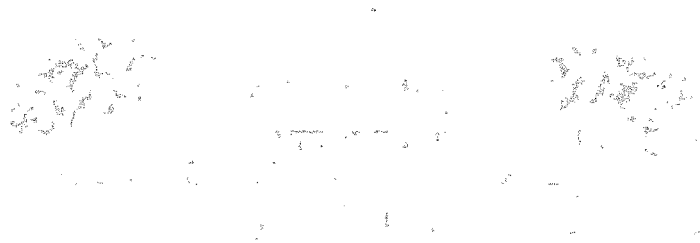


# ***Future of Hillsborough Comprehensive Plan Map Amendment Application***



Direct to:

**THE  
PLANNING  
COMMISSION**

Hillsborough County City-County Planning Commission  
601 E. Kennedy, 18<sup>th</sup> Floor  
P.O. Box 1110  
Tampa, Florida 33601-1110  
Phone: (813) 272-5940  
Website: [www.theplanningcommission.org](http://www.theplanningcommission.org)

# ***Future of Hillsborough Comprehensive Plan Map Amendment Application***

## **INSTRUCTIONS**

1. Submit 2 Hard Copies (one with all attachments required under Section V. and the one without attachments). If you'd like to complete this application via electronic file, please request the application from Terry Eagan at [Eagan@plancom.org](mailto:Eagan@plancom.org)
2. If possible submit 1 electronic file (if possible) of the complete application using the Microsoft Word format.
3. For detailed information regarding the Plan Amendment process and requirements see the **Procedures Manual and Fee Schedule for Plan Amendments to the Future of Hillsborough Comprehensive Plan** available from the Planning Commission and on-line at <http://www.theplanningcommission.org/> under Hillsborough County/Plan Amendment Procedures manual.

### **ADOPTED FEE SCHEDULE FOR PLANNING COMMISSION SERVICES**

#### **Plan Amendments**

- Large Scale Amendments (500 acres or more) -- \$3,000 each
- Small Scale Amendments (<500 acres) -- \$1,000 each
- Plus Actual Cost of Advertising in newspaper of general circulation
- Plus Actual Cost of Advertising in 2 minority or neighborhood newspapers

# **Future of Hillsborough Comprehensive Plan Amendment Application**

Please PRINT or TYPE the information required to complete the application

## **I. GENERAL PROCESS INFORMATION**

**Submission Date:** February 20, 2008

**Plan Amendment Cycle:** Round 2 Year2008

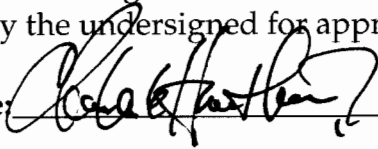
Does this request qualify as a small scale amendment as defined by Chapter 163.3187(1)(c), Florida Statute? (yes/no) No If yes, how (To see statute follow link below)

<http://www.dca.state.fl.us/fdcp/DCP/publications/statutesruleslegis/163-2005.pdf>

## **II. APPLICANT INFORMATION**

<b>A. Requesting Party's Name - Address</b>	McCormick Road, LLC PO BOX 770609 Winter Garden, FL. 34777
<b>*Complete Affidavit to Authorize Agent form if the requesting party is not the property owner. (Form attached at the end of the application)</b>	
<b>Phone and Email</b>	407-905-8180
<b>B. Owner(s) of the real property - Name, Address</b>	McCormick Road, LLC PO BOX 770609 Winter Garden, FL. 34777
<b>Phone and Email</b>	(407) 905-8180

I declare that the information and statements made herein, in the attachments and in the affidavits are full and honest disclosures, to the best of my knowledge and belief. This application, with all attachments, is herewith submitted for consideration by the Hillsborough County City- County Planning Commission and the Board of County Commissioners and represents a petition by the undersigned for approval of an amendment to the Plan.

Applicant's Signature:  Date 2/20/08

**III. PRE-SUBMITTAL INFORMATION**

**A. Pre-Application Conference** - Pre-application conferences shall take place at least 15 days prior to the actual filing of the plan amendment.

Meeting held with:

LPA Staff Person: HL - Date: 2-07-08

**Pre-Application Conference Form** - Copy signed by the Reviewer and Applicant must be attached to this application

**B. Application Submittal Conference** - Applicant is required to schedule an application conference with the LPA staff to submit an application for a plan amendment on or prior to the submittal. It is recommended that the conference take place at least two days prior to the submission deadline to allow time to gather any missing data or materials.

Met with:

LPA Staff Signature: Hosson Hobbs Date: \_\_\_\_\_

**FOR DEPARTMENT USE ONLY**

APPLICATION NO.: CPA -

FEES PAID: \$1000, -

ACCEPTED BY: Hosson Hobbs

ACCEPTANCE DATE: 2.27.08

FORM REVISED: June 2005

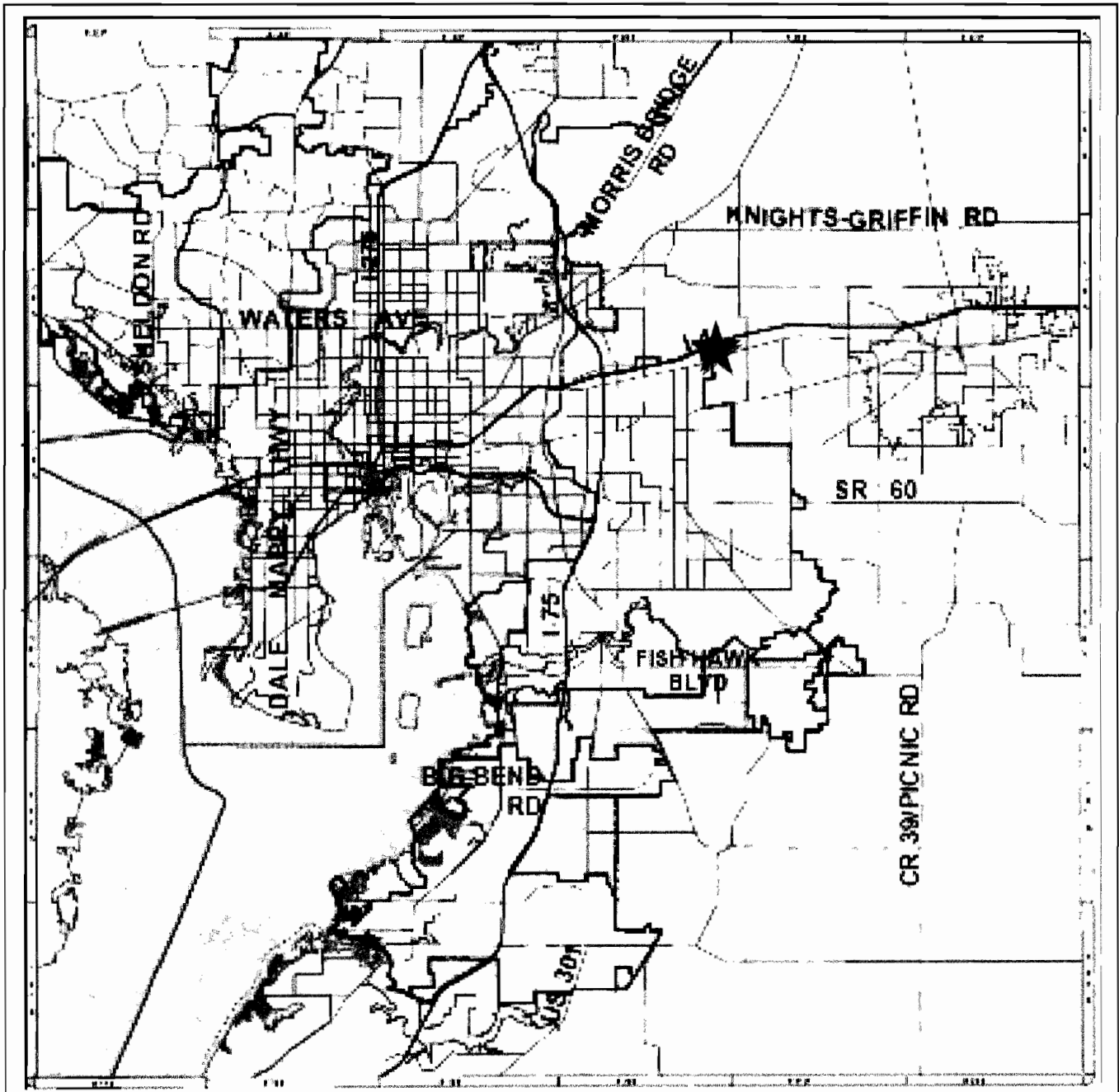
File Name and Path:

ACCEPTED BUT INCOMPLETE:   
Must be received by: 2.27.08 *info received*

\*LPA staff may, upon written request demonstrating good cause, allow a party an extension of time of not more than 14 days to provide the information required by this application and the Procedures Manual and Fee Schedule for Amendments to the *Future of Hillsborough Comprehensive Plan*.

## LOCATION MAP

Generally locate the subject property on the attached map by drawing a clearly visible dot. This is very generalized and will not be used for analysis purposes.



**IV. AMENDMENT PROPERTY INFORMATION**

**A. LOCATION:**

The property is generally located approximately 1.3 miles West of the intersection of Highway 92 and McIntosh Road, on the North side of U.S. Highway 92

**B. PROPOSED MAP AMENDMENT**

Property Identification			Land Use Category		County Planning Areas and Special Districts*		
Folio No.	Section/ Township / Range	Acres	From:	To:	Planning Area	Community Plan	Other
061976-0020	25-28-20	91.97	R-1	LI-P		N/A	
		58.51					

\*You may contact the Planning Commission to obtain this information at (813)272-5490

**i.** Additional Comments Regarding the Amendment Request: (if additional space is needed, attach a separate sheet):

**See Attached**

**ii.** State how the proposed amendment will better meet the public interest(s) as to the following areas, if applicable:

A. Neighborhoods

B. Public Services (including infrastructure, public safety and leisure services);

C. Public schools,

D. Land Use (including compatibility with land use, site design and environmental goals;  
(if additional space is needed, attach a separate sheet):

See Attached

**iii.** Describe the current development trends in the area (within a mile of the amendment property)  
(if additional space is needed, attach a separate sheet):

See Attached

**C. ZONING INFORMATION :**

**What is the Current Zoning Classification of the subject property (ies):**

- Zoning must be verified by Planning and Growth Management Department located on the 20<sup>th</sup> Floor of the County Center Bldg, 601 E. Kennedy, Tampa Florida. You may contact the zoning division by phone at (813) 307-4739).

**i. Attach Zoning map**

- Applicant must Attach Zoning Map obtained from the Zoning Department **showing current zoning on the proposed amendment parcel and surrounding parcels within 250 feet.**

**Please Complete this table**

FOLIO NUMBER(S)	ZONING CLASSIFICATION(S)	ACRES
061976-0020	AR	91.97

**D. EXISTING LAND USES**

Is the property developed, undeveloped (no improvements) or vacant (developed with structures such as sheds, a home or fencing for farming, but not used)? Vacant Agriculture

If developed, what uses are active on site? \_\_\_\_\_

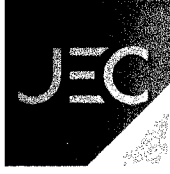
Please list the existing uses adjacent to the subject property:

**North: I-4/Transportation Weight in Motion Station** \_\_\_\_\_

**South: Professional Offices** \_\_\_\_\_

**East: Fee-Simple Mobile Home Community & Vacant/undeveloped Land** \_\_\_\_\_

**West: Residential Housing** \_\_\_\_\_



**june engineering**  
consultants, inc.

February 19, 2008

Heather L. Lamboy, Principal Planner  
The Planning Commission  
601 E. Kennedy Blvd. 18<sup>th</sup> Floor  
Tampa, Fl. 33602

**RE: Proposed Hillsborough County Future Land Use Map-McCormick Road, LLC.**

Dear Ms. Lamboy:

This letter is written as a supplement to the Comprehensive Land Use Map Amendment application filed by McCormick Road, LLC the owner of 91.97 acres with folio number 061976.0020 in order to change the comprehensive plan designation and future land use map set forth for unincorporated Hillsborough County. The change is proposed to allow for Light Industrial Planned land use from Residential-1. The property is owned by McCormick Road, LLC who is also is the applicant for the comprehensive plan map amendment.

The parcel is located in Section 25, Township 28, Range 20, approximately 1.3 miles west of McIntosh road on US highway 92 with Interstate 4 at the northern boundary. The Urban Service Area line is located at the west and the southern boundary with residential land use and commercial general at both boundaries.

The property is a combination of orange groves and vacant land. This parcel is an ideal candidate due to the fact that it abuts two major highways with two easy access points to Interstate 4. Commercially zoned property is adjacent to the south (owner McCormick Road, LLC.) and would stimulate economic growth as well as create light industrial or similar type jobs for the surrounding areas. The services required for the proposed zoning are easily attainable since water and sewer are located at the southwest corner of the property within the USA (Urban Service Area). Any proposed extension regarding the proposed plan amendment would be paid for by the developer. Currently, it is one of the largest parcels owned by a single owner in the area, thus supporting a Light Industrial Planned use or similar land use.

The area surrounding the property is comprised of residential homes, fee simple mobile home lots professional offices, and interstate 4. Light Industrial Planned designation insures that the proposed use of the site, recreational water cable park or similar, would fit the PUD/mixed use proposed for the rest of the parcels owned by McCormick Road, LLC. A cable water park or similar as mentioned before, is a great way to provide alternative entertainment to kids and families and active adults in the area making it a great addition to the surrounding community. The LI-P designation is requested with the main goal of providing water sports activities for both potential private residences and public recreation.

Coinciding with the I-4 corridor, the mixed use proposed for this property provides an excellent ease of access and exposure from the adjoining highways, while remaining consistent with the adjacent proposed developments without adversely affecting surrounding neighborhoods. Recently a portion of the property was sold to the Florida Department of Transportation in order to construct a "Weigh-in-Motion" weigh station for

commercial trucks. This is evidence as to how congested the area has become. The LI-P land use makes this property a great location for a mixed-use type activity including light industrial planned.

The policies governing the USA are expected to be met or exceeded with the proposed future land use amendment for the property. It is also expected that the property contain like uses from the surrounding area being done via the PD process for development. This property has potential for adding to the community in many ways ranging from a variety of sport activities to commercial and light industrial jobs. Thus, we feel the Urban Service Area Line either be amended to include the parcel at hand or an exception adopted to allow for such use as LI-P. The I-4 Corridor is rapidly growing which supports to this property's appropriate land use amendment to Light Industrial-Planned from future land use Residential-1.

Sincerely,

JUNE ENGINEERING CONSULTANTS INC.

A handwritten signature in black ink, appearing to read "Will Hawthorne", is written over the company name.

Will Hawthorne, E.I.

