

East Hillsborough Tribune

Brandon
Plant City
Ruskin

Wednesday, July 15, 1987

A section of The Tampa Tribune

Plan to raise development densities favored

By B.C. MANION
Tribune Staff Writer

TAMPA — Residential development could double on about 1,322 acres near Rhodine Road and south of Lake Grady under a proposal approved Monday night by city-county planning officials.

Planning commissioners also recommended approval of a proposal to permit up to 20 houses per acre on 24.6 acres on east side of U.S. Highway 301 a half-mile south of Bloomingdale Avenue.

And, planning commissioners

voted to recommend light industrial uses be permitted on 80 acres near Palm River Road and 82nd Street.

In approving the requests, the Hillsborough City-County Planning Commission adopted its staff's recommendations. The Planning Commission's recommendations will be considered by the Hillsborough County Commission when it votes on the proposed land-use changes.

Under the first proposal, two houses per acre would be allowed on 1,322 acres south of Lake Grady and the Shadow Run Subdivision.

The present land-use designation permits one house per acre.

The request was prompted by Sylvan Properties Inc., a wholly owned subsidiary of Southeast Bank of Miami.

Keith Bricklemeyer, an attorney representing Sylvan, said the proposed change is justified because of the opening of Interstate 75 through Hillsborough County and proposed land-use changes by the Big Bend Area Group just south of the area in question.

Some neighbors asked planning commissioners to reject the request, questioning whether the area's roads could handle the additional traffic and whether emergency services and police protection are available. They also said the area's schools already are overcrowded.

Jan Keesecker, an attorney for WTOG and WXFL television stations, also opposed the request. She said WTOG owns property within the plan amendment boundary and WXFL owns land next to it.

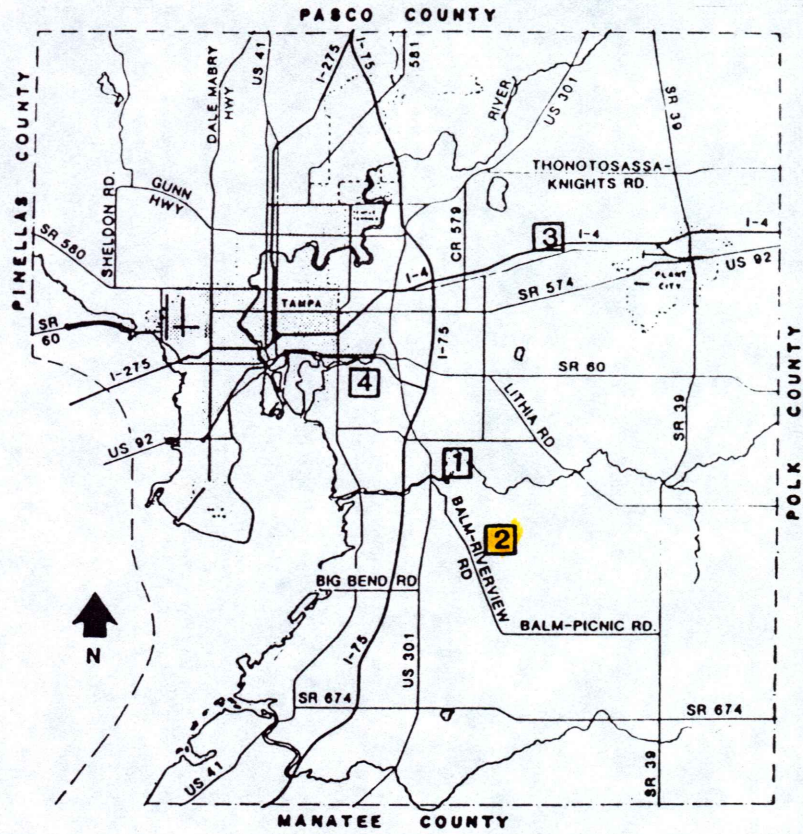
Keesecker asked planning commissioners to remove WTOG's land from the amendment area.

But Joe Chillura, vice chairman of the Planning Commission, objected to excluding the television station's land. To do so, he said, would create a "spot land-use" designation.

Planning commissioners approved the proposed land-use change but did not remove the television station's land.

NOTICE OF INTENT TO CONSIDER AMENDMENT TO THE HORIZON 2000 LAND USE PLAN FOR UNINCORPORATED HILLSBOROUGH COUNTY

NOTICE IS HEREBY GIVEN THAT PURSUANT TO CHAPTER 75-390 LAWS OF FLORIDA (1975), AS AMENDED, AND HILLSBOROUGH COUNTY ORDINANCE 77-25, AS AMENDED, THE HILLSBOROUGH COUNTY CITY-COUNTY PLANNING COMMISSION INTENDS TO CONSIDER FOR THE PURPOSE OF MAKING A RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY THE FOLLOWING AMENDMENT(S) TO THE HORIZON 2000 COMPREHENSIVE PLAN AT A PUBLIC HEARING ON July 13, 1987 AT 6:00 P.M. IN THE BOARD-ROOM OF THE HILLSBOROUGH COUNTY CITY-COUNTY PLANNING COMMISSION OFFICES LOCATED AT 201 E. KENNEDY BOULEVARD, 6TH FLOOR. THE REQUESTED AMENDMENT(S) TO THE PLAN ARE AS FOLLOWS:



Plan Amendment Number & Name	Requested Amendment	Study Area Acreage	Property Location
1. CPA 87-04	From: Low Density Residential To: Medium Density Residential	24.6	1/2 mi. south of Bloomingdale Ave. on U.S. 301
2. CPA 87-05	From: Rural Residential To: Suburban Residential	1322	In the vicinity of Balm-Riverview Road south of Shadow Run Subdivision
CPA 87-06	Text Change-Revised Definition for Neighborhood Commercial	-----	Unincorporated Hillsborough County
3. CPA 87-07	From: Rural Residential To: Community Commercial	129	I-4 and the McIntosh Road Interchange
4. CPA 87-10	From: Low Density Residential To: Low Medium Density Residential and/or Light Industrial	80	South of Palm River Road in the vicinity of 82nd Street

ANY PERSON WHO MIGHT WISH TO APPEAL ANY DECISION MADE BY THE HILLSBOROUGH COUNTY CITY-COUNTY PLANNING COMMISSION REGARDING ANY MATTER CONSIDERED AT THE FORTHCOMING PUBLIC HEARING IS HEREBY ADVISED THAT THEY WILL NEED A RECORD OF PROCEEDINGS, AND FOR SUCH PURPOSE, THEY MAY NEED TO INSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH WILL INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH SUCH APPEAL IS TO BE BASED.

ALL MEMBERS OF THE PUBLIC ARE INVITED TO ATTEND AND EXPRESS THEIR VIEWS. REQUESTS FOR ADDITIONAL INFORMATION SHOULD BE DIRECTED TO THE STAFF OF THE COUNTY LAND USE DEPARTMENT OF THE HILLSBOROUGH COUNTY CITY-COUNTY PLANNING COMMISSION, 201 E. KENNEDY BOULEVARD, TAMPA, FLORIDA, 33602, TELEPHONE (813)272-5940.