

Rezoning Application: PD 22-0105
Zoning Hearing Master Date: January 18, 2021
BOCC Land Use Meeting Date: March 8, 2022



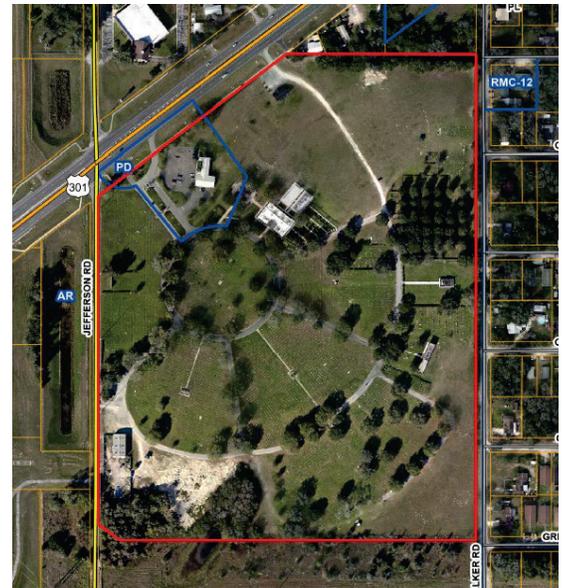
**Hillsborough
 County Florida**

Development Services Department

REVISED REPORT

1.0 APPLICATION SUMMARY

Applicant: Ryan McCaffrey, AICP
FLU Category: RES-4
Service Area: Rural
Site Acreage: AC +/- 2.71 AC
Community Plan Area: Thonotosassa
Overlay: None
Request: Rezoning to Planned Development



Request Summary:

The existing zoning is PD 89-0001, which permits a total of 8,000 square feet for a Funeral Parlor pursuant to the development standards in the table below. The proposed zoning for Planned Development (site plan controlled district) to allow an additional 0.24 AC to the existing PD area to accommodate a detached funeral parlor building pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

Zoning:

	Current PD 89-001 Zoning	Current AR zoning	Proposed PD 22-0105 Zoning
Uses	Funeral Parlor	Cemetery	Funeral Parlor
Mathematical Maximums *	8,000 square feet GFA	2,613 square feet GFA (based in 0.25 FAR)	8,000 square feet GFA

*Mathematical Maximums may be reduced due to roads, stormwater and other improvements

Development Standards:

	Current PD Zoning	Current AR zoning	Proposed PD Zoning
Density / Intensity	Existing building square footage is approximately 8,000 square feet (0.074 FAR).	0.2 DU/AC, under the existing AR district a maximum of 2,613 square feet GFA is permitted (based in RES-4 0.25 FAR)	Under the proposed PD 22-0105 a maximum of 8,000 square footage is allowable (0.067 FAR)
Lot Size / Lot Width	107,593.2 sf / 390.88'	5 acres/ 150'	118,047.6 sf / 472.51'
Setbacks/Buffering and Screening	30' Front 0' feet buffer and no screening requirements to the south, east and western boundaries	50' front, 25' side, 50' rear	30' Front 0' feet buffer and no screening requirements to the south, east and western boundaries
Height	30 feet, except as defined in LDC 6.01.01 Lot Development standards, Endnotes 8 and 11.	50 feet	30 feet, except as defined in LDC 6.01.01 Lot Development standards, Endnotes 8 and 11.

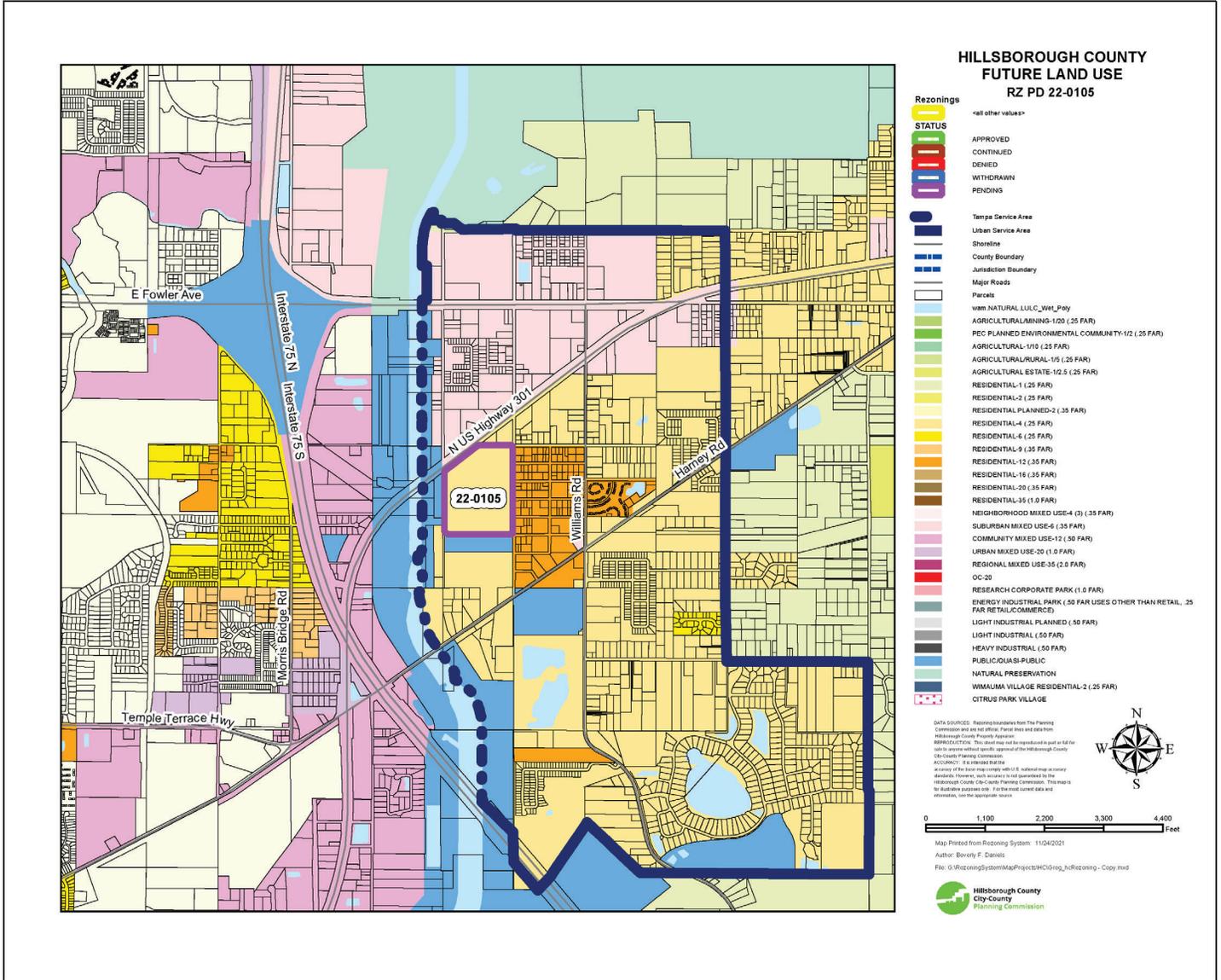
Additional Information:

PD Variations	Allow a buffer/screening decrease from 20-feet, Type B to 0-feet and no screening along south, west and east PD boundaries (LDC Section 6.06 06-Buffer and Screening requirements). This variation was previously approved by PD 89-0001 condition #3.
Waiver(s) to the Land Development Code	none

Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable, subject to conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

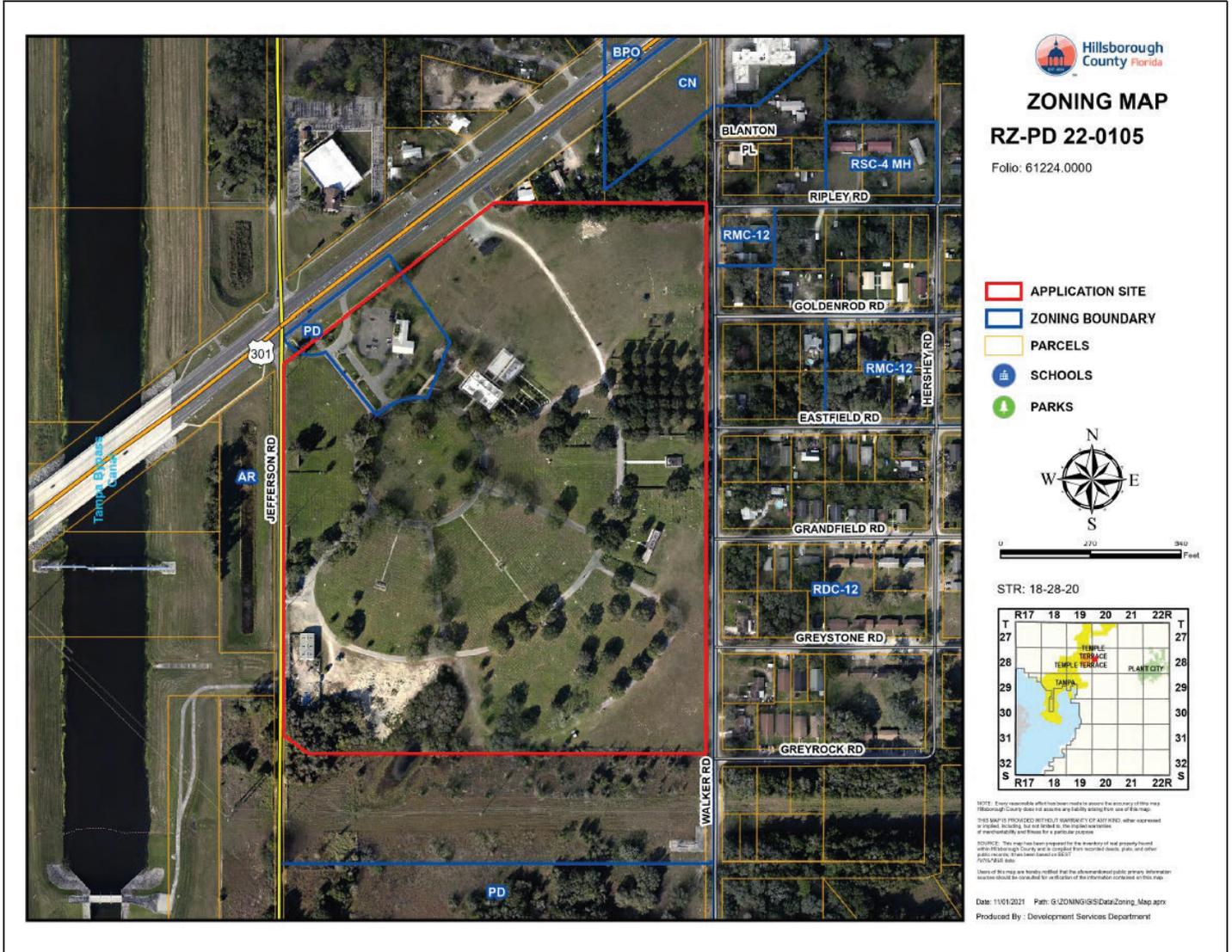
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential-4
Maximum Density/F.A.R.:	0.25 FAR
Typical Uses:	Residential, suburban commercial, offices, multi-purpose

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

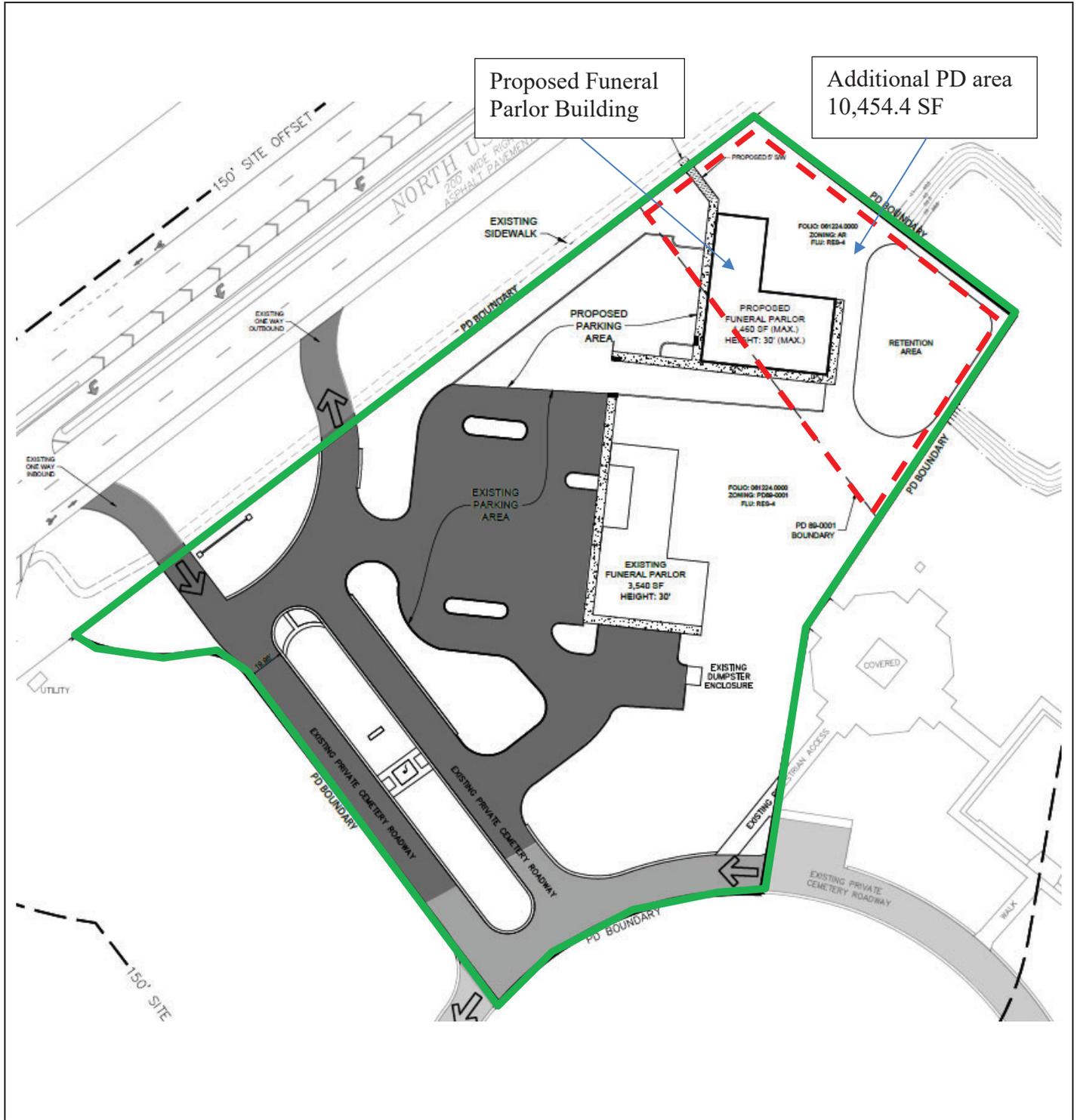


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AR	0.2 DU/AC	Agricultural Rural	Institutional, Single Family
South	AR	0.2 DU/AC	Agricultural Rural	Cemetery
East	AR	0.2 DU/AC	Agricultural Rural	Cemetery
West	AR	0.2 DU/AC	Agricultural Rural	Cemetery

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
US Hwy 301	FDOT Principal Arterial - Urban	4 Lanes <input 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 checked="" type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing			
Proposed			
Difference (+/-)			

*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	X	None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
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

INFORMATION/REVIEWING AGENCY			
Environmental:	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____			
Public Facilities:	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exception/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	
Utilities Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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 checked="" type="checkbox"/> No	
Impact/Mobility Fees Church (Per 1,000 s.f.) Mobility: \$4,138.00 Fire: \$95.00			
Comprehensive Plan:	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" 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 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 proposed uses are comparable to the current Funeral Parlor allowed uses. The proposed 0.067 FAR is under the approved 0.074 Maximum FAR allowable in PD 89-0001, and significantly under the 0.25 the RES-4 Comprehensive Plan category.

Staff finds the requested variation approvable. The proposed removal of the required buffers and screening will not create a significant change in the visual character of the area. Per the Transportation Staff, since no additional entitlements are being proposed and there will be no additional impact on the adjacent transportation network.

Given the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping the general development pattern of the area.

5.2 Recommendation

Staff notes the parcel is in the Urban Service Area and the existing facility is on private septic pursuant to a previously approval via Variance 11-0647. However, any facility expansion will require the project to be in compliance with the Adequate Public Facilities regulations as found in Part 4.02.00 of the Land Development Code which outline the requirements under which connection to public sewer in the Urban Service Area is required.

Approval - RECOMMENDATION OF ZONING ADMINISTRATOR - Approval of the PD-Ø Zoning District is based on the General Development Site Plan received ~~October 6, 1988~~ December 28, 2022 and all data shown, defined, described, noted, referenced, and listed thereon.

1. A maximum height of 30 feet shall be permitted for the PD-Ø project.
2. Along the project boundaries all structures shall be set back two feet for every one foot of structure height over 20 feet. This distance shall be measured from the property boundary or added to the yards and buffers required elsewhere in the Hillsborough County Zoning code and these conditions, whichever is greater.
3. The buffering and screening requirements along the south, east, and western boundaries of the property are waived.
4. 0.24
5. The yards shall be as shown on the General Development Site Plan.
6. ~~The existing facility at 3,540 square feet (as shown on the site plan) shall be permitted to remain on septic pursuant to Variance 11-0647. However, any expansion of the facility beyond 3,540 square feet shall require the facility to be in compliance with the Land Development Code Part 4.02.00 Adequate Public Facilities may be used if approved by the Health Department and the project is reviewed by the Department Review and their determination is that public sewer is not available. Any proposed facilities expansions that exceed 3 ERC's, as approved by Variance 11-0647, shall require the facility to comply with the Land Development Code Part 4.02.00 Adequate Public Facilities.~~

~~7. The developer shall be required to utilize public water, and when available, public sewer and shall pay all costs for service delivery. The developer shall submit to the County Department of Development Review, prior to the issuance of Zoning Compliance Permits evidence of commitment from the City of Temple Terrace Water Department to provide public water, and evidence of agreement to pay necessary costs to enable the City of Temple Terrace to provide public water and evidence from the County Utilities Department that public sewer is or is not available. If public sewer is available, the developer shall submit to the County Department of Development Review, prior to the issuance of zoning Compliance Permits, evidence of commitment from the County Utilities Department to provide public sewer services and evidence public sewer service delivery.~~

8. The developer shall provide illumination for all project access points sufficient to provide safe ingress and egress. The access point shall be visible at night from a distance of 200 feet in all directions which vehicles travel. However, no lighting shall adversely effect adjacent properties.

9. Development must be in accordance with all applicable regulations in the Hillsborough County Zoning Code and in accordance with all other applicable regulations and ordinances, including Subdivision Regulations.

10. Portions of the project which apply for Detailed Site Plan Certification of Final Plat approval after the Board of County Commissioners formally adopts development standards for the I-75 Corridor development standards would significantly impair or alter the design or character of the project as approved in the zoning process, the developer shall be entitled to a public hearing on this matter before the board and may proposed alternative mitigative strategies.

In no event shall the agreed upon standards be less than those specified in zoning conditions above, and in the general site plan received October 6, 1988, unless such conditions are modified pursuant to Section 14.5 (h) of the Hillsborough County Zoning Code, as amended.

11. The development of the project shall proceed in strict accordance with the terms and conditions contained in the Gneral Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.

12. Within ninety days of rezoning approval by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Planning and Zoining Department a revised General Development Site Plan for certification reflecting all the conditions outlined above.

Zoning Administrator Sign Off:	 <p>J. Brian Grady Tue Jan 18 2022 17:27:50</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

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

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

DATE: 01/06/2022
AGENCY/DEPT: Transportation
PETITION NO: PD 22-0105

- | | |
|-------------------------------------|---|
| <input type="checkbox"/> | This agency has no comments. |
| <input checked="" type="checkbox"/> | This agency has no objection. |
| <input type="checkbox"/> | This agency has no objection, subject to the listed or attached conditions. |
| <input type="checkbox"/> | This agency objects for the reasons set forth below. |

REPORT SUMMARY AND CONCLUSION

- The proposed rezoning does not propose any new or increase in entitlements, as such Transportation Review Section staff has no objection to the proposed request.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone 0.24 acres of folio 61224.0000 from Agricultural Rural (AR) to Planned Development (PD) in order to add acreage to the adjacent previously approved PD 89-0001. The site is located on the south west corner of the intersection of Jefferson Road and US Hwy 301. The Future Land Use designation of the site is R-4.

No changes to entitlements are being proposed and the proposal would not exceed the previously approved entitlements in PD 89-0001. Since no additional entitlements are being proposed and there will be no additional impact on the adjacent transportation network, Transportation Review Section staff has no objection to the proposed request.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

US Hwy 301 is a 4-lane, FDOT maintained, principal arterial roadway. The existing right-of-way on US Hwy 301 is +/- 200 ft. There are sidewalks and bike lanes on both sides of US Hwy 301 in the vicinity of the proposed project.

SITE ACCESS

The applicant is proposing to use the existing full access (1) connection to US Hwy 301, an FDOT maintained roadway.

ROADWAY 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
US HWY 301	HARNEY RD	CR 579	D	B

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
US Hwy 301	FDOT Principal Arterial - Urban	4 Lanes <input 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 checked="" type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing			
Proposed			
Difference (+/-)			

*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	X	None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
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 type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See Staff Report.

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

Application number:	RZ-PD 22-0105
Hearing date:	January 18, 2022
Applicant:	Northstar Cemetery Services of Florida, LLC Ryan McCaffrey, AICP
Request:	Rezone PD 89-0001 to add acreage to existing PD area to accommodate a detached funeral home building.
Location:	11005 North Highway 301, Thonotosassa South side of Highway 301 east of Jefferson Road
Parcel size:	2.71 acres +/-
Existing zoning:	PD 89-0001 and AR
Future land use designation:	Res-4 (4 du/ga; 0.25 FAR)
Service area:	Urban
Community planning area:	Thonotosassa Community Plan

A. APPLICATION REVIEW

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

REVISED REPORT

1.0 APPLICATION SUMMARY

Applicant: Ryan McCaffrey, AICP

FLU Category: RES-4

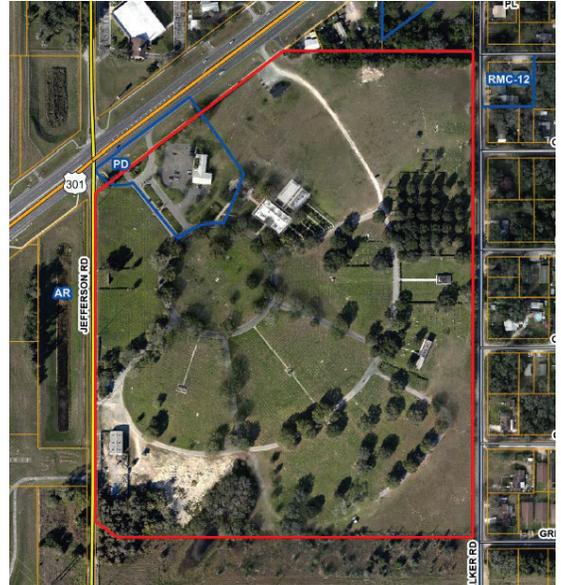
Service Area: Rural

Site Acreage: AC +/- 2.71 AC

Community Plan Area: Thonotosassa

Overlay: None

Request: Rezoning to Planned Development



Request Summary:

The existing zoning is PD 89-0001, which permits a total of 8,000 square feet for a Funeral Parlor pursuant to the development standards in the table below. The proposed zoning for Planned Development (site plan controlled district) to allow an additional 0.24 AC to the existing PD area to accommodate a detached funeral parlor building pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

Zoning:

	Current PD 89-001 Zoning	Current AR zoning	Proposed PD 22-0105 Zoning
Uses	Funeral Parlor	Cemetery	Funeral Parlor
Mathematical Maximums *	8,000 square feet GFA	2,613 square feet GFA (based in 0.25 FAR)	8,000 square feet GFA

*Mathematical Maximums may be reduced due to roads, stormwater and other improvements

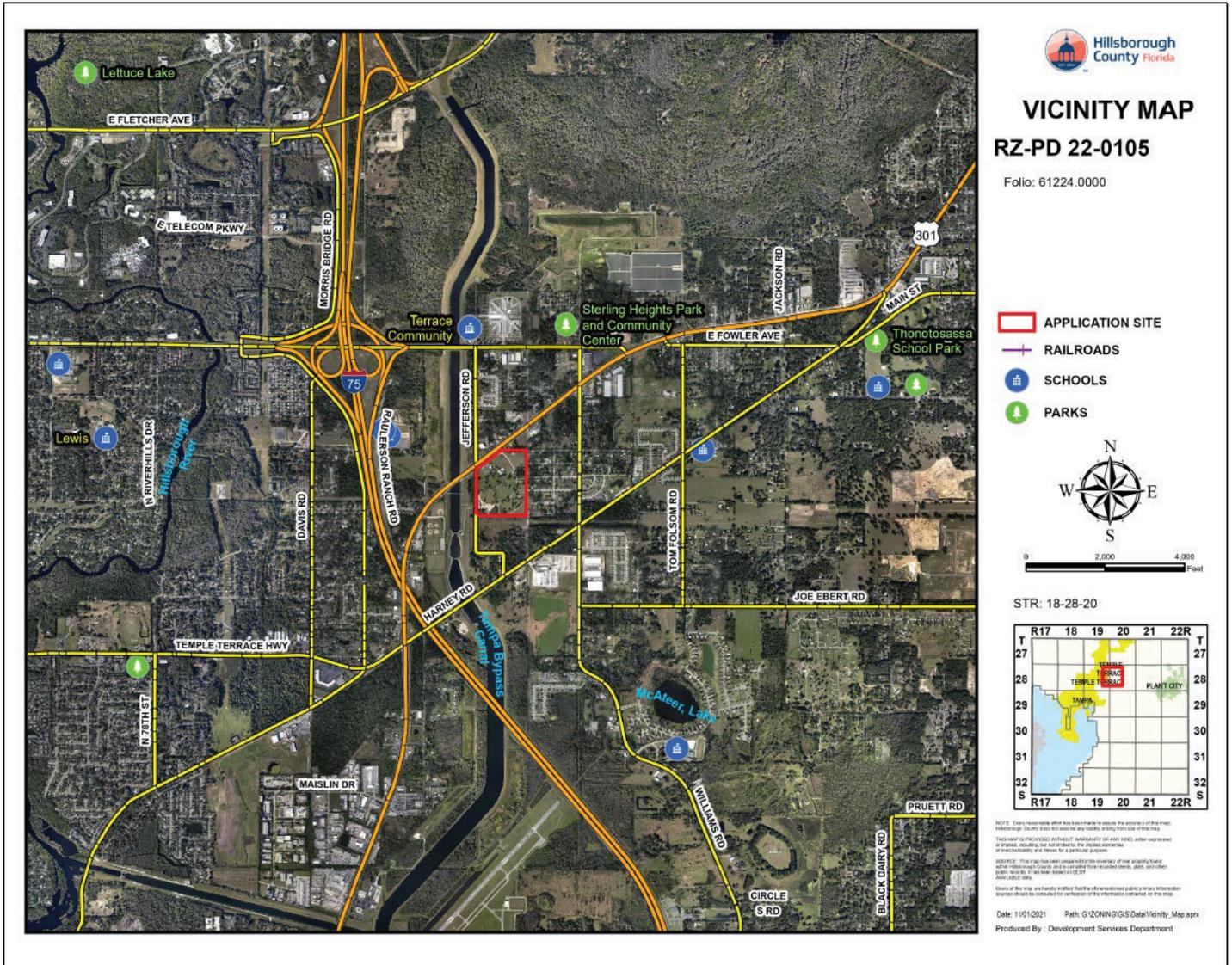
Development Standards:			
	Current PD Zoning	Current AR zoning	Proposed PD Zoning
Density / Intensity	Existing building square footage is approximately 8,000 square feet (0.074 FAR).	0.2 DU/AC, under the existing AR district a maximum of 2,613 square feet GFA is permitted (based in RES-4 0.25 FAR)	Under the proposed PD 22-0105 a maximum of 8,000 square footage is allowable (0.067 FAR)
Lot Size / Lot Width	107,593.2 sf / 390.88'	5 acres/ 150'	118,047.6 sf / 472.51'
Setbacks/Buffering and Screening	30' Front 0' feet buffer and no screening requirements to the south, east and western boundaries	50' front, 25' side, 50' rear	30' Front 0' feet buffer and no screening requirements to the south, east and western boundaries
Height	30 feet, except as defined in LDC 6.01.01 Lot Development standards, Endnotes 8 and 11.	50 feet	30 feet, except as defined in LDC 6.01.01 Lot Development standards, Endnotes 8 and 11.

Additional Information:	
PD Variations	Allow a buffer/screening decrease from 20-feet, Type B to 0-feet and no screening along south, west and east PD boundaries (LDC Section 6.06 06-Buffer and Screening requirements). This variation was previously approved by PD 89-0001 condition #3.
Waiver(s) to the Land Development Code	none

Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable, subject to conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



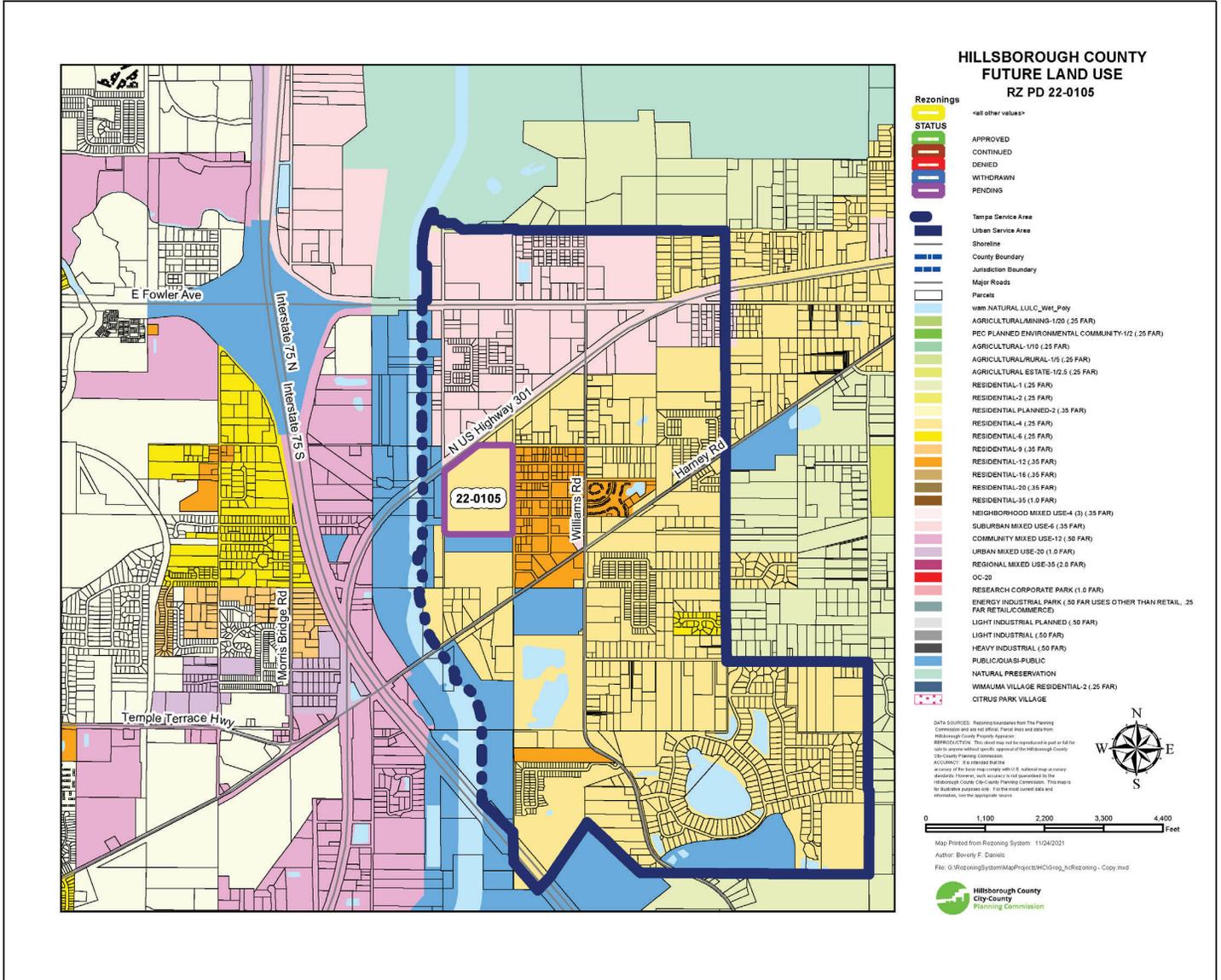
Context of Surrounding Area:

The parcel is located along Fort King Hwy., approximately 4,000 feet to the west of the I-75 Hwy. The surrounding area is zoned AR, CN, BPO and RMC-12, RDC-12.

The proposed PD area accommodates the funeral parlor buildings of an existing cemetery property otherwise zoned AR.

2.0 LAND USE MAP SET AND SUMMARY DATA

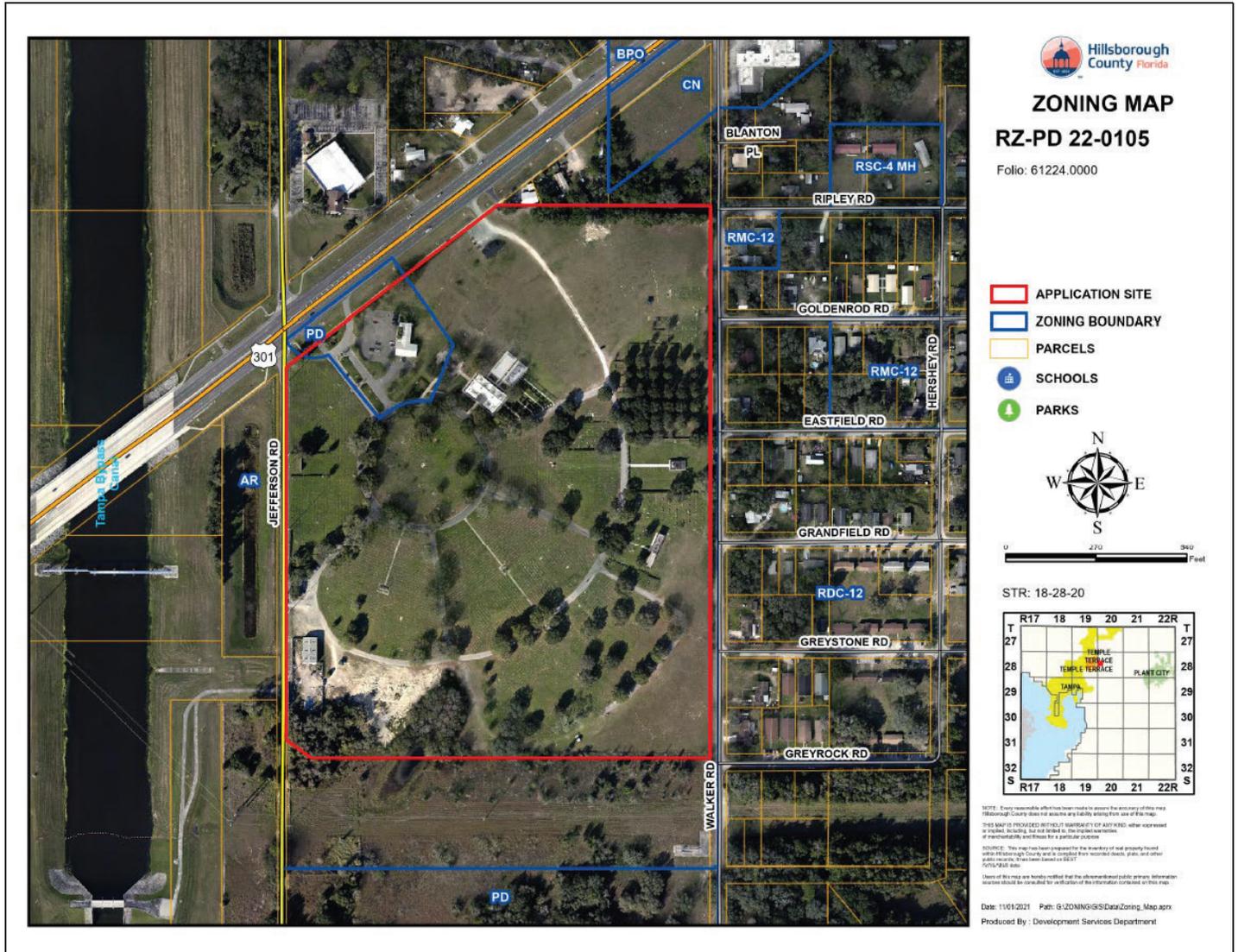
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Subject Site Future Land Use Category:	Residential-4
Maximum Density/F.A.R.:	0.25 FAR
Typical Uses:	Residential, suburban commercial, offices, multi-purpose

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

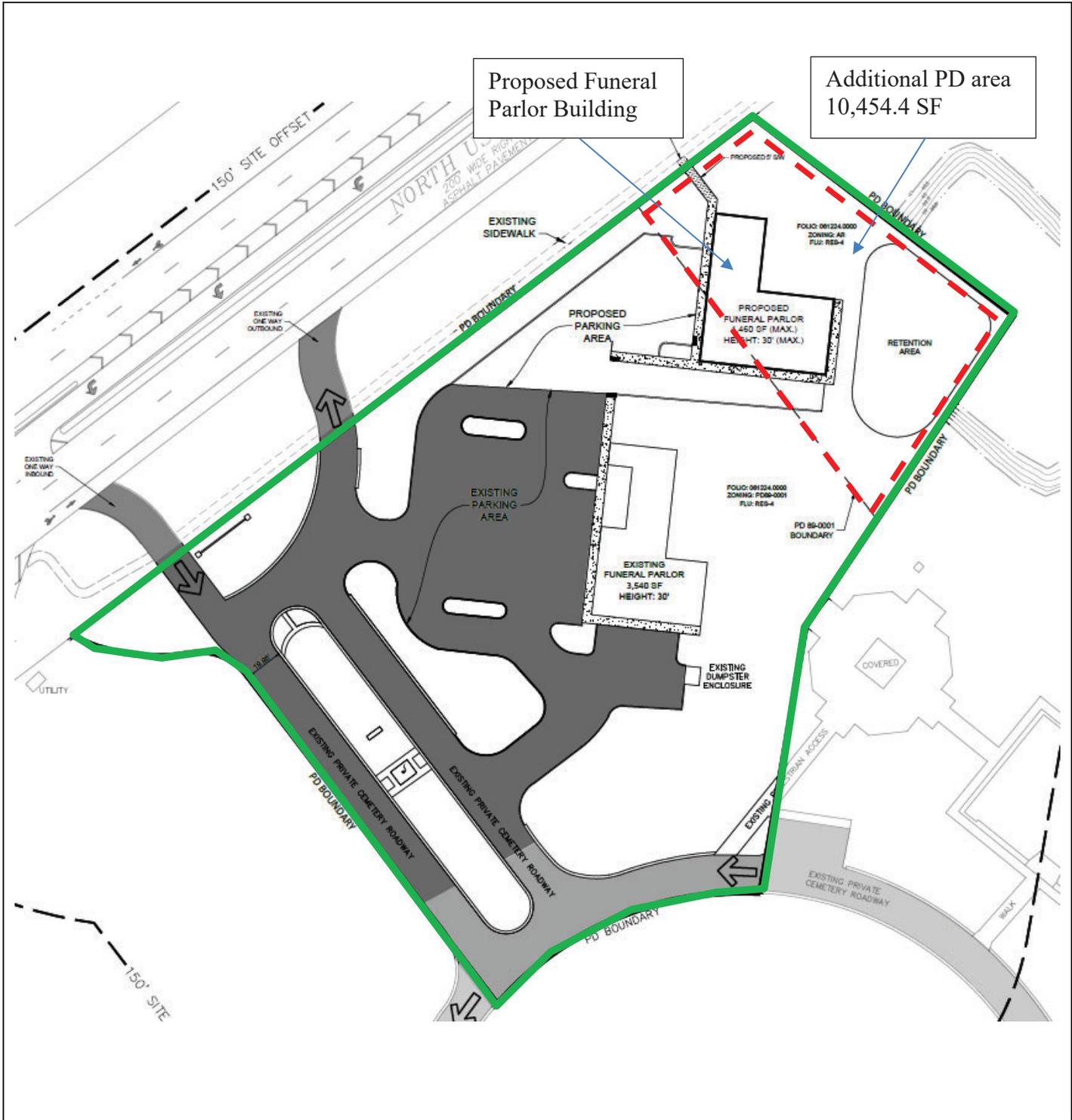


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Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
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5.2 Recommendation

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4. 0.24
5. The yards shall be as shown on the General Development Site Plan.
6. ~~The existing facility at 3,540 square feet (as shown on the site plan) shall be permitted to remain on septic pursuant to Variance 11-0647. However, any expansion of the facility beyond 3,540 square feet shall require the facility to be in compliance with the Land Development Code Part 4.02.00 Adequate Public Facilities may be used if approved by the Health Department and the project is reviewed by the Department Review and their determination is that public sewer is not available. Any proposed facilities expansions that exceed 3 ERC's, as approved by Variance 11-0647, shall require the facility to comply with the Land Development Code Part 4.02.00 Adequate Public Facilities.~~

~~7. The developer shall be required to utilize public water, and when available, public sewer and shall pay all costs for service delivery. The developer shall submit to the County Department of Development Review, prior to the issuance of Zoning Compliance Permits evidence of commitment from the City of Temple Terrace Water Department to provide public water, and evidence of agreement to pay necessary costs to enable the City of Temple Terrace to provide public water and evidence from the County Utilities Department that public sewer is or is not available. If public sewer is available, the developer shall submit to the County Department of Development Review, prior to the issuance of zoning Compliance Permits, evidence of commitment from the County Utilities Department to provide public sewer services and evidence public sewer service delivery.~~

8. The developer shall provide illumination for all project access points sufficient to provide safe ingress and egress. The access point shall be visible at night from a distance of 200 feet in all directions which vehicles travel. However, no lighting shall adversely effect adjacent properties.

9. Development must be in accordance with all applicable regulations in the Hillsborough County Zoning Code and in accordance with all other applicable regulations and ordinances, including Subdivision Regulations.

10. Portions of the project which apply for Detailed Site Plan Certification of Final Plat approval after the Board of County Commissioners formally adopts development standards for the I-75 Corridor development standards would significantly impair or alter the design or character of the project as approved in the zoning process, the developer shall be entitled to a public hearing on this matter before the board and may proposed alternative mitigative strategies.

In no event shall the agreed upon standards be less than those specified in zoning conditions above, and in the general site plan received October 6, 1988, unless such conditions are modified pursuant to Section 14.5 (h) of the Hillsborough County Zoning Code, as amended.

11. The development of the project shall proceed in strict accordance with the terms and conditions contained in the Gneral Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.

12. Within ninety days of rezoning approval by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Planning and Zoining Department a revised General Development Site Plan for certification reflecting all the conditions outlined above.

Zoning Administrator Sign Off:	 J. Brian Grady Tue Jan 18 2022 17:27:50
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B. HEARING SUMMARY

This case was heard by the Hillsborough County Land Use Hearing Officer on January 18, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition. Mr. Grady noted he distributed a revised Development Services staff report, which revised a condition related to water, sewer, and public utility connections.

Applicant

Mr. Ryan McCaffry spoke on behalf of the applicant. He thanked staff for their work and stated the request is to reorient and expand a Planned Development approved in 1989 under application 89-0001. He stated since the original PD approval US 301 has been expanded and the western access point was changed based on the road widening. He stated there are no other proposed changes to the previously approved conditions except the ones staff revised this afternoon, Conditions 6 and 7, related to water and sewer connection obligations. He stated in 1989 the adequate public facilities section of the LDC had not yet been adopted. He stated that was adopted in 1996 and obligated any property within the Urban Service Area to connect to public water and sewer. He stated in 2011 the subject property received a variance for connection to sewer since the sewer connection is 2,700 feet away and the use is a funeral parlor and not operating a commercial enterprise on a daily basis.

Mr. McCaffry stated access will be via U.S. 301. He stated the proposed facility expansions shall not exceed three ERCs. He stated the conditions provide that any proposed expansion of the funeral parlor facilities would not exceed the three ERCs so the applicant will not have to connect to the sanitary system.

Mr. McCaffry stated the applicant met with FDOT, which reviewed the application and approved the existing noncompliant right in-right out only access to the subject property.

Mr. McCaffry stated the applicant requested a waiver of the commercial locational criteria. He stated the funeral parlor use does not promote strict commercial development and the use is consistent and compatible with the surrounding area considering there is a cemetery behind it. He stated funeral parlors and cemeteries do not serve the daily market needs in the surrounding area as evidenced by the fact that they generate less than 50 peak-hour trips.

Development Services Department

Ms. Tania Chapela, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted into the record. She stated the staff report was revised to amend Condition of Approval no. 3, memorializing an approved variance for a third ERC in the Urban Service Area.

Planning Commission

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

Proponents

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

Opponents

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

Development Services Department

Mr. Grady stated Development Services Department had nothing further.

Applicant Rebuttal

McCaffry stated the applicant had nothing further.

The hearing officer closed the hearing on rezoning 22-0105

C. EVIDENCE SUBMITTED

Mr. Grady submitted into the record at the hearing a copy of the revised staff report.

Mr. McCaffrey submitted into the record at the hearing a copy of the applicant's general site development plan.

D. FINDINGS OF FACT

1. The Subject Property consists of approximately 2.71 acres located at 11005 North Highway 301, Thonotosassa.
2. The Subject Property is zoned PD 89-001 and AR and is designated Res-4 on the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County* Future Land Use Map.
3. The Subject Property is in the Rural Services Area and is within the boundaries of the Thonotosassa Community Plan.
4. The existing PD zoning permits a total of 8,000 square feet for a funeral home within a larger parcel that consists of a cemetery use. The applicant is requesting to rezone the existing Planned Development to a new PD to expand the boundaries of the existing PD to accommodate construction of a new 4,460 square-foot building that will support the existing funeral home and cemetery uses.

5. The Subject Property does not meet locational criteria and the applicant has submitted a waiver request. Planning Commission staff recommends the Board of County Commissioners grant the locational criteria waiver request.
6. The applicant is requesting a variation to LDC Part 6.06.06, Buffer and Screening requirements to reduce the 20-foot Type B buffer to 0-feet and no screening along the south, west, and east PD boundaries.
7. The LDC at section 5.03.06.C.6. provides that non-district regulations may be varied as part of a Planned Development based on consideration of specific criteria, and the Zoning Hearing Master's recommendations shall include a finding regarding whether the requested variations meet the criteria for approval.
8. Properties in the surrounding area are zoned AR, CN, BPO, RMC-12, and RDC-12. The larger parcel consisting of the cemetery use is adjacent to FDOT and water management district properties on the west, TECO property on the south, and Walker Road on the east.
9. County staff found the proposed rezoning compatible with the existing zoning districts and development pattern in the area. Staff recommends approval of the rezoning request subject to conditions based on the applicant's general site development plan received December 28, 2021.
10. Planning Commission staff found the proposed rezoning to be consistent with the Thonotosassa Community Plan as the proposal will expand an existing use that supports the community. Staff found the rezoning compatible with the existing development pattern in the area and concluded the request is consistent with the county's comprehensive plan subject to the conditions proposed by the Development Services Department.
11. Findings on LDC section 5.03.06.C.6.b. 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 by PD 89-0001 condition #3. The west, south, and east PD boundaries are adjacent to the larger parcel that consists of the cemetery use.
 - 2) The variation is mitigated through enhanced design features that are proportionate to the degree of variation. The variation was previously approved by PD 89-0001 condition #3. The west, south, and east PD boundaries are adjacent to the larger parcel that consists of the cemetery use.
 - 3) The variation is in harmony with the purpose and intent of the Hillsborough County Land Development Code. Yes. The variation is in harmony with the

purpose and intent of the LDC and will foster and preserve public health, safety, comfort and welfare, and aid in the harmonious, orderly, and progressive development of the unincorporated areas of Hillsborough County.

- 4) The variation will not substantially interfere with or injure the rights of adjacent property owners. Yes. The variation will not substantially interfere with or injure the rights of adjacent property owners because the variation was previously approved by PD 89-0001 condition #3. and the west, south, and east PD boundaries are adjacent to the larger parcel that consists of the cemetery use.

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

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

F. CONCLUSIONS OF LAW

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

G. SUMMARY

The applicant is requesting to rezone the existing Planned Development to a new PD to expand the boundaries of the existing PD to accommodate construction of a new 4,460 square-foot building that will support the existing funeral home and cemetery uses. The applicant is requesting a variation to LDC Part 6.06.06, Buffer and Screening requirements to reduce the 20-foot Type B buffer to 0-feet and no screening along the south, west, and east PD boundaries. The applicant is requesting a waiver of the commercial locational criteria.

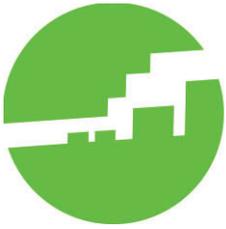
H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of the rezoning request subject to the conditions stated in the Hillsborough County Development Services staff report, as amended, based on the applicant's general site development plan received December 28, 2021.

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

2-8-2022

Date:



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: January 18, 2022 Report Prepared: January 6, 2022	Petition: PD 22-0105 11005 N. 301 Highway <i>South side of 301 and east of Jefferson Road</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Residential-4 (4 du/ga;0.25 FAR)
Service Area:	Urban
Community Plan:	Thonotosassa
Rezoning Request:	Rezone from Planned Development (PD) and Agricultural Rural (AR) to PD to construct additional building square footage for an existing funeral parlor and adjacent cemetery
Parcel Size (Approx.):	2.71 +/- acres (118,047 square feet)
Street Functional Classification:	North US Highway 301– State Principal Arterial Jefferson Road – State Principal Arterial
Locational Criteria:	Does not meet; waiver submitted
Evacuation Area:	None



Context

- The subject property is located on approximately 2.71 acres on the South side of US Highway 301 and east of Jefferson Road. The subject property is within the Urban Service Area (USA) and within the limits of the Thonotosassa Community Plan.
- The parcel has a Future Land Use designation of Residential-4 (RES-4), with typical uses such as residential, suburban scale neighborhood commercial, office uses and multi-purpose projects. Non-residential uses are required to meet established locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element. The property does not meet commercial locational criteria. The applicant has submitted a waiver request for review.
- The subject property is surrounded by Residential-4 (RES-4) to the north and west and Suburban Mixed-Use-6 (SMU-6) further north across US Highway 301. Residential-12 (RES-12) is located to the east, where there is single family residential. To the south of the site is RES-4, where the cemetery is located. To the west, is the Public/Quasi Public (P/QP) designation, which is vacant County owned land.
- The subject site is classified as a cemetery with PD and AR zoning. There is AR zoning to the north, west and south. There is Residential Duplex Family Conventional-12 (RDC-12) zoning to the east.
- The applicant requests to expand the boundaries of an existing PD to construct a new 4,460 square foot building that will support the existing funeral parlor and cemetery uses on site.

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

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.

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.

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 16.7: *Residential neighborhoods shall be designed to include an efficient system of internal circulation and street stub-outs to connect adjacent neighborhoods together.*

Policy 16.8: *The overall density and lot sizes of new residential projects shall reflect the character of the surrounding area, recognizing the choice of lifestyles described in this Plan.*

Commercial-Locational Criteria

Objective 22: *To avoid strip commercial development, locational criteria for neighborhood serving commercial uses shall be implemented to scale new commercial development consistent with the character of the areas and to the availability of public facilities and the market.*

Policy 22.2:

The maximum amount of neighborhood-serving commercial uses permitted in an area shall be consistent with the locational criteria outlined in the table and diagram below. The table identifies the intersection nodes that may be considered for non-residential uses. The locational criteria is based on the land use category of the property and the classification of the intersection of roadways as shown on the adopted Highway Cost Affordable Long Range Transportation Plan. The maximums stated in the table/diagram may not always be achieved, subject to FAR limitations and short range roadway improvements as well as other factors such as land use compatibility and environmental features of the site.

In the review of development applications consideration shall also be given to the present and short-range configuration of the roadways involved. The five year transportation Capital Improvement Program, MPO Transportation Improvement Program or Long Range Transportation Needs

Plan shall be used as a guide to phase the development to coincide with the ultimate roadway size as shown on the adopted Long Range Transportation Plan.

Policy 22.8:

The Board of County Commissioners may grant a waiver to the intersection criteria for the location of commercial uses outlined in Policy 22.2. The waiver would be based on the compatibility of the use with the surrounding area and would require a recommendation by the Planning Commission staff. Unique circumstances and specific findings should be identified by the staff or the Board of County Commissioners which would support granting a waiver to this section of the Plan. The Board of County Commissioners may reverse or affirm the Planning Commission staff's recommendation through their normal review of rezoning petitions. The waiver can only be related to the location of the neighborhood serving commercial or agriculturally oriented community serving commercial zoning or development. The square footage requirement of the plan cannot be waived.

Community Design Component (CDC)

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

OBJECTIVE 12-1: *New developments should recognize the existing community and be designed in a way that is compatible with the established character of the surrounding neighborhood.*

Policy 12-1.4: *Compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses, buffering, setbacks, open space and graduated height restrictions, to affect elements such as height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture.*

Livable Communities Element

Thonotosassa Community Plan

Rural Character, Open Space and Agriculture – Provide improved yet affordable infrastructure and a balance of residential, commercial, and other land uses while maintaining the rural nature of the Thonotosassa area. This goal includes encouragement for agriculture, protection of property owners' rights and values, and the establishment of open space and green space and low density, rural residential uses.

Staff Analysis of Goals Objectives and Policies:

The subject property is located on approximately 2.71 acres on the south side of US Highway 301 and east of Jefferson Road. The subject property is within the Urban Service Area (USA) and within the limits of the Thonotosassa Community Plan. The applicant requests to expand the boundaries of an existing PD to construct a new 4,460 square foot building that will support the existing funeral parlor and cemetery uses on site.

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 Future Land Use Element

and applicable development regulations and conforming to established locational criteria for each specific land use. The proposal does not meet locational criteria, however the applicant has submitted a waiver for review. According to the waiver request, the funeral parlor will be bound by the cemetery on the west, south, and east sides, and the use is consistent and compatible with the character of the area. The development also provides connectivity with the adjacent cemetery, which is why the provided trip analysis is based on cemetery trip generation rates and considers the flow through traffic for the cemetery. Based on the above considerations the ITE Trip Generation, 10th Edition, estimates the project will generate fewer than 50 peak hour trips. Additionally, funeral parlors are unique commercial uses because they do not serve the daily market needs of the surrounding neighborhood.

Based on this information, Planning Commission staff recommends that the waiver is granted. Therefore, the application is consistent with Objective 16, and Policies 16.2 and 16.3 of the Future Land Use Element (FLUE).

The subject property is in the Urban Service Area, where 80% or more of new growth is to be directed per the Comprehensive Plan. The proposal meets the intent of Objective 1 and Policies 1.2 of the Future Land Use Element of the Comprehensive Plan (FLUE) by providing growth within the Urban Service Area. The proposed Planned Development meets the maximum 0.25 FAR requirements with 8,000 square feet between the existing and proposed buildings. This is approximately a FAR of 0.06 and well within the requirement.

The request is consistent with the Thonotosassa Community Plan as the proposal is expanding a use that currently supports the community. The Plan envisions that the community will provide improved yet affordable infrastructure and a balance of residential, commercial, and other land uses while maintaining the rural nature of the Thonotosassa area. The proposal is designed in a way that maintains the rural nature of the property and is within the requirements for building coverage. The site will provide landscape buffers and other design techniques that will transition the use to the surrounding properties. The request is consistent with the vision of the Thonotosassa Community Plan.

Overall, staff finds that the proposed use and intensity would facilitate growth within the Urban Service Area and supports the vision of the Thonotosassa Community Plans. The Planned Development would allow for the expansion of an existing use that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element of the *Future of Unincorporated Hillsborough County Comprehensive Plan for Unincorporated Hillsborough County*. The request is compatible with the existing development pattern found within the surrounding area.

Recommendation

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

HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 22-0105

<all other values>

Rezonings

Color	STATUS
Yellow	APPROVED
Green	CONTINUED
Red	DENIED
Purple	WITHDRAWN
Blue	PENDING

Map Features

- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Major Roads
- Parcels

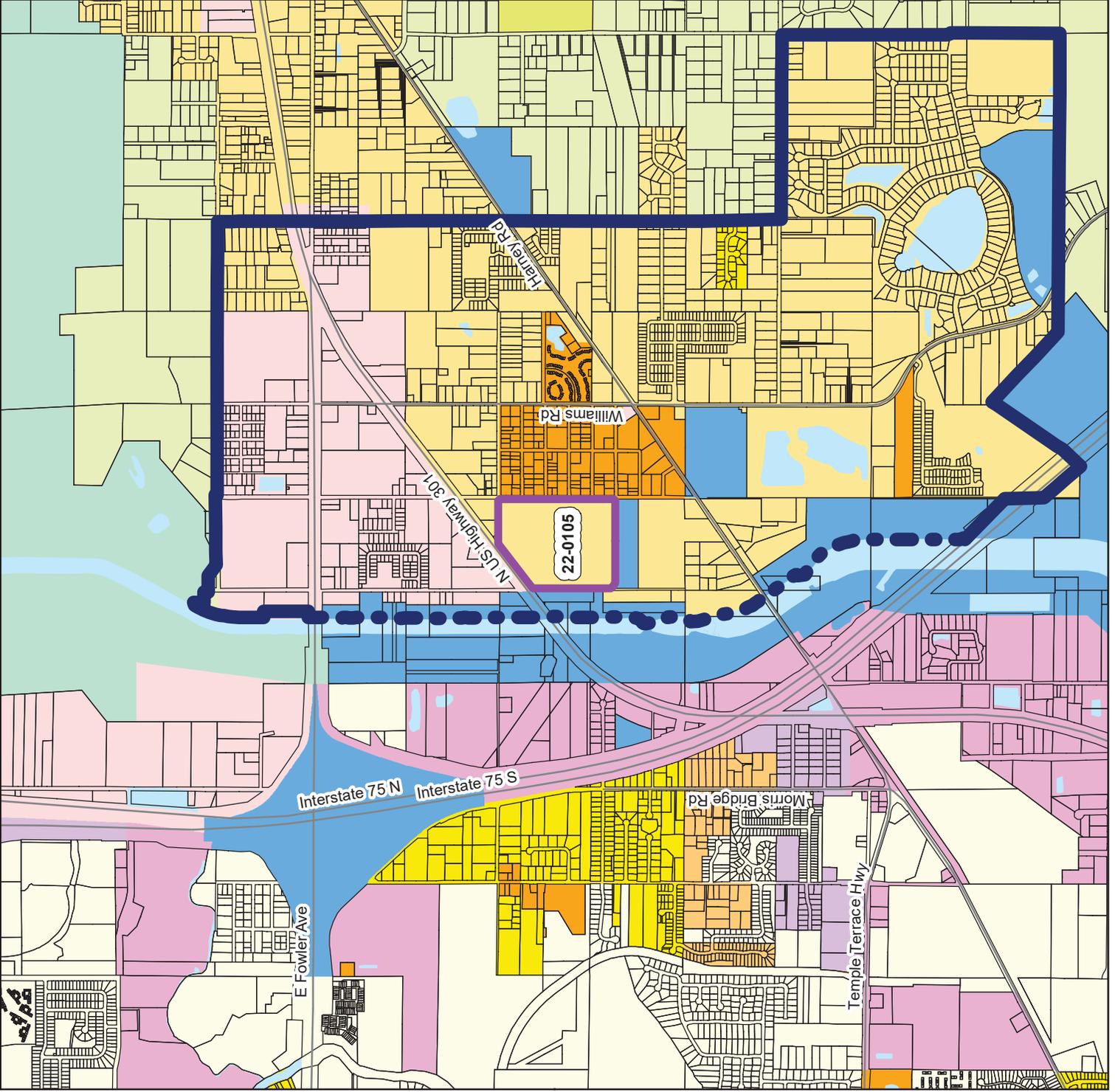
- WATER
- WARM NATURAL LULC, Wet Poly
- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.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

Map Information

Map Printed from Rezoning System: 11/24/2021
 Author: Beverly F. Daniels
 File: C:\Rezoning\System\MapProjects\HCG\Repl_HReZoning_Copy.mxd

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

ACCURACY: It is intended that the information on this map is accurate to the best of our knowledge. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate website.





**GENERAL
SITE PLAN
FOR
CERTIFICATION**



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: Sunset Memorial Chapel

Zoning File: PD (22-0105) Modification: None

Atlas Page: None Submitted: 02/16/22

To Planner for Review: 02/16/22 Date Due: ASAP

Contact Person: Ryan McCaffrey Phone: 813-250-3535/ ryanm@hamiltonengineering.us

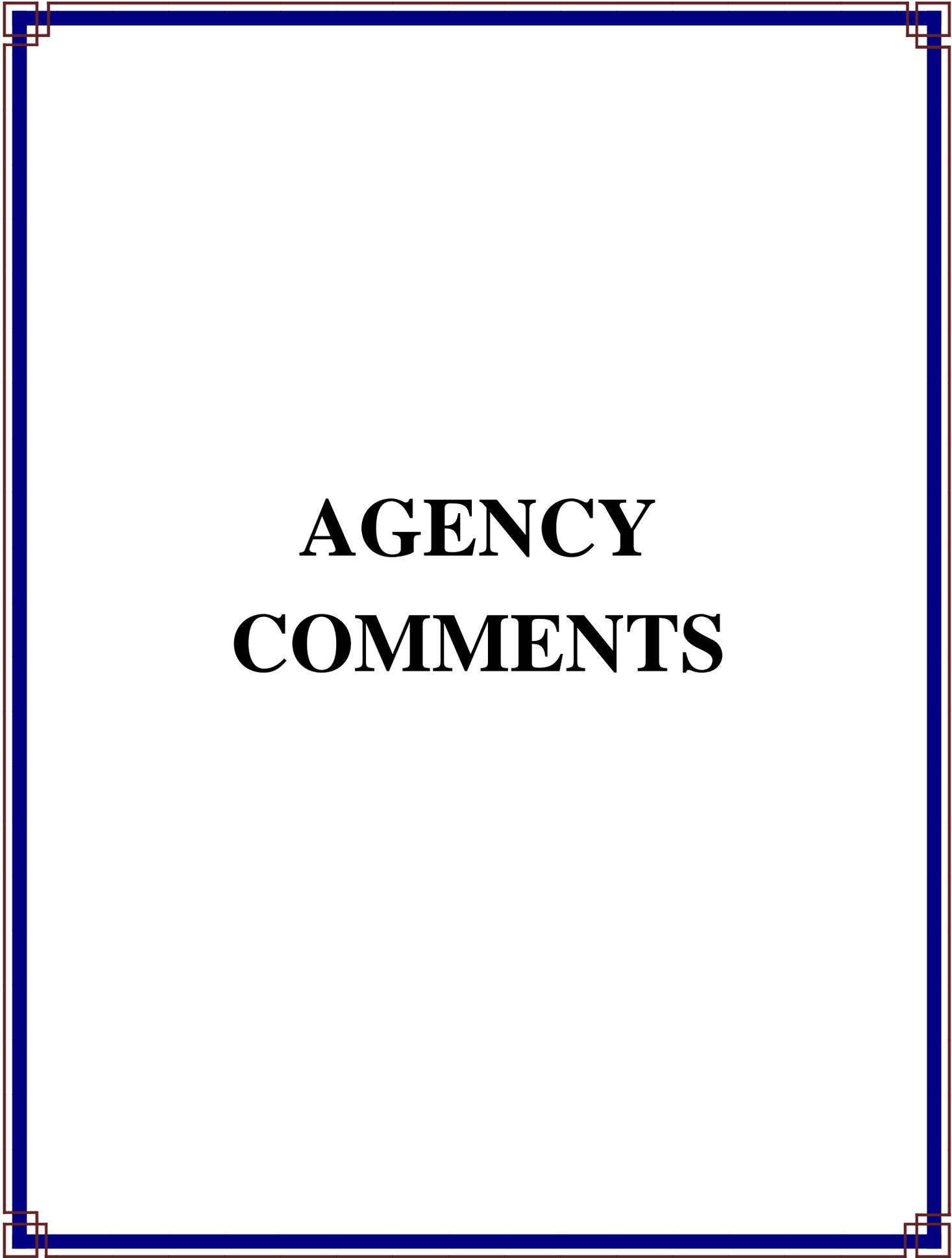
Right-Of-Way or Land Required for Dedication: Yes No

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: Tania C. Chapela Date: 02/21/2022

Date Agent/Owner notified of Disapproval: _____



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

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

DATE: 01/06/2022
AGENCY/DEPT: Transportation
PETITION NO: PD 22-0105

- | | |
|-------------------------------------|---|
| <input type="checkbox"/> | This agency has no comments. |
| <input checked="" type="checkbox"/> | This agency has no objection. |
| <input type="checkbox"/> | This agency has no objection, subject to the listed or attached conditions. |
| <input type="checkbox"/> | This agency objects for the reasons set forth below. |

REPORT SUMMARY AND CONCLUSION

- The proposed rezoning does not propose any new or increase in entitlements, as such Transportation Review Section staff has no objection to the proposed request.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone 0.24 acres of folio 61224.0000 from Agricultural Rural (AR) to Planned Development (PD) in order to add acreage to the adjacent previously approved PD 89-0001. The site is located on the south west corner of the intersection of Jefferson Road and US Hwy 301. The Future Land Use designation of the site is R-4.

No changes to entitlements are being proposed and the proposal would not exceed the previously approved entitlements in PD 89-0001. Since no additional entitlements are being proposed and there will be no additional impact on the adjacent transportation network, Transportation Review Section staff has no objection to the proposed request.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

US Hwy 301 is a 4-lane, FDOT maintained, principal arterial roadway. The existing right-of-way on US Hwy 301 is +/- 200 ft. There are sidewalks and bike lanes on both sides of US Hwy 301 in the vicinity of the proposed project.

SITE ACCESS

The applicant is proposing to use the existing full access (1) connection to US Hwy 301, an FDOT maintained roadway.

ROADWAY 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
US HWY 301	HARNEY RD	CR 579	D	B

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
US Hwy 301	FDOT Principal Arterial - Urban	4 Lanes <input 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 checked="" type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing			
Proposed			
Difference (+/-)			

*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	X	None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
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 type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See Staff Report.



Florida Department of Transportation

RON DESANTIS
GOVERNOR

2822 Leslie Road
Tampa, FL 33619

KEVIN J. THIBAUT, P.E.
SECRETARY

October 19, 2021

**THIS DOCUMENT IS NOT A PERMIT APPROVAL.
THIS PRE-APPLICATION FINDING MAY NOT BE USED AS A BASIS FOR PERMIT APPROVAL
AFTER 4/19/2022.**

Re: PRE-APPLICATION REVIEW FOR ACCESS CONNECTION PERMIT REQUEST

Date: October 19, 2021	State Road#: 41
Time: 9:30 AM	Section ID #: 10 260 000
Applicant: Mike Yates	Mile Post: 3.727
Project: Sunset Memorial Cemetery	Road Class: 3
Location: 11005 N US 301 (@ Jefferson Rd.)	MPH: 50 MPH
County: Hillsborough	DW/Sig Spacing: 660' 2640'
Folio#: 61224-0000	Median Spacing: 1320' 2640'

Dear Mr. Yates,

We appreciate your request to have a pre application meeting with The Department to review the proposed project. The intention of a pre application review is to educate both the applicant and The Department about the scope of work this project is proposing, the impact it may have on the surrounding public transit system, and the requirements to obtain a permit that allows development (or redevelopment) of property abutting the state Right of Way or modifying connections to a state road. After discussing the project with you and doing a thorough review of the proposal, we provide comments and suggestions to be considered in the final design and to help you prepare a permit application for submittal to The Department.

After reviewing and discussing the information provided in the meeting, we have determined one of the following statements,

- We disapprove the concept as presented with the following considerations
- We approve the concept as presented with the following conditions/considerations.
- We are prepared to continue the review of the concept as presented with the following considerations.

- We approve of the concept as submitted and we invite you to submit a permit application package to the Permit Office with engineering drawings that reflect the concept proposed in this meeting.
- We are prepared to continue the review of the concept with the District Variance Committee.

Conditions For State Road Access Proposal:

This project proposes access to SR 41, a class 3 roadway, with a posted speed limit of 50 MPH. Florida Administrative Code, Rule Chapter 14-97, requires 660' driveway spacing, 1320' directional, 2640' full median opening spacing, and 2640' signal spacing requirements. Therefore, connections would be considered non-conforming in accordance with the rule chapters 1996/97 for connection spacing.

FDOT Recommendations,

1. Cemetery is proposing a new 4,000 sqft building to replace existing chapel.
2. Will not increase trips, number of employees, and not requesting any changes in access.
3. Hillsborough County did not have any specific requirements from the developer in order to get zoning request approved.
4. ADA connectivity between existing, the proposed building, and the state sidewalk will be required.
5. Developer will consider expanding the PD boundary (# 89-0001) to include the removal of the existing driveway to the northern administration building and utilize or redesign internal site circulation to access that building.
6. The Department recommends considering that during the PD zoning that the northern driveway be removed. Internal site circulation may also need to be evaluated.
7. Install improvements indicating the split ingress and egress driveways including:
 - a. One-way signing
 - b. Do Not Enter signing to prevent exiting vehicles from using the inbound driveway
 - c. Stop bar and crosswalk between US-301 and sidewalk
 - d. Add inbound arrows
 - e. 36" Stop sign and Right Turn Only sign on the outbound drive aisle
 - f. See note# 14 below
8. Crosswalk is to be perpendicular to the travel lane, not parallel with US 301.
9. Existing and proposed drainage is held on site. Per the applicant, the pond does not discharge anywhere, but percolates into the ground.
10. The Department requests that the developer determine if any water discharges to FDOT R/W. If so, a Drainage Connection Permit will be required; otherwise, an exemption will be sufficient.
11. Provide a drainage map with basins so it can be determined whether a DCP or exemption is necessary.

12. If the northern driveway is removed per the recommendations on the PD it will be done as an access permit; if the driveway is going to remain a general use permit will be required for all other requested work including the sidewalk connection and signing/stripping improvements.
13. Maintain 20' pedestrian sight triangles and draw the triangles on the plans to show there are no obstructions taller than 24" within the triangles. (See example below)
14. All typical driveway details to be placed properly:
 - a. 6' wide, high emphasis, ladder style crosswalk straddling the detectable warning mats.
 - b. 24" thermoplastic white stop bar equal to the lane width placed 4' behind crosswalk.
 - c. 36" stop sign mounted on a 3" round post, aligned with the stop bar.
 - d. If applicable, a "right turn only" sign mounted below the stop sign (FTP-55R-06 or FTP-52-06).
 - e. Double yellow 6" lane separation lines.
 - f. Directional arrow(s) 25' behind the stop bar.
 - g. Warning mats to be red in color unless specified otherwise.
 - h. All markings on concrete or light surfaces are to be high contrast (white with black border).
 - i. All striping within and approaching FDOT R/W shall be thermoplastic.
15. **Make a note in the plans** stating that vegetation control, maintenance and restoration is the responsibility of the UAO or Contractor for the duration of the work being done in the ROW for six months after work is complete or until restored vegetation is well established.
16. **All 'designated multiuse trails'** must maintain a width of 12' with no point reduction or obstructions anywhere within the 12' width of the trail. No utility poles, markers, light poles, or pedestrian pedestals can be placed inside of the 12' width.
17. **Include a copy of this letter in the application submittal.**
18. **Plans shall be per the current Standard Plans/manuals/publications at time of permit approval.**
19. **Lighting of sidewalks and/or shared paths must be to current standards** (FDM section 231). Newly implemented FDOT Context classifications updated the required sidewalk widths (FDM section 222.2.1.1). Where sidewalk is being added and/or widened, the lighting will be analyzed to ensure sidewalks are properly lighted per FDOT FDM standards. Reference the following link for details: https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf_2
20. **Any relocation of utilities**, utility poles, signs, or other agency owned objects must be coordinated with the Department and the **existing and proposed location** must be clearly labeled on the plans. Contact the Permits Department for more details and contact information.
21. **Permits that fall within the limit of a FDOT project** must contact project manager, provide a work schedule, and coordinate construction activities prior to permit approval. Contact the Permits Department for more details and contact information.
22. **All the following project identification information must be on the Cover Sheet of the plans:**
 - a. **All Associated FDOT Permit #'s)**
 - b. **SR # (& Local Road Name) and Road Section ID #**
 - c. **Mile Post # and Lt or Rt Roadway**



d. Roadway Classification # and Speed Limit (MPH)

23. All plans and applicable documents submitted in OSP need to be **signed and sealed**.
24. The following FDOT Permits may additionally be required:
- a. Access Permit / Construction Agreement
 - b. Drainage Permit or Exemption
 - c. Utility Permit – for any utility connections within the FDOT R/W (Except those that are exempt from permitting by the 2017 FDOT Utility Accommodation Manual).
 - d. Temporary Driveway Permit

If you do not have access to a computer, and are unable to apply through our One Stop Permitting website, you must submit your application to,

**Florida Department of Transportation
2822 Leslie Rd.
Tampa, Fl. 33619
Attn: Mecale' Roth**

Favorable review of the proposed generally means that you may develop plans that comply with the review comments and submit them with a permit application, within six months, to the Department for permit processing and further review. The Pre-application is for the applicant to discuss, with Department staff, the proposed site design for compliance and constructability in relation to the Standard Plans, and look at options, potential obstacles, or unforeseen issues. The review findings are not binding and are subject to change. The applicant's Engineer of Record is responsible for the technical accuracy of the plans. In keeping with the intent of the Rule, the Department will attempt to abide with the review comments to the extent that necessary judgment is available to the Permits Engineer. Unfavorable review generally means that a permit application, based on the design proposal, would be denied.

If you do not agree with the pre application meeting findings and would like to schedule a meeting with the AMRC, contact Traffic Ops, David Ayala at 813-975-6717.

If you have any questions or need any other assistance or would like to schedule another meeting at a later date, please feel free to contact me (Mecale' is pronounced Ma-kay-lah). I am available M-Th 7am to 5pm. Email or office phone is preferred.

We appreciate you giving us the opportunity to discuss this project with you and thank you for taking part in helping us make our roads safer and more efficient.

Sincerely,

Mecale' Roth

Permit Coordinator II
Tampa Operations

Office - 813-612-3237
Cell- 813-460-1121

Meeting Attendees:

Guests-	Mike Yates	myates@palmtraffic.com
	Grant McLaughlin	grant@pjcallaghan.com
	Ryan McCaffery	ryanM@hamiltonengineering.us
FDOT-	Matt Campbell	matthew.campbell@dot.state.fl.us
	Robert Casey	robert.casey@dot.state.fl.us
	Mecale' Roth	mecale.roth@dot.state.fl.us
	Joel Provenzano	joel.provenzano@dot.state.fl.us
	Andrew Perez	andrewaperez@dot.state.fl.us
	Lindsey Mineer	lindsey.miner@dot.state.fl.us
	Antonius Lebrun	antonius.lebrun@dot.state.fl.us
	Ana Zea	ana.zea@dot.state.fl.us
Tony Celani	anthony.celani@dot.state	

Pedestrian Sight Triangle Example:

Driveways leading onto state roads need to have min. 20' x 20' clear 'pedestrian sight triangles' on each side of the driveway, at the edge of the sidewalk. It should be measured as 20' up the sidewalk and 20' up the driveway from the point at which the sidewalk meets the driveway. Nothing above 2' in height from the pavement elevation (except for the stop sign post) should be placed in these triangles. Also, no parking spaces should be in these triangles, not even partially. Please draw in and label these 'pedestrian sight triangles' on the plans. Here is an example of what these triangles look like and how they are positioned (see red triangles in the attached example)

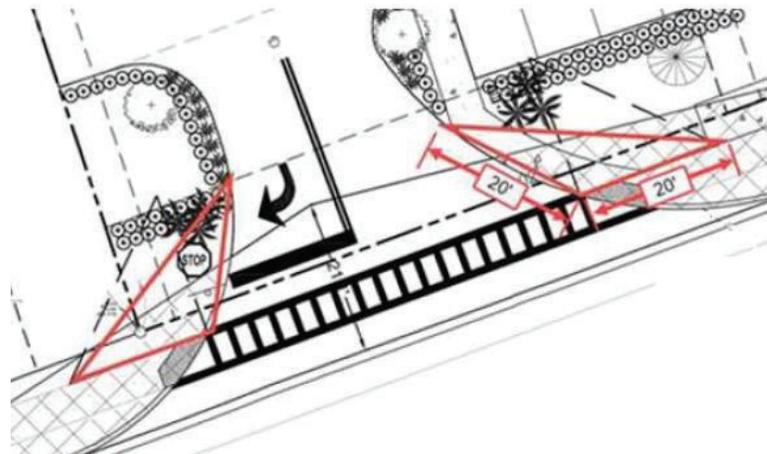


TABLE 1

ESTIMATED PROJECT TRIP ENDS

Scenario	Land Use	ITE LUC	Size	Daily Trip Ends (1)	AM Peak Hour Trip Ends (1)		PM Peak Hour Trip Ends (1)			
					In	Out	Total	In	Out	Total
Existing/Proposed	Cemetery	566	44.84 Acres	270	6	2	8	7	14	21

(1) Source: ITE Trip Generation, 10th Edition, 2017.

COMMISSION

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 Sterlin Woodard, P.E. WETLANDS DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: 1/18/2022</p> <p>PETITION NO.: 22-0105</p> <p>EPC REVIEWER: Melissa Yanez</p> <p>CONTACT INFORMATION: (813) 627-2600 X1360</p> <p>EMAIL: yanezm@epchc.org</p>	<p>COMMENT DATE: 11/17/2021</p> <p>PROPERTY ADDRESS: 11005 US-301, Thonotosassa, FL 33592</p> <p>FOLIO #: 0612240000</p> <p>STR: 18-28S-20E</p>
<p>REQUESTED ZONING: : Expand PD</p>	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	11/10/2021
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	NA
<p>INFORMATIONAL COMMENTS:</p> <p>Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.</p> <p>Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a “WDR30 - Delineation Request Application”. Once approved, the formal wetland delineation would be binding for five years.</p>	

My/mst



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: 12/22/2021

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Northstar Cemetary Services of Florida, LLC

PETITION NO: 22-0105

LOCATION: 11005 N 301 Hwy

FOLIO NO: 61224.000

Estimated Fees:

Church

(Per 1,000 s.f.)

Mobility: \$4,138.00

Fire: \$95.00

Project Summary/Description:

Urban Mobility, Noirtheast Fire - Cemetery facility structure. Need more information to determine if accessory structure or not. If accessory structure, no additional impacts, otherwise, rates are based on Church rate for new development.

Rates based on Jan 1, 2022, fee schedule

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

PETITION NO.: PD22-0105 REVIEWED BY: Randy Rochelle DATE: 12/8/2021

FOLIO NO.: 61224.0000

WATER

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

- A 12 inch water main exists (adjacent to the site), (approximately 2850 feet from the site) and is located south of the subject property within the south Right-of-Way of Harney Road. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the ___ prior to issuance of any building permits prior to June 1, 2022, that will create additional demand on the system.

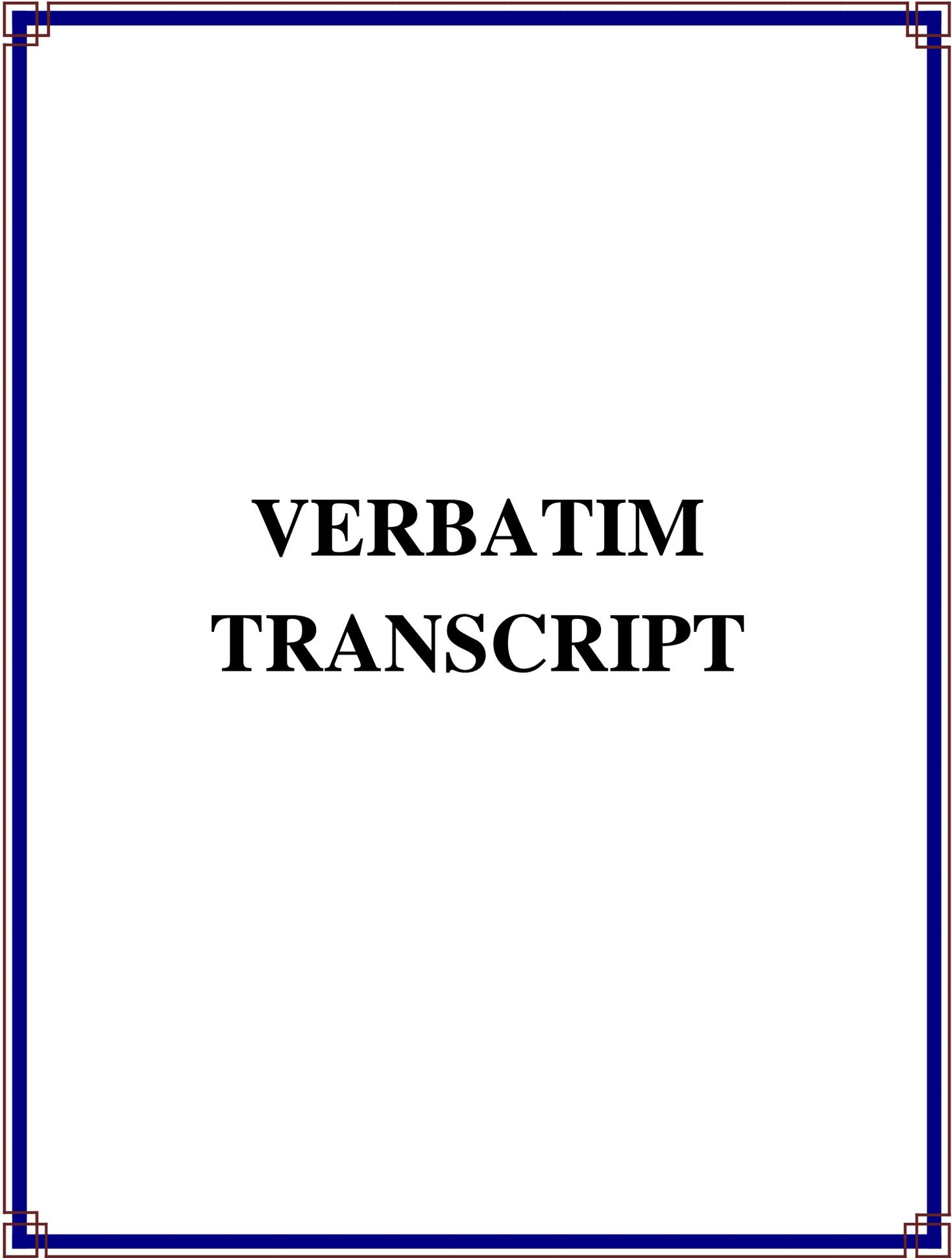
WASTEWATER

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

- A 8 inch wastewater force main exists (adjacent to the site), (approximately 1370 feet from the site) and is located east of the subject property within the east Right-of-Way of Williams Road. While this site would be a Hillsborough County customer, the wastewater in this area is pumped through the City of Temple Terrace and there are currently hydraulic limitations between the two systems. Until those are resolved, there could be infrastructure improvements required beyond the connection to the 8-inch force main on Williams Road. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connections to the County's potable water and wastewater Systems.



VERBATIM TRANSCRIPT

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARINGS
January 18, 2022
ZONING HEARING MASTER: PAMELA JO HATLEY

D12:
Application Number: RZ-PD 22-0105
Applicant: Northstar Cemetery Services of
Florida
Location: 11005 N. 301 Hwy
Folio Number: 061224.0000
Acreage: 2.71 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: PD, 89-0001 & AR
Request: Rezone to a Planned Development

1 MR. GRADY: The final item on tonight's
2 agenda is D-12, Rezoning-PD 22-0105. The applicant
3 is Northstar Cemetery Services of Florida,
4 Incorporated.

5 The request is to rezone from PD and AR to
6 Planned Development. Tania Chapela will provide
7 staff recommendation after presentation by the
8 applicant.

9 I would note we handed out a revised report.
10 We revised a condition dealing with -- with
11 addressing water, sewer, and public utility
12 connections.

13 HEARING MASTER HATLEY: All right.
14 Applicant.

15 MR. MCCAFFREY: Ryan McCaffrey, agent for
16 the applicant, 3409 West Lemon Street, Tampa,
17 Florida 33609.

18 First off, I want to thank Brian and Tania
19 for their help this afternoon. I kind of sprung
20 something on them kind of late. As you can see
21 over here, effectively, that this application is to
22 reorient and slightly expand a PD approved in 1989,
23 Application 89-0001.

24 Since the original PD approval, U.S. 301 has
25 since been expanded, and the access points -- the

1 western access point has since changed based on
2 FDOT's roadway widening. There's no other real
3 proposed changes to the previously approved
4 conditions except for the ones that Brian and Tania
5 revised this afternoon.

6 That will be Condition 6 and 7, which had to
7 deal with water and sewer connection obligations.
8 In 1989, there wasn't the adequate public
9 facilities section of the code adopted yet. That
10 was adopted in 1996 from ordinance 96-35.

11 So that ordinance superseded and obligated
12 any property within the Urban Service Area to
13 connect to public water and sewer. However, in
14 2011, this property received a variance for
15 connection to sewer being that the sewer's
16 2700 feet away, and this is a funeral parlor and
17 not really operating commercial enterprise on a
18 daily basis.

19 Access will be on via U.S. 301, and just to
20 reiterate -- I'm sure Brian will reiterate this.
21 But the proposed facility expansions -- well, the
22 connection to water and sewer in the variance, that
23 was approved via 11-0647 shall not exceed three
24 ERCs.

25 And I think we're conditioning it so that

1 any proposed expansion of the funeral parlor
2 facilities would not exceed the three ERCs. So
3 that way we would not have to connect to the
4 sanitary system.

5 We met with FDOT, and they reviewed the
6 application and approved the existing noncompliant
7 right in, right out only access to the property and
8 then coverage of plan.

9 Policy 22.8, commercial locational criteria
10 was required. And we filed a waiver on the basis
11 that funeral parlors do not promote strict
12 commercial development, and that the funeral parlor
13 was consistent and compatible with the surrounding
14 area considering there's a cemetery behind it.

15 And then that the funeral parlor and
16 cemeteries do not serve the daily market needs in
17 the surrounding area as evidenced by the fact that
18 they generate less than 50 peak-hour trips, and
19 that's it if you have any questions.

20 HEARING MASTER HATLEY: I don't have any
21 questions for you. Thank you.

22 MR. MCCAFFREY: Thanks.

23 HEARING MASTER HATLEY: All right.

24 Development Services.

25 Ms. Chapela, we're ready for you.

1 MS. CHAPELA: Yes. I'm sorry. I'll share
2 my screen. Are you able to see my presentation?

3 HEARING MASTER HATLEY: Yes, ma'am. Thank
4 you.

5 MS. CHAPELA: So my name is Tania Chapela,
6 Development Services.

7 This application is 22-0105, a Planned
8 Development. So for the record, the staff report
9 was revised to amend condition of approval No. 3
10 memorializing an approved variance for a third ERC
11 in the Urban Service Area.

12 The applicant seeks to rezone a 20 -- I
13 mean, a 0.24 acres property zoned AR to allow an
14 additional area to the existing PD and to
15 accommodate a detached funeral parlor building.
16 The property is in the Urban Service Area and
17 Thonotosassa.

18 The site is within the RES-6 Future Land Use,
19 which allows low residential densities, and a
20 maximum floor area ratio of 0.25 for nonresidential
21 development. Surrounding areas have similar future
22 land uses.

23 The proposed PD area accommodates the
24 funeral parlor buildings of an existing cemetery
25 property, which is otherwise zoned AR. So we have

1 a small portion of the site which is zoned PD and
2 is expanding towards the north -- northeast, and
3 the rest of the site is -- is standard zoning AR.

4 So the surrounding area outside the site is
5 AR, CN, BPO, and RMC-12 and RDC-12. Mainly
6 developed with single-family residential
7 development and commercial uses.

8 The existing zoning PD permits a total of
9 80 -- I'm sorry, 8,000 square feet for a funeral
10 parlor, and no additional gross floor area has been
11 proposed.

12 The applicant is also requesting to waive
13 the -- and to decrease the buffering and screening
14 requirement from 20 feet Type B to 0 feet and no
15 screening allowing the south, west, and east PD
16 boundaries. And this variation was previously
17 approved by the PD condition No. 3. So that will
18 be 89-0001, the existing PD.

19 The proposed use -- uses are compatible to
20 the current funeral parlor. The proposed FAR is
21 under the approved maximum FAR allowable in the PD
22 and is significantly under the 0.25 RES-4
23 Comprehensive Plan Category Future Land Use.

24 Staff finds the request variation is
25 approvable. The proposed removal of the required

1 buffers and the screening will not create a
2 significant change in the visual character. And
3 also, per the Transportation Staff, since no
4 additional entitlements are being proposed, then
5 there will be no additional impact on the adjacent
6 transportation network.

7 So given the above, we find the proposed
8 additional PD area and building footprint to be
9 compatible with the surrounding properties and in
10 keeping the general development pattern of the
11 area.

12 So this concludes my presentation. I'm
13 available if you have questions.

14 HEARING MASTER HATLEY: All right. Thank
15 you.

16 Planning Commission.

17 MS. MASSEY: Hi. This is Jillian Massey
18 with Planning Commission staff.

19 As mentioned previously, the subject property
20 is within the Urban Service Area and within the
21 limits of the Thonotosassa Community Plan. This
22 also designated as Residential-4 in the Future Land
23 Use Map.

24 As the applicant stated, the property does
25 not meet commercial locational criteria, and they

1 submitted a waiver for review. And based on their
2 description and narrative, Planning Commission
3 staff recommends that the waiver is granted.

4 Planning Commission staff also found that
5 the application is consistent with Objective 16 and
6 its associated policies in the Future Land Use
7 Element relating to neighborhood protection and
8 compatibility.

9 The request is consistent with the
10 Thonotosassa Community Plan. As the proposal is
11 expanding a use that currently supports the
12 community, the plan envisions that the community
13 will provide improved yet affordable infrastructure
14 and a balance of residential, commercial, and other
15 land uses while maintaining the rural nature of the
16 Thonotosassa area.

17 The proposal is designed in a way that
18 maintains the rural nature of the property and is
19 within the requirements for building coverage. The
20 site will provide landscape buffers and other
21 design techniques that will transition the use to
22 the surrounding properties.

23 Overall, staff found that the proposed use
24 and intensity would facilitate growth within the
25 Urban Service Area and supports the vision of the

1 community plan.

2 The plan -- the proposed Planned Development
3 would allow for the expansion of an existing use
4 that's consistent with the goals, objectives, and
5 policies of the Future Land Use Element of the
6 Future of unincorporated Comprehensive Plan for
7 unincorporated Hillsborough County.

8 And based upon those considerations,
9 Planning Commission staff is finding this
10 consistent subject to conditions proposed by the
11 Development Services Department. And that
12 concludes my presentation.

13 HEARING MASTER HATLEY: All right. Thank
14 you.

15 Is there anyone here or online who wishes to
16 speak in support of this application? No.

17 Is there anyone here or online who wishes to
18 speak in opposition to this application? No. No
19 one.

20 All right. Development Services, anything
21 further?

22 MR. GRADY: Nothing further.

23 HEARING MASTER HATLEY: And applicant,
24 anything further?

25 MR. MCCAFFREY: No. Thank you.

1 HEARING MASTER HATLEY: All right. Thank
2 you.

3 That will close then the hearing on
4 Zoning -- Rezoning 22-0105, and that concludes our
5 meeting this evening.

6 (Hearing was concluded at 10:27 p.m.)

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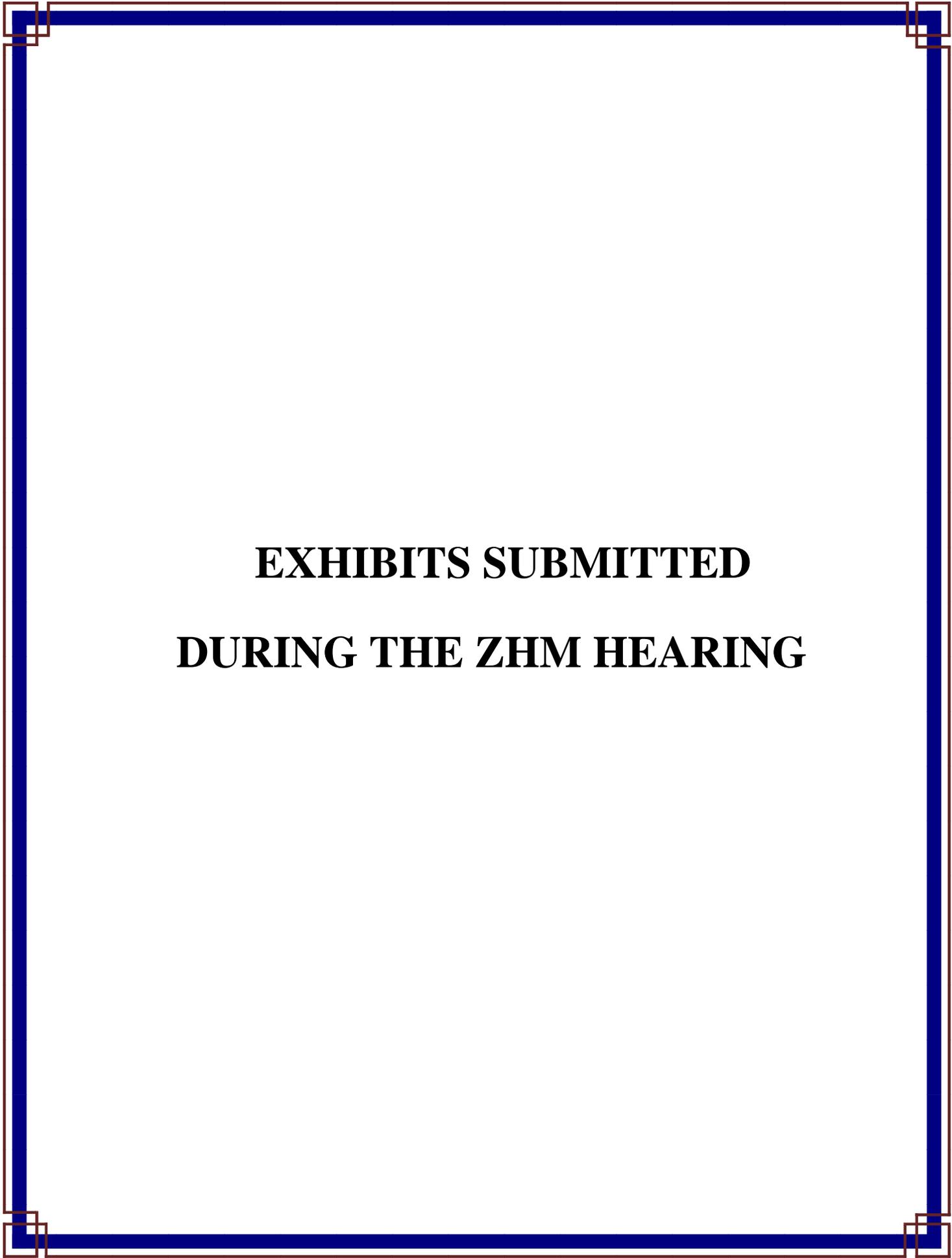
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**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

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

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # MM 22-0087	PLEASE PRINT NAME M.D. HORNER, AICP
	MAILING ADDRESS 14502 N. AVE SHERRY HUX
	CITY T STATE FL ZIP 33618 PHONE 765-2375
APPLICATION # MM 22-0090	PLEASE PRINT NAME M.D. HORNER, AICP
	MAILING ADDRESS 14502 N. AVE SHERRY HUX
	CITY T STATE FL ZIP 33618 PHONE 765-2375
APPLICATION # R 221-0110	PLEASE PRINT NAME Todd Pressman
	MAILING ADDRESS 200 2nd Ave. S. #451707
	CITY St. Petersburg STATE FL ZIP 33709 PHONE 804-1700
APPLICATION # RZ PD 21 0110	PLEASE PRINT NAME Scott Fitzpatrick
	MAILING ADDRESS 811-B Cypress Village Blvd
	CITY Ruskin STATE FL ZIP 33573 PHONE 813-684-5425
APPLICATION # R 222-0025 V.S.	PLEASE PRINT NAME Lisa Wilson
	MAILING ADDRESS PO Box 15133
	CITY Brooksville STATE FL ZIP 34604 PHONE 352-585-0226
APPLICATION # R 222-0115	PLEASE PRINT NAME Todd Pressman
	MAILING ADDRESS 200 2nd Ave. S. #451707
	CITY St. Petersburg STATE FL ZIP 33709 PHONE 804-1700

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

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

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

DATE/TIME: 1/18/22 6pm

HEARING MASTER: Pamela Jo Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

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

DATE/TIME: 1/18/22 6pm

HEARING MASTER: Pamela Jo Hatley

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APPLICATION # RZ 21-0744	PLEASE PRINT NAME <u>William Sullivan, Potomacland Company</u> MAILING ADDRESS <u>26336 SR 19</u> CITY <u>Howey in the Hills FL</u> STATE <u>FL</u> ZIP <u>34737</u> PHONE <u>907-296-6322</u>
APPLICATION # RZ 21-0744	PLEASE PRINT NAME <u>William J. Molloy</u> MAILING ADDRESS <u>325 S. Blvd.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>32604</u> PHONE <u>813-254-7152</u>
APPLICATION # RZ-21-0744	PLEASE PRINT NAME <u>HUNTER WESSINGER</u> MAILING ADDRESS <u>4306 MONEYBELL RIDGE CT</u> CITY <u>VALRICO</u> STATE <u>FL</u> ZIP <u>33511</u> PHONE <u>813-624-9011</u>
APPLICATION # RZ-21-0744	PLEASE PRINT NAME <u>Boyce Austin Manley</u> MAILING ADDRESS <u>3023 Beaver Pond Trail</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>813-724-9429</u>
APPLICATION # RZ-PD21-0744	PLEASE PRINT NAME <u>Kevin Kondela</u> MAILING ADDRESS <u>4802 Bloomingdale Ave</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>813-767-4336</u>
APPLICATION # RZ 21-0744	PLEASE PRINT NAME <u>LINDA SKIDMORE</u> MAILING ADDRESS <u>2708 STEARNS RD</u> CITY <u>VALRICO</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>813-205-6263</u>

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

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

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

PAGE 6 OF 6

DATE/TIME: 1/18/22, 6pm

HEARING MASTER: Pamela Jo Hartley

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<p>APPLICATION # <u>MA 22-0086</u></p>	<p>PLEASE PRINT NAME <u>M.D. HAYES, AICP</u></p> <p>MAILING ADDRESS <u>14505 N. DRE PARRY</u></p> <p>CITY <u>T</u> STATE <u>FL</u> ZIP <u>32808</u> PHONE <u>762-2375</u></p>
<p>APPLICATION # <u>RZ 22-0105</u></p>	<p>PLEASE PRINT NAME <u>RYAN McAFFREY, HICP</u></p> <p>MAILING ADDRESS <u>3409 W. LEMAN STREET</u></p> <p>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>813-250-3535</u></p>
<p>APPLICATION # <u>RZ 22-0096</u></p>	<p>PLEASE PRINT NAME <u>Clayton Brickley</u></p> <p>MAILING ADDRESS <u>601 N. Ashley Dr. Ste 700</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-229-7700</u></p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>

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

C. REZONING STANDARD (RZ-STD):

C.1. RZ 22-0025

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

C.2. RZ 22-0115

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

JANUARY 18, 2022 - ZONING HEARING MASTER

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

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

A. WITHDRAWALS AND CONTINUANCES

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

D.5. RZ 21-0864

 Application W/D.

A.17 RZ 21-1337

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

D.10. MM 22-0087

 Brian Grady, Development Services, calls MM 22-0087

 Michael Horner, applicant rep, presents testimony.

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

 Brian Grady, Development Services, continues withdrawals/continuances.

A.25. MM 22-0090

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

 Michael Horner, applicant rep, requests continuance.

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

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

 Pamela Jo Hatley, ZHM, overview of ZHM process.

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

 Pamela Jo Hatley, ZHM, Oath.

B. REMANDS

B.1. RZ 21-0110

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

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

 Michelle Heinrich, Development Services, staff report.

 Jillian Massey, Planning Commission, staff report.

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

 Scott Fitzpatrick, opponent, presents testimony/submits exhibit.

 Todd Pressman, applicant rep, presents rebuttal.

 Pamela Jo Hatley, ZHM, questions to applicant rep.

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

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

C. REZONING STANDARD (RZ-STD):

C.1. RZ 22-0025

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

 Lisa Wilson, applicant rep, presents testimony.

 Pamela Jo Hatley, ZHM, questions to applicant rep.

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

 Sam Ball, Development Services, staff report.

 Jillian Massey, Planning Commission, staff report.

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

C.2. RZ 22-0115

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

C.3. RZ 22-0201

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

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

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

D.1. RZ 21-0701

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

 Shivam Kapse, applicant rep, presents testimony.

 Kevie Defranc, Development Services, staff report.

 Jillian Massey, Planning Commission, staff report.

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

 Thomas Curley, opponent, presents testimony/submits exhibits.

 Pamela Jo Hatley, ZHM, questions opponent.

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

 Marvin Garrett, opponent, presents testimony.

 Michael Jones, opponent, presents testimony.

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

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

 Shivam Kapse, applicant rep, presents rebuttal.

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

D.2. RZ 21-0744

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

 Sean Cashen, applicant rep, presents testimony.

 William Sullivan, applicant rep, presents testimony.

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

 Timothy Lampkin, Development Services, staff report.

TUESDAY, JANUARY 18, 2022

 Jillian Massey, Planning Commission, staff report.

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

 Hunter Wessinger, opponent, presents testimony.

 Bryce Manley, opponent, presents testimony.

 Kevin Koudela, opponent, presents testimony.

 Linda Skidmore, opponent, presents testimony.

 Pamela Jo Hatley, ZHM, calls for applicant rebuttal.

 William Molloy, applicant rep, presents rebuttal.

 Pamela Jo Hatley, ZHM, questions to applicant rep.

 William Molloy, applicant rep, answers ZHM and continues testimony.

 William Sullivan, applicant rep, presents rebuttal.

 Pamela Jo Hatley, ZHM, closes RZ 21-0744.

D.3. RZ 21-0745

 Brian Grady, Development Services, calls RZ 21-0745.

 Clayton Bricklemeyer, applicant rep, presents testimony.

 Timothy Lampkin, Development Services, staff report.

 Jillian Massey, Planning Commission, staff report.

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

 Greg VanBebber, opponent, presents testimony.

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

 Clayton Bricklemeyer, applicant rep, presents rebuttal.

 Pamela Jo Hatley, ZHM, closes RZ 21-0745.

D.4. RZ 21-0748

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

D.6. RZ 21-1042

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

D.7. MM 21-1226

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

D.8. RZ 21-1336

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

TUESDAY, JANUARY 18, 2022

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

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

 Pamela Jo Hatley, ZHM closes RZ 21-1336.

D.9. MM 22-0086

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

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

 Brian Grady, Development Services, addresses applicant rep questions.

 Sam Ball, Development Services, staff report.

 Jillian Massey, Planning Commission, staff report.

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

 Michael Horner, applicant rep, presents additional testimony.

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

D.11. RZ 22-0096

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

 Clayton Brickelmeyer, applicant rep, presents testimony.

 Kevie Defranc, Development Services, staff report.

 Jillian Massey, Planning Commission, staff report.

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

D.12. RZ 22-0105

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

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

 Tania Chapela, Development Services, staff report.

TUESDAY, JANUARY 18, 2022

 Jillian Massey, Planning Commission, staff report.

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

ADJOURNMENT

 Pamela Jo Hatley, ZHM, adjourns the meeting.

Rezoning Application: PD 22-0105

Zoning Hearing Master Date: January 18, 2021

BOCC Land Use Meeting Date: March 8, 2022

Application No. 22220105

Name: Brian Grady

Entered at Public Hearing: ZHM

Exhibit # 1 Date: 1/18/22

**Hillsborough
County Florida**

Development Services Department

REVISED REPORT

1.0 APPLICATION SUMMARY

Applicant: Ryan McCaffrey, AICP

FLU Category: RES-4

Service Area: Rural

Site Acreage: AC +/- 2.71 AC

**Community
Plan Area:** Thonotosassa

Overlay: None

Request: Rezoning to Planned Development



Request Summary:

The existing zoning is PD 89-0001, which permits a total of 8,000 square feet for a Funeral Parlor pursuant to the development standards in the table below. The proposed zoning for Planned Development (site plan controlled district) to allow an additional 0.24 AC to the existing PD area to accommodate a detached funeral parlor building pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

Zoning:

	Current PD 89-001 Zoning	Current AR zoning	Proposed PD 22-0105 Zoning
Uses	Funeral Parlor	Cemetery	Funeral Parlor
Mathematical Maximums *	8,000 square feet GFA	2,613 square feet GFA (based in 0.25 FAR)	8,000 square feet GFA

*Mathematical Maximums may be reduced due to roads, stormwater and other improvements

Development Standards:

	Current PD Zoning	Current AR zoning	Proposed PD Zoning
Density / Intensity	Existing building square footage is approximately 8,000 square feet (0.074 FAR).	0.2 DU/AC, under the existing AR district a maximum of 2,613 square feet GFA is permitted (based in RES-4 0.25 FAR)	Under the proposed PD 22-0105 a maximum of 8,000 square footage is allowable (0.067 FAR)
Lot Size / Lot Width	107,593.2 sf / 390.88'	5 acres/ 150'	118,047.6 sf / 472.51'
Setbacks/Buffering and Screening	30' Front 0' feet buffer and no screening requirements to the south, east and western boundaries	50' front, 25' side, 50' rear	30' Front 0' feet buffer and no screening requirements to the south, east and western boundaries
Height	30 feet, except as defined in LDC 6.01.01 Lot Development standards, Endnotes 8 and 11.	50 feet	30 feet, except as defined in LDC 6.01.01 Lot Development standards, Endnotes 8 and 11.

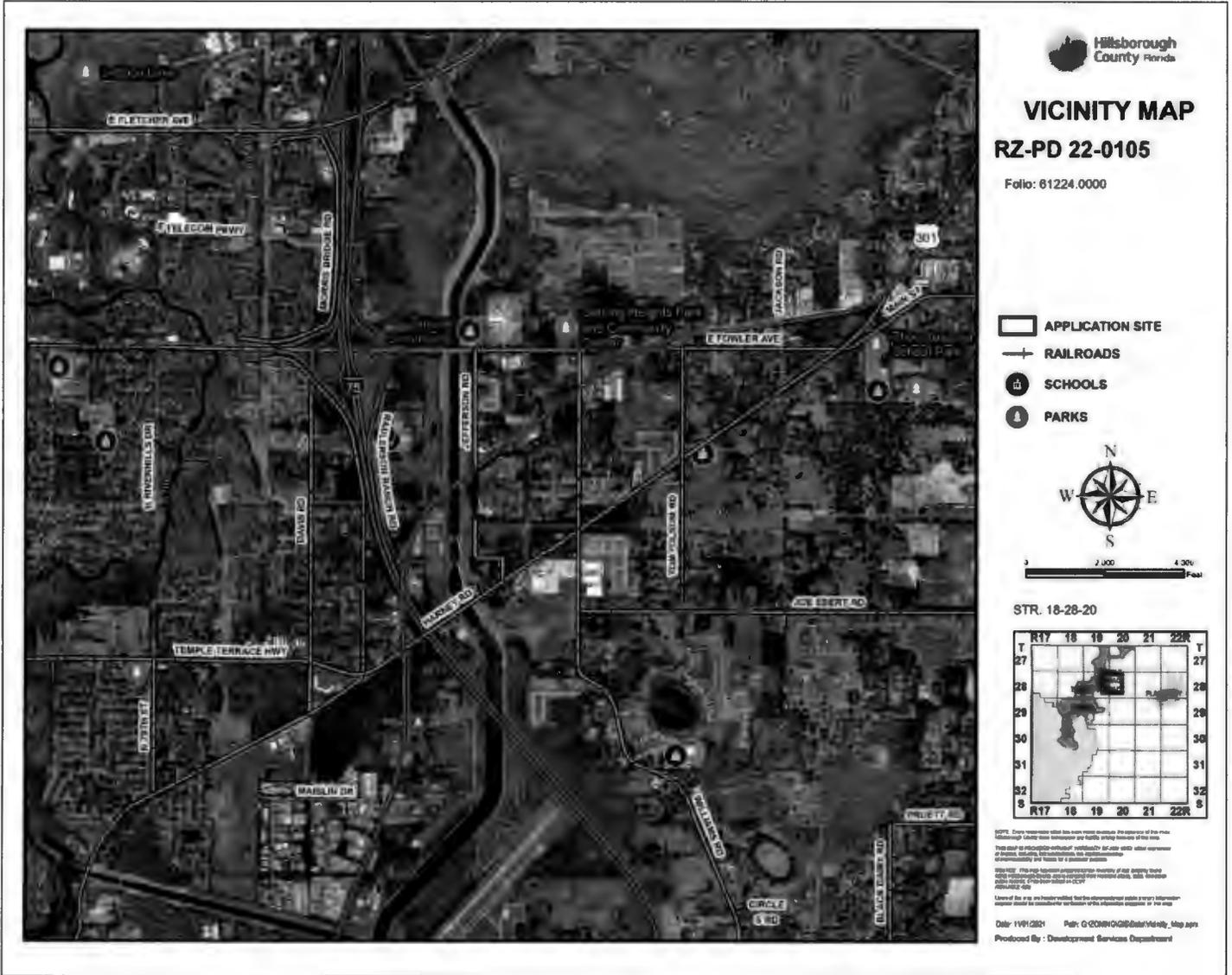
Additional Information:

PD Variations	Allow a buffer/screening decrease from 20-feet, Type B to 0-feet and no screening along south, west and east PD boundaries (LDC Section 6.06 06-Buffer and Screening requirements). This variation was previously approved by PD 89-0001 condition #3.
Waiver(s) to the Land Development Code	none

Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable, subject to conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



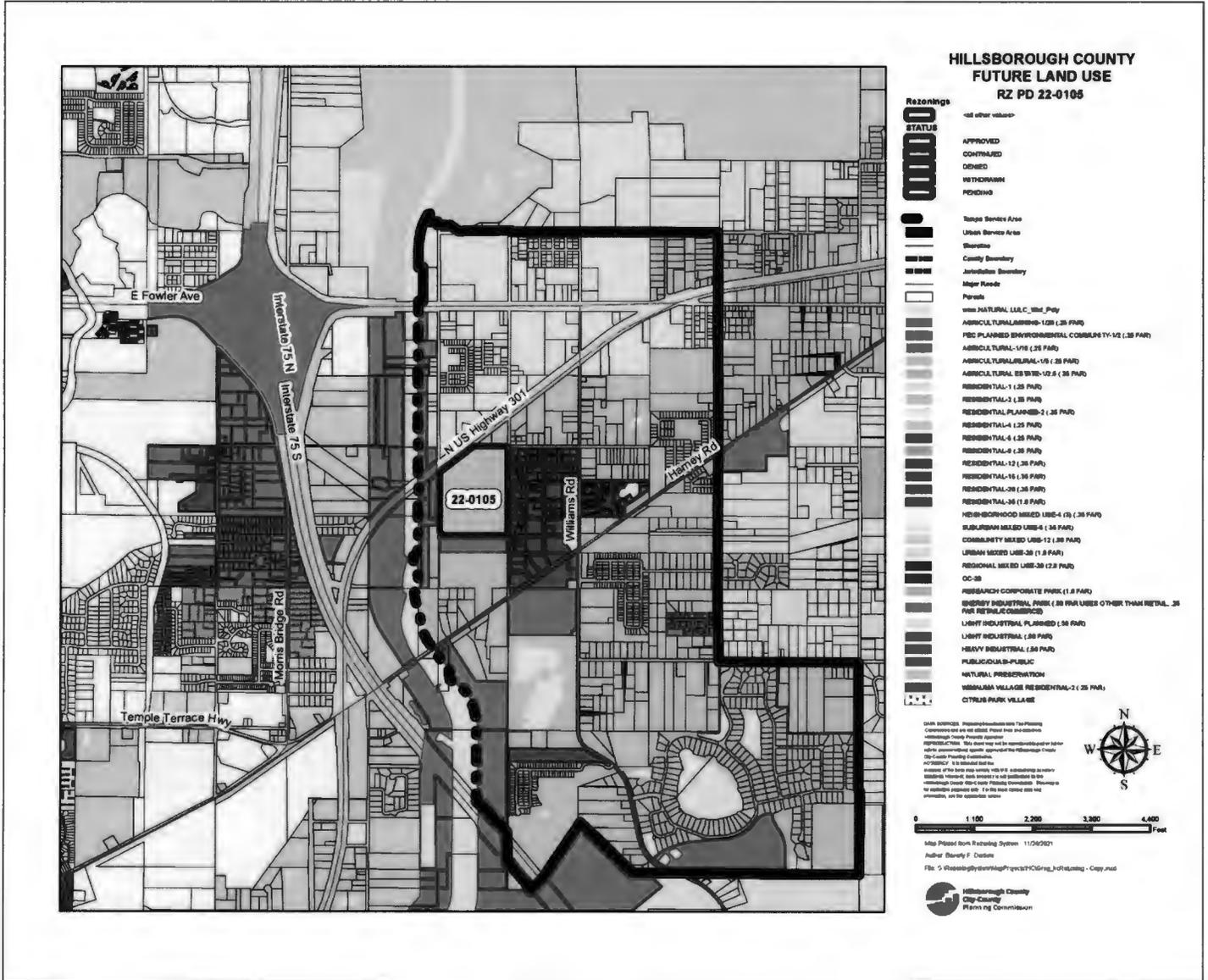
Context of Surrounding Area:

The parcel is located along Fort King Hwy., approximately 4,000 feet to the west of the I-75 Hwy. The surrounding area is zoned AR, CN, BPO and RMC-12, RDC-12.

The proposed PD area accommodates the funeral parlor buildings of an existing cemetery property otherwise zoned AR.

2.0 LAND USE MAP SET AND SUMMARY DATA

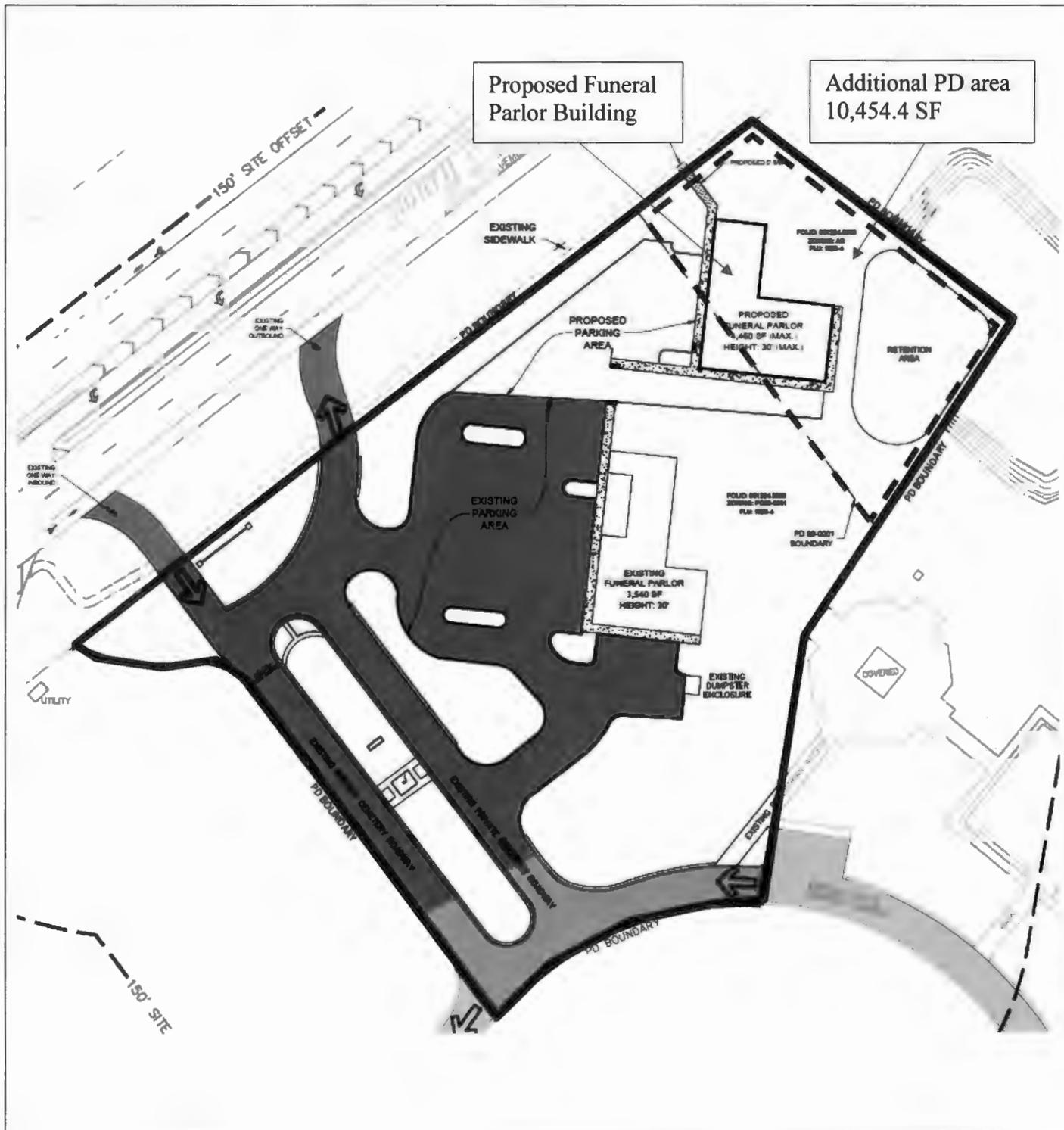
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential-4
Maximum Density/F.A.R.:	0.25 FAR
Typical Uses:	Residential, suburban commercial, offices, multi-purpose

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
US Hwy 301	FDOT Principal Arterial - Urban	4 Lanes <input 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 checked="" type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing			
Proposed			
Difference (+/-)			

*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	X	None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
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

INFORMATION/REVIEWING AGENCY			
Environmental:	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____			
Public Facilities:	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exception/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	
Utilities Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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 checked="" type="checkbox"/> No	
Impact/Mobility Fees Church (Per 1,000 s.f.) Mobility: \$4,138.00 Fire: \$95.00			
Comprehensive Plan:	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" 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 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 proposed uses are comparable to the current Funeral Parlor allowed uses. The proposed 0.067 FAR is under the approved 0.074 Maximum FAR allowable in PD 89-0001, and significantly under the 0.25 the RES-4 Comprehensive Plan category.

Staff finds the requested variation approvable. The proposed removal of the required buffers and screening will not create a significant change in the visual character of the area. Per the Transportation Staff, since no additional entitlements are being proposed and there will be no additional impact on the adjacent transportation network.

Given the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping the general development pattern of the area.

5.2 Recommendation

Staff notes the parcel is in the Urban Service Area and the existing facility is on private septic pursuant to a previously approval via Variance 11-0647. However, any facility expansion will require the project to be in compliance with the Adequate Public Facilities regulations as found in Part 4.02.00 of the Land Development Code which outline the requirements under which connection to public sewer in the Urban Service Area is required.

Approval - RECOMMENDATION OF ZONING ADMINISTRATOR - Approval of the PD-Ø Zoning District is based on the General Development Site Plan received ~~October 6, 1988~~ December 28, 2022 and all data shown, defined, described, noted, referenced, and listed thereon.

1. A maximum height of 30 feet shall be permitted for the PD-Ø project.
2. Along the project boundaries all structures shall be set back two feet for every one foot of structure height over 20 feet. This distance shall be measured from the property boundary or added to the yards and buffers required elsewhere in the Hillsborough County Zoning code and these conditions, whichever is greater.
3. The buffering and screening requirements along the south, east, and western boundaries of the property are waived.
4. The uses permitted in the PD-Ø project shall be limited to Funeral Parlor consisting of a maximum of 8000 square feet.
5. The yards shall be as shown on the General Development Site Plan.
6. The existing facility at 3,540 square feet (as shown on the site plan) shall be permitted to remain on septic pursuant to Variance 11-0647. However, any expansion of the facility beyond 3,540 square feet shall require the facility to be in compliance with the Land Development Code Part 4.02.00 Adequate Public Facilities may be used if approved by the Health Department and the project is reviewed by the Department Review and their determination is that public sewer is not available. Any proposed facilities expansions that exceed 3 ERC's, as approved by Variance 11-0647, shall require the facility to comply with the Land Development Code Part 4.02.00 Adequate Public Facilities.

- ~~7. The developer shall be required to utilize public water, and when available, public sewer and shall pay all costs for service delivery. The developer shall submit to the County Department of Development Review, prior to the issuance of Zoning Compliance Permits evidence of commitment from the City of Temple Terrace Water Department to provide public water, and evidence of agreement to pay necessary costs to enable the City of Temple Terrace to provide public water and evidence from the County Utilities Department that public sewer is or is not available. If public sewer is available, the developer shall submit to the County Department of Development Review, prior to the issuance of zoning Compliance Permits, evidence of commitment from the County Utilities Department to provide public sewer services and evidence public sewer service delivery.~~
- 8. The developer shall provide illumination for all project access points sufficient to provide safe ingress and egress. The access point shall be visible at night from a distance of 200 feet in all directions which vehicles travel. However, no lighting shall adversely effect adjacent properties.
- 9. Development must be in accordance with all applicable regulations in the Hillsborough County Zoning Code and in accordance with all other applicable regulations and ordinances, including Subdivision Regulations.
- 10. Portions of the project which apply for Detailed Site Plan Certification of Final Plat approval after the Board of County Commissioners formally adopts development standards for the I-75 Corridor development standards would significantly impair or alter the design or character of the project as approved in the zoning process, the developer shall be entitled to a public hearing on this matter before the board and may proposed alternative mitigative strategies.

In no event shall the agreed upon standards be less than those specified in zoning conditions above, and in the general site plan received October 6, 1988, unless such conditions are modified pursuant to Section 14.5 (h) of the Hillsborough County Zoning Code, as amended.

- 11. The development of the project shall proceed in strict accordance with the terms and conditions contained in the Gneral Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
- 12. Within ninety days of rezoning approval by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Planning and Zoining Department a revised General Development Site Plan for certification reflecting all the conditions outlined above.

Zoning Administrator Sign Off:	 J. Brian Grady Tue Jan 18 2022 17:27:50
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APPLICATION NUMBER: PD 22-0105

ZHM HEARING DATE: January 18, 2022

BOCC LUM MEETING DATE: March 8, 2022 January

Case Reviewer: Tania C. Chapela

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.

APPLICATION NUMBER: PD 22-0105

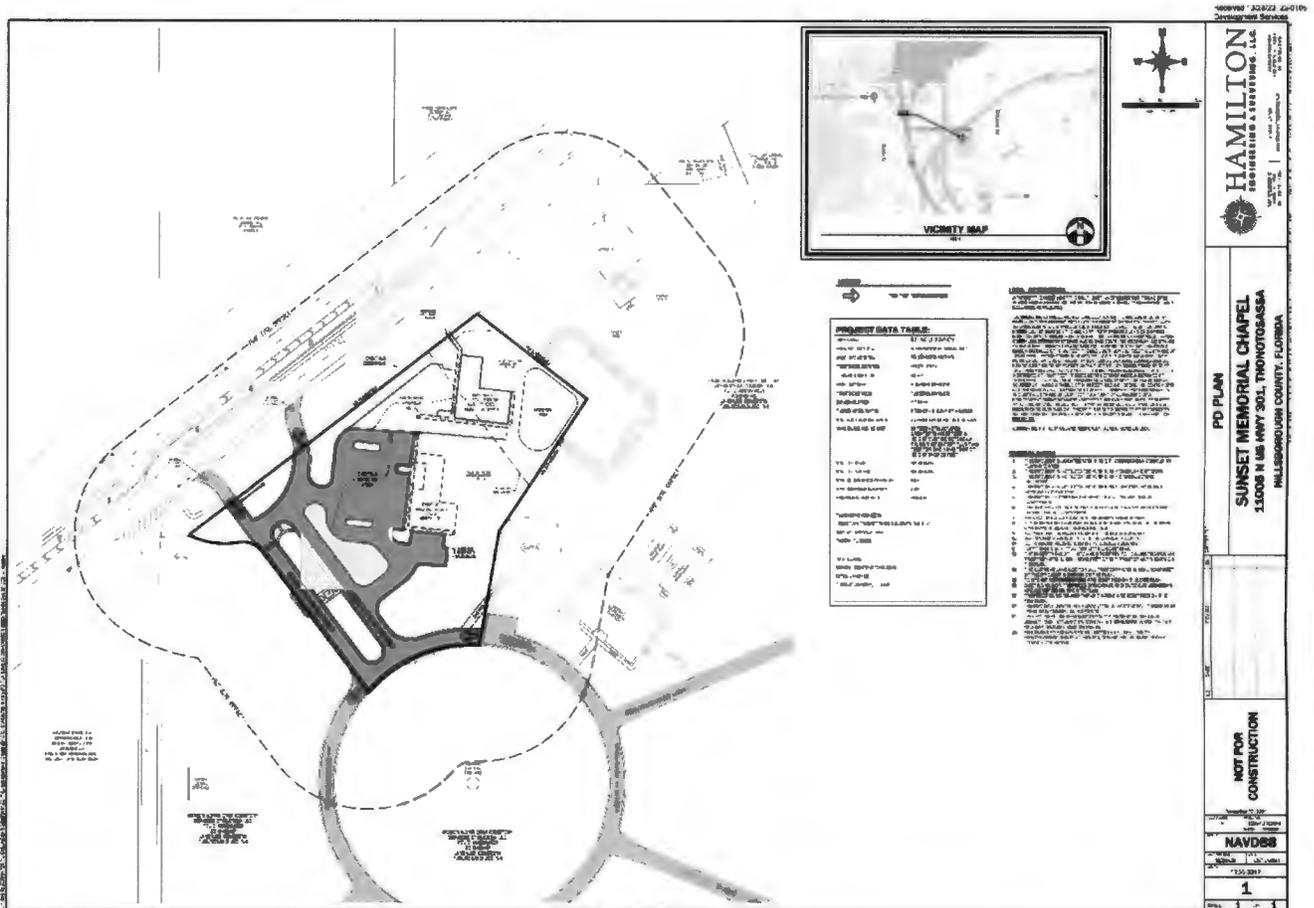
ZHM HEARING DATE: January 18, 2022

BOCC LUM MEETING DATE: March 8, 2022 January

Case Reviewer: Tania C. Chapela

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 PROPOSED SITE PLAN (FULL)



APPLICATION NUMBER: PD 22-0105

ZHM HEARING DATE: January 18, 2022

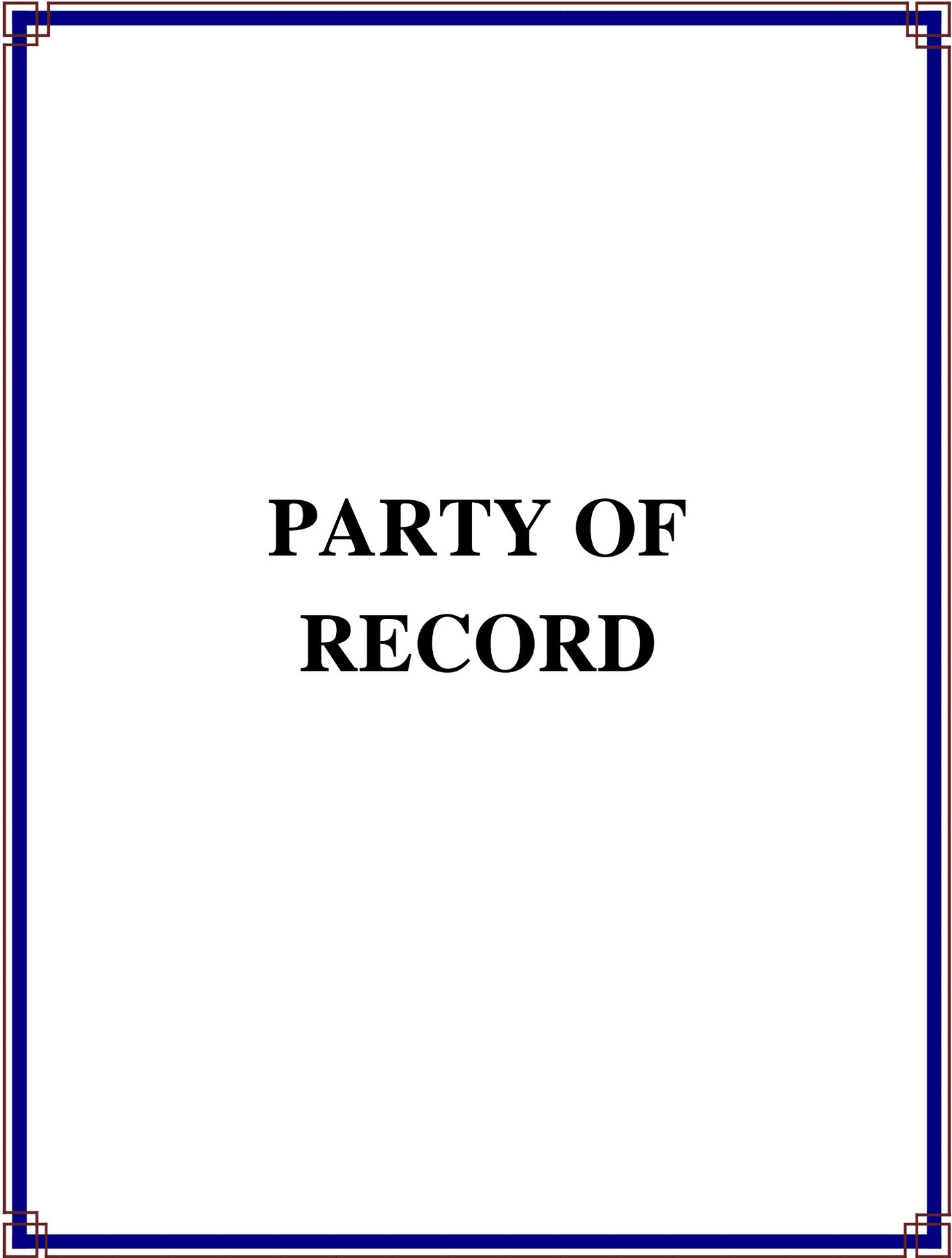
BOCC LUM MEETING DATE: March 8, 2022 January

Case Reviewer: Tania C. Chapela

9.0 FULL TRANSPORTATION REPORT (see following pages)

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**PARTY OF
RECORD**

NONE