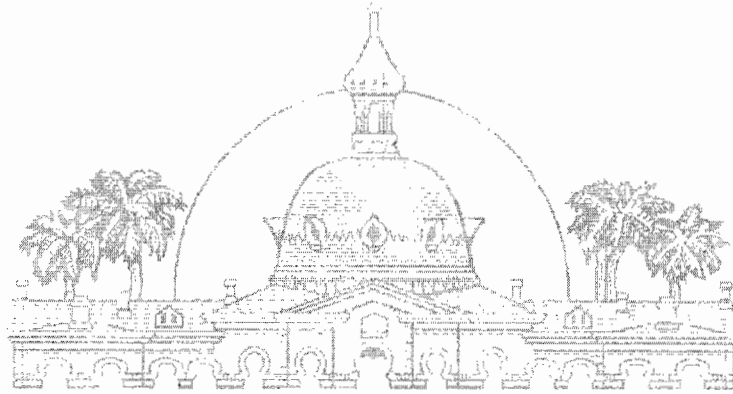


09-25

Future of Hillsborough Comprehensive Plan Map Amendment Application



Direct to:

**THE
PLANNING
COMMISSION**

Hillsborough County City-County Planning Commission
601 E. Kennedy, 18th Floor
P.O. Box 1110
Tampa, Florida 33601-1110
Phone: (813) 272-5940
Website: 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 Eagant@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: August 29, 2008

Plan Amendment Cycle: Round One Year2009

Does this request qualify as a small scale amendment as defined by Chapter 163.3187(1)(c), Florida Statute? (yes/no) Yes If yes, how Site are less than 500 acres. (To see statute follow link below) <http://www.dca.state.fl.us/fdcp/DCP/publications/statutesruleslegis/163-2005.pdf>

II. APPLICANT INFORMATION

A. Requesting Party's Name - Address	Vincent A. Marchetti - Foley & Lardner LLP <i>Mis Carol Walden</i> 100 N. Tampa St., Suite 2700 Tampa, FL 33602 # 813 - 225-4148
*<u>Complete Affidavit to Authorize Agent form</u> if the requesting party is not the property owner. (Form attached at the end of the application)	See Attached Authorization Affidavit
Phone and Email	(813)229-2300 vmarchetti@foley.com
B. Owner(s) of the real property - Name, Address	Pine Tree Acres, LLC 13000 N. Dale Mabry Highway Tampa, FL 33618
Phone and Email	() -

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 : [Signature] Date 8/29/08

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: H. Lamboy/S. Griffin Date: 7/17/08

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: [Signature] Date: 8/29/08
3:14 PM
[Signature]

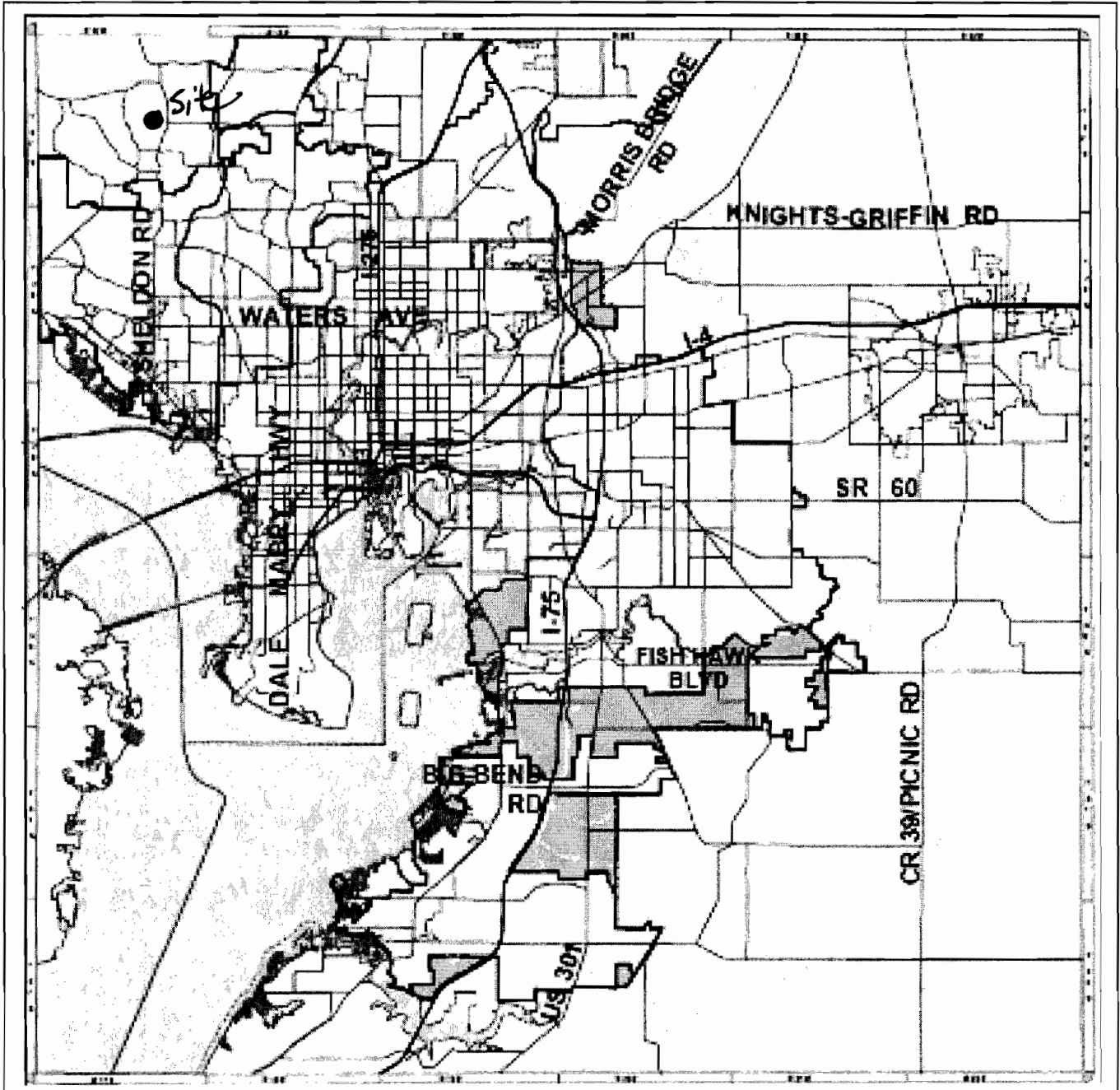
FOR DEPARTMENT USE ONLY	
APPLICATION NO.: CPA - <u>09-05</u>	FEES PAID: <u>\$1,000, -</u>
ACCEPTED BY: <u>[Signature]</u>	ACCEPTANCE DATE: <u>8/29/2008</u>
FORM REVISED: June 2005 File Name and Path:	ACCEPTED BUT INCOMPLETE: Must be received by: _____

*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 0 feet/miles west(ex. –

East) of the intersection of Van Dyke Road and Gunn Highway, on the west (ex. - South) side of the

Highway(ex. -Road/Ave/St., etc.)

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
977.0000 (portion of)	14/27/17	included in Parcel A acreage	RES-1	RC	Keystone	Keystone	n/a
976.0000 (portion of)	14/27/17	A = 15.7	RES-1	RC	Keystone	Keystone	n/a
2108.0000 (portion of)	23/27/17	B = 12.2	RES-1	RC	Keystone	Keystone	n/a
TOTAL ACREAGE:		27.9					

*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):

Please see attached Justification Statement..

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):

Please see attached Justification Statement.

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):

Please see attached Justification Statement.

iv. Describe changes in conditions to justify the proposed amendment.
(if additional space is needed, attach a separate sheet):

Please see attached Justification Statement.

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 20th 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
977.0000	ASC-1	(included in Parcel A acreage)
976.0000	ASC-1	A=15.7
2108.0000	ASC-1	B=12.2

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)? Agricultural/accessory structures..

If developed, what uses are active on site? _____

Please list the existing uses adjacent to the subject property:

North Community recreation/meeting and library facility/single family residential.

South access drive/ grove/single family residential

East Gunn Highway/Commercial Shopping Center/Bank/Car Wash, etc.

West Applicant's residence/wooded parcel/single family residential

VI. REQUIRE DOCUMENTATION AND SUBMITTAL MATERIALS (Boxes checked by staff)

Registered Neighborhood Association List and Mailing Labels – Provide 3 sets of mailing labels for the Register Neighborhood Associations within one (1) mile of the amendment property.

This information is available at the Zoning Department located on the 20th Floor of the County Center Building, 601 E. Kennedy, Tampa, Florida.

Adjacent Property Owners Mailing Labels – Provide 3 sets of mailing labels For property owners within 75 feet of the amendment.

This information is available from the Property Appraiser’s Office and on-line on the Property Appraiser’s websites www.hcpafl.org. Go to the Geographic Information Systems, find your parcel and click buffer at 75 feet and then hit labels. If you have difficulty, contact this office at 272-6100.

Pre-Application Conference Form - Copy of signed Pre-Application Document

Affadavit to Authorize Agent (If applicable) Where the requesting party is not identified as the owner(s) of the property as specified on the deed(s) submitted with the request, a letter from said owner(s) consenting to the plan amendment request. The LPA may develop a standardized form to be used for this purpose. Form attached as last page of this document.

Deeds and Legal Description - Provide the deed and legal description for the subject property.

**Write folio number on the associated deed(s)*

If the plan amendment proposes to make parts of the property subject to more than one land use classification, then separate legal descriptions for each parcel and/or part of a tax folio parcel proposed for a different land use classification must also be submitted.

Survey - If the amendment involves only a portion of a parcel, a Certified Survey must be submitted defining the subject area.

Justification – (See Page 8) A brief statement explaining the change in circumstances or other reasons which would justify approval of the plan amendment request. Include reasons why

such a change in plan designation is necessary. This shall include information on the following items as they relate to long-range planning considerations:

- A. Transportation
- B. Community facilities (water, wastewater, fire, police, etc.)
- C. Land use compatibility
- D. Zoning
- E. Projected area population
- F. Relationship to plan designations in the larger area
- G. Consistency with the Comprehensive Plan – State specific Goals, Objectives and Policies that support the requested change.

Copy of the Application Fee Receipt in File. Staff will provide this at the time the application is accepted.

MAPS

3 color copies the Future Land Use Map showing the subject parcel and surrounding area. **CLEARLY DELINEATE THE SUBJECT PARCEL WITH A COLORED MARKER AND LABEL WITH FOLIO #** . The map should be at a minimum letter size and no larger than 11" x 14". This map can be obtained from our website – www.theplancommission.org or by call 272-5940.

3 copies of an **Aerial Maps with parcel lines overlay** clearly depicting the property boundaries. **CLEARLY DELINEATE THE SUBJECT PARCEL WITH A COLORED MARKER AND LABEL WITH FOLIO #**. The map should be at a minimum letter size and no larger than 11" x 14".

This information is available from the Property Appraiser’s Office and on-line on the Property Appraiser’s websites www.hcpafl.org under Geographic Information Systems. You may contact this office at 272-6100.

Adopted Zoning Map provided by the Planning and Growth Management Department showing the zoning for the subject property and surrounding area.

Photographs of the subject property from the road and views from the property looking at adjacent uses. This may be provided on electronic media in jpeg or tiff format, or in hard copy. (Optional)

THE AMENDMENT REQUEST REVIEW SHALL FOCUS ON FOUR MAJOR AREAS OF CONCERN:

1. Appropriate location.
2. Scope of requested plan change, including the amount of threshold of development.
3. Long-range service areas related to the proposed plan changes.
4. Consistency with the Goals, Objectives and Policies of the *Future of Hillsborough Comprehensive Plan* for Unincorporated Hillsborough County.

The Planning Commission may, within reason, request additional information, if the information provided by the requesting party is insufficient to analyze the proposed change in

plan designations(s). Information submitted by the requesting party at either the Planning Commission meeting or Board of County Commissioners public hearing, which is beyond the scope of that submitted to Planning Commission staff in the original application, shall be grounds for a continuation of the public hearing until such time that the Planning Commission and staff can analyze such information. In the event of a continuance, the public hearing shall be rescheduled at the next regularly scheduled Board of County Commissioners' public hearing for plan amendment studies.