SUMMARY



Applicant: Jeffrey Anderson

FLU Category: Residential - 4

Service Area: Rural

Site Acreage: Approximately 15.9 acres

Community Plan Area: None

Overlay: None

Introduction Summary:

The applicant seeks to develop an approximately 10.67-acre unified development consisting of two folios. The request is for a rezoning from Planned Development (PD 93-0116 and PD 93-0115) to Planned Development (PD) to allow for up to 80,000-square-feet of Commercial, Neighborhood (CN) and Commercial, General (CG) uses.

Zoning			
District	PD 93-0116	PD 93-0115	Proposed PD
Typical General Use(s)	Single-Family Residential (Conventional/Mobile Home)	Single-Family Residential (Conventional/Mobile Home)	Commercial Neighborhood & Commercial General uses with restrictions
Acreage	3.41 ac.+/- Folio 90430.5000	12.49 ac. +/-	15.9 ac. +/-
Density/Intensity	Maximum 25 mobile homes	Maximum 54 mobile homes, SF, MF units	Maximum 80,000 square feet

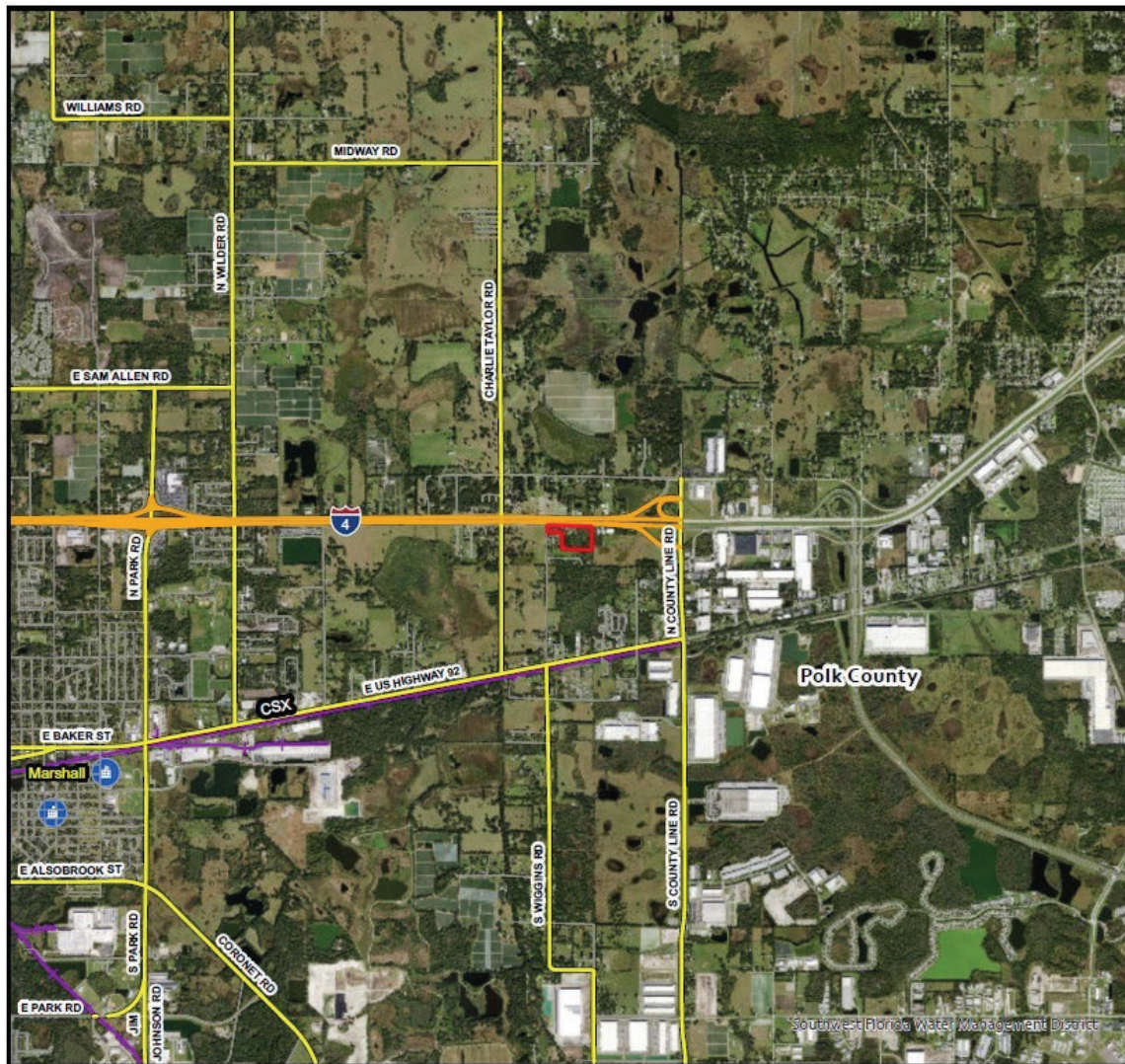
Development Standards			
District	PD 93-0116	PD 93-0115	Proposed PD
Setbacks/Buffering and Screening	MH Setbacks Front: 5 ft. Side: 5 ft. Rear: 5 ft.	MH Setbacks Front: 5 ft. Side: 5 ft. Rear: 5 ft.	Adjacent to folio 90597.1256 (west): 20 ft. buffer / Type "B" Screening Min. Bldg. Setbacks (front) Frontage Rd.: 30 ft. / Wiggins Rd.: 30 ft.
Height	1-story MH	35 feet for SF and MF	Max: 25 feet

PD Variation(s): None requested as part of this application None requested as part of this application.

Waivers: None requested

Planning Commission Recommendation: CONSISTENT	Development Services Recommendation: APPROVABLE, Subject to Conditions.
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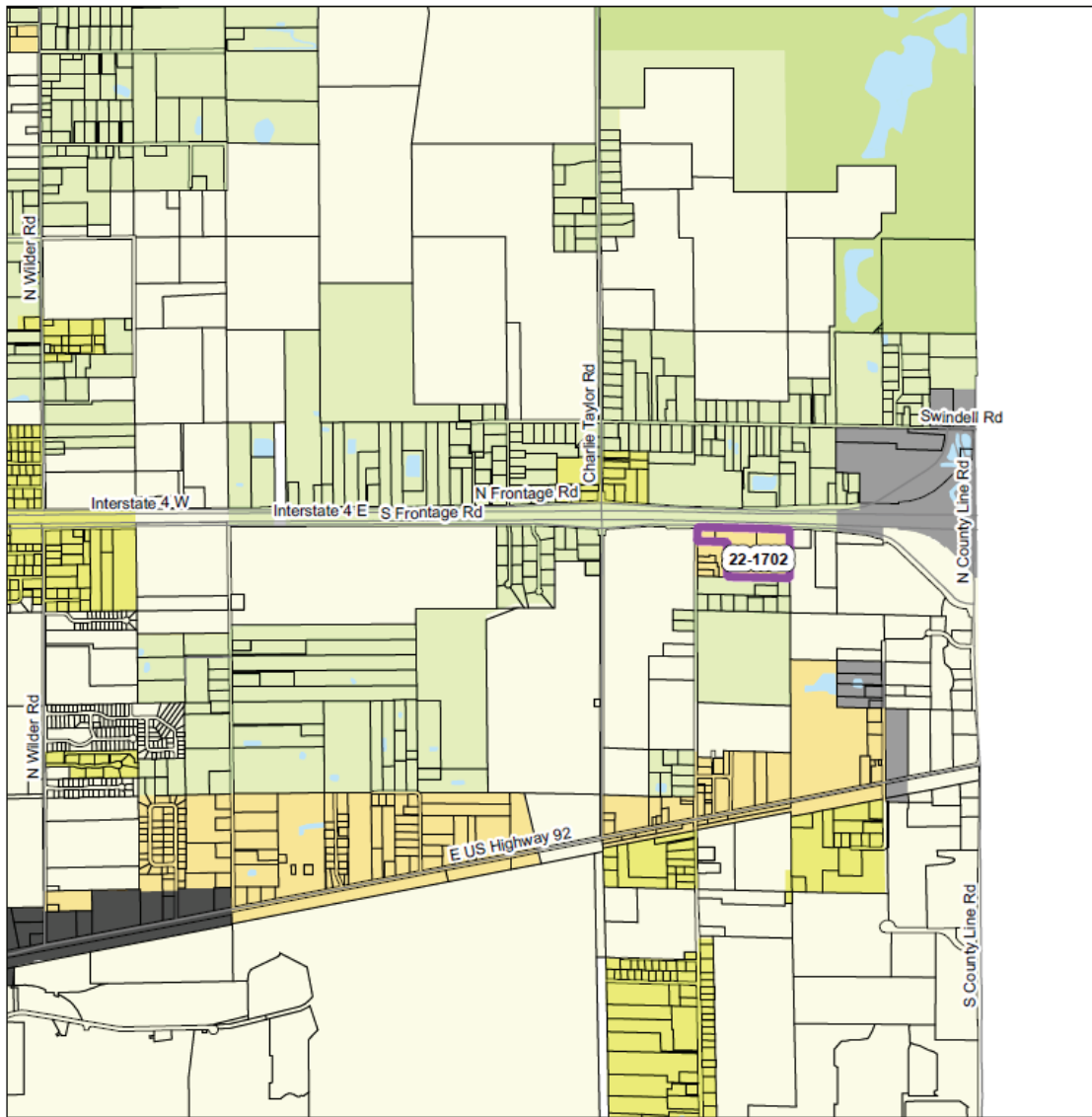
2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



The subject property is located on the south side of S. Frontage Road and the east side of N. Wiggins Road, at the intersection of S. Frontage Road and N. Wiggins Road approximately 50 feet south of Interstate-4 right-of-way. The subject site is located in the Rural Service Area. The property is not located within a community planning area.

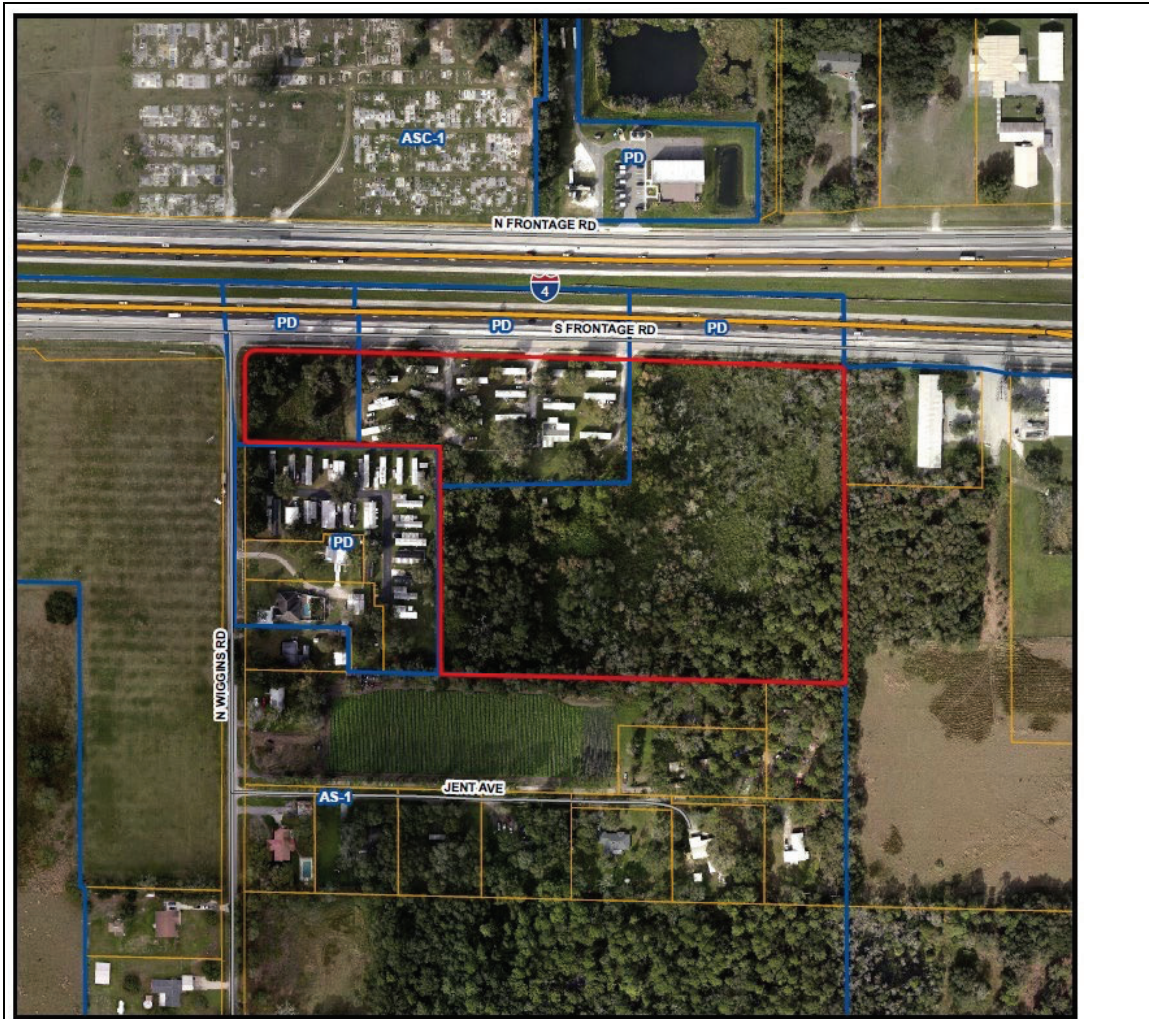
The Plant City jurisdiction is located to the east and west of the site. Surrounding uses include single-family residential and mobile homes to the south and public institutional uses including a church on the north side of Interstate-4. Light commercial uses, including a business park with a mixed-use warehouse, are located to the west and Florida Department of Transportation owned land is located to the east.

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



<p>Typical Uses:</p>	<p>Typical uses in the Residential-4 future land use category include but not limited to residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Nonresidential uses shall meet locational criteria for specific land use.</p>
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2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:

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
I-4 FRONTAGE RD S	FDOT -Frontage	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
WIGGINS RD	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	823	65	71
Proposed	788	133	154
Difference (+/-)	-35	+68	+83

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

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

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Wiggins Rd./Substandard Roadway	Design Exception Requested	Approvable
Notes:		

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested <input checked="" type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report.

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

<p>Check if Applicable:</p> <p><input checked="" type="checkbox"/> Wetlands/Other Surface Waters</p> <p><input type="checkbox"/> Use of Environmentally Sensitive Land Credit</p> <p><input type="checkbox"/> Wellhead Protection Area</p> <p><input type="checkbox"/> Surface Water Resource Protection Area</p>

Potable Water Wellfield Protection Area Significant Wildlife Habitat
 Coastal High Hazard Area
 Urban/Suburban/Rural Scenic Corridor Adjacent to ELAPP property
 Other _____

Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Transportation Report.
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See Water Resource Services Comment Sheet Water & Wastewater. The subject site is located outside of the Hillsborough County Urban Service Area, therefore water and/or wastewater service is not generally allowed. If the site is required or otherwise allowed to connect to the potable water and/or wastewater systems, there will be offsite improvements required that extend beyond a connection to the closest location with existing infrastructure. These points- of-connection will have to be determined at time of application of service as additional analysis will be required to make the final determination.

Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
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Impact/Mobility Fees

(Various use types allowed. Estimates are a sample of potential development)

Warehouse
(Per 1,000 s.f.)
Mobility: \$1,992 * 12 = \$23,904 Fire: \$34 * 12 = \$408

Warehouse
(Per 1,000 s.f.)
Mobility: \$1,992 * 68 = \$135,456 Fire: \$34 * 68 = \$4,352

Total phase 1 and phase 2: \$164,120

Rural Mobility, Northeast Fire - CG or CN/I allowed, project is to be Warehouse(approx. 25% office, 75% storage) - 12,000 sq ft phase 1, and 68,000 sq ft phase 2

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input checked="" type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See Planning Commission Report

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Continuance to May 15, 2023 ZHM

The April 17, 2023, Zoning Hearing Master meeting was continued to May 15, 2023, to allow the applicant additional time to submit documentation regarding compliance with Development Review Procedures Manual (DRPM) Section 6.2.1.C.13 which requires compliance with Florida Statute, Chapter 723. On May 4, 2023, the applicant submitted an affidavit along with associated documents confirming that the property located at 3811 Frontage Road (associated with Folio 090430-5000) is not a F.S. Chapter 723 mobile home park and is therefore exempt from the relocation requirements. All of the homes are deemed "real property" by the Hillsborough County property appraiser. Mr. Anderson for Oaks of Plant City LLC owns and pays taxes on them.

5.2 Compatibility

The subject property is located on the south side of S. Frontage Road and the east side of N. Wiggins Road, at the intersection of S. Frontage Road and N. Wiggins Road approximately 50 feet south of Interstate-4 right-of-way. The subject site is located in the Rural Service Area. The property is not located within a community planning area. The subject property is located bounded on the east and west by areas located within the jurisdiction of the City of Plant City. Recent discussions the applicant has conducted with the city of Plant City indicate that annexation is not currently possible. The applicant has proposed mitigation techniques to help achieve overall compatibility with the surrounding uses within the jurisdiction of Unincorporated Hillsborough County.

The applicant seeks to develop an approximately 15.9-acre unified development consisting of two folios. The request is for a rezoning from PD 93-0115 and PD 93-0116 to Planned Development (PD) to allow for up to 80,000 square feet of commercial uses, referred to as "flex space" in the applicant's narrative. Possible uses proposed by the applicant include accessory retail, art supply store, photography store, catering, contractor's office without open storage, florist shop, locksmith, mini warehouses (subject to LDC Section 6.11.60), office equipment stores, photography studio, printing services, watch / clock / jewelry repair, business services and professional uses. Additional commercial uses are only allowed if located a minimum of 80 feet from the PD boundary when abutting parcel folio 90597.1256 (mobile home development located southwest). These uses include one small dry cleaner, small & large electronic repair, exterminator, furniture repair / refinishing / upholstery, lawn care, landscaping, rental and leasing of light equipment, sign painting, small motor repair. The applicant's intent is to restrict uses that would cause higher impacts to the surrounding residential area by concentrating them in the northern buildings located along Frontage Road.

The applicant does not request any variations to Land Development Code Parts 6.06.00 (Landscaping/Buffering). The applicant is required to have a 20 ft. buffer with Type “B” screening adjacent to the mobile home property located to the southwest of the subject property as shown on the site plan. The applicant proposes a condition to allow the use of existing vegetation in lieu of required screening pursuant to Land Development Code Section 6.06.06.C.12, which permits an applicant to submit an alternative screening plan at the time of site and development review. The alternative plan shall afford screening, in terms of height, opacity and separation, equivalent to or exceeding that provided by the above requirements. The applicant proposes this alternative landscaping along the far south and east boundaries where there is extensive wetlands with existing riparian vegetation creating a natural buffer and natural distance separation from the proposed developed which will be located towards the northwestern area of the subject site.

In addition to the required enhanced buffer and the natural vegetation, the applicant re-aligned the buildings and proposes to have a minimum building setback of 60 feet where the proposed commercial development abuts the mobile home development (folio no. 90597.1256) to further mitigate impacts. The applicant also proposes a maximum building height of 25 feet to keep the development in character with the nearby development. Another measure the applicant proposed to create further compatibility with the most southern residential is for the building setback to be 240 feet from the furthest southern boundary with the proposed stormwater in this location creating a natural-like feature separating the commercial located to the north of the subject property further away from the residential to the far south.

The applicant’s site plan shows approximately 8.15 acres of wetlands located to the east. The Environmental Protection Commission (EPC) has indicated that there is a valid ERP permit and that a wetland occupies a large portion of the eastern part of the project. The EPC Wetlands Division has reviewed the proposed site plan and has provided agency comments dated January 5, 2023. The comments indicate that the site plan is conceptually justified to move forward through the zoning review process as long as there are no wetland impacts and that the EPC wetland be labeled as Wetland Conservation Area on the site plan.

The subject site will comply with and conform to all other applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives, and Policies of the Unincorporated Hillsborough County Comprehensive Plan.

Transportation Design Exception

1. Wiggins Road is a substandard local road, and the applicant’s Engineer of Record submitted a Design Exception request for Wiggins Road to determine the

specific improvements. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on April 3, 2023). The developer will be required to widen the travel lanes to 11-feet with a 4-foot shoulder on the east side and construct a 5-foot sidewalk along the project frontage. If this zoning is approved, the County Engineer will approve the Design Exception request.

5.2 Recommendation

Based on the above considerations, staff finds the request **APPROVABLE**.

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 May 15, 2023. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

The following is a brief summary of the transcript from the April 17, 2023 Zoning Hearing Master hearing in which the project was explained by the applicant's representative and County staff.

Mr. Stephen Sposato 505 East Jackson Street testified on behalf of the applicant. Mr. Sposato showed a PowerPoint presentation to describe the area surrounding the subject property and location on Frontage Road adjacent to Interstate-4. He added that the property does not meet commercial locational criteria. The request to rezone to Planned Development is for a business park type of development for businesses, especially start-ups, that will have a physical office with storage. Two phases are proposed for a maximum of 80,000 square feet.

Hearing Master Finch asked Mr. Sposato about the site plan note that there are existing homes that will remain until Phase Two is developed. Hearing Master Finch asked how many homes are on-site. Mr. Sposato replied 18 homes. Hearing Master Finch stated that a zoning condition should be proposed to allow them as an interim use. Mr. Jeff Anderson 3811 Frontage Road testified as the property owner and confirmed that there are 18 mobile homes on-site.

Hearing Master Finch asked Mr. Sposato about the emergency access mentioned in the County's transportation comments and where the access is located on the proposed site plan as it states that it will serve Phase One until that access point is constructed. Mr. Sposato pointed to the graphic and confirmed that the access is gated and provides an inner connection to the east and west. He added that the primary access is on Frontage Road and then a

temporary gated access to the southeast corner of Phase One. Mr. Ely Payne 2054 West Central Avenue St. Petersburg testified on behalf of the applicant to assist in identifying the access point. Mr. Payne showed a graphic and stated that there is currently a driveway out to Frontage Road and for a temporary period there would be a gate to provide access for emergency vehicles to the north. He added that there are currently four driveways which will be removed and the subject project will have a total of two access points.

Mr. Steve Henry, 5023 West Laurel Tampa testified on behalf of the applicant regarding transportation issues. Mr. Henry stated that he did the traffic analysis for the project which has two access points, one to Wiggins and one to Frontage Road which is an FDOT roadway. He concluded his remarks by stating that FDOT is in agreement with the proposed access to Frontage Road and the proposed design exception for Wiggins Road has been deemed approvable by the County Engineer.

Ms. Michelle Heinrich, Development Services Department testified regarding the County's staff report. Ms. Heinrich asked the applicant if the mobile homes are owned or rented. Mr. Anderson replied that he owns all of the mobile homes and the tenants rent them from him. Mr. Grady of the Development Services Department stated that staff was checking on an issue.

Mr. Tim Lampkin of the Development Services Department described the location of the property and surrounding uses. He stated that the applicant had discussions with the City of Plant City for possible annexation but that was not possible. Therefore, the applicant is requesting a rezoning to permit up to 80,000 square feet of Commercial Neighborhood and Commercial General land uses with two phases. Mr. Lampkin detailed possible land uses and stated that certain uses will be restricted to the west and south in recognition of an adjacent mobile home development. He discussed the proposed buffering and stated that the maximum building height will be 25 feet.

Ms. Melissa Lienhard of the Planning Commission staff testified that the property is within the Residential-4 Future Land Use category and located in the Rural Service Area. She testified that the site does not meet commercial locational criteria but that the rezoning meets the intent of Objective 16 regarding compatibility and complementary uses. She added that the proposed minimum setback of 60 feet will mitigate the impacts to existing neighborhoods and communities. She concluded her remarks by stating that the rezoning request is 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.

Mr. Grady of the Development Services Department testified that there is a procedural issue regarding Florida Statutes Chapter 723 regarding mobile home parks and a requirement for a relocation study. He added that there are exceptions to the Statute. The problem is that the County Development Procedures Manual requires that to meet the exception, the applicant must provide a notarized affidavit which verifies the exception. Mr. Grady testified that he had spoken with the County Attorney at the hearing and that because there is not an opportunity to obtain the affidavit at the hearing, he would suggest a continuance to the May 15th ZHM to provide the opportunity for the applicant to submit the affidavit.

Mr. Anderson testified that he is not in agreement with the continuance as he had stated that Florida Statutes Chapter 723 did not apply as all of the mobile homes are real property therefore, the mobile home units fall under Chapter 83.

Mr. Grady testified that he was not doubting Mr. Anderson but that the County requires a notarized affidavit which was not currently submitted into the record.

Hearing Master Finch stated to the applicant that if the hearing were closed, the opportunity to submit the affidavit would be gone as the record was closed.

Further discussion regarding the submittal of affidavit occurred and the applicant's representative agreed to continue the hearing to May 15, 2023.

The hearing was then concluded.

The following is a brief summary of the transcript from the May 15, 2023 Zoning Hearing Master Hearing.

Mr. Brian Grady of the Development Services Department testified that at the end of the prior hearing, the application was continued to allow the applicant the opportunity to submit an affidavit into the record regarding the fact that the existing mobile homes are not subject to the State Statute requirements regarding the relocation of mobile home parks. He added that the applicant provided the affidavit and the County's staff report has been revised to reflect that information. Mr. Grady concluded his comments by stating that the continuance was for the sole purpose of allowing that information to be placed in the record.

Hearing Master Finch asked the applicant if he would like to speak to address the affidavit issue.

Mr. Stephen Sposato testified on behalf of the applicant as a certified planner and stated that he appreciated the opportunity to come back.

Hearing Master Finch asked if there was anyone in the audience that wanted to speak in favor or in opposition to the request. No one replied.

County staff and Mr. Sposato did not have additional comments.

The hearing was then closed.

EVIDENCE SUBMITTED

Mr. Sposato submitted a copy of his PowerPoint presentation into the record at the April 17, 2023 Zoning Hearing Master hearing.

PREFACE

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

FINDINGS OF FACT

1. The subject site is 15.9 acres in size and is zoned Planned Development (PD 93-0115 and PD 93-0116). The property is designated Residential-4 (RES-4) by the Comprehensive Plan and located in the Rural Service Area.
2. The approved on-site PD's are approved for 54 single-family, multi-family and mobile home dwelling units (PD 93-0115) and 25 mobile homes (PD 93-0116).
3. The request to rezone from Planned Development to Planned Development (PD) is for the purpose of developing a maximum of up to 80,000 square feet of limited commercial land uses as specified in the proposed zoning conditions. Additionally, certain commercial uses are permitted only if located a minimum of 80 feet from the PD boundary to increase compatibility with the adjacent parcel.
4. The site is partially developed with eighteen (18) mobile homes. The proposed zoning condition permit the mobile homes as an interim use until the commencement of construction for Phase 2 of the project.

It is noted that the applicant filed an affidavit into the record stating that the mobile homes are owned by the subject property owner and not subject to the relocation requirements of Florida Statutes Chapter 723.

5. The Planning Commission testified that the site does not meet commercial locational criteria but that the rezoning meets the intent of Objective 16 regarding compatibility and complementary uses. Staff found the proposed minimum setback of 60 feet will mitigate the impacts to existing neighborhoods and communities. The Planning Commission determined that the request is consistent with the Comprehensive Plan and supports the rezoning request.
6. The maximum height of the proposed buildings is limited to 25 feet.
7. No waivers or Planned Development Variations are requested.
8. No testimony in opposition was presented at the Zoning Hearing Master hearings.
9. The subject property abuts Frontage Road which is adjacent to Interstate-4.
10. A 20-foot buffer with Type B screening is proposed along a portion of the southern and western project boundary which will serve to mitigate possible negative impacts to the existing mobile homes to the south and west of the proposed commercial development.
11. Approval of the Planned Development zoning with the conditions proposed by the Development Services Department serves to provide a compatible land use in the area.

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 15.9 acres from PD to PD to develop a maximum of 80,000 square feet of limited commercial land uses as specified in the proposed zoning conditions. Additionally, certain commercial uses are permitted only if located a minimum of 80 feet from the PD boundary to increase compatibility with the adjacent parcel. The subject property is located on Frontage Road which is adjacent to Interstate-4.

The approved on-site PD's are approved for 54 single-family, multi-family and mobile home dwelling units (PD 93-0115) and 25 mobile homes (PD 93-0116). The site is partially developed with eighteen (18) mobile homes. The proposed zoning condition permit the mobile homes as an interim use until the commencement of construction for Phase 2 of the project. It is noted that the applicant filed an affidavit into the record stating that the mobile homes are owned by the subject property owner and not subject to the relocation requirements of Florida Statutes Chapter 723.

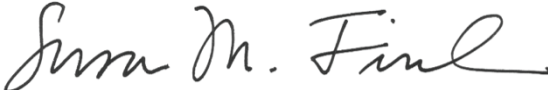
The Planning Commission found that the site does not meet commercial locational criteria but that the rezoning meets the intent of Objective 16 regarding compatibility and complementary uses. Staff found the proposed minimum setback of 60 feet will mitigate the impacts to existing neighborhoods and communities. The Planning Commission determined that the request is consistent with the Comprehensive Plan and supports the rezoning request.

A 20-foot buffer with Type B screening is proposed along a portion of the southern and western project boundary which will serve to mitigate possible negative impacts to the existing mobile homes to the south and west of the proposed commercial development. No testimony in opposition was presented at the Zoning Hearing Master hearings.

The request is compatible with the character of the area and is consistent with the intent of the Land Development Code and Comprehensive Plan.

RECOMMENDATION

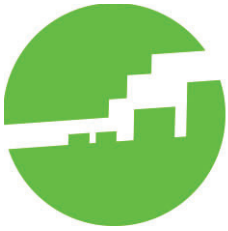
Based on the foregoing, this recommendation is for **APPROVAL** of the Planned Development rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.



June 6, 2023

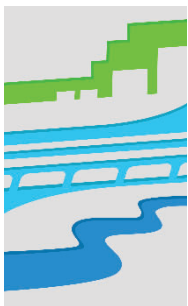
Susan M. Finch, AICP
Land Use Hearing Officer

Date



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: April 17, 2023 Report Prepared: April 5, 2023	Petition: PD 22-1702 3811 Frontage Road South & 699 Wiggins Road North <i>South of Frontage Road South and east of Wiggins Road North</i>
Summary Data:	
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-4 (4 du/ga; 0.25 FAR)
Service Area	Rural
Community Plan	None
Request	Planned Development (PD) to Planned Development to develop 80,000 square feet of Commercial, Neighborhood (CN) and Commercial, General (CG) uses
Parcel Size (Approx.)	15.9+/- acres (692,604 square feet)
Street Functional Classification	Frontage Road South – Local Wiggins Road North– Local
Locational Criteria	Meets locational criteria
Evacuation Area	None



Context

- The subject site is located on the south side of Frontage Road South and east of Wiggins Road North on approximately 15.9 acres.
- The site is in the Rural Area and not located within the limits of a Community Plan.
- The subject property is located within the Residential-4 (RES-4) Future Land Use category, which can be considered for a maximum density of 4 dwelling units per gross acre and a maximum intensity of 0.25 FAR. The RES-4 Future Land Use category is intended for low density residential development. Typical uses include but not limited to residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element (FLUE).
- The subject site is surrounded by Residential-1 (RES-1) to the north and to the south. The Plant City jurisdiction is located to the east and west of the site. Immediately southwest of the site area few parcels of RES-4. Surrounding uses include single family residential and mobile homes to the south and public institutional uses such as a church on the north side of Interstate-4. Light commercial uses, including a business park with a mixed-use warehouse, are located to the west and Department of Transportation owned land is located to the east.
- The subject site is zoned Planned Development (PD). In the general vicinity, the site is surrounded by PD zoning, Agricultural, and Single-Family (AS-1) to the west and south and Agricultural and Single-Family Conventional (ASC-1) zoning north of Interstate-4.
- There are 8.15+/- acres of wetlands on the site.
- The applicant requests to rezone the subject site from Planned Development (PD) to Planned Development to develop 80,000 square feet of Commercial, Neighborhood (CN) and Commercial, General (CG) uses.

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

Rural Area

Objective 4: *The Rural Area will provide areas for long term, agricultural uses and large lot, low density rural residential uses which can exist without the threat of urban or suburban encroachment, with the goal that no more than 20% of all population growth within the County will occur in the Rural Area.*

Policy 4.1: Rural Area Densities *Within rural areas, densities shown on the Future Land Use Map will be no higher than 1 du/5 ga unless located within an area identified with a higher density land use category on the Future Land Use Map as a suburban enclave, planned village, a Planned*

Development pursuant to the PEC ½ category, or rural community which will carry higher densities.

Land Use Categories

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.

Relationship to Land Development Regulations

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

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

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

Environmental Considerations

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

Policy 13.3: Environmentally Sensitive Land Credit Density and FAR calculations for properties that include wetlands will comply with the following calculations and requirements for determining density/intensity credits.

- Wetlands are considered to be the following:
 - Conservation and preservation areas as defined in the Conservation and Aquifer Recharge Element
 - Man-made water bodies as defined (including borrow pits).
- If wetlands are less than 25% of the acreage of the site, density and intensity is calculated based on:

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

Neighborhood/Community Development

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

Policy 16.2: 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.

Objective 17: Neighborhood and Community Serving Uses Certain non-residential land uses, including but not limited to residential support uses and public facilities, shall be allowed within residential neighborhoods to directly serve the population. These uses shall be located and designed in a manner to be compatible to the surrounding residential development pattern.

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.

Commercial-Locational Criteria

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

Policy 22.2: The maximum amount of neighborhood-serving commercial uses permitted in an area shall be consistent with the locational criteria outlined in the table and diagram below. The table identifies the intersection nodes that may be considered for non-residential uses. The locational criteria is based on the land use category of the property and the classification of the intersection of roadways as shown on the adopted Highway Cost Affordable Long Range

Transportation Plan. The maximums stated in the table/diagram may not always be achieved, subject to FAR limitations and short range roadway improvements as well as other factors such as land use compatibility and environmental features of the site.

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

Policy 22.7: *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.

Community Design Component (CDC)

4.3 COMMERCIAL CHARACTER

GOAL 9: *Evaluate the creation of commercial design standards in a scale and design that complements the character of the community.*

Policy 9-1.2: *Avoid “strip development” patterns for commercial uses.*

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

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

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

7.0 SITE DESIGN

7.1 DEVELOPMENT PATTERN

GOAL 17: *Develop commercial areas in a manner which enhances the County's character and ambiance.*

OBJECTIVE 17-1: *Facilitate patterns of site development that appear purposeful and organized.*

Policy 17-1.4: *Affect the design of new commercial structures to provide an organized and purposeful character for the whole commercial environment.*

Environmental and Sustainability Section (E&S)

Objective 3.5: *Apply adopted criteria, standards, methodologies and procedures to manage and maintain wetlands and/or other surface waters for optimum fisheries and other environmental values in consultation with EPC.*

Policy 3.5.1: *Collaborate with the EPC to conserve and protect wetlands and/or other surface waters from detrimental physical and hydrological alteration. Apply a comprehensive planning-based approach to the protection of wetland ecosystems assuring no net loss of ecological values provided by the functions performed by wetlands and/or other surface waters authorized for projects in Hillsborough County.*

Policy 3.5.2: *Collaborate with the EPC through the land planning and development review processes to prohibit unmitigated encroachment into wetlands and/or other surface waters and maintain equivalent functions.*

Policy 3.5.4: *Regulate and conserve wetlands and/or other surface waters through the application of local rules and regulations including mitigation during the development review process.*

Staff Analysis of Goals Objectives and Policies:

The subject site is located on the south side of Frontage Road South and east of Wiggins Road North on approximately 15.9 acres. The site is in the Rural Area and not located within the limits of a Community Plan. The applicant requests to rezone the subject site from Planned Development (PD) to Planned Development to develop 80,000 square feet of Commercial, Neighborhood (CN) and Commercial, General (CG) uses. Surrounding uses include single family residential and mobile homes to the south and public institutional uses such as a church on the north side of Interstate-4. Light commercial uses, including a business park with a mixed-use warehouse, are located to the west and Department of Transportation owned land is located to the east.

The subject site is in the Residential-4 (RES-4) Future Land Use category and in the Rural Area. The Rural Area is intended for areas that are planned to remain in long term agriculture, mining or large lot residential development. The RES-4 Future Land Use category is intended for low density residential development. In addition, suburban scale neighborhood commercial, office, multi-purpose, and mixed-use projects serving the area may be permitted subject to established locational criteria.

The property is subject to Commercial Locational Criteria pursuant to Objective 22. The nearest qualifying intersection is Frontage Road and Wiggins Road. Frontage Road and Wiggins Road are 2-lane local roads. The maximum building square footage permitted for neighborhood serving commercial uses per quadrant within 900 feet of a 2/2 lane roadway

intersection is 120,000 square feet for the RES-4 Future Land Use category. At least 75 % of the property is in the intersection quadrant, therefore the subject site meets Commercial Locational Criteria. Objective 9 and Policy 9.2 require that all developments be consistent with the Plan and meet all Land Development Regulations in Hillsborough County. At the time of filing this report, there were no Transportation comments in Optix, and therefore were not considered during this analysis.

The subject property is within an area of Unincorporated Hillsborough County that is predominantly residential and directly abuts these residential uses to the south. Light commercial uses are located to the west and public institutional use is located to the east. These non-residential uses are within the jurisdiction of Plant City. The subject property is sandwiched between areas of the jurisdiction of the City of Plant City. Recent discussions with the City indicate that annexation is not possible at this time. The applicant has proposed mitigation techniques to help achieve overall compatibility with the surrounding uses within the jurisdiction of Unincorporated Hillsborough County.

The proposed rezoning meets the intent of Objective 16 and Policies 16.2, 16.3, and 16.5, regarding compatibility, complementary uses, and the need to protect existing neighborhoods and communities as well as those that will emerge in the future. Objective 12-1 and Policy 12-1.4 of the Community Design Component (CDC) discuss how new development shall be compatible with the established character of the surrounding area. Objective 17-1 and Policy 17.1-4 seek to facilitate patterns of development that are organized and purposeful. This rezoning protects existing neighborhoods and provides for compatibility with the surrounding uses through mitigation techniques as described below.

The applicant's site plan, dated March 23, 2023, shows 7 buildings with a combined total of 80,000 square feet of non-residential use. The proposed uses on the site are generally characterized under business park and contractor office. The applicant has identified the following as potential uses: accessory retail, art supply, blueprint, camera/photography store, catering, contractor's office without open storage, florist shop, locksmith, mini-warehouses, office equipment sales, photography studio, printing services, watch/clock/jewelry repair, business services, and professional services. Other proposed uses such as dry cleaners, electric/electronic repair, exterminator, lawn care/landscaping, lumber/other building material without open storage, rental/leasing light equipment, sign painting, and small motor repair are not permitted within 80 feet of the PD boundary abutting the single-family residential uses. The intent is to restrict uses that would cause high intensity impacts to the surrounding residential area by concentrating them in the northern buildings located along Frontage Road. Furthermore, the applicant has agreed to provide a minimum setback of 60 feet for buildings along the PD boundary adjacent to single family uses and to set a maximum height of 25 feet for all buildings on the subject property. Additionally, the applicant proposes a stormwater pond in the southwest area of the property adjacent to single-family uses and at least 240 feet setback from the south property boundary to protect existing residential neighborhoods. Planning Commission staff has reviewed and finds the mitigation techniques described above consistent and compatible with the surrounding uses.

The applicant's site plan shows 8.15 acres of wetlands located to the east. The Environmental Protection Commission (EPC) has indicated that there is a valid ERP permit and that a wetland occupies a large portion of the eastern part of the project. The EPC Wetlands Division has reviewed the proposed site plan and has provided agency

comments dated January 5, 2023. The comments indicate that the site plan is conceptually justified to move forward through the zoning review process as long as there are no wetland impacts and that the EPC wetland be labeled as Wetland Conservation Area on the site plan. In accordance with Objective 13 and Policy 13.3 the maximum potential intensity calculations are as follows: 7.75 acres of uplands at 1.25 uplands density credit allows a maximum of 105,524 square feet of non-residential uses ($7.75 * 1.25 * 43,560 * 0.25$ FAR). The proposed development does not exceed the maximum allowed per the Comprehensive Plan Policies and Objectives. Planning Commission staff finds this request consistent with Objective 13 and associated policies in the Future Land Use Element (FLUE) as well as Objective 3.5 and associated policies in the Environmental and Sustainability Section (ESS) of the Comprehensive Plan based upon the technical review provided by the EPC.

Overall, staff finds that the proposed Planned Development would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element of the *Unincorporated Hillsborough County Comprehensive Plan*. The request is compatible with the existing development pattern found within the surrounding area.

Recommendation

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

HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 22-1702

<all other values>

Rezonings

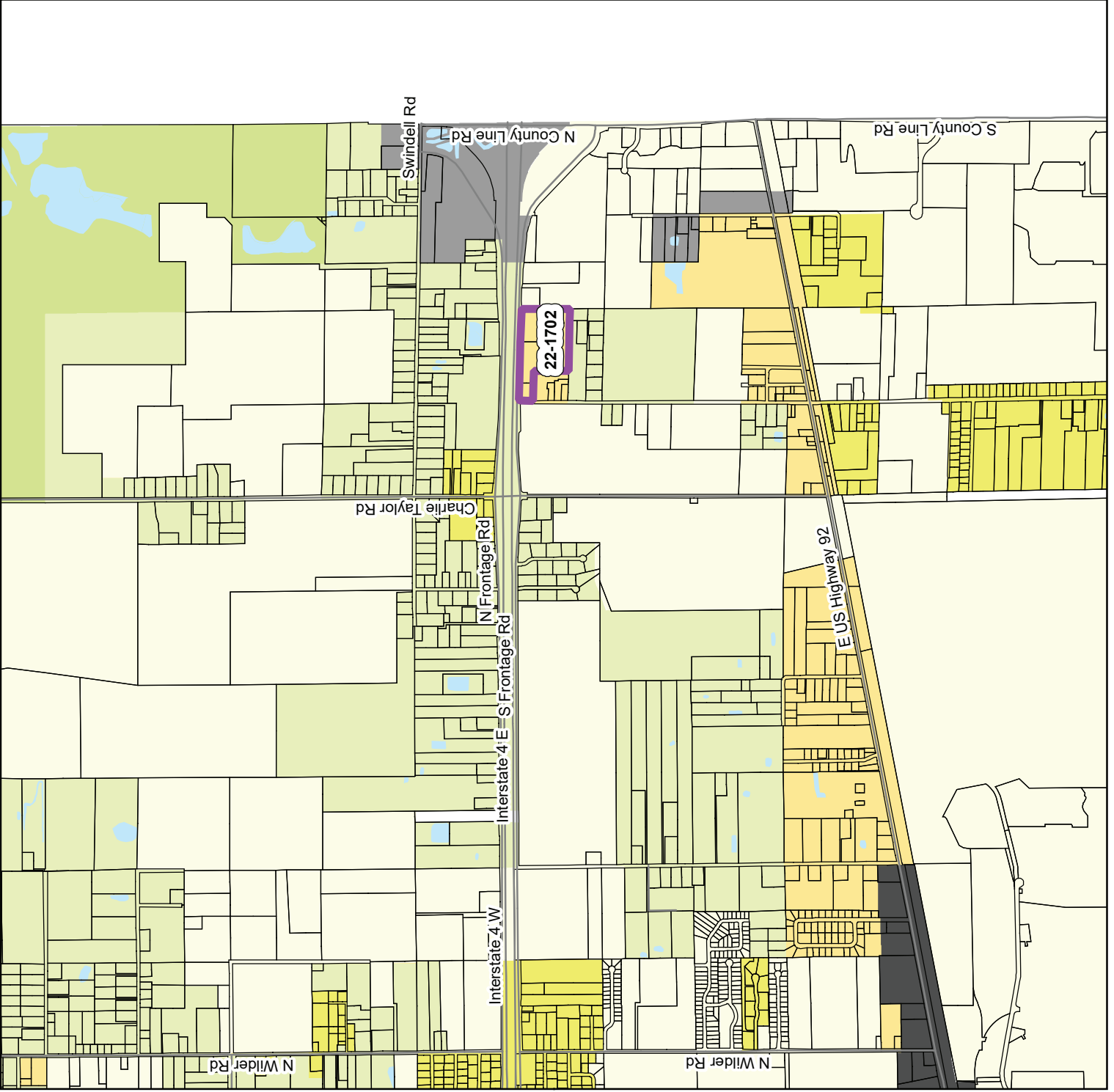
Color	STATUS
Yellow	APPROVED
Green	CONTINUED
Red	DENIED
Purple	WITHDRAWN
Blue	PENDING

Blue circle	Tampa Service
Blue circle	Urban Service
Blue line	Shoreline
Blue dashed line	County Boundary
Blue dashed line	Jurisdiction Boundary
Blue dashed line	Major Roads
White box	Parcels

- WATER NATURAL LULC, Wet Poly
- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- OC-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/QUASH-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE



Map Printed from Rezoning System: 12/19/2022
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\HC\Rez_h\Rezoning - Copy.mxd



DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The rezoning status is for informational purposes only and is subject to approval and specific approval of the Hillsborough County City-County Planning Commission.
ACCURACY: It is intended that the information shown on this map is accurate to the best of our knowledge and belief. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, visit the appropriate website.



**GENERAL
SITE PLAN
FOR
CERTIFICATION**



**Hillsborough
County Florida**

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**

Donna Cameron Cepeda
Harry Cohen
Ken Hagan
Pat Kemp
Gwendolyn "Gwen" Myers
Michael Owen
Joshua Wostal

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

COUNTY INTERNAL AUDITOR

Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Frontage Road Business Park

Zoning File: PD 22-1702 Modification: None

Atlas Page: None Submitted: 06/09/2023

To Planner for Review: 06/09/2023 Date Due: 06/16/2023

Contact Person: Stephen Sposato Phone: 813-375-0616 (EXT. 122) / stephen@levelupflorida.com

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

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

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

Reviewed by: Tim Lanpkin Date: 6/21/2023

Date Agent/Owner notified of Disapproval: _____



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Richard Perez, AICP
PLANNING AREA: East Rural

DATE: 4/06/2023
AGENCY/DEPT: Transportation
PETITION NO: PD 22-1702

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

CONDITIONS OF ZONING APPROVAL

- If PD 22-1702 is approved, the County Engineer will approve a Design Exception (dated March 28, 2023) which was found approvable by the County Engineer (on April 3, 2023) for Wiggins Rd. substandard road improvements. As Wiggins Rd. is a substandard local roadway, the developer will be required to widen the travel lanes to 11-feet with a 4-foot shoulder on the east side and construct a 5-foot sidewalk along the project frontage, within a dedicated easement.
- The project shall be permitted one full access connection on Wiggins Rd. at the time of construction of Phase I and one full access connection on S. Frontage Rd. at the time of construction of Phase II., as shown on the PD Site Plan.
- A gated emergency access shall be permitted temporarily to serve Phase I until Phase II is constructed as shown on the PD site plan.
- Existing driveways on S. Frontage Rd. not being utilized shall be removed at the time of development of Phase II, as shown on the PD site plan. The driveways to be eliminated shall be removed up to the existing edge of pavement, the original right-of-way profile shall be restored, and culverts under driveways removed and ditch line can be restored. Sidewalk gaps shall be closed.
- Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.

PROJECT SUMMARY AND ANALYSIS

The applicant is seeking to rezone two parcels totaling +/-15.9 acres, from PD ZC 93-0116 to Planned Development, to allow for a total of 80,000 square feet of limited Commercial General and Commercial Neighborhood uses, referred to as "Flex Space" in two phases. The properties are currently approved for residential uses. The site is located at the southeast corner of the I-4 Frontage Rd and Wiggins Rd. The Future Land Use designation of the site is Residential – 4 (R-4).

Trip Generation Analysis

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation analysis indicating the project would generate fewer than 50 peak hour trips and, as such, a detailed site access analysis was not required to process this rezoning. Utilizing data from the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition, and based upon a generalized worst-case scenario, staff has prepared a comparison of the trip generation potential at project buildout under the existing and proposed zoning designations.

Approved PD:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD 93-0116: 25-Unit, Mobile Home Park (ITE 240)	251	22	15
PD 93-0115: 54-Unit, Single Family (ITE 210)	572	43	56
Total Trip	823	65	71

Proposed Modification:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 80,000 sf Contractor’s Office (ITE 180)	788	133	154

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	-35	+68	+83

The proposed rezoning will result in a decrease in potential daily trip generation by -35 trips, and an increase in potential AM peak hour trips and PM peak hour trips by +68 trips and +83 trips, respectively.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject property fronts I-4 S. Frontage Rd and N. Wiggins Rd.

I-4 S. Frontage Rd is a 2-lane, undivided, FDOT roadway characterized by +/- 12-foot wide travel lanes with curb and gutter on the south side and shoulder with barrier wall on the north side. The roadway lies within a +/- 54-foot wide right-of-way. There are +/-5-foot bicycle lanes/paved shoulders present and a +/-5-foot sidewalk along the project frontage.

Wiggins Rd. is a publicly maintained 2-lane, substandard local rural roadway characterized by +/- 9.5-foot wide travel lanes in fair condition. The roadway lies within a +/- 40-foot wide right-of-way. There are no bicycle facilities or paved shoulders present. There are no sidewalks or curb and gutter in the vicinity of the proposed project.

The applicant is requesting a design exception to widen the travel lanes to 11-feet with a 4-foot shoulder on the east side and construct a 5-foot sidewalk along the project frontage in lieu of improving the roadway to standard. See the Design Exception request section below for additional detail.

SITE ACCESS

The proposed PD site plan provides for vehicular and pedestrian access to Wiggins Rd. and S. Frontage Rd. The PD will be phase with Phase I having a full access connection to Wiggins Rd. and a temporary gated emergency access to S. Frontage Rd. Phase II will have one full access connection to S. Frontage Rd. At the time of Phase II is constructed, the temporary emergency access and all other existing driveways on S. Frontage Rd. will be removed and restored to the FDOT typical standard section.

The applicant’s site access analysis demonstrates that turn lanes are not warranted.

REQUESTED DESIGN EXCEPTION: WIGGINS RD.

As Wiggins Rd. is a substandard local roadway, the applicant’s Engineer of Record (EOR) submitted a Design Exception request for Wiggins Rd. (March 28, 2023) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on April 3, 2023). The developer will be required to widen the travel lanes to 11-feet with a 4-foot shoulder on the east side and construct a 5-foot sidewalk along the project frontage, within a dedicated easement.

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

LEVEL OF SERVICE (LOS)

Level of Service (LOS) information is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
I-4 FRONTAGE RDS	WILDER RD	COUNTY LINE RD	D	C
WIGGINS RD	US HWY 92	I-4 FRONTAGE RDS	D	B

Source: Hillsborough County 2022 Multi-Modal Level of Service Report.

From: Williams, Michael [WilliamsM@HillsboroughCounty.ORG]
Sent: Monday, April 3, 2023 6:39 PM
To: Steven Henry [shenry@lincks.com]
CC: Tirado, Sheida [TiradoS@hillsboroughcounty.org]; Perez, Richard [PerezRL@hillsboroughcounty.org]; Lampkin, Timothy [LampkinT@hillsboroughcounty.org]; De Leon, Eleonor [DeLeonE@hillsboroughcounty.org]; PW-CEIntake [PW-CEIntake@hillsboroughcounty.org]; stephen@levelupflorida.com; eden@levelupflorida.com
Subject: FW: RZ PD 22-1702 Design Exception Review
Attachments: 22-1702 DEReq 03-28-23.pdf

Importance: High

Steve,

I have found the attached Design Exception (DE) for PD 22-1702 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hillsboroughcounty.org or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

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

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

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

Mike

Michael J. Williams, P.E.
Director, Development Review
County Engineer
Development Services Department

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HillsboroughCounty.org
W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

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

From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: Tuesday, March 28, 2023 9:44 PM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Cc: Perez, Richard <PerezRL@hillsboroughcounty.org>
Subject: RZ PD 22-1702 Design Exception Review
Importance: High

Hello Mike,

The attached Design Exception is approvable to me, please include the following people in your response:

- shenry@lincks.com
- stephen@levelupflorida.com
- eden@levelupflorida.com
- lampkint@hillsboroughcounty.org
- perezrl@hillsboroughcounty.org

Best Regards,

Sheida L. Tirado, PE *(she/her/hers)*
Transportation Review Manager
Development Services Department

P: (813) 276-8364
E: tirados@HCFLGov.net
W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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



LINCKS & ASSOCIATES, INC.

March 28, 2023

Mr. Michael Williams, PE
County Engineer Development Review Director
Hillsborough County
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

Re: Frontage Road Business Park
Folio Number 90430.5500, 90430.5000
PD 22-1702
Lincks Project No. 22211

The purpose of this letter is to request a Design Exception to Hillsborough County Transportation Technical Manual per Section 1.7.2 to meet Land Development Code Section 6.04.03L for Wiggins Road from S. Frontage Road to the Project Access. The developer proposes to rezone the property to Planned Development (PD) to allow up to 80,000 square feet of warehouse, industrial and office uses. The project is proposed to be phased with Phase I, consisting of 12,000 square feet with access to Wiggins Road. The Wiggins Road improvements are to be constructed as a part of Phase I.

The access to serve the subject parcel is to be as follows:

- One (1) full access to S. Frontage Road
- One (1) full access to Wiggins Road

According to Hillsborough County Roadways Functional Classification Map, Wiggins Road is a local road with a posted speed limit of 45 MPH. The subject site is within the Hillsborough County Urban Service Area.

Table 1 provides the trip generation for the proposed Planned Development.

This request is for a Design Exception to TS-3 of the Hillsborough County Transportation Manual for Wiggins Road from S. Frontage Road to the Project Access. This segment of Wiggins Road is currently a two (2) lane roadway. The following exceptions are requested to accommodate the proposed project:

1. Lanes – TS-3 has twelve (12) foot travel lanes for non-residential land use. The existing lanes on Wiggins Road are approximately 9.5 feet.
2. Miami Curb – TS-3 has miami curb. The existing road is a rural roadway and no miami curb.

5023 West Laurel Street
Tampa, FL 33607
813 289 0039 Telephone
8133 287 0674 Telefax
www.Lincks.com Website

Mr. Mike Williams
March 28, 2023
Page 2

3. Sidewalk – TS-3 has five (5) foot sidewalks on both sides of the roadway. There is no sidewalk along the Wiggins Road.

The proposed typical section and the proposed improvements along Wiggins Road are provided in the Appendix of this letter.

Due to limited frontage along Wiggins Road, the developer proposes the following improvements to Wiggins Road from S. Frontage Road to the project access:

1. Widen the roadway to a minimum of eleven (11) foot lanes
2. Add four (4) foot unpaved shoulder on the eastside of the roadway.
3. Five (5) foot sidewalk on the east side of the roadway within an eight (8) foot sidewalk/utility easement to be dedicated to Hillsborough County during the construction plan review/approval process. This will allow the existing utility poles to be relocated outside the clear zone of the roadway.

Based on the above, it is our opinion, the proposed improvements to Wiggins Road will mitigate the impact of the project and meet the intent of the Transportation Technical Manual to the extent feasible.

Mr. Mike Williams
March 28, 2023
Page 3

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

Best Regards,



Steven J Henry
President
Lincks & Associates, Inc.
P.E. #51555



2/28/23

Based on the information provided by the applicant, this request is:

- Disapproved
- Approved
- Approved with Conditions

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E. (813) 276-8364, TiradoS@hillsboroughcounty.org.

Date _____

Sincerely,

Michael J. Williams
Hillsborough County Engineer

Mr. Mike Williams
March 28, 2023
Page 4

TABLE 1
ESTIMATED PROJECT TRIP GENERATION (1)

Phase	Land Use	ITE Land Use Code	Size	Daily Trip Ends	AM Peak Hour Trip Ends			PM Peak Hour Trip Ends		
					In	Out	Total	In	Out	Total
1	Specialty Contractor	750	12,000 SF	118	15	5	20	7	16	23
2	Specialty Contractor	750	<u>68,000 SF</u>	<u>668</u>	<u>83</u>	<u>30</u>	<u>113</u>	<u>42</u>	<u>89</u>	<u>131</u>
			80,000 SF	786	98	35	133	49	105	154

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

APPENDIX



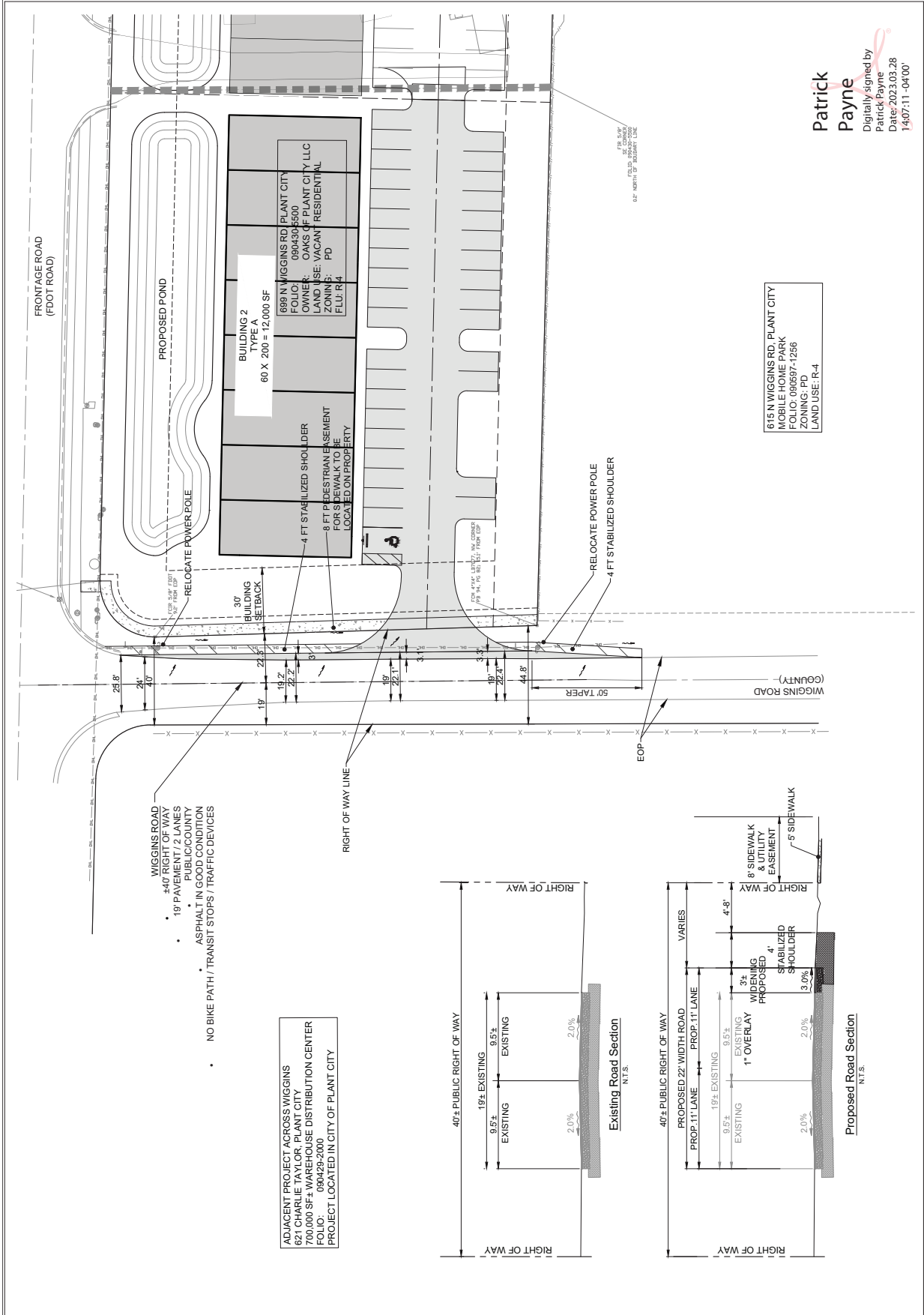
PD SITE PLAN



PROPOSED IMPROVEMENTS



	ENGINEERING COA NO. 36684 EMAIL: ELY@BAYSITEENG.COM S17 ETELEGRAPH RD., FL 33112 2054 CENTRAL AVENUE PHONE: 813.679.9818 BAYSITE ENGINEERING LLC	COMPANY # _____ REVISION DATE _____		CLIENT: OAKS OF PLANT CITY 3811 FRONTAGE RD., PLANT CITY 8811 WIGGINS RD., PLANT CITY FRONTAGE ROAD BUSINESS PARK		DRAWING: WIGGINS ROAD CONCEPT PLAN	SHEET: C-1
	PROJECT: FRONTAGE ROAD BUSINESS PARK				PATRICK ELY PAYNE FLORIDA LICENSED PROFESSIONAL ENGINEER REGISTRATION NUMBER 85581		



Patrick Payne
 Digitally signed by Patrick Payne
 Date: 2023.03.28 14:07:11 -0400

HILLSBOROUGH COUNTY ROADWAY
FUNCTIONAL CLASSIFICATION MAP



HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services



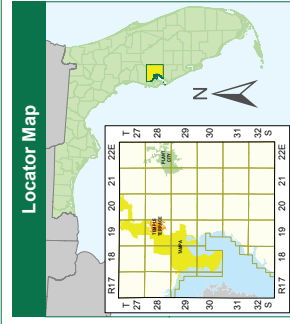
Legend

- Functional Classifications
Authority Classification
- State, Principal Arterial
 - State, Arterial
 - Hillsborough, Arterial
 - Hillsborough, Collector
 - Urban Service Area Boundary
 - City Limits

The Hillsborough County Roadway Functional Map will be used in all matters in the Hillsborough County Land Development Code (LDC) that relate to functional classification of roads. Some, but not all, examples of those matters are as follows:

- PART 3.02.00 INTERSTATE-75 PLANNED DEVELOPMENT DISTRICTS
- PART 3.03.00 STATE PLANNED DEVELOPMENT DISTRICTS
- PART 5.03.00 PLANNED DEVELOPMENT DISTRICTS
- PART 6.02.00 SUBDIVISION STANDARDS AND GUIDELINES
- PART 6.07.00 FENCES AND WALLS
- PART 12.01.00 DEFINITIONS AND SPECIAL USES
- OTHER PARTS OF THE LDC NOT LISTED ABOVE.

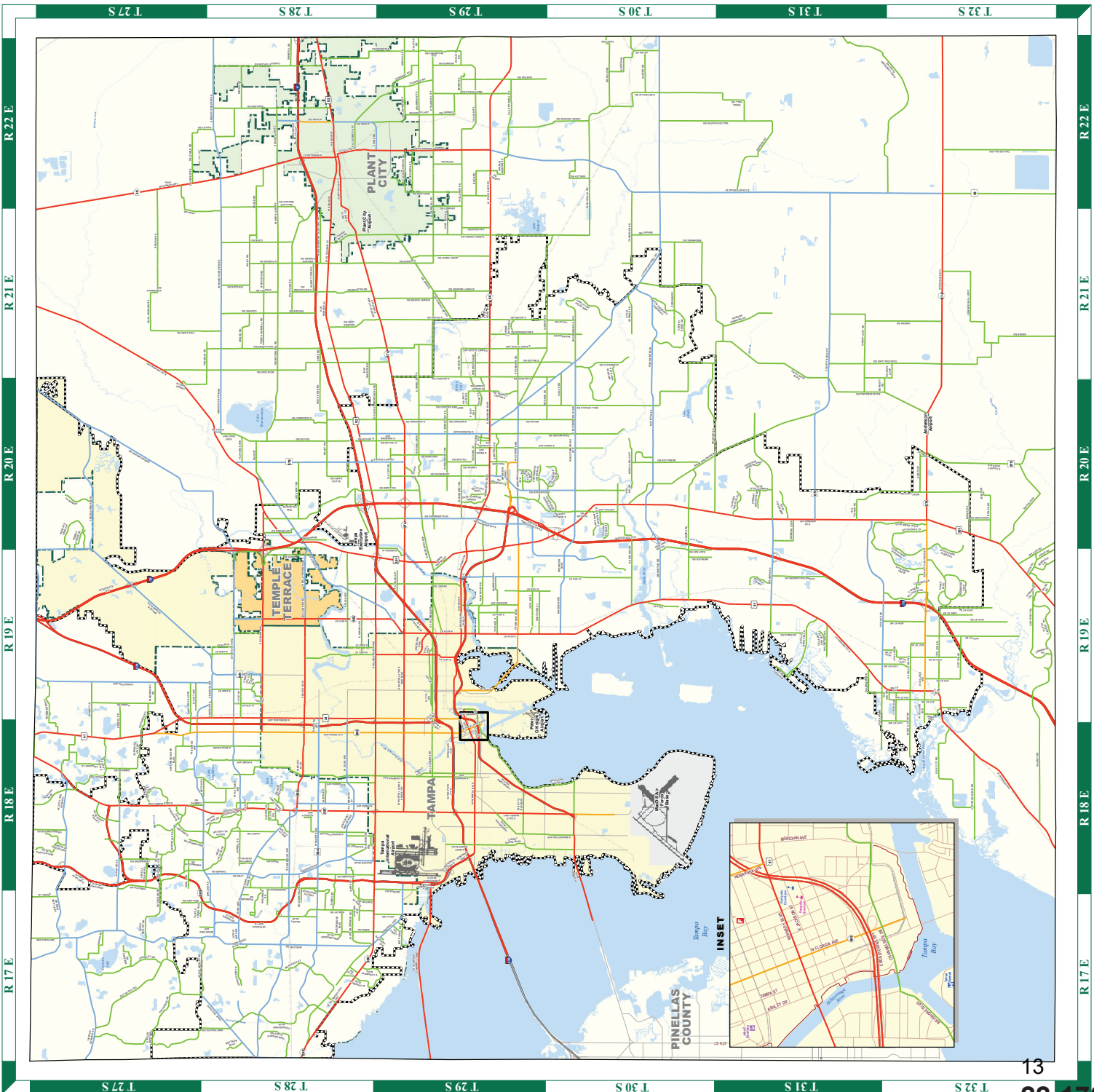
In addition to subject matters in the LDC, Functional Classification of roads plays an important role in administering the Residential Traffic Control Program and the Neighbourhood Traffic Calming Program.



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not either express or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

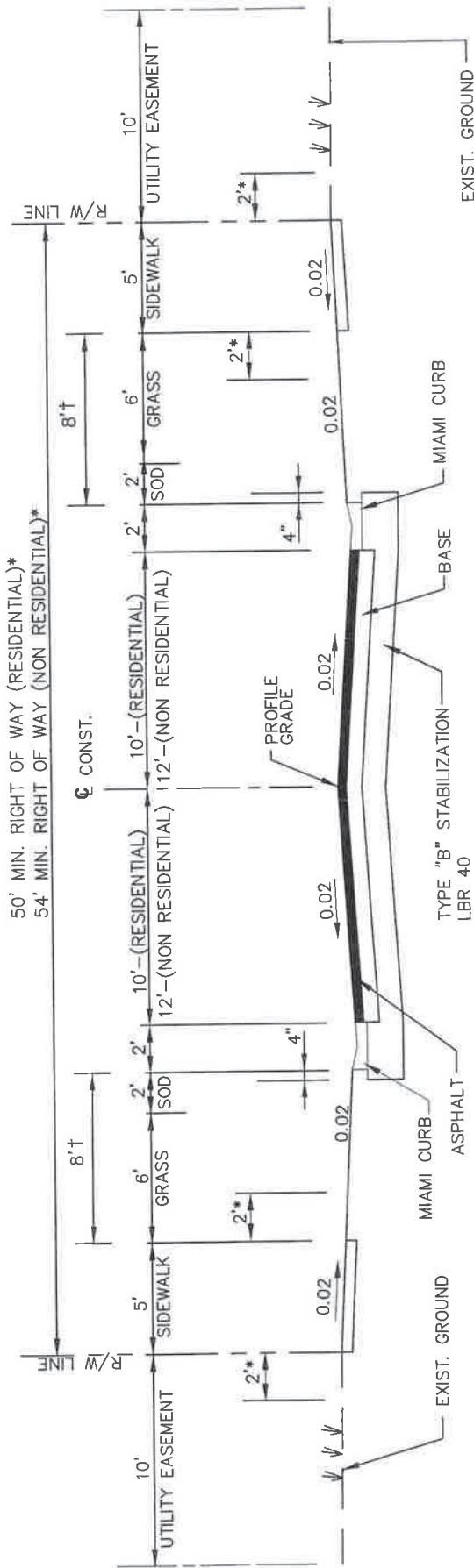
SOURCE: This map has been prepared for the inventory of real property towns within Hillsborough County and is not intended to be used for any other purpose. The user of this map is hereby notified that the above-stated public information source should be consulted for verification of the information contained on this map.

601 E. Kennedy Blvd
Tampa, FL 33602
(813) 272-5610
printroom@hillsboroughcounty.org



TS-3





TYPICAL SECTION

N.T.S.

LESS THAN 5,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 35 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- * 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
- † 4. SEE SIDEWALK PROTECTION OPTIONS, DRAWING NO. TD-16 SHEET 7 OF 7 FOR USE WHEN TREES ARE PLANTED IN THE PARKWAY AREA (BETWEEN THE BACK OF CURB AND SIDEWALK).
5. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)



**TRANSPORTATION
TECHNICAL
MANUAL**

**LOCAL URBAN ROADS
(2 LANE UNDIVIDED)
TYPICAL SECTION**

DRAWING NO. **TS-3**

SHEET NO. 1 OF 1

REVISION DATE:
15
10/17

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
I-4 FRONTAGE RD S	FDOT -Frontage	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
WIGGINS RD	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	823	65	71
Proposed	788	133	154
Difference (+/-)	-35	+68	+83

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

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

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Wiggins Rd./Substandard Roadway	Design Exception Requested	Approvable
Notes:		

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested <input checked="" type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report.



Florida Department of Transportation

RON DESANTIS
GOVERNOR

11201 North McKinley Drive
Tampa, FL 33612

JARED W. PERDUE, P.E.
SECRETARY

MEMORANDUM

DATE: December 21, 2022

TO: Richard Perez, Hillsborough County

FROM: Lindsey Mineer, FDOT

COPIES: Daniel Santos, FDOT
Joel Provenzano, FDOT
Stephen Sposato, LevelUp Consulting

SUBJECT: RZ-PD 22-1702, N Wiggins Road and S Frontage Road, Plant City

This project is on a state road, S Frontage Road.

This site was reviewed at a Pre-Application meeting with FDOT on 11/22/22. The FDOT Pre-Application Finding is attached.

END OF MEMO

Attachment: FDOT Pre-Application Finding



Florida Department of Transportation

RON DESANTIS
GOVERNOR

2822 Leslie Road
Tampa, FL 33612-6456

JARED W. PERDUE, P.E.
SECRETARY

November 22nd, 2022

Plant City Warehouse

3811 S. Frontage Rd / 699 N Wiggins Rd
SR 400 South Frontage
10 190 500
MP 2.297 Rt Rdwy
Class 7 @ 30 MPH
Folio #'s: 094430-5500 & 393430-5000

RE: Pre-Application Meeting

THIS DOCUMENT IS NOT A PERMIT APPROVAL

THE COMMENTS AND FINDINGS FROM THIS PRE-APPLICATION MEETING MAY BE SUBJECT TO CHANGE
AND MAY NOT BE USED AS A BASIS OF APPROVAL AFTER 5/22/2023

Attendees:

Guests: Steve Henry, Ely Payne, Stephen Sposato, Jeff Anderson, and Rick Perez

FDOT: Todd Croft, Mecale' Roth, Tom Allen, Allison Carroll, William Gregory, Dan Santos, Lindsey Mineer, Luis Mejia, Joel Provenzano, Andrew Perez, and Caroline Cation-Smith

Proposed Conditions:

This development is proposing to modify existing access to **SR 400 Frontage Road**, a **class 7** roadway with a posted speed limit of **45 MPH**. Florida Administrative Code, Rule Chapter 14-97, requires **125'** driveway spacing, **330'** directional, **660'** full median opening spacing, and **1320'** signal spacing requirements.

Rezoning with Hillsborough County to build a 70,000 ft² contractors' office/yard with a single access to the state road and one on Wiggins Rd. Development plans to build in phases.



Florida Department of Transportation

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2822 Leslie Road
Tampa, FL 33612-6456

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FDOT Recommendations:

1. Anticipating minimal trips for size of project. Storage and warehousing proposed as main function.
2. Drainage will be a single master plan and the access will be done in phases.
3. Phased work would be as follows,
 - a. Phase one – the access to Wiggins and the office building and pond. No DOT access permit. Start FDOT drainage (exception) permit.
 - b. Phase two – Removing trailer park and driveways, rebuilding new driveway, FDOT access permit and rest of work.
4. Sidewalk connections both internally and to the state road will be required.
5. Add high emphasis crosswalk to driveway and Wiggins Rd.
6. If applying for an exception, include the completed questionnaire in the submittal package.
7. Contact Joel Provenzano or Andrew Perez for any traffic or access related questions at joel.provenzano@dot.state.fl.us, andrewa.perez@dot.state.fl.us, or at 813-975-6000.
8. Contact Todd, Tom or Mecale' (makayla) for permit, pre app, or general questions at todd.croft@dot.state.fl.us, thomas.allen@dot.state.fl.us, mecale.roth@dot.state.fl.us, or 813-612-3200.
9. Contact Amanda Serra for drainage related questions at amanda.serra@dot.state.fl.us or 813-262-8257.

Summary:

After reviewing and discussing the information presented in this meeting, the Department has determined we are

- in favor (considering the conditions stated above)
- not in favor
- willing to revisit a revised plan

The access, as proposed in this meeting, would be considered

- conforming
- non-conforming
- N/A (no access proposed)



Florida Department of Transportation

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GOVERNOR

2822 Leslie Road
Tampa, FL 33612-6456

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in accordance with the rule chapters 1996/97 for connection spacing. The following state permits will need to be applied for by visiting our One Stop Permitting website (osp.fdot.gov):

- access-category A or B
- access-category C, D, E, or F
 - traffic study required
- access safety upgrade
- drainage
 - or
 - drainage exception
 - construction agreement
- utility
- general Use
- other _____

Thank you for allowing us the opportunity to review and discuss this project in advance. Please feel free to contact me with any questions. We look forward to working with you again.

Respectfully,

Mecale' Roth

Permit Coordinator II
2822 Leslie Rd.
Tampa, FL 33619
Office - 813-612-3237
M-F 8:30 AM – 5:00 PM



Additional Comments/Standard Information:

(These comments may or may not apply to this project, they are standard comments)

1. Document titles need to reflect what the document is before it is uploaded into OSP, and please do not upload unnecessary documents.



Florida Department of Transportation

RON DESANTIS
GOVERNOR

2822 Leslie Road
Tampa, FL 33612-6456

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2. Documents need to be signed and sealed or notarized.
3. Include these notes with the application submittal.
4. Permits that fall within the limit of a FDOT project must contact project manager, provide a work schedule, and coordinate construction activities prior to permit approval. Ask Mecale' for information if not provided in the notes.
5. Plans shall be per the current Standard Plans and FDM.
6. All the following project identification information must be on the Cover Sheet of the plans:
 - a. all associated FDOT permit #'s
 - b. state road # (& local road name) and road section ID #
 - c. mile post # and left (Lt) or right (Rt) side of the roadway (when facing north or east)
 - d. roadway classification # and posted speed limit (MPH)
7. All typical driveway details are to be placed properly:
 - a. 24" thermoplastic white stop bar equal to the lane width placed 4' behind crosswalk or a minimum of 25' in front of it
 - b. 36" stop sign mounted on a 3" round post, aligned with the stop bar
 - c. if applicable, a "right turn only" sign mounted below the stop sign (FTP-55R-06 or FTP-52-06)
 - d. double yellow 6" lane separation lines
 - e. 6' wide, high emphasis, ladder style crosswalk straddling the detectable warning mats
 - f. warning mats to be red in color unless specified otherwise
 - g. directional arrow(s) 25' behind the stop bar
 - h. all markings on concrete are to be high contrast (white with black border)
 - i. all striping within and approaching FDOT ROW shall be thermoplastic
8. Maintain 20' x 20' pedestrian sight triangles and draw the triangles on the plans to show there are no obstructions taller than 24" within the triangles. Also, no parking spaces can be in these triangles Measure 20' up the sidewalk and 20' up the driveway from the point at which the sidewalk meets the driveway. Here is an example of what these triangles look like and how they are positioned.



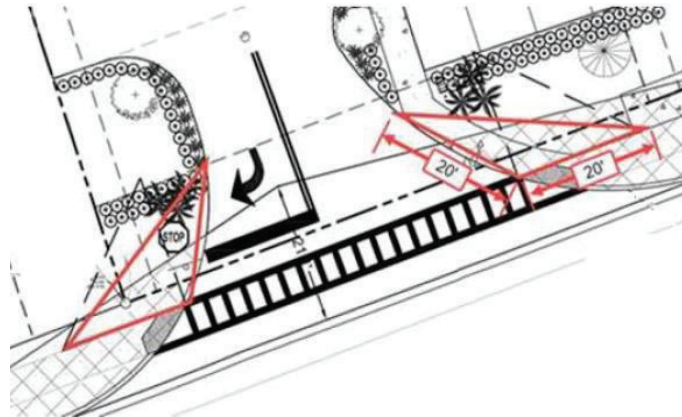


Florida Department of Transportation

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2822 Leslie Road
Tampa, FL 33612-6456

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9. Any relocation of utilities, utility poles, signs, or other agency owned objects must be coordinated with the Department and the **existing and proposed location** must be clearly labeled on the plans. Contact the Permits Department for more details and contact information.
10. Make note on plans that it is the responsibility of the contractor to not only restore the ROW, but they are also responsible for maintaining the ROW for the duration of the project.

Context Classification:

Here is the link to find information about context classification to see what class standards the proposed project needs to be built to. Below is the standard table for sidewalk width for each class:

<https://kai.maps.arcgis.com/apps/webappviewer/index.html?id=b5ecc163fe04491dafeb44194851ba93>



Florida Department of Transportation

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GOVERNOR

2822 Leslie Road
Tampa, FL 33612-6456

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SECRETARY

Topic #625-000-002
FDOT Design Manual

January 1, 2020

Table 222.1.1 Standard Sidewalk Widths

Context Classification	Sidewalk Width (feet)
C1 Natural	5
C2 Rural	5
C2T Rural Town	6
C3 Suburban	6
C4 Urban General	6
C5 Urban Center	10
C6 Urban Core	12

Notes:

- (1) For C2T, C3 and C4, sidewalk width may be increased up to 8 feet when the demand is demonstrated.
- (2) For C5 and C6, when standard sidewalk width cannot be attained, provide the greatest attainable width possible, but not less than 6 feet.
- (3) For RRR projects, unaltered sidewalk with width 4 feet or greater may be retained within any context classification.
- (4) See **FDM 260.2.2** for sidewalk width requirements on bridges.

Provide the following minimum unobstructed sidewalk width (excluding the width of the curb) when there is no practical alternative to placing a pole within the sidewalk:

- 36 inches for aboveground utilities. This 36 inch width may be reduced to 32 inches, not exceeding 24 inches in length, when there is no practical alternative available to avoid an obstruction.
- 48 inches for signal, light, sign poles

When used for plantings and street furniture, the area between the back of curb and the sidewalk should be 5 feet or greater in width. Consider providing treewells in areas where on-street parking is provided.

Lighting:

Lighting of sidewalks and/or shared paths must be to current standards (FDM section 231). Newly implemented FDOT Context classifications updated the required sidewalk widths (FDM section 222.2.1.1). Where sidewalk is being added and/or widened, the lighting will be analyzed to ensure sidewalks are properly lighted per FDOT FDM standards. Reference the following link and table for details:

https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35bf_2



Florida Department of Transportation

RON DESANTIS
GOVERNOR

2822 Leslie Road
Tampa, FL 33612-6456

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Topic #625-000-002
FDOT Design Manual

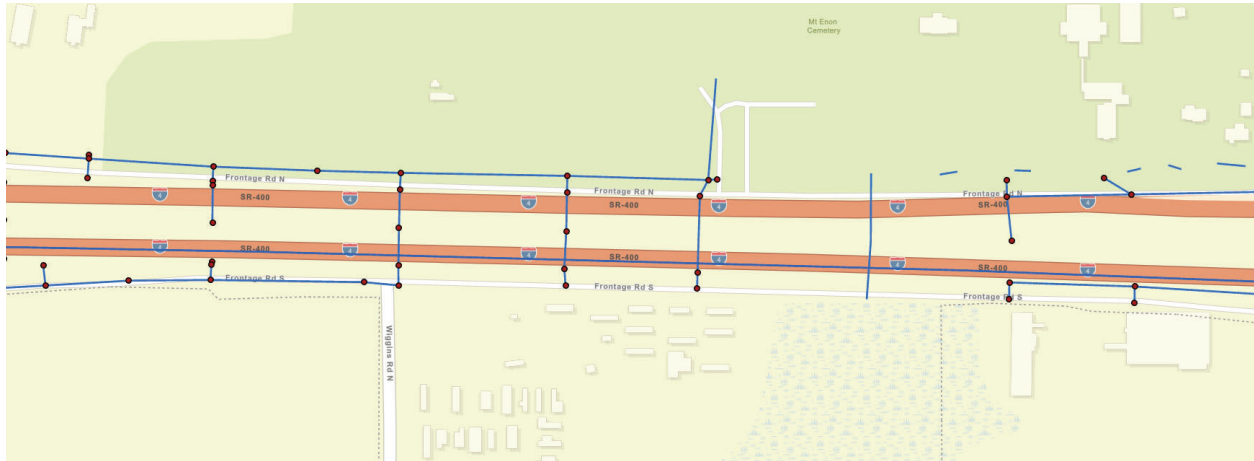
January 1, 2020

Table 231.2.1 Lighting Initial Values

Roadway Classification Or Project Type	Illumination Level Average Foot Candle		Illumination Uniformity Ratios		Veiling Luminance Ratio
	Horizontal (H.F.C.)	Vertical (V.F.C.)	Avg./Min.	Max./Min.	$L_{V(MAX)}/L_{AVG}$
Conventional Lighting					
Limited Access Facilities	1.5	N/A	4:1 or Less	10:1 or Less	0.3:1 or Less
Major Arterials	1.5				
Other Roadways	1.0				
High Mast Lighting					
All Roadway Classifications	0.8 to 1.0	N/A	3:1 or Less	10:1 or Less	N/A
Signalized Intersection Lighting					
New Reconstruction	3.0	2.3	4:1 or Less	10:1 or Less	N/A
Lighting Retrofit	1.5 Std. 1.0 Min.	1.5 Std. 1.0 Min.			
Midblock Crosswalk Lighting					
Low Ambient Luminance	N/A	2.3	N/A	N/A	N/A
Medium & High Ambient Luminance		3.0			
Sidewalks and Shared Use Paths					
Facilities Separated from the Roadway	2.5	N/A	4:1 or Less	10:1 or Less	N/A
Sign Lighting					
Low Ambient Luminance	15-20	N/A	N/A	6:1	N/A
Medium & High Ambient Luminance	25-35				
Rest Area Lighting					
All Roadways and Parking Areas	1.5	N/A	4:1 or Less	10:1 or Less	N/A

231-Lighting

FDOT Drainage System in ROW



Storm Drainage Structures: 10S09789

Asset ID 10S09789

Size 1 in IN

Size 2 in IN

Material CONCRETE

Type Manhole

FPID 423440-1-52-01

Year

Comments

State Route I-4

Road Position R

Roadway ID 10190000

Milepost 31.63

[Zoom to](#)

Storm Drainage Structures: 10S09786

Asset ID 10S09786

Size 1 in IN

Size 2 in IN

Material CONCRETE

Type Catch Basin

FPID 423440-1-52-01

Year

Comments

State Route I-4

Road Position R

Roadway ID 10190000

Milepost 31.63

[Zoom to](#)

Storm Drainage Lines: 10P12719

Asset ID 10P12719

Length in FT 48.43

Size 1 in IN 24

Size 2 in IN

Material RCP

Type Trunk Line

FPID 423440-1-52-01

Year N/A

Comments

State Route I-4

Road Position R

Roadway ID 10190000

Milepost 31.63

[Zoom to](#)

Storm Drainage Lines: 10P12734

Asset ID 10P12734

Length in FT 90.00

Size 1 in IN 24

Size 2 in IN

Material RCP

Type Crossdrain

FPID 423440-1-52-01

Year N/A

Comments

State Route I-4

Road Position R

Roadway ID 10190000

Milepost 31.71

[Zoom to](#)

Storm Drainage Lines: 10P12738

Asset ID 10P12738

Length in FT 41.10

Size 1 in IN 18

Size 2 in IN

Material RCP

Type Trunk Line

FPID 423440-1-52-01

Year N/A

Comments

State Route I-4

Road Position R

Roadway ID 10190000

Milepost 31.71

[Zoom to](#)

Storm Drainage Structures: 10S09802

Asset ID 10S09802

Size 1 in IN

Size 2 in IN

Material CONCRETE

Type Catch Basin

FPID 423440-1-52-01

Year

Comments

State Route I-4

Road Position R

Roadway ID 10190000

Milepost 31.71

[Zoom to](#)

Storm Drainage Lines: 10P12756

Asset ID 10P12756

Length in FT 136.56

Size 1 in IN 30

Size 2 in IN

Material RCP

Type Crossdrain

FPID 423440-1-52-01

Year N/A

Comments

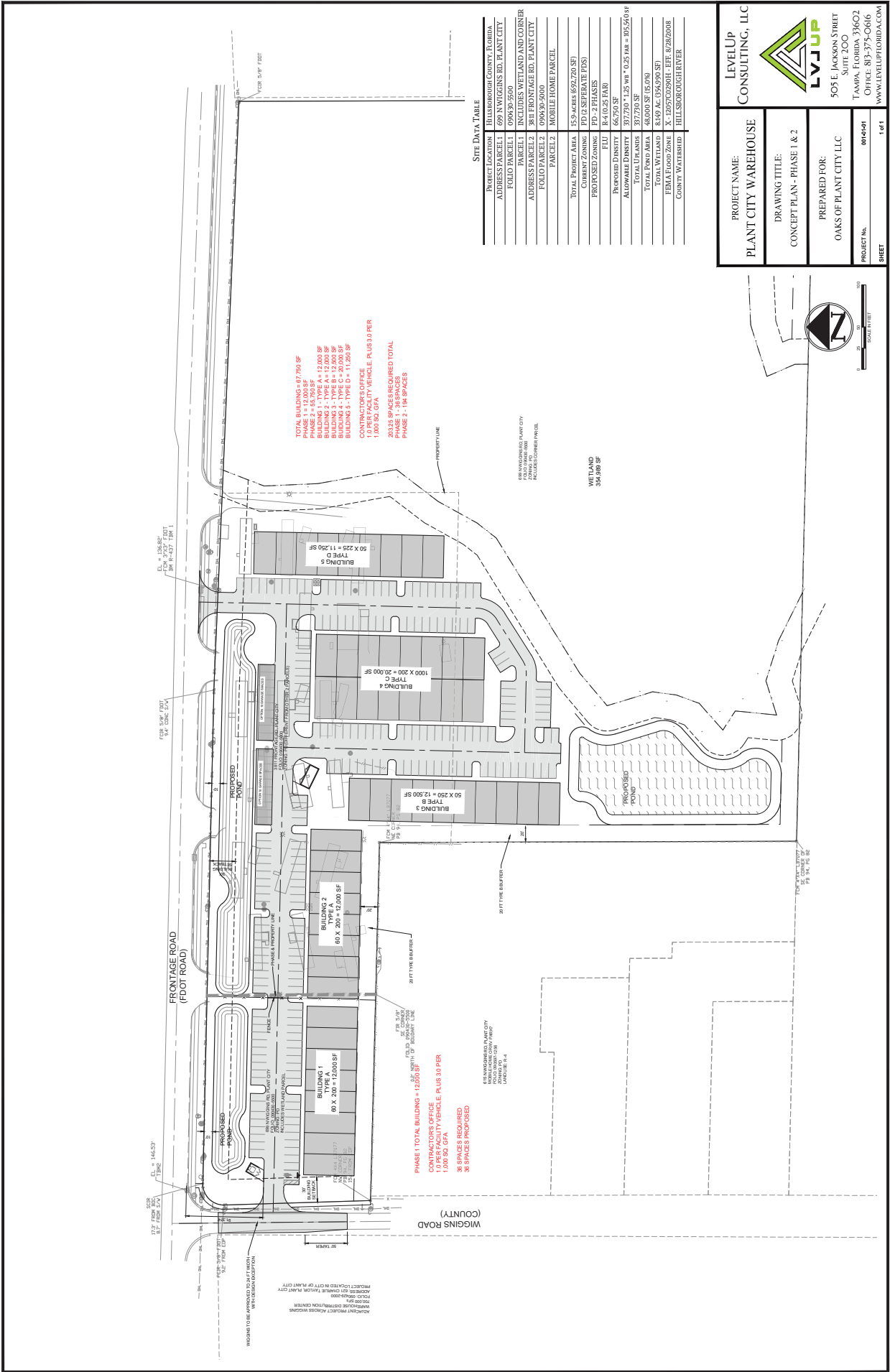
State Route I-4

Road Position C

Roadway ID 10190000

Milepost 31.90


[Zoom to](#)



SITE DATA TABLE

PROJECT LOCATION	HILLSBOROUGH COUNTY, FLORIDA
ADDRESS/PARCEL 1	699 N WIGGINS RD, PLANT CITY
FOLIO PARCEL 1	090930-5000
PARKELL 1	INCLUDES WETLAND AND CORNER
ADDRESS/PARCEL 2	381 FRONTAGE RD, PLANT CITY
FOLIO PARCEL 2	090930-5000
PARKELL 2	MOBILE HOME PARCEL
Total Project Area	15.9 ACRES (692,720 SF)
County Zoning	P-1 (PLANT CITY)
Proposed Density	FLU 8.4 (0.25 FAR)
Allowable Density	66,750 SF
Total UP Lands	337,730 * 1.25 W/L * 0.25 FAR = 105,563 SF
Total Wetland	354,889 SF (15.4%)
FEMA Flood Zone	X - 12057G200H1 - EFF. 8/26/2008
County Watershed	HILLSBOROUGH RIVER

LEVELUP CONSULTING, LLC



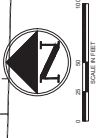
505 E. JACKSON STREET
 SUITE 200
 TAMPA, FLORIDA 33602
 OFFICE: 813-375-0616
 WWW.LEVELUPFLORIDA.COM

PROJECT NAME:
 PLANT CITY WAREHOUSE

DRAWING TITLE:
 CONCEPT PLAN - PHASE 1 & 2

PREPARED FOR:
 OAKS OF PLANT CITY LLC

PROJECT No.: 09-07-09
SHEET: 1 of 1



COMMISSION

Joshua Wostal CHAIR
 Harry Cohen VICE-CHAIR
 Donna Cameron Cepeda
 Ken Hagan
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Janet D. Lorton EXECUTIVE DIRECTOR
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 Sam Elra bi, P.E. WATER DIVISION
 Rick Mura tti, Esq. LEGAL DEPT
 Diana M. Lee, P.E. AIR DIVISION
 Steffanie L. Wickham WASTE DIVISION
 Sterlin Woodard, P.E. WETLANDS DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: March 20, 2023</p> <p>PETITION NO.: 22-1702</p> <p>EPC REVIEWER: Kelly M. Holland</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1222</p> <p>EMAIL: hollandk@epchc.org</p>	<p>COMMENT DATE: January 5, 2023</p> <p>PROPERTY ADDRESSES: 3811 South Frontage Road and 699 North Wiggins Road, Plant City,</p> <p>FOLIO #s: 0904305000 and 0904305500</p> <p>STR: 24-28S-22E</p>
<p>REQUESTED ZONING: Modification of an existing PD</p>	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	December 30, 2022
WETLAND LINE VALIDITY	Valid ERP
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetland occupies a large portion of the eastern part of the project area.
<p>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:</p> <ul style="list-style-type: none"> • 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. • 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). 	

Environmental Excellence in a Changing World

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

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

INFORMATIONAL COMMENTS:

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

- The subject property contains wetland/OSW areas, which have been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11.
- 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.

kmh / app

ec: Jeffrey Anderson, Applicant - jjanderscivil@gmail.com
Stephen Sposato, Agent - Stephen@levelupflorida.com

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

PETITION NO.: PD22-1702 **REVIEWED BY:** Randy Rochelle **DATE:** 1/3/2023

FOLIO NO.: 90430.5000 & 90430.5500

WATER

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

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

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

WASTEWATER

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

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

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

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



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

TO: Zoning Review, Development Services

DATE: 04/05/2023

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Jeffery Anderson

PETITION NO: 22-1702

LOCATION: SE Corner of intersection of N Wiggins Rd & S Frontage

FOLIO NO: 90430.5000 90430.5500

Estimated Fees:

(Various use types allowed. Estimates are a sample of potential development)

Warehouse

(Per 1,000 s.f.)

Mobility: \$1,992 * 12 = \$23,904

Fire: \$34 * 12 = \$408

Warehouse

(Per 1,000 s.f.)

Mobility: \$1,992 * 68 = \$135,456

Fire: \$34 * 68 = \$4,352

Total phase 1 and phase 2: \$164,120

Project Summary/Description:

Rural Mobility, Northeast Fire - CG or CN/I allowed, project is to be Warehouse(approx 25% office, 75% storage) - 12,000 sq ft phase 1, and 68,000 sq ft phase 2



VERBATIM TRANSCRIPT

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARINGS
May 15, 2023
ZONING HEARING MASTER SUSAN FINCH

D1:
Application Number: RZ-PD 22-1702
Applicant: Jeffrey Anderson
Location: SE corner of S Frontage Road & N
Wiggins Road
Folio Number: 090430.5000 & 090430.5500
Acreage (+/-): 15.9 acres, more or less
Comprehensive Plan: R-4
Service Area: Rural
Existing Zoning: PD, ZC
Request: Rezone to Planned Development

1 HEARING MASTER HATLEY: All right. The next two items
2 will be heard by Zoning Hearing Master Finch. And, staff, would
3 you please introduce the next item?

4 MS. HEINRICH: Sure. The next item is D.1, PD
5 application 22-1702. This is a rezoning to Planned Development.
6 And this was continued from the last ZHM hearing for the
7 submittal of some testimony that was necessary. And Brian Grady
8 will expand on that.

9 MR. GRADY: Yes, Madam Hearing Officer, you recall at
10 the end of the hearing, we had continued this and were simply
11 allowed to be placed in the record a affidavit from the
12 applicant attesting the fact that they did not -- they were not
13 subject to the requirements in state statute regarding
14 relocation of mobile home parks. They did provide that
15 information. It is in the record. And our staff report that
16 reflects that.

17 So, you know, it's your discretion as to whether
18 additional testimony in need because, again, it was continued
19 after you had taken testimony. It might be appropriate to
20 (inaudible) speak to specific issue. But beyond that, again, it
21 was just -- the record was continued and kept open for the sole
22 purpose of allowing that additional information be placed in the
23 record. And the report's been updated with that additional
24 information.

25 MS. FINCH: All right. Thank you so much, Mr. Grady.

1 So we'll start with the applicant if they are here, and they
2 want to say a few words. You'll recall that the sole purpose of
3 the continuance was to address this at affidavit issue and
4 compliance with the statute. So I'd like to limit the testimony
5 to that if you could. But feel free to (inaudible).

6 MR. SPOSATO: Thank you. My name is Stephen Sposato.
7 I am a certified planning (inaudible) here in Tampa. And
8 (inaudible) any more to add than what Mr. Grady said, we very
9 much appreciate being allowed to come back like this so we just
10 affirm what was already for the record.

11 MS. FINCH: Thank you. I appreciate it. If you could
12 please sign in with the clerk's office.

13 All right. Mr. Grady, nothing further from
14 (inaudible) perspective, right?

15 MR. GRADY: That's correct.

16 MS. FINCH: All right. And then I'll just ask, for
17 the record, if there is anyone here in the audience or online
18 that would like to speak to item D.1. It's Rezone PD 22-1702.

19 Seeing no one here in support or in opposition
20 regarding that case. All right.

21 Then I believe nothing further is needed in terms of
22 rebuttal testimony or from staff, correct?

23 All right. Then with that, we'll close Rezoning PD
24 22-1702. We'll go to the next case.

25

1 MS. HEINRICH: Our next item is D.8, PD Application
2 22-1702. The applicant is requesting a rezoning for PP to PD.
3 Tim Lampkin with Development Services will provide Staff
4 findings after the applicant's presentation.

5 HEARING MASTER: Good evening.

6 MR. SPOSATO: Good evening. My name is
7 Stephen Sposato, certified planner (indiscernible) Consulting.
8 505 East Jackson Street in Tampa. My presentation, Mr. Henry
9 will present and Ely Payne, project engineer's available to
10 answer questions as well. Okay. Go to the next slide.

11 I'm just going to quickly go over some project facts.
12 So clearly a 16 acre parcel at the intersection of Frontage Road
13 South and Wiggins Road. It's in an area, especially along the
14 Frontage Road area where there's increase in warehousing
15 commercial type uses, even accessibility to I-4 and availability
16 of -- of utilities. The -- it's directly on the Frontage Road,
17 which is directly on I-4 there's no gap and buffer, no -- no
18 sound barrier present there.

19 It doesn't meet the commercial location criteria and
20 utilities would be provided by the City of Plant City.
21 Annexation isn't feasible at this time due to -- you kind of see
22 it at the top graphic, the red is the City of Plant City and you
23 can see the concern with --

24 Just really briefly, again, to the north is the
25 Frontage Road. South is a mobile home community and large lots,

1 single-family with an agricultural type of use. To the east is
2 a flooring store with warehousing and west is Wiggins Road. And
3 then the southernmost business park, which provides up to two
4 million square feet of warehousing and -- and distribution.

5 The -- the request is for a business park type of a
6 development, an opportunity for business, especially startups to
7 have the physical location with an office and interior storage
8 for proposing a subset of CGN uses. There's two phases up to
9 80,000 square feet less -- which is less than the maximum
10 allowable. Access is proposed to Wiggins and Frontage Road
11 South. And there are no impacts to jurisdictional wetlands.

12 In terms of the design and compatibility over
13 transitioning intensity from north to south, specifically, the
14 following are provided, increased building -- again, this is
15 adjacent to the residential -- increased building setbacks and
16 buffering, restrictions on height, restrictions on use as -- as
17 an example on storage, a placement of our stormwater pond. And
18 again, the -- the jurisdictional wetlands also provides
19 additional buffering to the south. The design balances project
20 goals with site features and context, achieving consistency with
21 a plan and compatibility with adjacent developments and we're
22 pleased to report that there are objections.

23 Planning Commission has found it consistent with the
24 plan, compatible and Development Services. Thank you.

25 HEARING MASTER: Before you leave, I just have a

1 couple of quick questions.

2 MR. SPOSATO: Yes, ma'am.

3 HEARING MASTER: I noted on your site plan, it talks
4 about existing homes in phase two that will --

5 MR. SPOSATO: Yes.

6 HEARING MASTER: -- remain until phase two is
7 developed.

8 MR. SPOSATO: Yes.

9 HEARING MASTER: So can you just tell me are there two
10 homes, five homes? I mean, how many are we talking about?

11 MR. ANDERSON: I might have to get 18. There's --

12 HEARING MASTER: 18 homes. Well, we'll need to on the
13 record, so if you could come forward to document that. But I
14 don't see that noted in the conditions as an interim use. So
15 perhaps we might want to consider --

16 MR. ANDERSON: Okay.

17 HEARING MASTER: -- adding that to recognize it. But
18 if you could, if you want to answer the question, I need your
19 name and address just to document how many existing homes there
20 are.

21 MR. ANDERSON: There are 18 existing mobile homes. My
22 name is Jeff Harrison. 3811 South Frontage Road.

23 HEARING MASTER: 18 single-family homes.

24 MR. ANDERSON: 18 mobile homes, yes.

25 HEARING MASTER: Oh, 18 mobile homes. Okay. And they

1 will be removed when phase two is developed.

2 MR. ANDERSON: They will be relocated to another side.

3 HEARING MASTER: Okay. Perfect. Thank you for that.

4 If you could please sign-in.

5 All right. So that answers that and -- and perhaps
6 consider that as an interim.

7 MR. SPOSATO: Yeah. No, thank you very much.

8 HEARING MASTER: And to recognize that.

9 MR. SPOSATO: It's included on the PD plan, but yeah.

10 HEARING MASTER: That's where I picked it up.

11 MR. SPOSATO: Yeah.

12 HEARING MASTER: Yes, sir. And then secondly, in the
13 transportation comments from the County, it talks about an
14 emergency access.

15 MR. SPOSATO: Yeah.

16 HEARING MASTER: Let me turn that real quick. And so
17 I also don't see that on your site plan. And maybe that's
18 Mr. Henry can answer that. But if you could tell me where that
19 emergency access is to serve phase one until the phase access is
20 instructed.

21 MR. SPOSATO: I think it's on the -- surface, the
22 subset for phase one with the -- we did a PowerPoint. Thank
23 you. I think we have a copy of PD planning, but there's a
24 subset on the -- on the right where it says phase one, that's to
25 the north along Frontage Road is where the emergency access

1 would be.

2 HEARING MASTER: So the graphic on the right shows
3 that access arrow.

4 MR. SPOSATO: Correct.

5 HEARING MASTER: And does that match the access arrow
6 on the -- on the overall plan, but that's only marked phase one
7 access?

8 MR. SPOSATO: Right. That's a temporary emergency
9 accesses which will go away when phase two is developed.

10 HEARING MASTER: Okay.

11 MR. SPOSATO: That's the intent of --

12 HEARING MASTER: All right. Let me just orient
13 myself. So --

14 MR. SPOSATO: You see -- yeah, sorry.

15 HEARING MASTER: That's all right. So phase one, if
16 that access is removed, then everything will be from the
17 Frontage Road when phase two is constructed?

18 (Simultaneous conversation.)

19 MR. SPOSATO: Access will remain, which is also the --
20 which is the primary access to phase one. Emergency access will
21 be eliminated, along with other -- that are currently along the
22 Frontage Road. And then there will be another access point
23 further to the east on -- of Frontage Road to complete that
24 circulation and turn into the cite.

25 HEARING MASTER: For a total of how many access points

1 when you're done?

2 MR. SPOSATO: One on Wiggins and then one on Frontage
3 Road. So two -- two --

4 HEARING MASTER: Okay.

5 MR. SPOSATO: -- access points.

6 HEARING MASTER: And not to beat this to death, but is
7 the gated emergency access, the same location as the access that
8 will be the access to Wiggins Road in the same location?

9 MR. SPOSATO: The gated access -- I'm sorry. Yeah.
10 The gated access is providing that inner connection east/west.
11 So actually, there's -- within phase one there's -- yeah,
12 there's a primary access on the Frontage Road and then there's
13 an emergency access on Frontage Road and then there's a
14 temporary -- also a temporary gated access along -- or to the
15 southeast corner of -- of phase one.

16 HEARING MASTER: All right. I guess you're losing me
17 with the -- when you originally said the gated emergency access
18 was to Wiggins, correct?

19 MR. SPOSATO: Right. Yes. The gated emergency access
20 is to -- is -- you're right, it's to the -- it's in the
21 southeast corner of the parcel.

22 HEARING MASTER: Southeast --

23 MR. SPOSATO: Of phase one. Yeah.

24 HEARING MASTER: Okay. Maybe that's where I'm not --
25 I'm not seeing it, because I'm only seeing the dark arrow,

1 the -- the primary access to Wiggins.

2 MR. PAYNE: So this -- this --

3 HEARING MASTER: Oh, name and address.

4 MR. PAYNE: Ely Payne, 2054 West Central Avenue, Saint
5 Pete 33712.

6 Phase one here is this -- this northwest parcel
7 here --

8 HEARING MASTER: I see.

9 MR. PAYNE -- in the corner. So right now there an
10 existing -- there's an existing driveway that goes out to
11 Frontage Road. And so in the -- in the temporary, there would
12 be a gate and assess here that would provide crosses to -- for
13 emergency vehicles to be able to exit.

14 HEARING MASTER: To go north.

15 MR. PAYNE: Yup.

16 HEARING MASTER: I see. Okay.

17 MR. PAYNE: And then there's -- there's four --
18 there's four existing driveways right now that'll all be removed
19 that all serve the mobile home park. And just one new driveway
20 we put in at phase two.

21 HEARING MASTER: Okay. So two total --

22 MR. PAYNE: Two -- two total.

23 HEARING MASTER: -- when you're done?

24 MR. PAYNE: Yeah.

25 HEARING MASTER: All right. Perfect. I understand.

1 Thank you for that clarification. I really appreciate it as --
2 as painful as it was. Okay. All right. Okay.

3 Does that conclude your presentation?

4 MR. SPOSATO: Mr. Henry's going to just briefly
5 present.

6 HEARING MASTER: All right. Thank you so much. Good
7 evening.

8 MR. HENRY: Good evening. Stephen Henry, 5023 West
9 Laurel, Tampa, 33607.

10 As indicated, we -- we did a fact analysis for the
11 project. The project has two access points, one to Wiggins, one
12 to Frontage Road. Frontage Road is an FDOT roadway. We've
13 actually had a pre-app with FDOT and they're in agreement with
14 the access to Frontage Road for the project.

15 In addition, Wiggins Road is a substandard road, but
16 we do have a design exception that's been deemed approvable by
17 the county engineer. I'm happy to go through that if you'd
18 like, but it is in the Staff Report with that deemed approvable.
19 That concludes my presentation unless you got any questions.

20 HEARING MASTER: No. The access was it. Thank you so
21 much. I appreciate it. Don't forget to sign-in.

22 All right. Does that conclude the applicant's
23 presentation?

24 MR. SPOSATO: Yes.

25 HEARING MASTER: All right. Thank you. Then we'll go

1 to Development Services.

2 MS. HEINRICH: Ms. Finch, I'm sorry.

3 HEARING MASTER: That's all right.

4 MS. HEINRICH: Michelle Heinrich with
5 Development Services. Just to clear something up before we move
6 forward.

7 We need to know from the applicant if the mobile homes
8 are either owned or rented.

9 HEARING MASTER: Okay.

10 MR. ANDERSON: All the mobile homes are --

11 HEARING MASTER: Sir, you have to come up. It -- it's
12 part of the process we're recording this hearing. It has to be
13 on the record.

14 MR. ANDERSON: I forgot.

15 HEARING MASTER: That's okay. And when you come back
16 up, give us your name please.

17 MR. ANDERSON: Sure. Jeff Anderson. I am the
18 applicant. (Indiscernible). All the homes are owned by me.
19 The tenants rent them. They're (indiscernible) and the intent
20 is to move them to another property during development. That's
21 fine for now, but we're checking on something. That's -- his
22 answer's fine for now.

23 HEARING MASTER: No. I understood.

24 MR. ANDERSON: Okay.

25 HEARING MASTER: Thank you. I appreciate it. All

1 right. So now we'll go to Development Services.

2 MR. LAMPKIN: Good evening. Tim Lampkin,
3 Development Services. PD 22-1702. The subject property has an
4 associated land use designation Residential-4. The property is
5 located on the south side of South Frontage Road and the east
6 side of North Wiggins Road at the intersection of South Frontage
7 Road and North Wiggins Road, approximately 50 feet south
8 Interstate 4 of right-of-way.

9 The subject site is located in the rural service area.
10 The property is not located within a community planning area.
11 The Plant City jurisdiction is located to the east and the west
12 of the site. Surrounded uses include single-family residential
13 and mobile homes to the south, public institutional uses,
14 including a church on the north side of Interstate 4 light
15 commercial uses, including a business park with a mixed use
16 warehouse a location west and Florida DOT owned land is to the
17 east. The subject property being bounded east and west by areas
18 located within the jurisdiction of the City of Plant City.

19 The applicant had discussions with the City of Plant
20 City and the -- the conclusion was that annexation was not
21 possible because we were (indiscernible) and property. The
22 applicant seeks to develop an approximately 15.9 acre of unified
23 developing consisting of two folios. The request is from plan
24 development PD 93-9116 and PD 93-0115 to PD to allow what the
25 applicant stated up to 80,000 square feet of commercial

1 neighborhoods and commercial general uses for the totality of
2 phase one and phase two.

3 Possibly uses proposed by the applicant to include
4 accessory retail, art, photography, catering (indiscernible)
5 without an open storage floors, locksmith, mini warehouses,
6 office equipment, photography, jewelry repair, business services
7 and professional uses, additional commercial uses are allowed if
8 located a minimum of 80 feet from the perimeter boundary of the
9 subject property with abutting folio 90597.1256. This is the
10 mobile home development that's located to the west and south,
11 south of phase one and west of phase two. These uses include
12 dry cleaner, small and large electric repair, exterminator,
13 furniture repair, refinishing, upholstery, land -- lawn care,
14 landscaping, rental and leasing equipment, sign painting.

15 The applicant intent is to restrict these uses that
16 would cause higher impacts surrounding residential area by
17 concentrating them in northern buildings along Frontage Road.
18 The applicant is not requesting any variations to Land
19 Development Code 6.06.00 landscaping and buffering. Applicant
20 is required to have a 20-foot buffer with type B screening
21 adjacent to the mobile home property located to the south and
22 west of the property as shown on the site plan.

23 The applicant proposes in addition to use existing
24 vegetation in lieu of required screening for -- pursuant to LDC
25 6.06.06.C.12. This is not submitted in alternate screening plan

1 at the time of the site and development review. And this is for
2 the applicant was proposing this alternate screening along the
3 far south and eastbound where there are extensive wetlands with
4 existing preparing vegetation, creating a natural buffer and
5 natural distance separation from the proposed development that
6 will be located towards the northwestern area of the subject
7 site.

8 In addition to the required enhanced buffer and
9 natural vegetation, the applicant realigned the buildings and
10 proposes to have a minimum building setback as they've stated of
11 60 feet where the proposed commercial development abuts the
12 mobile home development to further mitigate impacts.

13 The applicant also proposes the maximum building
14 height of 25 feet to keep the development more in character with
15 a nearby development. Another measure that the applicant
16 proposed to create further compatibility with the most southern
17 residential is for the building setback to be 240 feet from the
18 furthest southern boundary and with the proposed stormwater of
19 this location creating a natural type of buffer feature. The
20 subject site will comply with -- and conform with all their
21 applicable policies and regs, including, but not limited to the
22 Hillsborough Land Development Code.

23 There is a transportation design exception. Wiggins
24 Road is a substandard local road and applicant's engineer of
25 record submitted the design exception request for Wiggins Road.

1 And based on the factors presented in the design exceptional
2 request, the County engineer found the design exception request
3 approvable. The Planning Commission has done a request
4 consistent with the Unincorporated Hillsborough Comprehensive
5 plan and approvable, supportable, consistent. And that
6 concludes my presentation unless there are any questions.

7 HEARING MASTER: No questions further. Thank you. I
8 appreciate it. Planning Commission.

9 MS. LIENHARD: Thank you. The subject property is
10 located in the Residential-4 Future Land Use Category. The site
11 is in the rural area. And the subject property is not located
12 within the limits of a community plan. The Residential-4 Future
13 Land Use Category is intended for low-density residential
14 development. The subject site is still surrounded by
15 Residential-1 to the north and to the south, the Plant City
16 jurisdiction is located to the east and west of the site. And
17 immediately southwest of the site is designated as
18 Residential-4. The property is subject to commercial locational
19 criteria pursuant to Objective 22 of the Future Land Use
20 Element. The nearest qualifying intersection is Frontage Road
21 and Wiggins Road. The maximum building square footage permitted
22 within 900 feet of a two-way roadway intersection is 120,000
23 square feet for the Residential-4 Future Land Use Category.
24 That leaves 75% of the property that is in the intersection
25 quadrant and therefore the site does meet locational criteria.

1 The proposed rezoning meets the intent of Future Land
2 Use Element Objection 16 and its accompanying policies regarding
3 compatibility, complementary uses and the need to protect
4 existing neighborhoods and communities, as well as those that
5 will emerge in the future. The proposed rezoning provides for
6 compatibility, the surrounding uses through mitigation
7 techniques to eliminate the types of permitted uses, providing a
8 minimum setback of 60 feet for buildings adjacent to
9 single-family uses and providing for a maximum building height
10 of 25 feet.

11 Additionally, the applicant proposes a storm water
12 pond in the southwest area of the property adjacent to
13 single-family uses that will help further mitigate the proposed
14 development.

15 Based upon those considerations, Planning Commission
16 Staff finds the proposed Land Development consistent with the
17 Unincorporated Hillsborough County Comprehensive Plan subject to
18 the conditions proposed by Development Services. Thank you.

19 HEARING MASTER: Thank you. I appreciate it. Is
20 there anyone in the room or online who would like to speak in
21 support? Anyone in favor? I see no one.

22 Anyone in opposition? No one. All right.
23 Development services, anything you need to add?

24 MR. LAMPKIN: Yeah. We have a procedural issue
25 regarding -- there's -- there's a Florida Statute, Chapter 7.3

1 the bases requires certain qualifying mobile home parks that
2 if it's the qualifying mobile home park then there has to be a
3 relocation study. There's exceptions for that. The exception
4 is, which I believe to begin my understanding is it's basically
5 what have according to the fact if -- if the mobile homes are
6 not owned by the individual residents, they're just renting
7 them, they don't own the spaces. After exemptions, they'd have
8 to go through that study.

9 The problem is, is that our -- we -- the procedures
10 manual requires in order to meet that exception that a notarized
11 affidavit be submitted and verifying that exemption. So after
12 discussions internally with the County Attorney's Office, I
13 think, again, that requirement is for that notarized affidavit,
14 which we obviously can't get that tonight because of our
15 closing. So what we would suggest is again, simply to allow for
16 a notarized affidavit to be in compliance with that exemption to
17 that -- to have him do that relocation site to a mobile home
18 park is that this be (indiscernible) continue the -- in the
19 May 15 ZHM exclusively and only purpose would be to basically
20 allow for the record to include that notice exemption. So we've
21 already had the hearing. We've already taken testimony.
22 There's no opposition testimony. So it would be strictly to
23 allow for that -- that notarized affidavit to be submitted into
24 the record because that is a requirement of the procedural
25 manual. So it's -- it's -- submitted, so it's something that

1 needs to be done. And unfortunately, this verbal commitment is
2 not a notarized affidavit. Plus, I think it'd be prudent just
3 to verify what the inception requirements are. Again, I'm -- I
4 know that what he's attested to is -- is qualifies in
5 exemptions, but the -- a notarized affidavit attesting to
6 those -- meeting those exemptions by the property owner. And
7 that -- I think (indiscernible) knows that -- how long it was --
8 those exemptions are.

9 HEARING MASTER: All right. Well, let's hear from the
10 applicant and make sure you understand and that you are in
11 agreement.

12 MR. ANDERSON: Yes. Well, no, I'm not in agreement.
13 We are not registered as the 723 part. All of the above homes
14 are basically -- are designated as real property, so we fall
15 under Florida Statute 83. So those designations do not apply.

16 MR. LAMPKIN: And I'm not doubting that. Again, I
17 guess the question is, if -- if -- the requirements that are for
18 a notarized affidavit. So he's attesting on the record that he
19 doesn't need that, I think -- you know, if he's -- if he's
20 objecting the continuance and he can receive he own I guess
21 going forward, but I think our concerns is that again, the
22 requirements of the development procedure manual is -- is that
23 you have to notify -- notarized affidavit.

24 He's attesting on the record that he says he's not
25 complying with that. So that can technically be taken for what

1 it's -- what it's worth, but again, the requirements of the
2 development procedures manual are for a notarized affidavit.

3 HEARING MASTER: So -- and your point -- and just so
4 you understand, once we closed this hearing, the record is
5 closed and you have no opportunity to submit anything past what
6 you could have provided tonight. So the continuance provides
7 you that opportunity to resolve this issue, good or bad, if you
8 agree with it or not, but it -- and then allows you to proceed
9 forward in May at that hearing without any risk of something
10 going array.

11 MR. ANDERSON: So my understanding of the Florida
12 Statutes to fall under Chapter 723, you have to have ten or more
13 tenant owned homes. It's zero tenant owned homes. We are
14 strictly Florida Statute 83 part.

15 MR. LAMPKIN: And I -- I'm not questioning that --
16 that you -- that what you're saying. That's not the issue. The
17 issue is that the method for basically documenting and
18 confirming. And the method for documenting and confirming that
19 per our development procedures manual is a notarized affidavit
20 from you, from the property owner attesting that. And so the
21 question -- so --

22 (Simultaneous conversation.)

23 MR. LAMPKIN: Register as a record here, I think
24 that's the issue is --

25 MR. ANDERSON: You have to register with DBPR as a

1 Chapter 723 part.

2 MR. LAMPKIN: And again, I'm not questioning that
3 you're meeting exemption, that's not issue. It's just more a
4 procedural issue is that our procedure manuals say in order to,
5 you know, confirm that documentation is -- is through a
6 notarized affidavit where you basically attest through --
7 through a notarized affidavit that yes, I'm not a 723 mobile
8 home part. I'm exempt from the requirements.

9 And so the problem is, procedurally, if we close the
10 hearing tonight, the record closes and basically there's no
11 opportunity to submit that notarized affidavit. So all I could
12 offer at this point is, if you're insistent on proceeding
13 forward, we can certainly review internally to see based on
14 if -- if you're attesting on the record here tonight is
15 sufficient and meet that requirement. Because again, the
16 written requirement says it's shall be a notarized affidavit.
17 So --

18 MR. SPOSATO: The question is -- what you're saying
19 though is if -- if it is -- the assumption is that this is
20 correct information and he's presenting this verbally now and if
21 he -- that is correct, are you comfortable with that, proceeding
22 forward based on that testimony or since -- since it doesn't
23 meet that standard?

24 MR. LAMPKIN: What I'm saying is, is that our
25 recommendation is, as we suggested is, continue this to May for

1 for the sole purpose of being able to submit that affidavit in
2 the record.

3 Again, if you do not want to continue, the best I
4 could offer at this point is, we can between now and the board
5 hearing, review the statute, review our requirements to see
6 if -- if what you attest to on the record here tonight is
7 sufficient to meet the -- the requirement. And the worst case
8 scenario is that if we determine it's not sufficient to meet the
9 requirement and an affidavit's required, then it would
10 potentially result in the need to remand back to the zoning
11 hearing master in order to put that in the record.

12 So that's -- that's the -- so again --

13 MR. SPOSATO: In an abundance of caution --

14 MR. LAMPKIN: In an abundance of caution --

15 MR. SPOSATO: -- the offering if we wanted to continue
16 it to May, just so -- again for the sole purpose of -- of being
17 able to submit that in the record. Again, we -- and all the
18 testimony has been taken, so there'd be need for any additional
19 testimony because the fact that again, it's only for purposes of
20 submitting that affidavit into the record.

21 HEARING MASTER: So --

22 MR. GRADY: It's just strictly continuing on the
23 record to May 15th for that purpose.

24 HEARING MASTER: All right. So if -- I just need your
25 agreement on the record to the continuance.

1 MR. SPOSATO: We agree to the continuance.

2 HEARING MASTER: All right. So then we will continue
3 Rezoning PD 22-1702 to May 15th for the sole purpose of
4 obtaining a notarized affidavit from the applicant regarding --

5 MR. GRADY: That compliance with that statute and we
6 would put this first on the agenda. So it would be basically
7 taken care of first and it should probably take no more than
8 five minutes to do that.

9 HEARING MASTER: All right. Thank you. I appreciate
10 that. So I just it. So we -- we'll continue Rezoning 22-1702
11 to May 15 for the sole purpose of obtaining the affidavit. Yes,
12 sir.

13 UNIDENTIFIED SPEAKER: Does what was presented on the
14 record tonight though, have the potential to satisfy that
15 requirement?

16 MR. GRADY: What -- what I said is, we would -- if
17 again, you did not want to continue, we can -- we can look at to
18 see if -- if what you stated on the record is sufficient to meet
19 the standard. Again, what I'm saying is, that if -- if for some
20 reason we determine you're not and worse case you enter a
21 remand. So it's sort of like that's -- it's -- it's your --
22 it's your, you know --

23 HEARING MASTER: Let me add this and see if it's
24 helpful. So Mr. Grady, am I correct in saying that the County's
25 procedural manual requires a written notarized affidavit

1 attesting to the fact that you don't meet the statute or do meet
2 the statute, right? But once -- so you don't have an
3 opportunity to provide that to us now given the timeframe,
4 right?

5 MR. GRADY: Right.

6 HEARING MASTER: So if I close the hearing, you have
7 no opportunity to provide because the record is closed. So the
8 continuance provides you that to say yes or no in a notarized
9 statement and that's it.

10 UNIDENTIFIED SPEAKER: And this is just -- I guess I
11 want to get it on the record whether or not verbal of the -- if
12 it's not -- if it does qualify, is that all you need or do we
13 still need to produce a -- an affidavit?

14 We -- we agree to the continuance, I'm sorry.

15 HEARING MASTER: No, that's all right. I think the --
16 but the opportunity is to grant --

17 MR. GRADY: The purpose of the continuing is through
18 the affidavit. So basically effectively, it would reflect what
19 you verbally spoke to tonight and a notarized affidavit sworn to
20 that. So basically a notarize affidavit basically saying as a
21 property owner that -- yeah, I don't -- again, familiar with the
22 statute and the exemptions and so from he's verbally indicated,
23 yes, it -- that verbally indicated -- indicates he's not subject
24 of requirement, but as the Hearing Officer said, the procedural
25 requirement is to document that compliance is through a

1 notarized affidavit. So again -- again, I'm not disagreeing
2 that verbally what he said is -- is correct, it's just again,
3 procedurally, it requires an affidavit.

4 So again, if you proceeded -- if you didn't continue
5 and then proceeded and it was determined that we still needed a
6 notarized affidavit, then you're subject to have a remand
7 because there's no way to put it in the record at this point.

8 UNIDENTIFIED SPEAKER: Thank you.

9 MR. GRADY: Yeah.

10 HEARING MASTER: All right. So that application is
11 being continued to May 15th. And now that takes us to the last
12 case.

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
Land Use Hearing Master

DATE: Monday, March 20, 2023

TIME: Commencing at 6:00 p.m.
Concluding at 8:08 p.m.

PLACE: Hillsborough County Board of
County Commissioners
601 East Kennedy Boulevard
2nd Floor Boardroom
Tampa, Florida 33601

Reported in person by:

Brittany Bridges, CER No. 1607
U.S. Legal Support
4200 West Cypress Street, Suite 750
Tampa, Florida 33607
(813)223-7321

1 Zoning Hearing Master Hearing.

2 Item A22, Rezoning Standard 22-1681. This application
3 is out of order to be heard and is being continued to the
4 April 17, 2023 Zoning Hearing Master Hearing.

5 Item A23, Rezoning PD 22-1688. This application is
6 out of order to be heard and is being continued to the
7 April 17, 2023 Zoning Hearing Master Hearing.

8 Item A24, Rezoning PD 22-1701. This application is
9 out of order to be heard and is being continued to the
10 April 17, 2023 Zoning Hearing Master Hearing.

11 Item A25, Rezoning PD 22-1702. This application is
12 out of order to be heard and is being continued to the
13 April 17, 2023 Zoning Hearing Master Hearing.

14 Item A26, Rezoning PD 22-1703. This application is
15 out of order to be heard and is being continued to the
16 April 17, 2023 Zoning Hearing Master Hearing.

17 Item A27, Rezoning PD 22-1706. This application is
18 out of order to be heard and is being continued to the
19 April 17, 2023 Zoning Hearing Master Hearing.

20 Item A28, Rezoning Standard 23-0081. This application
21 is out of order to be heard and is being continued to the
22 April 17, 2023 Zoning Hearing Master Hearing.

23 And Item A29, Rezoning Standard 23-0082. This
24 application is out of order to be heard and is being
25 continued to the April 17, 2023 Zoning Hearing Master



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

DATE/TIME: 4-17-23HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 23-0082	PLEASE PRINT NAME <u>Jay A MUFFIX</u> MAILING ADDRESS <u>102 5TH AVE SE</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813 949-2224</u>
APPLICATION # RZ 23-0203	PLEASE PRINT NAME <u>SUSAN SWIFT</u> MAILING ADDRESS <u>607 S. Alexander St.</u> CITY <u>Plant City</u> STATE <u>FL</u> ZIP _____ PHONE <u>703 946 6792</u>
APPLICATION # RZ 23-0082	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave. S #451</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33709</u> PHONE <u>727 804 1760</u>
APPLICATION # RZ 23-0115	PLEASE PRINT NAME <u>J. Michael Shea, Esq</u> MAILING ADDRESS <u>40301 Bayshore Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813 310-8057</u>
APPLICATION # RZ 23-0115	PLEASE PRINT NAME <u>Dilip Agarwal</u> MAILING ADDRESS <u>301 W. PL A-77 ST</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>813 410 5719</u>
APPLICATION # RZ 22-1431	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave. S #451</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33709</u> PHONE <u>727-804-1760</u>

DATE/TIME: 4-17-23HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 22-1431	PLEASE PRINT NAME <u>Ariel Quintela (virtual)</u> MAILING ADDRESS <u>9511 Aqua Lane</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>813-263-5727</u>
APPLICATION # RZ 22-1431	PLEASE PRINT NAME <u>Clara Lawhead, President KCA</u> MAILING ADDRESS <u>7340 Colley Rd.</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>813-376-0474</u>
APPLICATION # RZ - 1431	PLEASE PRINT NAME <u>Elizabeth White</u> MAILING ADDRESS <u>17905 Burrell Rd</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>813/404-3125</u>
APPLICATION # <u>22-1431</u>	PLEASE PRINT NAME <u>Melissa Nordbeck</u> MAILING ADDRESS <u>10008 Hammock Woods Dr</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>813-505-9315</u>
APPLICATION # RZ 22-1431	PLEASE PRINT NAME <u>Joe Dunan</u> MAILING ADDRESS <u>11311 Hutchison's Ave</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>813-817-0026</u>
APPLICATION # RZ 22-1431	PLEASE PRINT NAME <u>Ward Netscher</u> MAILING ADDRESS <u>18421 Gunn Highway</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>813-920-2442</u>

DATE/TIME: 4-17-23HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 23-0081	PLEASE PRINT NAME <u>Alexa Vargas Abarca</u> MAILING ADDRESS <u>115 Railroad St Wimauma FL</u> CITY <u>Wimauma</u> STATE <u>FL</u> ZIP <u>33598</u> PHONE <u>727-589-0225</u>
APPLICATION # RZ 23-0081	PLEASE PRINT NAME <u>Joel Avila Perez</u> MAILING ADDRESS <u>115 Railroad St Wimauma FL</u> CITY <u>Wimauma</u> STATE <u>FL</u> ZIP <u>33598</u> PHONE <u>813-416-8800</u>
APPLICATION # RZ 23-0100	PLEASE PRINT NAME <u>David Wright (virtual)</u> MAILING ADDRESS <u>P.O. Box 273417</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33688</u> PHONE <u>813-230-7473</u>
APPLICATION # RZ 23-0149	PLEASE PRINT NAME <u>TOM AMADEN</u> MAILING ADDRESS <u>8515 Palm Rural</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-217-8411</u>
APPLICATION # RZ 23-0149	PLEASE PRINT NAME <u>DAVID WEBB</u> MAILING ADDRESS <u>3903 CRESTWOOD DR</u> CITY <u>VALRICO</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>813-748-0810</u>
APPLICATION # MM 22-1116	PLEASE PRINT NAME <u>David Wright (virtual)</u> MAILING ADDRESS <u>P.O. Box 273417</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33688</u> PHONE <u>813-230-7473</u>

DATE/TIME: 4-17-23HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # MM 22-1116	PLEASE PRINT NAME <u>Chris Pello</u> MAILING ADDRESS <u>10477 Gardens Dr</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33518</u> PHONE <u>813 404 1598</u>
APPLICATION # MM 22-1116	PLEASE PRINT NAME <u>Mrs. J. Ammersey</u> MAILING ADDRESS <u>908 Greenwell Dr</u> CITY <u>Brandon</u> STATE <u>FL</u> ZIP <u>33511</u> PHONE <u>727-7132</u>
APPLICATION # MM 22-1236	PLEASE PRINT NAME <u>CAYTON BRICKLEY</u> MAILING ADDRESS <u>101 E. KENNEDY BLVD, SUITE 2700</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>(813) 506-5078</u>
APPLICATION # MM 22-1392	PLEASE PRINT NAME <u>J Dallas Evans</u> MAILING ADDRESS <u>3810 Northdale Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33604</u> PHONE <u>813-949-7449</u>
APPLICATION # RZ 22-1401	PLEASE PRINT NAME <u>Ava Russo (virtual)</u> MAILING ADDRESS <u>4809 Ehrlich Road # 202</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>609-513-7501</u>
APPLICATION # RZ 22-1401	PLEASE PRINT NAME <u>Luis Pagan Marchand (virtual)</u> MAILING ADDRESS <u>2808 Hideaway Lane</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>813-447-6090</u>

DATE/TIME: 4-17-23

HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # MM 22-1501	PLEASE PRINT NAME <u>Brice Pinson</u> MAILING ADDRESS <u>1000 N Ashley Dr. Ste 900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-425-6200</u>
APPLICATION # MM 22-1501	PLEASE PRINT NAME <u>Jeff Anderson</u> MAILING ADDRESS <u>3811 S Frongate Rd</u> CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33547</u> PHONE <u>813-259-0609</u>
APPLICATION # RZ 22-1702	PLEASE PRINT NAME <u>Ely Payne</u> MAILING ADDRESS <u>2054 W Central Ave</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33712</u> PHONE <u>813-679-9908</u>
APPLICATION # RZ 22-1702	PLEASE PRINT NAME <u>Steph Sprints Lind Up</u> MAILING ADDRESS <u>505 E Jackson</u> CITY <u>Tamp</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-375-0616</u>
APPLICATION # RZ 22-1702	PLEASE PRINT NAME <u>STEVEN HENRY</u> MAILING ADDRESS <u>5023 W. LAMAR ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289-0039</u>
APPLICATION # RZ 22-0042	PLEASE PRINT NAME <u>Anne Dollack</u> MAILING ADDRESS <u>433 Central Ave #402</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>813-898-2836</u>

DATE/TIME: 4-17-23HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 23-0042	PLEASE PRINT NAME <u>Amira zeinelabdin (virtual)</u> MAILING ADDRESS <u>12728 Morris Bridge Road</u> CITY <u>Thonotosassa</u> STATE <u>FL</u> ZIP <u>33592</u> PHONE <u>813-765-2123</u>
APPLICATION # RZ 23-0042	PLEASE PRINT NAME <u>Sheryl Chewing</u> MAILING ADDRESS <u>12858 Morris Bridge Road</u> CITY <u>Thonotosassa</u> STATE <u>FL</u> ZIP <u>33592</u> PHONE <u>813-928-1490</u>
APPLICATION # RZ 23-0042	PLEASE PRINT NAME <u>Sharon Alves Bass</u> MAILING ADDRESS <u>9385 96th St Ste 311</u> CITY <u>Temple Terrace</u> STATE <u>FL</u> ZIP <u>33617</u> PHONE <u>813 988-4040</u>
APPLICATION # RZ 23-0042	PLEASE PRINT NAME <u>Michael Raysor (virtual)</u> MAILING ADDRESS <u>19046 Bruce B. Downs Boulevard #308</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33647</u> PHONE <u>813-625-1699</u>
APPLICATION # RZ 23-0042	PLEASE PRINT NAME <u>DIMITRI ARTZIBUSHEV</u> MAILING ADDRESS <u>1525 W. Hillsborough Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33613</u> PHONE <u>813-239-1103</u>
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____

APRIL 17, 2023 - ZONING HEARING MASTER

The Land Use Hearing Officer (LUHO), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, April 17, 2023, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

▶ Susan Finch, ZHM, called the meeting to order at 6:00 p.m. and led in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

▶ Michelle Heinrich, Development Services, reviewed changes/withdrawals/continuances.

▶ Susan Finch, ZHM, overview of ZHM process.

▶ Senior Assistant County Attorney Mary Dorman, overview of oral argument/ZHM process.

▶ Susan Finch, ZHM, oath.

B. REMANDS

C. REZONING STANDARD (RZ-STD):

C.1. RZ 22-1431

▶ Michelle Heinrich, DS, called RZ 22-1431.

▶ Testimony provided.

▶ Susan Finch, ZHM, continued RZ 22-1431.

C.2. RZ 22-1681

▶ Michelle Heinrich, DS, called RZ 22-1681.

▶ Testimony provided.

▶ Susan Finch, ZHM, continued RZ 22-1681.

C.3. RZ 23-0081

▶ Michelle Heinrich, DS, called RZ 23-0081.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ 23-0081.

C.4. RZ 23-0082

- ▶ Michelle Heinrich, DS, called RZ 23-0082.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, continued RZ 23-0082.

C.5. RZ 23-0100

- ▶ Michelle Heinrich, DS, called RZ 23-0100.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed RZ 23-0100.

C.6. RZ 23-0115

- ▶ Michelle Heinrich, DS, called RZ 23-0115.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, continued RZ 23-0115.

C.7. RZ 23-0149

- ▶ Michelle Heinrich, DS, called RZ 23-0149.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed RZ 23-0149.

C.8. RZ 23-0203

- ▶ Michelle Heinrich, DS, called RZ 23-0203.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, continued RZ 23-0203.

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

D.1. MM 22-1116

- ▶ Michelle Heinrich, DS, called MM 22-1116.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed MM 22-1116.

D.3. MM 22-0042

- ▶ Michelle Heinrich, DS, called MM 22-1236.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed MM 22-1236.

D.4. MM 22-1392

- ▶ Michelle Heinrich, DS, called MM 22-1392.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed MM 22-1392.

D.5. RZ 22-1401

- ▶ Michelle Heinrich, DS, called RZ 22-1401.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed RZ 22-1401.

D.6. MM 22-1501

- ▶ Michelle Heinrich, DS, called MM 22-1501.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed MM 22-1501.

D.8. RZ 22-1702

- ▶ Michelle Heinrich, DS, called RZ 22-1702.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, continued RZ 22-1702.

D.10. RZ 23-0042

- ▶ Michelle Heinrich, DS, called RZ 23-0042.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed RZ 23-0042.

MONDAY, APRIL 17, 2023

ADJOURNMENT

▶ Susan Finch, ZHM, adjourned the meeting at 9:43 p.m.

Application No. 22-1702
Name: Stephen Sparto
Entered at Public Hearing: ZHM
Exhibit # 1 Date: 4-17-23

Frontage Road Business Park Rezone PD 22-1702

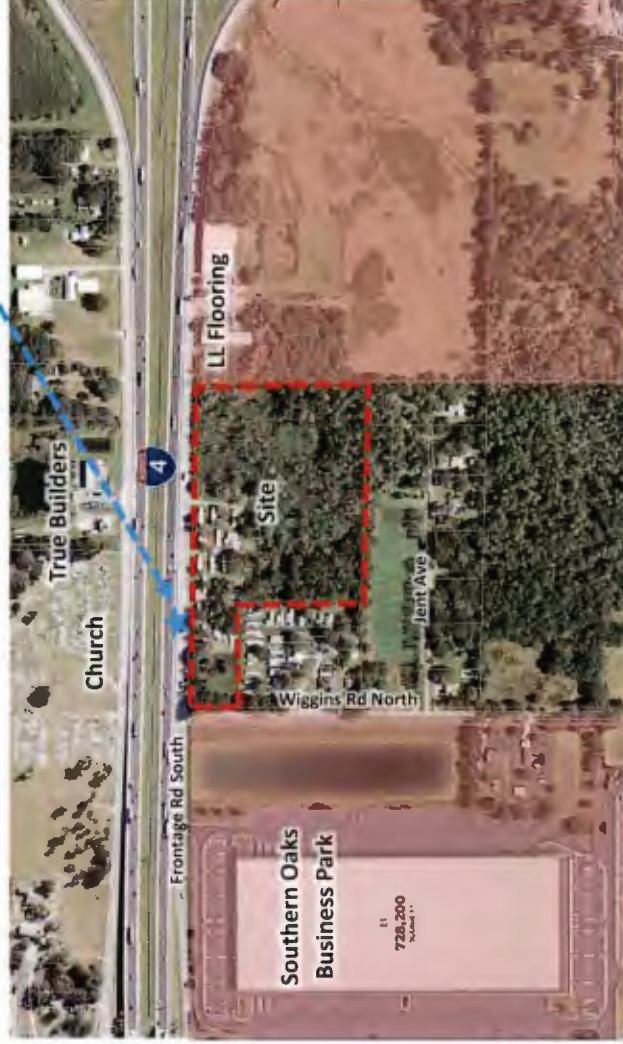
Project Team
Planning – LevelUp Consulting
Engineering – Baysite Engineering
Transportation – Lincks & Associates

Frontage Road Business Park PD

- +/- 15.9-acre project site
- Future Land Use: Res-4
- Near commercial, industrial, institutional, and a mix of residential uses
- I-4/Frontage Road: +/- 138,000 daily trips 2021
- No sound wall along I-4/Frontage Road – not suitable for redevelopment as residential
- Meets Commercial Locational Criteria
- Annexation not feasible - Enclave
- Utilities will be provided by the City of Plant City, pending an Annexation agreement



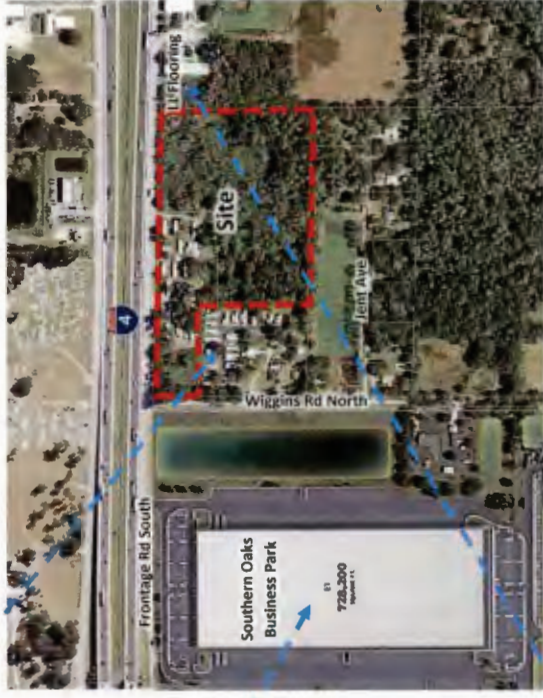
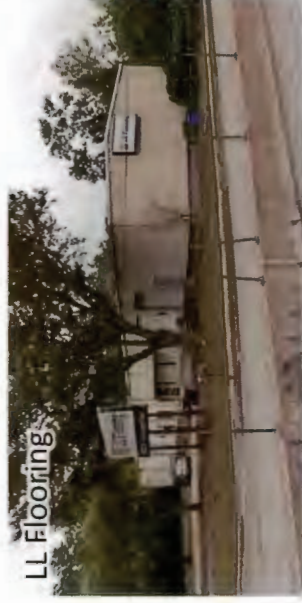
View of I-4 from Northern Boundary



Location and Context

Adjacent Development

- PD 93-0114 (PRS 02-1090) mobile home park - "convenience establishments which are of commercial nature, including food stores, snack bars, coin-operated laundry, dry cleaning pick-up, beauty shops, and barber shops may be allowed in the park"
- Southern Oaks Business Park: +/- 2 million square feet of warehousing and distribution space
- LL Flooring: Light Industrial Warehouse



Adjacent Development

Request – Planned Development

- Business park - business startups (office and storage)
- Subset of CG and CN Uses – Typical end user – Contractors Office
- Two Phases – 80,000 Sq Ft total
 - Phase 1 Max Building Sq Ft: 12,000
 - Phase 2 Max Building Sq Ft: 68,000
- Access off Frontage Rd S and Wiggins Rd N
 - Connect to sidewalk (Frontage Rd S)
- Reduction in trips from current PD approval with 823 trips, to the proposed PD with 788 trips.
- No impacts to jurisdictional wetland

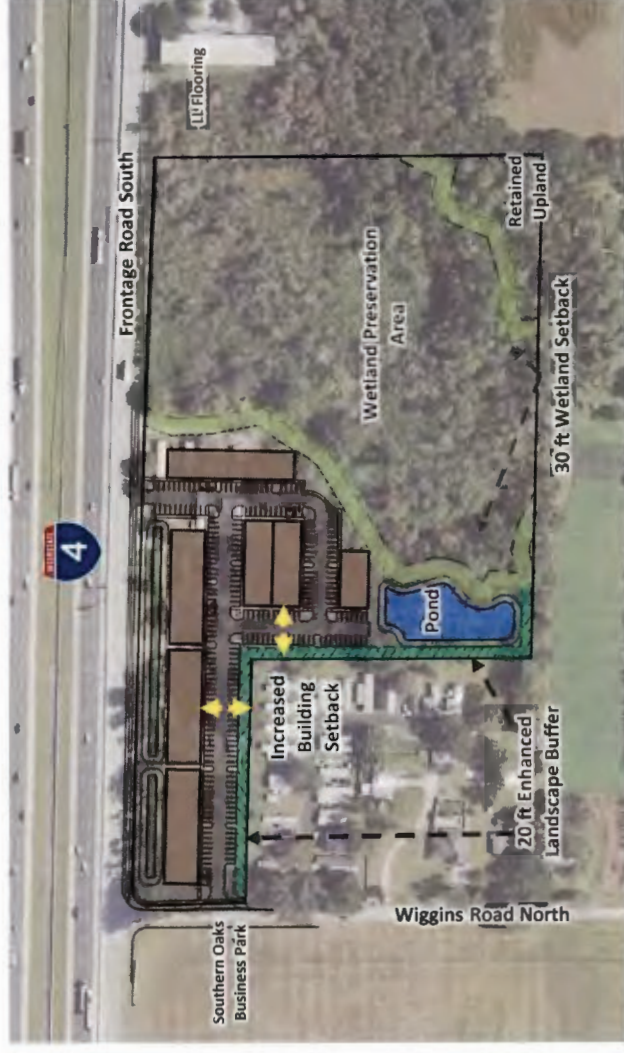


Request and Site Layout

Compatibility

Proposed Business Park provides logical transition (visual and acoustic) from intensity of I-4

- Sensitivity to adjacent residential
 - Increased building setback
 - Enhanced buffering
 - Restrictions on height
- Restriction on permitted uses, including no outdoor storage or display
- Stormwater pond placement
- No impacts to jurisdictional wetlands



Location and Context

Consistency and Compatibility

- The design (form and function) balances project goals with site features (environmental) and context (immediately adjacent and nearby) achieving consistency with the Comprehensive Plan and compatibility with adjacent development.

Future Land Use Element

Policy 1.4: Sensitivity of Development Proposals in maintaining the character of existing development;

Policy 12.5: Land use planning efforts shall make a distinction between the land uses that may be considered within land areas adjacent to limited access highways but not directly accessible to an interchange, and those land areas that are directly accessible to an interchange. These distinctions shall include, but not be limited to, compatibility of the land use with the interstate highway system, effect of the land use on highway system levels of service, and availability of the county collector and arterial systems to serve the proposed land use;

Objective 13: New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems;

Objective 16, Policy 16.2: Transitions of intensities; **Policy 16.3:** Integration with adjacent land uses; **Policy 16.5:** Higher intensity non-residential land uses restricted to collectors and arterials;

Objective 17: Neighborhood and Community Serving Uses Certain non-residential land uses shall be allowed within residential neighborhoods to directly serve the population. These uses shall be located and designed in a manner to be compatible to the surrounding residential development pattern. **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.

Objective 22: Commercial Locational Criteria. **Policy 22.2:** The maximum amount of neighborhood-serving commercial uses permitted in an area shall be consistent with the locational criteria

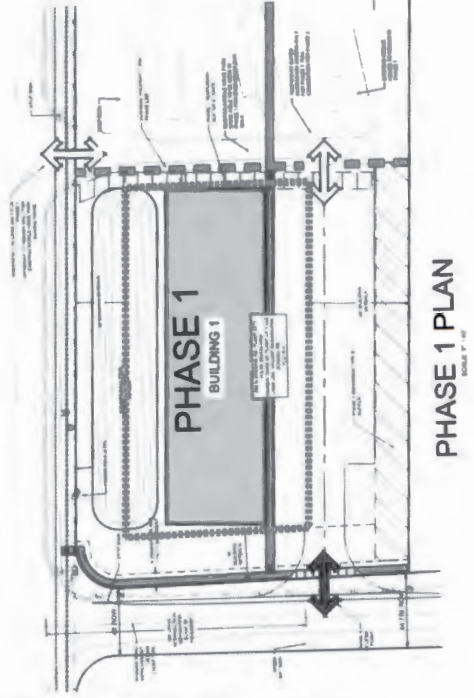
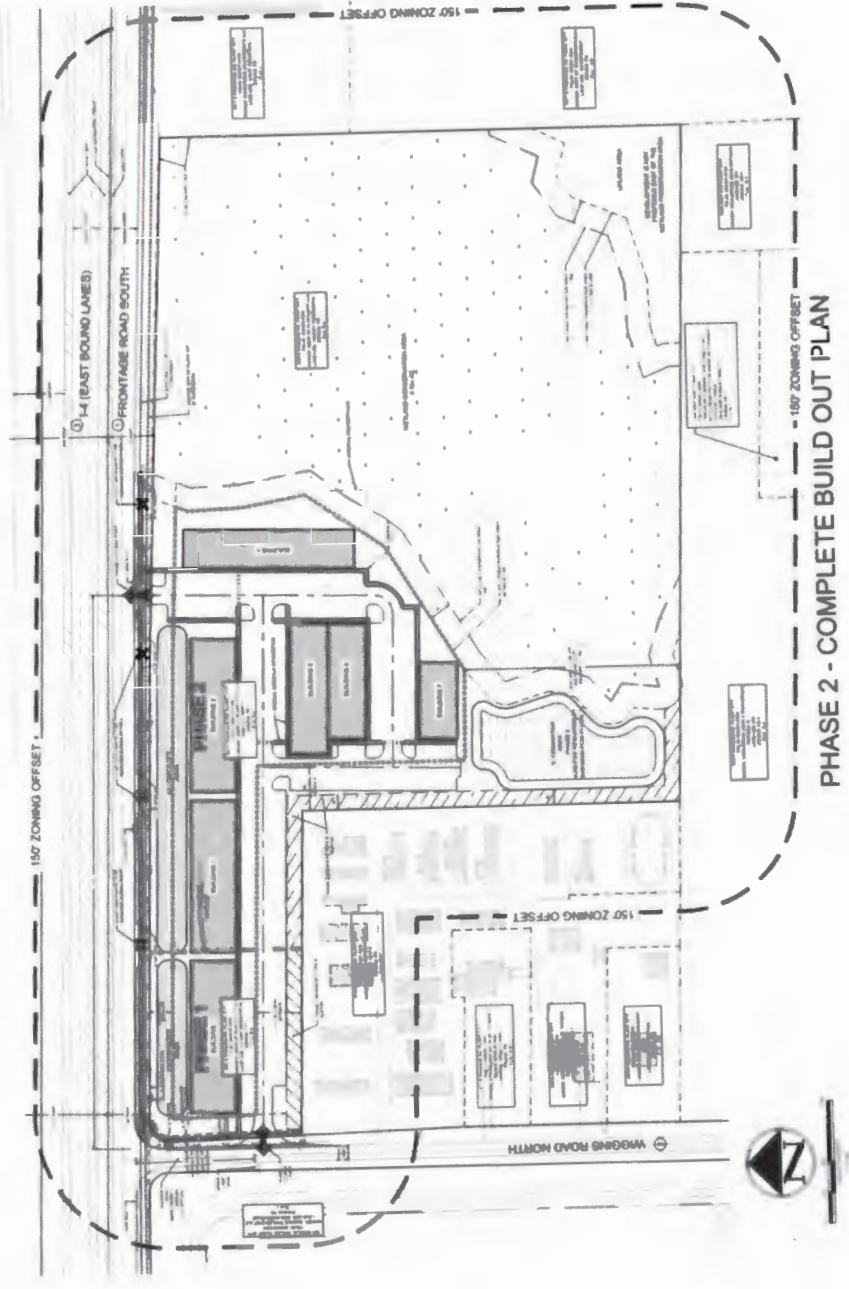
Policy 24.1: Recognize interstate interchanges as valuable resources for the location of more intensive commercial development pursuant to Policies 24.2, 24.3 and other Goals, Objectives and Policies of the Future Land Use Element.

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

Consistency and Compatibility

- **No objections** by Review Agencies
- Planning Commission – the Planned Development is **CONSISTENT** with the Comprehensive Plan and **COMPATIBLE** with the existing development pattern found within the surrounding area.
- Development Services – **APPROVABLE** subject to conditions

Key Findings and Recommendations



PD Site Plan



Adjacent Development Study Map



I-4 Perspective



**PARTY OF
RECORD**

NONE