

**Rezoning Application: 22-0115**  
**Zoning Hearing Master Date: January 18, 2022**  
**BOCC Land Use Meeting Date: March 8, 2022**



Development Services Department

**1.0 APPLICATION SUMMARY**

Applicant: Joe Wos  
 FLU Category: Community Mixed-Use 12 (CMU-12)  
 Service Area: Urban  
 Site Acreage: 1.02+/-  
 Community Plan Area: Seffner Mango  
 Overlay: None  
 Request: Rezone from **Agricultural Single Family-1 (AS-1)** to **Commercial General (CG)**.



**Request Summary:**

The request is to rezone from the existing from Agricultural Single Family -1 (AS-1) to Commercial General (CG) zoning district. The proposed zoning for CG permits Commercial, Office and Personal Services development on lots containing a minimum of 10,000 square feet.

**Zoning:**

Uses	Current AS-1 Zoning	Current CG Zoning
		Single-Family Residential/Agricultural
Acreage	1.02+/- Acres (ac)	1.02+/- ac
Density / Intensity	1 du per 1 acre	F.A.R. 0.27
Mathematical Maximum*	1 Dwelling Unit (du)	11,996 square feet (sf)

\* *Mathematical Maximum entitlements may be reduced due to roads, stormwater and other improvements.*

**Development Standards:**

	Current AS-1 Zoning	Proposed CI-R Zoning
Density / Intensity	1 du per 1 acre	F.A.R. 0.27
Lot Size / Lot Width	43,560 sf / 150'	10,000 sf / 75'
Setbacks/Buffering and Screening	50' - Front 50' - Rear 15' - Sides	30' - Front (North) 30' - Front (East) 20' Type B Buffer - Side (West) 0 - Rear (South)
Height	50'	50'

**Additional Information:**

PD Variations	N/A
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Additional Information:

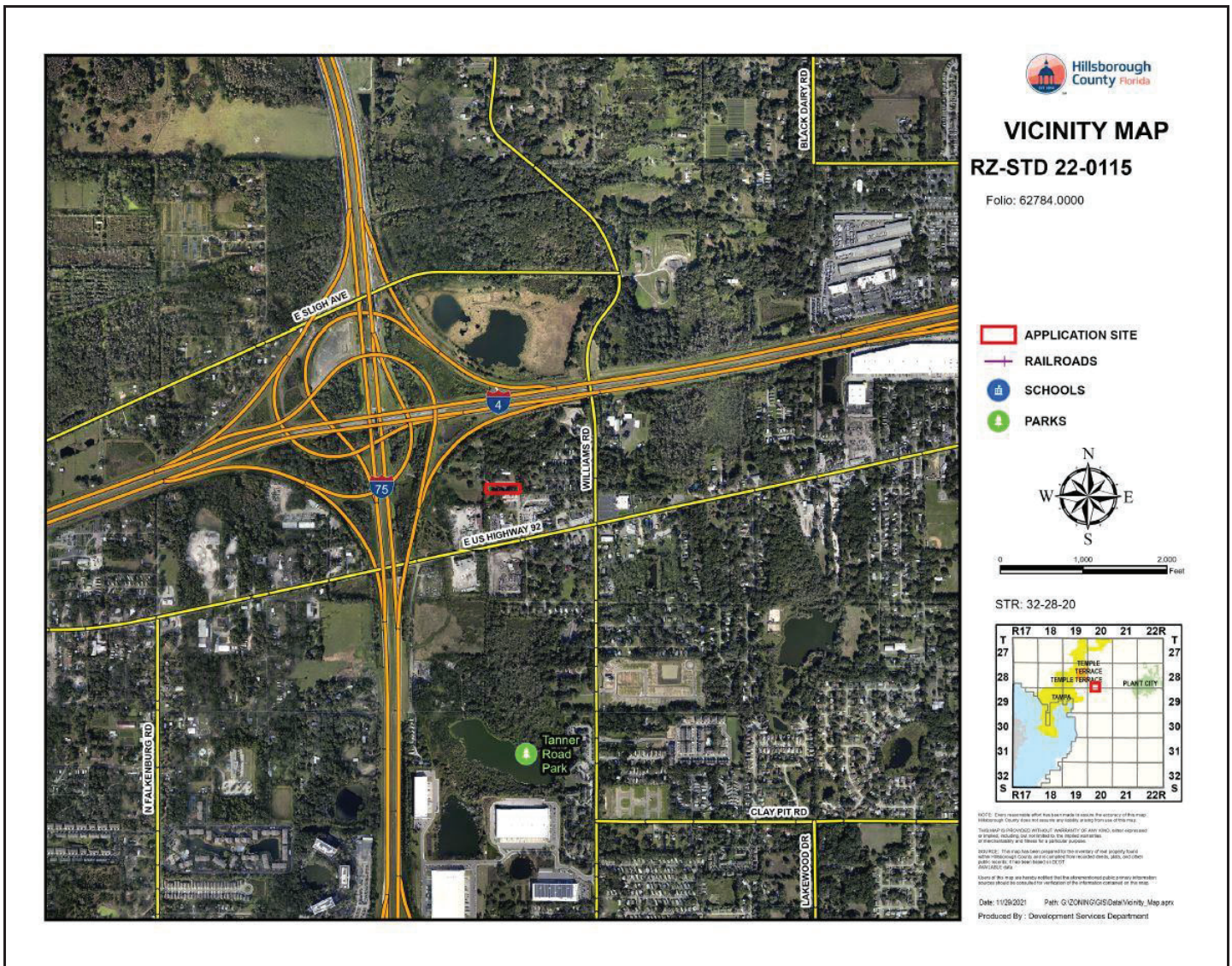
Waiver(s) to the Land Development Code None

Additional Information:

Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable with Restrictions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

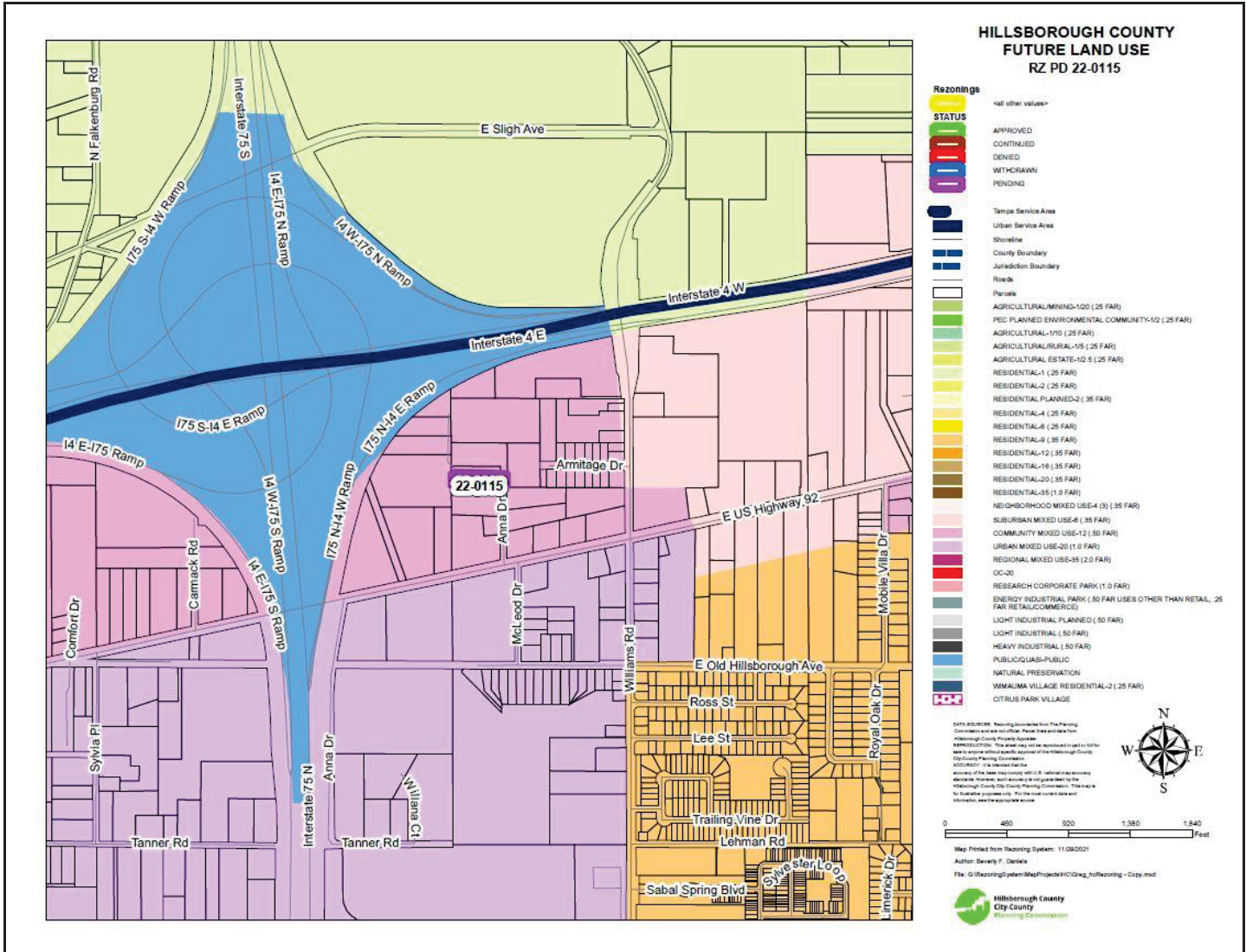


Context of Surrounding Area:

The site is located in an area comprised of light industrial, mixed and commercial uses and rural-agricultural. The subject site is surrounded by properties with a CMU-12 category which has the potential to permit light industrial, commercial, office and multi-purpose uses. The site is adjacent to commercial and industrial type use properties. The adjacent properties are zoned (ASC-1) Agricultural Single-Family Conventional- 1 (to the west), (CI) Commercial Industrial (to the south), Anna Drive and AS-1 ( to the north and east).

**2.0 LAND USE MAP SET AND SUMMARY DATA**

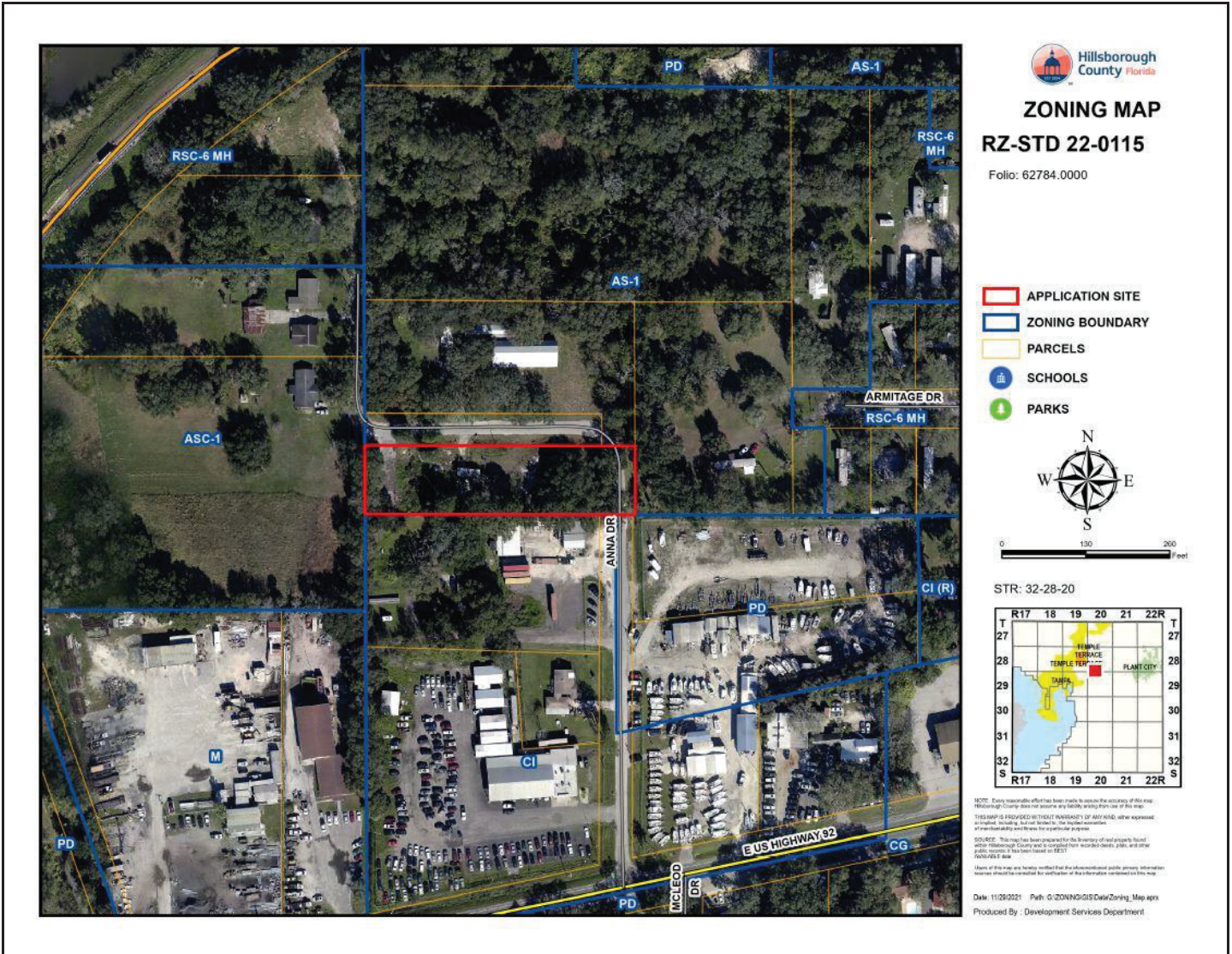
**2.2 Future Land Use Map**



Subject Site Future Land Use Category:	Community Mixed-Use 12 (CMU-12)
Maximum Density/F.A.R.:	12 dwelling unit per Gross Acre (ga)/ .50 F.A.R.
Typical Uses:	Residential, community scale retail commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. Non-residential land uses must be compatible with residential uses through established techniques of transition or by restricting the location of incompatible uses. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

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	Anna Drive	N/A	Street	Street
	AS-1	1 du/1 ac	Single-family conventional and mobile home/ Agricultural and related uses.	Single Family Residential
South	CI	FAR 0.30	Intensive Commercial, Office and Personal Services	Mixed-Use Auto

Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
East	Anna Drive	N/A	Street	Street
	AS-1	1 du/1 ac	Single-family conventional and mobile home/ Agricultural and related uses.	Vacant
West	ASC-1	1 du/1ac	Single-Family Residential/Agricultural	Single Family Residential Home

**2.0 LAND USE MAP SET AND SUMMARY DATA**

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

<p>Not Applicable</p>
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**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
US Hwy 92	FDOT Principal Arterial - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

**Project Trip Generation**  Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	3,903	168	158
Proposed	4,143	174	162
Difference (+/-)	+240	+6	+4

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

**Connectivity and Cross Access**  Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Choose an item.
South		None	None	Choose an item.
East		None	None	Choose an item.
West		None	None	Choose an item.

Notes:

**Design Exception/Administrative Variance**  Not applicable for this request

Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.

Notes:

## 4.0 ADDITIONAL SITE INFORMATION &amp; AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY			
Environmental:	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No Comments
Natural Resources	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No Comments
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	This agency has no comments.
Check if Applicable:			
<input 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 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:	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b>			
<input type="checkbox"/> Design Exception/Adm. Variance Requested	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	
<input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> No	<input type="checkbox"/> No	
<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> N/A	
<b>Utilities Service Area/ Water &amp; Wastewater</b>			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	
<input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> No	
<b>Hillsborough County School Board</b>			
Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	No Comment
Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> No	<input type="checkbox"/> No	
<b>Impact/Mobility Fees</b>			
N/A			
Comprehensive Plan:	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b>			
<input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Inconsistent	<input type="checkbox"/> Yes	
<input type="checkbox"/> Locational Criteria Waiver Requested	<input checked="" type="checkbox"/> Consistent	<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A			

**5.0 IMPLEMENTATION RECOMMENDATIONS**

**5.1 Compatibility**

The site is located in an area comprised of light industrial, mixed and commercial uses and rural-agricultural. The subject site is surrounded by properties with a CMU-12 category which has the potential to permit light industrial, commercial, office and multi-purpose uses.

The site is adjacent to commercial and industrial type use properties. The adjacent properties are zoned (ASC-1) Agricultural Single-Family Conventional- 1 (to the west), (CI) Commercial Industrial (to the south), Anna Drive and AS-1 (to the north and east).

The site is located within the Hillsborough County Urban Service Area. Therefore, the subject property would be served by the Hillsborough County Urban Service Area- Portable Water and Wastewater. There is an 8-inch water main existing approximately 595 feet from the site and is located south of the subject property within the south Right-of-Way of E. US Highway 92. Additionally, there is a 4-inch wastewater force main existing approximately 3760 feet from the site and is located south of the subject property within the east Right-of-Way of Williams Road. 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.


The size and depth of the subject parcel in relation to other adjacent commercial uses would create a zoning/development pattern that is consistent with the existing zoning and development pattern of the commercial uses/zoning districts in the area.

**5.2 Recommendation**

Based on the above considerations, staff finds the proposed CG zoning district is compatible with the existing zoning districts and development pattern in the area.

**6.0 PROPOSED CONDITIONS:**

N/A

<p><b>Zoning Administrator Sign Off:</b></p>	 <p>J. Brian Grady Fri Feb 4 2022 07:48:28</p>
<p><b>SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN &amp; BUILDING REVIEW AND APPROVAL.</b></p> <p>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</p>	



ZHM HEARING DATE: January 18, 2022

BOCC LUM MEETING DATE: March 8, 2022

Case Reviewer: Isis Brown

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**7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS**

N/A

## 8.0 PROPOSED SITE PLAN (FULL)

Not Applicable

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department      DATE: 11/30/2021  
 REVIEWER: Alex Steady, Senior Planner      AGENCY/DEPT: Transportation  
 PLANNING AREA/SECTOR: East Lake Orient Park/Northeast      PETITION NO.: STD 22-0070

- This agency has no comments.
- This agency has no objection.
- This agency objects for the reasons set forth below.

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 240 average daily trips, 6 trips in the a.m. peak hour, and 4 trips in the p.m. peak hour.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.
- Transportation Review Section staff has no objection to the proposed rezoning.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 1.67 ac parcel from Commercial General (CG) to Commercial Intensive- Restricted (CI-R). The site is located +/- 300 feet east of the intersection of US Hwy 92 and Falkenberg Rd. The Future Land Use designation of the site is Urban Mixed Use - 20 (UMU-20).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 10<sup>th</sup> Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG, 9,600 sf Pharmacy /Drugstore with Drive-Through Window (ITE Code 881)	1,048	37	99
CG, 5,000 sf Fast-Food Restaurant with Drive Though Window (ITE code 934)	2,355	201	163
CG, 5,000 5,000 sf Bank with drive thru (ITE Code 912)	500	48	102
<i>Subtotal:</i>	3903	286	364
<i>Less Internal Capture:</i>	<i>Not Available</i>	8	78
<i>Passerby Trips:</i>	<i>Not Available</i>	110	128
<i>Net External Trips:</i>	3,903	168	158

**Proposed Zoning:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CI-R, 11,800 sf Pharmacy /Drugstore with Drive-Through Window (ITE Code 881)	1,288	45	121
CI-R, 5,000 sf Fast-Food Restaurant with Drive Though Window (ITE code 934)	2,355	201	163
CI-R, 5,000 sf Bank with drive thru (ITE Code 912)	500	48	102
<i>Subtotal:</i>	4,143	294	386
<i>Less Internal Capture:</i>	<i>Not Available</i>	10	94
<i>Passerby Trips:</i>	<i>Not Available</i>	110	130
<i>Net External Trips:</i>	4,143	174	162

**Trip Generation Difference:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference:</b>	+240	+6	+4

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 240 average daily trips, 6 trips in the a.m. peak hour, and 4 trips in the p.m. peak hour.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site has frontage on US HWY 92. US HWY 92 is a 2-lane, undivided, FDOT maintained, Principal Arterial roadway. Along the project frontage, the roadway lies within a +/- 93-foot wide right-of-way. There are +/- 5-foot wide sidewalks on only the south side of US HWY 92 and bike lanes on both sides of the road in the vicinity of the proposed project.

US HWY 92 is included as a 6-lane roadway in the Hillsborough County Corridor Preservation Plan.

**SITE ACCESS**

It is anticipated the site will have access to US HWY 92. As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.

**ROADWAY LEVEL OF SERVICE**

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
US HWY 92	US HWY 301	WILLIAMS RD.	D	C

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

**COUNTY OF HILLSBOROUGH  
LAND USE HEARING OFFICER'S RECOMMENDATION**

<b>Application number:</b>	RZ-Std-22-0115
<b>Hearing date:</b>	January 18, 2022
<b>Applicant:</b>	Todd Pressman
<b>Request:</b>	Rezone from AS-1 to CG
<b>Location:</b>	5624 Anna Drive, Tampa
<b>Parcel size:</b>	1.02 acres +/-
<b>Existing zoning:</b>	AS-1
<b>Future land use designation:</b>	CMU-12 (12 du/ga; 0.50 FAR)
<b>Service area:</b>	Urban
<b>Community planning area:</b>	Seffner Mango Community Plan

**A. APPLICATION REVIEW**

**DEVELOPMENT SERVICES STAFF REPORT  
APPLICATION REVIEW SUMMARY AND RECOMMENDATION**

**Rezoning Application: 22-0115**  
**Zoning Hearing Master Date: January 18, 2022**  
**BOCC Land Use Meeting Date: March 8, 2022**



Development Services Department

**1.0 APPLICATION SUMMARY**

Applicant: Joe Wos  
 FLU Category: Community Mixed-Use 12 (CMU-12)  
 Service Area: Urban  
 Site Acreage: 1.02+/-  
 Community Plan Area: Seffner Mango  
 Overlay: None  
 Request: Rezone from **Agricultural Single Family-1 (AS-1)** to **Commercial General (CG)**.



**Request Summary:**

The request is to rezone from the existing from Agricultural Single Family -1 (AS-1) to Commercial General (CG) zoning district. The proposed zoning for CG permits Commercial, Office and Personal Services development on lots containing a minimum of 10,000 square feet.

**Zoning:**

Uses	Current AS-1 Zoning	Current CG Zoning
		Single-Family Residential/Agricultural
Acreage	1.02+/- Acres (ac)	1.02+/- ac
Density / Intensity	1 du per 1 acre	F.A.R. 0.27
Mathematical Maximum*	1 Dwelling Unit (du)	11,996 square feet (sf)

\* *Mathematical Maximum entitlements may be reduced due to roads, stormwater and other improvements.*

**Development Standards:**

	Current AS-1 Zoning	Proposed CI-R Zoning
Density / Intensity	1 du per 1 acre	F.A.R. 0.27
Lot Size / Lot Width	43,560 sf / 150'	10,000 sf / 75'
Setbacks/Buffering and Screening	50' - Front 50' - Rear 15' - Sides	30' - Front (North) 30' - Front (East) 20' Type B Buffer - Side (West) 0 - Rear (South)
Height	50'	50'

**Additional Information:**

PD Variations	N/A
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Additional Information:

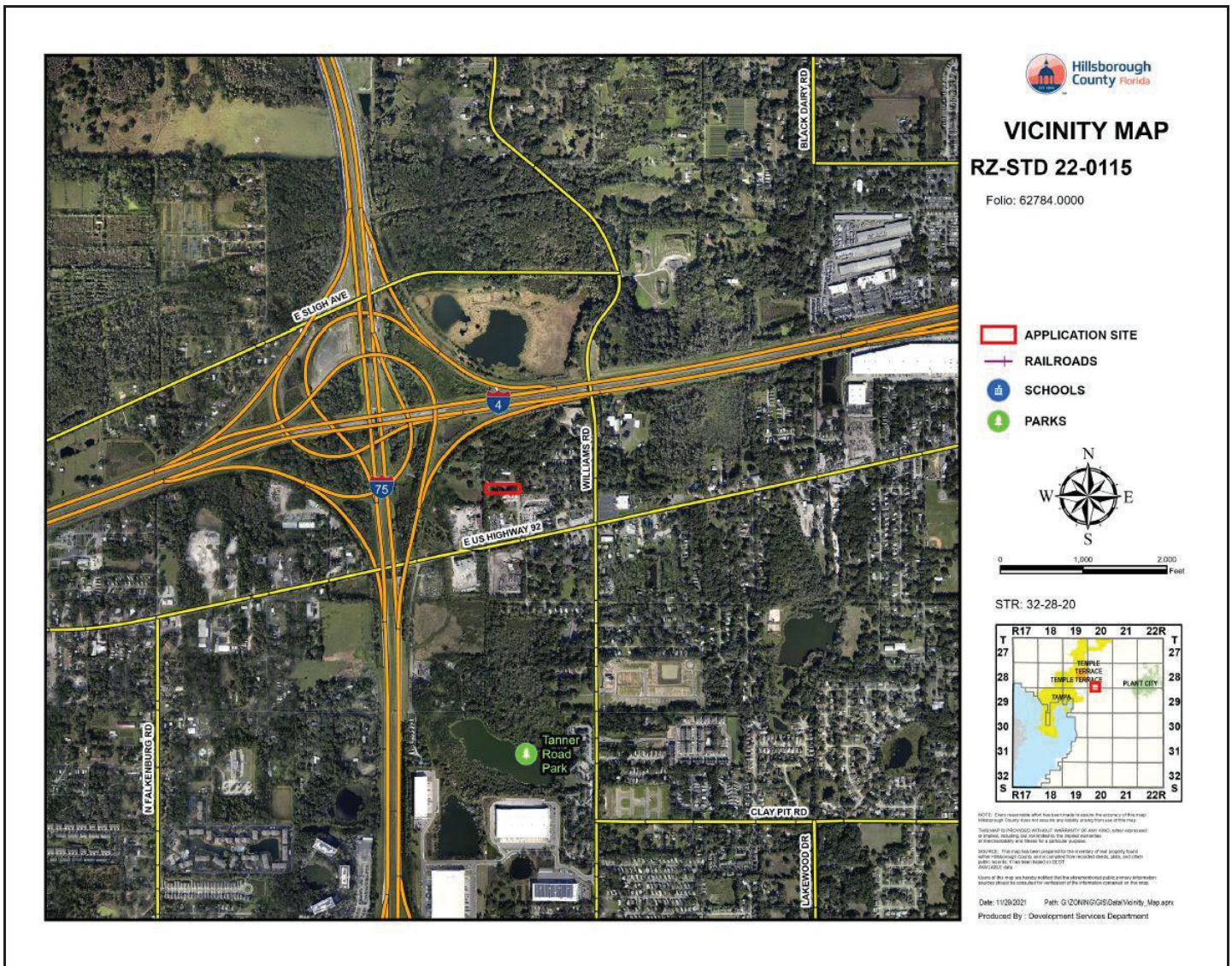
Waiver(s) to the Land Development Code	None
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Additional Information:

Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable with Restrictions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

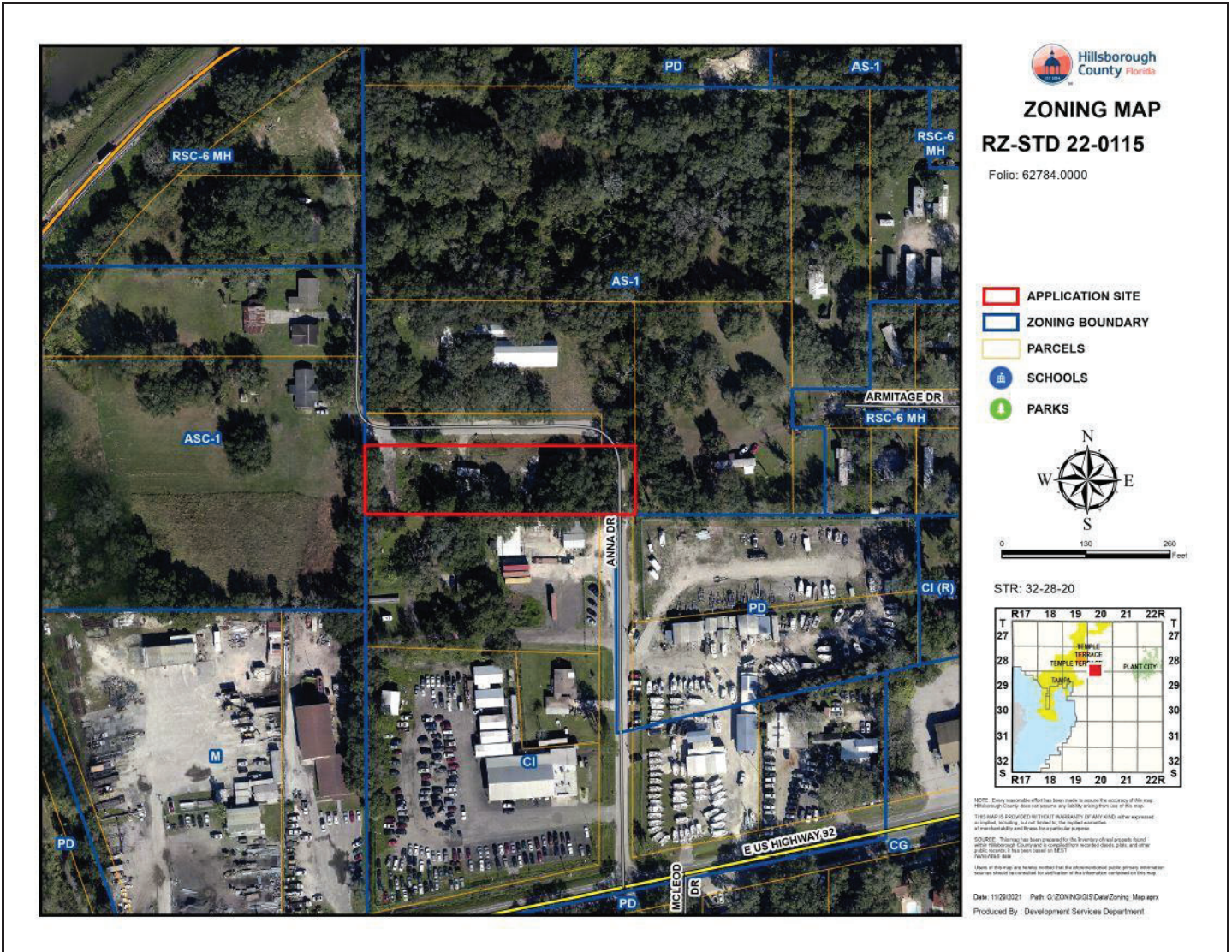
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	Anna Drive	N/A	Street	Street
	AS-1	1 du/1 ac	Single-family conventional and mobile home/ Agricultural and related uses.	Single Family Residential
South	CI	FAR 0.30	Intensive Commercial, Office and Personal Services	Mixed-Use Auto

Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
East	Anna Drive	N/A	Street	Street
	AS-1	1 du/1 ac	Single-family conventional and mobile home/ Agricultural and related uses.	Vacant
West	ASC-1	1 du/1ac	Single-Family Residential/Agricultural	Single Family Residential Home

**2.0 LAND USE MAP SET AND SUMMARY DATA**

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

<p>Not Applicable</p>
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APPLICATION NUMBER: RZ STD 22-0070-22-0115

ZHM HEARING DATE: January 18, 2022

**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
US Hwy 92	FDOT Principal Arterial - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

**Project Trip Generation**  Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	3,903	168	158
Proposed	4,143	174	162
Difference (+/-)	+240	+6	+4

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

**Connectivity and Cross Access**  Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Choose an item.
South		None	None	Choose an item.
East		None	None	Choose an item.
West		None	None	Choose an item.

Notes:

**Design Exception/Administrative Variance**  Not applicable for this request

Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.

Notes:

**4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY**

INFORMATION/REVIEWING AGENCY			
Environmental:	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No Comments
Natural Resources	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No Comments
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	This agency has no comments.
Check if Applicable: <input 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 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:	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b> <input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
<b>Utilities Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Hillsborough County School Board</b> Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No Comment
<b>Impact/Mobility Fees</b> N/A			
Comprehensive Plan:	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

**5.0 IMPLEMENTATION RECOMMENDATIONS**

**5.1 Compatibility**

The site is located in an area comprised of light industrial, mixed and commercial uses and rural-agricultural. The subject site is surrounded by properties with a CMU-12 category which has the potential to permit light industrial, commercial, office and multi-purpose uses.

The site is adjacent to commercial and industrial type use properties. The adjacent properties are zoned (ASC-1) Agricultural Single-Family Conventional- 1 (to the west), (CI) Commercial Industrial (to the south), Anna Drive and AS-1 (to the north and east).

The site is located within the Hillsborough County Urban Service Area. Therefore, the subject property would be served by the Hillsborough County Urban Service Area- Portable Water and Wastewater. There is an 8-inch water main existing approximately 595 feet from the site and is located south of the subject property within the south Right-of-Way of E. US Highway 92. Additionally, there is a 4-inch wastewater force main existing approximately 3760 feet from the site and is located south of the subject property within the east Right-of-Way of Williams Road. 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.


The size and depth of the subject parcel in relation to other adjacent commercial uses would create a zoning/development pattern that is consistent with the existing zoning and development pattern of the commercial uses/zoning districts in the area.

**5.2 Recommendation**

Based on the above considerations, staff finds the proposed CG zoning district is compatible with the existing zoning districts and development pattern in the area.

**6.0 PROPOSED CONDITIONS:**

N/A

<p><b>Zoning Administrator Sign Off:</b></p>	 <p>J. Brian Grady Fri Feb 4 2022 07:48:28</p>
<p><b>SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN &amp; BUILDING REVIEW AND APPROVAL.</b></p> <p>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</p>	

## **B. HEARING SUMMARY**

This case was heard by the Hillsborough County Land Use Hearing Officer on January 18, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

### **Applicant**

Mr. Todd Pressman spoke on behalf of the applicant. He stated the request is to rezone the subject property from Agricultural Single-Family to Commercial General. He stated the subject property is 1.02 acres, plus or minus, and is located in an area comprised of light industrial, mixed, commercial uses, and rural agricultural. He stated the Planning Commission and Development Services department supports the rezoning. He stated the subject property is adjacent to C-1, M, and PD and the PD is for Commercial Intensive uses, specifically outdoor storage. He stated the entire area is CMU-12 and has grown in industrial, manufacturing, and super-intensive uses.

Mr. Pressman displayed an aerial view and street view of the subject property. He stated the subject property is an incredible mess right now and will be cleaned up. He displayed views of adjacent properties. He stated the Planning Commission noted several comprehensive plan policies and stated the subject property is a transitional site to less intensive land use categories. He stated the rezoning contributes to an overall development pattern in the surrounding area that permits economic growth. He stated the rezoning meets the intent of the Seffner Mango Community Plan.

### **Development Services Department**

Ms. Isis Brown, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted into the record.

### **Planning Commission**

Ms. Jillian Massey, Hillsborough County City-County Planning Commission, presented a summary of the findings and analysis as detailed in the Planning Commission report previously submitted into the record.

### **Proponents**

The hearing officer asked whether there was anyone at the hearing in person or online to speak in support of the application. There were none.

### **Opponents**

The hearing officer asked whether there was anyone at the hearing in person or online to speak in opposition to the application. There were none.

### **Development Services Department**

Mr. Grady stated he noticed the header on the staff report has an incorrect application number and staff will correct that. He stated Development Services had no other comments or changes.

### **Applicant Rebuttal**

Mr. Pressman stated the applicant had nothing further.

The hearing officer closed the hearing on rezoning 22-0115.

### **C. EVIDENCE SUBMITTED**

Mr. Pressman submitted into the record at the hearing a copy of his presentation slides.

### **D. FINDINGS OF FACT**

1. The Subject Property consists of approximately 1.02 acres and is located at 5624 Anna Drive.
2. The Subject Property is zoned AS-1 and is designated CMU-12 on the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County Future Land Use Map*.
3. The Subject Property is located within the boundaries of the Seffner Mango Community Plan and is within the Urban Services Area.
4. The applicant is requesting to rezone the Subject Property to Commercial General (CG).
5. Uses in the area surrounding the Subject Property include light industrial, mixed and commercial uses, and rural-agricultural.
6. Properties surrounding the Subject Property are designated CMU-12 on the Future Land Use Map and are zoned ASC-1 to the west, CI to the south, and Anna Drive and AS-1 to the north and east.
7. County staff found the rezoning request to be compatible with existing zoning districts and development pattern in the surrounding area.
8. Planning Commission staff found the rezoning request meets the intent of the Seffner Mango Community Plan and concluded the rezoning is consistent with the county's comprehensive plan.



**E. FINDINGS OF COMPLIANCE OR NON-COMPLIANCE  
WITH COMPREHENSIVE PLAN**

The rezoning request is in compliance with, and does further the intent of the Goals, Objectives, and Policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*.

**F. CONCLUSIONS OF LAW**

A development order is consistent with the comprehensive plan if “the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government.” § 163.3194(3)(a), Fla. Stat. (2020). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant’s testimony and evidence, there is substantial competent evidence demonstrating the requested rezoning is consistent with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, and does comply with the applicable requirements of the Hillsborough County Land Development Code.

**G. SUMMARY**

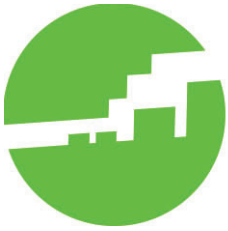
The applicant has requested to rezone the Subject Property to CG.

**H. RECOMMENDATION**

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of the rezoning request.

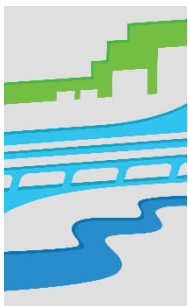
*Pamela Jo Hatley*  
Pamela Jo Hatley PhD, JD  
Land Use Hearing Officer

2-8-2022  
Date:



**Hillsborough County  
City-County  
Planning Commission**

<b>Unincorporated Hillsborough County Rezoning</b>	
<b>Hearing Date:</b> January 18, 2022  <b>Report Prepared:</b> January 6, 2022	<b>Petition: RZ 22-0115</b>  <b>5624 Anna Drive</b>  <i>On the south side of Anna Drive, north of East Hillsborough Avenue, east of Interstate 75</i>
<b>Summary Data:</b>	
<b>Comprehensive Plan Finding:</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use:</b>	<b>Community Mixed-Use-12 (12 du/ga; 0.50 FAR)</b>
<b>Service Area</b>	<b>Urban</b>
<b>Community Plan:</b>	<b>Seffner Mango Community Plan</b>
<b>Requested Zoning:</b>	Agricultural Single-Family-1 (AS-1) to Commercial General (CG) to permit interior warehousing.
<b>Parcel Size (Approx.):</b>	1.01 acres +/- (43 995.6 square feet)
<b>Street Functional Classification:</b>	Anna Drive – <b>Local</b> East Hillsborough Avenue - <b>Arterial</b>
<b>Locational Criteria</b>	N/A
<b>Evacuation Zone</b>	Evacuation Zone E



## **Context**

- The 1.01 +/- acre subject site is located on the south side of Anna Drive, north of East Hillsborough Avenue, east of the Interstate 75. The subject site is located within the Urban Service Area and is within the limits of the Seffner Mango Community Plan.
- The subject site's Future Land Use classification is Community Mixed-Use – 12 (CMU-12) on the Future Land Use Map. Typical uses of CMU-12 include residential, community scale retail commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed use projects at appropriate locations. Non-residential land uses must be compatible with residential uses through established techniques of transition or by restricting the location of incompatible uses. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- CMU-12 surrounds the subject site on all sides. Urban Mixed Use-20 (UMU-20) is located to the south, south of East Hillsborough Avenue. Suburban Mixed-Use-6 (SMU-6) is located east of Williams Road. Public/ Quasi-Public (P/QP) is located half a mile to the west on the Interstate 75.
- The subject site is currently vacant. Light commercial uses are located to the south. Single Family Residential is located to the east and north across Anna Drive. A combination of Light Industrial, Heavy Industrial, Light Commercial and Heavy Commercial uses front East Hillsborough Avenue. To the east are mostly vacant lands.
- The subject site is currently zoned as Agricultural Single-Family – 1(AS-1). AS-1 is located to the north and northeast of the site. Commercial Intensive (CI) is located directly south of the site and Agricultural Single-Family Conventional-1 (ASC-1) is located directly to the west.
- The applicant is requesting to rezone the subject site from Agricultural Single-Family-1 (AS-1) to Commercial General (CG) to permit interior warehousing.

## **Compliance with Comprehensive Plan:**

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

### **Future Land Use Element**

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

***Objective 1:*** Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

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

## **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.

## **Neighborhood/Community Development**

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

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

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

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

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

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

### **Policy 16.5:**

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

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

## **Interstate 75 Corridor Development**

**Objective 34:** Plan categories for the Interstate 75 corridor shall permit urban level intensities that will encourage mixed use patterns of development.

**Policy 34.1:** Allow for developments at urban level intensities commensurate with the designated land use categories, but which do not endanger the viability and/or aesthetic characteristics of conservation and preservation areas, as defined.

**Objective 35:** Incentive programs and design sensitive regulations shall be developed and implemented that will promote high quality private and public development, and to assure creative and responsive approaches to the review of development within the I-75 mixed use categories.

**Policy 35.3:** Encourage through site design techniques such as clustering of structures in order to promote a park-like quality in public and private development.

**Policy 35.4:** Encourage high quality site designs through incentives or specific development standards for on-site lighting, perimeter landscaping, and signage.

**Policy 35.7:** Assure that the integrity of existing residential development is protected through established techniques and the principles of land use transition expressed in this plan.

## **Community Design Component**

### **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.

## **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.

## **Livable Communities Element: Seffner Mango Community Plan**

**3. Goal: Commercial development should be directed to the US 92 and Martin Luther King Boulevard corridors.**

### **Strategies:**

- **Establish an overlay district along US 92 to enhance the appearance and value of properties as they develop and redevelop. The overlay district will address aspects of site development such as signage and landscaping, parking and parking lots,**

*street design, the location and appearance of stormwater facilities, and building standards such as height, bulk, design and placement.*

- *Recognize the commercial character of US 92 and Martin Luther King Boulevard within the Urban Service Area.*
- *Restrict retail development along US 92 and Martin Luther King Boulevard outside the Urban Service Area to existing commercial zoning districts.*
- *Support Florida friendly landscaping and encourage native and drought tolerant plant materials.*
- *Require monument signs when free standing signs are desired, prohibit pole signs. Limit monument signs to a maximum height of fifteen feet (15') with a minimum ten foot (10') setback.*
- *Improve sidewalks, landscaping and signage and require all new development to provide sidewalks.*
- *Discourage further strip retail development along those portions of US 92 and Martin Luther King Boulevard that are in the Rural Service Area.*
- *Support in-fill development and redevelopment within the Urban Service Area.*
- *Encourage revitalization and redevelopment of older existing commercial areas and uses.*
- *Support office and light industrial uses along US 92 and Martin Luther King Boulevard between I-75 and CR 579 (Mango Road).*
- *Support office uses along Martin Luther King Boulevard between CR 579 (Mango Road) and Kingsway Road.*
- *Illegal non-conforming property that is rezoned for commercial or other non-residential uses shall be brought into compliance with all applicable Land Development Code requirements and be consistent with Community Plan.*
- *Establish an overlay district along Martin Luther King Boulevard to establish design standards that will enhance the appearance and value of the development sites. The overlay district will address aspects of site development such as signage and landscaping, parking and parking lots, street design, the location and appearance of stormwater facilities, and building standards such as height, bulk, design and placement.*
- *Non-residential development at intersections south of US 92 and north of Martin Luther King Boulevard that meet locational criteria as established in the Hillsborough County Comprehensive Plan as of June 18, 2009, for consideration of commercial uses, shall be limited to office uses and child care and places of worship. Buildings shall be residential in appearance with pitched roofs. Metal buildings shall not be allowed*

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

The 1.01 acre subject site is located on the south side of Anna Drive, north of East Hillsborough Avenue/US 92 and east of Interstate 75. The subject site is located in the Urban Service Area and is located within the limits of the Seffner Mango Community Plan. The subject site's Future Land Use Classification on the Future Land Use Map (FLUM) is Community Mixed-Use-12 (CMU-12). The applicant is requesting to rezone the subject site from Agricultural Single-Family -1 (AS-1) to Commercial General (CG) to permit interior warehousing.

The subject site is located in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. Policy 1.4 requires all new developments to be compatible with the surrounding area,

noting that “*Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.*” The subject site is proposing commercial general uses such as interior warehousing within the Urban Service Area. The proposed uses are compatible with the existing development in the area. High intensity uses in Commercial Intensive zoning districts exist directly adjacent to the southern portion of the, towards the intersection of East Hillsborough Avenue/US 92 and Anna Drive.

The proposed rezoning meets the intent of the Neighborhood Protection Policies of Objective 16 and Policies 16.1, 16.2, 16.3, 16.5, and 17.7. The development pattern of the surrounding area has a concentration of the most intense uses towards the East Hillsborough Avenue/US 92 and Anna Drive and transitions to lower intensity uses further north along Anna Drive. A rezoning to CG would reflect a development pattern that concentrates the most intense uses towards the intersection and lesser intense uses further away to the north as per Policy 16.2. Moreover the proposed CG acts as a natural buffer between the higher intensity land uses to the south and the single-family residential to the north across Anna Drive and provides an integration of different land uses as per Policy 16.3.

The proposed rezoning meets the intent of Objective 34 and Policy 34.1 that encourage urban level intensities in the I-75 corridor district. The subject site is within 0.5 miles of Interstate 75 and reflects an urban level intensity without compromising the adjacent single family residential to the north and west of the subject site. Open storage is not permitted in a CG district and the applicant is requesting CG in order to develop interior warehousing.

The Community Design Component provides guidance on commercial developments. Goal 17 encourages developments that improve the ambiance of commercial development in the county. Objective 17-1 and Policy 17.1-4 seek to facilitate patterns of development that are organized and purposeful. The proposed rezoning contributes to an overall development pattern in the surrounding area that permits economic growth without encroaching on residential areas. A rezoning to CG allows for commercial uses that are in proximity to existing Commercial Intensive (CI) uses, but also sensitive to the single-family residential development in the area.

The subject site meets the intent of the Seffner Mango Community Plan. Goal 3 of the Community Plan directs new commercial development in the community to Martin Luther King Junior Boulevard and US 92/ East Hillsborough Avenue corridors. More specifically, the Community Plan supports the location of office and light industrial uses along US 92 between Interstate 75 and Mango Road (CR 579) which is where the proposed rezoning is located.

Overall, the proposed rezoning would allow for development that is consistent with the Goals, Objectives and Policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County* and is compatible with the existing and planned development pattern found in the surrounding area.

#### **Recommendation**

Based upon the above considerations, the Planning Commission staff finds the proposed rezoning **CONSISTENT** with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*.

# HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 22-0115

Rezonings

<all other values>

**STATUS**

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

- Tampa Service Area
- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels
- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-RURAL-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/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUVA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The information on this map is for informational purposes only. For the most current data and information, visit the appropriate website.

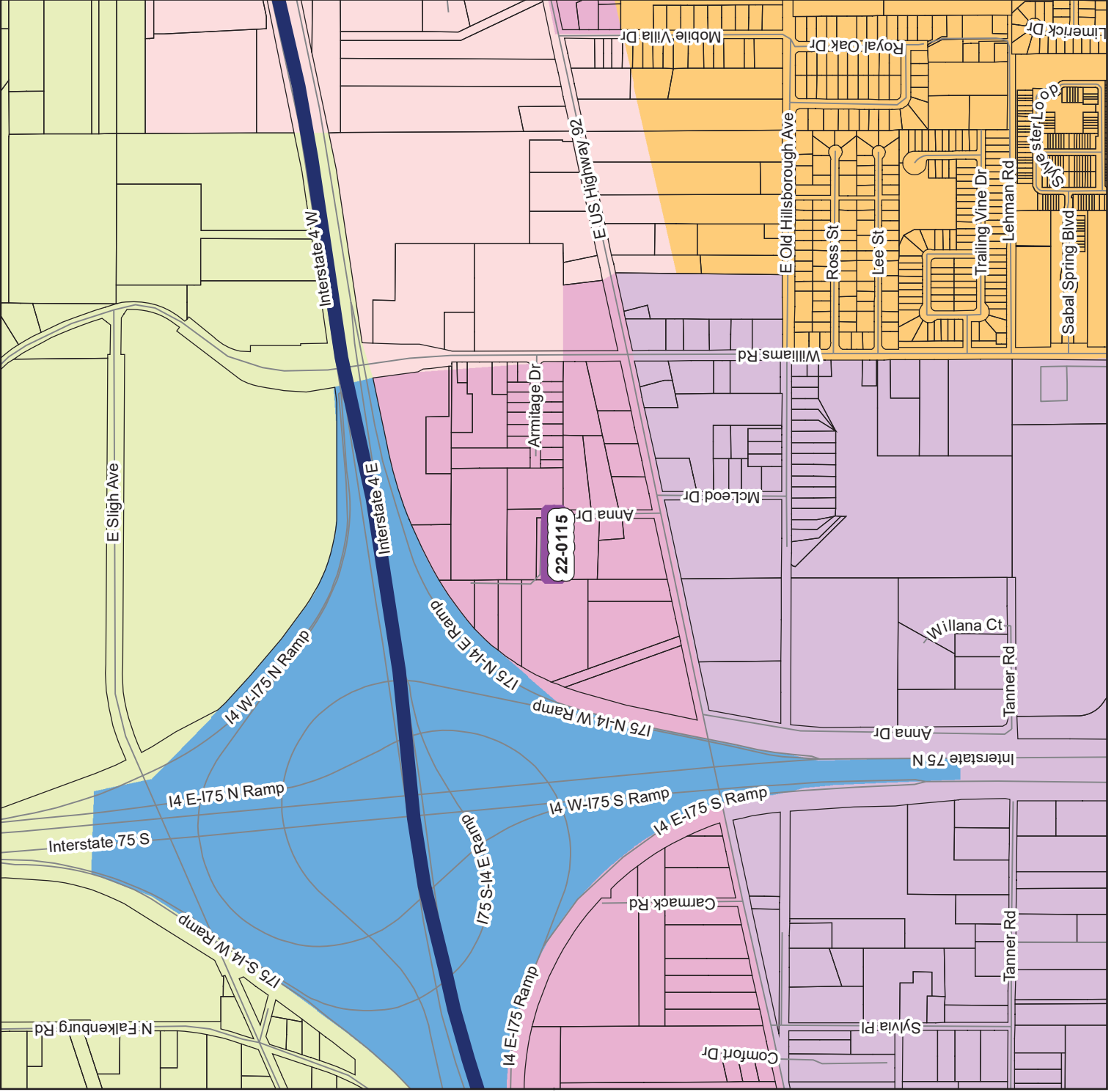
Hillsborough County Property Appraiser: The information on this map is for informational purposes only. For the most current data and information, visit the appropriate website.

ACCURACY: It is intended that the information on this map is for informational purposes only. For the most current data and information, visit the appropriate website.

Hillsborough County City-County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate website.



Map Printed from Rezoning System: 11/29/2021  
 Author: Beverly F. Daniels  
 File: G:\Rezoning\System\MapProjects\HC\Reg\_H\Rezoning - Copy.mxd







# **AGENCY COMMENTS**

## AGENCY REVIEW COMMENT SHEET

**TO:** Zoning Technician, Development Services Department  
**REVIEWER:** Alex Steady, Senior Planner  
**PLANNING AREA/SECTOR:** Seffner Mango/Northeast

**DATE:** 01/06/2022  
**AGENCY/DEPT:** Transportation  
**PETITION NO.:** STD 22-0115

- |                                     |  |
|-------------------------------------|--|
| <input type="checkbox"/>            | This agency has no comments.                         |
| <input checked="" type="checkbox"/> | <b>This agency has no objection.</b>                 |
| <input type="checkbox"/>            | This agency objects for the reasons set forth below. |

### REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 1,264 average daily trips, 56 trips in the a.m. peak hour, and 95 trips in the p.m. peak hour.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.
- Transportation Review Section staff has no objection to the proposed rezoning.

### PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 1.01 acres from Agricultural Single Family -1 (AS-1) to Commercial General (CG). The site is located +/- 550 feet north of the intersection of E Hillsborough Ave and Anna Dr. The Future Land Use designation of the site is Community Mixed Use – 12 (CMU-12).

#### ***Trip Generation Analysis***

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 10<sup>th</sup> Edition.

#### **Approved Zoning:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1, 1 Single Family Dwelling Unit (ITE Code 210)	9	1	1

#### **Proposed Zoning:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG, 8,000 sf Pharmacy /Drugstore with Drive-Through Window (ITE Code 881)	873	31	82
CG, 4,000 sf Bank with drive thru (ITE Code 912)	400	38	82
<i>Subtotal:</i>	1,273	69	164
<i>Less Internal Capture:</i>	<i>Not Available</i>	0	0
<i>Passerby Trips:</i>	<i>Not Available</i>	12	68
<b><i>Net External Trips:</i></b>	1,273	57	96

**Trip Generation Difference:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference:</b>	<b>+1,264</b>	<b>+56</b>	<b>+95</b>

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 1,264 average daily trips, 56 trips in the a.m. peak hour, and 95 trips in the p.m. peak hour.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site has frontage on Anna Drive. Anna Dr. is a 2-lane, substandard, undivided, Hillsborough County maintained, local roadway. Along the project frontage, the roadway lies within a +/- 50-foot wide right-of-way. There are no sidewalks, bike lanes or curb and gutter on Anna Dr. in the vicinity of the proposed project.

**SITE ACCESS**

It is anticipated the site will have access to Anna Dr. As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.

**ROADWAY LEVEL OF SERVICE**

Anna Dr. is not included in the 2020 Level of Service Report.

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
Anna Dr.	County Local - Urban	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 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	9	1	1
Proposed	1,273	57	96
Difference (+/-)	+1,264	+56	+95

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

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary

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

**COMMISSION**

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 Rick Muratti, Esq. LEGAL DEPT  
 Reginald Sanford, MPH AIR DIVISION  
 Steffanie L. Wickham WASTE DIVISION  
 Sterlin Woodard, P.E. WETLANDS DIVISION

**AGENCY COMMENT SHEET**

REZONING	
<b>HEARING DATE:</b> 1/18/2021  <b>PETITION NO.:</b> 22-0115  <b>EPC REVIEWER:</b> Melissa Yanez  <b>CONTACT INFORMATION:</b> (813) 627-2600 X1360  <b>EMAIL:</b> <a href="mailto:yanezm@epchc.org">yanezm@epchc.org</a>	<b>COMMENT DATE:</b> 1/5/2021  <b>PROPERTY ADDRESS:</b> 5624 Anna Dr, Tampa, FL 33610  <b>FOLIO #:</b> 0627840000  <b>STR:</b> 32-28S-20E
<b>REQUESTED ZONING: : AS-1 to CG</b>	
FINDINGS	
<b>WETLANDS PRESENT</b>	NO
<b>SITE INSPECTION DATE</b>	1/5/2021
<b>WETLAND LINE VALIDITY</b>	NA
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	NA
<b>INFORMATIONAL COMMENTS:</b>  Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.  Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a “WDR30 - Delineation Request Application”. Once approved, the formal wetland delineation would be binding for five years.	

My/mst

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

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PETITION NO.: STD22-0115    REVIEWED BY: Randy Rochelle    DATE: 12/22/2021

FOLIO NO.: 62784.0000

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**WATER**

- The property lies within the \_\_\_\_\_ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 8 inch water main exists  (adjacent to the site),  (approximately 595 feet from the site) and is located south of the subject property within the south Right-of-Way of E. US Highway 92. 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 prior to June 1, 2022, 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 4 inch wastewater force main exists  (adjacent to the site),  (approximately 3760 feet from the site) and is located south of the subject property within the east Right-of-Way of Williams Road. 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 rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems

**AGENCY REVIEW COMMENT SHEET**

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**TO: ZONING TECHNICIAN, Planning Growth Management**

**DATE: 6 Dec. 2021**

**REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management**

**APPLICANT: Todd Pressman**

**PETITION NO: RZ-STD 22-0115**

**LOCATION: 5624 Anna Dr., Seffner, FL 33584**

**FOLIO NO: 62784.0000**

**SEC: 32 TWN: 28 RNG: 20**

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- This agency has no comments.
  
- This agency has no objection.
  
- This agency has no objection, subject to listed or attached conditions.
  
- This agency objects, based on the listed or attached conditions.

COMMENTS: \_\_\_\_\_.



# **VERBATIM TRANSCRIPT**



HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

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IN RE: )  
)  
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, January 18, 2022

TIME: Commencing at 6:00 p.m.  
Concluding at 10:27 p.m.

PLACE: Robert W. Saunders, Sr. Public  
Library  
Ada T. Payne Community Room  
1505 N. Nebraska Avenue  
Tampa, Florida 33602

Reported via Cisco Webex Videoconference by:

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

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HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS  
  
ZONING HEARING MASTER HEARINGS  
January 18, 2022  
ZONING HEARING MASTER: PAMELA JO HATLEY

C2:  
Application Number: RZ-STD 22-0115  
Applicant: Todd Pressman  
Location: 5624 Anna Dr.  
Folio Number: 062784.0000  
Acreage: 1.02 acres, more or less  
Comprehensive Plan: CMU-12  
Service Area: Urban  
Existing Zoning: AS-1  
Request: Rezone to CG

1           MR. GRADY: The next item is agenda item  
2           C-2, Rezoning-Standard 22-0115. The applicant is  
3           Todd Pressman. The request is to rezone from AS-1  
4           to CG.

5           Isis Brown will provide staff presentation  
6           after -- staff recommendation after presentation by  
7           the applicant.

8           HEARING MASTER HATLEY: All right.  
9           Applicant, please. Thank you.

10          MR. PRESSMAN: Good evening, Hearing Master.  
11          Todd Pressman, 200 2nd Avenue South, No. 451,  
12          St. Petersburg, Florida.

13          This request is to rezone the existing site  
14          from Agricultural Single-Family to Commercial  
15          General. It's 1.02 acres plus or minus. The site  
16          is located in the area comprised by Light  
17          Industrial, Mixed, and Commercial uses and Rural  
18          Agricultural.

19          I'm going to walk you through just a few  
20          slides just to familiarize yourself, if I may.  
21          We're located close to the I-4 and I-75 access.  
22          Next slide, please. Thank you.

23          Both the Planning Commission and zoning  
24          departments are in support. This is the location  
25          of the site. Next slide, please.

1           Site is in purple. It's adjacent to C-1, M  
2           and PD. The PD is for Commercial Intensive level  
3           uses, specifically for outdoor storage. Next  
4           slide, please.

5           And the entire area is under CMU-12. The  
6           area is really tremendously grown in industrial,  
7           manufacturing and super-intensive uses. Next  
8           slide, please.

9           This is an aerial. The site runs along Anna  
10          Drive on the corner, and you can see the intensity  
11          of use abutting and throughout the area. Next  
12          slide, please. And this is as the property  
13          appraiser has it. You can see some of the  
14          industrialization on the site abutting. Next  
15          slide, please.

16          And just a closer look. Next slide, please.  
17          And the site right now is really just an incredible  
18          mess. This will be a nice cleanup of it. It's  
19          just really bad shape. Next slide, please. And  
20          this is the site that's abutting just the rode  
21          level and next slide, please. And neighboring to  
22          the east south side. That's it.

23          So I think critically, again, the CMU-12 is  
24          surrounding and in the entire area. There's quite  
25          a number of Comp Plan policies that the Planning

1 Commission goes through. They do note, which I  
2 think is important, about this being a transitional  
3 site to the lesser categories on the other side  
4 and, of course, then you have Anna Drive as well as  
5 a dividing line.

6 They note the CG reflected the development  
7 pattern that concentrates the most intense uses  
8 towards the intersection and acts as natural buffer  
9 between those. They refer to some other policies  
10 that encourage urban level intensities in this I-75  
11 corridor.

12 And they note that the rezoning contributes  
13 to an overall development pattern in the  
14 surrounding area that permits economic growth. And  
15 it does meet the intent of the Seffner Mango  
16 Community Plan.

17 So with that, I'll leave you with that. If  
18 there's any questions, I'll be happy to answer them  
19 for you.

20 HEARING MASTER HATLEY: Thank you,  
21 Mr. Pressman.

22 All right. We'll hear from Development  
23 Services, please.

24 MS. BROWN: Good evening. Isis Brown,  
25 Development Services.

1           Application number Standard Rezone 22-0115.  
2           The request is to rezone from the existing  
3           Agricultural Single-Family, AS-1, zoning district  
4           to the proposed Commercial General, CG, zoning  
5           district.

6           The proposed zoning district to CG permits  
7           commercial office, personal service development on  
8           lots containing a minimum of 10,000 square feet.

9           Site address is currently listed as 5624  
10          Anna Drive in Tampa, Florida. It's approximately  
11          950 feet northwest of the intersection of East  
12          Hillsborough Avenue and Williams Road, located  
13          south of I-4 and east of I-75 corridor.

14          It's located in the Urban Service Area and  
15          located in the Seffner Mango Community Plan area.  
16          The Future Land Use designation category for the  
17          subject property is CMU-12, Community Mixed-Use,  
18          and immediately to the north, south, east, and west  
19          is totally surrounded by CMU Future -- FLU  
20          designations as well.

21          Current density is one dwelling unit per 1  
22          acre. The proposed density, slash, intensity is  
23          FAR of 0.27, approximately 11,996 square feet. The  
24          zoning classification, as we know, that the  
25          property in question is AS-1.

1           Immediately to the north and east is also  
2 AS-1. Immediately to the north is the Anna Drive  
3 as well. It kind of hugs the property, and then  
4 immediately to the west, we have ASC-1 and then  
5 immediately to the south, it's the CI, Commercial  
6 Intensity.

7           The site is in an area comprising of Light  
8 Industrial, Mixed-Use, and Commercial uses and  
9 Rural Agricultural. The site -- the subject site  
10 is surrounded by property with CMU-12 categories,  
11 which has a potential to permit Light Industrial  
12 Commercial Office, and multipurpose uses.

13           The site is adjacent to Commercial  
14 Industrial-type use properties. The adjacent  
15 properties are zoned AS-1, Agricultural  
16 Single-Family to the west; CI, Commercial  
17 Industrial, to the south; Anna Drive and AS-1 to  
18 the northeast.

19           The size and depth of the subject parcel in  
20 relation to other adjacent commercial uses would  
21 create a zoning development pattern that is  
22 consistent with the existing zoning and development  
23 pattern of the commercial uses in zoning districts  
24 in the area.

25           Based on the CMU-12 Future Land Use

1 Classification, the surrounding zoning, and  
2 development pattern, the proposed uses development  
3 standards for the CG zoning district staff finds  
4 the request approvable.

5 I'm available for any questions.

6 HEARING MASTER HATLEY: Thank you very much,  
7 Ms. Brown.

8 All right. Is there anyone here or online  
9 who wishes --

10 MR. GRADY: Madam Hearing Master, we need to  
11 hear from Planning Commission.

12 HEARING MASTER HATLEY: I'm sorry. We can't  
13 skip the Planning Commission. We'll hear from you  
14 now. Thank you.

15 MS. MASSEY: Hi, again. This is Jillian  
16 Massey from Planning Commission staff.

17 The subject site is located in the Urban  
18 Service Area and is located within the limits of  
19 the Seffner Mango Community Plan. The subject  
20 site's Future Land Use designation is Community  
21 Mixed-Use-12 or CMU-12.

22 The applicant's requesting to rezone from  
23 AS-1 to CG to permit interior warehousing. The  
24 subject site, as mentioned, is in the Urban Service  
25 Area, and according to Objective 1 of the Future



1 Land Use Element, 80 percent of the County's growth  
2 is to be directed there.

3 Policy 1.4 requires that all new  
4 developments be compatible with the surrounding  
5 area; noting that compatibility does not mean the  
6 same as.

7 The proposed uses are compatible with the  
8 existing development in the area. High-intensity  
9 uses and Commercial Intensive zoning districts  
10 exist directly adjacent to the southern portion of  
11 the intersection of East Hillsborough Avenue,  
12 slash, U.S. 92 and Anna Drive.

13 The proposed rezoning meets the intent of  
14 the neighborhood protection policies of  
15 Objective 16 and Policy 16.1, 16.2, 16.3, 16.5, and  
16 17.7.

17 The development pattern of the surrounding  
18 area has a concentration of the most intense uses  
19 towards the east Hillsborough U.S. 92 and Anna  
20 Drive and transitions to lower intensity uses  
21 further north along Anna Drive.

22 A rezoning to CG would reflect a development  
23 pattern that concentrates most intense uses towards  
24 the intersection and the lesser intense uses  
25 further away to the north as per Policy 16.2.

1           Moreover, the proposed CG acts as a natural  
2           buffer between the higher density land uses to the  
3           south and the single-family residential to the  
4           north across Anna Drive. It provides an  
5           integration of different land uses as per  
6           Policy 16.3.

7           The proposed rezoning meets the intent of  
8           Objective 34 and Policy 34.1 that encourage urban  
9           level intensities in the I-75 corridor district.  
10          The subject site is within a half mile of  
11          Interstate 75. It reflects an urban level  
12          intensity without compromising the adjacent  
13          single-family residential to the north and west of  
14          the site.

15          Open storage is not permitted in the CG  
16          districts, and the applicant is requesting CG in  
17          order to develop interior warehousing. The subject  
18          site meets the intent of the Seffner Mango  
19          Community Plan.

20          Goal 3 of the plan directs new commercial  
21          development in the community to MLK Boulevard and  
22          U.S. 92, East Hillsborough Avenue corridors. More  
23          specifically, the community plan supports the  
24          location of Office and Light Industrial uses along  
25          U.S. 92 between Interstate 75 and Mango Road, which

1 is where the proposed rezoning is located.

2 Therefore, overall, the proposed rezoning  
3 would allow for a development that's consistent  
4 with the goals, objectives, and policies of the  
5 Future of Hillsborough Comprehensive Plan for  
6 unincorporated Hillsborough County.

7 And the Planning Commission staff is finding  
8 this rezoning consistent. And that concludes my  
9 presentation. Thank you.

10 HEARING MASTER HATLEY: All right. Thank  
11 you.

12 Now we'll go to any proponents. Anyone here  
13 or online who wishes to speak in support of this  
14 application? All right. Don't hear anyone.

15 Is there anyone here or online who wishes to  
16 speak in opposition to this application? Don't  
17 hear anyone.

18 All right. Development Services, do you have  
19 anything to add?

20 MR. GRADY: I would note I noticed the  
21 header on the report has an incorrect application  
22 number. So we'll correct that.

23 HEARING MASTER HATLEY: Thank you.

24 MR. GRADY: Other than that, no other  
25 changes, no other comments.

1                   HEARING MASTER HATLEY: All right.  
2                   Applicant, would you like to add anything? Okay.  
3                   All right. Thank you.

4                   All right. This will close the hearing,  
5                   then, on Rezoning 22-0115.

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**EXHIBITS SUBMITTED  
DURING THE ZHM HEARING**



DATE/TIME: 1/18/22 6pm HEARING MASTER: Pamela Jo Hubley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # MM 22-0087	PLEASE PRINT NAME M.D. HORNER, AICP
	MAILING ADDRESS 14502 N. AVE SHERRY HUX
	CITY T STATE FL ZIP 33618 PHONE 765-2375
APPLICATION # MM 22-0090	PLEASE PRINT NAME M.D. HORNER, AICP
	MAILING ADDRESS 14502 N. AVE SHERRY HUX
	CITY T STATE FL ZIP 33618 PHONE 765-2375
APPLICATION # R221-0110	PLEASE PRINT NAME Todd Pressman
	MAILING ADDRESS 200 2nd Ave. S. #451707
	CITY St. Petersburg STATE FL ZIP 33709 PHONE 804-1700
APPLICATION # RZ PD ZI 0110	PLEASE PRINT NAME Scott Fitzpatrick
	MAILING ADDRESS 811-B Cypress Village Blvd
	CITY Ruskin STATE FL ZIP 33573 PHONE 813-684-5425
APPLICATION # R222-0025 V.S.	PLEASE PRINT NAME Lisa Wilson
	MAILING ADDRESS PO Box 15133
	CITY Brooksville STATE FL ZIP 34604 PHONE 352-585-0226
APPLICATION # R222-0115	PLEASE PRINT NAME Todd Pressman
	MAILING ADDRESS 200 2nd Ave. S. #451707
	CITY St. Petersburg STATE FL ZIP 33709 PHONE 804-1700

DATE/TIME: 1/14/22 6pm HEARING MASTER: Pamela Jo Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION # RZ STD 220201</p>	<p>PLEASE PRINT NAME <u>John LaRocca</u></p> <p>MAILING ADDRESS <u>101 E. Kennedy Blvd. #2420</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 222 8923</u></p>
<p>APPLICATION # RZ 22-0201 VS</p>	<p>PLEASE PRINT NAME <u>Andrea Diaz</u></p> <p>MAILING ADDRESS <u>15403 Otto Rd</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE _____</p>
<p>APPLICATION # RZ 22-0201</p>	<p>PLEASE PRINT NAME <u>James Lavallee</u></p> <p>MAILING ADDRESS <u>15401 Carrolton Lane</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33629</u> PHONE <u>813-842-4940</u></p>
<p>APPLICATION # RZ 22-0201</p>	<p>PLEASE PRINT NAME <u>Antje Rivera</u></p> <p>MAILING ADDRESS <u>15507 Casey Rd</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>813 961-2179</u></p>
<p>APPLICATION # RZ-22-0201</p>	<p>PLEASE PRINT NAME <u>ALEX PERNAS</u></p> <p>MAILING ADDRESS <u>15316 OTTO RD.</u></p> <p>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>813-843-3166</u></p>
<p>APPLICATION # RZ-22-0201</p>	<p>PLEASE PRINT NAME <u>Brandy A. Meyer</u></p> <p>MAILING ADDRESS <u>15608 Bear Creek Dr</u></p> <p>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>813-842-4812</u></p>



DATE/TIME: 1/18/22 6pm

HEARING MASTER: Pamela Jo Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ22-0201	PLEASE PRINT NAME <u>Oswaldo Enrique</u> MAILING ADDRESS <u>15408 Otto Rd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>(813) 431-9611</u>
APPLICATION # RZ21-0701	PLEASE PRINT NAME <u>Shivam Kapse</u> MAILING ADDRESS <u>10329 Cross Creek Blvd, Suite-P</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33647</u> PHONE <u>813-405-5999</u>
APPLICATION # RZ21-0701	PLEASE PRINT NAME <u>Thomas Dushay</u> MAILING ADDRESS <u>10601 Walker Rd</u> CITY <u>Thonotosassa</u> STATE <u>FL</u> ZIP <u>33522</u> PHONE <u>813-748-5319</u>
APPLICATION # RZ21-0701	PLEASE PRINT NAME <u>MARVIN W. GARRETT</u> MAILING ADDRESS <u>9308 Golden Rod Pk.</u> CITY <u>THONOTOSASSA</u> STATE <u>FL</u> ZIP <u>33592</u> PHONE <u>(813) 244-2907</u>
APPLICATION # RZ21-0701	PLEASE PRINT NAME <u>Michael Jones</u> MAILING ADDRESS <u>9323 B Golden Rod Rd</u> CITY <u>Thonotosassa</u> STATE <u>FL</u> ZIP <u>33542</u> PHONE <u>813-203-1836</u>
APPLICATION # RZ21-0744	PLEASE PRINT NAME <u>Sean Cashen</u> MAILING ADDRESS <u>13825icot Blvd Ste 605</u> CITY <u>Clearwater</u> STATE <u>FL</u> ZIP <u>33760</u> PHONE <u>727-524-1818</u>

DATE/TIME: 1/18/22 6pm

HEARING MASTER: Pamela Jo Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 21-0744	PLEASE PRINT NAME <u>William Sullivan, Potomacland Company</u> MAILING ADDRESS <u>26336 SR 19</u> CITY <u>Howey in the Hills FL</u> STATE <u>FL</u> ZIP <u>34737</u> PHONE <u>907-296-6322</u>
APPLICATION # RZ 21-0744	PLEASE PRINT NAME <u>William J. Molloy</u> MAILING ADDRESS <u>325 S. Blvd.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>32604</u> PHONE <u>813-254-7152</u>
APPLICATION # RZ-21-0744	PLEASE PRINT NAME <u>HUNTER WESSINGER</u> MAILING ADDRESS <u>4306 MONEYBELL RIDGE CT</u> CITY <u>VALRICO</u> STATE <u>FL</u> ZIP <u>33511</u> PHONE <u>913-624-9011</u>
APPLICATION # RZ-21-0744	PLEASE PRINT NAME <u>Boyce Austin Manley</u> MAILING ADDRESS <u>3023 Beaver Pond Trail</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>813-724-9129</u>
APPLICATION # RZ-PD21-0744	PLEASE PRINT NAME <u>Kevin Kondela</u> MAILING ADDRESS <u>4802 Bloomingdale Ave</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>813-767-4336</u>
APPLICATION # RZ 21-0744	PLEASE PRINT NAME <u>LINDA SKIDMORE</u> MAILING ADDRESS <u>2708 STEARNS RD</u> CITY <u>VALRICO</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>813-205-6263</u>

DATE/TIME: 1/14/22 6pmHEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 21-0745</u> <u>vs.</u>	PLEASE PRINT NAME <u>Clayton Brickelmeier</u> MAILING ADDRESS <u>601 N. Ashley Dr. Ste 700</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-229-7700</u>
APPLICATION # <u>RZ 21-0745</u>	PLEASE PRINT NAME <u>GREG VANBABBAN</u> MAILING ADDRESS <u>GREG@VANBABBAN</u> CITY <u>LUTZ</u> STATE <u>FL</u> ZIP <u>33544</u> PHONE <u>813-781-0843</u>
APPLICATION # <u>RZ 21-0748</u> <u>vs</u>	PLEASE PRINT NAME <u>Elise Butsel</u> MAILING ADDRESS <u>401 E. Jackson St. Ste 2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-223-4800</u>
APPLICATION # <u>RZ 21-1042</u>	PLEASE PRINT NAME <u>John LaRocca</u> MAILING ADDRESS <u>101 E. Kennedy Blvd. #2420</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 222 8923</u>
APPLICATION # <u>M.M 21-1226</u>	PLEASE PRINT NAME <u>Kami Cerbasi</u> MAILING ADDRESS <u>101 E Kennedy Blvd, #3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>227-8421</u>
APPLICATION # <u>RZ 21-1336</u>	PLEASE PRINT NAME <u>Nicole Neugebauer</u> MAILING ADDRESS <u>401 E Jackson Street</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-722-5016</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

PAGE 6 OF 6












DATE/TIME: 4/18/22, 6pm

HEARING MASTER: Pamela Jo Hartley

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING








<p>APPLICATION # <u>MA 22-0086</u></p>	<p>PLEASE PRINT NAME <u>M.D. HAYES, AICP</u></p> <p>MAILING ADDRESS <u>14505 N. DRE PARRY</u></p> <p>CITY <u>T</u> STATE <u>FL</u> ZIP <u>3268</u> PHONE <u>762-2575</u></p>
<p>APPLICATION # <u>RZ 22-0105</u></p>	<p>PLEASE PRINT NAME <u>RYAN McAFFREY, HICP</u></p> <p>MAILING ADDRESS <u>3409 W. LEMAN STREET</u></p> <p>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>813-250-3535</u></p>
<p>APPLICATION # <u>RZ 22-0096</u></p>	<p>PLEASE PRINT NAME <u>Clayton Brickley</u></p> <p>MAILING ADDRESS <u>601 N. Ashley Dr. Ste 700</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-229-7700</u></p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>

TUESDAY, JANUARY 18, 2022




-  Brian Grady, Development Services, calls RZ 21-0110.
-  Pamela Jo Hatley, ZHM, calls applicant.
-  Todd Pressman, applicant rep, presents testimony/submits exhibits.
-  Michelle Heinrich, Development Services, staff report.
-  Jillian Massey, Planning Commission, staff report.
-  Pamela Jo Hatley, ZHM, calls for proponents/opponents.
-  Scott Fitzpatrick, opponent, presents testimony/submits exhibit.
-  Todd Pressman, applicant rep, presents rebuttal.
-  Pamela Jo Hatley, ZHM, questions to applicant rep.
-  Todd Pressman, applicant rep answers ZHM questions and continues rebuttal.
-  Pamela Jo Hatley, ZHM, closes RZ 21-0110.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 22-0025

-  Brian Grady, Development Services, calls RZ 22-0025.
-  Lisa Wilson, applicant rep, presents testimony.
-  Pamela Jo Hatley, ZHM, questions to applicant rep.
-  Lisa Wilson, applicant rep, answers ZHM questions/continues testimony.
-  Sam Ball, Development Services, staff report.
-  Jillian Massey, Planning Commission, staff report.
-  Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant/closes RZ 20-0025.

C.2. RZ 22-0115

-  Brian Grady, Development Services, calls RZ 22-0115.
-  Todd Pressman, applicant rep, presents testimony/submits exhibits.
-  Isis Brown, Development Services, staff report.

JANUARY 18, 2022 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Tuesday, January 18, 2022, at 6:00 p.m., held virtually.

 Pamela Jo Hatley, ZHM, calls the meeting to order.


A. WITHDRAWALS AND CONTINUANCES

 Brian Grady, Development Services, reviewed changes/withdrawals/continuances.

D.5. RZ 21-0864


 Application W/D.


A.17 RZ 21-1337

 Brian Grady, Development Services, continues to February 14, 2022, hearing.

D.10. MM 22-0087


 Brian Grady, Development Services, calls MM 22-0087

 Michael Horner, applicant rep, presents testimony.

 Pamela Jo Hatley, ZHM calls proponents/opponents/continues MM 22-0087 to the March 14, 2022, 6:00 p.m., hearing.


 Brian Grady, Development Services, continues withdrawals/continuances.

A.25. MM 22-0090


 Pamela Jo Hatley, ZHM, hears request to continue MM 22-0090.


 Michael Horner, applicant rep, requests continuance.

 Brian Grady, Development Services, announces ZHM April hearing date.

 Pamela Jo Hatley, ZHM, calls proponents/opponents/continues MM 22-0090 to the April 18, 2022, hearing at 6:00 p.m.

 Pamela Jo Hatley, ZHM, overview of ZHM process.

 Senior Assistant County Attorney Cameron Clark, overview of oral argument/ZHM process.

 Pamela Jo Hatley, ZHM, Oath.

B. REMANDS


B.1. RZ 21-0110

 Brian Grady, Development Services, calls RZ 21-0110.


 Todd Pressman, applicant rep, presents testimony/submits exhibits.


 Michelle Heinrich, Development Services, staff report.


 Jillian Massey, Planning Commission, staff report.

 Pamela Jo Hatley, ZHM, calls for proponents/opponents.

 Scott Fitzpatrick, opponent, presents testimony/submits exhibit.

 Todd Pressman, applicant rep, presents rebuttal.

 Pamela Jo Hatley, ZHM, questions to applicant rep.


 Todd Pressman, applicant rep answers ZHM questions and continues rebuttal.


 Pamela Jo Hatley, ZHM, closes RZ 21-0110.

C. REZONING STANDARD (RZ-STD):


C.1. RZ 22-0025

 Brian Grady, Development Services, calls RZ 22-0025.


 Lisa Wilson, applicant rep, presents testimony.

 Pamela Jo Hatley, ZHM, questions to applicant rep.








 Lisa Wilson, applicant rep, answers ZHM questions/continues testimony.

 Sam Ball, Development Services, staff report.















 Jillian Massey, Planning Commission, staff report.

 Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 20-0025.


C.2. RZ 22-0115

-  Brian Grady, Development Services, calls RZ 22-0115.
-  Todd Pressman, applicant rep, presents testimony/submits exhibits.
-  Isis Brown, Development Services, staff report.
-  Jillian Massey, Planning Commission, staff report.
-  Pamela Jo Hatley, ZHM, calls proponents/opponents/Development Services/applicant rep.
-  Brian Grady, Development Services, offers correction to the record.
-  Pamela Jo Hatley, ZHM, calls applicant rebuttal/closes RZ 22-0115.

C.3. RZ 22-0201

-  Brian Grady, Development Services, calls RZ 22-0201.
-  John LaRocca, applicant rep, presents testimony.
-  Chris Grandlienard, Development Services, staff report.
-  Jillian Massey, Planning Commission, staff report.
-  Pamela Jo Hatley, ZHM, calls for proponents/opponents.
-  Andrea Diaz, opponent, presents testimony.
-  James Lavallee, opponent, presents testimony.
-  Antje Rivera, opponent, presents testimony.
-  Alex Pernas, opponent, presents testimony.
-  Brandy Meyer, opponent, presents testimony.
-  Osvaldo Enrique, opponent, presents testimony.
-  Brian Grady, Development Services, enters correction to the record.
-  Pamela Jo Hatley, ZHM, calls for applicant rebuttal and summation.
-  John LaRocca, applicant rep, presents rebuttal.




 Pamela Jo Hatley, ZHM, closes application RZ 22-0201.

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


D.1. RZ 21-0701

 Brian Grady, Development Services, calls RZ 21-0701.

 Shivam Kapse, applicant rep, presents testimony.

 Kevie Defranc, Development Services, staff report.

 Jillian Massey, Planning Commission, staff report.

 Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant.

 Thomas Curley, opponent, presents testimony/submits exhibits.

 Pamela Jo Hatley, ZHM, questions opponent.


 Thomas Curley, opponent, answers ZHM question and continues testimony.

 Marvin Garrett, opponent, presents testimony.

 Michael Jones, opponent, presents testimony.

 Pamela Jo Hatley, ZHM, calls opponents/Development Services.


 James Ratliff, Transportation Review Section, Development Services, presents testimony.

 Shivam Kapse, applicant rep, presents rebuttal.

 Pamela Jo Hatley, ZHM, closes application RZ 21-0701.

D.2. RZ 21-0744

 Brian Grady, Development Services, calls RZ 21-0744.













 Sean Cashen, applicant rep, presents testimony.

 William Sullivan, applicant rep, presents testimony.










 William Molloy, applicant rep, presents testimony/submits exhibits.

 Timothy Lampkin, Development Services, staff report.






TUESDAY, JANUARY 18, 2022

-  Jillian Massey, Planning Commission, staff report.
-  Pamela Jo Hatley, ZHM, calls for proponents/opponents.
-  Hunter Wessinger, opponent, presents testimony.
-  Bryce Manley, opponent, presents testimony.
-  Kevin Koudela, opponent, presents testimony.
-  Linda Skidmore, opponent, presents testimony.
-  Pamela Jo Hatley, ZHM, calls for applicant rebuttal.
-  William Molloy, applicant rep, presents rebuttal.
-  Pamela Jo Hatley, ZHM, questions to applicant rep.
-  William Molloy, applicant rep, answers ZHM and continues testimony.
-  William Sullivan, applicant rep, presents rebuttal.
-  Pamela Jo Hatley, ZHM, closes RZ 21-0744.






D.3. RZ 21-0745

-  Brian Grady, Development Services, calls RZ 21-0745.
-  Clayton Bricklemeyer, applicant rep, presents testimony.
-  Timothy Lampkin, Development Services, staff report.
-  Jillian Massey, Planning Commission, staff report.
-  Pamela Jo Hatley, ZHM, calls for proponents/opponents.
-  Greg VanBebber, opponent, presents testimony.
-  Pamela Jo Hatley, ZHM, calls opponents/Development Services/applicant rep.
-  Clayton Bricklemeyer, applicant rep, presents rebuttal.
-  Pamela Jo Hatley, ZHM, closes RZ 21-0745.






D.4. RZ 21-0748

-  Brian Grady, Development Services, calls RZ 21-0748.
-  Elise Batsel, applicant rep, presents testimony/submits exhibits.
-  Michelle Heinrich, Development Services, staff report.
-  Jillian Massey, Planning Commission, staff report.
-  Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 21-0748.





D.6. RZ 21-1042

-  Brian Grady, Development Services, calls RZ 21-1042.
-  John LaRocca, applicant rep, presents testimony.
-  Kevie Defranc, Development Services, staff report.
-  Jillian Massey, Planning Commission, staff report.
-  Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant/closes RZ 21-1042.


D.7. MM 21-1226


-  Brian Grady, Development Services, calls MM 21-1226.
-  Kami Corbett, applicant rep, presents testimony/submits exhibits.
-  Kevie Defranc, Development Services, staff report.
-  Jillian Massey, Planning Commission, staff report.
-  Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes MM 21-1226.

D.8. RZ 21-1336

-  Brian Grady, Development Services, calls RZ 21-1336.
-  Nicole Neugebauer, applicant rep, presents testimony/submits exhibits.
-  Kevie Defranc, Development Services, staff report.
-  Jillian Massey, Planning Commission, staff report.


TUESDAY, JANUARY 18, 2022

 Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep.

 Nicole Neugebauer, applicant rep, enters correction for the record.


 Pamela Jo Hatley, ZHM closes RZ 21-1336.

D.9. MM 22-0086


 Brian Grady, Development Services, calls MM 22-0086 and enters correction for the record.

 Michael Horner, applicant rep, presents testimony/submits exhibits.

 Brian Grady, Development Services, addresses applicant rep questions.

 Sam Ball, Development Services, staff report.

 Jillian Massey, Planning Commission, staff report.

 Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep.

 Michael Horner, applicant rep, presents additional testimony.

 Pamela Jo Hatley, ZHM, closes MM 22-0086.


D.11. RZ 22-0096

 Brian Grady, Development Services, calls RZ 22-0096.

 Clayton Brickelmeyer, applicant rep, presents testimony.

 Kevie Defranc, Development Services, staff report.

 Jillian Massey, Planning Commission, staff report.

 Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 22-0096.


D.12. RZ 22-0105


 Brian Grady, Development Services, calls RZ 22-0105.

 Ryan McCaffrey, applicant rep, presents testimony and submits exhibit.

 Tania Chapela, Development Services, staff report.

TUESDAY, JANUARY 18, 2022

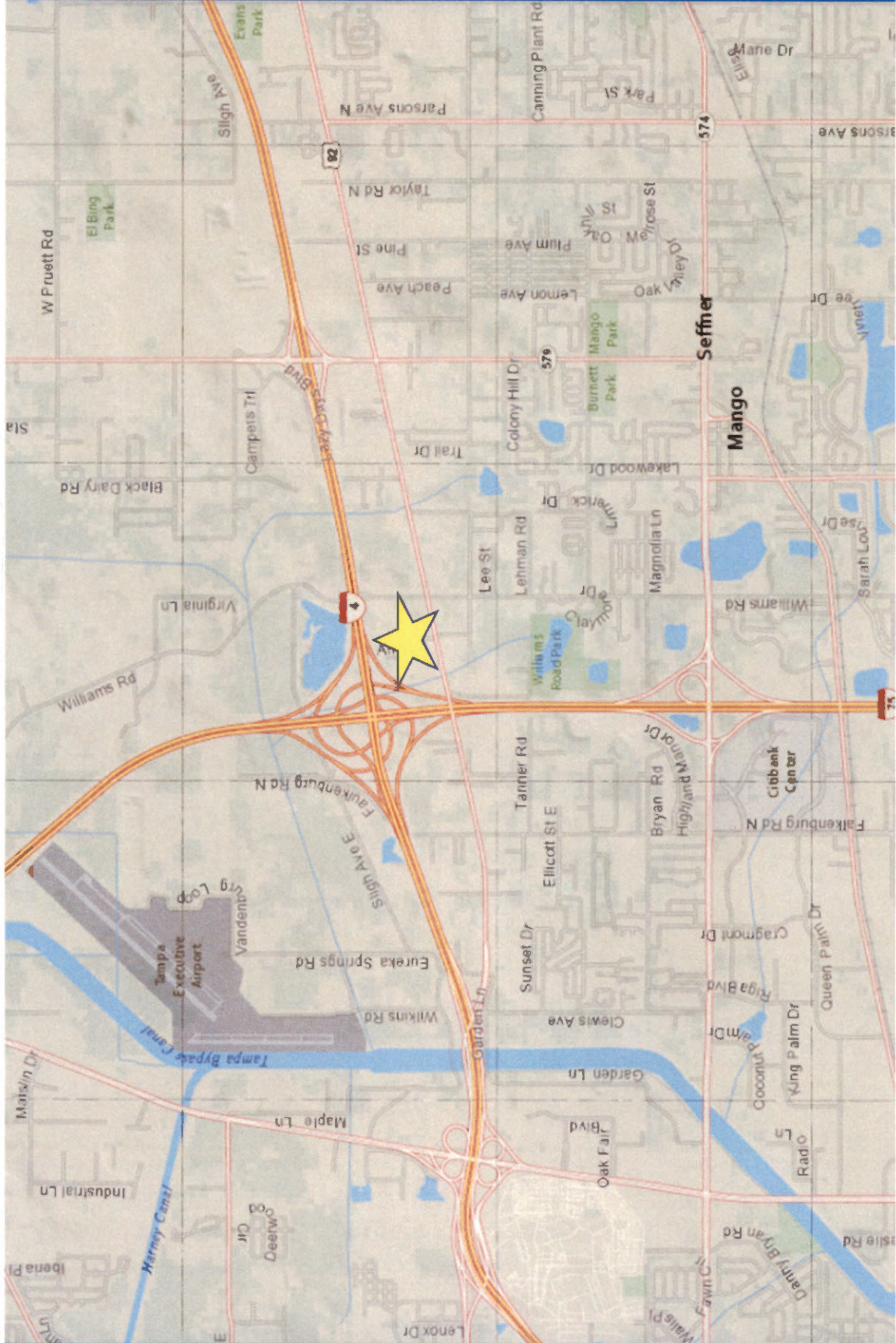
 Jillian Massey, Planning Commission, staff report.

 Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 22-0105.

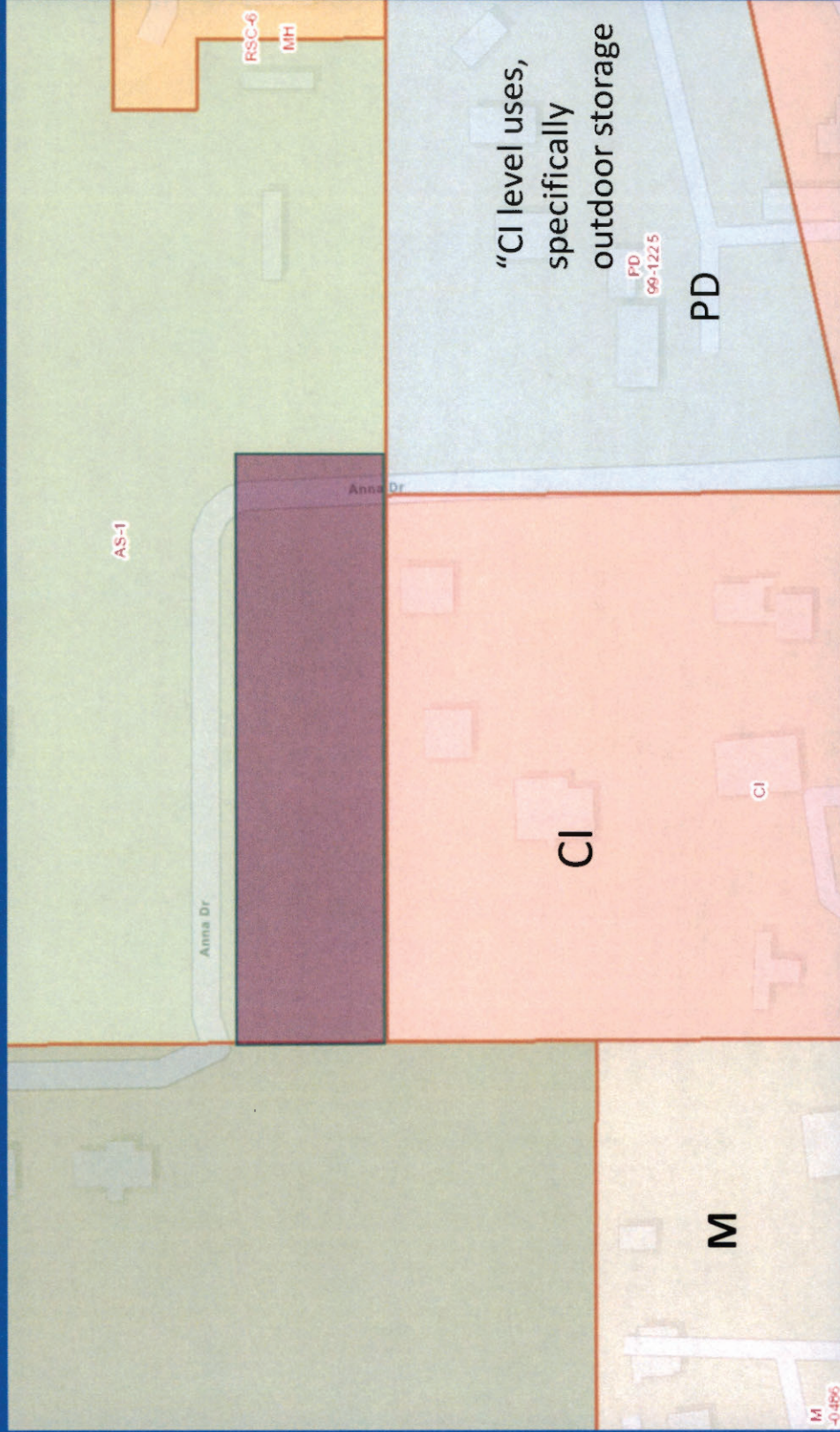
ADJOURNMENT

 Pamela Jo Hatley, ZHM, adjourns the meeting.

Application No. PZ 22-0115  
Name: Todd Pressman  
Entered at Public Hearing: ZHM  
Exhibit # 1 Date: 4/18/22



# Zoning



# FLU categories







© Vexcel Imaging  
United States, FL, Hillsborou  
Co., Mango

Labels

**S I T E**

5624 Anna Dr, Tampa,  
FL 33610, United States

Anna Dr

Anna Dr

Anna Dr



062783

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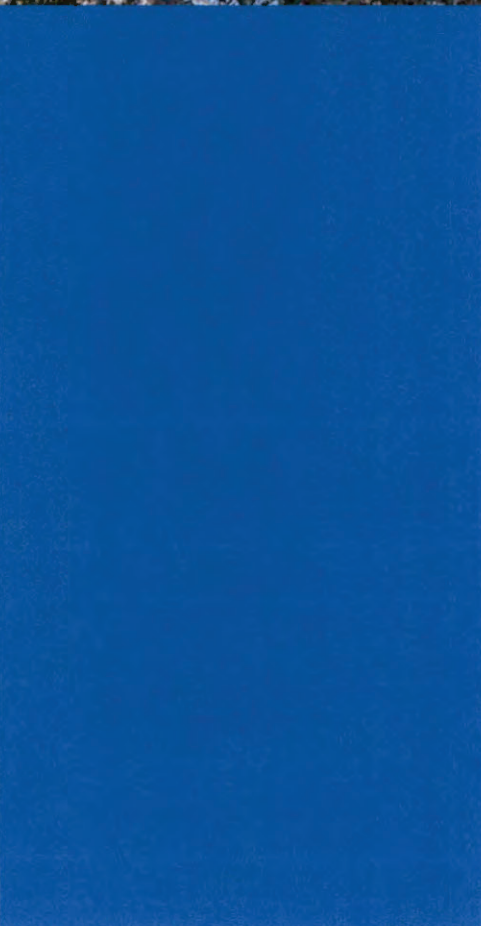
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FL 33610, United States

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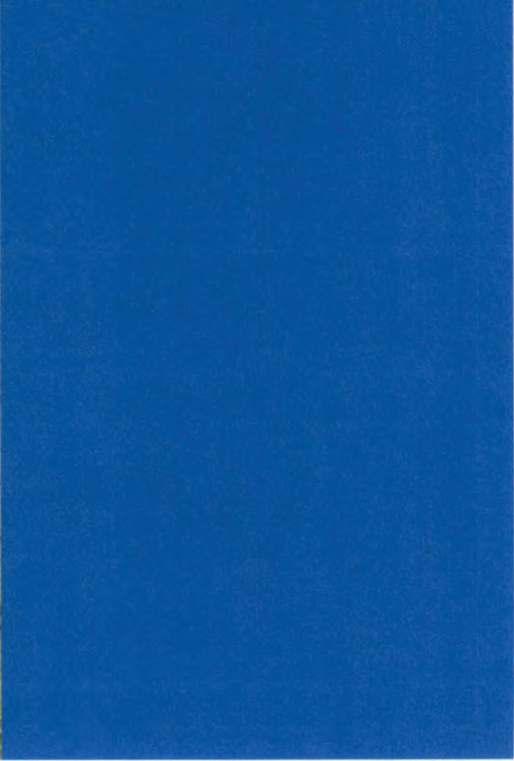
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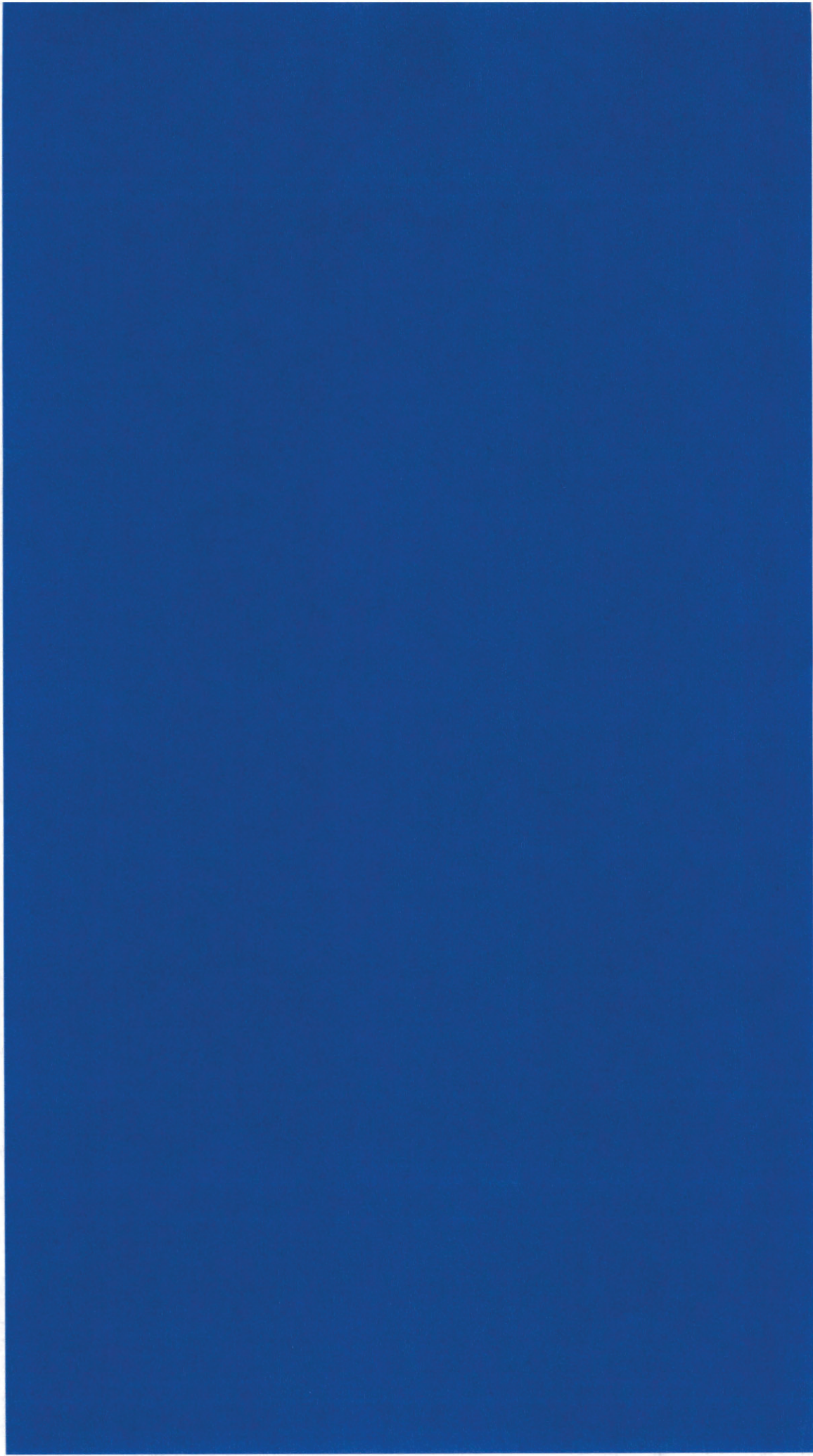


## Site abutting South



Neighboring to  
East/South side







**PARTY OF  
RECORD**



**NONE**