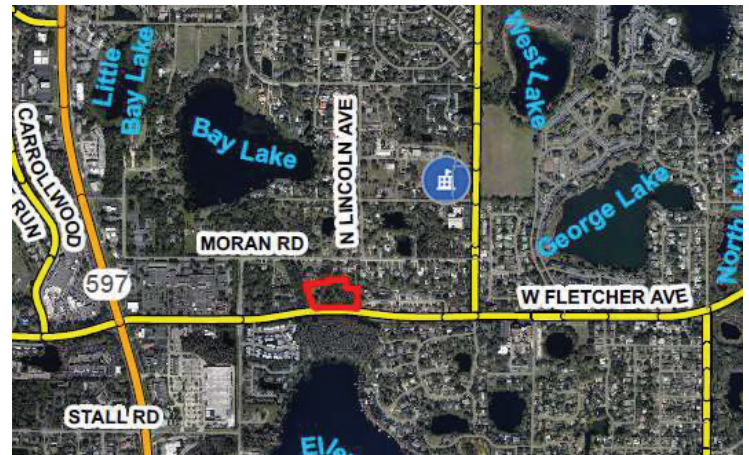




Rezoning Application: PD 21-0961
Zoning Hearing Master Date: October 18, 2021
BOCC Land Use Meeting Date: December 14, 2021

1.0 APPLICATION SUMMARY

Applicant: Tampa Bay Community Church Inc.
FLU Category: RES-4
Service Area: Urban
Site Acreage: 3.51
Community Plan Area: Greater Carrollwood Northdale
Overlay: None



Introduction Summary:

The applicant seeks to combine two adjacent properties to allow for medical office uses. Both sites are currently zoned to allow for office and medical uses and both are to be constructed with architectural features to maintain a residential style. PD 19-1037 was approved with a PD variation (LDC Part 6.06.00 Landscaping/Buffering) along the western and northwestern PD boundaries.

Zoning:	Existing		Proposed
District(s)	PD 19-1037	BPO-R (16-0916)	PD 21-0961
Typical General Use(s)	Medical and General Office	Medical and Professional Office	Medical Office
Acreage	1.39	2.12	3.51
Density/Intensity	0.20 FAR	0.06 FAR	0.12 FAR
Mathematical Maximum*	12,000 sf	6,000 sf	18,000

*number represents a pre-development approximation

Development Standards:	Existing		Proposed
District(s)	PD 19-1037	BPO-R (16-0916)	PD 21-0961
Lot Size / Lot Width	n/a	n/a	n/a
Setbacks/Buffering and Screening	30' Front Yard 70' West Side Yard/Buffer 5' East Side Yard/Buffer 20' Rear Yard/Buffer	30' Front Yard 0' West Side Yard/Buffer 40' East Side Yard/Buffer 40' Rear Yard/Buffer	30' Front Yard 70' West Side Yard/ Buffer 280' East Side Yard/Buffer 20' Rear Yard/Buffer
Height	35' / 1-story	50' / 1-story	35' / 1-story

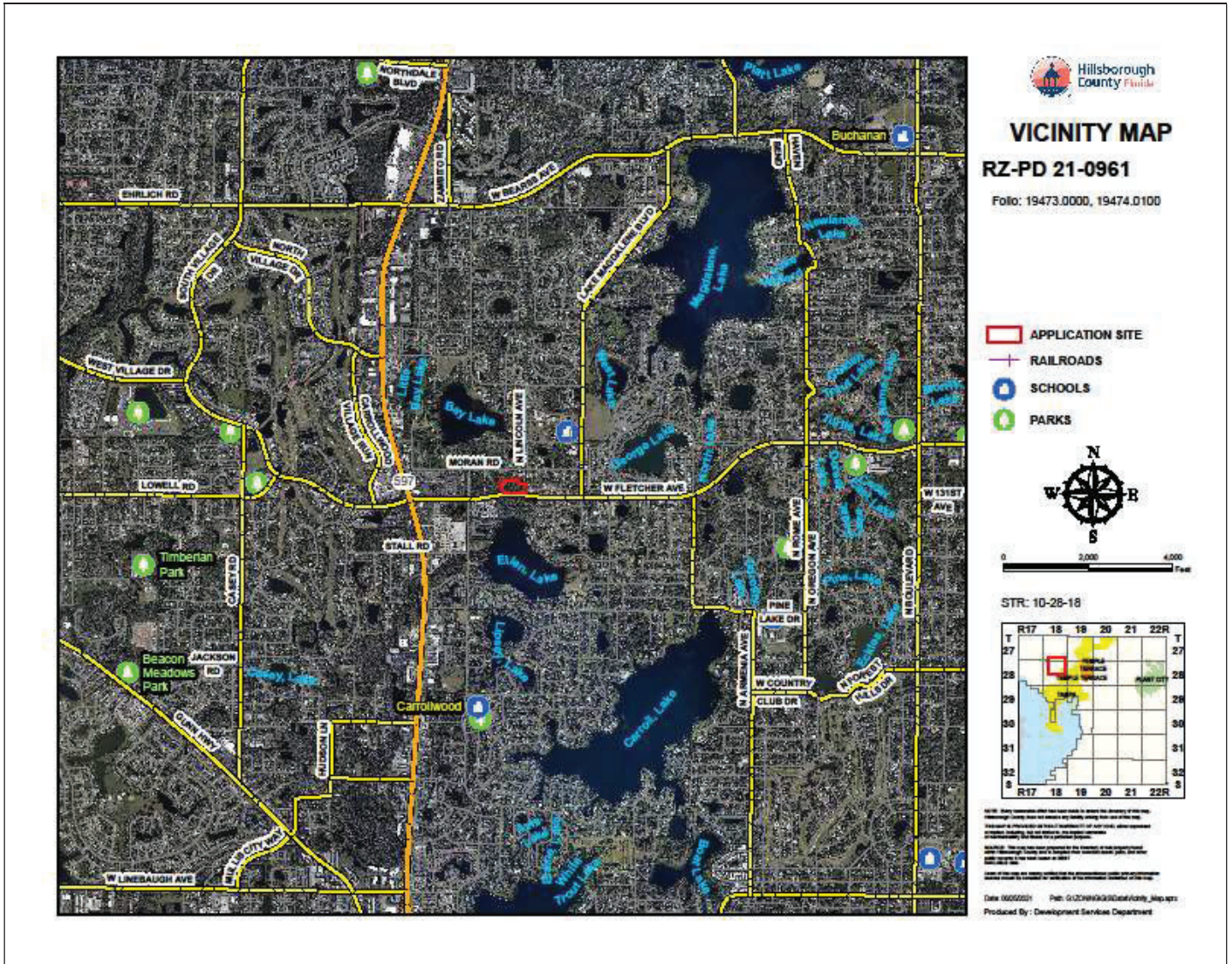
Additional Information:

PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering) Reduce the 20-foot wide buffer to 5-feet along the western line and 10-feet along the northwestern line.
Waiver(s) to the Land Development Code	None Requested

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable, subject to proposed conditions
--	---

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

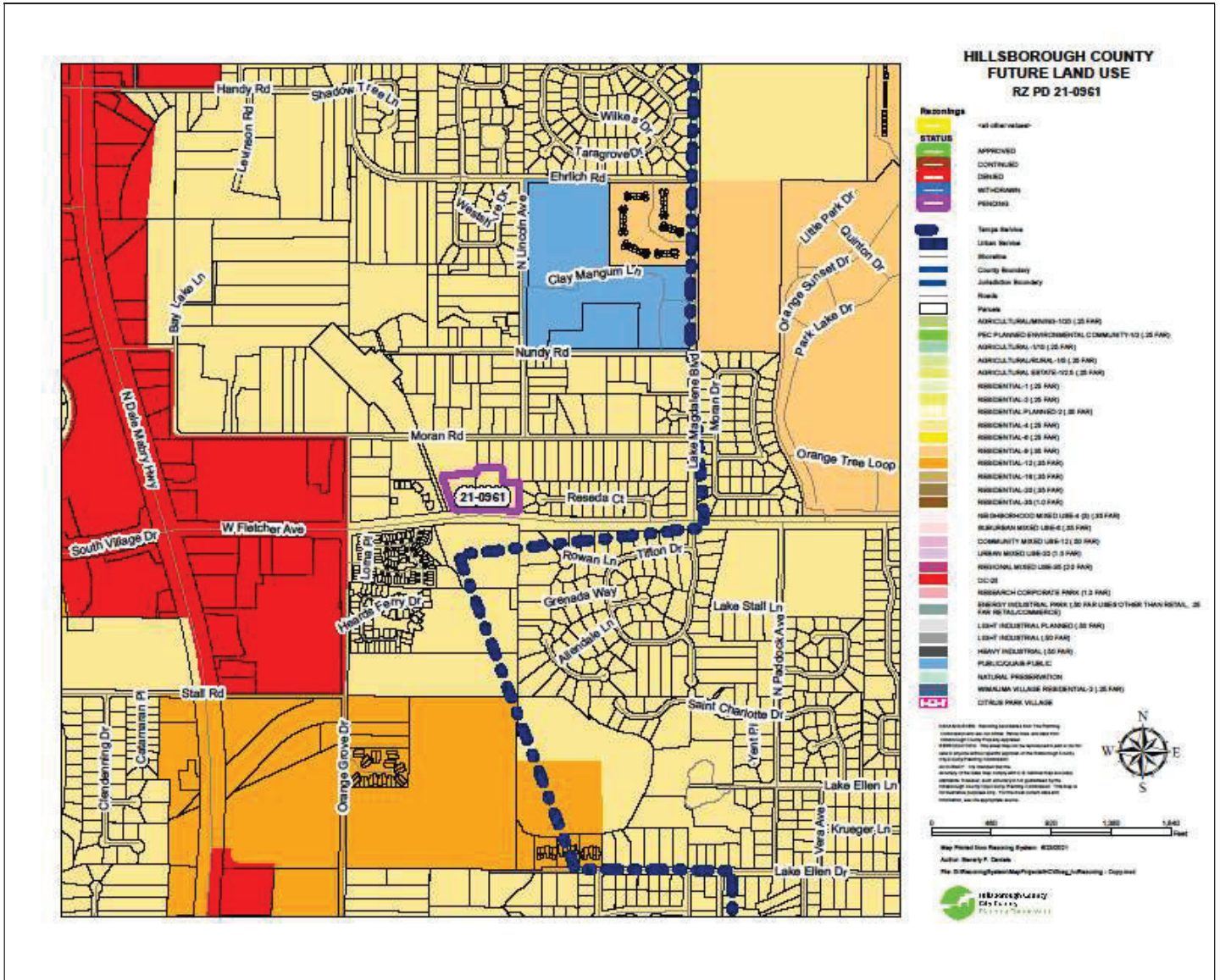


Context of Surrounding Area:

The site is located in the Carrollwood-Northdale community on the north side of Fletcher Avenue. Uses found to the west of the site include office and commercial uses. Uses found to the south and east of the site consists of townhome and single-family residential. Directly north of the site is an existing church. The subject project was previously utilized by church as open space and access along Fletcher Avenue. The church remains north of the site with access through the property to/from Fletcher Avenue permitted. Both subject sites are currently zoned for office use, which provides an appropriate transition to the area's residential development and an alternative to residential on a heavily traveled roadway.

2.0 LAND USE MAP SET AND SUMMARY DATA

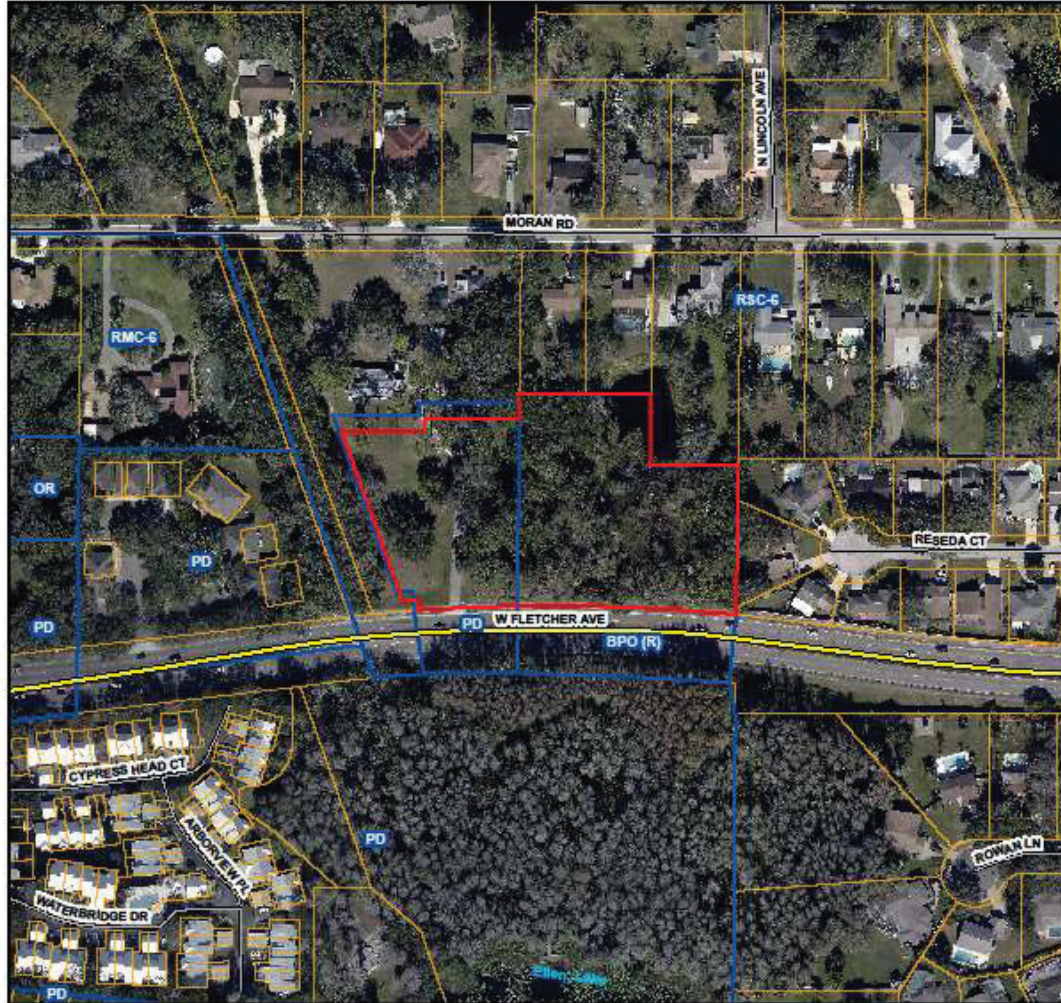
2.2 Future Land Use Map




Subject Site Future Land Use Category:	RES-4
Maximum Density/F.A.R.:	0.25 FAR
Typical Uses:	Residential, suburban scale neighborhood commercial, office and multi-purpose projects. Non-residential uses are subject to locational criteria policies.


2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map




ZONING MAP
RZ-PD 21-0961
 Folio: 19473.0000, 19474.0100

APPLICATION SITE
 ZONING BOUNDARY
 PARCELS
+ SCHOOLS
+ PARKS


 0 150 300 Feet

STR: 10-28-18

	R17	18	19	20	21	22R	
T							

NOTE: Every applicant shall be responsible to ensure the accuracy of the zoning information shown on this map. The user of this map is not to be held responsible for any errors or omissions. The user of this map is not to be held responsible for any errors or omissions. The user of this map is not to be held responsible for any errors or omissions.

DATE: 06/20/21 FILE: G:\ZONING\GIS\Zoning_Map.aprx
 PRODUCED BY: Development Services Department

Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-6	0.25 / 6 units per acre	Single-Family Residential and residential support	Church, Single-Family Residential
South	PD	6 units per acre	Townhomes, Multi-Family Residential	Wetlands
East	RSC-6	6 units per acre	Single-Family Residential	Single-Family Residential
West	RSC-6	6 units per acre	Single-Family Residential	Sweetwater Creek

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)



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
Fletcher Ave.	County Arterial - Urban	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	661	48	65
Proposed	661	48	65
Difference (+/-)	0	0	0

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

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

Notes: Vehicular cross access to the north is restricted to the use from the adjacent Church and to remain gated when not in use.

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Fletcher Ave./Substandard Roadway	Design Exception Requested	Approvable
	Choose an item	Choose an item

Notes: Restoring raised median to standard to eliminate safety concerns and extending turn lane traffic separator.

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Site contains exempt and non-exempt wetlands.
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input checked="" type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area	<input checked="" type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Staff has not identified any compatibility concerns associated with the request. The proposed intensity is less than what can be considered, and the proposed use is appropriate given the existing office uses to the west of the area. Fletcher Avenue provides separation between the subject site and residential to the south, which is developed to the southwest of the site and not directly south. Residential properties to the north and east are provided with setbacks greater than previously approved under the BPO-R zoning and LDC required buffering and screening will be provided. The church property to the south will be provided LDC required buffering and screening where adjacent to the northernmost building. The northwestern portion will provide a reduced buffer and no screening (PD Variation). Properties to the west are utilized for office uses. Lastly, the project will be residential in appearance and limited to 1-story in height.

5.2 Recommendation

Staff does not object to the PD variation requests allowing a 5-foot wide buffer with no screening along the northwest and western portions of the PD (in lieu of a 10-foot wide buffer with Type A screening). The southernmost church related building is located approximately 48 feet from the common boundary line. The adjacent western property is zoned RSC-6 but contains a County-owned waterway. Property further west is zoned for and developed with an office use. This request was reviewed and approved by the BOCC as part of the original PD in 2019. No intensification in this area is proposed when compared to the original PD that would warrant a different recommendation.

The site is located in a Future Land Use category allowing consideration of the proposed use and is found compatible based upon the proposed intensity and site planning techniques. Therefore, staff recommends approval, subject to proposed conditions.

6.0 PROPOSED CONDITIONS


Requirements for Certification:

1. Prior to site plan certification, the applicant shall revise site plan to show required improvement to lengthen the existing eastbound to northbound left turn lane traffic separator to meet minimum length standards.

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted September 23, 2021.

1. The project shall be permitted a maximum of 18,000 sf of medical office uses. If more than one building is developed, each building shall contain a maximum of 9,000 square feet. A maximum of two buildings shall be permitted.
2. Notwithstanding building setbacks delineated or noted in the Project Data Table, the following setbacks shall be provided from the PD boundaries:
Minimum Front Yard: 60 feet
Minimum West Side Yard: 100 feet
Minimum East Side Yard: 170 feet
Minimum Rear Yard: 20 feet
3. Maximum building height shall be 35' / 1-story. No additional 2:1 setback from the side and rear property lines shall be required.
4. A 5-foot wide buffer shall be provided along the western and northwestern PD boundaries, where depicted on the site plan. No screening shall be required within this 5-foot wide buffer.
5. A 10-foot wide buffer shall be provided along the northern PD boundary, where depicted on the site plan. Type A screening shall be required within this 10-foot wide buffer.
6. A 20-foot wide buffer shall be provided along the northern PD boundary, where depicted on the site plan. Type B screening shall be required within this 20-foot wide buffer; however, no screening shall be required within the northern buffer occupied by wetlands or within a wetland setback.
7. A 20-foot wide buffer shall be provided along the eastern PD boundary, where depicted on the site plan. Type B screening shall be required within this 20-foot wide buffer; however, no screening shall be required within the eastern buffer occupied by wetlands or within a wetland setback.
8. Buildings shall be developed to be residential in appearance and in general compliance with the elevations submitted as part of the general site plan. At a minimum, each building shall have a pitched roof, windows on all sides and prominent entrance features. Each façade shall have at least 2 horizontal patterns. Patterns shall include, but not be limited to, color changes, texture changes, and/or material changes.
9. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.

10. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
11. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
12. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
13. The wetlands exemption by EPC is valid until December 9, 2021. After that date, the applicant must re-notice EPC prior to performing any exempt activities in the wetlands per condition #8 of the EPC approval letter dated December 9, 2016.
14. The developer shall be permitted one (1) connection to Fletcher Ave.
15. The two unutilized driveway aprons shall be removed; and curbing and grass strip restored to meet typical standards.
16. The PD shall be permitted a secondary access along the northern PD boundary to serve the existing church to the north. The location of the secondary access shall be consistent with the easement granting access to the church through the subject PD. This secondary access shall be located within the PD property and be gated. The gate shall be a minimum of 4 feet in height and may consist of chain link, may be a swinging or rolling gate, or other materials as reviewed and approved by Hillsborough County. The gate shall remain closed Monday-Friday, 8am - 5pm, except when in actual use, and except during any of the following activities: church functions and other church uses, deliveries and garbage pickup. A modification to this zoning shall be required if and when this secondary access point is intended to serve a different use and/or provide full access to Moran Road from Fletcher Avenue.
17. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundary.
18. If PD 21-0961 is approved, the County Engineer will approve a Design Exception (dated August 19, 2021) which was found approvable by the County Engineer (on September 28, 2021). Approval of this Design Exception will allow conversion of the existing two-way left turn lane east of the project driveway to be converted to a raised divided median on Fletcher Ave. and lengthen the existing eastbound to northbound left turn lane traffic separator as necessary to meet minimum length standards in lieu of the standard TS-6 typical section of the Hillsborough County Transportation County Technical Manual required by Section 6.02.07. of the LDC.
19. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

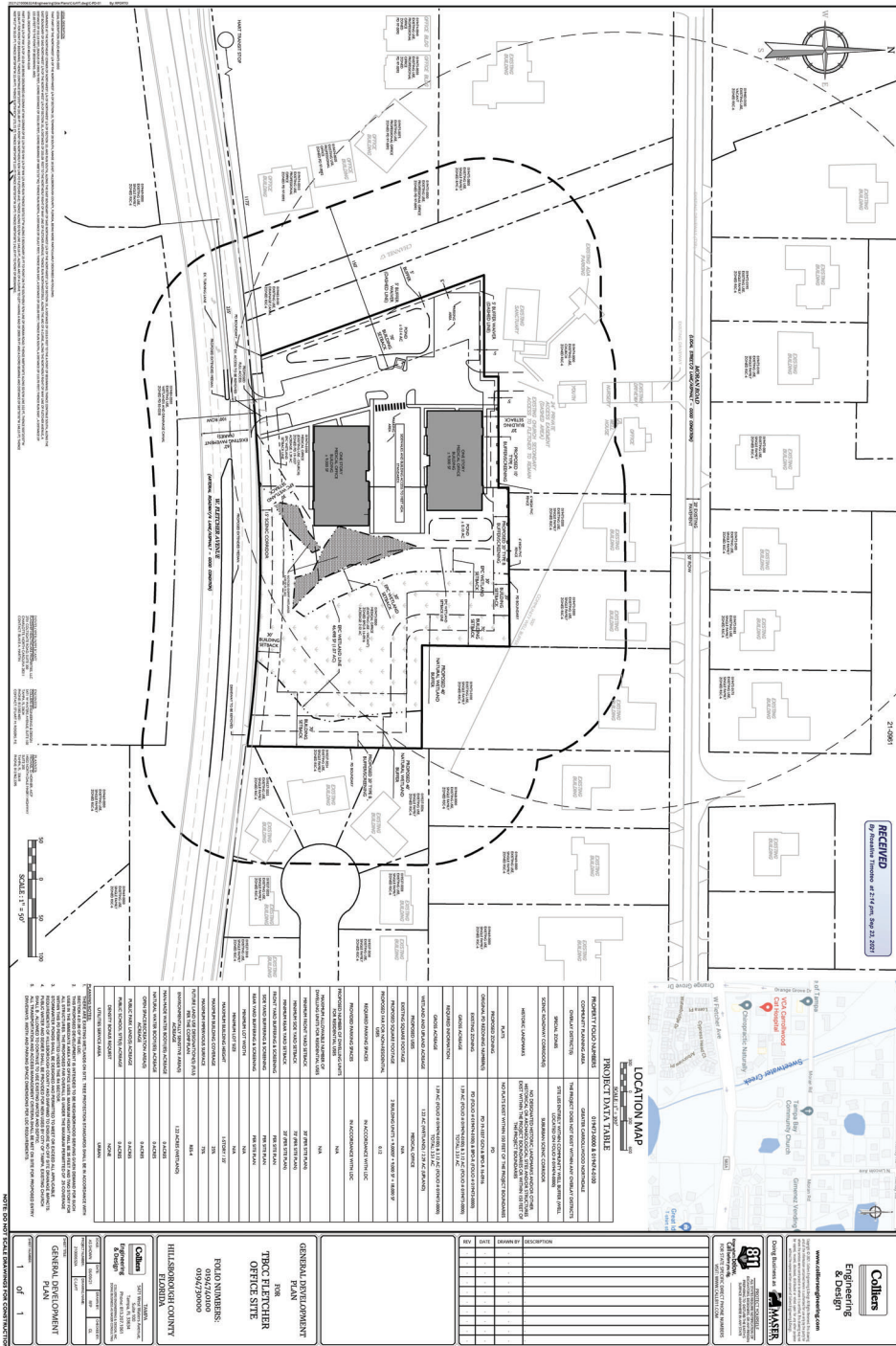
<p>Zoning Administrator Sign Off:</p>	 <p>J. Brian Grady Wed Oct 6 2021 14:12:29</p>
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SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 PROPOSED SITE PLAN (FULL)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Richard Perez, AICP
PLANNING AREA: GCN/Northwest

DATE: 9/29/2021
AGENCY/DEPT: Transportation
PETITION NO: RZ-PD 21-0961

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

REPORT SUMMARY AND CONCLUSIONS

- The proposed planned development will generate a maximum potential 661 daily trips, 48 AM peak hour trips, and 65 PM peak hour trips.
- Fletcher Ave. is a substandard arterial roadway. The applicant requested a Design Exception from the typical section to improve the substandard roadway, which was found approvable by the County Engineer. If the rezoning is approved, the County Engineer will approve the Design Exception for improvements to Fletcher Ave., which will include improvements to the existing eastbound left turn lane and median extensions.
- The project is limited to a single access connection to Fletcher Ave., and shall construct a vehicular cross access serving the existing church to the north, which has retained a private access easement through the subject PD, that will be permitted to serve church traffic; however, staff has proposed a condition requiring such gate be closed when not in immediate use by the church.
- The developer will be required to construct a 5-foot wide sidewalk within the property, connecting the entrance to the proposed use(s) to the existing multi-purpose pathway along Fletcher Ave. Additionally, the developer shall provide an ungated sidewalk stubout to its northern property boundary.
- The developer shall extend the existing eastbound to northbound left turn lane traffic separator as necessary to meet minimum standards. No right turn lane into the subject property was warranted.
- Transportation Review Section staff has no objection to this request, subject to the proposed conditions herein.

CONDITIONS OF APPROVAL

- The developer shall be permitted one (1) connection to Fletcher Ave.

- The two unutilized driveway aprons shall be removed; and curbing and grass strip restored to meet typical standards.
- The PD shall be permitted a secondary access along the northern PD boundary to serve the existing church to the north. The location of the secondary access shall be consistent with the easement granting access to the church through the subject PD. This secondary access shall be located within the PD property and be gated. The gate shall remain closed except when in immediate use by the existing northern church for services and related functions. A modification to this zoning shall be required if and when this secondary access point is intended to serve a different use and/or provide full access to Moran Road from Fletcher Avenue.
- Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundary.
- If PD 21-0961 is approved, the County Engineer will approve a Design Exception (dated August 19, 2021) which was found approvable by the County Engineer (on September 28, 2021). Approval of this Design Exception will allow conversion of the existing two-way left turn lane east of the project driveway to be converted to a raised divided median on Fletcher Ave. and lengthen the existing eastbound to northbound left turn lane traffic separator as necessary to meet minimum length standards in lieu of the standard TS-6 typical section of the Hillsborough County Transportation County Technical Manual required by Section 6.02.07. of the LDC.

OTHER CONDITIONS:

- Prior to site plan certification, the applicant shall revise site plan to show required improvement to lengthen the existing eastbound to northbound left turn lane traffic separator to meet minimum length standards.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels totaling +/- 3.51 acres from Business Professional Office Restricted (BPO-R 16-0916) and Planned Development (PD 19-1037) to PD to construct a maximum of 18,000 sq. ft. of medical office uses. The site is located on Fletcher Ave., approximately +/- 1,000 feet east of Orange Grove Drive. The Future Land Use designation of the site is R-4.

Trip Generation Analysis

The applicant submitted a trip generation and site access analysis as required by the Development Review Procedures Manual (DRPM). 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, 10th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
BPO-R: 6, 000 s.f. Medical Office (ITE Code 720)	217	14	21
PD, 12,000 s.f. Medical Office (ITE Code 720)	444	34	44
Total Trips	661	48	65

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 18,000 sf, Medical-Dental Office (ITE LUC 720)	661	48	65

Trip Generation Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 0	(+) 0	(+) 0

The proposed rezoning does not result in an increase of trips potentially generated by development of the subject site.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Fletcher Ave. is a 4-lane, divided, urban arterial roadway characterized by +/- 12-foot wide travel lanes. The roadway lies within a +/- 110-foot wide right-of-way along the project's frontage. There is a +/- 7-foot wide multi-purpose pathway along the project's Fletcher Ave. frontage, and no bike lanes. There is a two-way left turn lane along the project frontage that does not serve the project access connection and does not meet the standard of the Transportation Technical Manual typical section for this roadway.

Pursuant to the Hillsborough County Transportation Technical Manual, an urban arterial roadway shall meet the typical section TS-6 standard. TS-6 standard includes 11-foot-wide lanes, 18-foot raised medians, 7-foot buffered bike lanes, and 5-foot wide sidewalks within a minimum of 110 feet of right-of-way.

The applicant is requesting a design exception that is discussed in greater detail below.

Fletcher Avenue is not included on the Hillsborough County Corridor Preservation Plan.

SITE ACCESS

The medical office uses will be accessed via the driveway on Fletcher Ave. A secondary access is provided along the northern property boundary in the location of the private access easement retained by the existing church through the subject PD (as further described above). The church has a Moran Rd. address and access to that roadway, and the intent of the secondary access within the subject PD is to maintain their existing access to Fletcher Ave. (via a retained private access easement). This easement does not permit access to the church or Moran Rd. via the secondary access.

Staff has proposed a condition that requires a gate within the subject PD to remain closed when not in immediate use, thereby eliminating the possibility of cut through traffic between the medical office uses and Moran Rd. While staff would not be opposed to such access, future opening of this connection to allow bilateral access (or future development on the church site) would trigger an evaluation of the improvements which may be required to Moran Rd., which is a substandard local roadway. Additionally, while unpaved, the church property does allow vehicular travel through the site. Further site improvements (e.g. paved

driveways and drive aisles) on the church property would be required to formalize access/cross access to and through the site.

Based on the applicant’s site access analysis, no westbound to northbound right turn lane is needed to serve the site. The existing eastbound to northbound left turn lane does not meet minimum length standards, which requires a length of 255 feet. Given the existing turn lane is substandard, the Developer will be required to be extend the traffic separator to the proposed driveway to meet minimum requirements.

There are two unutilized existing driveway connections (aprons) to the subject site that will be removed at the time of site construction. An existing two-way left turn lane (TWLTL) to the east of the project driveway does not serve the access connection to the subject property or to any other property along this segment of Fletcher Ave. This current condition is substandard as the applicable County Transportation Technical Manual typical section for a 4-lane, divided, urban arterial calls for raised medians where turn lanes are not applicable. As part of this project and the applicant’s proposed design exception, the existing two-way left turn lane will be converted to a raised divided median to match the cross section to the east and west of the project site. There have been two eastbound side swipe crashes over the past eight years that may have been caused by the TWLTL. The construction of a raised median will reduce the potential for this type of crash.

REQUESTED DESIGN EXCEPTION: FLETCHER AVE SUBSTANDARD ROADWAY

As Fletcher Ave. is a substandard arterial roadway, the applicant’s Engineer of Record (EOR) submitted a Design Exception request for Fletcher Ave. (August 19, 2021) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on September 28, 2021). To mitigate the deviations from the Hillsborough County Transportation Technical Manual (TTM) TS-6 Typical Section (for 4-Lane, divided, urban arterial roadways) the developer has proposed to convert approximately 385 feet of an existing two-way left turn lane to a raised divided median and extend the existing eastbound to northbound left turn lane traffic separator as necessary to meet minimum standards on Fletcher Ave. as shown on the proposed site plan.

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

LEVEL OF SERVICE (LOS)

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
FLETCHER AVE	DALE MABRY HWY	ARMENIA AVE	E	D

Source: [2020 Hillsborough County Level of Service \(LOS\) 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
Fletcher Ave.	County Arterial - Urban	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	661	48	65
Proposed	661	48	65
Difference (+/-)	0	0	0

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

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

Notes: Vehicular cross access to the north is restricted to the use from the adjacent Church and to remain gated when not in use.

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Fletcher Ave./Substandard Roadway	Design Exception Requested	Approvable
	Choose an item.	Choose an item.

Notes: Restoring raised median to standard to eliminate safety concerns and extending turn lane traffic separator.

4.0 Additional Site Information & Agency Comments Summary

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

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

Application number:	PD 21-0961
Hearing date:	October 18, 2021
Applicant:	Fletcher Professional Center LLC
Request:	Rezone to Planned Development
Location:	North side of Fletcher Avenue, 1000 feet east of Orange Grove Drive
Parcel size:	3.51 acres +/-
Existing zoning:	PD 19-1037 and BPO-R
Future land use designation:	Residential-4 (4 du/ga; 0.25 FAR)
Service area:	Urban
Community planning area:	Greater Carrollwood Northdale

A. APPLICATION REVIEW

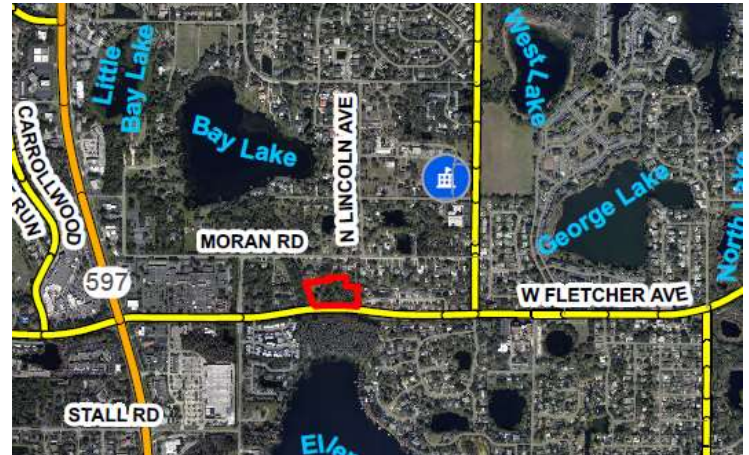
**DEVELOPMENT SERVICES STAFF REPORT
APPLICATION REVIEW SUMMARY AND RECOMMENDATION**



Rezoning Application: PD 21-0961
Zoning Hearing Master Date: October 18, 2021
BOCC Land Use Meeting Date: December 14, 2021

1.0 APPLICATION SUMMARY

Applicant: Tampa Bay Community Church Inc.
FLU Category: RES-4
Service Area: Urban
Site Acreage: 3.51
Community Plan Area: Greater Carrollwood Northdale
Overlay: None



Introduction Summary:

The applicant seeks to combine two adjacent properties to allow for medical office uses. Both sites are currently zoned to allow for office and medical uses and both are to be constructed with architectural features to maintain a residential style. PD 19-1037 was approved with a PD variation (LDC Part 6.06.00 Landscaping/Buffering) along the western and northwestern PD boundaries.

Zoning:	Existing		Proposed
District(s)	PD 19-1037	BPO-R (16-0916)	PD 21-0961
Typical General Use(s)	Medical and General Office	Medical and Professional Office	Medical Office
Acreage	1.39	2.12	3.51
Density/Intensity	0.20 FAR	0.06 FAR	0.12 FAR
Mathematical Maximum*	12,000 sf	6,000 sf	18,000

*number represents a pre-development approximation

Development Standards:	Existing		Proposed
District(s)	PD 19-1037	BPO-R (16-0916)	PD 21-0961
Lot Size / Lot Width	n/a	n/a	n/a
Setbacks/Buffering and Screening	30' Front Yard 70' West Side Yard/Buffer 5' East Side Yard/Buffer 20' Rear Yard/Buffer	30' Front Yard 0' West Side Yard/Buffer 40' East Side Yard/Buffer 40' Rear Yard/Buffer	30' Front Yard 70' West Side Yard/ Buffer 280' East Side Yard/Buffer 20' Rear Yard/Buffer
Height	35' / 1-story	50' / 1-story	35' / 1-story

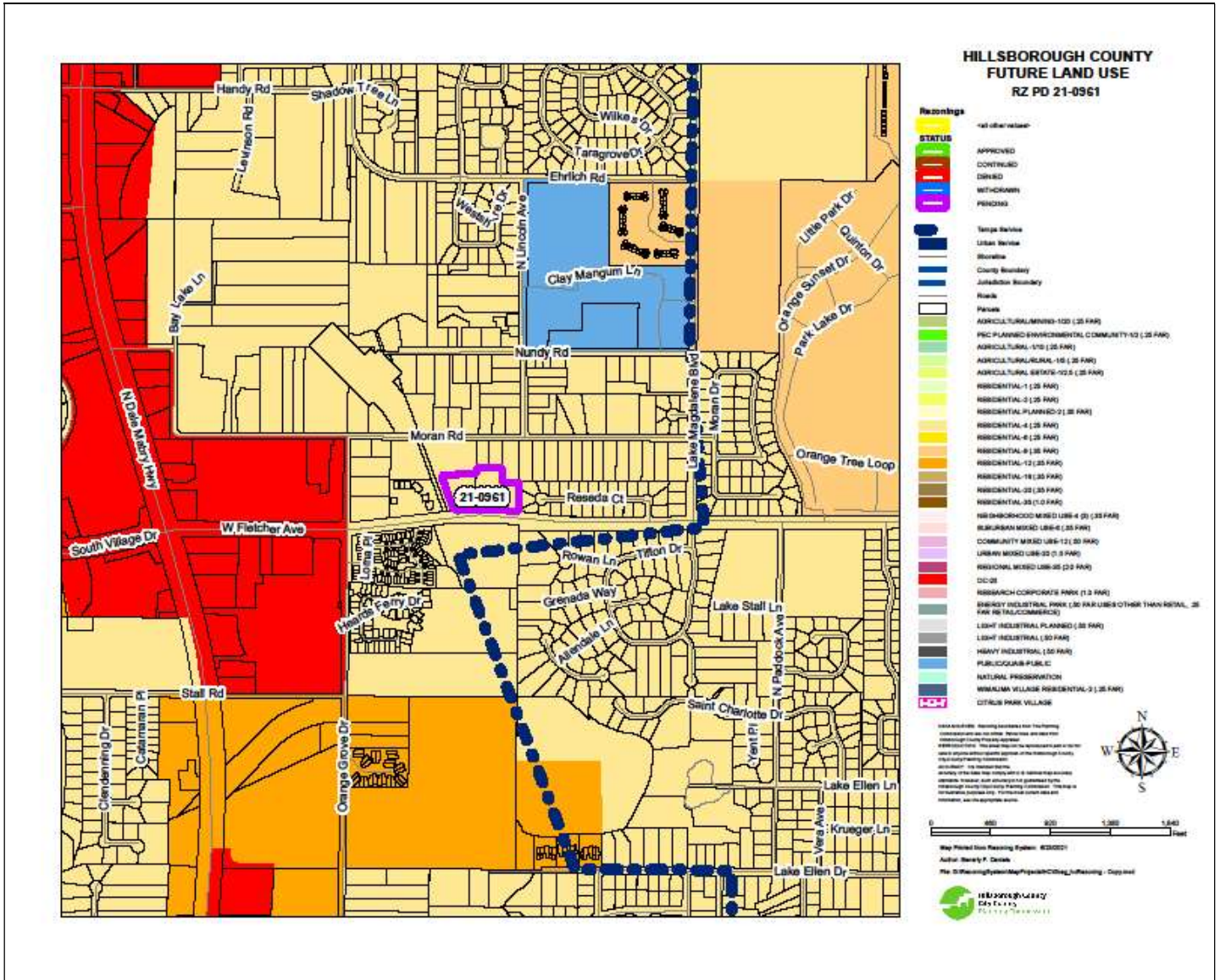
Additional Information:

PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering) Reduce the 20-foot wide buffer to 5-feet along the western line and 10-feet along the northwestern line.
Waiver(s) to the Land Development Code	None Requested

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable, subject to proposed conditions
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2.0 LAND USE MAP SET AND SUMMARY DATA

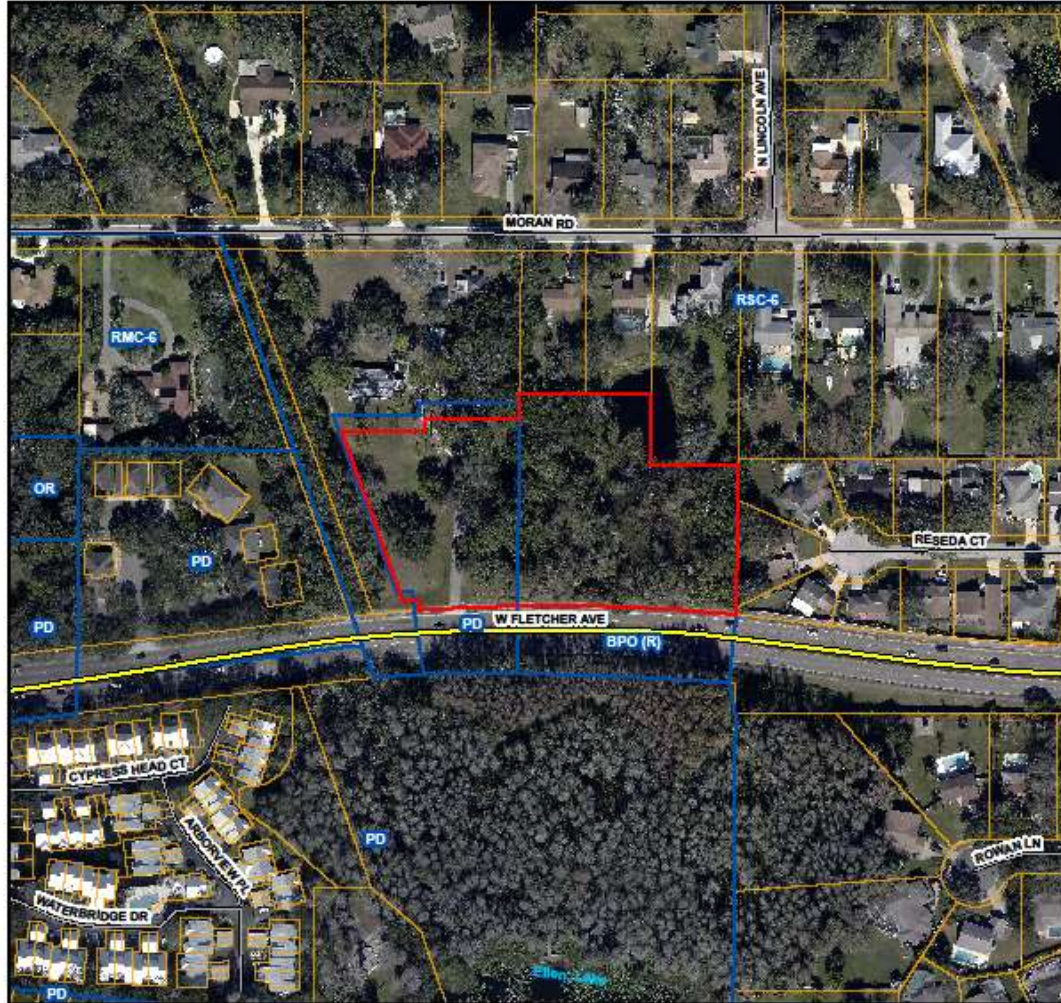
2.2 Future Land Use Map



Subject Site Future Land Use Category:	RES-4
Maximum Density/F.A.R.:	0.25 FAR
Typical Uses:	Residential, suburban scale neighborhood commercial, office and multi-purpose projects. Non-residential uses are subject to locational criteria policies.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Hillsborough County
ZONING MAP
RZ-PD 21-0961
 Folio: 19473.0000, 19474.0100

- APPLICATION SITE
- ZONING BOUNDARY
- PARCELS
- S SCHOOLS
- P PARKS

0 150 300 Feet

STR: 10-28-18

NOTICE: This map was prepared for the County of Hillsborough. It is not intended to be used for any other purpose. The user of this map assumes all responsibility for any errors. The user of this map assumes all responsibility for any errors. The user of this map assumes all responsibility for any errors.

Date: 06/05/2021 File: G:\ZONING\GIS\Zoning_Map.aprx
 Produced By: Development Services Department

Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-6	0.25 / 6 units per acre	Single-Family Residential and residential support	Church, Single-Family Residential
South	PD	6 units per acre	Townhomes, Multi-Family Residential	Wetlands
East	RSC-6	6 units per acre	Single-Family Residential	Single-Family Residential
West	RSC-6	6 units per acre	Single-Family Residential	Sweetwater Creek

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
Fletcher Ave.	County Arterial - Urban	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	661	48	65
Proposed	661	48	65
Difference (+/-)	0	0	0

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

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

Notes: Vehicular cross access to the north is restricted to the use from the adjacent Church and to remain gated when not in use.

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Fletcher Ave./Substandard Roadway	Design Exception Requested	Approvable
	Choose an item	Choose an item

Notes: Restoring raised median to standard to eliminate safety concerns and extending turn lane traffic separator.

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Site contains exempt and non-exempt wetlands.
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input checked="" type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area	<input checked="" type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Staff has not identified any compatibility concerns associated with the request. The proposed intensity is less than what can be considered, and the proposed use is appropriate given the existing office uses to the west of the area. Fletcher Avenue provides separation between the subject site and residential to the south, which is developed to the southwest of the site and not directly south. Residential properties to the north and east are provided with setbacks greater than previously approved under the BPO-R zoning and LDC required buffering and screening will be provided. The church property to the south will be provided LDC required buffering and screening where adjacent to the northernmost building. The northwestern portion will provide a reduced buffer and no screening (PD Variation). Properties to the west are utilized for office uses. Lastly, the project will be residential in appearance and limited to 1-story in height.

5.2 Recommendation

Staff does not object to the PD variation requests allowing a 5-foot wide buffer with no screening along the northwest and western portions of the PD (in lieu of a 10-foot wide buffer with Type A screening). The southernmost church related building is located approximately 48 feet from the common boundary line. The adjacent western property is zoned RSC-6 but contains a County-owned waterway. Property further west is zoned for and developed with an office use. This request was reviewed and approved by the BOCC as part of the original PD in 2019. No intensification in this area is proposed when compared to the original PD that would warrant a different recommendation.

The site is located in a Future Land Use category allowing consideration of the proposed use and is found compatible based upon the proposed intensity and site planning techniques. Therefore, staff recommends approval, subject to proposed conditions.

6.0 PROPOSED CONDITIONS


Requirements for Certification:

1. Prior to site plan certification, the applicant shall revise site plan to show required improvement to lengthen the existing eastbound to northbound left turn lane traffic separator to meet minimum length standards.

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted September 23, 2021.

1. The project shall be permitted a maximum of 18,000 sf of medical office uses. If more than one building is developed, each building shall contain a maximum of 9,000 square feet. A maximum of two buildings shall be permitted.
2. Notwithstanding building setbacks delineated or noted in the Project Data Table, the following setbacks shall be provided from the PD boundaries:
Minimum Front Yard: 60 feet
Minimum West Side Yard: 100 feet
Minimum East Side Yard: 170 feet
Minimum Rear Yard: 20 feet
3. Maximum building height shall be 35' / 1-story. No additional 2:1 setback from the side and rear property lines shall be required.
4. A 5-foot wide buffer shall be provided along the western and northwestern PD boundaries, where depicted on the site plan. No screening shall be required within this 5-foot wide buffer.
5. A 10-foot wide buffer shall be provided along the northern PD boundary, where depicted on the site plan. Type A screening shall be required within this 10-foot wide buffer.
6. A 20-foot wide buffer shall be provided along the northern PD boundary, where depicted on the site plan. Type B screening shall be required within this 20-foot wide buffer; however, no screening shall be required within the northern buffer occupied by wetlands or within a wetland setback.
7. A 20-foot wide buffer shall be provided along the eastern PD boundary, where depicted on the site plan. Type B screening shall be required within this 20-foot wide buffer; however, no screening shall be required within the eastern buffer occupied by wetlands or within a wetland setback.
8. Buildings shall be developed to be residential in appearance and in general compliance with the elevations submitted as part of the general site plan. At a minimum, each building shall have a pitched roof, windows on all sides and prominent entrance features. Each façade shall have at least 2 horizontal patterns. Patterns shall include, but not be limited to, color changes, texture changes, and/or material changes.
9. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.

10. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
11. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
12. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
13. The wetlands exemption by EPC is valid until December 9, 2021. After that date, the applicant must re-notice EPC prior to performing any exempt activities in the wetlands per condition #8 of the EPC approval letter dated December 9, 2016.
14. The developer shall be permitted one (1) connection to Fletcher Ave.
15. The two unutilized driveway aprons shall be removed; and curbing and grass strip restored to meet typical standards.
16. The PD shall be permitted a secondary access along the northern PD boundary to serve the existing church to the north. The location of the secondary access shall be consistent with the easement granting access to the church through the subject PD. This secondary access shall be located within the PD property and be gated. The gate shall be a minimum of 4 feet in height and may consist of chain link, may be a swinging or rolling gate, or other materials as reviewed and approved by Hillsborough County. The gate shall remain closed Monday-Friday, 8am - 5pm, except when in actual use, and except during any of the following activities: church functions and other church uses, deliveries and garbage pickup. A modification to this zoning shall be required if and when this secondary access point is intended to serve a different use and/or provide full access to Moran Road from Fletcher Avenue.
17. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundary.
18. If PD 21-0961 is approved, the County Engineer will approve a Design Exception (dated August 19, 2021) which was found approvable by the County Engineer (on September 28, 2021). Approval of this Design Exception will allow conversion of the existing two-way left turn lane east of the project driveway to be converted to a raised divided median on Fletcher Ave. and lengthen the existing eastbound to northbound left turn lane traffic separator as necessary to meet minimum length standards in lieu of the standard TS-6 typical section of the Hillsborough County Transportation County Technical Manual required by Section 6.02.07. of the LDC.
19. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

<p>Zoning Administrator Sign Off:</p>	 <p>J. Brian Grady Wed Oct 6 2021 14:12:29</p>
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SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

B. HEARING SUMMARY

This case was heard by the Hillsborough County Land Use Hearing Officer on October 18, 2021. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Applicant

Mr. Michael Horner spoke on behalf of the owner and applicant, Fletcher Professional Center, LLC. He explained there was an error on the application, which was carried over from 2019, in that Tampa Bay Community Church was listed as the applicant. He stated Fletcher Professional Center, LLC bought the subject property from Tampa Bay Community Church, and is the applicant, rather than the church.

Mr. Horner stated the applicant is seeking a unified PD plan for two parcels that are zoned PD and BPO-Restricted. He described the location of the subject property and the current zoning approvals and land use entitlements. He explained the applicant intends to unify the parcels in a single PD with two buildings having a total of 18,000 square feet, and one driveway. He stated there will be no wetland encroachments, and the Environmental Protection Commission and county staff determined no wetland conservation area setback variance is required.

Mr. Horner stated the applicant requests no changes to the conditions of approval in the Development Services staff report. Mr. Horner discussed the proposed development and noted the applicant has submitted elevation into the record. He pointed out the development will consist of 18,000 square feet, whereas over 31,000 square feet could be achieved. Mr. Horner displayed an aerial view overlaid with the proposed site plan, and described the location of the proposed buildings, parking area, and driveway. He discussed the wetland area in the eastern portion of the subject property, which consists of a former borrow pit, various drainage connections, and upland cuts. He stated all development will occur in the western portion of the subject property under the requested PD site plan approval.

Mr. Horner discussed the proposed buffers and Condition 16, which was approved as part of PD 19-1037, that provides the church property with a secondary access to Fletcher Avenue through the subject property. The secondary access will be gated and rarely used.

The hearing officer asked Mr. Horner who the applicant was for this application and whether there had been an amended application filed. Mr. Horner stated Fletcher Professional Center, LLC owns the subject property but had not filed an amended application. He stated he does not represent Tampa Bay Community Church and the church is not the applicant or property owner. The hearing officer asked whether there was a procedural problem where the application reflects a different applicant than the one appearing at the hearing. Mr. Cameron Clark, Hillsborough County Attorney's Office, asked Mr. Horner whether the current property owner signed the application or an affidavit. Mr. Horner confirmed the current owner signed an affidavit designating Mr. Horner as agent. He stated the Tampa Bay Community Church name was carried over inadvertently

from the 2019 application into the current rezoning application. Mr. Clark asked who was identified as the contact person in the public notice letters. Mr. Horner stated the public notices named him as the contact person.

Mr. Grady stated there is an authorization in the record from the current property owner naming Mr. Horner to be its representative in the rezoning application. Mr. Clark advised the hearing officer that it appeared everything is in order to proceed with the hearing. Mr. Horner stated he would file an amended application post-hearing.

Mr. Michael Yates of Palm Traffic stated the applicant submitted a design exception and the county engineer found the exception approvable. He described the access and safety improvements the applicant will construct on Fletcher Avenue, which include closing an existing two-way left turn, extending a median, and removing a driveway to the east. He stated the number of trips will remain the same as under the existing zoning approvals.

Development Services Department

Ms. Michelle Heinrich, 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. She noted the subject property does not meet commercial locational criteria and the applicant has requested a waiver. She stated Planning Commission staff recommend the Board of County Commissioners approve and grant the commercial locational criteria waiver based on the proposed PD approval conditions.

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 Development Services Department had nothing further.

Applicant Rebuttal

Mr. Horner stated the applicant requested a waiver of commercial locational criteria. He stated the proposed rezoning does not add any entitlements but is a redistribution of existing entitlements.

The hearing officer closed the hearing on RZ PD 21-0961.

C. EVIDENCE SUBMITTED

Mr. Horner submitted into the record at the hearing a copy of the preliminary site plan, a survey depicting the PD and BPO-R zoned areas, a graphic depicting wetland, upland, and other site areas, a graphic depicting location of an approved building footprint, and an elevation.

D. FINDINGS OF FACT

1. The Subject Property is approximately 3.51 acres located on the north side of West Fletcher Avenue, 1,000 feet east of Orange Grove Drive.
2. The Subject Property consists of two parcels. One parcel is currently zoned Planned Development 19-1037 and is approved for two 6,000-square-foot medical office buildings. The other parcel is currently zoned BPO-R and is approved for one 6,000-square-foot medical office building.
3. The Subject Property is designated Residential-4 on the comprehensive plan Future Land Use Map.
4. The Subject Property is in the Urban Service Area and is within the boundaries of the Greater Carrollwood-Northdale Community Plan.
5. The surrounding area includes office and commercial uses to the west of the Subject Property, wetlands and townhome and single-family residential to the south and east, and single-family residential uses and a church to the north.
6. The applicant has requested a rezoning that will combine the two parcels into a single Planned Development and will allow medical office uses that include two 9,000-square-foot buildings, both of which will be situated toward the western portion of the Subject Property.
7. The applicant requests a PD variation to LDC Part 6.06.00, Landscaping and Buffering. A variation was approved with PD 19-1037 along the western and northwestern PD boundaries. The variation reduces the 20-foot-wide buffer to 5-feet with no screening along the western property line adjacent to the church property and the Channel G Right-of-Way, and along the northwestern property boundary adjacent to the church property. The site plan shows a 10-foot buffer with Type A screening along the northern property line adjacent to the church property, a 20-foot buffer with Type B screening along the northern property boundary adjacent to residential uses, and natural wetland buffer along the northeastern and eastern property boundaries.

8. The applicant requested an administrative substandard roadway exception to the Fletcher Avenue improvements, which the county engineer determined is approvable.
9. The Subject Property does not meet commercial locational criteria and the applicant has requested a waiver. Planning Commission staff recommend the Board of County Commissioners approve and grant the commercial locational criteria waiver based on the proposed PD approval conditions.
10. LDC section 5.03.06.C.6.d. requires recommendations of the Zoning Hearing Master and the Zoning Administrator shall include a finding regarding whether the variations requested as part of a Planned Development rezoning meet the variance criteria of LDC 5.03.06.C.6.b.

Findings on LDC 5.03.06.C.6.b. variation criteria:

- (1) **The variation is necessary to achieve creative, innovative, and/or mixed-use development that could not be accommodated by strict adherence to current regulations.** Yes. The variation was previously approved and granted in PD 19-1037, and the applicant is seeking re-approval of the variation in the current rezoning. The applicant's variance review criteria states that the church objected to screening along the Subject Property's western boundary because of reduced visibility and requested the variation. The Subject Property's western boundary is adjacent to a proposed stormwater retention area and parking, and the church property in this location consists of a narrow access strip. The variation accommodates a site design that allows development to be situated primarily on the western portion of the Subject Property so that the wetland area in the eastern portion of the Subject Property provides natural buffering and screening from residential uses to the north and east.
- (2) **The variation is mitigated through enhanced design features that are proportionate to the degree of variation.** Yes. The variation was previously approved and granted in PD 19-1037, and the applicant is seeking re-approval of the variation in the current rezoning. The Subject Property's western boundary is adjacent to a proposed stormwater retention area and parking, and the church property in this location consists of a narrow access strip. The variation accommodates a site design that allows development to be situated primarily on the western portion of the Subject Property so that the wetland area in the eastern portion of the Subject Property provides natural buffering and screening from residential uses to the north and east.
- (3) **The variation is in harmony with the purpose and intent of the Hillsborough County Land Development Code.** Yes. The variation was previously approved and granted in PD 19-1037, and the applicant is

seeking re-approval of the variation in the current rezoning. The applicant's variance review criteria states that the church objected to screening along the Subject Property's western boundary because of reduced visibility and requested the variation. The Subject Property's western boundary is adjacent to a proposed stormwater retention area and parking, and the church property in this location consists of a narrow access strip. The variation accommodates a site design that allows development to be situated primarily on the western portion of the Subject Property so that the wetland area in the eastern portion of the Subject Property provides natural buffering and screening from residential uses to the north and east.

- (4) **The variation will not substantially interfere with or injure the rights of adjacent property owners.** Yes. The variation was previously approved and granted in PD 19-1037, and the applicant is seeking re-approval of the variation in the current rezoning. The applicant's variance review criteria states that the church objected to screening along the Subject Property's western boundary because of reduced visibility and requested the variation. The Subject Property's western boundary is adjacent to a proposed stormwater retention area and parking, and the church property in this location consists of a narrow access strip. The variation accommodates a site design that allows development to be situated primarily on the western portion of the Subject Property so that the wetland area in the eastern portion of the Subject Property provides natural buffering and screening from residential uses to the north and east.

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. (2021). 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 a rezoning that will combine the two parcels into a single Planned Development and will allow medical office uses that include two 9,000-square-foot buildings, both of which will be situated toward the western portion of the Subject Property. The applicant requests a PD variation to LDC Part 6.06.00, Landscaping and Buffering. A variation was approved with PD 19-1037 along the western and northwestern PD boundaries. The Subject Property does not meet commercial locational criteria and the applicant has requested a waiver. Planning Commission staff recommend the Board of County Commissioners approve and grant the commercial locational criteria waiver based on the proposed PD approval conditions.

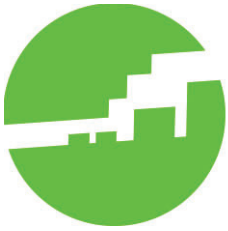
H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of the rezoning request subject to the conditions listed in the revised Development Services Department staff report based on the applicant's general site plan submitted September 23, 2021.


Pamela Jo Hatley PhD, JD
Land Use Hearing Officer

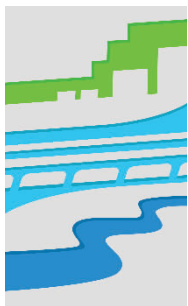
November 3, 2021

Date:



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: October 18, 2021	Petition: PD 21-0961
Report Prepared: October 6, 2021	<i>North of West Fletcher Avenue and east of Orange Grove Drive</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Residential-4 (4 du/ga; 0.25 FAR)
Service Area:	Urban
Community Plan:	Greater Carrollwood Northdale
Requested Modification:	From Business Professional Office (BPO) and Planned Development (PD) to a Planned Development (PD) to allow for two 9,000 sq. ft. medical office buildings.
Parcel Size (Approx.):	3.51 +/- acres (152,896 sq. ft.)
Street Functional Classification:	West Fletcher Avenue – County Arterial Orange Grove Drive – Collector Dale Mabry Highway – State Principal Arterial
Locational Criteria:	Does not meet; waiver submitted
Evacuation Zone:	None



Context

- The subject property is located on approximately 3.51 acres east of North Dale Mabry Highway and north of West Fletcher Avenue. The site is located in the Urban Service Area and is within the limits of the Greater Carrollwood-Northdale Community Plan.
- The subject property's Future Land Use designation is Residential-4 (RES-4). RES-4 surrounds the property on all sides. The Office Commercial-20 (OC-20) Future Land Use category is located further west of the site. The intent of the RES-4 Future Land Use category is to designate areas that are suitable for low density residential development. In addition, suburban scale neighborhood commercial, office, multi-purpose and mixed use projects serving the area may be permitted subject to the Goals, Objectives, and Policies of the Land Use Element and applicable development regulations and conforming to established locational criteria for specific land use.
- The subject property is comprised of vacant commercial lots and is zoned Business Professional Office (BPO) and Planned Development (PD). Single-family residential dwellings are located to the north, west and south west with Residential - Single-Family Conventional-6 (RSC-6) zoning. Public institutional lots are located to the northeast and south Planned Development (PD) zoning. Vacant commercial and light commercial are located to the west with Planned Development (PD) zoning. Further northwest is single-family residential and Residential - Multi-Family Conventional-6 (RMC-6) zoning.
- The applicant requests to rezone the subject site from Business Professional Office (BPO) and Planned Development (PD) to a Planned Development (PD) to allow for two 9,000 sq. ft. medical office buildings.

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

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

Environmental Considerations

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

Policy 13.3: Environmentally Sensitive Land Credit

Density and FAR calculations for properties that include wetlands will comply with the following calculations and requirements for determining density/intensity credits.

- *Wetlands are considered to be the following:*
 - *Conservation and preservation areas as defined in the Conservation and Aquifer Recharge Element*
 - *Man-made water bodies as defined (including borrow pits).*
- *If wetlands are less than 25% of the acreage of the site, density and intensity is calculated based on:*
 - *Entire project acreage multiplied by Maximum intensity/density for the Future Land Use Category*
- *If wetlands are 25% or greater of the acreage of the site, density and intensity is calculated based on:*
 - *Upland acreage of the site multiplied by 1.25 = Acreage available to calculate density/intensity based on*
 - *That acreage is then multiplied by the Maximum Intensity/Density of the Future Land Use Category*

Neighborhood/Community Development

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

Policy 16.1: *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 16.10: Any density increase shall be compatible with existing, proposed, or planned surrounding development. 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.

Conservation and Aquifer Recharge Element

Wetlands and Floodplain Resources

Objective 4: The County shall continue to apply a comprehensive planning-based approach to the protection of wetland ecosystems assuring no net loss of ecological values provided by the functions performed by wetlands and other surface waters authorized for projects in Hillsborough County, consistent with the Uniform Mitigation Assessment Method. The County shall work with the Environmental Protection Commission, the Southwest Florida Water Management District, the Florida Department of Environmental Protection, and the Tampa Bay Estuary Program to achieve a measurable annual increase in ecological values provided by the functions performed by wetlands and other surface waters. It shall be the County's intent to maintain optimum wetland functions as well as acreage.

Policy 4.1: The County shall, through the land use planning and development review processes, and in cooperation with the Environmental Protection Commission, continue to conserve and protect wetlands from detrimental physical and hydrological alteration.

Policy 4.3: The County shall, through the land planning and development review processes, and in cooperation with the Environmental Protection Commission, continue to prohibit unmitigated encroachment into wetlands.

Policy 4.12: Priority shall be given to avoiding the disturbance of wetlands in the County and to encourage their use only for purposes which are compatible with their natural functions and environmental benefits.

Policy 4.13: *Development which impacts wetlands may be deemed appropriate only as a last resort; where:*

- 1. reasonable use of the property is otherwise unavailable and/or onsite preservation of a functioning wetland system is deemed unsustainable;*
- 2. the adverse impact is offset by the benefit of the development to the public such that it is reasonable, in the public interest and an acceptable mitigation plan is proposed.*

This determination shall be made by Hillsborough County and/or the Environmental Protection Commission of Hillsborough County.

Policy 4.14: *The development review process, part of a comprehensive program for the protection of wetlands, shall make every effort to maintain natural undisturbed wetlands by way of a sequential review process that first evaluates all means of avoiding wetland impacts in regard to a particular project; if necessary, secondly, evaluates and requires measures to minimize wetland impacts; and if necessary, thirdly, evaluates and requires the mitigation of wetland impacts.*

Livable Communities Element: Greater Carrollwood-Northdale Community Plan

Community Growth/Revitalization

Encourage development and redevelopment opportunities that reflect the citizens' vision for an aesthetically pleasing, well designed, transit supported, mixed use activity centers and residential neighborhoods which promote a vibrant and economically sustainable community.

Goal 1: *Establish sustainable community activity centers that allow the citizens to live, work and play all within walking distance.*

Strategies:

- Discourage new development of strip commercial in our community, mixed use development and redevelopment shall be focused at identified community activity center or intersections complying with the locational criteria.*
- Priority shall be given to the following locations as community activity centers identified for revitalization and redevelopment using Transit Oriented Development (TOD) techniques: near the intersections of North Dale Mabry Highway and Handy Road, North Dale Mabry Highway, Florida Avenue and Fletcher Avenue/ Bearss Avenue, and at the intersections of Lynn Turner Road and Erlich Road, and Gunn Highway and Nixon Road. (see concept map)*

Staff Analysis of Goals, Objectives and Policies:

The subject property is located on approximately 3.51 acres east of North Dale Mabry Highway and north of West Fletcher Avenue. The site is located in the Urban Service Area and is within the limits of the Greater Carrollwood-Northdale Community Plan. The applicant requests to rezone from Business Professional Office (BPO) and Planned Development (PD) to a Planned Development (PD) to allow for two 9,000 sq. ft. medical office buildings. The property was previously approved for two medical office buildings for 18,000 sq. ft. on two separate parcels (RZ 19-1037 and 16-0916). The Tampa Bay Community Church property to the east will remain as is and the applicant has agreed to honor the church gating condition as approved under PD 19-1037. The proposed development will have access to Fletcher Avenue and will continue to allow access north

to the existing church from Moran Road. No medical office traffic is permitted to access Moran Road.

The subject property is designated Residential-4 (RES-4) on the Future Land Use Map. The intent of the RES-4 Future Land Use category is to designate areas that are suitable for low density residential development. In addition, suburban scale neighborhood commercial, office, multi-purpose and mixed use projects serving the area may be permitted subject to the Goals, Objectives, and Policies of the Land Use Element and applicable development regulations and conforming to established locational criteria for specific land use.

Per Policy 13.3, the Environmentally Sensitive Land Credit (FLUE), if wetlands are 25% or greater of the acreage of the site, density and intensity is calculated based on the upland acreage of the site multiplied by 1.25. That resulting acreage is what is available to calculate density/intensity based on the maximum Intensity/Density of the Future Land Use Category. For this site, 2.29 acres is upland, multiplied by 1.25 equals 2.86 acres to calculate density/intensity based on the Future Land Use Category ($2.29 \times 1.25 = 2.86$ acres). For this site, up to 31,145 sq. ft. can be permitted. The applicant is asking for 18,000 sq. ft., well below the maximum permitted.

At least 75% of the site is not within 900 feet of a qualifying intersection and does not meet Commercial Locational Criteria as outlined in Policy 22.2 (FLUE). Per policy 22.6, office development may be exempt from locational criteria if it is proposed as a buffer between existing commercial and residential uses or adjacent to existing commercial uses other than offices. The proposed medical office development is adjacent to existing office uses on the west side and does not meet the exemption. A Commercial Locational Criteria waiver is required per Policy 22.8 (FLUE). The subject site does not meet Commercial Locational Criteria. The applicant has submitted a waiver request.

According to the waiver, the proposed development of professional medical buildings are similar to current approvals and no retail or commercial uses are proposed. No entitlements beyond the 18,000 sq. ft. previously approved are requested, with no increase in FAR. The waiver also states that the proposed development will continue to incorporate only one-story medical office buildings with architectural standards and pitched roof elevations. In addition, the waiver states that the number of buildings will be reduced from 3 to 2 and there will be no buildings proposed on the eastern parcel due to existing wetlands. Based on the waiver, curb cuts to Fletcher Avenue will be reduced and only one driveway with a left turn lane extension is proposed. Lastly, the waiver states the proposed rezoning is buffered from residential properties with no drive aisles, access doorways, dumpsters or entry ways and only internal access. This results in no additional traffic than previously approved.

The subject property is comprised of vacant commercial lots and single-family properties are located to the north, west and southwest. Public institutional lots are located to the northeast and south. Vacant commercial and light commercial are located to the west. Policy 16.1 of the Future Land Use Element (FLUE) requires the use of locational criteria for placement of non-residential uses. Policy 16.3 requires that development and redevelopment be integrated with adjacent land uses through creation of complementary uses. Policy 16.10 requires that any density increase be compatible with existing, proposed or planned development.

Compatibility does not mean “the same as.” It refers to the sensitivity of development proposals in maintaining the character of existing development. The previously approved office building plan for the eastern portion of the site is no longer proposed as part of this application. The applicant proposes a 10-foot buffer with type A screening on the north, a 20 foot buffer with type B screening on the northwest and will preserve the existing natural buffer area and wetlands on the eastern portion of the site. The requested medical office use is consistent with other office uses on West Fletcher Avenue. Due to the proposed conditions, Planning Commission staff recommends that the Board approve and grant the waiver for Commercial Locational Criteria.

The subject site is located within the limits of the Greater Carrollwood Northdale Community Plan. The Community Plan discourages new developments from being strip commercial and requires that mixed use development and redevelopment to be at identified community activity centers or intersections complying with the locational criteria. The proposed development is not a mixed use or redevelopment project. The proposed development will not be strip commercial and is just under ½ mile east from the designated West Fletcher Avenue and Dale Mabry Highway activity center. The proposed site meets the intent of the Greater Carrollwood Northdale Community Plan.

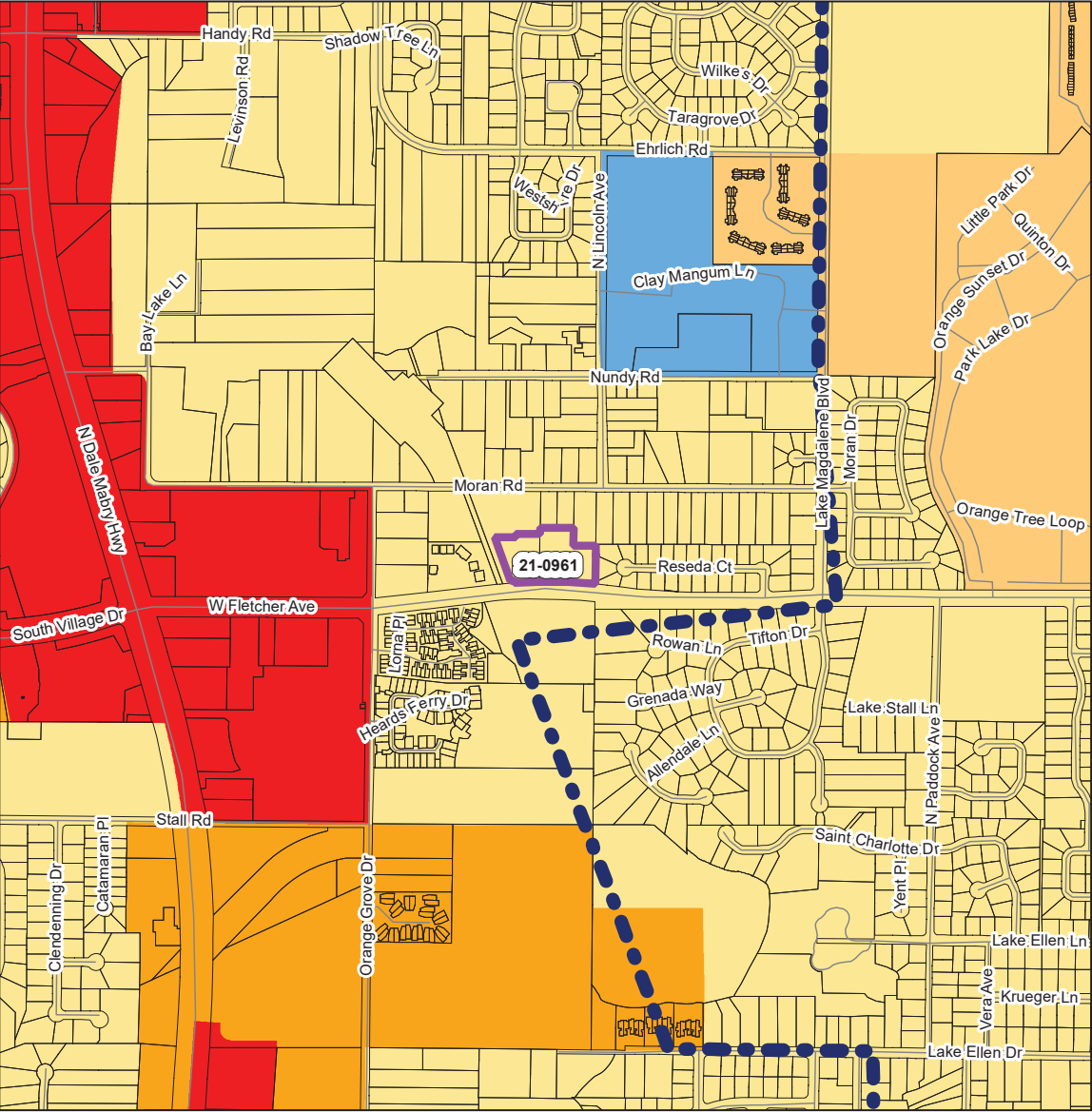
The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan’s current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the request include the EPC’s conditions of approval.

Overall, the proposed Planned Development is consistent with the Goals, Objectives, and Policies of the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County, as it is compatible with the existing development pattern.

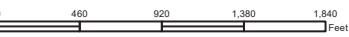
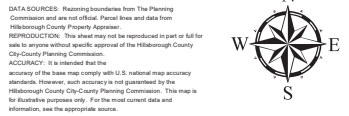
Recommendation

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

HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 21-0961



- Rezoning**
- <all other values>
- STATUS**
- APPROVED
 - CONTINUED
 - DENIED
 - WITHDRAWN
 - PENDING
- Tampa Service
 - Urban Service
 - Shoreline
 - County Boundary
 - Jurisdiction Boundary
 - Roads
 - Parcels
- AGRICULTURAL/MINING-1/20 (.25 FAR)
 - PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
 - AGRICULTURAL-1/10 (.25 FAR)
 - AGRICULTURAL/RURAL-1/5 (.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/QUASI-PUBLIC
 - NATURAL PRESERVATION
 - WIMAUVA VILLAGE RESIDENTIAL-2 (.25 FAR)
 - CITRUS PARK VILLAGE



Map Printed from Rezoning System: 6/23/2021
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\Map\Projects\H\CG\Greg_hrRezoning - Copy.mxd





**GENERAL
SITE PLAN
FOR
CERTIFICATION**



**Hillsborough
County Florida**

DEVELOPMENT SERVICES

PO Box 1110, Tampa, FL 33601-1110
(813) 272-5600

**HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT**

GENERAL SITE PLAN REVIEW/CERTIFICATION

**BOARD OF COUNTY
COMMISSIONERS**

Harry Cohen
Ken Hagan
Pat Kemp

Gwendolyn "Gwen" Myers
Kimberly Overman
Mariella Smith
Stacy R. White

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

INTERNAL AUDITOR

Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: _____

Zoning File: _____ **Modification:** _____

Atlas Page: _____ **Submitted:** _____

To Planner for Review: _____ **Date Due:** _____

Contact Person: _____ **Phone:** _____

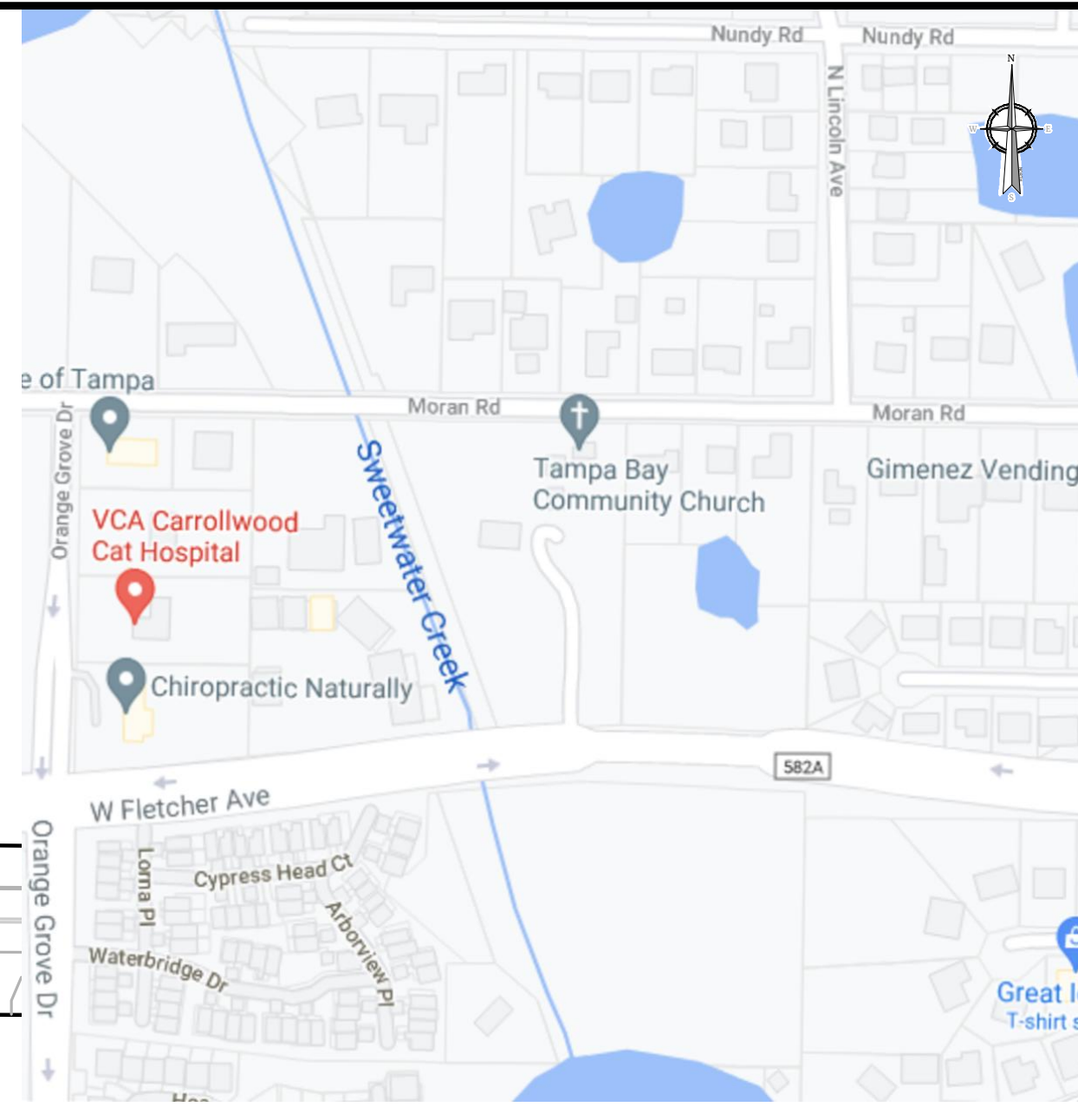
Right-Of-Way or Land Required for Dedication: Yes No

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

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

Reviewed by: _____ **Date:** _____

Date Agent/Owner notified of Disapproval: _____



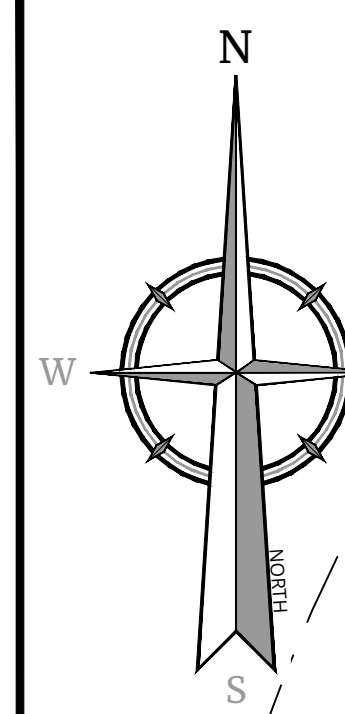
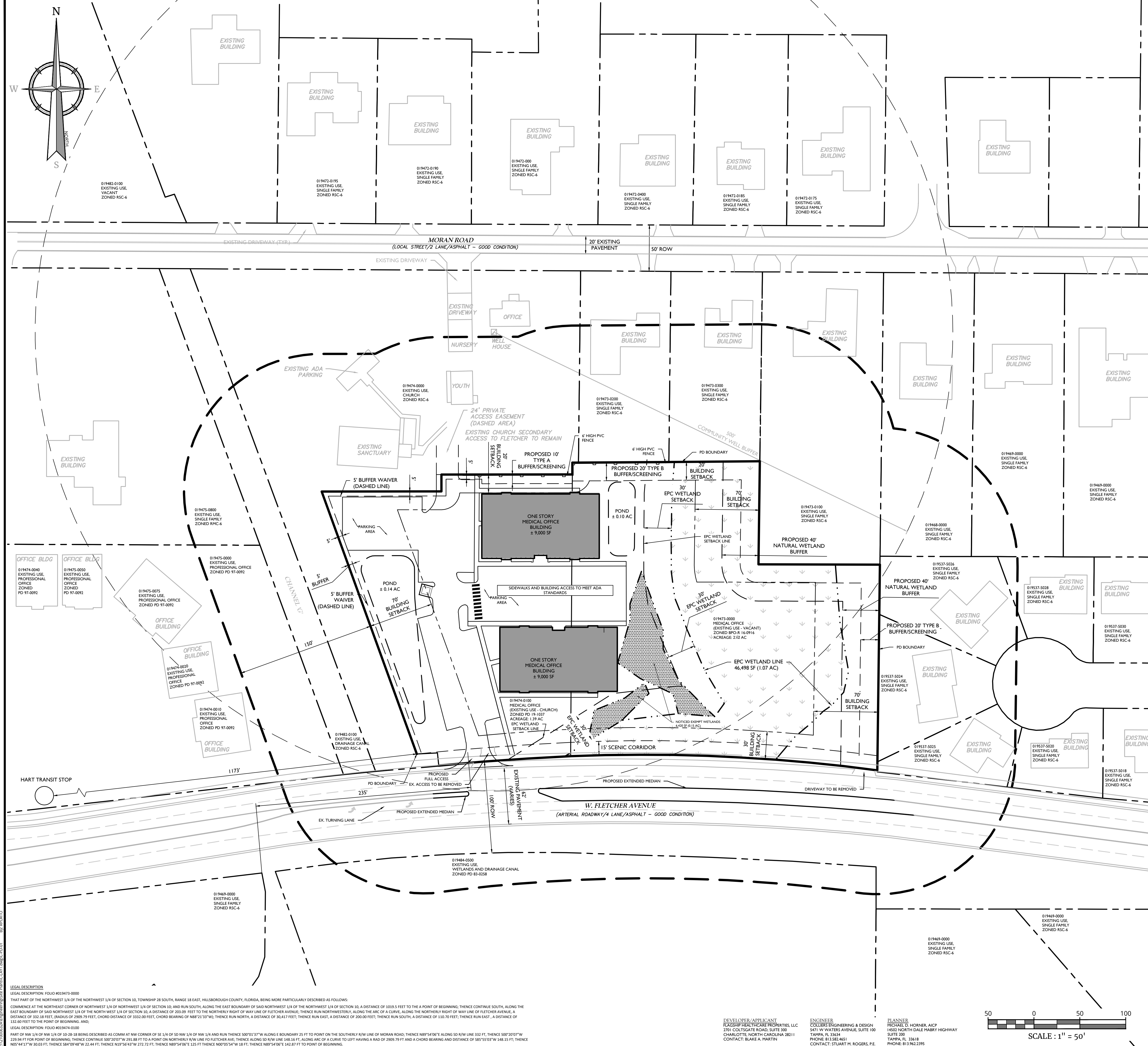
LOCATION MAP

SCALE: 1" = 300'

PROJECT DATA TABLE

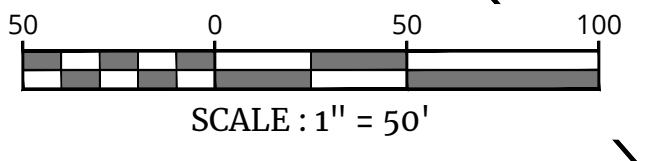
Table with 2 columns: PROPERTY FOLIO NUMBERS, COMMUNITY PLANNING AREA, OVERLAY DISTRICT(S), SPECIAL ZONES, SCENIC ROADWAY CORRIDOR(S), HISTORIC LANDMARKS, PLATS, PROPOSED ZONING, ORIGINAL PD REZONING NUMBER(S), EXISTING ZONING, GROSS ACREAGE, REQUIRED INFORMATION, WETLAND AND UPLAND ACREAGE, PROPOSED USES, EXISTING SQUARE FOOTAGE, PROPOSED SQUARE FOOTAGE, PROPOSED FAR FOR NON-RESIDENTIAL USES, REQUIRED PARKING SPACES, PROVIDED PARKING SPACES, PROPOSED NUMBER OF DWELLING UNITS FOR RESIDENTIAL USES, MAXIMUM ALLOWABLE NUMBER OF DWELLING UNITS FOR RESIDENTIAL USES, MINIMUM FRONT YARD SETBACK, MINIMUM SIDE YARD SETBACK, MINIMUM REAR YARD SETBACK, FRONT YARD BUFFERING & SCREENING, SIDE YARD BUFFERING & SCREENING, REAR YARD BUFFERING & SCREENING, MINIMUM LOT WIDTH, MINIMUM LOT SIZE, MAXIMUM BUILDING HEIGHT, MAXIMUM BUILDING COVERAGE, MAXIMUM IMPERVIOUS SURFACE, FUTURE LAND USE DESIGNATION(S) (FLU) PER THE COMP PLAN, ENVIRONMENTALLY SENSITIVE AREAS(A) ACREAGE, MAN-MADE WATER BODY(IES) ACREAGE, NATURAL WATER BODY(IES) ACREAGE, OPEN SPACE/RECREATION AREA(S) ACREAGE, PUBLIC PARK LAND(S) ACREAGE, PUBLIC SCHOOL SITE(S) ACREAGE, DENSITY BONUS REQUEST, UTILITIES SERVICE AREA.

- PLANNING NOTES: 1. THERE ARE EXISTING WETLANDS ON SITE. TREE PROTECTION STANDARDS SHALL BE IN ACCORDANCE WITH SECTION 4.01.06 OF THE LDC. 2. THIS PROPOSED DEVELOPMENT IS INTENDED TO BE NEIGHBORHOOD SERVING GIVEN DEMAND FOR SUCH USES IN THE IMMEDIATE AREA FOR OFFICE USES. MAXIMUM HEIGHT WILL BE 35 FEET AND TWO STORY FOR ALL STRUCTURES. THE PROPOSED FAR OVERALL IS UNDER THE MAXIMUM PERMITTED OF .25 COVERAGE WITHIN THIS PD PERMITTED UNDER THE RM SECTOR. 3. STORMWATER PONDS SHALL BE DESIGNED AND PERMITTED TO MEET OR EXCEED ALL APPLICABLE REQUIREMENTS OF HILLSBOROUGH COUNTY AND SWFWMD TO ENSURE NO OFF-SITE DRAINAGE IMPACTS. PUBLIC WATER AND SEWER SHALL BE PROVIDED FOR NEW USES BY CITY OF TAMPA. EXISTING CHURCH SHALL B. ALLOWED TO CONTINUE TO USE EXISTING WATER AND SEPTIC. 4. ALL TRANSPORTATION AND ACCESS MANAGEMENT CRITERIA SHALL BE MET ON SITE FOR PROPOSED ENTRY DRIVEWAYS. WIDTH AND PARKING SPACE DIMENSIONS PER LDC REQUIREMENTS.



LEGAL DESCRIPTION: FOLIO #019473-0000 THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 28 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF NORTHWEST 1/4 OF SECTION 10, AND RUN SOUTH, ALONG THE EAST BOUNDARY OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, A DISTANCE OF 1035.5 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH, ALONG THE EAST BOUNDARY OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, A DISTANCE OF 203.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF FLETCHER AVENUE, THENCE RUN NORTHWESTERLY, ALONG THE ARC OF A CURVE, ALONG THE NORTHERLY RIGHT OF WAY LINE OF FLETCHER AVENUE, A DISTANCE OF 332.18 FEET, (RADIUS OF 2000.79 FEET, CHORD BEARING OF N88°21'33"W), THENCE RUN NORTH, A DISTANCE OF 30.47 FEET; THENCE RUN EAST, A DISTANCE OF 200.00 FEET; THENCE RUN SOUTH, A DISTANCE OF 110.70 FEET; THENCE RUN EAST, A DISTANCE OF 133.68 FEET TO THE POINT OF BEGINNING. AND: LEGAL DESCRIPTION: FOLIO #019474-0100 PART OF NW 1/4 OF NW 1/4 OF SD 28.18 BEING DESCRIBED AS COM AT NW CORNER OF SE 1/4 OF SD NW 1/4 AND RUN THENCE S00°01'37"W ALONG E BOUNDARY 25 FT TO POINT ON THE SOUTHERLY RAW LINE OF MORAN ROAD, THENCE N87°54'00"E ALONG SD R/W LINE 332 FT, THENCE S00°20'27"W 229.84 FT FOR POINT OF BEGINNING, THENCE CONTINUE S00°20'27"W 291.88 FT TO A POINT ON NORTHERLY R/W LINE OF FLETCHER AVE, THENCE ALONG SD R/W LINE 148.16 FT, ALONG ARC OF A CURVE TO LEFT HAVING A RAD OF 2009.79 FT AND A CHORD BEARING AND DISTANCE OF S87°50'07"W 148.15 FT, THENCE N05°44'17"W 30.03 FT, THENCE S84°09'48"W 22.44 FT, THENCE N19°56'43"W 222.72 FT, THENCE N87°54'00"E 125 FT THENCE N05°54'W 18 FT, THENCE N87°54'00"E 142.87 FT TO POINT OF BEGINNING.

DEVELOPER/APPLICANT: FLAGSHIP HEALTHCARE PROPERTIES, LLC 200 COSCATE ROAD, SUITE 300 CHARLOTTE, NORTH CAROLINA 28211 CONTACT: BLAKE A. MARTIN ENGINEER: COLLIER'S ENGINEERING & DESIGN 5471 W. WATERS AVENUE, SUITE 100 TAMPA, FL 33634 PHONE: 813.582.4651 CONTACT: STUART M. ROGERS, P.E. PLANNER: RICHARD E. HORNER, AICP 14500 NORTH DALE HARBOR HIGHWAY SUITE 200 TAMPA, FL 33618 PHONE: 813.962.3395



SCALE: 1" = 50'

DATE DRAWN BY DESCRIPTION

GENERAL DEVELOPMENT PLAN FOR TBCC FLETCHER OFFICE SITE

FOLIO NUMBERS: 0194740100 0194730000

HILLSBOROUGH COUNTY FLORIDA

Colliers TAMPA 5471 West Waters Avenue, Suite 100 Tampa, FL 33634 Phone: 813.207.1061 COLLIER'S ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTANTS

Table with 4 columns: SCALE, DATE, DRAWN BY, CHECKED BY. AS SHOWN: 06/09/21, RFP, GL. PROJECT NUMBER: 21000632A, DRAWING NAME: CLAYT.

GENERAL DEVELOPMENT PLAN

1 of 1



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Richard Perez, AICP
PLANNING AREA: GCN/Northwest

DATE: 9/29/2021
AGENCY/DEPT: Transportation
PETITION NO: RZ-PD 21-0961

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

REPORT SUMMARY AND CONCLUSIONS

- The proposed planned development will generate a maximum potential 661 daily trips, 48 AM peak hour trips, and 65 PM peak hour trips.
- Fletcher Ave. is a substandard arterial roadway. The applicant requested a Design Exception from the typical section to improve the substandard roadway, which was found approvable by the County Engineer. If the rezoning is approved, the County Engineer will approve the Design Exception for improvements to Fletcher Ave., which will include improvements to the existing eastbound left turn lane and median extensions.
- The project is limited to a single access connection to Fletcher Ave., and shall construct a vehicular cross access serving the existing church to the north, which has retained a private access easement through the subject PD, that will be permitted to serve church traffic; however, staff has proposed a condition requiring such gate be closed when not in immediate use by the church.
- The developer will be required to construct a 5-foot wide sidewalk within the property, connecting the entrance to the proposed use(s) to the existing multi-purpose pathway along Fletcher Ave. Additionally, the developer shall provide an ungated sidewalk stubout to its northern property boundary.
- The developer shall extend the existing eastbound to northbound left turn lane traffic separator as necessary to meet minimum standards. No right turn lane into the subject property was warranted.
- Transportation Review Section staff has no objection to this request, subject to the proposed conditions herein.

CONDITIONS OF APPROVAL

- The developer shall be permitted one (1) connection to Fletcher Ave.

- The two unutilized driveway aprons shall be removed; and curbing and grass strip restored to meet typical standards.
- The PD shall be permitted a secondary access along the northern PD boundary to serve the existing church to the north. The location of the secondary access shall be consistent with the easement granting access to the church through the subject PD. This secondary access shall be located within the PD property and be gated. The gate shall remain closed except when in immediate use by the existing northern church for services and related functions. A modification to this zoning shall be required if and when this secondary access point is intended to serve a different use and/or provide full access to Moran Road from Fletcher Avenue.
- Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundary.
- If PD 21-0961 is approved, the County Engineer will approve a Design Exception (dated August 19, 2021) which was found approvable by the County Engineer (on September 28, 2021). Approval of this Design Exception will allow conversion of the existing two-way left turn lane east of the project driveway to be converted to a raised divided median on Fletcher Ave. and lengthen the existing eastbound to northbound left turn lane traffic separator as necessary to meet minimum length standards in lieu of the standard TS-6 typical section of the Hillsborough County Transportation County Technical Manual required by Section 6.02.07. of the LDC.

OTHER CONDITIONS:

- Prior to site plan certification, the applicant shall revise site plan to show required improvement to lengthen the existing eastbound to northbound left turn lane traffic separator to meet minimum length standards.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels totaling +/- 3.51 acres from Business Professional Office Restricted (BPO-R 16-0916) and Planned Development (PD 19-1037) to PD to construct a maximum of 18,000 sq. ft. of medical office uses. The site is located on Fletcher Ave., approximately +/- 1,000 feet east of Orange Grove Drive. The Future Land Use designation of the site is R-4.

Trip Generation Analysis

The applicant submitted a trip generation and site access analysis as required by the Development Review Procedures Manual (DRPM). 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, 10th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
BPO-R: 6, 000 s.f. Medical Office (ITE Code 720)	217	14	21
PD, 12,000 s.f. Medical Office (ITE Code 720)	444	34	44
Total Trips	661	48	65

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 18,000 sf, Medical-Dental Office (ITE LUC 720)	661	48	65

Trip Generation Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 0	(+) 0	(+) 0

The proposed rezoning does not result in an increase of trips potentially generated by development of the subject site.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Fletcher Ave. is a 4-lane, divided, urban arterial roadway characterized by +/- 12-foot wide travel lanes. The roadway lies within a +/- 110-foot wide right-of-way along the project's frontage. There is a +/- 7-foot wide multi-purpose pathway along the project's Fletcher Ave. frontage, and no bike lanes. There is a two-way left turn lane along the project frontage that does not serve the project access connection and does not meet the standard of the Transportation Technical Manual typical section for this roadway.

Pursuant to the Hillsborough County Transportation Technical Manual, an urban arterial roadway shall meet the typical section TS-6 standard. TS-6 standard includes 11-foot-wide lanes, 18-foot raised medians, 7-foot buffered bike lanes, and 5-foot wide sidewalks within a minimum of 110 feet of right-of-way.

The applicant is requesting a design exception that is discussed in greater detail below.

Fletcher Avenue is not included on the Hillsborough County Corridor Preservation Plan.

SITE ACCESS

The medical office uses will be accessed via the driveway on Fletcher Ave. A secondary access is provided along the northern property boundary in the location of the private access easement retained by the existing church through the subject PD (as further described above). The church has a Moran Rd. address and access to that roadway, and the intent of the secondary access within the subject PD is to maintain their existing access to Fletcher Ave. (via a retained private access easement). This easement does not permit access to the church or Moran Rd. via the secondary access.

Staff has proposed a condition that requires a gate within the subject PD to remain closed when not in immediate use, thereby eliminating the possibility of cut through traffic between the medical office uses and Moran Rd. While staff would not be opposed to such access, future opening of this connection to allow bilateral access (or future development on the church site) would trigger an evaluation of the improvements which may be required to Moran Rd., which is a substandard local roadway. Additionally, while unpaved, the church property does allow vehicular travel through the site. Further site improvements (e.g. paved

driveways and drive aisles) on the church property would be required to formalize access/cross access to and through the site.

Based on the applicant’s site access analysis, no westbound to northbound right turn lane is needed to serve the site. The existing eastbound to northbound left turn lane does not meet minimum length standards, which requires a length of 255 feet. Given the existing turn lane is substandard, the Developer will be required to be extend the traffic separator to the proposed driveway to meet minimum requirements.

There are two unutilized existing driveway connections (aprons) to the subject site that will be removed at the time of site construction. An existing two-way left turn lane (TWLTL) to the east of the project driveway does not serve the access connection to the subject property or to any other property along this segment of Fletcher Ave. This current condition is substandard as the applicable County Transportation Technical Manual typical section for a 4-lane, divided, urban arterial calls for raised medians where turn lanes are not applicable. As part of this project and the applicant’s proposed design exception, the existing two-way left turn lane will be converted to a raised divided median to match the cross section to the east and west of the project site. There have been two eastbound side swipe crashes over the past eight years that may have been caused by the TWLTL. The construction of a raised median will reduce the potential for this type of crash.

REQUESTED DESIGN EXCEPTION: FLETCHER AVE SUBSTANDARD ROADWAY

As Fletcher Ave. is a substandard arterial roadway, the applicant’s Engineer of Record (EOR) submitted a Design Exception request for Fletcher Ave. (August 19, 2021) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on September 28, 2021). To mitigate the deviations from the Hillsborough County Transportation Technical Manual (TTM) TS-6 Typical Section (for 4-Lane, divided, urban arterial roadways) the developer has proposed to convert approximately 385 feet of an existing two-way left turn lane to a raised divided median and extend the existing eastbound to northbound left turn lane traffic separator as necessary to meet minimum standards on Fletcher Ave. as shown on the proposed site plan.

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

LEVEL OF SERVICE (LOS)

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
FLETCHER AVE	DALE MABRY HWY	ARMENIA AVE	E	D

Source: [2020 Hillsborough County Level of Service \(LOS\) 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
Fletcher Ave.	County Arterial - Urban	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	661	48	65
Proposed	661	48	65
Difference (+/-)	0	0	0

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

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

Notes: Vehicular cross access to the north is restricted to the use from the adjacent Church and to remain gated when not in use.

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Fletcher Ave./Substandard Roadway	Design Exception Requested	Approvable
	Choose an item.	Choose an item.

Notes: Restoring raised median to standard to eliminate safety concerns and extending turn lane traffic separator.

4.0 Additional Site Information & Agency Comments Summary

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

COMMISSION

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 Sterlin Woodard, P.E. AIR DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 9/13/2021 PETITION NO.: 21-0961 EPC REVIEWER: Chris Stiens CONTACT INFORMATION: (813)627-2600 X1225 EMAIL: stiensc@epchc.org	COMMENT DATE: 7/9/2021 PROPERTY ADDRESS: 3301 W. Fletcher Ave, Tampa, FL 33629 FOLIOs: #0194730000 & #0194740100 STR: 10-28S-18E
REQUESTED ZONING: RZ- PD	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	7/9/2021
WETLAND LINE VALIDITY	surveys valid until 10/12/2021
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	EPC files
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> • The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included: • Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. • The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the 	

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

EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.

- Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

INFORMATIONAL COMMENTS:

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

- Chapter 1-11, prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

cs/cs



AGENCY REVIEW COMMENT SHEET

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

TO: Zoning Review, Development Services

DATE: 10/08/2021

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Tampa Bay Community Church Inc.

PETITION NO: 21-0961

LOCATION: 3318 Moran Rd

FOLIO NO: 19474.0100, 19473.0000

Estimated Fees:

Medical Office

2 9,000 s.f. buildings

(per 1,000 s.f.)

Mobility \$17,488*9=\$157,392 per building; \$314,784 total mobility

Fire \$158*9=\$1,422 per building; \$2,844 total fire

Project Summary/Description:

Urban Mobility, Northwest Fire - Medical Office, 2 @ 9,000 s.f. each

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 23 July 2021

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

APPLICANT: Michael Horner

PETITION NO: RZ-PD 21-0961

LOCATION: Not listed

FOLIO NO: 19474.0100, 19473.000

SEC: 10 TWN: 28 RNG: 18

- 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: _____.

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

PETITION NO.: PD21-0961

REVIEWED BY: Randy Rochelle

DATE: 6/23/2021

FOLIO NO.: 19474.0100 & 19473.0000

This agency would (support), (conditionally support) the proposal.

WATER

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

No Hillsborough County water line of adequate capacity is presently available.

A ___ inch water main exists (adjacent to the site), (approximately ___ feet from the site) _____.

Water distribution improvements may be needed prior to connection to the County's water system.

No CIP water line is planned that may provide service to the proposed development.

The nearest CIP water main (___ inches), will be located (adjacent to the site), (feet from the site at ____). Expected completion date is _____.

WASTEWATER

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

No Hillsborough County wastewater line of adequate capacity is presently available.

A ___ inch wastewater main exists (adjacent to the site), (approximately ___ feet from the site) _____.

Wastewater distribution improvements may be needed prior to connection to the County's wastewater system.

No CIP wastewater line is planned that may provide service to the proposed development.

The nearest CIP wastewater main (___ inches), will be located (adjacent to the site), (feet from the site at ____). Expected completion date is _____.

COMMENTS: This site is located within the City of Tampa Water and Wastewater Service Area. The applicant should contact the City of Tampa's Water and Wastewater Departments to determine the availability of Water and/or Wastewater Service and for their Comments.



VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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IN RE:                               )
                                     )
ZONE HEARING MASTER                 )
HEARINGS                             )
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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY and SUSAN FINCH
Land Use Hearing Master

DATE: Monday, October 18, 2021

TIME: Commencing at 6:00 p.m.
Concluding at 10:33 p.m.

PLACE: Cisco Webex

Reported 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
October 18, 2021
ZONING HEARING MASTER: PAMELA JO HATLEY

D5:
Application Number: RZ-PD 21-0961
Applicant: Tampa Bay Community Church,
Inc.
Location: N side of W. Fletcher Ave. &
1000' E of Orange Grove Dr.
Folio Number: 019473.0000 & 019474.0100
Acreage: 3.51 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: PD 19-1037 & BPO-R
Request: Rezone to Planned Development

1 MR. GRADY: The next item is agenda item
2 D-5, Rezoning-PD 21-0961. The applicant is Tampa
3 Bay Community Church, Incorporated. The request is
4 for Rezoning from PD and BPO to Planned
5 Development.

6 Michelle Heinrich will provide staff
7 recommendation after presentation by the applicant.

8 And I would appreciate if folks leaving
9 could refrain from speaking.

10 HEARING MASTER HATLEY: Please quietly
11 leave. Thank you. Please quietly leave the room.
12 Thank you.

13 MR. GRADY: Just for the record, I'll
14 reintroduce the last case. It's agenda D-5,
15 Rezoning-PD 21-0961. The applicant is Tampa Bay
16 Community Church, Incorporated. The request is to
17 rezone from PD and BPO with Restrictions to Planned
18 Development.

19 Michelle Heinrich will provide staff
20 recommendation after presentation by the applicant.

21 MR. HORNER: Thank you, Brian, Madam Hearing
22 Master. Michael Horner, 14502 North Dale Mabry
23 Highway, Tampa, 33618, representing owner and
24 applicant who are Fletcher Professional Center,
25 LLC.

1 We made an error on the initial filing. It
2 was a carry-over from the 2019 application. It
3 showed the Tampa Bay Community Church as applicant.
4 They are not. They should have been removed.

5 So that was a contract purchase agreement.
6 My client was buying this property from the church.
7 That has how now been consummated. They have taken
8 controlling interest in both the western and
9 eastern parcels.

10 I think some of the neighbors were a little
11 confused by seeing that and thought that we were
12 involving or incorporating changes to the church.
13 That is not the case.

14 Madam Hearing Master, I'll be brief. It's
15 been a long night. We are seeking a unified PD
16 plan for two existing parcels that are currently
17 zoned Planned Development and BPO-Restricted.

18 This is north of Fletcher Avenue, abutting
19 the Channel G to the west, just east of Orange
20 Grove Drive, 3.15 acres. In the RES-4 plan sector
21 Urban Service Area, water and sewer are being
22 proposed.

23 This application comes to you with full
24 recommendations of approval, and Development
25 Services with conditions, as well as consistency

1 findings from the Planning Commission. We have no
2 objections from any review agency, including
3 transportation and EPC.

4 We have two parcels, as I mentioned. Both
5 are approved for medical office. The western tract
6 is 1.39 acres. That is on the west side. That was
7 under 19-1037. That was a PD I represented a
8 couple of years ago for 12,000 square feet total of
9 medical office space, two 6,000-square-foot
10 buildings.

11 Directly east under 19 -- excuse me, under
12 16-0916, I represented that as well in 2016, and
13 that is a 2.1-acre tract directly east of the PD
14 parcel. And we ask for BPO-R. It's approved. All
15 of these cases unanimous recommendations for
16 approval and Board as well approval.

17 So that was approved for 6,000-square-foot
18 building on elevated pilings. So total, Madam
19 Hearing Master, we had in the before condition two
20 properties, three buildings 6,000 square feet each;
21 18,000 square feet total.

22 Our proposed plan is to unify these
23 together. Two buildings still 18,000 square feet
24 and dropping one driveway from the BPO-R to just
25 having one unified driveway on the PD.

1 We have really no wetland impacts, Madam
2 Hearing Master, because the entire wetland on the
3 east side is an altered wetland site. It's a
4 borrow pit. You know, man-made cuts pond, creation
5 from upland soils.

6 We thought we would at least have to file
7 for a wetland variance setback application. We, in
8 fact, filed that application. And it was reviewed
9 by EPC and staff, and we were advised that was no
10 longer necessitated. We withdrew that application.

11 So we have no encroachments into any
12 wetlands on that site. EPC has approved and
13 authorized this. I have some graphics I'll go over
14 in just a moment.

15 We agree with staff. We are offering no
16 changes to their conditions of approval. We have
17 filed elevations into the record. The buildings
18 are one-story, pitched roof. Architectural design
19 elevation features. Residential building
20 materials.

21 In fact, the Planning Commission, I think,
22 noted the potential FAR at the .25 coverage with
23 the wetland density credit. We achieve almost --
24 well, not almost, over 31,000 square feet. Again,
25 we are 40 percent less at just 18,000 square feet.

1 I move to the overhead briefly. We -- okay.
2 So here's our site. These are the western PD zoned
3 property. This is the eastern BPO-R property.
4 This is the church parcel. They retained an
5 easement sign strip area here.

6 We have Channel G to our west, Fletcher
7 Avenue wetland system, Moran groves, and
8 residential to the north.

9 Hearing Master, we overlaid -- the shadow
10 here. We overlaid our proposed site plan on an
11 aerial photograph. Again, this is Moran Groves.
12 This is all the wetland system on the BPO-R zoned
13 property which we're leaving intact.

14 These are two proposed office buildings.
15 Access one unified drive, Fletcher Avenue. You can
16 see we're slightly encroaching in the building and
17 parking into the BPO-R parcel, and that's the only
18 encroachment and use of that BPO.

19 I'm going to file certified conditions into
20 the record for that, and this is the prior plan.
21 You can see the same unified access drive. We had
22 two 6,000-square-foot medical office buildings,
23 total 12. Driveway is essentially in the same
24 place. Cross-driveway bay. Parking in the same
25 place.

1 Again, Channel G applied for waivers because
2 we had this huge buffer. We had a retention pond.
3 So it made no sense to put a 5-foot, 10-foot buffer
4 next to 150-foot-wide 100 percent coverage tree
5 canopy and wetland system.

6 A sample of the building elevation. We
7 filed two additional elevations into the record.
8 You can see pitched roof. Fairly attractive
9 residential design style. Again, one story only.

10 This is only the BPO-R tract, Ms. Hatley.
11 You can see we have borrow pit upland cuts
12 throughout this whole area. This was a mitigation
13 area for this proposed development that was
14 approved about four years ago.

15 This is part of the application for that.
16 This is not exact upland cuts of wetlands. This is
17 the borrow pit area of activity. These are
18 drainage connections that are made through man-made
19 upland cuts as well.

20 This was the plan that was approved. Again,
21 this is the BPO-R parcel Fletcher. This was the
22 proposed elevated medical building on stilts and
23 then a parking lot Double Bay with a separate
24 access to Fletcher Avenue.

25 And this, of course, is all the mitigation

1 area to allow those encroachments in the wetlands.
2 That is now all going away. Our plan is pulling
3 those development credits to the west, and this is
4 the end of the site plan.

5 So, again, leaving all those wetland systems
6 alone. Our two buildings, 9,000-square feet each.
7 Our retention pond, Channel G, still remain the
8 full 20-foot buffer. Type B in the north.

9 We're also allowing for the 10-foot
10 screening buffer between the north building and the
11 church. Since the church is an institutional use,
12 we don't need the 20-foot Type B -- excuse me, Type
13 A.

14 And then here, we ask for the relief because
15 we have no building structures, parking, and only
16 landscaping with the parking lot. So there's a
17 gating condition. I think it's Condition 16. That
18 is between the church and our clients.

19 That was a condition that was approved in
20 the 19-1037 petition. It's fairly detailed. The
21 church has an access easement through our property.
22 They have very infrequent travel maneuvers to that
23 property to their church. The gate will be closed.
24 And they have to open it and then they have to
25 close every single time. That's the requirement.

1 The church is in support of this.

2 I talked to the two neighbors on the north
3 side. They were thinking we were still modifying
4 the church approval. I sent them all the plans and
5 reports, and I believe they are in support as well.

6 Thank you very much. Michael Yates is going
7 to address the design variation. Then we'll pass.

8 HEARING MASTER HATLEY: Mr. Horner, who is
9 the actual applicant at this point?

10 MR. HORNER: Good question. My client
11 closed on both those properties under Fletcher
12 Professional Center, LLC.

13 HEARING MASTER HATLEY: And is -- I mean, is
14 there an amended application or something in the
15 file?

16 MR. HORNER: We offered to do that and quite
17 honestly, it slipped our minds. So we just wanted
18 to clarify for the record. We are not representing
19 Tampa Bay Community Church, and they are not the
20 applicant or the fee simple title holders or
21 holders of deed.

22 HEARING MASTER HATLEY: So it's Fletcher
23 what again?

24 MR. HORNER: Fletcher Professional Center,
25 LLC.

1 HEARING MASTER HATLEY: Thanks.

2 MR. HORNER: On both the BPO and the PD
3 property.

4 HEARING MASTER HATLEY: I'm just curious.
5 You know, procedurally here, because we have an
6 applicant and then it's somebody completely
7 different at the hearing and --

8 MR. CLARK: Ms. Hatley, Cameron Clark. Can
9 you hear me?

10 HEARING MASTER HATLEY: Thank you,
11 Mr. Clark. Yes.

12 MR. CLARK: Sure. So I'm curious -- and
13 then honestly, Mr. Grady might be able to help with
14 this as well.

15 I'm curious as to who signed -- so the
16 application would be signed by the applicant, which
17 can also be the same as the property owner. But if
18 the applicant -- if the owner has signed over an
19 authorization, the application can be signed by
20 both the agent in care of the property owner.

21 Who is -- if the property's changed hands,
22 who signed as the property for the application?

23 MR. HORNER: Mr. Clark, good question.
24 Fletcher Professional Center already closed, even
25 after or prior to our filing. So the affidavit is

1 signed by them. Dr. Richard Kernagis, who is the
2 owner and designated agent for both parcels, which
3 are held titled as Fletcher Professional Center,
4 LLC.

5 MR. CLARK: And is the -- is the transaction
6 to sell the property, has that been recorded? Is
7 that something --

8 MR. HORNER: Closing had already taken
9 place. Yes, sir. Closing's already taken place.
10 They closed prior to our filing. We just carried
11 it over inadvertently from the 2019 petition, Tampa
12 Bay Community Church was the applicant.

13 MR. CLARK: On the notices, who was the --
14 if interested parties, who would they contact?

15 MR. HORNER: My name as agent from the
16 affidavit on both parcels was on the notice.

17 MR. CLARK: So -- okay. So just to make
18 sure, the property owner that signed the
19 application is your client and not the previous
20 owner?

21 MR. HORNER: I'm sorry, the client?

22 MR. CLARK: And, Mr. Grady, do you see are
23 you able to see what I'm talking about? I've just
24 never seen in all the years doing this never seen
25 before.

1 MR. GRADY: We're having problems getting
2 into the office database to look at the
3 authorizations.

4 MR. HORNER: There are one affidavit with
5 two folios, same owner, Professional -- Fletcher
6 Professional Center, LLC, authorized myself as
7 agent on both of those filings.

8 So the PD is authorized by the current owner
9 that has been the current owner for almost a year.

10 MR. CLARK: And so the County's records
11 property appraiser, they all shows your client as
12 the current owner of the property?

13 MR. HORNER: That's correct.

14 MR. CLARK: So how did the previous owner
15 name get mixed up in this?

16 MR. HORNER: Because on a 2019 PD, when we
17 digitized the application form, we just pulled that
18 information, and it showed as Community -- Tampa
19 Bay Community Church, who was the owner two years
20 ago, not the owner today.

21 MR. GRADY: Mr. Clark, there is an
22 authorization from the new property owner
23 authorizing Mr. Horner to be as representative. So
24 there is an authorization in the file on the
25 current property owner.

1 MR. CLARK: Okay. Madam Hearing Officer, I
2 think what is stated that -- as long as, you know,
3 he's able to see (audio out) Mr. Horner for a while
4 with these applications. Everything is verifiable.

5 As long as that's the case, you have -- he's
6 been signed over as authorized agent, and notices
7 would have referred to him as the point of contact
8 for any questions.

9 It's an unusual mistake to have -- it looks
10 like everything is in order to proceed.

11 MR. HORNER: Thank you. I apologize for the
12 confusion. We'll file an amended application
13 post-hearing. Thank you.

14 HEARING MASTER HATLEY: Thank you,
15 Mr. Clark. Thank you, Mr. Horner.

16 MR. YATES: Hi. Good evening. Michael
17 Yates with Palm Traffic, 400 North Tampa Street.

18 I'm going to just discuss briefly the
19 traffic. We have a design exception that we
20 submitted. It has been found approvable.

21 Mostly the improvements are related to
22 access and safety improvements along Fletcher
23 Avenue. We've moved the driveway a little further
24 to the east, which allows the extension of the
25 existing that is out there.

1 There is an existing two-way left turn lane
2 out here on Fletcher today that's created a safety
3 issue. As part of this project, we are going to be
4 closing that and reinstalling the median that is
5 existing to the east. So extending that through
6 there to create -- remove the safety issues.

7 There's also a driveway to the east. That's
8 sort of the eastern parcel. That is going to be
9 closed and removed. Again, it's a wash and trips.
10 They're 18,000 square feet of medical office space.
11 Happy to answer any questions.

12 HEARING MASTER HATLEY: Don't have any
13 questions for you. Thank you.

14 MR. YATES: Thank you.

15 HEARING MASTER HATLEY: All right.
16 Development Services.

17 MS. HEINRICH: Hi. Good evening again.
18 This is Michelle Heinrich, Development Services.
19 I'm going to go ahead and share my screen.
20 Hopefully, that comes up for you okay.

21 HEARING MASTER HATLEY: Yes.

22 MS. HEINRICH: Okay. Great. As you saw,
23 this is a PD for property located on the north side
24 of Fletcher Avenue. Get to the map here. The
25 request is for 18,000 square feet of medical office

1 which results in a floor area ratio of 0.12.

2 As you heard Mr. Horner state, there is an
3 associated PD variation to the required buffer
4 width along the west and northwest portion of the
5 buffer.

6 The site is slightly over three and a half
7 acres in size. It is located in the Greater
8 Carrollwood Northdale Community Planning Area.

9 It does -- the new PD is encompassing two
10 previously approved PDs. What I have shown here on
11 the PowerPoint is those locations. The yellow on
12 the west is the most recently approved PD. That is
13 PD 19-1037.

14 And in the green is PD -- or I'm sorry,
15 BPO-R Restricted. That was approved in 2016. Both
16 of these do currently allow for medical office
17 uses, and as you can see here, both of them have an
18 intensity of approximately the same as what was
19 previously approved.

20 This property is in the RES-4 Future Land
21 Use Category. This is a suburban Land Use
22 category. It allows for residential, commercial,
23 and office uses to be considered for rezoning and
24 in this category, the maximum FAR is 0.25.

25 This is an aerial of the property, and as you

1 can see, properties to the north is single-family
2 residential and a church property to the northwest.
3 That's all in the RSC-6 zoning.

4 Property to the south is a vegetated wetland
5 area associated with the townhomes located to the
6 southwest. To the west is Sweetwater Creek as well
7 as a very narrow strip of property that the church
8 kept when the property was rezoned.
9 And to the east is single-family residential. Also
10 in the RSC-6 category.

11 Under the new PD, you can see that the
12 development is located to the west, the furthest
13 point, from existing residential in the area. It's
14 limited to 18,000 square feet. It is limited to
15 medical office use only.

16 There are conditions of approval in regards
17 to the scale and appearance of the building for it
18 to be residential in appearance, much like the
19 elevation that Mr. Horner showed you.

20 Also, there is buffering and screening
21 variations along the west and northwest, which we
22 just spoke of. The remainder of the property meets
23 or exceeds required buffering and screening, and
24 those are the areas where they're adjacent to
25 residential.

1 And there is one access point proposed on
2 Fletcher and one cross access to the north that
3 allows for the church is located to the north to
4 utilize their property to access Fletcher Avenue.

5 Based on our review, we do find this
6 approvable subject to conditions. This is based on
7 the fact that the site's located in an appropriate
8 Future Land Use Category. It is compatible with
9 the surrounding areas giving the site planning
10 techniques utilized.

11 It does not exceed the maximum intensity of
12 the Comprehensive Plan and has been found to be
13 consistent with the Comprehensive Plan.

14 And lastly, we did not receive any objections
15 from the reviewing agencies. Notably, EPC, which
16 you heard Mr. Horner speak about, which did take a
17 closer look at the wetland impacts that could
18 possibly occur, and Transportation Staff, which as
19 you heard, has found a design exception that is
20 approvable for the substandard roadway conditions
21 on Fletcher Avenue.

22 This concludes my presentation. I'm
23 available if you have any questions.

24 HEARING MASTER HATLEY: Thank you.

25 All right. Planning Commission.

1 MS. MASSEY: Hi. Jillian Massey with
2 Planning Commission staff.

3 The subject is located in the Residential-4
4 Future Land Use Category. It's located in the
5 Urban Service Area and within the limits of the
6 Greater Carrollwood Northdale Community Plan.

7 The intent of the Residential-4 Land Use
8 Category is to designate areas that are suitable
9 for low density residential development. In
10 addition, suburban scale neighborhood, commercial
11 office, multipurpose, and mixed-use projects
12 serving the area may be permitted subject to the
13 goals, objectives, and policies of the Land Use
14 Category and applicable to that development
15 regulations and conforming to establish locational
16 criteria for specific Land Use.

17 At least 75 percent of the site is not
18 within 900 feet of a qualifying intersection and
19 does not meet commercial locational criteria as
20 outlined in Policy 22.2.

21 Per Policy 22.6, office development may be
22 exempt from locational criteria if it is proposed
23 as a buffer between existing commercial and
24 residential uses or adjacent to existing commercial
25 uses other than offices.

1 The proposed medical office development is
2 adjacent to existing office uses on the west side
3 and does not meet the exemption. The commercial
4 locational criteria waiver is required per Policy
5 22.8. The subject site does not meet locational
6 criteria, and the applicant has submitted a waiver
7 request.

8 The subject property is comprised of making
9 commercial lots, and single-family properties are
10 located to the north, west, and southwest. Public
11 institutional lots are located to the northeast and
12 south. Vacant commercial and light commercial are
13 located to the west.

14 Per Policy 16.1 of the Future Land Use
15 Element requires the use of locational criteria for
16 placement of nonresidential uses. Policy 16.3
17 requires that development and redevelopment be
18 integrated with adjacent land uses through creation
19 of complementary uses.

20 Policy 16.10 requires that any density
21 increase be compatible with the existing proposed
22 for Planned Development. The previously approved
23 office building for the eastern portion of the site
24 is no longer proposed as part of this application.

25 The applicant proposes a 10-foot buffer with

1 Type A screening. On the north, a 20-foot buffer
2 with Type B screening on the northwest and will
3 preserve the existing natural buffer area and
4 wetlands on the eastern portion of the site.

5 The requested medical office use is
6 consistent with the other uses on West Fletcher
7 Avenue. Due to the proposed conditions, Planning
8 Commission staff recommends the Board approve and
9 grant the waiver for commercial locational
10 criteria.

11 The subject site is located within the limits
12 of the Greater Carrollwood Northdale Community
13 Plan. The plan discourages new developments from
14 being strict commercial and requires a mixed-use
15 development and redevelopment to be identified
16 community -- to be located at identified community
17 activity centers or intersections complying with
18 locational criteria.

19 The proposed development is not a mixed-use
20 or redevelopment project. The proposed development
21 will not be a strict commercial and is just under a
22 half mile east from the designator West Fletcher
23 Avenue and Dale Mabry Highway activity center.

24 The proposed site meets the intent of the
25 Greater Carrollwood Northdale Community Plan.

1 And based upon those considerations,
2 Planning Commission staff finds that the proposal
3 is consistent with the Future of Hillsborough
4 Comprehensive Plan for unincorporated Hillsborough
5 County subject to the conditions proposed by the
6 Department of Development Services. Thank you.

7 HEARING MASTER HATLEY: Thank you.

8 All right. Development Services, anything
9 further?

10 MR. GRADY: Nothing further.

11 HEARING MASTER HATLEY: All right.

12 Applicant, anything further?

13 MR. HORNER: Michael Horner again.

14 I forgot to mention there is locational
15 criteria required.

16 MR. GRADY: Madam Hearing Officer, I don't
17 think you asked for --

18 HEARING MASTER HATLEY: I skipped a whole
19 section --

20 MR. HORNER: Because you see an empty room.

21 HEARING MASTER HATLEY: It is getting late.
22 Thank you. I'm so sorry. Let me back up.

23 All right. Is there anyone here or online
24 who wishes to speak as a proponent in support of
25 this item? No one online. No one in the room.

1 All right. Thank you. Is there anyone here
2 or online who wishes to speak in opposition to this
3 item? No one online. No one here.

4 All right. Thank you. We've heard from
5 Development Services. Mr. Horner.

6 MR. HORNER: I'll just conclude by saying we
7 reinstated the prior commercial locational criteria
8 waiver from the 2019 application.

9 Again, this is not adding any entitlements.
10 This is a redistribution of existing entitlements.
11 Thank you very much for your time tonight.

12 HEARING MASTER HATLEY: Thank you.

13 All right. That concludes the hearing on
14 Rezoning 21-0961, and that concludes our meeting
15 tonight.

16 (Hearing was concluded at 10:33 p.m.)

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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

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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH
Land Use Hearing Master

DATE: Monday, September 13, 2021

TIME: Commencing at 6:00 p.m.
Concluding at 10:36 p.m.

PLACE: Cisco Webex

Reported By:

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

1 applicant to the October 18, 2021, Zoning Hearing
2 Master Hearing.

3 Item A-17, Major Mod Application 21-0877.
4 This application is out of order to be heard and is
5 being continued to the October 18, 2021, Zoning
6 Hearing Master Hearing.

7 Item A-18, Rezoning-PD 21-0959. This
8 application has been continued by the applicant to
9 the October 18, 2021, Zoning Hearing Master
10 Hearing.

11 Item A-19, Rezoning-PD 21-0961. This
12 application is out of order to be heard and is
13 being continued to the October 18, 2021, Zoning
14 Hearing Master Hearing.

15 Item A-20, Rezoning-PD 21-0962. This
16 application is out of order to be heard and is
17 being continued to the October 18, 2021, Zoning
18 Hearing Master Hearing.

19 Item A-21, Major Mod 21-0963. This
20 application is out of order to be heard and is
21 being continued to the November 15, 2021, Zoning
22 Hearing Master Hearing.

23 Item A-22, Rezoning-PD 21-0969. This
24 application is being continued by the applicant to
25 the October 18, 2021, Zoning Hearing Master



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

DATE/TIME: 10/18/21 6pm

HEARING MASTER: Pamela So Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION # RZ 21-0110</p>	<p>PLEASE PRINT NAME <u>Todd Frazzetta</u> MAILING ADDRESS <u>200 N 4th Ave S #451</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>813-544-1260</u></p>
<p>APPLICATION # RZ 21-0962</p>	<p>PLEASE PRINT NAME <u>M. D. HORNER, AICP</u> MAILING ADDRESS <u>14502 N. DYE MARY ANNE</u> CITY <u>T</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>962-3395</u></p>
<p>APPLICATION # RZ VS 20-1266</p>	<p>PLEASE PRINT NAME <u>Truett Gardner</u> MAILING ADDRESS <u>400 N Ashley Dr #1100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE _____</p>
<p>APPLICATION # RZ VS 20-1266</p>	<p>PLEASE PRINT NAME <u>Jeff Lazenby</u> MAILING ADDRESS <u>632 E Main St #301</u> CITY <u>Lakeland</u> STATE <u>FL</u> ZIP <u>33801</u> PHONE _____</p>
<p>APPLICATION # RZ 20-1266</p>	<p>PLEASE PRINT NAME <u>DENNIS FACKLER</u> MAILING ADDRESS <u>11808 BALM-RIVERVIEW RD</u> CITY <u>RIVERVIEW</u> STATE <u>FL</u> ZIP <u>33569</u> PHONE <u>813-599-1526</u></p>
<p>APPLICATION # RZ 20-1266</p>	<p>PLEASE PRINT NAME <u>Zoe Fackler</u> MAILING ADDRESS <u>11808 Balm Riverview Rd</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33569</u> PHONE <u>813-679-1993</u> I HAVE photo's that I couldn't send</p>

Did not submit photo

DATE/TIME: 10/18/21 6pm HEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>21-0985</u>	PLEASE PRINT NAME <u>Carlos Fuente</u> MAILING ADDRESS <u>23738 Peace Pipe Court</u> CITY <u>Lute</u> STATE <u>FL</u> ZIP <u>33559</u> PHONE <u>813-598-4224</u>
APPLICATION # <u>RZ</u> <u>21-1085</u>	PLEASE PRINT NAME <u>Anh Nguyen</u> MAILING ADDRESS <u>310 N. Glen Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>813-226-7366</u>
APPLICATION # <u>RZ</u> <u>21-1099</u>	PLEASE PRINT NAME <u>Ruth Londono</u> MAILING ADDRESS <u>1502 W. Busch Blv. Ste P</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP <u>3360</u> PHONE <u>813 919 7802</u>
APPLICATION # <u>RZ</u> <u>21-1099</u>	PLEASE PRINT NAME <u>Robert Briesacher</u> MAILING ADDRESS <u>7701 ANN BALLARD RD</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33621</u> PHONE <u>813-885-3667</u>
APPLICATION # <u>RZ</u> <u>21-1099</u>	PLEASE PRINT NAME <u>MARCIO VICI RA</u> MAILING ADDRESS <u>7703 ANN BALLARD RD</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33639</u> PHONE <u>813-967-7180</u>
APPLICATION # <u>RZ</u> <u>21-1220</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>400 Oak Ave 7 #495</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>813-760-760</u>

DATE/TIME: 10/8/21 6pm HEARING MASTER: Pamela Jozhatley

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

<p>APPLICATION # RZ VS 21-1220</p>	<p>PLEASE PRINT NAME <u>Jacob Goldstein</u></p> <p>MAILING ADDRESS <u>5817 N. Cameron Ave</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33614</u> PHONE _____</p>
<p>APPLICATION # RZ 21-0113</p>	<p>PLEASE PRINT NAME <u>Todd Pressman</u></p> <p>MAILING ADDRESS <u>200 2nd Ave S. #451</u></p> <p>CITY <u>J. fele</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>813-760-1760</u></p>
<p>APPLICATION # MM 21-0313</p>	<p>PLEASE PRINT NAME <u>MATT NEWTON</u></p> <p>MAILING ADDRESS <u>101 E. KENNEDY BLVD #2800</u></p> <p>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33612</u> PHONE <u>813.727.4626</u></p>
<p>APPLICATION # MM VS 21-0865</p>	<p>PLEASE PRINT NAME <u>Truett Gardner</u></p> <p>MAILING ADDRESS <u>400 N. Ashley Dr #1100</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE _____</p>
<p>APPLICATION # MM VS 21-0865</p>	<p>PLEASE PRINT NAME <u>Matthew Femal</u></p> <p>MAILING ADDRESS <u>655 N. Franklin St #150</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE _____</p>
<p>APPLICATION # MM VS 21-0865</p>	<p>PLEASE PRINT NAME <u>Abby Park</u></p> <p>MAILING ADDRESS <u>655 N. Franklin St #150</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE _____</p>

DATE/TIME: 10/18/21 6pm HEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # MM 21-0865	PLEASE PRINT NAME <u>Derek M. Seckinger</u> MAILING ADDRESS <u>12325 Terracina Chase Ct.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33620</u> PHONE <u>(813) 244-6112</u>
APPLICATION # MM 21-0877	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>
APPLICATION # MM 21-0877	PLEASE PRINT NAME <u>STEVE HENRY</u> MAILING ADDRESS <u>5023 W. LAUREL ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-690-0530</u>
APPLICATION # MM 21-0877	PLEASE PRINT NAME <u>JOE CIMINO</u> MAILING ADDRESS <u>4260 W. LINDBAUGH AVE.</u> CITY TAMPA STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>813-610-1343</u>
APPLICATION # VS MM 21-0877	PLEASE PRINT NAME <u>Joel Tew</u> MAILING ADDRESS <u>35595 US Hwy 19 N. #921</u> CITY <u>Palm Harbor</u> STATE <u>FL</u> ZIP <u>34684</u> PHONE _____
APPLICATION # MM 21-0877	PLEASE PRINT NAME <u>Travis THAYER</u> MAILING ADDRESS <u>21733 OTTS WAY</u> CITY <u>LAND O LAKES</u> STATE <u>FL</u> ZIP <u>34639</u> PHONE <u>813-917-9432</u>

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

PAGE 5 OF 7

DATE/TIME: 10/18/21 6pm HEARING MASTER: Pamela Jo Hatley

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

APPLICATION # MM 21-0877	PLEASE PRINT NAME <u>CHERYL AYRES</u> MAILING ADDRESS <u>18717 GERACI Rd</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33548</u> PHONE <u>813 928 8848</u>
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APPLICATION # MM VS 21-0877	PLEASE PRINT NAME <u>Mary Ann Szejda</u> MAILING ADDRESS <u>18711 Geraci Rd</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33548</u> PHONE _____
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APPLICATION # MM VS 21-0877	PLEASE PRINT NAME <u>Chuck Carnevale</u> MAILING ADDRESS <u>18109 Geraci Rd</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33548</u> PHONE _____
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APPLICATION # MM 21-0877	PLEASE PRINT NAME <u>JENNIFER RANKIN</u> MAILING ADDRESS <u>19014 CEDAR Ln</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33548</u> PHONE <u>813-240 5492</u>
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APPLICATION # MM- 21-0877	PLEASE PRINT NAME <u>Barbara Brock</u> MAILING ADDRESS <u>1418 May St.</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33548</u> PHONE <u>(813) 785-4663</u>
---------------------------------	--

APPLICATION # MM 21-0877	PLEASE PRINT NAME <u>Dryan Flynn</u> MAILING ADDRESS <u>2608 Wilson Circle</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33548</u> PHONE <u>772-633-5300</u>
--------------------------------	--

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

APPLICATION # MM 21-0877	PLEASE PRINT NAME <u>Bonnie Varon</u> MAILING ADDRESS <u>3302 Del Prado Ct</u> CITY <u>TRA</u> STATE <u>FL</u> ZIP <u>33614</u> PHONE <u>813-484-8954</u>
APPLICATION # MM 21-0877	PLEASE PRINT NAME <u>Edward Atzenhofer Atzenhoefer</u> MAILING ADDRESS <u>2308 W Bristol Av</u> CITY <u>Tempe</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>813-787-9118</u>
APPLICATION # MM 21-0877	PLEASE PRINT NAME <u>Robert Alexander</u> MAILING ADDRESS <u>2629 Wilson Circle</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33548</u> PHONE <u>813-368-7500</u>
APPLICATION # MM 21-0877	PLEASE PRINT NAME <u>Ann Marie Coats</u> MAILING ADDRESS <u>2618 Wilson Circle</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33548</u> PHONE <u>813-690-2339</u>
APPLICATION # MM 21-0877	PLEASE PRINT NAME <u>MICHAEL HUSKEY</u> MAILING ADDRESS <u>18211 GRIFFITH RD</u> CITY <u>LUTZ</u> STATE <u>FL</u> ZIP <u>33548</u> PHONE <u>813-431-5979</u>
APPLICATION # MM 21-0877	PLEASE PRINT NAME <u>Matthew Miller</u> MAILING ADDRESS <u>4260 W/ Lindahl Ave</u> CITY <u>Tempe</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>813-265-3130</u>

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

PAGE 7 OF 7

DATE/TIME: 10/18/21 6pm HEARING MASTER: Pamela Jo Hatley

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

APPLICATION # MM 21-0877	PLEASE PRINT NAME <u>David Franklin Faulkner</u> MAILING ADDRESS <u>2734 Conservatory Center Dr</u> CITY <u>TAMM</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-641-8168</u>
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APPLICATION # RZ 21-0961	PLEASE PRINT NAME <u>Michael Horner</u> MAILING ADDRESS <u>14502 N. Dale Mabrey Hwy</u> CITY <u>T</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>962-2395</u>
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APPLICATION # RZ 21-0961	PLEASE PRINT NAME <u>Michael Yates</u> MAILING ADDRESS <u>PALM TRAFFIC 400 N TAMPA ST, 15th Floor</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 359 8311</u>
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APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
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APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
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APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
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HEARING TYPE: ZHM, PHM, VRH, LUHO

DATE: October 18, 2021

HEARING MASTER: Pamela Jo Hatley

PAGE: 1 OF 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 21-0113	Brian Grady	1. Revised staff report	Yes (Copy)
RZ 21-0113	Todd Pressman	2. Applicant presentation packet	No
MM 21-0865	Brian Grady	1. Revised staff report	Yes (Copy)
MM 21-0313	Brian Grady	1. Revised staff report	Yes (Copy)
MM 21-0313	Matt Newton	2. Applicant presentation packet	No
RZ 21-1220	Todd Pressman	1. Applicant presentation packet	No
MM 21-0877	Brian Grady	1. Revised staff report	Yes (Copy)
MM 21-0877	Kami Corbett	2. Applicant presentation packet	No
MM 21-0877	Steve Henry	3. Applicant presentation packet	No
MM 21-0877	Barbara Brock	4. Opposition presentation packet	No
MM 21-0877	Brian Flynn	5. Opposition presentation packet	No
MM 21-0877	Ann Marie Coats	6. Opposition presentation packet	No
RZ 21-0961	Michael Horner	1. Applicant presentation packet	No

OCTOBER 18, 2021 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, October 18, 2021, at 6:00 p.m., held virtually.

📄 Pamela Jo Hatley, ZHM, called the meeting to order and led in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

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

B.2.RZ 21-0110

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

📄 Todd Pressman applicant rep, presents testimony.

📄 Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant/continued to December 13, 2021.

D.6. RZ 21-0962

📄 Brian Grady, Development Services, calls RZ 21-0962.

📄 Michael Horner applicant rep, presents testimony.

📄 Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant/continued to December 13, 2021.

📄 A.16.RZ Lark Ventures, LLC /KISS Properties, LLC / Royce Kroenke - Withdrew.

📄 Brian Grady, Development Services, continues review of changes/withdrawals/continuances.

📄 Pamela Jo Hatley, ZHM, overview of ZHM process.

📄 Assistant County Attorney Mary Dorman overview of oral argument/ZHM process.

📄 Pamela Jo Hatley, ZHM, Oath

📄 D.4. MM 21-0877 - will be heard by the BOCC on November 9, 2021, Recommendation due on November 1, 2021.

B. REMANDS


B.1.RZ 20-1266


- ☐ Brian Grady, Development Services, calls RZ 20-1266.
- ☐ Susan Finch, ZHM, introduction.
- ☐ Truett Gardner applicant rep, presents testimony.
- ☐ Jeff Lazenby, applicant rep, presents testimony.
- ☐ Susan Finch, ZHM, questions to applicant rep.
- ☐ Truett Gardner, applicant rep, answers ZHM questions.
- ☐ Brian Grady, Development Services, staff report.
- ☐ Jillian Massey, Planning Commission, staff report.
- ☐ Susan Finch, ZHM, calls for proponents/opponents.
- ☐ Dennis Fackler, opponent, presents testimony.
- ☐ Zoe Fackler, opponent, presents testimony. Made a note on the sign-in sheet about exhibits but did not submit any documents.
- ☐ Susan Finch, ZHM, questions to Development Services Staff, Transportation.
- ☐ James Ratliff, Development Services Staff, Transportation, answers ZHM question.
- ☐ Susan Finch, ZHM, calls for applicant rep.
- ☐ Truett Gardner, applicant rep, provides rebuttal.
- ☐ Susan Finch, ZHM, calls for Development Services/closes RZ 20-1266.

C. REZONING STANDARD (RZ-STD):


C.1. RZ 21-0985


- ☐ Brian Grady, Development Services, calls RZ 21-0985.
- ☐ Carlos Fuentes, applicant rep, presents testimony.
- ☐ Chris Grandlienard, Development Services, staff report.


 Jillian Massey, Planning Commission, staff report.


 Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep closes RZ 21-0985.


C.2. RZ 21-1085

 Brian Grady, Development Services, calls RZ 21-1085.


 Anh Nguyen applicant rep, presents testimony.


 Isis Brown, Development Services, staff report.


 Jillian Massey, Planning Commission, staff report.


 Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 21-1985.


C.3. RZ 21-1099


 Brian Grady, Development Services, calls RZ 21-1099.


 Ruth Londono, applicant rep, presents testimony.


 Isis Brown, Development Services, staff report.


 Jillian Massey, Planning Commission, staff report.


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


 Robert Briesacher, opponent, presents testimony.


 Marcio Vieira opponent, presents testimony.


 Pamela Jo Hatley, ZHM, calls for Development Services.


 Brian Grady, Development Services, presents rebuttal.

 Pamela Jo Hatley, ZHM, questions to Development Services.

 Brian Grady, Development Services, answers ZHM questions.

 Pamela Jo Hatley, ZHM, calls for applicant rep.

 Ruth Londono, applicant rep, presents rebuttal.

 Pamela Jo Hatley, ZHM, questions to applicant rep.

☒ Ruth Londono, applicant rep, answers ZHM questions and continues rebuttal.

☒ Pamela Jo Hatley, ZHM, closes RZ 21-1099.

C.4. RZ 21-1220

☒ Brian Grady, Development Services, calls RZ 21-1220.

☒ Todd Pressman, applicant rep, presents testimony and submits exhibits.

☒ Pamela Jo Hatley, ZHM, questions to applicant rep.

☒ Todd Pressman, applicant rep, answers ZHM questions.

☒ Brian Grady, Development Services, responds to ZHM.

☒ Chris Grandlienard, Development Services, staff report.

☒ Jillian Massey, Planning Commission, staff report.

☒ Pamela Jo Hatley, ZHM, questions to Planning Commission.

☒ Jillian Massey, Planning Commission, answers ZHM questions.

☒ Pamela Jo Hatley, ZHM, calls for proponents.

☒ Jacob Goldstein, proponent, presents testimony.

☒ Todd Pressman, applicant rep, called point of order.

☒ Pamela Jo Hatley, ZHM, calls for opponent/Development Services/applicant rep.

☒ Todd Pressman, applicant rep, presents rebuttal.

☒ Pamela Jo Hatley, ZHM, closes RZ 21-1220.

☒ Pamela Jo Hatley, ZHM, breaks.

☒ Pamela Jo Hatley, ZHM, resumes hearing.

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

D.1. RZ 21-0113

☒ Brian Grady, Development Services, calls RZ 21-0113.

☒ Todd Pressman, applicant rep, presents testimony and submits exhibits.

Steve Beachy, Development Services, staff report.

Jillian Massey, Planning Commission, staff report.

Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 21-0113.

D.2. MM 21-0313

Brian Grady, Development Services, calls MM 21-0313.

Matt Newton, applicant rep, presents testimony and submits exhibits.

Tim Lampkin, Development Services, staff report.

Jillian Massey, Planning Commission, staff report.

Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes MM 21-0313.

D.3. MM 21-0865

Brian Grady, Development Services, calls MM 21-0865.

Pamela Jo Hatley, ZHM, Oath.

Truett Gardner, applicant rep, presents testimony.

Matthew Femal, applicant rep, presents testimony.

Abby Park, applicant rep, presents testimony.

Truett Gardner, applicant rep, continues testimony.

Tim Lampkin, Development Services, staff report.

Jillian Massey, Planning Commission, staff report.

Pamela Jo Hatley, ZHM, calls for proponents.

Derrick Seckinger, proponent, presents testimony.

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

Pamela Jo Hatley, ZHM, questions to applicant rep.

Matthew Femal, applicant answers ZHM questions.

Truett Gardner, applicant rep, provided rebuttal.

Pamela Jo Hatley, ZHM, closes MM 21-0865.

D.4. MM 21-0877

Brian Grady, Development Services, calls MM 21-0877.

Kami Corbett, applicant rep, presents testimony.

Pamela Jo Hatley, ZHM, Oath

Kami Corbett, applicant rep, continues testimony.

Steve Henry, applicant rep, presents testimony.

Joe Simono, applicant rep, presents testimony.

Pamela Jo Hatley, ZHM, questions to applicant rep.

Joe Cimino, applicant rep, answers ZHM questions and continues testimony.

Michelle Heinrich, Development Services, staff report.

Jillian Massey, Planning Commission, staff report.

Pamela Jo Hatley, ZHM, calls for proponents.

Brian Grady, Development Services, will be heard by the BOCC on November 9, 2021, Recommendation due on November 1, 2021.

Joel Tew, proponent, presents testimony.

Travis Thayer, proponent, presents testimony.

Cheryl Ayres, proponent, presents testimony.

Mary Ann Szeja, proponent, presents testimony.

Chuck Carnevale, proponent, presents testimony.

Jennifer Rankin, proponent, presents testimony.

Pamela Jo Hatley, ZHM, calls for opponents.

Barbara Brock, opponent, presents testimony and submits exhibits.

MONDAY, OCTOBER 18, 2021

- ☐ Bryan Flynn, opponent, presents testimony and submits exhibits.
- ☐ Bonnie Varon, opponent, presents testimony.
- ☐ Edward Atzenhoefer, opponent, presents testimony.
- ☐ Robert Alexander, opponent, presents testimony.
- ☐ Ann Marie Coats, opponent, presents testimony and submits exhibits.
- ☐ Michael Huskey opponent, presents testimony.
- ☐ Pamela Jo Hatley, ZHM, calls for Development Services.
- ☐ Pamela Jo Hatley, ZHM, questions to Development Services.
- ☐ Richard Perez, Development Services, Transportation, answers ZHM questions.
- ☐ Pamela Jo Hatley, ZHM, questions to Development Services.
- ☐ Brian Grady, Development Services, answers ZHM questions.
- ☐ Pamela Jo Hatley, ZHM, calls for applicant rep.
- ☐ Kami Corbett, applicant rep, provides rebuttal.
- ☐ Matthew Miller, applicant rep, provides rebuttal.
- ☐ David Faulkner, applicant rep, provides rebuttal.
- ☐ Joe Cimino, applicant rep, provides rebuttal.
- ☐ Kami Corbett, applicant rep, provides rebuttal.
- ☐ Pamela Jo Hatley, ZHM, closes MM 21-0877.

D.5. RZ 21-0961

- ☐ Brian Grady, Development Services, calls RZ 21-0961.
- ☐ Michael Horner, applicant rep, presents testimony and submits exhibits.
- ☐ Pamela Jo Hatley, ZHM, questions to applicant rep.
- ☐ Michael Horner, applicant rep answers ZHM questions.

MONDAY, OCTOBER 18, 2021

📄 Cameron Clark, Assistant County Attorney, answers ZHM questions and questions to applicant rep.

📄 Michael Horner, applicant rep, answers Assistant County Attorney.

📄 Brian Grady, Development Services, responds to Assistant County Attorney and ZHM.

📄 Cameron Clark, Assistant County Attorney, responds to ZHM.

📄 Michael Yates, applicant rep, presents testimony.

📄 Michelle Heinrich, Development Services, staff report.

📄 Jillian Massey, Planning Commission, staff report.

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

📄 Pamela Jo Hatley, ZHM, called applicant rep.

📄 Michael Horner, applicant rep, answers ZHM questions.

📄 Pamela Jo Hatley, ZHM, closes RZ 21-0961.

ADJOURNMENT

📄 Pamela Jo Hatley, ZHM, adjourns the meeting at 10:33 p.m.

BOUNDARY & TOPOGRAPHIC SURVEY W/EPC LINE LOCATION

SECTION 10, TOWNSHIP 28 SOUTH, RANGE 18 EAST
HILLSBOROUGH COUNTY, FLORIDA

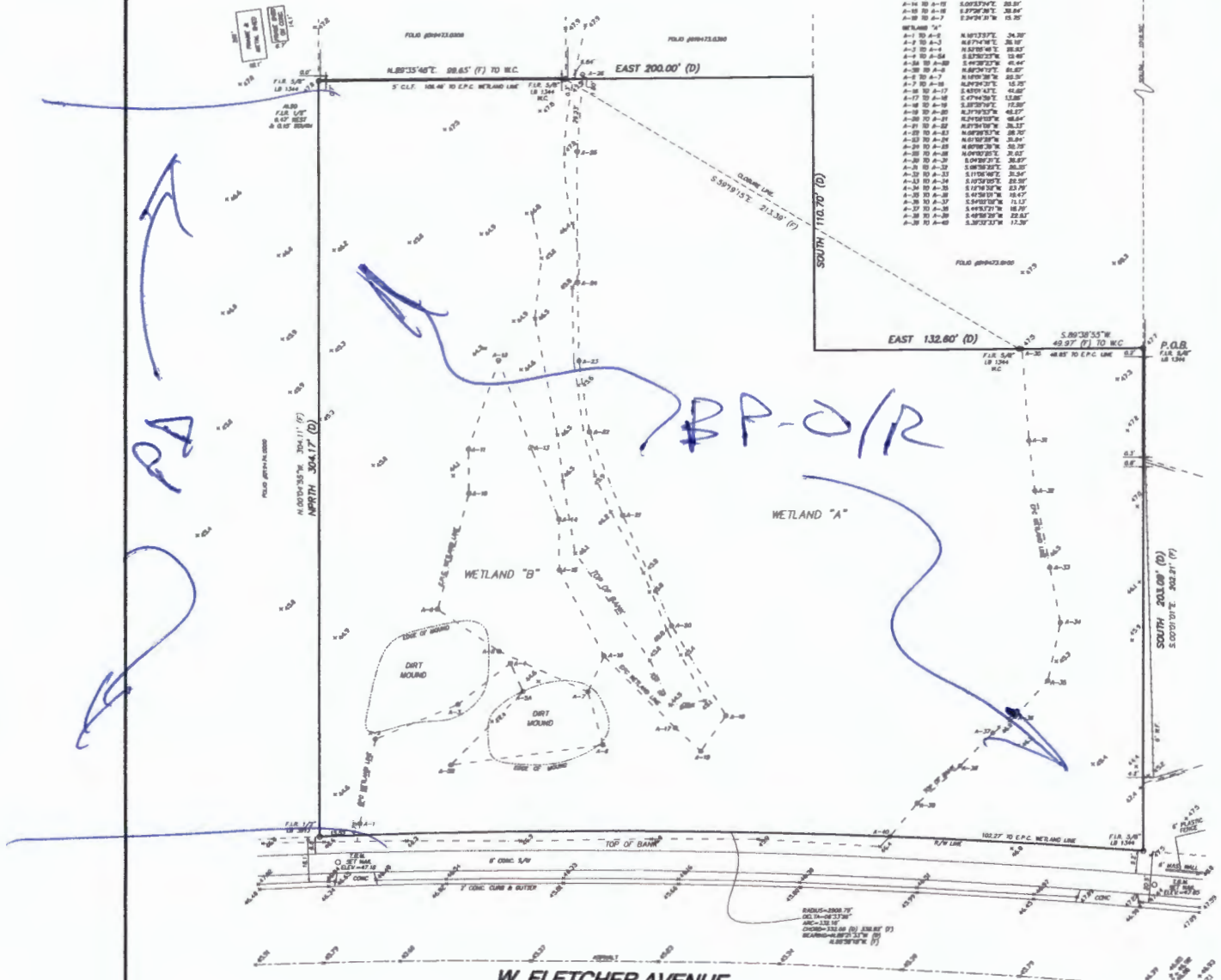
SCALE 1" = 80'
0' 10' 20' 30'



LEGAL DESCRIPTION:
THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 28 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF NORTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 10 AND RUN SOUTH, ALONG THE EAST BOUNDARY OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, A DISTANCE OF 1018.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH, ALONG THE EAST BOUNDARY OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, A DISTANCE OF 203.00 FEET TO THE NORTHERLY POINT OF WAY LINE OF FLETCHER AVENUE; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF A CURVE, ALONG THE NORTHERLY POINT OF WAY LINE OF FLETCHER AVENUE, A DISTANCE OF 332.18 FEET, (RADIUS OF 2908.78 FEET, CHORD DISTANCE OF 132.00 FEET, CHORD BEARING OF N48°21'37"W); THENCE RUN NORTH, A DISTANCE OF 30417 FEET; THENCE RUN EAST, A DISTANCE OF 200.00 FEET; THENCE RUN SOUTH, A DISTANCE OF 110.70 FEET; THENCE RUN EAST, A DISTANCE OF 132.60 FEET TO THE POINT OF BEGINNING.

EPC WETLAND LINE DATA

STATION	BEARING	DISTANCE
WETLAND "A"		
A-1 TO A-2	N 82°28'46"W	28.25'
A-2 TO A-3	S 82°28'46"W	28.25'
A-3 TO A-4	N 82°28'46"W	28.25'
A-4 TO A-5	S 82°28'46"W	28.25'
A-5 TO A-6	N 82°28'46"W	28.25'
A-6 TO A-7	S 82°28'46"W	28.25'
A-7 TO A-8	N 82°28'46"W	28.25'
A-8 TO A-9	S 82°28'46"W	28.25'
A-9 TO A-10	N 82°28'46"W	28.25'
A-10 TO A-11	S 82°28'46"W	28.25'
A-11 TO A-12	N 82°28'46"W	28.25'
A-12 TO A-13	S 82°28'46"W	28.25'
A-13 TO A-14	N 82°28'46"W	28.25'
A-14 TO A-15	S 82°28'46"W	28.25'
A-15 TO A-16	N 82°28'46"W	28.25'
A-16 TO A-17	S 82°28'46"W	28.25'
A-17 TO A-18	N 82°28'46"W	28.25'
A-18 TO A-19	S 82°28'46"W	28.25'
A-19 TO A-20	N 82°28'46"W	28.25'
A-20 TO A-21	S 82°28'46"W	28.25'
A-21 TO A-22	N 82°28'46"W	28.25'
A-22 TO A-23	S 82°28'46"W	28.25'
A-23 TO A-24	N 82°28'46"W	28.25'
A-24 TO A-25	S 82°28'46"W	28.25'
A-25 TO A-26	N 82°28'46"W	28.25'
A-26 TO A-27	S 82°28'46"W	28.25'
A-27 TO A-28	N 82°28'46"W	28.25'
A-28 TO A-29	S 82°28'46"W	28.25'
A-29 TO A-30	N 82°28'46"W	28.25'
A-30 TO A-31	S 82°28'46"W	28.25'
A-31 TO A-32	N 82°28'46"W	28.25'
A-32 TO A-33	S 82°28'46"W	28.25'
A-33 TO A-34	N 82°28'46"W	28.25'
A-34 TO A-35	S 82°28'46"W	28.25'
A-35 TO A-36	N 82°28'46"W	28.25'
A-36 TO A-37	S 82°28'46"W	28.25'
A-37 TO A-38	N 82°28'46"W	28.25'
A-38 TO A-39	S 82°28'46"W	28.25'
A-39 TO A-40	N 82°28'46"W	28.25'
A-40 TO A-41	S 82°28'46"W	28.25'
A-41 TO A-42	N 82°28'46"W	28.25'
A-42 TO A-43	S 82°28'46"W	28.25'
A-43 TO A-44	N 82°28'46"W	28.25'
A-44 TO A-45	S 82°28'46"W	28.25'
A-45 TO A-46	N 82°28'46"W	28.25'
A-46 TO A-47	S 82°28'46"W	28.25'
A-47 TO A-48	N 82°28'46"W	28.25'
A-48 TO A-49	S 82°28'46"W	28.25'
A-49 TO A-50	N 82°28'46"W	28.25'
A-50 TO A-51	S 82°28'46"W	28.25'
A-51 TO A-52	N 82°28'46"W	28.25'
A-52 TO A-53	S 82°28'46"W	28.25'
A-53 TO A-54	N 82°28'46"W	28.25'
A-54 TO A-55	S 82°28'46"W	28.25'
A-55 TO A-56	N 82°28'46"W	28.25'
A-56 TO A-57	S 82°28'46"W	28.25'
A-57 TO A-58	N 82°28'46"W	28.25'
A-58 TO A-59	S 82°28'46"W	28.25'
A-59 TO A-60	N 82°28'46"W	28.25'
A-60 TO A-61	S 82°28'46"W	28.25'
A-61 TO A-62	N 82°28'46"W	28.25'
A-62 TO A-63	S 82°28'46"W	28.25'
A-63 TO A-64	N 82°28'46"W	28.25'
A-64 TO A-65	S 82°28'46"W	28.25'
A-65 TO A-66	N 82°28'46"W	28.25'
A-66 TO A-67	S 82°28'46"W	28.25'
A-67 TO A-68	N 82°28'46"W	28.25'
A-68 TO A-69	S 82°28'46"W	28.25'
A-69 TO A-70	N 82°28'46"W	28.25'
A-70 TO A-71	S 82°28'46"W	28.25'
A-71 TO A-72	N 82°28'46"W	28.25'
A-72 TO A-73	S 82°28'46"W	28.25'
A-73 TO A-74	N 82°28'46"W	28.25'
A-74 TO A-75	S 82°28'46"W	28.25'
A-75 TO A-76	N 82°28'46"W	28.25'
A-76 TO A-77	S 82°28'46"W	28.25'
A-77 TO A-78	N 82°28'46"W	28.25'
A-78 TO A-79	S 82°28'46"W	28.25'
A-79 TO A-80	N 82°28'46"W	28.25'
A-80 TO A-81	S 82°28'46"W	28.25'
A-81 TO A-82	N 82°28'46"W	28.25'
A-82 TO A-83	S 82°28'46"W	28.25'
A-83 TO A-84	N 82°28'46"W	28.25'
A-84 TO A-85	S 82°28'46"W	28.25'
A-85 TO A-86	N 82°28'46"W	28.25'
A-86 TO A-87	S 82°28'46"W	28.25'
A-87 TO A-88	N 82°28'46"W	28.25'
A-88 TO A-89	S 82°28'46"W	28.25'
A-89 TO A-90	N 82°28'46"W	28.25'
A-90 TO A-91	S 82°28'46"W	28.25'
A-91 TO A-92	N 82°28'46"W	28.25'
A-92 TO A-93	S 82°28'46"W	28.25'
A-93 TO A-94	N 82°28'46"W	28.25'
A-94 TO A-95	S 82°28'46"W	28.25'
A-95 TO A-96	N 82°28'46"W	28.25'
A-96 TO A-97	S 82°28'46"W	28.25'
A-97 TO A-98	N 82°28'46"W	28.25'
A-98 TO A-99	S 82°28'46"W	28.25'
A-99 TO A-100	N 82°28'46"W	28.25'



THIS SURVEY APPEARS TO ACCURATELY DEPICT THE LIMITS OF WETLANDS AND OTHER SURFACE WATERS DELINEATED IN ACCORDANCE WITH CHAPTER 62-360 F.S., BY EPC SURVEY SURVEILLANCE 10/12/21 DATE 10/12/21 EXPIRATION DATE

OVERALL AREA=1.998 ACRES
WETLAND "A" AREA=1.037 ACRES
WETLAND "B" AREA=0.082 ACRES
UPLAND AREA=0.863 ACRES

WETLAND "A" - 823.05 LINEAR FEET
WETLAND "B" - 316.75 LINEAR FEET
TOTAL OF 1,139.8 LINEAR FEET

CERTIFIED TO:
RICHARD M. KEITHAIDS

Legend		DAVID L. SMITH SURVEYING AND MAPPING, INC.		Surveyor's Notes:	
1.00' Contour	2.00' Contour	3.00' Contour	4.00' Contour	5.00' Contour	6.00' Contour
7.00' Contour	8.00' Contour	9.00' Contour	10.00' Contour	11.00' Contour	12.00' Contour
13.00' Contour	14.00' Contour	15.00' Contour	16.00' Contour	17.00' Contour	18.00' Contour
19.00' Contour	20.00' Contour	21.00' Contour	22.00' Contour	23.00' Contour	24.00' Contour
25.00' Contour	26.00' Contour	27.00' Contour	28.00' Contour	29.00' Contour	30.00' Contour
31.00' Contour	32.00' Contour	33.00' Contour	34.00' Contour	35.00' Contour	36.00' Contour
37.00' Contour	38.00' Contour	39.00' Contour	40.00' Contour	41.00' Contour	42.00' Contour
43.00' Contour	44.00' Contour	45.00' Contour	46.00' Contour	47.00' Contour	48.00' Contour
49.00' Contour	50.00' Contour	51.00' Contour	52.00' Contour	53.00' Contour	54.00' Contour
55.00' Contour	56.00' Contour	57.00' Contour	58.00' Contour	59.00' Contour	60.00' Contour
61.00' Contour	62.00' Contour	63.00' Contour	64.00' Contour	65.00' Contour	66.00' Contour
67.00' Contour	68.00' Contour	69.00' Contour	70.00' Contour	71.00' Contour	72.00' Contour
73.00' Contour	74.00' Contour	75.00' Contour	76.00' Contour	77.00' Contour	78.00' Contour
79.00' Contour	80.00' Contour	81.00' Contour	82.00' Contour	83.00' Contour	84.00' Contour
85.00' Contour	86.00' Contour	87.00' Contour	88.00' Contour	89.00' Contour	90.00' Contour
91.00' Contour	92.00' Contour	93.00' Contour	94.00' Contour	95.00' Contour	96.00' Contour
97.00' Contour	98.00' Contour	99.00' Contour	100.00' Contour		

DAVID L. SMITH SURVEYING AND MAPPING, INC.
1408 N. LINCOLN AVE., TAMPA, FL 33613
PHONE: (813) 835-2888 FAX: (813) 835-0968

CERTIFICATE OF AUTHORIZATION: T.S. 28982

DATE: 10/12/21

EXPIRATION DATE: 10/12/21

PROJECT: BOUNDARY & TOPOGRAPHIC SURVEY W/EPC LINE LOCATION

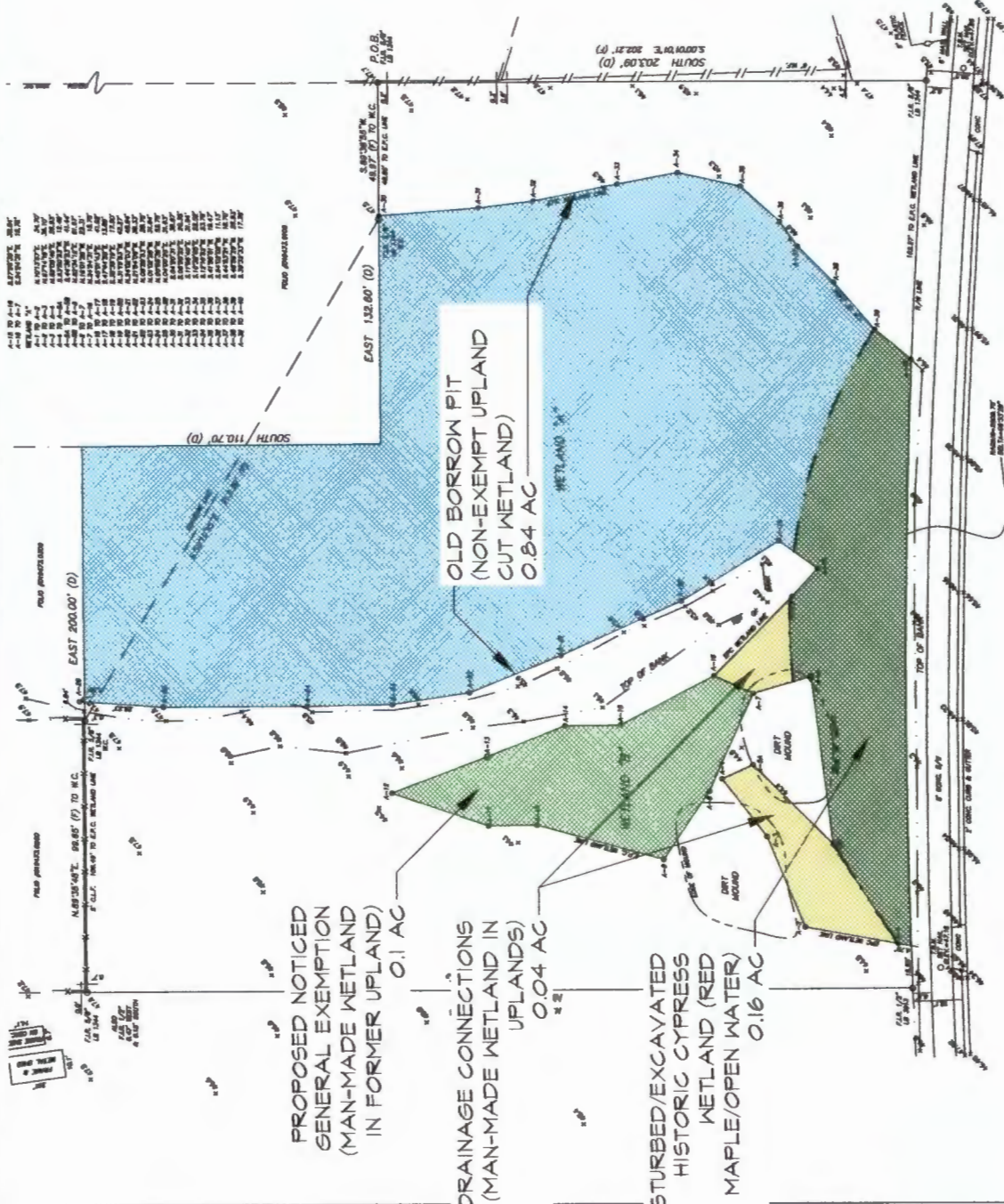
DATE: 10/12/21

PROJECT: BOUNDARY & TOPOGRAPHIC SURVEY W/EPC LINE LOCATION

DATE: 10/12/21

PROJECT: BOUNDARY & TOPOGRAPHIC SURVEY W/EPC LINE LOCATION

DATE: 10/12/21



SCALE: 1" = 40' - 0"

EKISTICS DESIGN STUDIO
 URBAN & LANDING
 LANDSCAPE ARCHITECTURE
 APPLIED ECOLOGY

Post Office Box 270247
 Tampa, Florida 33688
 1202 West Linebaugh Avenue
 (813) 831-8040
 www.ekisticsdesignstudio.com

Signed: _____ Date: _____
 Not Valid Unless Embossed with Seal

NOTICED GENERAL EXEMPTION EXHIBIT
FLETCHER DENTAL OFFICE
 PREPARED FOR: MICHAEL D. HORNER & ASSOCIATES, INC.

Site No.	118	Type	Reg.
Jurisdiction: HILLSBOROUGH COUNTY			
Project: Fletcher Dental Office			
Site No.	K-1481	Owner	TFL

Sheet No. **S-1**
 1 of 1

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- 199 TO 200





**PARTY OF
RECORD**

Rome, Ashley

From: Hearings
Sent: Monday, August 9, 2021 8:13 AM
To: Timoteo, Rosalina; Mason, Carmen
Cc: Rome, Ashley
Subject: FW: VAR-WS 21-1026
Attachments: Hearing Notice Response_VAR-WS 21-1026.pdf

Hi All,

This POR is in reference to both VAR-WS 21-1026 and PD 21-0961.

Thank you,

Connor MacDonald, MURP
Planning & Zoning Technician
Development Services Department (DSD)

P: (813) 829-9602 | **VoIP:** 39402
M: (813) 272-5600
E: macdonaldc@hillsboroughcounty.org
W: HillsboroughCounty.Org

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

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

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

From: John James <johncj0899@gmail.com>
Sent: Monday, August 9, 2021 7:16 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: VAR-WS 21-1026

[External]

To whom it may concern,
Please find attached documents provided from the community in response to application number VAR-WS 21-1026.

This email is from an **EXTERNAL** source and did not originate from a Hillsborough County email address. Use caution when clicking on links and attachments from outside sources.



**Hillsborough
County Florida**
Development Services

LAND USE HEARING OFFICER LETTER OF NOTICE

To: Surrounding Property Owner
and/or Any Registered Neighborhood
Organization or Civic Association

APPLICATION NUMBER: VAR-WS 21-1026
APPLICATION FILING DATE: 06/29/2021

You are hereby notified that the undersigned is requesting a Variance before the Land Use Hearing Officer of Hillsborough County at a public hearing.

You have received notice of this requested action because you are a property owner or the designated representative of a Registered Neighborhood Organization and/or Civic Association within the required distance of the subject site.

PUBLIC HEARING DATE: 08/23/2021 **TIME:** 10:00 AM

LOCATION OF PUBLIC HEARING: Robert W. Saunders, Sr. Public Library, Ada T. Payne Community Room*
1505 N Nebraska Ave, Tampa, FL 33602
(*Virtual participation in this public hearing is available through communications media technology, as described in the "About the Hearing" section, below.)

NATURE OF REQUEST: (Provide a general description of the request)

Variance to encroach into the Wetland Conservation Area Setback.

(Note: For applications related to alcoholic beverage use, the Land Use Hearing Officer shall consider a waiver of the distance requirements from existing certain community uses and residentially zoned property, and/or from the maximum number of alcoholic beverage establishments within 1000 feet of the proposed Alcoholic Beverage Development Permit. The Land Use Hearing Officer shall consider in connection with each waiver whether special or unique circumstances exist such that the proposed use does not have significant negative impacts on surrounding land uses and whether certain circumstances exist such that the necessity for the specified distance requirement is negated.)

LOCATION OF THE PROPERTY: (Address and/or General Location) _____

North side of W Fletcher Ave and 1000 ft East from Orange Grove Dr

Copies of the application and department reports are kept by the Administrator and are open to public inspection in the offices of the Clerk of the Board and the County Administrator. The application may be reviewed online through the Hillsborough County Development Services Department webpage located at: <http://hcflgov.net/pgmstore>

Additional information concerning this application may be obtained by calling the Hillsborough County Development Services Department at: (813) 307-4739.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in the proceeding, and those seeking an interpreter, should contact the Customer Service Center at telephone number (813) 272-5600 or Hearing/Voice Impaired Call 711 no later than 48 hours prior to the proceedings. This meeting is closed captioned for the hearing impaired.

Para información en Español, favor de llamar al (813) 307-4739

Applicant / Representative

Name: Michael D. Horner, AICP
Address: 14502 N Dale Mabry Hwy. Ste. 200. Tampa, FL 33618
Phone: 813.962.2395 Please call with any questions.
Email: mdhorner.aicp@gmail.com

Send Written Comments or Evidence, along with your physical address and email address to:

DSD - Community Development Division, PO BOX 1110, Tampa, FL 33601; or Email to Hearings@HCFLGov.net

Additional information may be obtained or a neighborhood meeting may be requested by contacting the applicant or the applicant's representative at the number listed above.

PLEASE USE ORIGINAL FORM - DO NOT RETYPE

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LETTER OF OPPOSITION

We are petitioning to the **Variance Application Number VAR-WS 21-1026** hearing dated 08/23/2021 and now the **Proposed Rezoning RZ-PD 21-0961**.

To Whom It May Concern:

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- A decrease in the market value of our homes
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LETTER OF OPPOSITION (cont.)

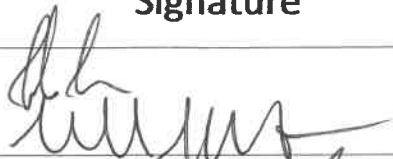

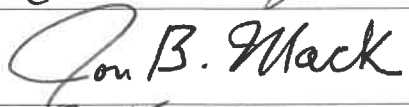

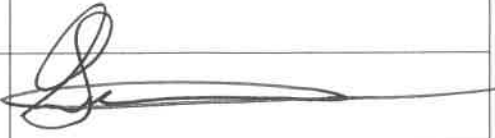
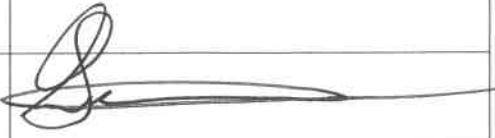





- This type of commercial space does not fit into the single-family neighborhood
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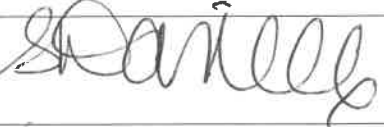
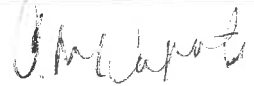
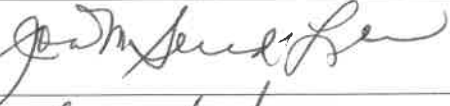

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The Residents of Reseda Court who oppose these actions.

Name	Address	Phone Number	Signature
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John + Elizabeth Figora	3131 Reseda Ct	813 968-8390	
Jon + Sherri MACK	3129 Reseda	813-504-6944	
Bruce Kenisky Dianne Zink	3125 Reseda Ct	813-962-7184	
Andy	3123 Reseda Ct	aceusters@gmail	
Giovanny	3119 Reseda Ct	813-808-9127	
KAREN L. BAKER Karen L. Baker	3113 Reseda Ct	703. 869. 0610	
Jacquelyn Satmary	3111 Reseda Ct.	(813) 748-7883	
MARK STASSI Fauentino Prado	3109 Reseda Ct	813-312-4466	
Patricia Prado	3107 Reseda Ct	813-962-8103	
John Whitehurst	3114 Reseda Ct	813 968 3092	

LETTER OF OPPOSITION (continued)

Name	Address	Phone Number	Signature
Surreeta Darnille	3120 Reseda Ct.	813-455 6772	
Anca M Capote Sophia 731@gmail.com	3124 Reseda Ct	813-264-0433	
Joan M. Lever sarahlever@mac.com	3134 Reseda Ct	813-265- 6716	
Aaron Lever raab.lever@gmail.com	3134 Reseda Ct	813-523-8012	



3131

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3132

Case # 21-0961

Example #2

SWERDLOFF & BERRY

SURVEYING, INC.

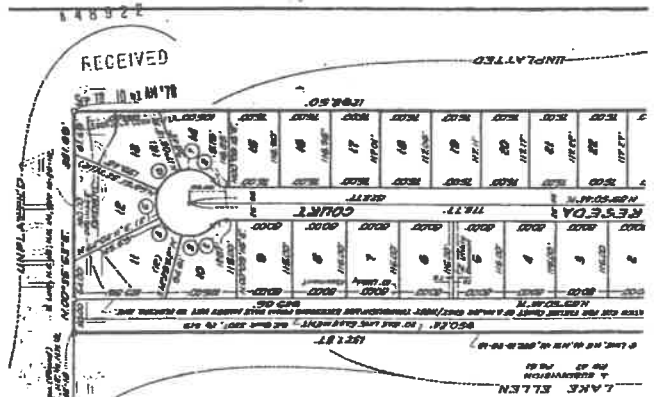
370 Waymont Court • Lake Mary, FL 32746 • Voice 407.688.7631 • Fax 407.688.7691

Legal Description

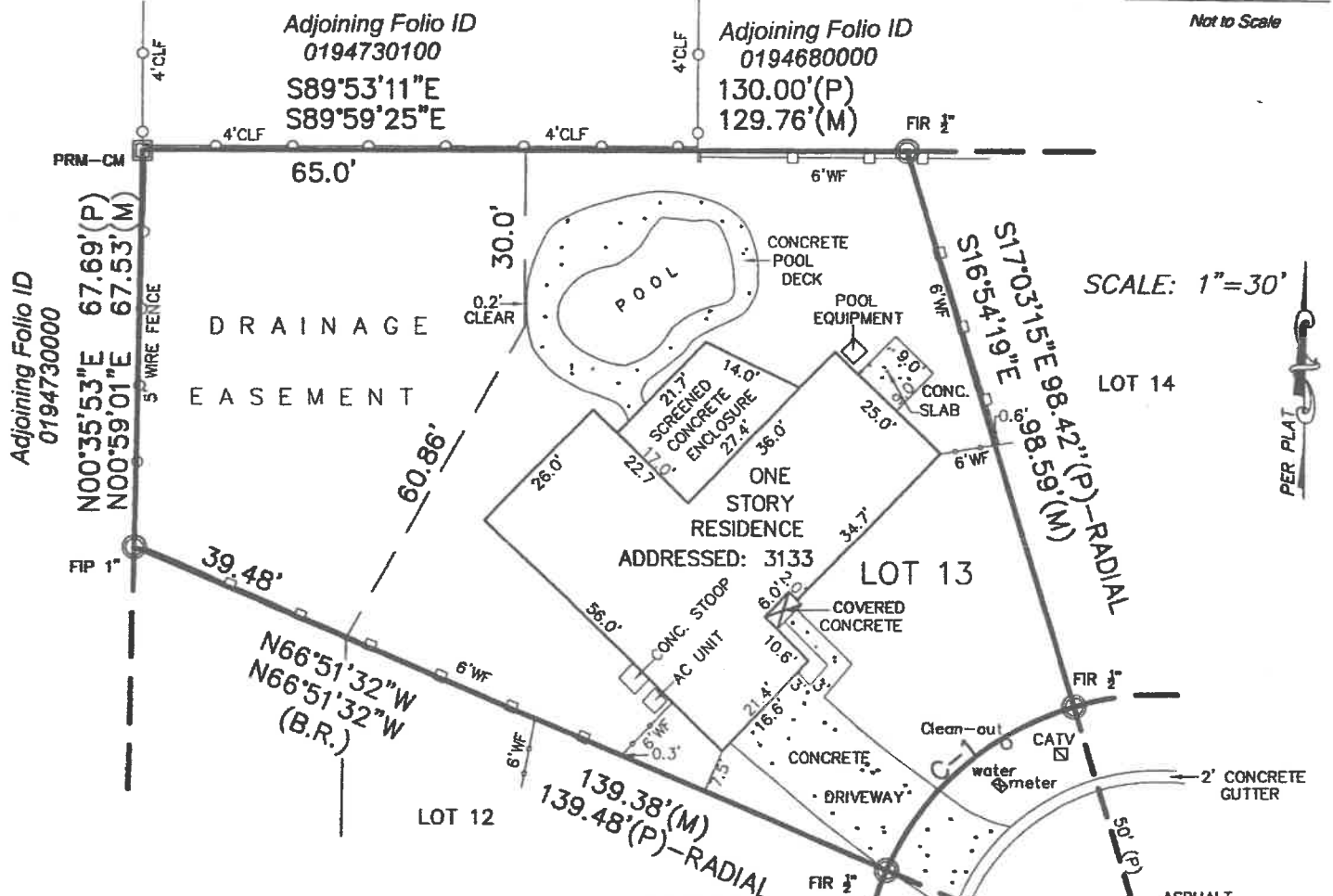
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Suffix: H F.I.R.M. Date: 8/28/2008 Flood Zone: X
Date of field work: 5/17/2010 Completion Date: 5/18/2010

Certified to:
John James; Nicole James; Island Title Services, Inc.; Fidelity National Title Insurance Company; Wells Fargo Bank, N.A., its successors and/or assigns.



LOCATION SKETCH
Not to Scale

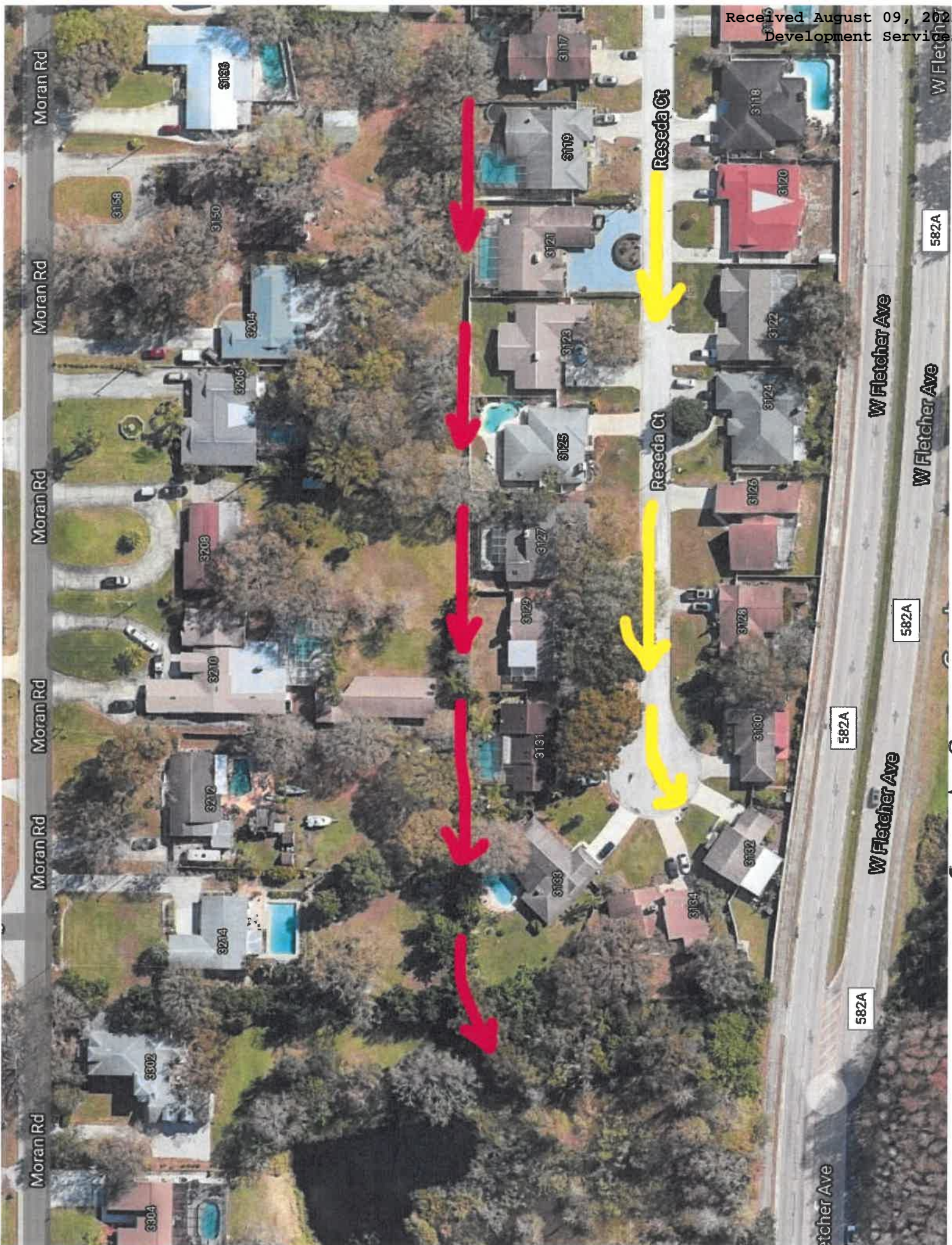


CURVE (1)
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CHORD = 42.04'(M)
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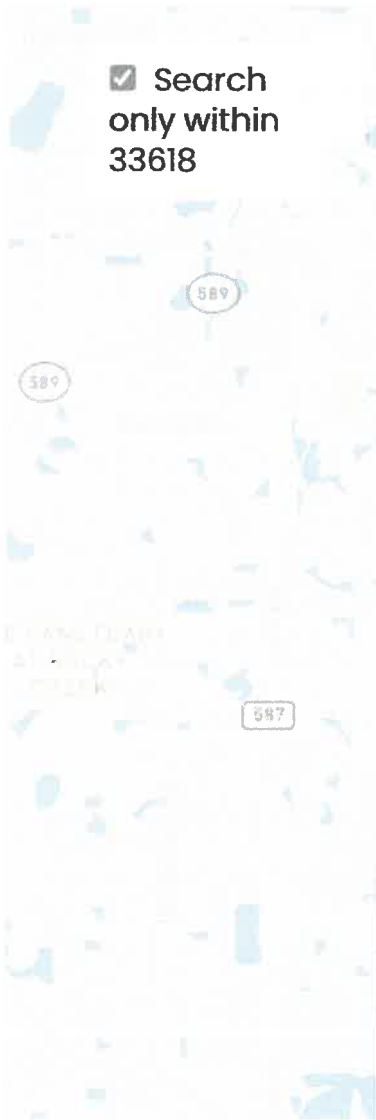
SCALE: 1"=30'
PER PLAT

RESEDA COURT
Property Address:
3133 Reseda Court
Tampa, FL 33618

Survey number: SL 110189



Reseda Ct







Commercial Real Estate in 33618

Florida > Tampa > 33618 → Downtown Carver City
 Tampa International Airport Area North Hyde Park Lowry Park Central
 Terrace Park Beach Park Drew Park Tampa Heights Tampa Palms

101 results

1 2 3 Next >

	◆ Address	◆ Price	◆ Size
	Busch Professional Center 2801 West Busch Boulevard Tampa, FL Beautifully renovated office space available for lease beginning	Lease: \$426 - \$539 /month	120 SF - 152 SF
	CARROLLWOOD VILLAGE SHOPPES 12904 – 13050 N Dale Mabry Hwy Tampa, FL • Up to 3,031 SF available for lease • Major signalized intersection – N	More info	1,216 SF - 3,031 SF
	New Development Opportunity in Carrollwood 4,500-13,500 RSF Available for Lease 3325 W. Fletcher Avenue Tampa, FL New Development Opportunity - Only Three Suites Left New to	More info	18,000 SF
	Landmark Office Center 14310 N Dale Mabry Hwy Tampa, FL Available for lease, 1,218 SF, 1,418 SF and 1,238 SF office spaces in	Lease: \$19,032 /month	12 SF



Example #4

Q 33618

Lease & Sale ▾

Any Use

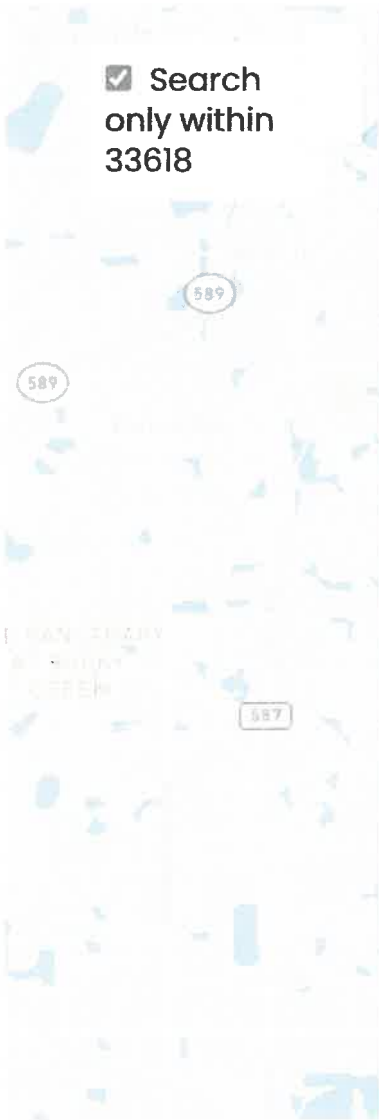
▾

Any Size

▾

No M

Minutes to Tampa International,



Search only within 33618



Carrollwood One Place

3804 Gunn Hwy

Tampa, FL

Building Size: 3,000 SF

One Carrollwood Place Office Park.

Conveniently located in the heart

Sale:
\$450,000

3,000 SF



PRIME CARROLLWOOD RES. DEVELOPMENT LAND FOR 9-13 SINGLE FAMILY HOMES! WITH EXISTING RENTED HOME!

4015 Hudson Ln

Tampa, FL

Lot Size: 3.50 Acres

Perfect for 9 to 13 single family

Residential Development Land. 3.5

Sale:
\$999,500

3.50 Acres



Carrollwood Automotive

14777 N Dale Mabry Hwy

Tampa, FL

Building Size: 5,142 SF

5,142 SF available with 6 bays, reception area and office High

More info

5,142 SF



Prime Carrollwood INCOME PRODUCING PROPERTY 6.23% CAP RATE - Two Buildings on N Dale Mabry Hwy

9900/9902 N Dale Mabry Hwy

Tampa, FL

Building Size: 3,052 SF

Located directly on N Dale Mabry Hwy between W Linebaugh and W

Sale:
\$999,000

3,052 SF



Grand Plaza Office Center

14497-14499 N Dale Mabry Hwy

Tampa, FL

More info

4 SF



Bay Lake Center

13907 N Dale Mabry Hwy

More info

1,248 SF



Rome, Ashley

From: Hearings
Sent: Monday, August 9, 2021 8:13 AM
To: Timoteo, Rosalina; Mason, Carmen
Cc: Rome, Ashley
Subject: FW: VAR-WS 21-1026
Attachments: Hearing Notice Response_VAR-WS 21-1026.pdf

Hi All,

This POR is in reference to both VAR-WS 21-1026 and PD 21-0961.

Thank you,

Connor MacDonald, MURP
Planning & Zoning Technician
Development Services Department (DSD)

P: (813) 829-9602 | **VoIP:** 39402
M: (813) 272-5600
E: macdonaldc@hillsboroughcounty.org
W: HillsboroughCounty.Org

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

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

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

From: John James <johncj0899@gmail.com>
Sent: Monday, August 9, 2021 7:16 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: VAR-WS 21-1026

[External]

To whom it may concern,
Please find attached documents provided from the community in response to application number VAR-WS 21-1026.

This email is from an **EXTERNAL** source and did not originate from a Hillsborough County email address. Use caution when clicking on links and attachments from outside sources.



**Hillsborough
County Florida**
Development Services

LAND USE HEARING OFFICER LETTER OF NOTICE

To: Surrounding Property Owner
and/or Any Registered Neighborhood
Organization or Civic Association

APPLICATION NUMBER: VAR-WS 21-1026
APPLICATION FILING DATE: 06/29/2021

You are hereby notified that the undersigned is requesting a Variance before the Land Use Hearing Officer of Hillsborough County at a public hearing.

You have received notice of this requested action because you are a property owner or the designated representative of a Registered Neighborhood Organization and/or Civic Association within the required distance of the subject site.

PUBLIC HEARING DATE: 08/23/2021 **TIME:** 10:00 AM

LOCATION OF PUBLIC HEARING: Robert W. Saunders, Sr. Public Library, Ada T. Payne Community Room*
1505 N Nebraska Ave, Tampa, FL 33602
(*Virtual participation in this public hearing is available through communications media technology, as described in the "About the Hearing" section, below.)

NATURE OF REQUEST: (Provide a general description of the request)

Variance to encroach into the Wetland Conservation Area Setback.

(Note: For applications related to alcoholic beverage use, the Land Use Hearing Officer shall consider a waiver of the distance requirements from existing certain community uses and residentially zoned property, and/or from the maximum number of alcoholic beverage establishments within 1000 feet of the proposed Alcoholic Beverage Development Permit. The Land Use Hearing Officer shall consider in connection with each waiver whether special or unique circumstances exist such that the proposed use does not have significant negative impacts on surrounding land uses and whether certain circumstances exist such that the necessity for the specified distance requirement is negated.)

LOCATION OF THE PROPERTY: (Address and/or General Location) _____

North side of W Fletcher Ave and 1000 ft East from Orange Grove Dr

Copies of the application and department reports are kept by the Administrator and are open to public inspection in the offices of the Clerk of the Board and the County Administrator. The application may be reviewed online through the Hillsborough County Development Services Department webpage located at: <http://hcflgov.net/pgmstore>

Additional information concerning this application may be obtained by calling the Hillsborough County Development Services Department at: (813) 307-4739.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in the proceeding, and those seeking an interpreter, should contact the Customer Service Center at telephone number (813) 272-5600 or Hearing/Voice Impaired Call 711 no later than 48 hours prior to the proceedings. This meeting is closed captioned for the hearing impaired.

Para información en Español, favor de llamar al (813) 307-4739

Applicant / Representative

Name: Michael D. Horner, AICP
Address: 14502 N Dale Mabry Hwy. Ste. 200. Tampa, FL 33618
Phone: 813.962.2395 Please call with any questions.
Email: mdhorner.aicp@gmail.com

Send Written Comments or Evidence, along with your physical address and email address to:

DSD - Community Development Division, PO BOX 1110, Tampa, FL 33601; or Email to Hearings@HCFLGov.net

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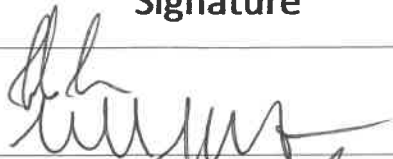

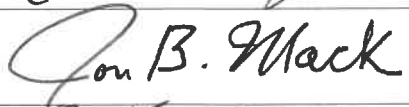


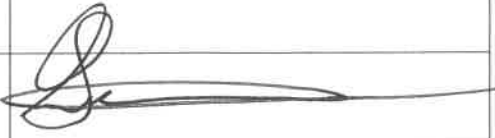
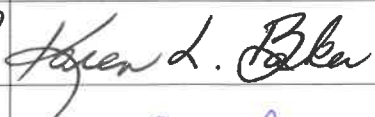




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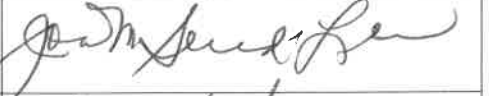

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Ane M Capote Sophia731@gmail.com	3124 Reseda Ct	813-264-0433	
Jonathan Lever saredlever@mac.com	3134 Reseda Ct	813-265- 6716	
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Case # 21-0961

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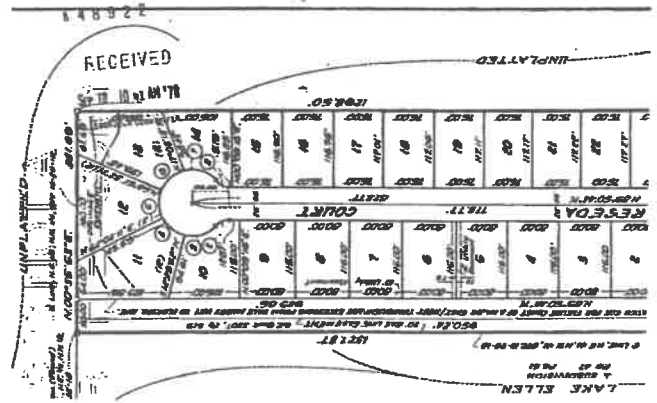
370 Waymont Court • Lake Mary, FL 32746 • Voice 407.688.7631 • Fax 407.688.7691

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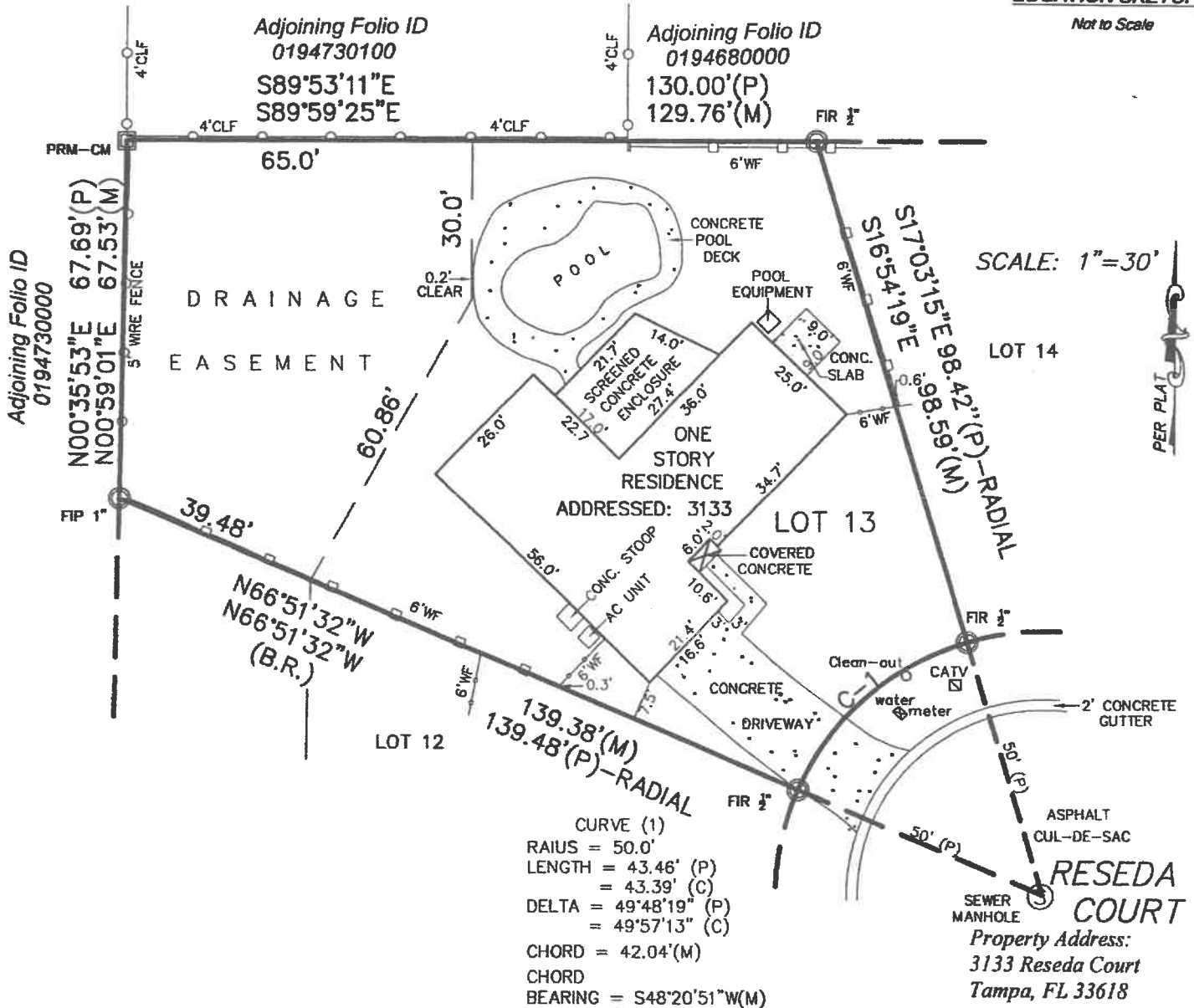
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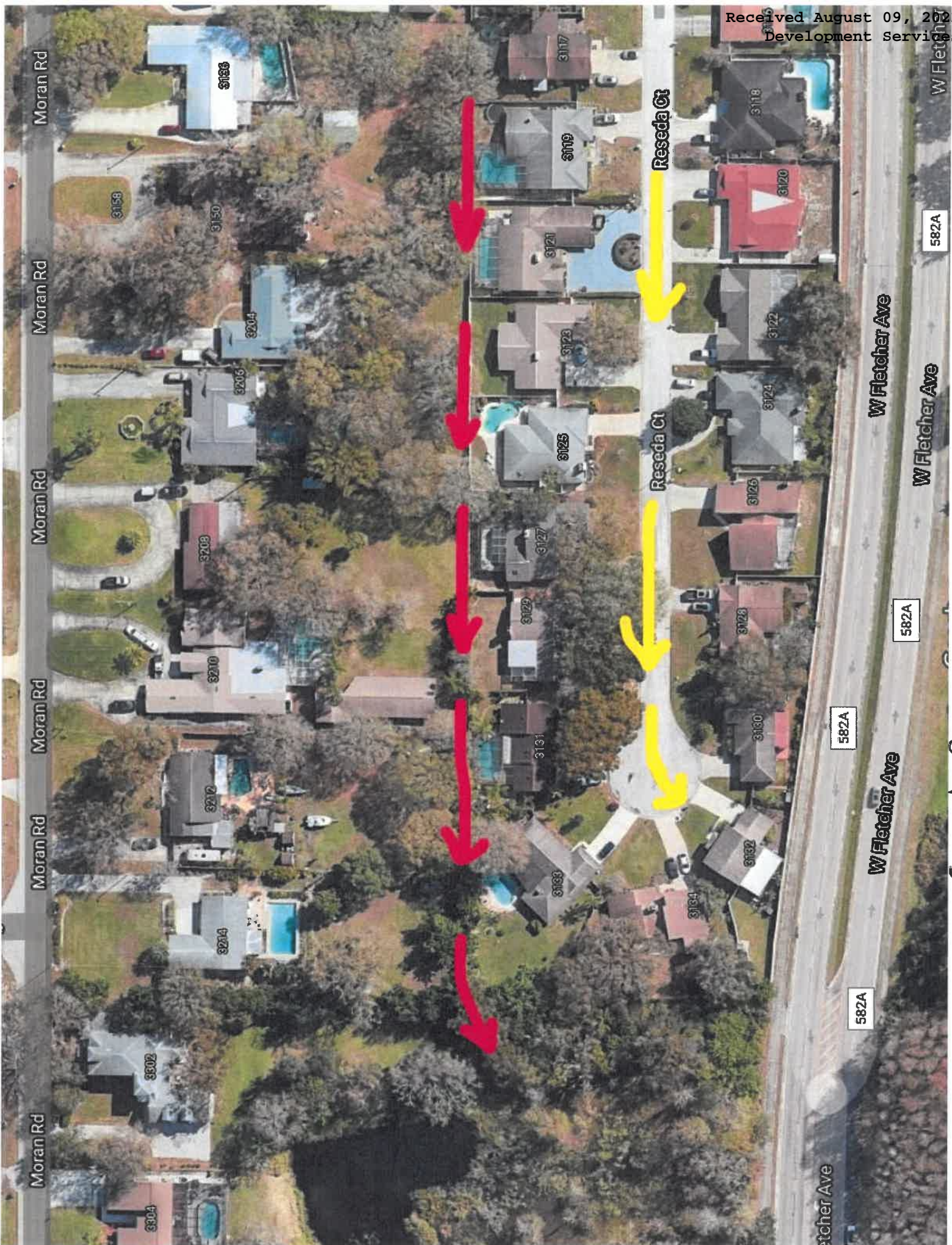
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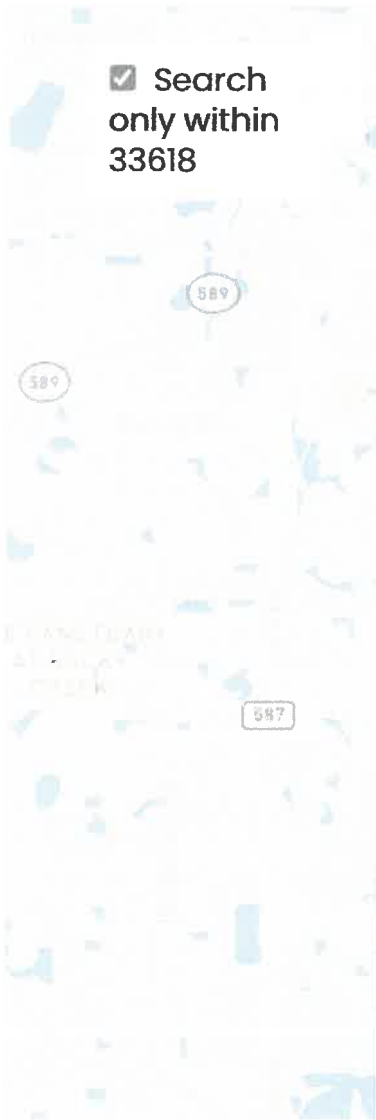


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 CHORD = 42.04' (M)
 CHORD
 BEARING = S48°20'51"W(M)

RESEDA COURT
 Property Address:
 3133 Reseda Court
 Tampa, FL 33618

Survey number: SL 110189









Commercial Real Estate in 33618

Florida > Tampa > 33618 → Downtown Carver City
 Tampa International Airport Area North Hyde Park Lowry Park Central
 Terrace Park Beach Park Drew Park Tampa Heights Tampa Palms

101 results

1 2 3 Next >

	◆ Address	◆ Price	◆ Size
	Busch Professional Center 2801 West Busch Boulevard Tampa, FL Beautifully renovated office space available for lease beginning	Lease: \$426 - \$539 /month	120 SF - 152 SF
	CARROLLWOOD VILLAGE SHOPPES 12904 – 13050 N Dale Mabry Hwy Tampa, FL • Up to 3,031 SF available for lease • Major signalized intersection – N	More info	1,216 SF - 3,031 SF
	New Development Opportunity in Carrollwood 4,500-13,500 RSF Available for Lease 3325 W. Fletcher Avenue Tampa, FL New Development Opportunity - Only Three Suites Left New to	More info	18,000 SF
	Landmark Office Center 14310 N Dale Mabry Hwy Tampa, FL Available for lease, 1,218 SF, 1,418 SF and 1,238 SF office spaces in	Lease: \$19,032 /month	2 SF



Example #4

Q 33618

Lease & Sale ▾

Any Use

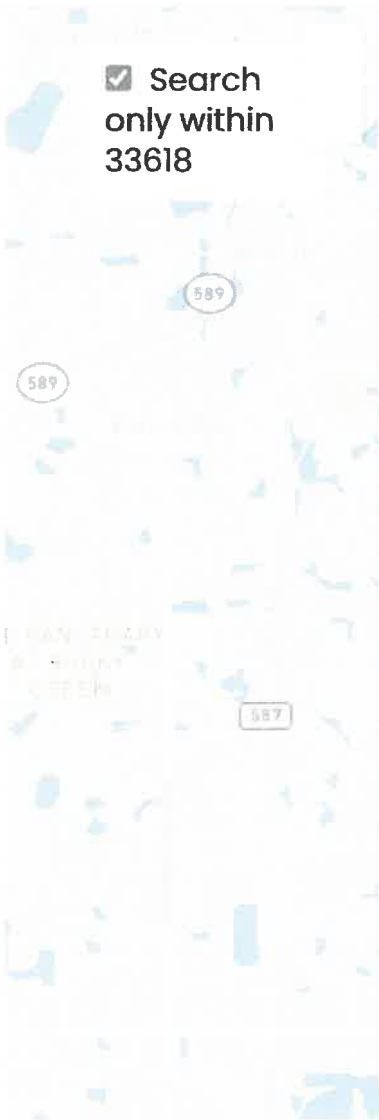
▾

Any Size

▾

No M

Minutes to Tampa International,



Search only within 33618



Carrollwood One Place

3804 Gunn Hwy

Tampa, FL

Building Size: 3,000 SF

One Carrollwood Place Office Park.

Conveniently located in the heart

Sale:
\$450,000

3,000 SF



PRIME CARROLLWOOD RES. DEVELOPMENT LAND FOR 9-13 SINGLE FAMILY HOMES! WITH EXISTING RENTED HOME!

4015 Hudson Ln

Tampa, FL

Lot Size: 3.50 Acres

Perfect for 9 to 13 single family

Residential Development Land. 3.5

Sale:
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3.50 Acres



Carrollwood Automotive

14777 N Dale Mabry Hwy

Tampa, FL

Building Size: 5,142 SF

5,142 SF available with 6 bays, reception area and office High

More info

5,142 SF



Prime Carrollwood INCOME PRODUCING PROPERTY 6.23% CAP RATE - Two Buildings on N Dale Mabry Hwy

9900/9902 N Dale Mabry Hwy

Tampa, FL

Building Size: 3,052 SF

Located directly on N Dale Mabry Hwy between W Linebaugh and W

Sale:
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3,052 SF



Grand Plaza Office Center

14497-14499 N Dale Mabry Hwy

Tampa, FL

More info

4 SF



Bay Lake Center

13907 N Dale Mabry Hwy

More info

1,248 SF



Rome, Ashley

From: Hearings
Sent: Monday, August 9, 2021 8:13 AM
To: Timoteo, Rosalina; Mason, Carmen
Cc: Rome, Ashley
Subject: FW: VAR-WS 21-1026
Attachments: Hearing Notice Response_VAR-WS 21-1026.pdf

Hi All,

This POR is in reference to both VAR-WS 21-1026 and PD 21-0961.

Thank you,

Connor MacDonald, MURP
Planning & Zoning Technician
Development Services Department (DSD)

P: (813) 829-9602 | **VoIP:** 39402
M: (813) 272-5600
E: macdonaldc@hillsboroughcounty.org
W: HillsboroughCounty.Org

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

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

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From: John James <johncj0899@gmail.com>
Sent: Monday, August 9, 2021 7:16 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: VAR-WS 21-1026

[External]

To whom it may concern,
Please find attached documents provided from the community in response to application number VAR-WS 21-1026.

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**Hillsborough
County Florida**
Development Services

LAND USE HEARING OFFICER LETTER OF NOTICE

To: Surrounding Property Owner
and/or Any Registered Neighborhood
Organization or Civic Association

APPLICATION NUMBER: VAR-WS 21-1026
APPLICATION FILING DATE: 06/29/2021

You are hereby notified that the undersigned is requesting a Variance before the Land Use Hearing Officer of Hillsborough County at a public hearing.

You have received notice of this requested action because you are a property owner or the designated representative of a Registered Neighborhood Organization and/or Civic Association within the required distance of the subject site.

PUBLIC HEARING DATE: 08/23/2021 **TIME:** 10:00 AM

LOCATION OF PUBLIC HEARING: Robert W. Saunders, Sr. Public Library, Ada T. Payne Community Room*
1505 N Nebraska Ave, Tampa, FL 33602
(*Virtual participation in this public hearing is available through communications media technology, as described in the "About the Hearing" section, below.)

NATURE OF REQUEST: (Provide a general description of the request)

Variance to encroach into the Wetland Conservation Area Setback.

(Note: For applications related to alcoholic beverage use, the Land Use Hearing Officer shall consider a waiver of the distance requirements from existing certain community uses and residentially zoned property, and/or from the maximum number of alcoholic beverage establishments within 1000 feet of the proposed Alcoholic Beverage Development Permit. The Land Use Hearing Officer shall consider in connection with each waiver whether special or unique circumstances exist such that the proposed use does not have significant negative impacts on surrounding land uses and whether certain circumstances exist such that the necessity for the specified distance requirement is negated.)

LOCATION OF THE PROPERTY: (Address and/or General Location) _____
North side of W Fletcher Ave and 1000 ft East from Orange Grove Dr

Copies of the application and department reports are kept by the Administrator and are open to public inspection in the offices of the Clerk of the Board and the County Administrator. The application may be reviewed online through the Hillsborough County Development Services Department webpage located at: <http://hcflgov.net/pgmstore>

Additional information concerning this application may be obtained by calling the Hillsborough County Development Services Department at: (813) 307-4739.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in the proceeding, and those seeking an interpreter, should contact the Customer Service Center at telephone number (813) 272-5600 or Hearing/Voice Impaired Call 711 no later than 48 hours prior to the proceedings. This meeting is closed captioned for the hearing impaired.

Para información en Español, favor de llamar al (813) 307-4739

Applicant / Representative

Name: Michael D. Horner, AICP
Address: 14502 N Dale Mabry Hwy. Ste. 200. Tampa, FL 33618
Phone: 813.962.2395 Please call with any questions.
Email: mdhorner.aicp@gmail.com

Send Written Comments or Evidence, along with your physical address and email address to:

DSD - Community Development Division, PO BOX 1110, Tampa, FL 33601; or Email to Hearings@HCFLGov.net

Additional information may be obtained or a neighborhood meeting may be requested by contacting the applicant or the applicant's representative at the number listed above.

PLEASE USE ORIGINAL FORM - DO NOT RETYPE

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LETTER OF OPPOSITION

We are petitioning to the **Variance Application Number VAR-WS 21-1026** hearing dated 08/23/2021 and now the **Proposed Rezoning RZ-PD 21-0961**.

To Whom It May Concern:

We are the residents that live on Reseda Court just East of the land in question. We are writing to express our opposition to the proposed Variance Application Number VAR-WS 21-1026 and Rezoning and Development RZ-PD 21-0961 of this property. These applications for a Variance to encroach into the wetland's conservation area must have the facts in the matter.

The residents of Reseda Court submit **Example 1**. **Example 1** shows (in yellow boxed area) the area in question that is selected for a Variance and now a rezoning. From this picture taken from the internet, you can clearly see how close this area is to the homes to the East of it. This yellow boxed area is a conservation lot and this an area for rain collection constantly holds water from the rain runoff from the Reseda Court area. This area is also a Drainage Easement for the area.

According to the Hillsborough County, Land Development Code, Article VI. Design Standards and Improvement Requirements, Part 6.02.00 Subdivision Standards and Guidelines, accommodations will have to be made for the land in question as it is a Drainage Easement Area. Among the guidelines stating that the County must be an unobstructive access to this area, it also states that no building, dwellings, or paved areas are to exist in an Drainage Easement Area. **Example 2** is from a land surveyor that shows the area in question behind Reseda Court but more importantly shows that three residences are in this Drainage Easement Area. If the County were to make a Variance and develop on this land, where will all of the rain runoff and soaking rains from Hurricanes, Tropical Storms, etc. go? This the County prepared to make accommodations for the residents if the storms water cannot be released into the Drainage Easement Area and the land in question and caused flooding and damage to the three homes that rely on the rain runoff having some place to go?

Reseda Court is pitched from the East side down to the West side. At the end of the street, there are two drains that collect this rainwater and send it into the yellow boxed area in **Example 1**. This example of the rain runoff is shown in **Example 3**. The yellow arrows show the direction of water travel from the top of the street to the bottom, through the Drainage Easement and into the land in question. In red, shows how the properties to the North of Reseda Court also rely on this Drainage Easement for their properties as well.

Also included as **Example 4** is from the website [officespace.com](https://www.officespace.com). This website shows that as of August 8, 2021 at 12:08pm there are approximately 101 commercial spaces that are available in the same zip code as the property in question. We would ask the County to look at filling these vacant spaces instead of allowing land to be clear of yet more commercial property in the same zip code.

Our opposition is also based on these potential/probable negative effects:

- The loss of neighborhood and community character
- A decrease in the market value of our homes
- Increased traffic congestion adding to an already dangerous situation on Fletcher to Orange Grove intersection and then onto Dale Mabry
- The destruction of green space and mature trees as well as driving animals out of the area onto

LETTER OF OPPOSITION (cont.)

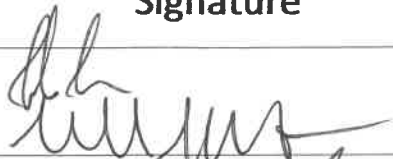

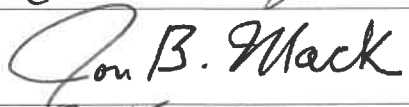

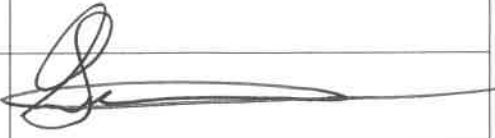
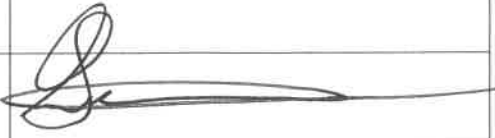





- This type of commercial space does not fit into the single-family neighborhood
- Once the property is rezoned, the developer can change the original concept within the approved zoning

Please DO NOT rezone this site to the Variance or the Rezoning as requested. We are writing to express our opposition to the proposed variance and rezoning and development of property for Application VAR-WS 21-1026. These applications for a Variance to encroach into the wetland's conservation area must have the facts taken into consideration.



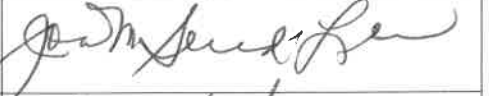

We invite the County to visit the site to review the concerns of the community.

Thank you for your attention in this matter.

The Residents of Reseda Court who oppose these actions.

Name	Address	Phone Number	Signature
John & Nicole James	3133 Reseda CT	813-600-0080 813-335-2153	
John + Elizabeth Figora	3131 Reseda Ct	813 968-8390	
Jon + Sherri MACK	3129 Reseda	813-504-6944	
Bruce Kenisky Dianne Zink	3125 Reseda CT	813-962-7184	
Andy	3123 Reseda CT	aceusters@gmail	
Giovanny	3119 Reseda Ct	813-808-9127	
KAREN L. BAKER Karen L. Baker	3113 Reseda Ct	703. 869. 0610	
Jacquelyn Satmary	3111 Reseda Ct.	(813) 748-7883	
MARK STASSI Fauentino Prado	3109 Reseda Ct	813-312-4466	
Patricia Prado	3107 Reseda Ct	813-962-8103	
John Whitehurst	3114 Reseda CT	813 968 3092	

LETTER OF OPPOSITION (continued)

Name	Address	Phone Number	Signature
Surreeta Darnille	3120 Reseda Ct.	813-455 6772	
Ane M Capote Sophia731@gmail.com	3124 Reseda Ct	813-264-0433	
Jonathan Lever saredlever@mac.com	3134 Reseda Ct	813-265- 6716	
Aaron Lever rabb.lever@gmail.com	3134 Reseda Ct	813-523-8012	



Case # 21-0961

Example #2

SWERDLOFF & BERRY SURVEYING, INC.

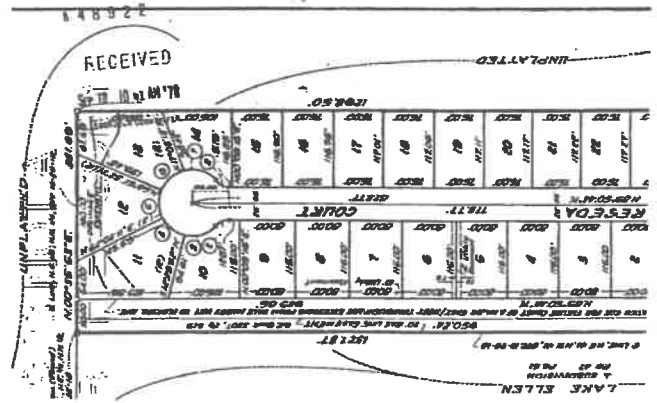
370 Waymont Court • Lake Mary, FL 32746 • Voice 407.688.7631 • Fax 407.688.7691

Legal Description

Lot 13, **MORAN GROVES**, according to the plat thereof, as recorded in Plat Book 49, Page(s) 28, of the Public Records of Hillsborough County, FL.

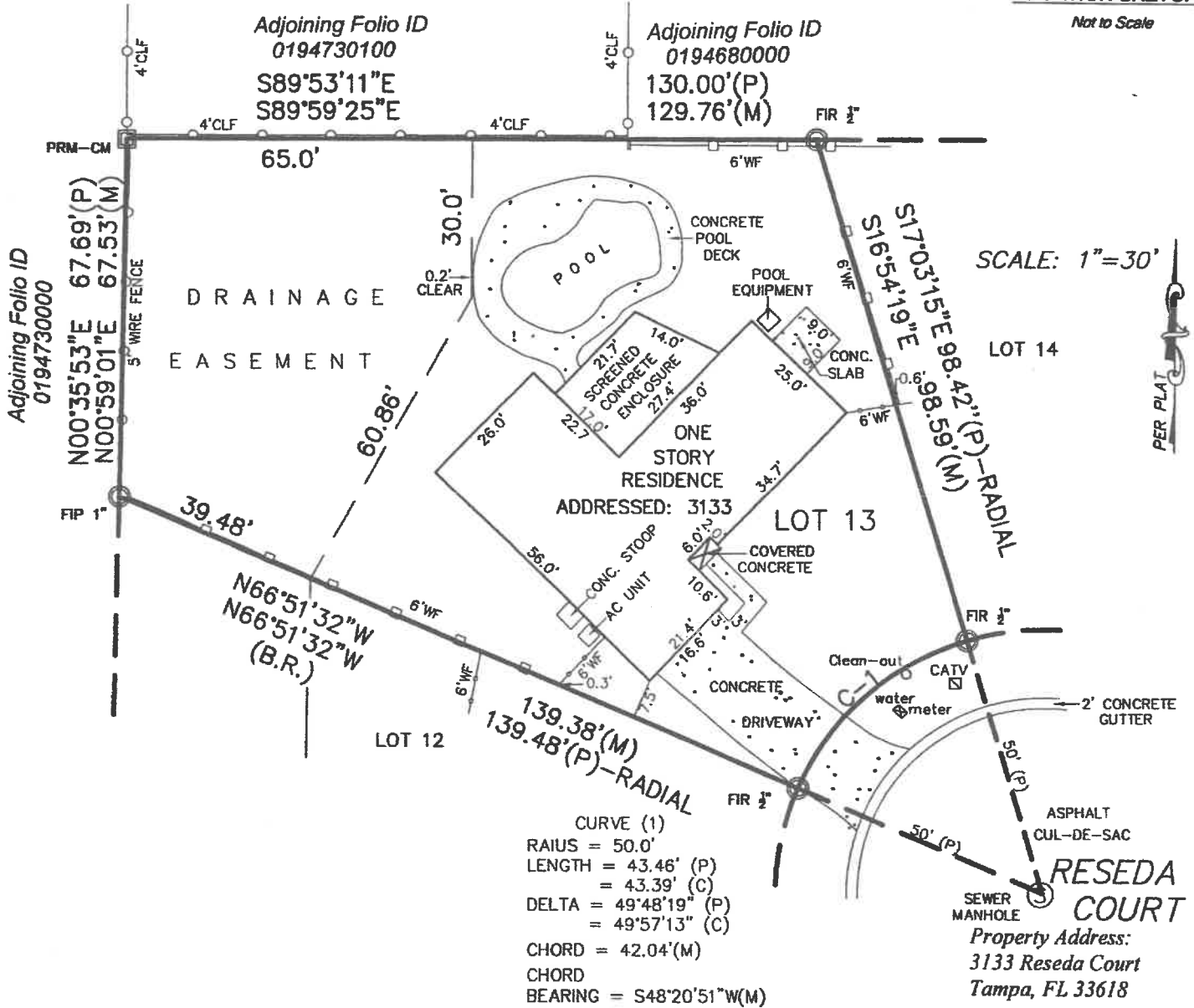
Community number: 120112 Panel: 0205
 Suffix: H F.I.R.M. Date: 8/28/2008 Flood Zone: X
 Date of field work: 5/17/2010 Completion Date: 5/18/2010

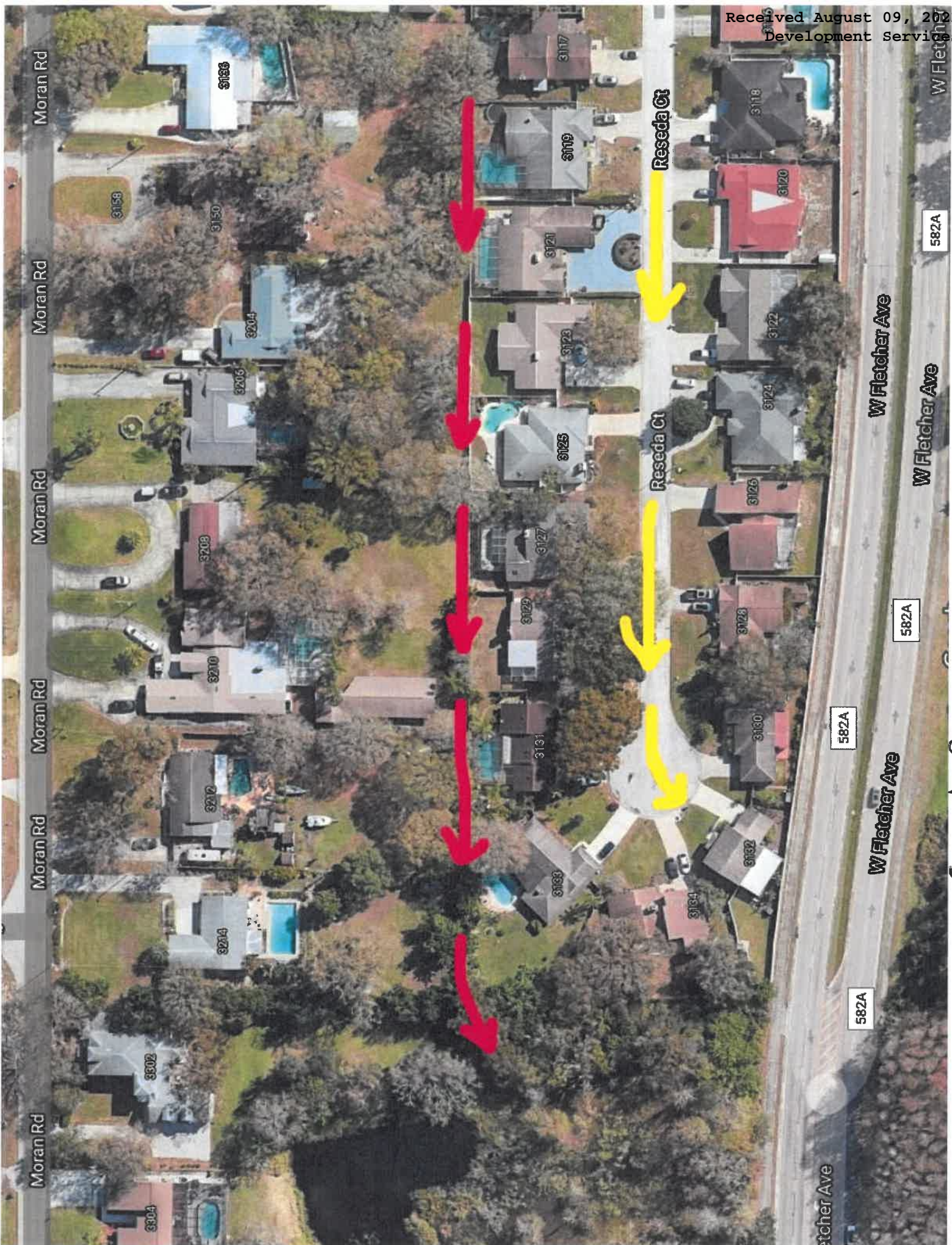
Certified to:
 John James; Nicole James; Island Title Services, Inc.; Fidelity National Title Insurance Company; Wells Fargo Bank, N.A., its successors and/or assigns.



LOCATION SKETCH

Not to Scale

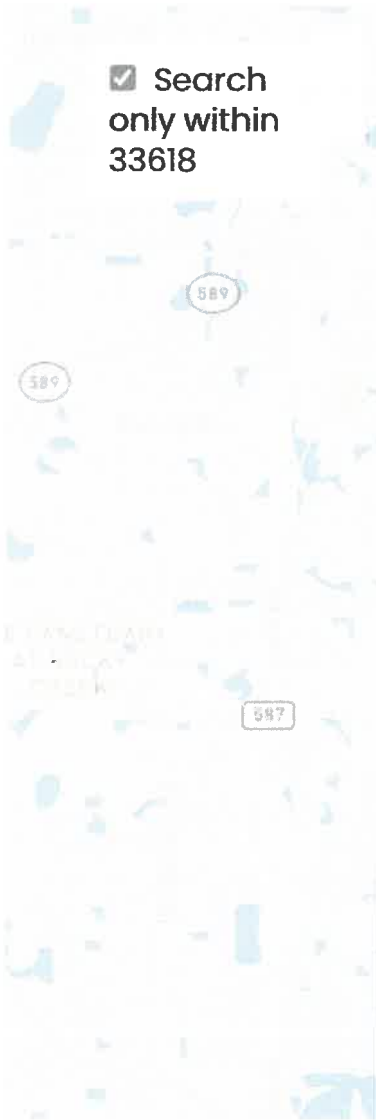




582A

33618

Lease & Sale ▾ Any Use ▾ Any Size ▾ No M







Commercial Real Estate in 33618

Florida > Tampa > 33618 → Downtown Carver City
 Tampa International Airport Area North Hyde Park Lowry Park Central
 Terrace Park Beach Park Drew Park Tampa Heights Tampa Palms

101 results

1 2 3 Next >

	◆ Address	◆ Price	◆ Size
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Example #4

Q 33618

Lease & Sale ▾

Any Use

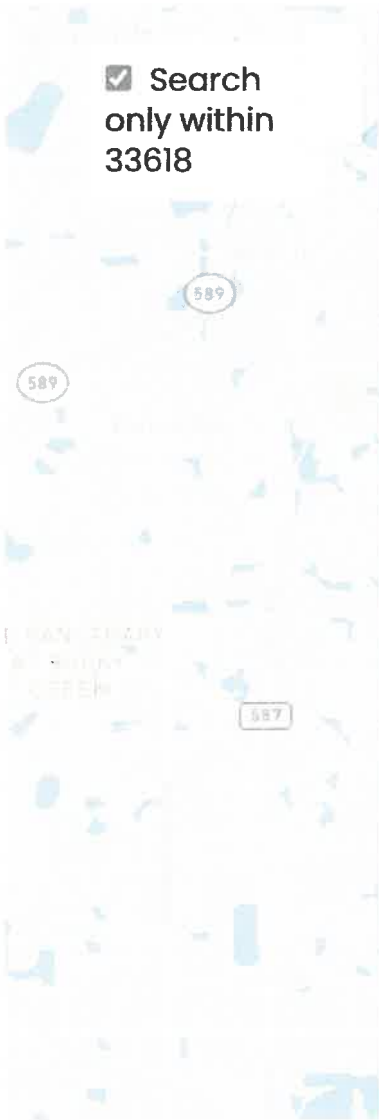
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No M

Minutes to Tampa International,



Search only within 33618



Carrollwood One Place

3804 Gunn Hwy

Tampa, FL

Building Size: 3,000 SF

One Carrollwood Place Office Park.

Conveniently located in the heart

Sale:
\$450,000

3,000 SF



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4015 Hudson Ln

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Residential Development Land. 3.5

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5,142 SF available with 6 bays, reception area and office High

More info

5,142 SF



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Located directly on N Dale Mabry Hwy between W Linebaugh and W

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14497-14499 N Dale Mabry Hwy

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More info

4 SF



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More info

1,248 SF



Rome, Ashley

From: Hearings
Sent: Monday, August 9, 2021 8:13 AM
To: Timoteo, Rosalina; Mason, Carmen
Cc: Rome, Ashley
Subject: FW: VAR-WS 21-1026
Attachments: Hearing Notice Response_VAR-WS 21-1026.pdf

Hi All,

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Thank you,

Connor MacDonald, MURP
Planning & Zoning Technician
Development Services Department (DSD)

P: (813) 829-9602 | **VoIP:** 39402
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Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

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

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Sent: Monday, August 9, 2021 7:16 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
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[External]

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**Hillsborough
County Florida**
Development Services

LAND USE HEARING OFFICER LETTER OF NOTICE

To: Surrounding Property Owner
and/or Any Registered Neighborhood
Organization or Civic Association

APPLICATION NUMBER: VAR-WS 21-1026
APPLICATION FILING DATE: 06/29/2021

You are hereby notified that the undersigned is requesting a Variance before the Land Use Hearing Officer of Hillsborough County at a public hearing.

You have received notice of this requested action because you are a property owner or the designated representative of a Registered Neighborhood Organization and/or Civic Association within the required distance of the subject site.

PUBLIC HEARING DATE: 08/23/2021 **TIME:** 10:00 AM

LOCATION OF PUBLIC HEARING: Robert W. Saunders, Sr. Public Library, Ada T. Payne Community Room*
1505 N Nebraska Ave, Tampa, FL 33602
(*Virtual participation in this public hearing is available through communications media technology, as described in the "About the Hearing" section, below.)

NATURE OF REQUEST: (Provide a general description of the request)

Variance to encroach into the Wetland Conservation Area Setback.

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- The destruction of green space and mature trees as well as driving animals out of the area onto

LETTER OF OPPOSITION (cont.)

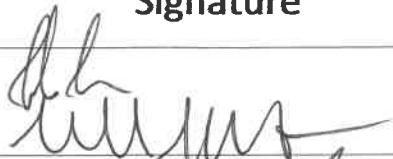

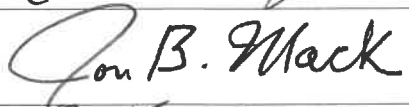

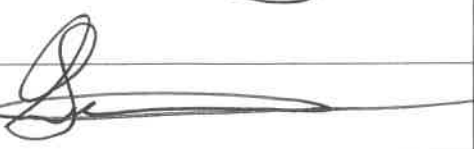
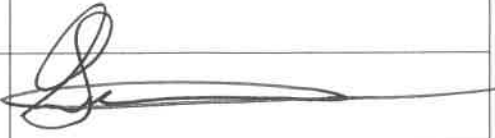
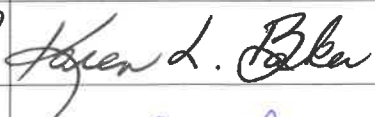




- This type of commercial space does not fit into the single-family neighborhood
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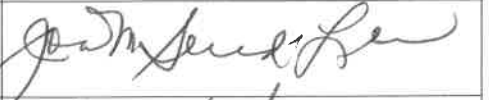

We invite the County to visit the site to review the concerns of the community.

Thank you for your attention in this matter.

The Residents of Reseda Court who oppose these actions.

Name	Address	Phone Number	Signature
John & Nicole James	3133 Reseda Ct	813-600-0080 813-335-2153	
John & Elizabeth Figora	3131 Reseda Ct	813 968-8390	
Jon + Sherri MACK	3129 Reseda	813-504-6944	
Bruce Kenisky Dianne Zink	3125 Reseda Ct	813-962-7184	
Andy	3123 Reseda Ct	aceusters@gmail	
Giovanny	3119 Reseda Ct	813-808-9127	
KAREN L. BAKER Karen L. Baker	3113 Reseda Ct	703. 869. 0610	
Jacquelyn Satmary	3111 Reseda Ct.	(813) 748-7883	
MARK STASSI Fauentino Prado	3109 Reseda Ct	813-312-4466	
Patricia Prado	3107 Reseda Ct	813-962-8103	
John Whitehurst	3114 Reseda Ct	813 968 3092	

LETTER OF OPPOSITION (continued)

Name	Address	Phone Number	Signature
Surreeta Darnille	3120 Reseda Ct.	813-455 6772	
Ane M Capote Sophia731@gmail.com	3124 Reseda Ct	813-264-0433	
Jonathan Lever saredlever@mac.com	3134 Reseda Ct	813-265- 6716	
Aaron Lever rabb.lever@gmail.com	3134 Reseda Ct	813-523-8012	



3131

3133

3134

3132

Case # 21-0961

Example #2

SWERDLOFF & BERRY SURVEYING, INC.

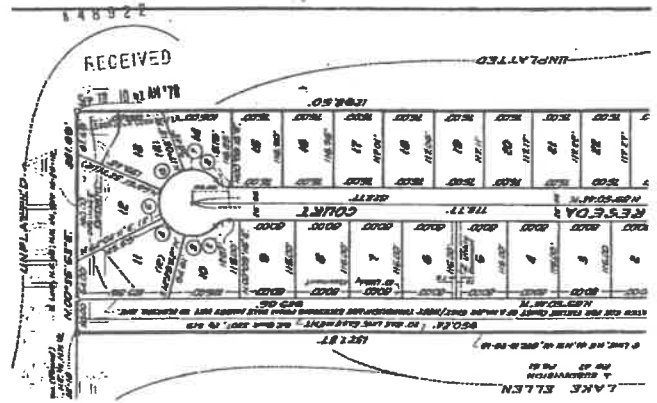
370 Waymont Court • Lake Mary, FL 32746 • Voice 407.688.7631 • Fax 407.688.7691

Legal Description

Lot 13, **MORAN GROVES**, according to the plat thereof, as recorded in Plat Book 49, Page(s) 28, of the Public Records of Hillsborough County, FL.

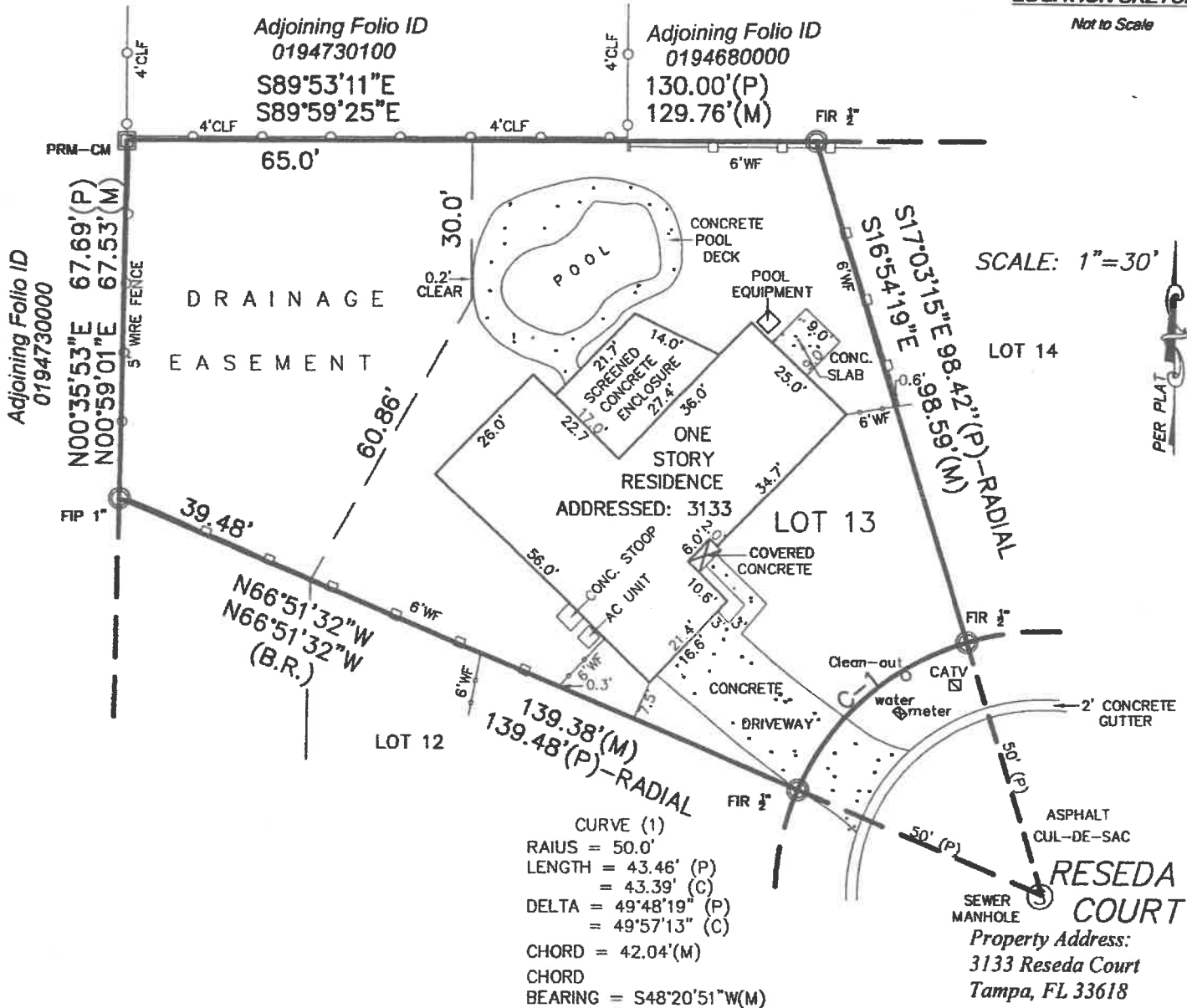
Community number: 120112 Panel: 0205
 Suffix: H F.I.R.M. Date: 8/28/2008 Flood Zone: X
 Date of field work: 5/17/2010 Completion Date: 5/18/2010

Certified to:
 John James; Nicole James; Island Title Services, Inc.; Fidelity National Title Insurance Company; Wells Fargo Bank, N.A., its successors and/or assigns.



LOCATION SKETCH

Not to Scale

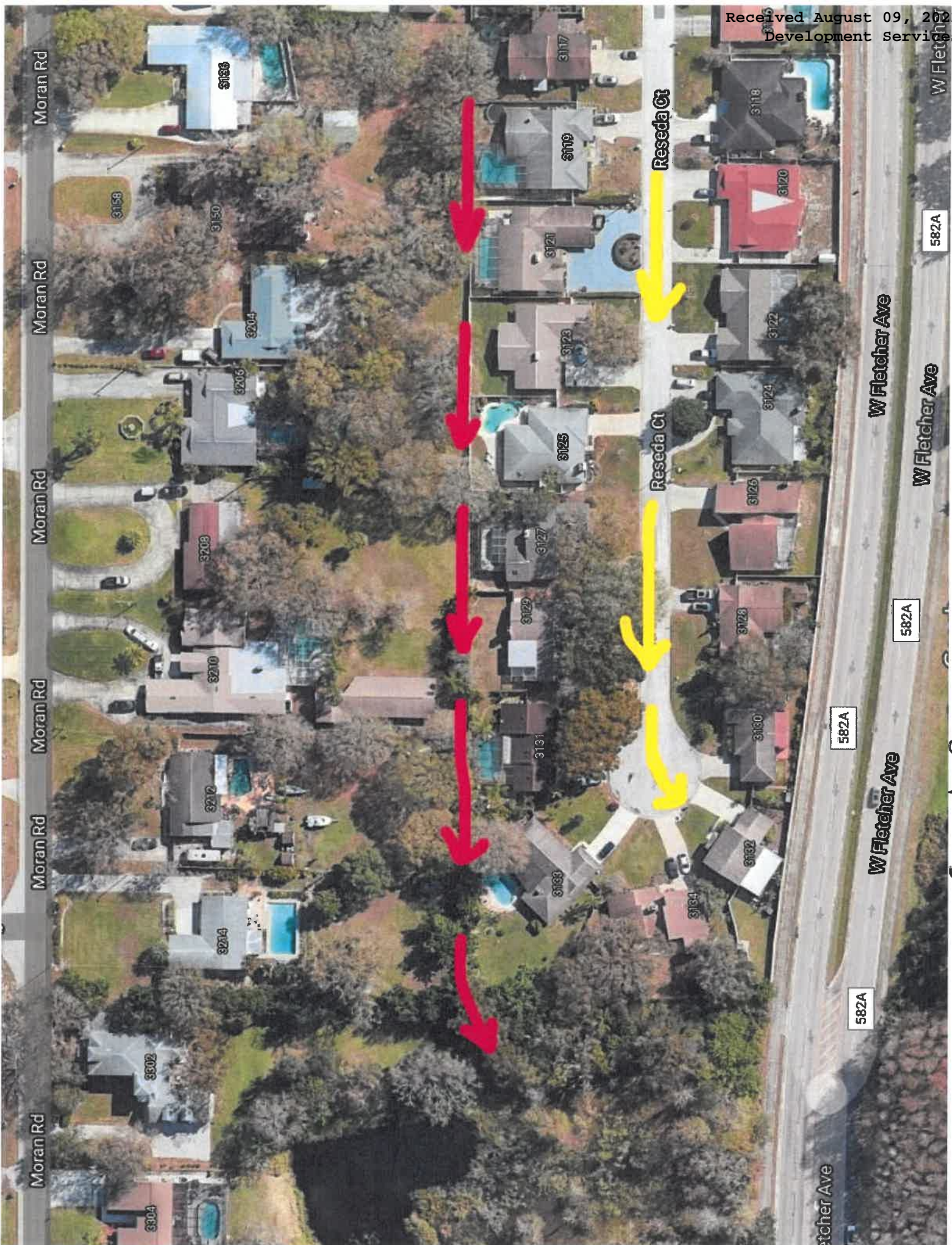


SCALE: 1"=30'



RESEDA COURT
 Property Address:
 3133 Reseda Court
 Tampa, FL 33618

Survey number: SL 110189



Moran Rd Moran Rd Moran Rd Moran Rd Moran Rd Moran Rd Moran Rd

Reseda Ct Reseda Ct

W Fletcher Ave W Fletcher Ave W Fletcher Ave W Fletcher Ave

582A

582A

582A

W Fletcher Ave

582A

etcher Ave

582A 3

33618

Lease & Sale ▾ Any Use ▾ Any Size ▾ No M







Commercial Real Estate in 33618

Florida > Tampa > 33618 → Downtown Carver City
 Tampa International Airport Area North Hyde Park Lowry Park Central
 Terrace Park Beach Park Drew Park Tampa Heights Tampa Palms

101 results

1 2 3 Next >

	◆ Address	◆ Price	◆ Size
	Busch Professional Center 2801 West Busch Boulevard Tampa, FL Beautifully renovated office space available for lease beginning	Lease: \$426 - \$539 /month	120 SF - 152 SF
	CARROLLWOOD VILLAGE SHOPPES 12904 – 13050 N Dale Mabry Hwy Tampa, FL • Up to 3,031 SF available for lease • Major signalized intersection – N	More info	1,216 SF - 3,031 SF
	New Development Opportunity in Carrollwood 4,500-13,500 RSF Available for Lease 3325 W. Fletcher Avenue Tampa, FL New Development Opportunity - Only Three Suites Left New to	More info	18,000 SF
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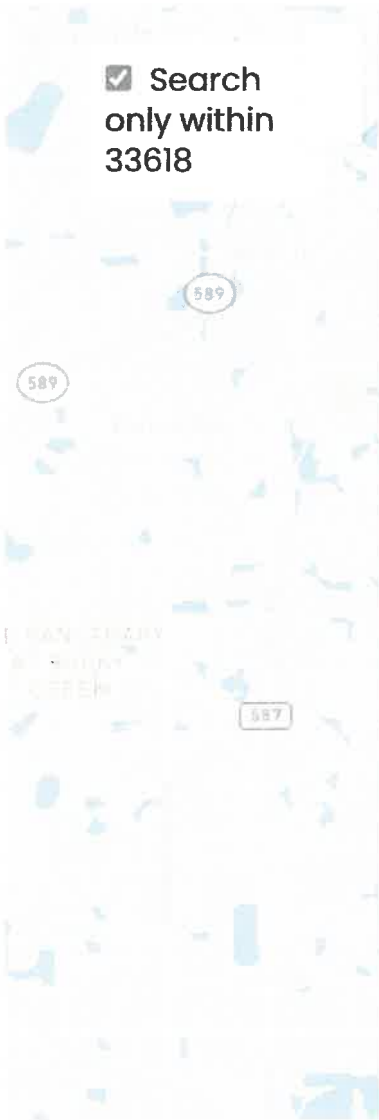


Example #4

Q 33618

Lease & Sale ▾ Any Use ▾ Any Size ▾ No M

Minutes to Tampa International,



Search only within 33618



Carrollwood One Place

3804 Gunn Hwy
Tampa, FL
Building Size: 3,000 SF
One Carrollwood Place Office Park.
Conveniently located in the heart

Sale: 3,000 SF
\$450,000



PRIME CARROLLWOOD RES. DEVELOPMENT LAND FOR 9-13 SINGLE FAMILY HOMES! WITH EXISTING RENTED HOME!

4015 Hudson Ln
Tampa, FL
Lot Size: 3.50 Acres
Perfect for 9 to 13 single family
Residential Development Land. 3.5

Sale: 3.50 Acres
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Carrollwood Automotive

14777 N Dale Mabry Hwy
Tampa, FL
Building Size: 5,142 SF
5,142 SF available with 6 bays,
reception area and office High

More info 5,142 SF



Prime Carrollwood INCOME PRODUCING PROPERTY 6.23% CAP RATE - Two Buildings on N Dale Mabry Hwy

9900/9902 N Dale Mabry Hwy
Tampa, FL
Building Size: 3,052 SF
Located directly on N Dale Mabry
Hwy between W Linebaugh and W

Sale: 3,052 SF
\$999,000



Grand Plaza Office Center

14497-14499 N Dale Mabry Hwy
Tampa, FL

More info 4 SF



Bay Lake Center

13907 N Dale Mabry Hwy

More info 1,248 SF



Rome, Ashley

From: Hearings
Sent: Monday, August 9, 2021 8:13 AM
To: Timoteo, Rosalina; Mason, Carmen
Cc: Rome, Ashley
Subject: FW: VAR-WS 21-1026
Attachments: Hearing Notice Response_VAR-WS 21-1026.pdf

Hi All,

This POR is in reference to both VAR-WS 21-1026 and PD 21-0961.

Thank you,

Connor MacDonald, MURP
Planning & Zoning Technician
Development Services Department (DSD)

P: (813) 829-9602 | **VoIP:** 39402
M: (813) 272-5600
E: macdonaldc@hillsboroughcounty.org
W: HillsboroughCounty.Org

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

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

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

From: John James <johncj0899@gmail.com>
Sent: Monday, August 9, 2021 7:16 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: VAR-WS 21-1026

[External]

To whom it may concern,
Please find attached documents provided from the community in response to application number VAR-WS 21-1026.

This email is from an **EXTERNAL** source and did not originate from a Hillsborough County email address. Use caution when clicking on links and attachments from outside sources.



**Hillsborough
County Florida**
Development Services

LAND USE HEARING OFFICER LETTER OF NOTICE

To: Surrounding Property Owner
and/or Any Registered Neighborhood
Organization or Civic Association

APPLICATION NUMBER: VAR-WS 21-1026
APPLICATION FILING DATE: 06/29/2021

You are hereby notified that the undersigned is requesting a Variance before the Land Use Hearing Officer of Hillsborough County at a public hearing.

You have received notice of this requested action because you are a property owner or the designated representative of a Registered Neighborhood Organization and/or Civic Association within the required distance of the subject site.

PUBLIC HEARING DATE: 08/23/2021 **TIME:** 10:00 AM

LOCATION OF PUBLIC HEARING: Robert W. Saunders, Sr. Public Library, Ada T. Payne Community Room*
1505 N Nebraska Ave, Tampa, FL 33602
(*Virtual participation in this public hearing is available through communications media technology, as described in the "About the Hearing" section, below.)

NATURE OF REQUEST: (Provide a general description of the request)

Variance to encroach into the Wetland Conservation Area Setback.

(Note: For applications related to alcoholic beverage use, the Land Use Hearing Officer shall consider a waiver of the distance requirements from existing certain community uses and residentially zoned property, and/or from the maximum number of alcoholic beverage establishments within 1000 feet of the proposed Alcoholic Beverage Development Permit. The Land Use Hearing Officer shall consider in connection with each waiver whether special or unique circumstances exist such that the proposed use does not have significant negative impacts on surrounding land uses and whether certain circumstances exist such that the necessity for the specified distance requirement is negated.)

LOCATION OF THE PROPERTY: (Address and/or General Location) _____

North side of W Fletcher Ave and 1000 ft East from Orange Grove Dr

Copies of the application and department reports are kept by the Administrator and are open to public inspection in the offices of the Clerk of the Board and the County Administrator. The application may be reviewed online through the Hillsborough County Development Services Department webpage located at: <http://hcflgov.net/pgmstore>

Additional information concerning this application may be obtained by calling the Hillsborough County Development Services Department at: (813) 307-4739.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in the proceeding, and those seeking an interpreter, should contact the Customer Service Center at telephone number (813) 272-5600 or Hearing/Voice Impaired Call 711 no later than 48 hours prior to the proceedings. This meeting is closed captioned for the hearing impaired.

Para información en Español, favor de llamar al (813) 307-4739

Applicant / Representative

Name: Michael D. Horner, AICP
Address: 14502 N Dale Mabry Hwy. Ste. 200. Tampa, FL 33618
Phone: 813.962.2395 Please call with any questions.
Email: mdhorner.aicp@gmail.com

Send Written Comments or Evidence, along with your physical address and email address to:

DSD - Community Development Division, PO BOX 1110, Tampa, FL 33601; or Email to Hearings@HCFLGov.net

Additional information may be obtained or a neighborhood meeting may be requested by contacting the applicant or the applicant's representative at the number listed above.

PLEASE USE ORIGINAL FORM - DO NOT RETYPE

Anyone who wishes to participate virtually in this public hearing will be able to do so by completing the online Public Comment Signup Form found at: HillsboroughCounty.org/SpeakUp. You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio conferencing process. The Land Use Hearing Officer will call on speakers by name in the order in which they have completed the online Public Comment Signup Form, depending on the application(s) to which each speaker signed up to speak. An audio call-in number will be provided to participants that have completed the form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Land Use Hearing Officer by name. Call submissions for the public hearing will close 30 minutes prior to the start of the hearing on the day of the hearing. Public comments offered using communications media technology will be afforded equal consideration as if the public comments were offered in person.

In Person: While virtual participation is available, standard in-person participation is still available. The format and procedures for in-person participation may differ from a traditional hearing. For the safety of participants and staff, social distancing will be properly adhered to at all times. For planning purposes, parties wishing to participate in person are encouraged to sign up ahead of time at HCFLGov.net/SpeakUp.

Anyone wishing to view and listen to the public hearing live, without participating, can do so in the following ways:

- The County's official YouTube channel: YouTube.com/HillsboroughCountyMeetings
- The County's HTV channels on cable television: Spectrum 637 and Frontier 22
- The HCFLGov.net website by going to HCFLGov.net/newsroom and selecting the "Live Meetings" button

The decision of the Land Use Hearing Officer will be filed with the Clerk of the Board of County Commissioners (BOCC) within 15 working days after the conclusion of the public hearing.

If you have any questions or need additional information for providing public input you may call (813) 307-4739.

LETTER OF OPPOSITION

We are petitioning to the **Variance Application Number VAR-WS 21-1026** hearing dated 08/23/2021 and now the **Proposed Rezoning RZ-PD 21-0961**.

To Whom It May Concern:

We are the residents that live on Reseda Court just East of the land in question. We are writing to express our opposition to the proposed Variance Application Number VAR-WS 21-1026 and Rezoning and Development RZ-PD 21-0961 of this property. These applications for a Variance to encroach into the wetland's conservation area must have the facts in the matter.

The residents of Reseda Court submit **Example 1**. **Example 1** shows (in yellow boxed area) the area in question that is selected for a Variance and now a rezoning. From this picture taken from the internet, you can clearly see how close this area is to the homes to the East of it. This yellow boxed area is a conservation lot and this an area for rain collection constantly holds water from the rain runoff from the Reseda Court area. This area is also a Drainage Easement for the area.

According to the Hillsborough County, Land Development Code, Article VI. Design Standards and Improvement Requirements, Part 6.02.00 Subdivision Standards and Guidelines, accommodations will have to be made for the land in question as it is a Drainage Easement Area. Among the guidelines stating that the County must be an unobstructive access to this area, it also states that no building, dwellings, or paved areas are to exist in an Drainage Easement Area. **Example 2** is from a land surveyor that shows the area in question behind Reseda Court but more importantly shows that three residences are in this Drainage Easement Area. If the County were to make a Variance and develop on this land, where will all of the rain runoff and soaking rains from Hurricanes, Tropical Storms, etc. go? This the County prepared to make accommodations for the residents if the storms water cannot be released into the Drainage Easement Area and the land in question and caused flooding and damage to the three homes that rely on the rain runoff having some place to go?

Reseda Court is pitched from the East side down to the West side. At the end of the street, there are too drains that collect this rainwater and send it into the yellow boxed area in **Example 1**. This example of the rain runoff is shown in **Example 3**. The yellow arrows show the direction of water travel from the top of the street to the bottom, through the Drainage Easement and into the land in question. In red, shows how the properties to the North of Reseda Court also rely on this Drainage Easement for their properties as well.

Also included as **Example 4** is from the website officespace.com. This website shows that as of August 8, 2021 at 12:08pm there are approximately 101 commercial spaces that are available in the same zip code as the property in question. We would ask the County to look at filling these vacant spaces instead of allowing land to be clear of yet more commercial property in the same zip code.

Our opposition is also based on these potential/probable negative effects:

- The loss of neighborhood and community character
- A decrease in the market value of our homes
- Increased traffic congestion adding to an already dangerous situation on Fletcher to Orange Grove intersection and then onto Dale Mabry
- The destruction of green space and mature trees as well as driving animals out of the area onto

LETTER OF OPPOSITION (cont.)

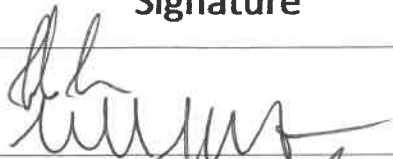

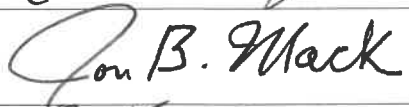

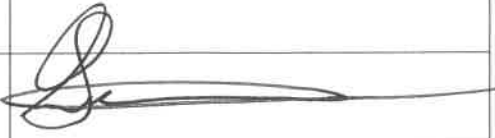
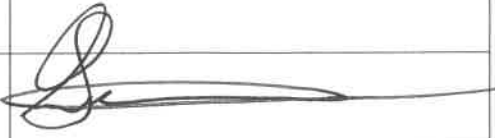





- This type of commercial space does not fit into the single-family neighborhood
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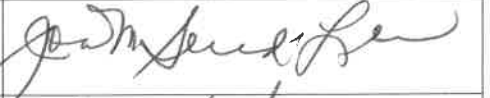

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Name	Address	Phone Number	Signature
Surreeta Darrille	3120 Reseda Ct.	813-455 6772	
Ane M Capote Sophia73@gmail.com	3124 Reseda Ct	813-264-0433	
Joan M. Lever sarahlever@mac.com	3134 Reseda Ct	813-265- 6716	
Aaron Lever raab.lever@gmail.com	3134 Reseda Ct	813-523-8012	



3131

3132

3133

3134

Case # 21-0961

Example #2

SWERDLOFF & BERRY SURVEYING, INC.

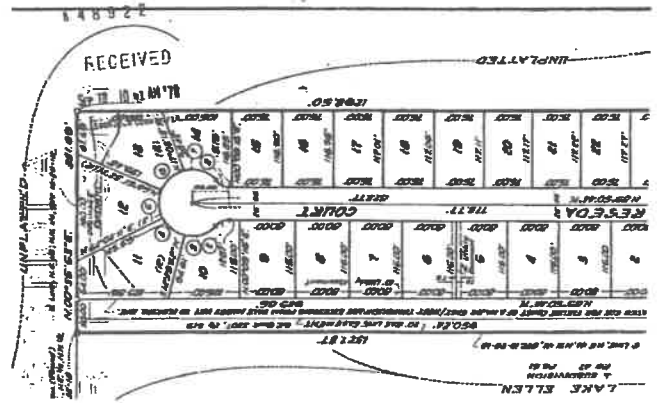
370 Waymont Court • Lake Mary, FL 32746 • Voice 407.688.7631 • Fax 407.688.7691

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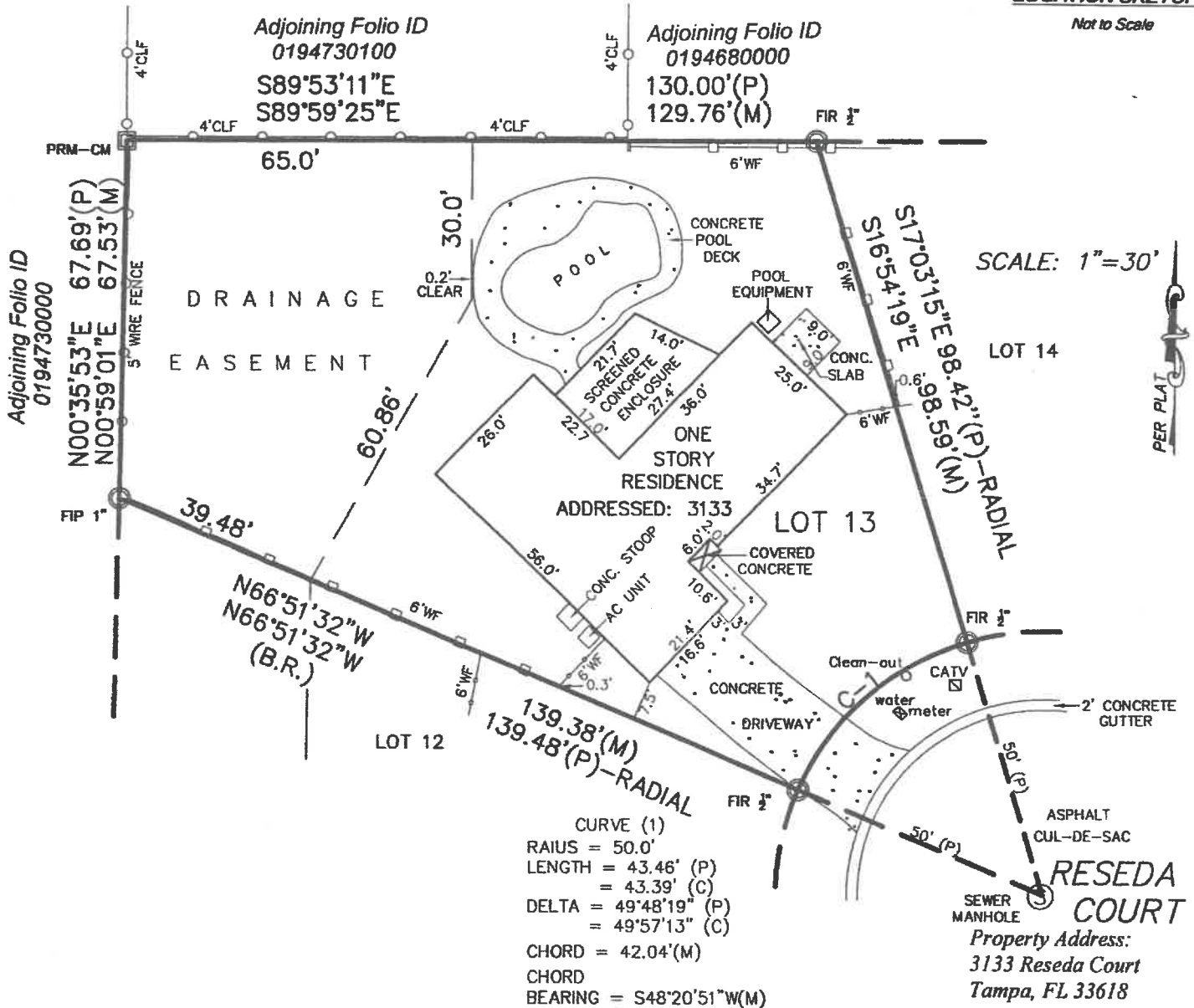
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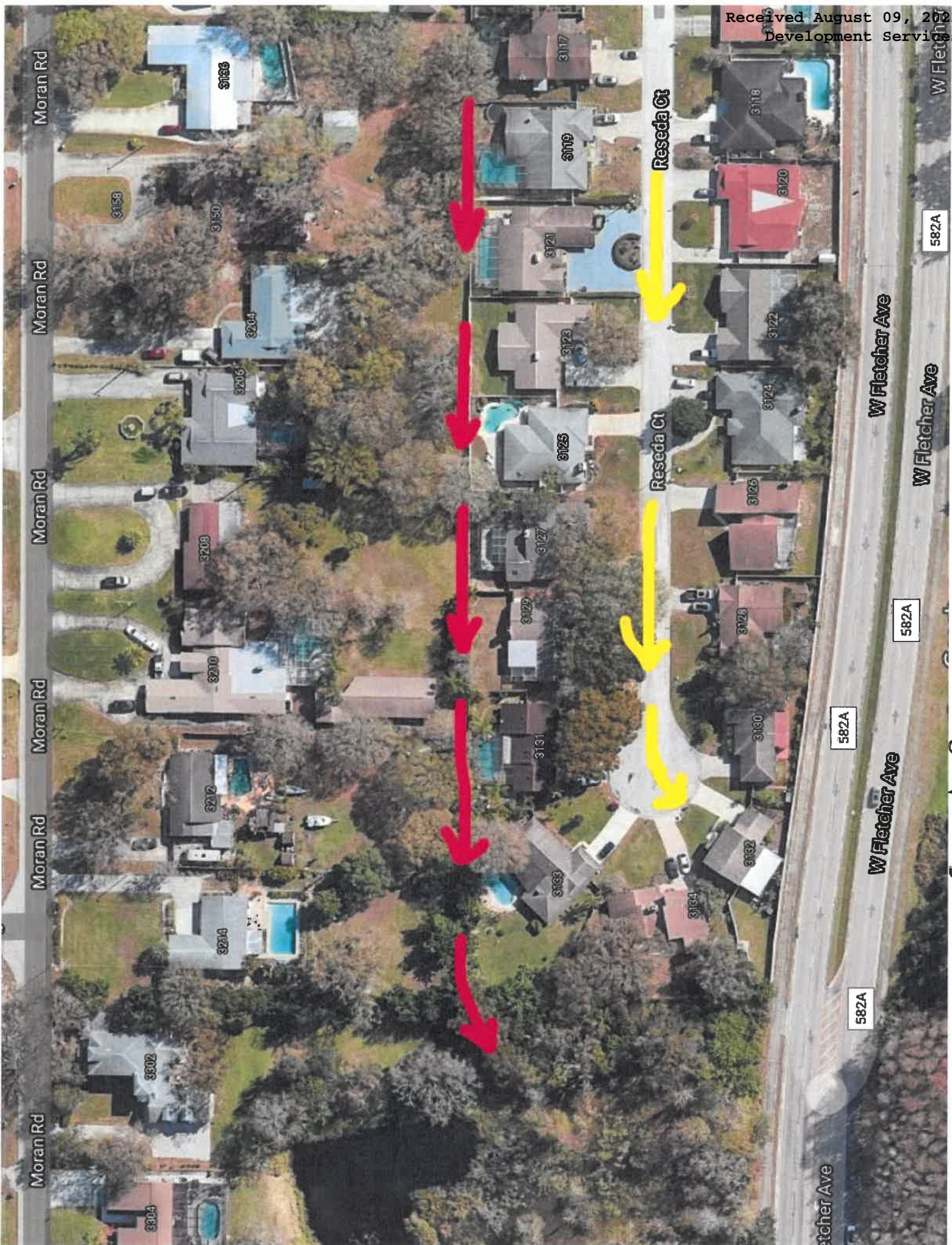
LOCATION SKETCH

Not to Scale

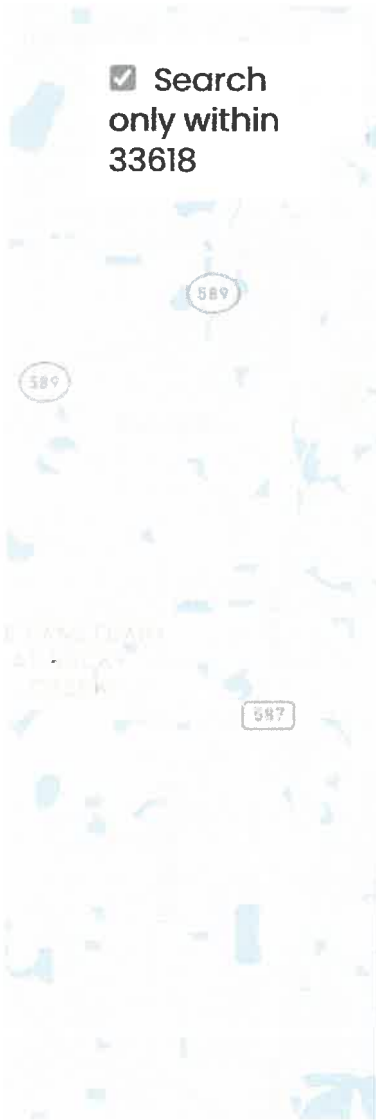


CURVE (1)
RAIUS = 50.0'
LENGTH = 43.46' (P)
 = 43.39' (C)
DELTA = 49°48'19" (P)
 = 49°57'13" (C)
CHORD = 42.04'(M)
CHORD
BEARING = S48°20'51"W(M)

Survey number: SL 110189



582A 3







Commercial Real Estate in 33618

Florida > Tampa > 33618 → Downtown Carver City
 Tampa International Airport Area North Hyde Park Lowry Park Central
 Terrace Park Beach Park Drew Park Tampa Heights Tampa Palms

101 results

1 2 3 Next >

	◆ Address	◆ Price	◆ Size
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Example #4

Q 33618

Lease & Sale ▾

Any Use

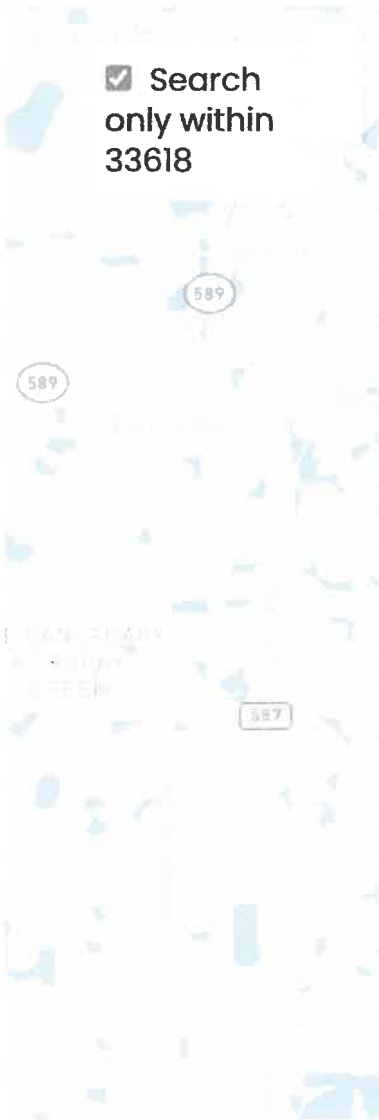
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No M

Minutes to Tampa International,



Search only within 33618



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Tampa, FL

Building Size: 3,000 SF

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Conveniently located in the heart

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\$450,000

3,000 SF



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Tampa, FL

Lot Size: 3.50 Acres

Perfect for 9 to 13 single family

Residential Development Land. 3.5

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5,142 SF available with 6 bays, reception area and office High

More info

5,142 SF



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3,052 SF



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More info

4 SF



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More info

1,248 SF

