

**Rezoning Application: 22-0295**  
**Zoning Hearing Master Date: June 13, 2022**  
**BOCC Land Use Meeting Date: August 25, 2022**

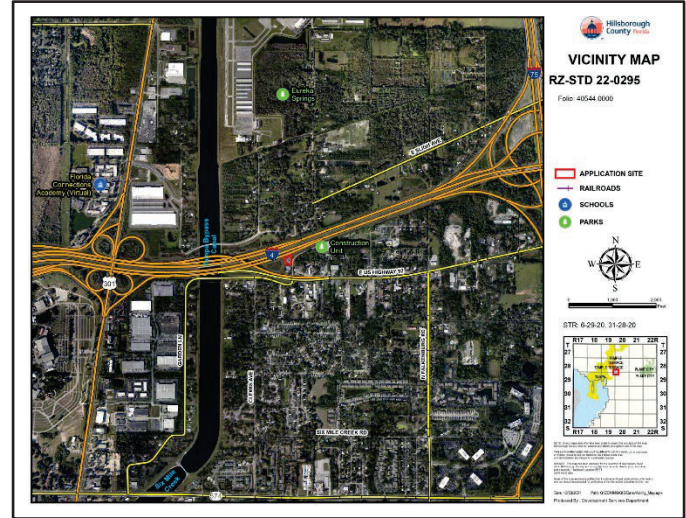


**Hillsborough  
 County Florida**

Development Services Department

**1.0 APPLICATION SUMMARY**

**Applicant:** Francis Murray, IV  
**FLU Category:** Community Mixed-Use 12 (CMU-12)  
**Service Area:** Urban  
**Site Acreage:** 0.61+/-  
**Community Plan Area:** East Lake/Orient Park  
**Overlay:** None  
**Request:** Rezone from **Agricultural Rural (AR) & Commercial General (CG)** to **Commercial General (CG)**.



**Request Summary:**

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

**Zoning:**

	<b>Current AR Zoning</b>	<b>Current CG Zoning</b>	<b>Current CG Zoning</b>
Uses	Agricultural	General Commercial, Office and Personal Services	General Commercial, Office and Personal Services
Acreage	0.38+/- Acres (ac)	0.23 +/- ac	0.61+/- ac
Density / Intensity	1 du per 5 acres	Floor Area Ratio (FAR) 0.27	F.A.R. 0.27
Mathematical Maximum*	0 Dwelling Unit (du)	2823 square feet (sf)	7174(sf)

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

**Development Standards:**

	<b>Current AR Zoning</b>	<b>Current CG Zoning</b>	<b>Proposed CG Zoning</b>
Density / Intensity	1 du per 5 ac	F.A.R. 0.27	F.A.R. 0.27
Lot Size / Lot Width	5 AC/ 217,800 sf / 150'	10,000 sf / 75'	10,000 sf / 75'
Setbacks/Buffering and Screening	50' - Front 50' - Rear 15' - Sides	30' - Front (East) 0' - Rear (West) 20' Type B Buffer - Side (North) 0 - side (South)	30' - Front (North) 30' - Front (East) -0 (West) 0 - Rear (South)
Height	50'	50'	50'

**Additional Information:**

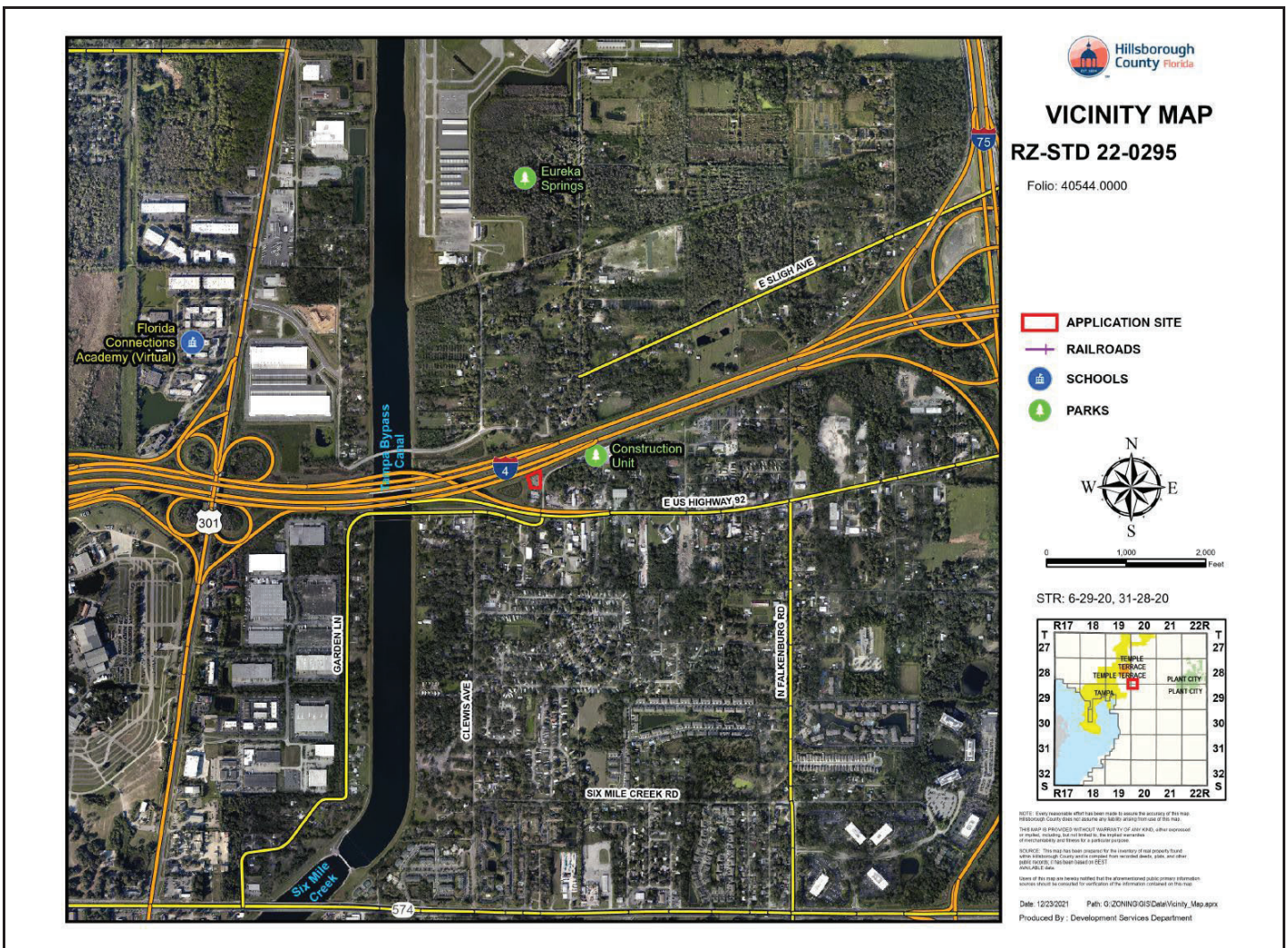
PD Variations	N/A
Waiver(s) to the Land Development Code	None

**Additional Information:**

Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable

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

**2.1 Vicinity Map**



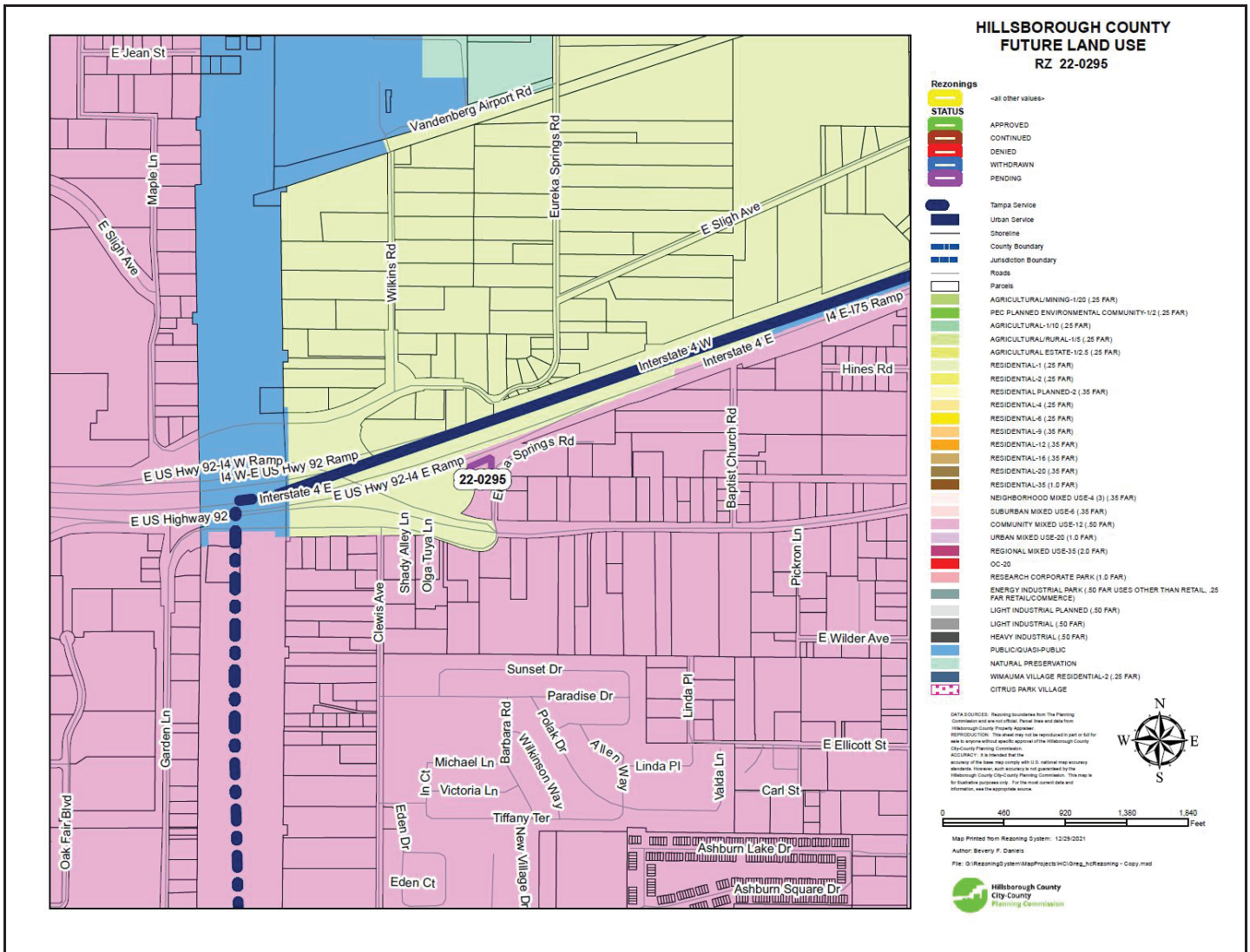
**Context of Surrounding Area:**

The site is located in an area comprised of light industrial, mixed and commercial uses. The subject site is surrounded by properties with a CMU-12 category which has the potential to permit light industrial, commercial, office and multi-purpose uses. The site is adjacent to commercial and light industrial type use properties. The adjacent properties are zoned (PD-C 87-0121) Planned Development – Commercial 87-0121 and CG (to the east), CG - Commercial General (to the south), and Interstate -4 and easements (to the west and north).



## 2.0 LAND USE MAP SET AND SUMMARY DATA

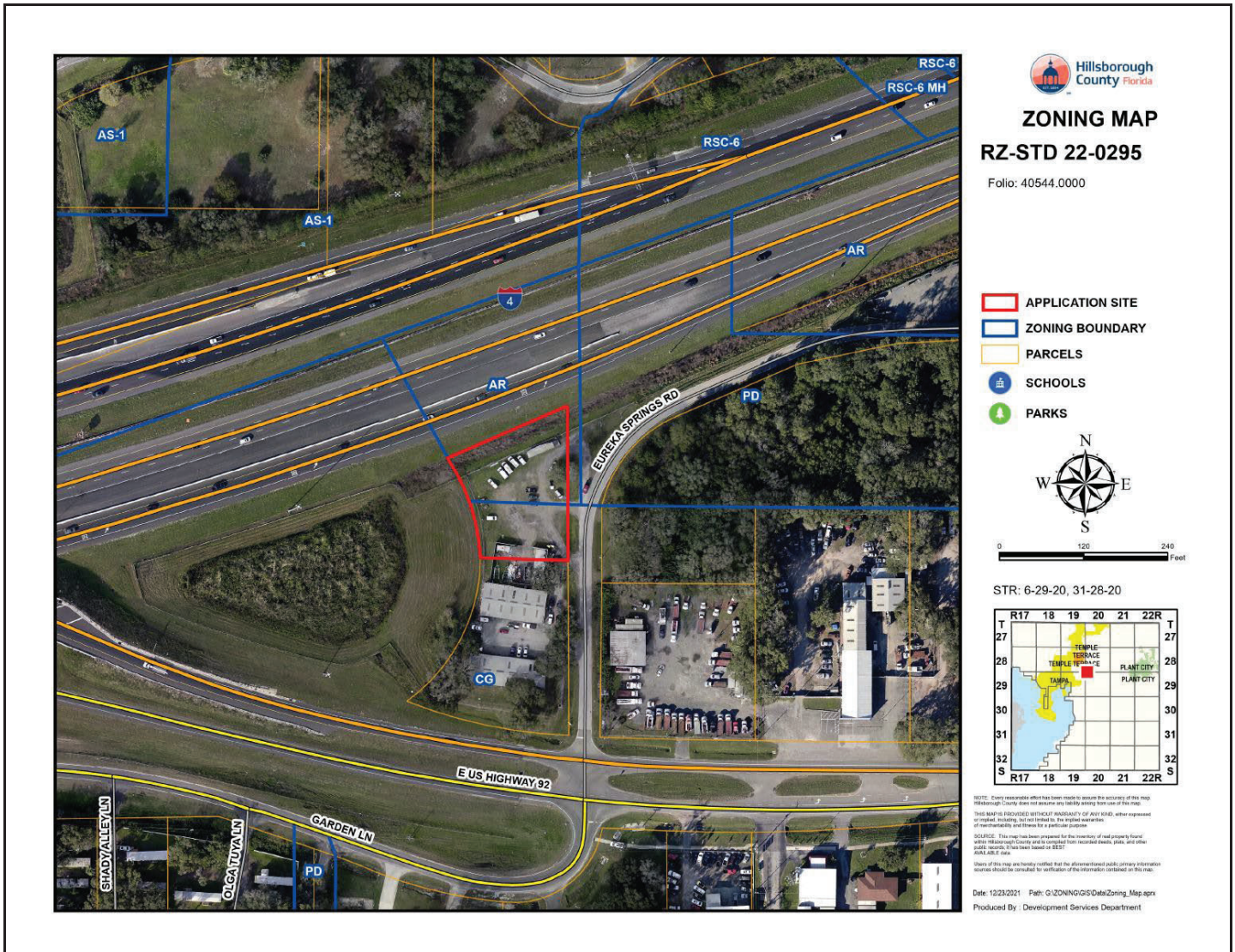
### 2.2 Future Land Use Map



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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



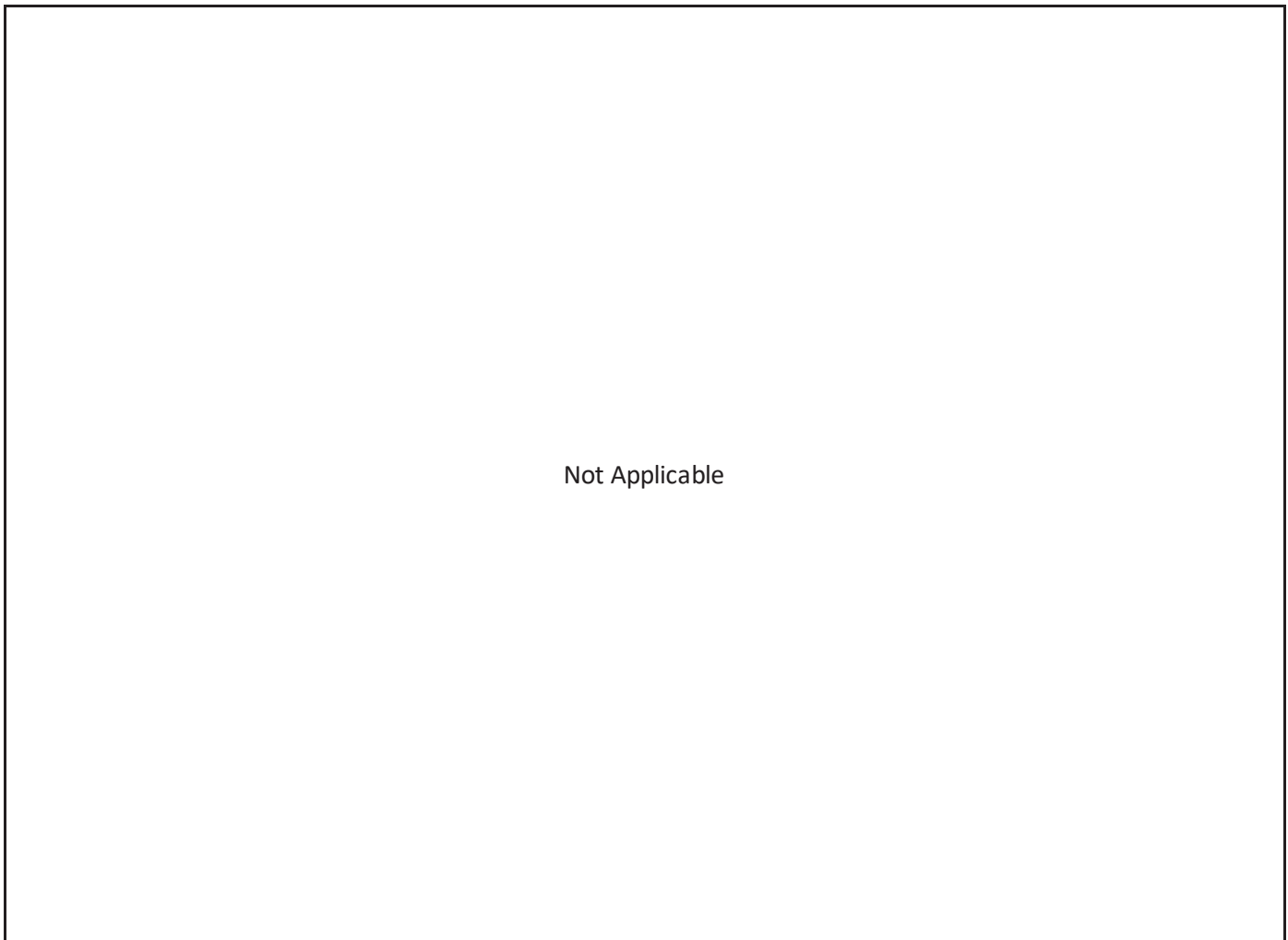
Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	Interstate 4 (I-4)	N/A	Highway	Highway
South	CG	FAR 0.27	General Commercial, Office and Personal Services	Warehouse

Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
East	Eureka Springs Road	N/A	Street	Street
	PD-C 87-0121	FAR 0.24	General Commercial, Office and Personal Services	Vacant
	CG	FAR 0.27	General Commercial, Office and Personal Services	Single-Family Residential
West	Easement/I-4	N/A	Easement / Highway	Vacant/Highway

**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
Eureka Springs Road	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

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

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,186	53	43
Proposed	3,297	143	115
Difference (+/-)	+2,111	+90	+72

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

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

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

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

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

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

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

**5.0 IMPLEMENTATION RECOMMENDATIONS**

**5.1 Compatibility**

The site is located in an area comprised of light industrial, mixed and commercial uses and rural-agricultural. The subject site is surrounded by properties with a CMU-12 category (to the west), and Res-1 category (to the west and north). The CMU-12 category has the potential to permit light industrial, commercial, office and multi-purpose uses.

The adjacent properties are zoned (PD-C 87-0121) Planned Development – Commercial 87-0121 and CG (to the east), CG - Commercial General (to the south), and Interstate -4 and easements (to the west and north).

The site is located within the Hillsborough County Urban Service Area. Therefore, the subject property would be served by the Hillsborough County Urban Service Area- Portable Water and Wastewater.


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

**5.2 Recommendation**

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

**6.0 PROPOSED CONDITIONS:**

N/A

<b>Zoning Administrator Sign Off:</b>	 <p>J. Brian Grady Fri Jun 3 2022 10:53:31</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



**7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS**

N/A

## 8.0 PROPOSED SITE PLAN (FULL)

Not Applicable

**9.0 FULL TRANSPORTATION REPORT (see following pages)**

**AGENCY REVIEW COMMENT SHEET**

<b>TO:</b> Zoning Technician, Development Services Department	<b>DATE:</b> 06/03/2022
<b>REVIEWER:</b> Alex Steady, Senior Planner	<b>AGENCY/DEPT:</b> Transportation
<b>PLANNING AREA/SECTOR:</b> ELOP/ Northeast	<b>PETITION NO.:</b> STD 22-0295

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

**REPORT SUMMARY AND CONCLUSIONS**

- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 2,111 average daily trips, 90 trips in the a.m. peak hour, and 72 trips in the p.m. peak hour.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.
- Transportation Review Section staff has no objection to the proposed rezoning.

**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone a +/- .61 acres from Agricultural Rural (AR) and Commercial General (CG) to Commercial General (CG). The site is located +/- 0.07 miles north of the intersection of East Hillsborough Avenue and Eureka Spring Road. The Future Land Use designation of the site is Commercial Mixed Use – 12 (CMU-12).

*Trip Generation Analysis*

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

**Approved Zoning:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR, 1 Single Family Detached Dwelling Unit (ITE Code 210)	9	1	1
CG, 2,500 sf Fast Food Restaurant with Drive Through Window (ITE 934)	1,177	100	82
<i>Subtotal</i>	1,186	101	83
<i>Less Internal Capture Trips:</i>	Not Available	0	0
<i>Pass-By Trips:</i>	Not Available	48	40
<i>Net External Trips:</i>	1,186	53	43



**Proposed Zoning:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG, 7,000 sf Fast Food Restaurant with Drive Through Window (ITE 934)	3,297	281	229
<i>Subtotal</i>	3,297	281	229
<i>Less Internal Capture Trips:</i>	Not Available	0	0
<i>Pass-By Trips:</i>	Not Available	138	114
<i>Net External Trips:</i>	3,297	143	115

**Trip Generation Difference:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>+2,111</b>	<b>+90</b>	<b>+72</b>

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 2,111 average daily trips, 90 trips in the a.m. peak hour, and 72 trips in the p.m. peak hour.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site has frontage on Eureka Springs Road. Eureka Spring Road is a 2-lane, undivided, Hillsborough County maintained, substandard, local roadway with +/- 10-foot travel lanes. Eureka Springs Road does not have any sidewalks, bikes lanes, or curb and gutter in the vicinity of the proposed project.

**SITE ACCESS**

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

**ROADWAY LEVEL OF SERVICE (LOS)**

Eureka Spring Road is not a regulated roadway and is not included in the Hillsborough County 2020 Level of Service Report. As such, roadway Level of Service (LOS) data cannot be provided.

ZHM HEARING DATE: June 13, 2022

BOCC LUM MEETING DATE: August 25, 2022

Case Reviewer: Isis Brown

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

<b>Application number:</b>	RZ-STD 22-0295
<b>Hearing date:</b>	June 13, 2022
<b>Applicant:</b>	Francis Murray IV
<b>Request:</b>	Rezone to CG
<b>Location:</b>	5218 Eureka Springs Road, Tampa
<b>Parcel size:</b>	0.61 acres +/-
<b>Existing zoning:</b>	AR and CG
<b>Future land use designation:</b>	CMU-12
<b>Service area:</b>	Urban
<b>Community planning area:</b>	East Lake Orient Park Community Plan



**A. APPLICATION REVIEW**

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

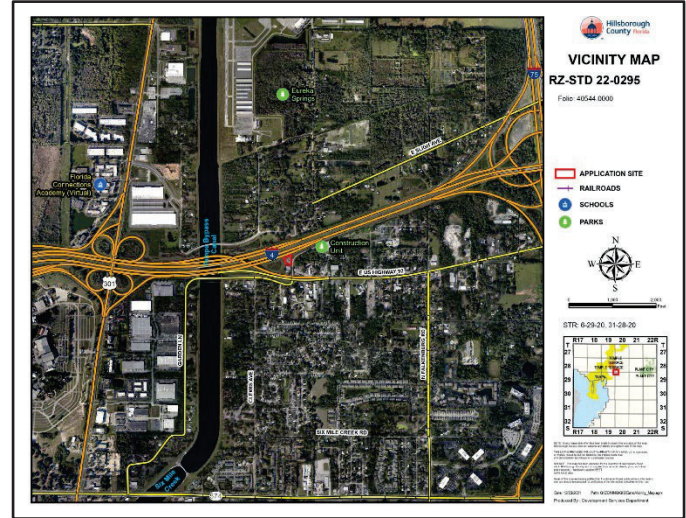
**Rezoning Application: 22-0295**  
**Zoning Hearing Master Date: June 13, 2022**  
**BOCC Land Use Meeting Date: August 25, 2022**



Development Services Department

**1.0 APPLICATION SUMMARY**

**Applicant:** Francis Murray, IV  
**FLU Category:** Community Mixed-Use 12 (CMU-12)  
**Service Area:** Urban  
**Site Acreage:** 0.61+/-  
**Community Plan Area:** East Lake/Orient Park  
**Overlay:** None  
**Request:** Rezone from **Agricultural Rural (AR) & Commercial General (CG)** to **Commercial General (CG)**.



**Request Summary:**

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

**Zoning:**

	Current AR Zoning	Current CG Zoning	Current CG Zoning
Uses	Agricultural	General Commercial, Office and Personal Services	General Commercial, Office and Personal Services
Acreage	0.38+/- Acres (ac)	0.23 +/- ac	0.61+/- ac
Density / Intensity	1 du per 5 acres	Floor Area Ratio (FAR) 0.27	F.A.R. 0.27
Mathematical Maximum*	0 Dwelling Unit (du)	2823 square feet (sf)	7174(sf)

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

**Development Standards:**

	Current AR Zoning	Current CG Zoning	Proposed CG Zoning
Density / Intensity	1 du per 5 ac	F.A.R. 0.27	F.A.R. 0.27
Lot Size / Lot Width	5 AC/ 217,800 sf / 150'	10,000 sf / 75'	10,000 sf / 75'
Setbacks/Buffering and Screening	50' - Front 50' - Rear 15' - Sides	30' - Front (East) 0' - Rear (West) 20' Type B Buffer - Side (North) 0 - side (South)	30' - Front (North) 30' - Front (East) -0 (West) 0 - Rear (South)
Height	50'	50'	50'

Additional Information:

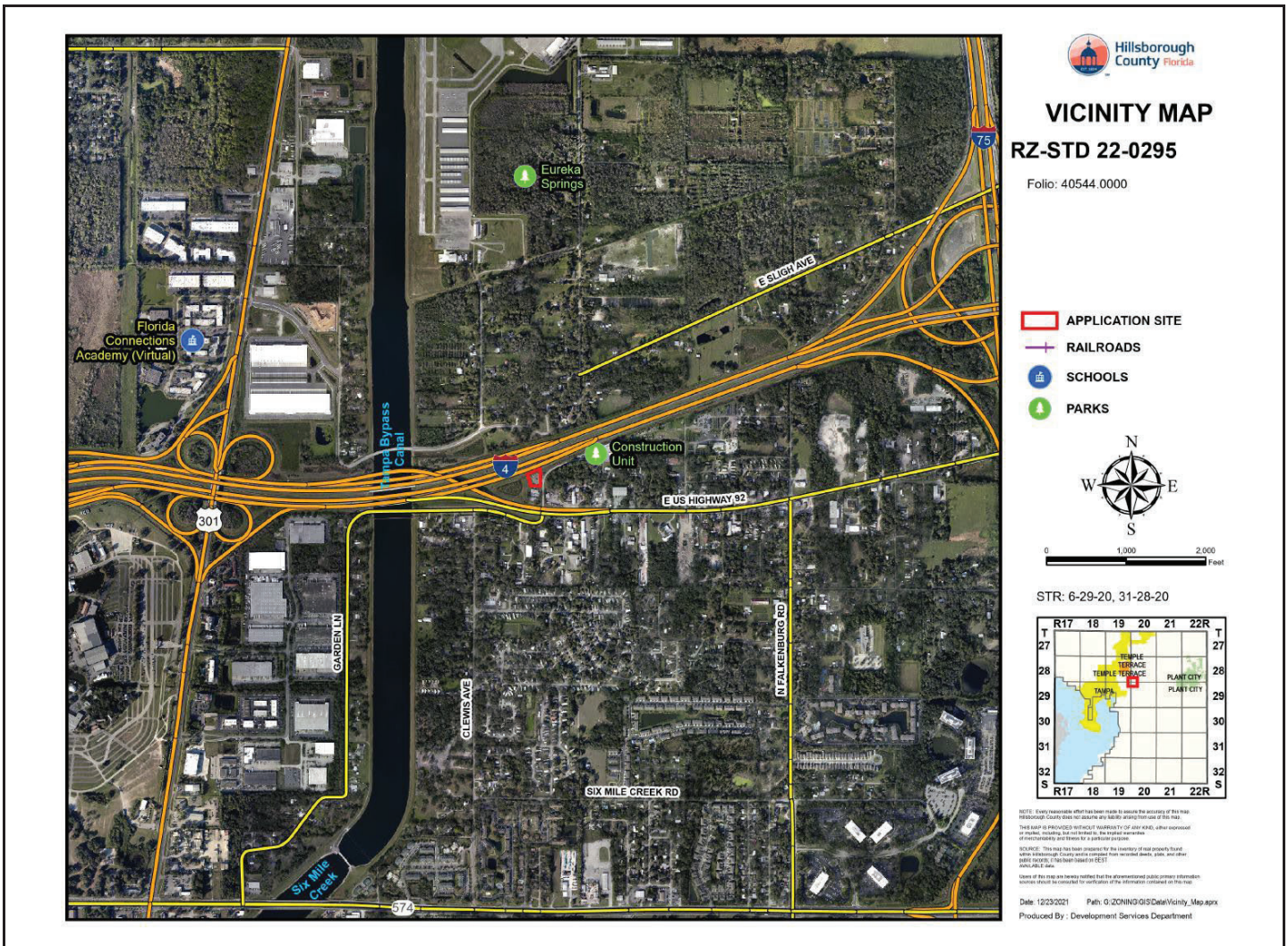
PD Variations	N/A
Waiver(s) to the Land Development Code	None

Additional Information:

Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



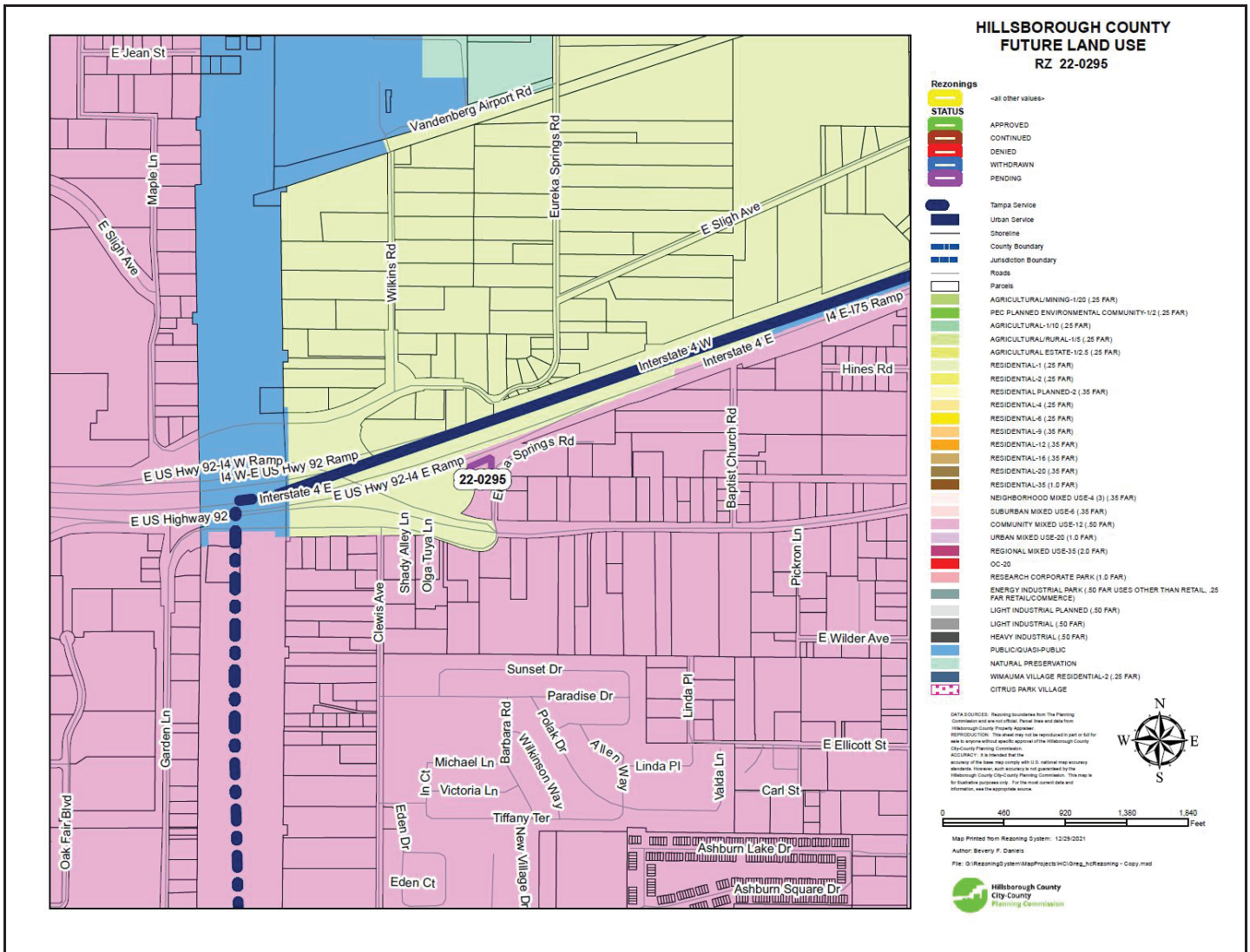
Context of Surrounding Area:

The site is located in an area comprised of light industrial, mixed and commercial uses. The subject site is surrounded by properties with a CMU-12 category which has the potential to permit light industrial, commercial, office and multi-purpose uses. The site is adjacent to commercial and light industrial type use properties. The adjacent properties are zoned (PD-C 87-0121) Planned Development – Commercial 87-0121 and CG (to the east), CG - Commercial General (to the south), and Interstate -4 and easements (to the west and north).



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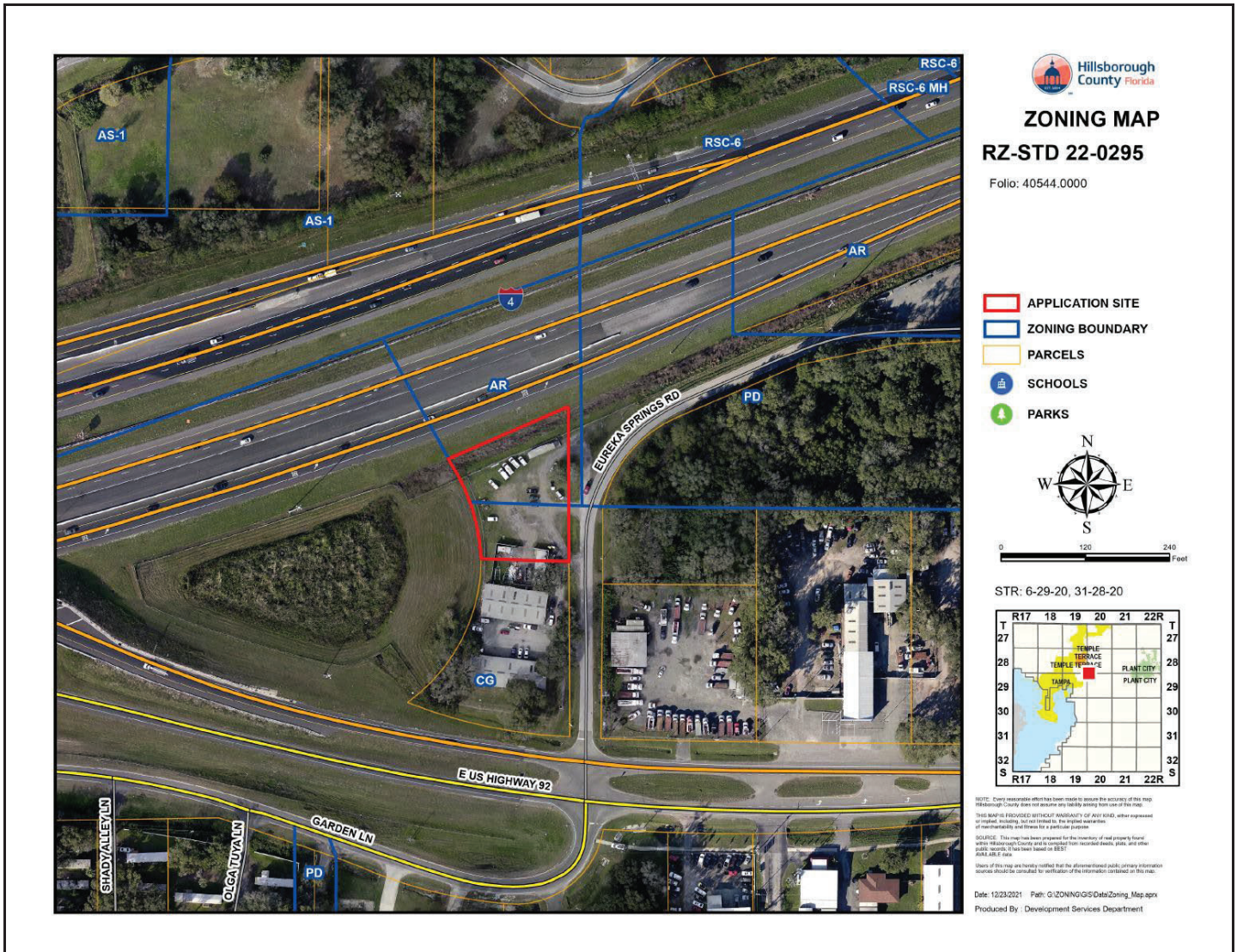
### 2.2 Future Land Use Map



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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



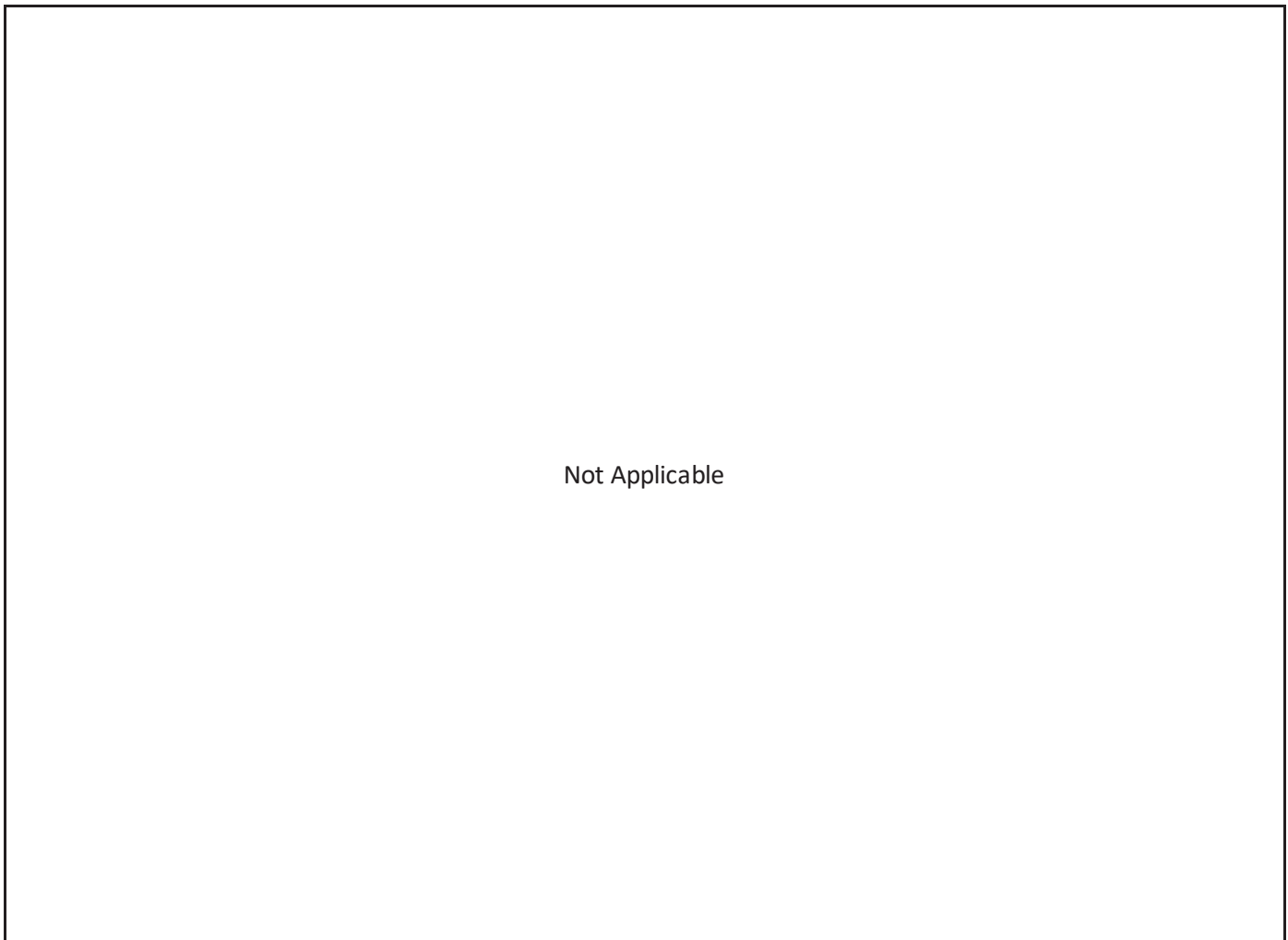
Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	Interstate 4 (I-4)	N/A	Highway	Highway
South	CG	FAR 0.27	General Commercial, Office and Personal Services	Warehouse

Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
East	Eureka Springs Road	N/A	Street	Street
	PD-C 87-0121	FAR 0.24	General Commercial, Office and Personal Services	Vacant
	CG	FAR 0.27	General Commercial, Office and Personal Services	Single-Family Residential
West	Easement/I-4	N/A	Easement / Highway	Vacant/Highway

**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)



Not Applicable



APPLICATION NUMBER: RZ STD 22-0295

ZHM HEARING DATE: June 13, 2022

BOCC LUM MEETING DATE: August 25, 2022

Case Reviewer: Isis Brown

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
Eureka Springs Road	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation  Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,186	53	43
Proposed	3,297	143	115
Difference (+/-)	+2,111	+90	+72

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

Connectivity and Cross Access  Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

Design Exception/Administrative Variance  Not applicable for this request

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



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

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

**5.0 IMPLEMENTATION RECOMMENDATIONS**

**5.1 Compatibility**

The site is located in an area comprised of light industrial, mixed and commercial uses and rural-agricultural. The subject site is surrounded by properties with a CMU-12 category (to the west), and Res-1 category (to the west and north). The CMU-12 category has the potential to permit light industrial, commercial, office and multi-purpose uses.

The adjacent properties are zoned (PD-C 87-0121) Planned Development – Commercial 87-0121 and CG (to the east), CG - Commercial General (to the south), and Interstate -4 and easements (to the west and north).

The site is located within the Hillsborough County Urban Service Area. Therefore, the subject property would be served by the Hillsborough County Urban Service Area- Portable Water and Wastewater.


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

**5.2 Recommendation**

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

**6.0 PROPOSED CONDITIONS:**

N/A

<b>Zoning Administrator Sign Off:</b>	 <p>J. Brian Grady Fri Jun 3 2022 10:53:31</p>
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<p><b>SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN &amp; BUILDING REVIEW AND APPROVAL.</b></p> <p>Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary</p>
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## **B. HEARING SUMMARY**

This case was heard by the Hillsborough County Land Use Hearing Officer on June 13, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

### **Applicant**

Mr. Rory Weiner spoke on behalf of the applicant, Francis Murray IV. Mr. Weiner presented the rezoning request and provided testimony as reflected in the hearing transcript, a copy of which is attached to and made a part of this recommendation.

### **Development Services Department**

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

### **Planning Commission**

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

### **Proponents**

The hearing officer asked whether there was anyone at the hearing in person or online to speak in support of the application.

Mr. Francis Murray IV spoke in support of the rezoning and provided testimony as reflected in the hearing transcript, a copy of which is attached to and made a part of this recommendation.

### **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 had nothing further.

### **Applicant Rebuttal**

Mr. Weiner stated the applicant had nothing further.

The hearing officer closed the hearing RZ-STD 22-0295.

## **C. EVIDENCE SUBMITTED**

No documentary evidence was submitted into the record at the hearing.

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

1. The Subject Property consists of approximately 0.61 acres of vacant land at 5218 Eureka Springs Road, Tampa.
2. Approximately 0.38 acres of the Subject Property is zoned AR and approximately 0.23 acres of the Subject Property is zoned CG.
3. The Subject Property is located within the boundaries of the East Lake Orient Park Community Plan and is within the Urban Services Area.
4. The Subject Property is in an area comprised of light industrial, mixed, and commercial uses and is surrounded by properties designated CMU-12 future land use category to the north and east, and Res-1 category to the west, northwest, and south.
5. Surrounding land uses include Interstate 4 to the north; property zoned CG and developed as a warehouse to the south, and East US Highway 92 further south; Eureka Springs Road, vacant property zoned PD-C 87-0121 and approved for commercial, office, and personal services, and a property zoned CG developed with a single-family residential use to the east; and vacant land serving as an I-4 highway easement to the west.
6. The applicant is requesting a rezoning of the Subject Property from AR and CG to CG.
7. County staff found the requested rezoning to CG compatible with the existing zoning and development pattern in the surrounding area.
8. Planning Commission staff found the proposed rezoning consistent with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*.

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

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

#### **F. CONCLUSIONS OF LAW**

A development order is consistent with the comprehensive plan if “the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government.” § 163.3194(3)(a), Fla. Stat. (2020). Based on the evidence and testimony submitted in




the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant's testimony and evidence, there is substantial competent evidence demonstrating the requested rezoning is consistent with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, and does comply with the applicable requirements of the Hillsborough County Land Development Code.

#### G. SUMMARY

The applicant is requesting a rezoning of the Subject Property from AR and CG to CG.

#### H. RECOMMENDATION

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

  
Pamela Jo Hatley PhD, JD  
Land Use Hearing Officer

July 6, 2022  
Date:

# Hearing Transcript

HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

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

BEFORE: PAMELA JO HATLEY  
Land Use Hearing Master

DATE: Monday, June 13, 2022

TIME: Commencing at 6:00 p.m.  
Concluding at 11:56 p.m.

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

Reported via Cisco Webex Videoconference by:

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

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HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS  
  
ZONING HEARING MASTER HEARINGS  
June 13, 2022  
ZONING HEARING MASTER: PAMELA JO HATLEY

C1:  
Application Number: RZ-STD 22-0295  
Applicant: Francis Murray, IV  
Location: 5218 Eureka Springs Rd.  
Folio Number: 040544.0000  
Acreage: 0.61 acres, more or less  
Comprehensive Plan: CMU-12  
Service Area: Urban  
Existing Zoning: AR & CG  
Request: Rezone to CG



1           MR. GRADY: The next item is agenda item  
2           C-1, Rezoning-Standard 22-0295. The applicant is  
3           Francis Murray, the fourth. The request is to  
4           rezone from AR and CG to CG.

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

7           MR. WEINER: Good evening. Roy Weiner, 635  
8           West Lumsden.

9           I have nothing to submit to add to the staff  
10          report. It's approvable, consistent with the  
11          Comprehensive Plan. My client here, Mr. Murray,  
12          just to answer any questions if any come up.

13          HEARING MASTER HATLEY: All right. Thank  
14          you. Please be sure and sign in with the clerk's  
15          office.

16          All right. We'll go to Development Services  
17          then.

18          MR. GRADY: Ms. Brown, you're muted.

19          MS. BROWN: Good evening. Isis Brown,  
20          Hillsborough County Development Services.

21          The request for Application 22-0295. The  
22          property is requesting to rezone from an existing  
23          AR, Agricultural Rural, and Commercial General, CG,  
24          to all CG zoning district.

25          The proposed zoning for CG permits

1 commercial office and personal services development  
2 on lots containing a minimum of 10,000 square feet.

3 The property associated with 22-0295 has a  
4 Future Land Use designation of CMU-12.  
5 Approximately 0.38 acres is agricultural as of  
6 current and 0.23 is commercial.

7 So all together the property is 0.61 acres  
8 with -- with the proposed commercial of 0.27 FAR,  
9 which will take it to 7,174 square feet.

10 The site is located in the area comprised of  
11 Light Industrial, mixed, and commercial uses, and  
12 Agricultural. The subject site is surrounded by  
13 properties with a CMU-12 category to the west and  
14 RES-1 category to the west and north.

15 The CMU-12 category has a potential to  
16 permit Light Industrial, commercial and office, and  
17 multipurpose uses. The adjacent properties are  
18 zoned PDC 87-0121 and CG to the east, CG to the  
19 south, and interstate for I-4, and easement to the  
20 west and north.

21 The site is located within the Hillsborough  
22 County Urban Service Area. Therefore, the subject  
23 property will be served by the Urban Service Area  
24 potable water and wastewater.

25 Based on the size of the subject property in

1 relation to other adjacent commercial uses would  
2 create a zoning development pattern that is  
3 consistent with the existing zoning and development  
4 pattern of the commercial uses and zoning districts  
5 in the area.

6 Based on the above considerations, staff  
7 finds the proposed CG zoning district is compatible  
8 with the existing zoning district and development  
9 pattern. Staff finds the request approvable. I'm  
10 available for any questions.

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

13 All right. Planning Commission.

14 MS. LIENHARD: Melissa Lienhard, Planning  
15 Commission staff.

16 The subject property is located in the  
17 Community Mixed-Use-12 Future Land Use Category.  
18 It is in the Urban Service Area, and it is also  
19 located within the limits of the East Lake-Orient  
20 Park Community Plan.

21 The subject site is located in the Urban  
22 Service Area where according to Objective 1 of the  
23 Future Land Use Element, 80 percent of the County's  
24 growth is to be directed.

25 The proposed request is consistent with this

1 policy direction. Policy 1.4 requires that all new  
2 developments be compatible with the surrounding  
3 area. Noting that compatibility does not mean the  
4 same as, rather it refers to the sensitivity of  
5 development proposals, and maintaining the  
6 character of the existing development.

7 The subject site currently has a split  
8 zoning of AS-1 on the north and Commercial General  
9 on the south. And the applicant is proposing to  
10 rezone the subject site for CG uses to allow for  
11 continuous commercial purposes.

12 As the site already includes a CG zoning  
13 district, it is compatible with the existing  
14 character of development in the area. There are  
15 more intense Light Industrial uses directly to the  
16 south towards the intersection of East Hillsborough  
17 Avenue and Eureka Springs Road.

18 The proposed rezoning meets the intent of  
19 the neighborhood protection policies as listed  
20 under Objective 16 in the Future Land Use Element.

21 The development pattern of the surrounding  
22 area has a concentration of the most intense uses  
23 towards East Hillsborough Avenue and Eureka Springs  
24 Road intersection and then transitions to a lower  
25 intensity uses further up along Eureka Springs



1 Road.

2 A rezoning to CG would reflect a development  
3 pattern that is in keeping with the existing  
4 development pattern by acting as a natural buffer  
5 between the higher intensity land use category to  
6 the south and the public institutional and  
7 residential uses that are located to the north  
8 across Interstate 4.

9 The subject site meets the intent of the  
10 economic development goals and strategies of the  
11 East Lake-Orient Park Community Plan. The  
12 community plan seeks to preserve and protect  
13 industrial employment uses within East Lake-Orient  
14 Park.

15 The rezoning to CG would facilitate this  
16 goal, especially in an area where the development  
17 pattern currently consists of industrial and  
18 commercial uses.

19 And based upon those considerations,  
20 Planning Commission staff finds the proposed  
21 rezoning consistent with the Future of Hillsborough  
22 Comprehensive Plan for unincorporated Hillsborough  
23 County. Thank you.

24 HEARING MASTER HATLEY: All right. Thank  
25 you so much.

1 All right. Is there anyone here or online  
2 who wishes to speak in support of this application?  
3 Sir, are you here to speak in support?

4 MR. MURRAY: I am yeah. I'm the owner.

5 HEARING MASTER HATLEY: Okay. Would you  
6 like to please state your name and address for the  
7 record.

8 MR. MURRAY: Yeah. It's Francis Murray,  
9 5218 Eureka Springs Road.

10 So, basically, I also own the property that  
11 borders to the south, some commercial buildings,  
12 multitenant commercial buildings. And the land  
13 usage behind it is -- is zoned Agricultural.

14 With the intent initially to use it as  
15 overflow parking and then down the road build some  
16 more multitenant buildings. Just north of the  
17 property, it borders I-4 to the north. So it  
18 really has no other significance other than for  
19 something like this.

20 HEARING MASTER HATLEY: Okay. Thank you,  
21 sir. Please be sure to sign in with the clerk.

22 All right. Is there anyone here or online  
23 who wishes to speak in opposition to this  
24 application? Do not see anyone.

25 All right. Development Services, do you

1           have anything further?

2                   MR. GRADY:  Nothing further.

3                   HEARING MASTER HATLEY:  All right.

4           Applicant, did you have anything further?  No.

5                   Okay.  That closes the hearing then on  
6           Rezoning 22-0295.

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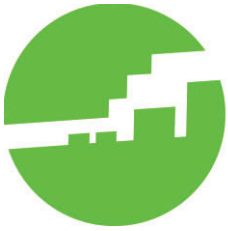
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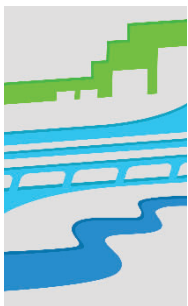
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**Hillsborough County  
City-County  
Planning Commission**

<b>Unincorporated Hillsborough County Rezoning</b>	
<b>Hearing Date:</b> June 13, 2022	<b>Petition: RZ 22-0295</b>
<b>Report Prepared:</b> June 1, 2022	<b>5218 Eureka Springs Road</b>  <i>On the west side of Eureka Springs Road, north of East Hillsborough Avenue</i>
<b>Summary Data:</b>	
<b>Comprehensive Plan Finding:</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use:</b>	<b>Community Mixed-Use-12 (12 du/ga; 0.50 FAR)</b>
<b>Service Area:</b>	<b>Urban</b>
<b>Community Plan:</b>	<b>East Lake Orient Park Community Plan</b>
<b>Requested Zoning:</b>	Agricultural Rural (AR) and Commercial General (CG) to Commercial General (CG).
<b>Parcel Size (Approx.):</b>	0.61 acres +/- (26,136 square feet)
<b>Street Functional Classification:</b>	Eureka Springs Road – <b>Local</b> East Hillsborough Avenue - <b>Arterial</b>
<b>Locational Criteria:</b>	N/A
<b>Evacuation Zone:</b>	Evacuation Zone E



## **Context**

- The approximately 0.61 +/- acre subject site is located on the west side of Eureka Springs Road, north of East Hillsborough Avenue, south of Interstate 4. The subject site is located within the Urban Service Area and is within the limits of the East Lake Orient Park Community Plan.
- The subject site's Future Land Use classification is Community Mixed-Use – 12 (CMU-12) on the Future Land Use Map. Typical uses of CMU-12 include residential, community scale retail commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. Non-residential land uses must be compatible with residential uses through established techniques of transition or by restricting the location of incompatible uses. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- CMU-12 surrounds the subject site to the east and south. Residential-1 (RES-1) is located to the west and north of the subject site.
- The subject site is currently vacant. Light Industrial uses are located to the south. A combination of Light Industrial, Heavy Industrial, Light Commercial and Heavy Commercial uses front East Hillsborough Avenue. There is a small parcel of single-family residential to the east across Eureka Springs Road. The area is commercial and industrial in character with public institutional uses interspersed throughout.
- The subject site is currently zoned as Agricultural Rural (AR) and Commercial General (CG). CG zoning is located directly south and west of the site. Planned Development (PD) is located to the east. AR and Agricultural Single Family – 1 (AS-1) is located to the north. AR is also located further east. Residential Single Family Conventional-6 (RSC-6) is located northeast.
- The applicant is requesting to rezone the subject site from Agricultural Rural (AR) and Commercial General (CG) to Commercial General (CG).

## **Compliance with Comprehensive Plan:**

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

## **FUTURE LAND USE ELEMENT**

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

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

***Policy 1.4:*** Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and



architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

### **Relationship to Land Development Regulations**

**Objective 9:** All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

**Policy 9.1:** Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.

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

### **Neighborhood/Community Development**

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

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

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

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

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

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

#### **Policy 16.5:**

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

## **Community Design Component**

### **4.3 COMMERCIAL CHARACTER**

**GOAL 9:** *Evaluate the creation of commercial design standards in a scale and design that complements the character of the community.*

**Policy 9-1.2:** *Avoid "strip" development patterns for commercial uses.*

## **7.0 SITE DESIGN**

### **7.1 DEVELOPMENT PATTERN**

**GOAL 17:** *Develop commercial areas in a manner which enhances the County's character and ambiance.*

**OBJECTIVE 17-1:** *Facilitate patterns of site development that appear purposeful and organized.*

**Policy 17-1.4:** *Affect the design of new commercial structures to provide an organized and purposeful character for the whole commercial environment.*

## **LIVABLE COMMUNITIES ELEMENT – EAST LAKE ORIENT PARK**

**Economic Development – Provide opportunities for business growth and jobs in the East Lake-Orient Park community.**

- **Establish higher density mixed use employment/activity center as identified along Harney Road adjacent to Davis Road and US 301.**
- **Establish design guidelines and protection of adjacent residential uses prior to granting higher densities in mixed use employment/activity centers.**
- **Business uses are encouraged along US 301 from the Tampa By-Pass Canal to Hillsborough Avenue. Appropriate land use and zoning changes should be allowed to accomplish this strategy.**
- **Create a commercial redevelopment area along 56th Street from the Temple Terrace boundary to Harney Road and along Hillsborough Avenue from 56th Street to Orient Road.**
- **Existing industrial uses and employment should be preserved and protected.**
- **Create a commercial/mixed-use district along Orient Road from Hillsborough Avenue to Columbus Drive.**

## Staff Analysis of Goals, Objectives and Policies

The approximately 0.61 acre subject site is located on the west side of Eureka Springs Road, north of East Hillsborough Avenue/US 92 and south of Interstate 4. The subject site is located in the Urban Service Area. It is located within the limits of the East Lake Orient Park Community Plan. The subject site's Future Land Use Classification on the Future Land Use Map (FLUM) is Community Mixed-Use-12 (CMU-12). The applicant is requesting to rezone the subject site from Agricultural Single-Family -1 (AS-1) and Commercial General (CG) to Commercial General (CG) to allow for commercial development on the subject site at a later date.

The subject site is located in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. The proposed request is consistent with this policy direction.

Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that "*Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.*" The subject site currently has a split zoning of AS-1 on the north and CG on the south. The applicant is proposing to rezone the subject site for CG uses to allow for continuous commercial purposes at a later date. As the site already includes a CG zoning district, it is compatible with the existing character of development in the area. There are more intense Light Industrial uses directly to the south towards the intersection of East Hillsborough Avenue/US 92 and Eureka Springs Road.

The proposed rezoning meets the intent of the Neighborhood Protection Policies of Objective 16 and policies 16.1, 16.2, 16.3 and 16.5. The development pattern of the surrounding area has a concentration of the most intense uses towards the East Hillsborough Avenue/US 92 and Eureka Springs Road intersection and transitions to lower intensity uses farther up along Eureka Springs Road. A rezoning to CG would reflect a development pattern that is in keeping with the existing development pattern by acting as a natural buffer between the higher intensity land uses to the south and the public institutional and residential uses that are located to the north across Interstate 4.

The Community Design Component provides guidance on commercial developments. Goal 17 encourages developments that improve the ambiance of commercial development in the county. Objective 17-1 and Policy 17.1-4 seek to facilitate patterns of development that are organized and purposeful. A rezoning to CG would allow the parcel to be under one unified zoning district for the purpose of more unified and cohesive commercial development on site.

The subject site meets the intent of the Economic Development goals and strategies of the East Lake Orient Park Community Plan. The Community Plan seeks to preserve and protect industrial and employment uses within East Lake Orient Park. A rezoning to CG from AS-1 and CG would facilitate this goal, especially in an area where the development pattern currently consists of industrial and commercial uses.

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

**Recommendation**

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

# HILLSBOROUGH COUNTY FUTURE LAND USE RZ 22-0295

Rezonings

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

Tampa Service

Urban Service

Shoreline

County Boundary

Jurisdiction Boundary

Roads

Parcels

AGRICULTURAL/MINING-120 (.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)

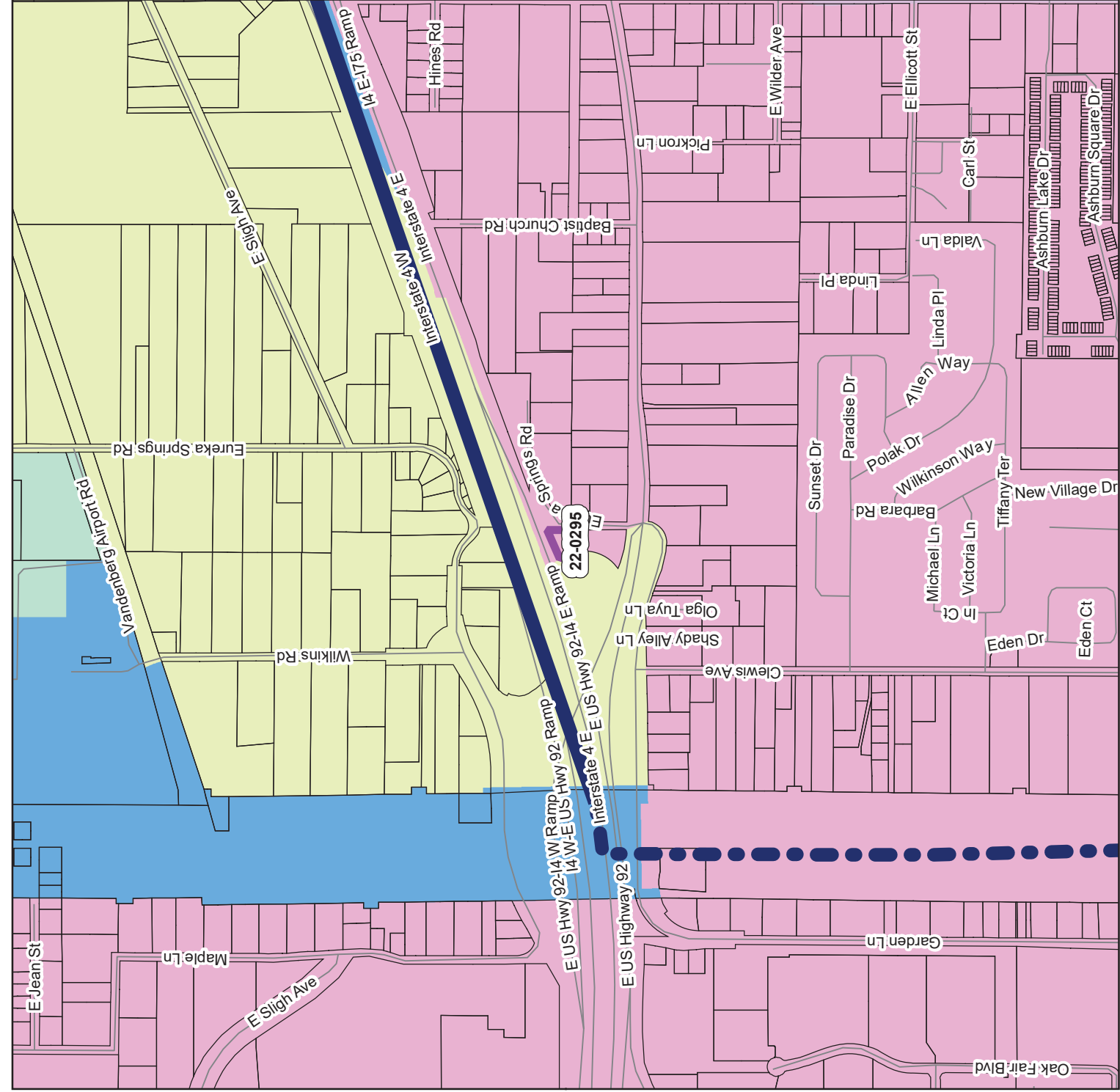
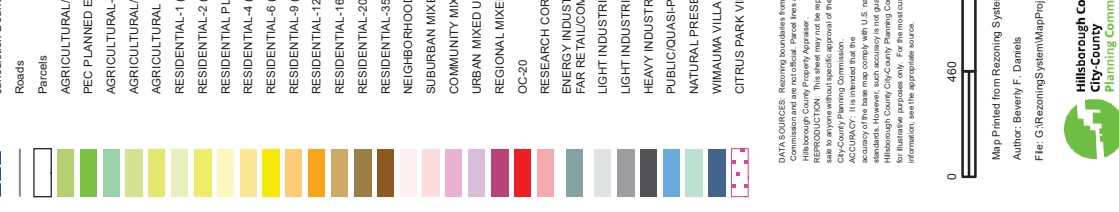
PUBLIC/QUASH-PUBLIC

NATURAL PRESERVATION

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)

CITRUS PARK VILLAGE

<all other values>







# **AGENCY COMMENTS**

## AGENCY REVIEW COMMENT SHEET

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

**DATE:** 06/03/2022  
**AGENCY/DEPT:** Transportation  
**PETITION NO.:** STD 22-0295

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

### REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 2,111 average daily trips, 90 trips in the a.m. peak hour, and 72 trips in the p.m. peak hour.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.
- Transportation Review Section staff has no objection to the proposed rezoning.

### PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- .61 acres from Agricultural Rural (AR) and Commercial General (CG) to Commercial General (CG). The site is located +/- 0.07 miles north of the intersection of East Hillsborough Avenue and Eureka Spring Road. The Future Land Use designation of the site is Commercial Mixed Use – 12 (CMU-12).

#### *Trip Generation Analysis*

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

#### **Approved Zoning:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR, 1 Single Family Detached Dwelling Unit (ITE Code 210)	9	1	1
CG, 2,500 sf Fast Food Restaurant with Drive Through Window (ITE 934)	1,177	100	82
<i>Subtotal</i>	1,186	101	83
<i>Less Internal Capture Trips:</i>	Not Available	0	0
<i>Pass-By Trips:</i>	Not Available	48	40
<b><i>Net External Trips:</i></b>	<b>1,186</b>	<b>53</b>	<b>43</b>

**Proposed Zoning:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG, 7,000 sf Fast Food Restaurant with Drive Through Window (ITE 934)	3,297	281	229
<i>Subtotal</i>	3,297	281	229
<i>Less Internal Capture Trips:</i>	Not Available	0	0
<i>Pass-By Trips:</i>	Not Available	138	114
<b><i>Net External Trips:</i></b>	<b>3,297</b>	<b>143</b>	<b>115</b>

**Trip Generation Difference:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>+2,111</b>	<b>+90</b>	<b>+72</b>

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 2,111 average daily trips, 90 trips in the a.m. peak hour, and 72 trips in the p.m. peak hour.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site has frontage on Eureka Springs Road. Eureka Spring Road is a 2-lane, undivided, Hillsborough County maintained, substandard, local roadway with +/- 10-foot travel lanes. Eureka Springs Road does not have any sidewalks, bikes lanes, or curb and gutter in the vicinity of the proposed project.

**SITE ACCESS**

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

**ROADWAY LEVEL OF SERVICE (LOS)**

Eureka Spring Road is not a regulated roadway and is not included in the Hillsborough County 2020 Level of Service Report. As such, roadway Level of Service (LOS) data cannot be provided.

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
Eureka Springs Road	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,186	53	43
Proposed	3,297	143	115
Difference (+/-)	+2,111	+90	+72

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

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

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

4.0 Additional Site Information & Agency Comments Summary

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



*Florida Department of Transportation*

RON DESANTIS  
GOVERNOR

11201 N. McKinley Drive  
Tampa, FL 33612

KEVIN J. THIBAUT, P.E.  
SECRETARY

**MEMORANDUM**

DATE: January 5, 2022

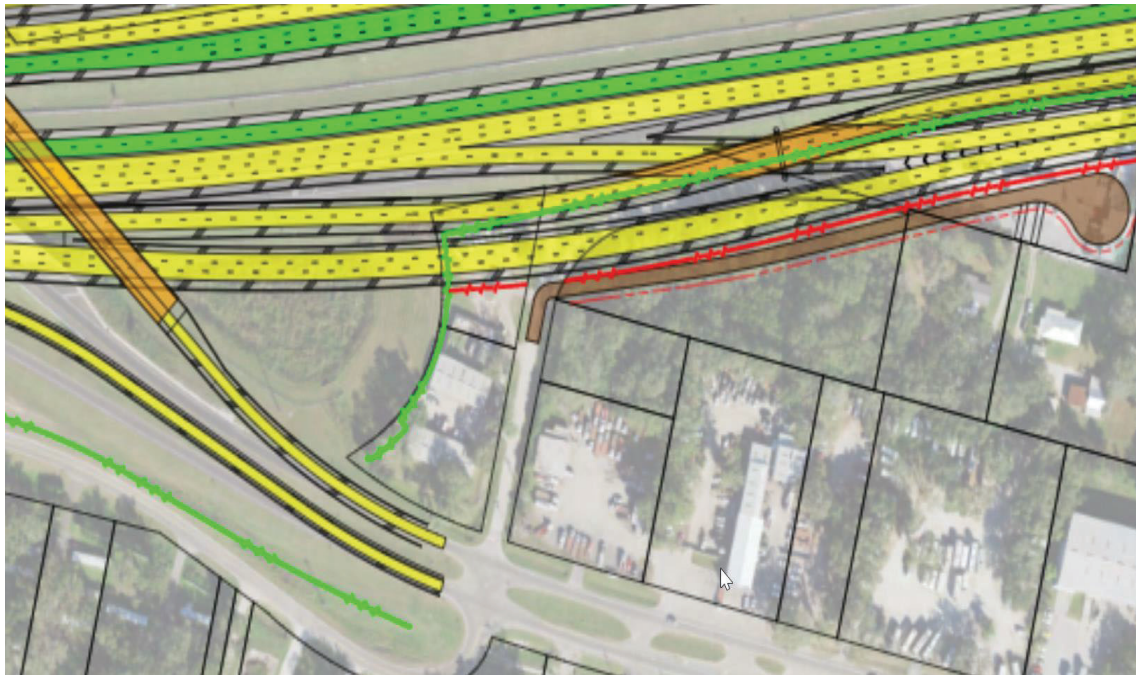
TO: Rosa Timoteo, Hillsborough County

FROM: Lindsey Mineer, FDOT

COPIES: Richard Perez, Hillsborough County  
Daniel Santos, FDOT  
Manny Flores, FDOT  
Rory B. Weiner, Esq.

SUBJECT: RZ-STD 22-0295, 5218 Eureka Springs Road.

The proposed project is adjacent to I-4. The Department has a design project that shows that ROW is needed in this area. Please review excerpt of conceptual project design.





22-0295

January 5, 2022

Page 2

The Design Project Manager is Manny Flores. He can be reached at (813) 975-4248 or [Manuel.Flores@dot.state.fl.us](mailto:Manuel.Flores@dot.state.fl.us) .

Thank you for the opportunity to comment.

END OF MEMO

**COMMISSION**

Mariella Smith CHAIR  
 Pat Kemp VICE-CHAIR  
 Harry Cohen  
 Ken Hagan  
 Gwendolyn "Gwen" W. Myers  
 Kimberly Overman  
 Stacy White



**DIRECTORS**

Janet L. Dougherty EXECUTIVE DIRECTOR  
 Elaine S. DeLeeuw ADMIN DIVISION  
 Sam Elrabi, P.E. WATER DIVISION  
 Rick Muratti, Esq. LEGAL DEPT  
 Reginald Sanford, MPH AIR DIVISION  
 Steffanie L. Wickham WASTE DIVISION  
 Sterlin Woodard, P.E. WETLANDS DIVISION

**AGENCY COMMENT SHEET**

REZONING	
<p><b>HEARING DATE:</b> February 14, 2022</p> <p><b>PETITION NO.:</b> 22-0295</p> <p><b>EPC REVIEWER:</b> Sarah Hartshorn</p> <p><b>CONTACT INFORMATION:</b> (813) 627-2600 X 1237</p> <p><b>EMAIL:</b> <a href="mailto:hartshorns@epchc.org">hartshorns@epchc.org</a></p>	<p><b>COMMENT DATE:</b> January 14, 2022</p> <p><b>PROPERTY ADDRESS:</b> 5218 Eureka Springs Rd, Tamps, FL 33610</p> <p><b>FOLIO #:</b> 040544.0000</p> <p><b>STR:</b> 31-28S-20E</p>
<p><b>REQUESTED ZONING:</b> From CG and AR to CG</p>	
FINDINGS	
<p><b>WETLANDS PRESENT</b></p>	<p>YES</p>
<p><b>SITE INSPECTION DATE</b></p>	<p>1/6/2022</p>
<p><b>WETLAND LINE VALIDITY</b></p>	<p>NA</p>
<p><b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b></p>	<p>Ditch along N property line. Within HCPA depicted property lines.</p>
<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"> <li>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.</li> <li>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.</li> <li>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</li> </ul>	

*Environmental Excellence in a Changing World*

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

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.

- The subject property contains wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- 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.

Sjh/mst

**AGENCY REVIEW COMMENT SHEET**

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

**DATE: 4 Jan. 2022**

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

**APPLICANT: Rory Weiner**

**PETITION NO: RZ-STD 22-0295**

**LOCATION: 5218 Eureka Springs Rd., Tampa, FL 33610**

**FOLIO NO: 40544.0000**

**SEC: 31 TWN: 28 RNG: 20**

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

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



# **VERBATIM TRANSCRIPT**



HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

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

ZONING HEARING MASTER HEARING  
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY  
 Land Use Hearing Master

DATE: Monday, June 13, 2022

TIME: Commencing at 6:00 p.m.  
 Concluding at 11:56 p.m.

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

Reported via Cisco Webex Videoconference by:

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

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HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS  
  
ZONING HEARING MASTER HEARINGS  
June 13, 2022  
ZONING HEARING MASTER: PAMELA JO HATLEY

C1:  
Application Number: RZ-STD 22-0295  
Applicant: Francis Murray, IV  
Location: 5218 Eureka Springs Rd.  
Folio Number: 040544.0000  
Acreage: 0.61 acres, more or less  
Comprehensive Plan: CMU-12  
Service Area: Urban  
Existing Zoning: AR & CG  
Request: Rezone to CG

1           MR. GRADY: The next item is agenda item  
2           C-1, Rezoning-Standard 22-0295. The applicant is  
3           Francis Murray, the fourth. The request is to  
4           rezone from AR and CG to CG.

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

7           MR. WEINER: Good evening. Roy Weiner, 635  
8           West Lumsden.

9           I have nothing to submit to add to the staff  
10          report. It's approvable, consistent with the  
11          Comprehensive Plan. My client here, Mr. Murray,  
12          just to answer any questions if any come up.

13          HEARING MASTER HATLEY: All right. Thank  
14          you. Please be sure and sign in with the clerk's  
15          office.

16          All right. We'll go to Development Services  
17          then.

18          MR. GRADY: Ms. Brown, you're muted.

19          MS. BROWN: Good evening. Isis Brown,  
20          Hillsborough County Development Services.

21          The request for Application 22-0295. The  
22          property is requesting to rezone from an existing  
23          AR, Agricultural Rural, and Commercial General, CG,  
24          to all CG zoning district.

25          The proposed zoning for CG permits

1 commercial office and personal services development  
2 on lots containing a minimum of 10,000 square feet.

3 The property associated with 22-0295 has a  
4 Future Land Use designation of CMU-12.  
5 Approximately 0.38 acres is agricultural as of  
6 current and 0.23 is commercial.

7 So all together the property is 0.61 acres  
8 with -- with the proposed commercial of 0.27 FAR,  
9 which will take it to 7,174 square feet.

10 The site is located in the area comprised of  
11 Light Industrial, mixed, and commercial uses, and  
12 Agricultural. The subject site is surrounded by  
13 properties with a CMU-12 category to the west and  
14 RES-1 category to the west and north.

15 The CMU-12 category has a potential to  
16 permit Light Industrial, commercial and office, and  
17 multipurpose uses. The adjacent properties are  
18 zoned PDC 87-0121 and CG to the east, CG to the  
19 south, and interstate for I-4, and easement to the  
20 west and north.

21 The site is located within the Hillsborough  
22 County Urban Service Area. Therefore, the subject  
23 property will be served by the Urban Service Area  
24 potable water and wastewater.

25 Based on the size of the subject property in

1 relation to other adjacent commercial uses would  
2 create a zoning development pattern that is  
3 consistent with the existing zoning and development  
4 pattern of the commercial uses and zoning districts  
5 in the area.

6 Based on the above considerations, staff  
7 finds the proposed CG zoning district is compatible  
8 with the existing zoning district and development  
9 pattern. Staff finds the request approvable. I'm  
10 available for any questions.

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

13 All right. Planning Commission.

14 MS. LIENHARD: Melissa Lienhard, Planning  
15 Commission staff.

16 The subject property is located in the  
17 Community Mixed-Use-12 Future Land Use Category.  
18 It is in the Urban Service Area, and it is also  
19 located within the limits of the East Lake-Orient  
20 Park Community Plan.

21 The subject site is located in the Urban  
22 Service Area where according to Objective 1 of the  
23 Future Land Use Element, 80 percent of the County's  
24 growth is to be directed.

25 The proposed request is consistent with this

1 policy direction. Policy 1.4 requires that all new  
2 developments be compatible with the surrounding  
3 area. Noting that compatibility does not mean the  
4 same as, rather it refers to the sensitivity of  
5 development proposals, and maintaining the  
6 character of the existing development.

7 The subject site currently has a split  
8 zoning of AS-1 on the north and Commercial General  
9 on the south. And the applicant is proposing to  
10 rezone the subject site for CG uses to allow for  
11 continuous commercial purposes.

12 As the site already includes a CG zoning  
13 district, it is compatible with the existing  
14 character of development in the area. There are  
15 more intense Light Industrial uses directly to the  
16 south towards the intersection of East Hillsborough  
17 Avenue and Eureka Springs Road.

18 The proposed rezoning meets the intent of  
19 the neighborhood protection policies as listed  
20 under Objective 16 in the Future Land Use Element.

21 The development pattern of the surrounding  
22 area has a concentration of the most intense uses  
23 towards East Hillsborough Avenue and Eureka Springs  
24 Road intersection and then transitions to a lower  
25 intensity uses further up along Eureka Springs



1 Road.

2 A rezoning to CG would reflect a development  
3 pattern that is in keeping with the existing  
4 development pattern by acting as a natural buffer  
5 between the higher intensity land use category to  
6 the south and the public institutional and  
7 residential uses that are located to the north  
8 across Interstate 4.

9 The subject site meets the intent of the  
10 economic development goals and strategies of the  
11 East Lake-Orient Park Community Plan. The  
12 community plan seeks to preserve and protect  
13 industrial employment uses within East Lake-Orient  
14 Park.

15 The rezoning to CG would facilitate this  
16 goal, especially in an area where the development  
17 pattern currently consists of industrial and  
18 commercial uses.

19 And based upon those considerations,  
20 Planning Commission staff finds the proposed  
21 rezoning consistent with the Future of Hillsborough  
22 Comprehensive Plan for unincorporated Hillsborough  
23 County. Thank you.

24 HEARING MASTER HATLEY: All right. Thank  
25 you so much.

1 All right. Is there anyone here or online  
2 who wishes to speak in support of this application?  
3 Sir, are you here to speak in support?

4 MR. MURRAY: I am yeah. I'm the owner.

5 HEARING MASTER HATLEY: Okay. Would you  
6 like to please state your name and address for the  
7 record.

8 MR. MURRAY: Yeah. It's Francis Murray,  
9 5218 Eureka Springs Road.

10 So, basically, I also own the property that  
11 borders to the south, some commercial buildings,  
12 multitenant commercial buildings. And the land  
13 usage behind it is -- is zoned Agricultural.

14 With the intent initially to use it as  
15 overflow parking and then down the road build some  
16 more multitenant buildings. Just north of the  
17 property, it borders I-4 to the north. So it  
18 really has no other significance other than for  
19 something like this.

20 HEARING MASTER HATLEY: Okay. Thank you,  
21 sir. Please be sure to sign in with the clerk.

22 All right. Is there anyone here or online  
23 who wishes to speak in opposition to this  
24 application? Do not see anyone.

25 All right. Development Services, do you

1           have anything further?

2                   MR. GRADY:  Nothing further.

3                   HEARING MASTER HATLEY:  All right.

4           Applicant, did you have anything further?  No.

5                   Okay.  That closes the hearing then on  
6           Rezoning 22-0295.

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**EXHIBITS SUBMITTED  
DURING THE ZHM HEARING**

**NONE**



**PARTY OF  
RECORD**



**NONE**