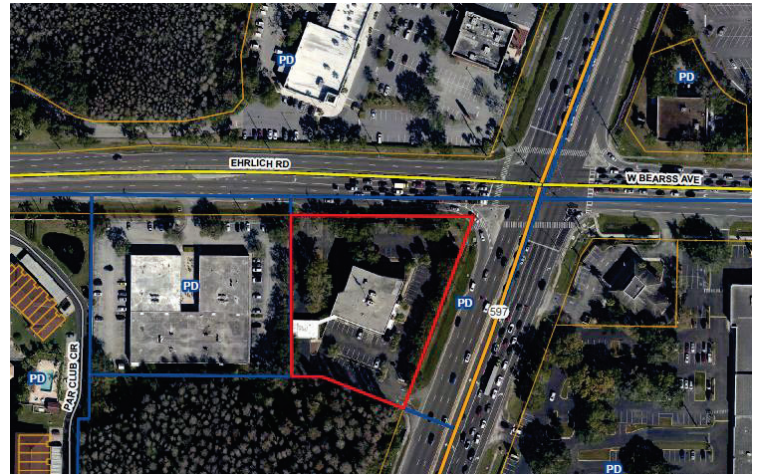


Rezoning Application: RZ-STD 22-0802
Zoning Hearing Master Date: August 15, 2022
BOCC Land Use Meeting Date: October 11, 2022

1.0 APPLICATION SUMMARY

Applicant: Wagner Property Group, LLC
FLU Category: Office Commercial-20 (OC-20)
Service Area: Urban
Site Acreage: 1.86 MOL
Community Plan Area: Greater Carrollwood Northdale
Overlay: None



Introduction Summary:

The existing zoning is Planned Development (PD 80-0221) which permits Office uses pursuant to the development standards in the table below. The proposed zoning is Commercial - Neighborhood (CG) which allows General Commercial, Office and Personal Services uses pursuant to the development standards in the table below.

Zoning:	Existing	Proposed
District(s)	PD 80-0221	CG
Typical General Use(s)	Office	General Commercial, Office and Personal Services
Acreage	1.86 MOL	1.86 MOL
Density/Intensity	Per PD 80-0221	0.27 F.A.R.
Mathematical Maximum*	27,000 sf	21,875 sf

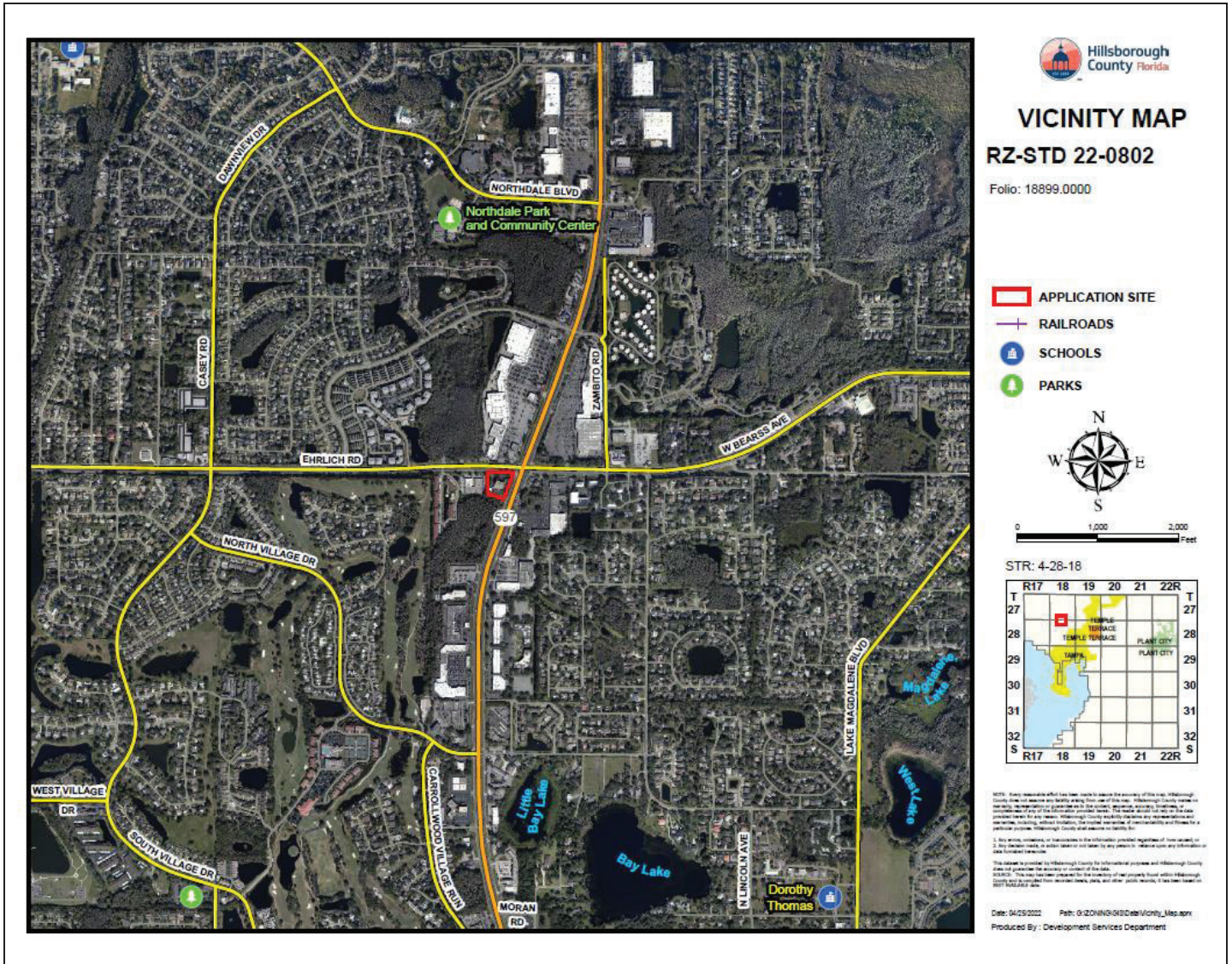
*number represents a pre-development approximation

Development Standards	Existing	Proposed
District(s)	PD 80-0221	CG
Lot Size / Lot Width	Per PD 80-0221	10,000 sf / 75'
Setbacks/Buffering and Screening	Per PD 80-0221	30' Front Buffer Rear Buffer Sides
Height	Per PD 80-0221	50'

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable
--	---

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

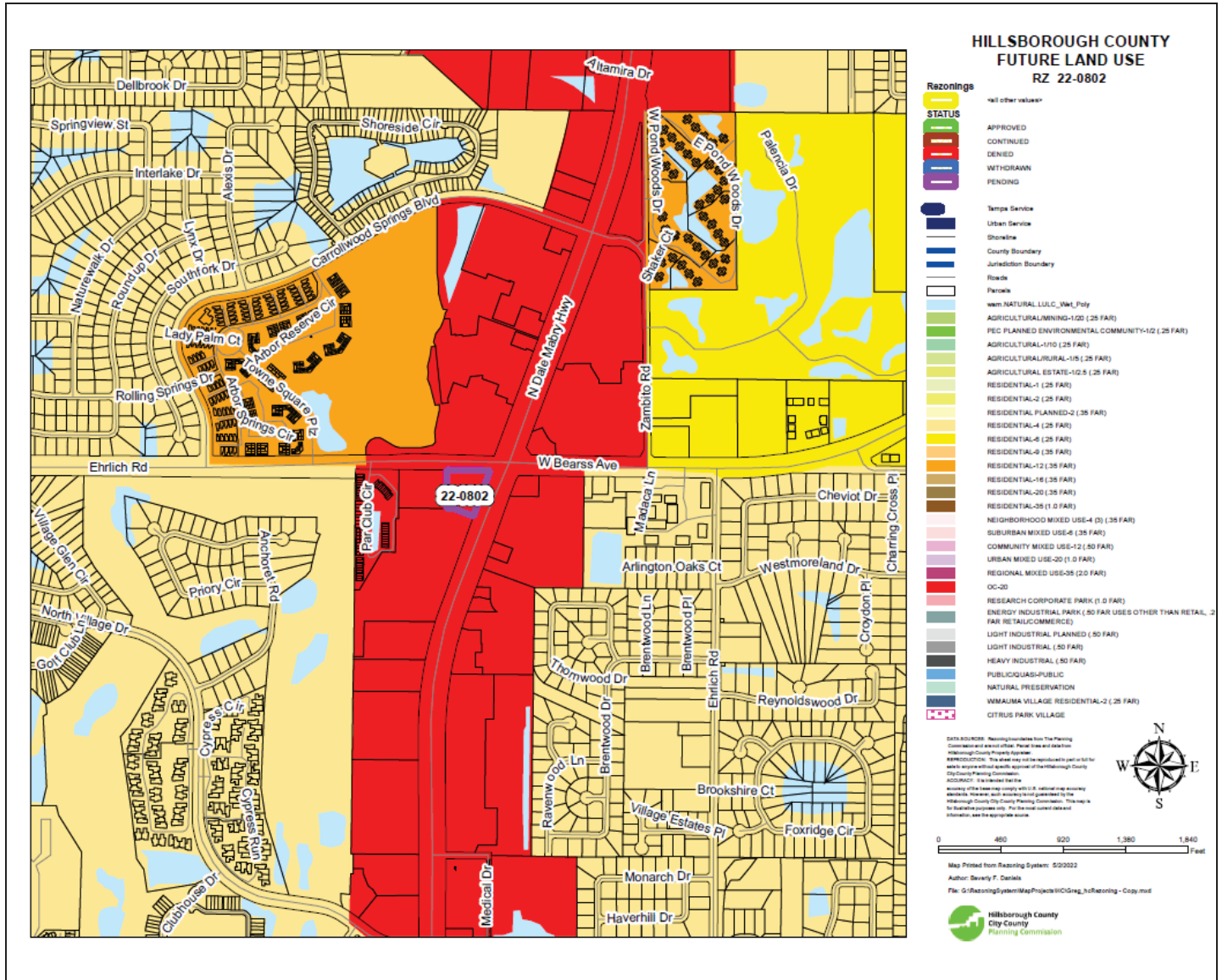


Context of Surrounding Area:

The area consists of commercial and multi-family residential. The subject parcel is directly adjacent to commercial to the west and a wetland area to the south.

2.0 LAND USE MAP SET AND SUMMARY DATA

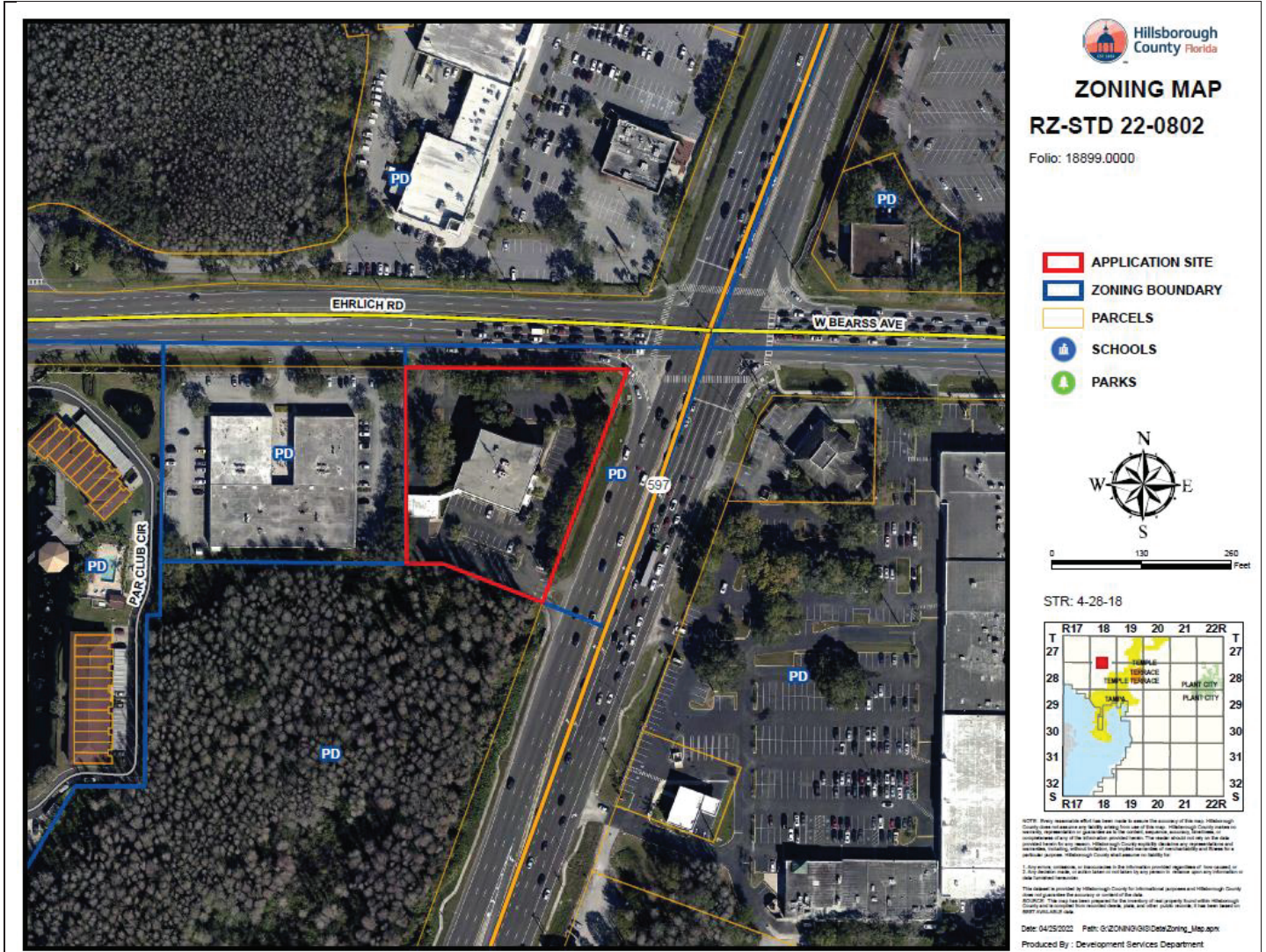
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Office Commercial-20 (OC-20)
Maximum Density:	20.0 dwelling units per gross acre / 0.75 F.A.R.
Typical Uses:	Community commercial type uses, office uses, mixed use developments, and compatible residential uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 78-0236A	Per PD 78-0236A	Commercial	Commercial
South	PD 78-0310	Per PD 78-0310	Wetland Area	Wetland Area
East	PD 78-0289	Per 78-0289	Commercial	Commercial
West	PD 83-0295	Per PD 83-0295	Commercial	Commercial

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
Dale Mabry Highway	FDOT Principal Arterial - Urban	6 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Ehrlich Road	County 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 Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	263	31	31
Proposed	3,694	155	150
Difference (+/-)	+3,431	+124	+119

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

Connectivity and Cross Access Not applicable for this request

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

Notes:

Design Exception/Administrative Variance Not applicable for this request

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

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No wetlands within property boundaries, however wetlands present just off site.
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input checked="" type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input checked="" type="checkbox"/> Other: Airport Height Restriction: 180' AMSL				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	See Staff Report.
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 type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

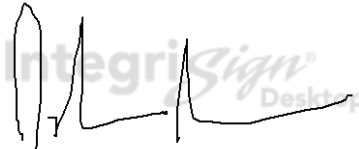
The approximate 1.86-acre property with an office building is zoned Planned Development (PD 80-0221). The subject parcel is located at 14802 North Dale Mabry Highway. The applicant proposes to replace the current office building with commercial infill redevelopment. The area consists of commercial and multi-family residential. The subject parcel is directly adjacent to commercial to the west zoned PD 83-0295 and a wetland area to the south zoned PD 78-0310. To the north across Ehrlich Road is commercial zoned PD 78-0236A. To the east across North Dale Mabry Highway is commercial zoned PD 78-0289. The subject property is designated Office Commercial-20 (OC-20) on the Future Land Use map. The Planning Commission finds the proposed use consistent with the Comprehensive Plan. All of the surrounding uses are similar to the request; commercial. Also, the subject parcel is located on North Dale Mabry Highway, a principal arterial conducive to high levels of commercial traffic. Therefore, the rezoning of the subject parcel from PD 80-0221 to CG would be consistent with the existing zoning pattern of the area.

The applicant will submit for a demolition permit and plans to have the existing structure demolished prior to the BOCC land Use Meeting of October 11, 2022. This avoids the current structures from potentially being nonconforming in the CG zoning district, if approved.

Based on the above considerations staff finds the requested CG zoning district compatible with the existing zoning and development pattern in the area.

5.2 Recommendation

Based on the above considerations, staff finds the request approvable.

<p>Zoning Administrator Sign Off:</p>	 <p>J. Brian Grady Mon Aug 1 2022 10:21:16</p>
<p>SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.</p> <p>Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.</p>	

6.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department DATE: 06/02/2022
 REVIEWER: Alex Steady, Senior Planner AGENCY/DEPT: Transportation
 PLANNING AREA/SECTOR: GNC/Northwest PETITION NO.: STD 22-0802

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

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 3,431 average daily trips, 124 trips in the a.m. peak hour, and 119 trips in the p.m. peak hour.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.
- Transportation Review Section staff has no objection to the proposed rezoning.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 1.86 acres from Planned Development (PD 80-0221) to Commercial General (CG). The site is located on the southwest corner of the intersection of Dale Mabry Highway and Ehrlich Road. The Future Land Use designation of the site is Office Commercial - 20 (OC-20).

Trip Generation Analysis

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

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD 80-0221, 27,000 sf of General Office (ITE Code 710)	263	31	31

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG, 12,000 sf Pharmacy /Drugstore with Drive-Through Window (ITE Code 881)	1,310	46	123
CG, 4,000 sf Fast-Food Restaurant with Drive-Through Window (ITE Code 934)	1,884	161	131

CG, 5,000 sf Drive in Bank (ITE Code 912)	500	48	102
Subtotal	3,694	255	356
Less Internal Capture:	Not Available	10	88
Passerby Trips:	Not Available	90	118
Net External Trips:	3,694	155	150

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+3,431	+124	+119

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 3,431 average daily trips, 124 trips in the a.m. peak hour, and 119 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Dale Mabry Highway and Ehrlich Road. Dale Mabry Highway is a 6-lane, divided, Florida Department of Transportation maintained, Principal Arterial roadway. Dale Mabry Highway lies within +/- 201 feet of Right of Way in the vicinity of the project. Dale Mabry Highway has sidewalk on both sides of the roadway within the vicinity of the project. Ehrlich Road is a 4-lane, divided, Hillsborough County maintained, arterial roadway with +/- 11-foot travel lanes. Ehrlich Road lies within +/- 126 feet of Right of Way in the vicinity of the project. Ehrlich Road has sidewalks only on the north side of the roadway within the vicinity of the project.

CORRIDOR PRESERVATION PLAN

Dale Mabry Highway is shown as an 8-lane road in the Hillsborough County Corridor Preservation Plan.

SITE ACCESS

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

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
DALE MABRY HWY	FLETCHER AVE	EHRlich RD	D	D
EHRlich RD	LYNN TURNER RD	DALE MABRY HWY	D	C

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

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER:	RZ STD 22-0802
DATE OF HEARING:	August 15, 2022
APPLICANT:	Wagner Property Group, LLC
PETITION REQUEST:	The request is to rezone a parcel of land from PD 80- 0221 to CG
LOCATION:	14802 N. Dale Mabry Hwy.
SIZE OF PROPERTY:	1.86 acres m.o.l.
EXISTING ZONING DISTRICT:	PD 80-0221
FUTURE LAND USE CATEGORY:	OC-20
SERVICE AREA:	Urban

DEVELOPMENT REVIEW STAFF REPORT

***Note:** Formatting issues prevented the entire Development Services Department staff report from being copied into the Hearing Master’s Recommendation. Therefore, please refer to the Development Services Department web site for the complete staff report.

1.0 APPLICATION SUMMARY

Applicant: Wagner Property Group, LLC

FLU Category: Office Commercial-20 (OC-20)

Service Area: Urban

Site Acreage: 1.86 MOL

Community Plan Area: Greater Carrollwood Northdale

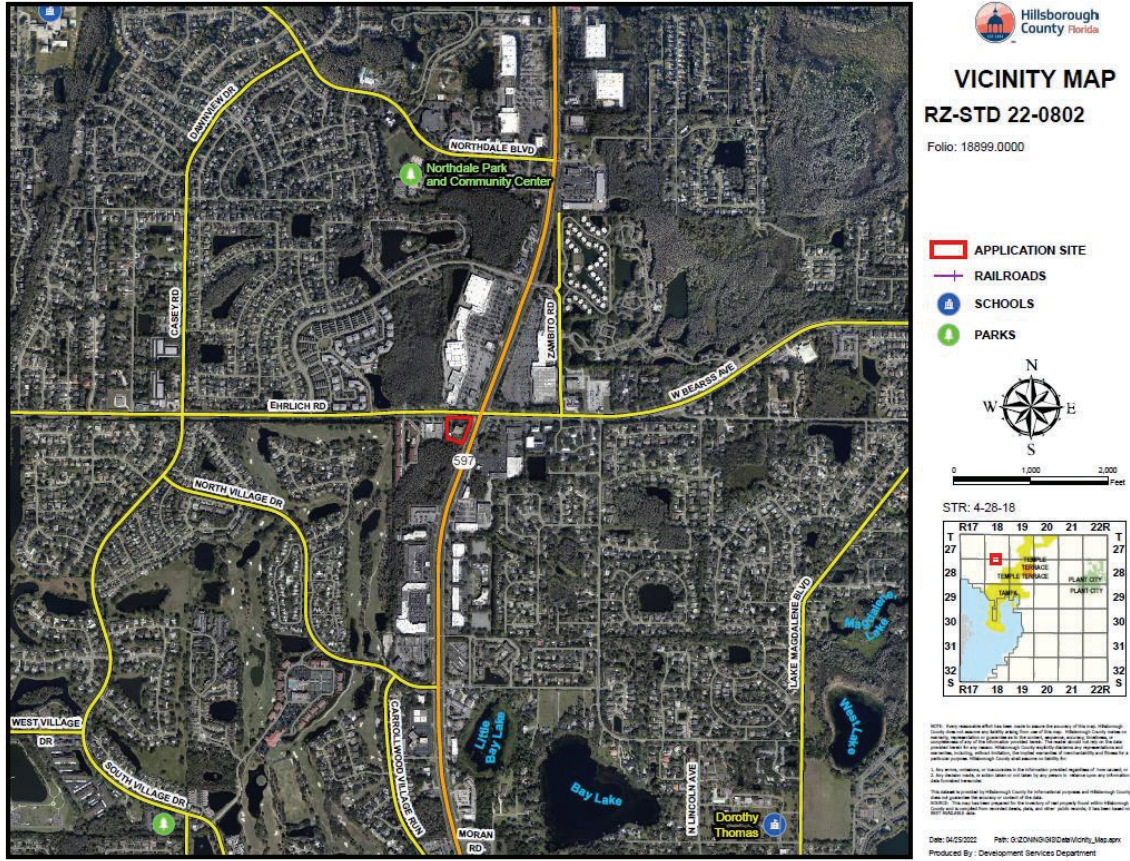
Overlay: None

Introduction Summary:		
The existing zoning is Planned Development (PD 80-0221) which permits Office uses pursuant to the development standards in the table below. The proposed zoning is Commercial - Neighborhood (CG) which allows General Commercial, Office and Personal Services uses pursuant to the development standards in the table below.		
Zoning: Existing Proposed		
District(s)	PD 80-0221	CG
Typical General Use(s)	Office	General Commercial, Office and Personal Services
Acreage	1.86 MOL	1.86 MOL
Density/Intensity	Per PD 80-0221	0.27 F.A.R.
Mathematical Maximum*	27,000 sf	21,875 sf

*number represents a pre-development approximation

Development Standards Existing Proposed		
District(s)	* PD 80-0221	CG
Lot Size / Lot Width	* Per PD 80-0221	10,000 sf / 75'
Setbacks/Buffering and Screening	Per PD 80-0221	30' Front Buffer Rear Buffer Sides
Height	Per PD 80-0221	50'
Planning Commission Recommendation:	Development Services Recommendation:	
Consistent	Approvable	

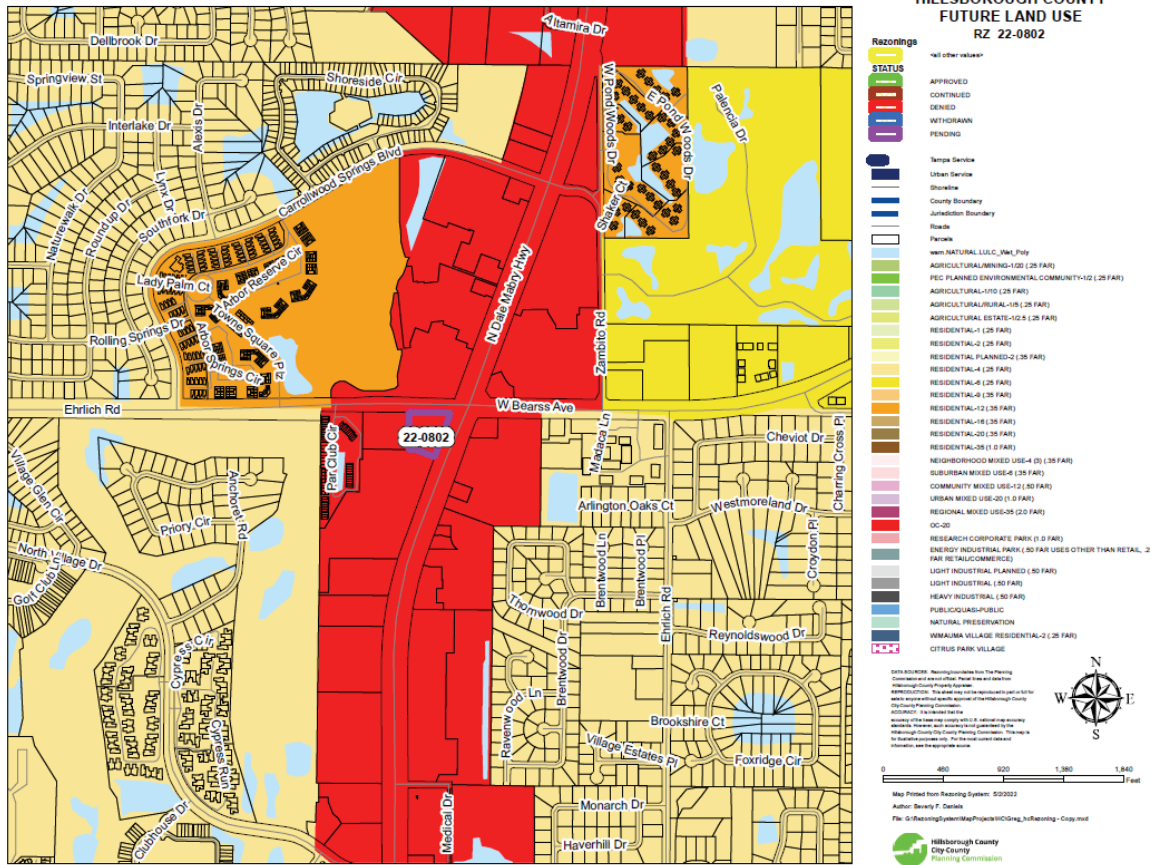
2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



Context of Surrounding Area:

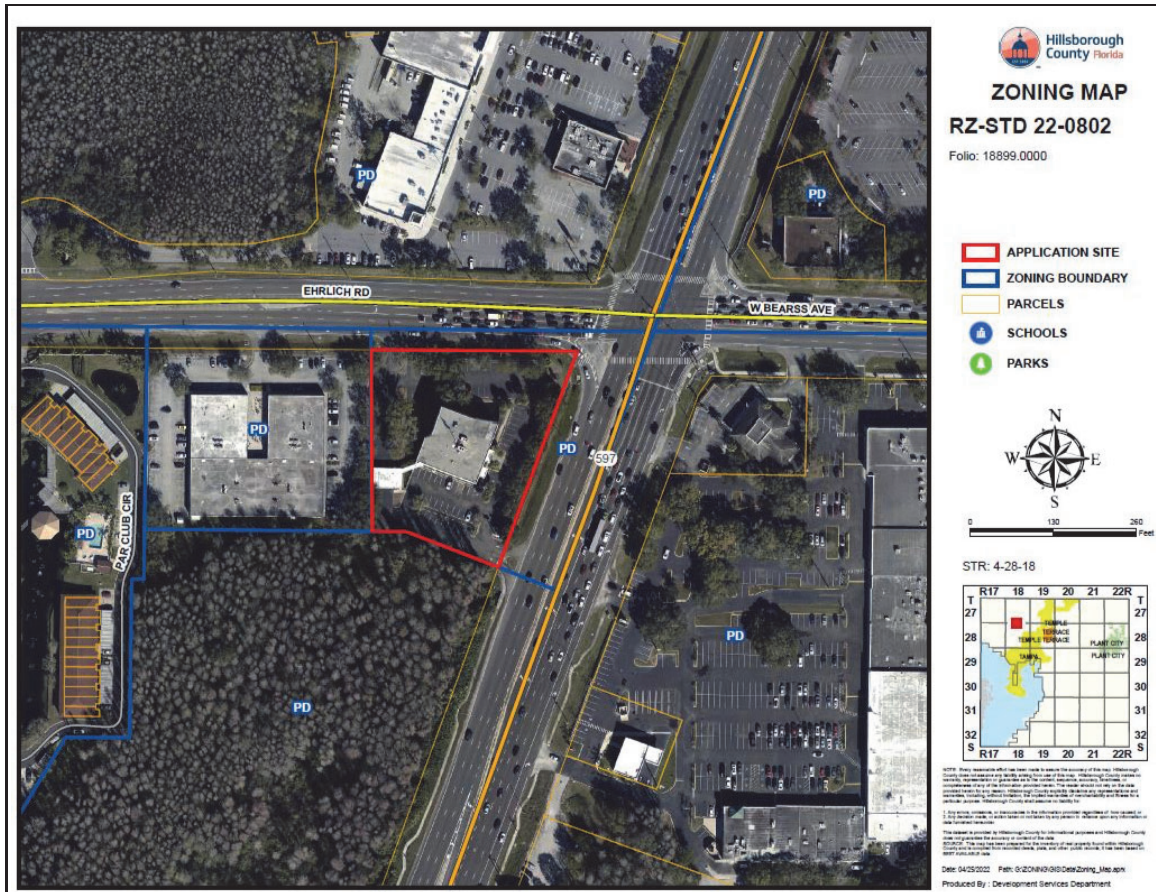
The area consists of commercial and multi-family residential. The subject parcel is directly adjacent to commercial to the west and a wetland area to the south.

2.0 LAND USE MAP SET AND SUMMARY DATA 2.2 Future Land Use Map



Subject Site Future Land Use Category:	Office Commercial-20 (OC-20)
Maximum Density:	20.0 dwelling units per gross acre / 0.75 F.A.R.
Typical Uses:	Community commercial type uses, office uses, mixed use developments, and compatible residential uses.

2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map



Adjacent Zonings and Uses

Location :	Zoning:	Maximum Density Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 78-0236A	Per PD 78-0236A	Commercial	Commercial
South	PD 78-0310	Per PD 78-0310	Wetland Area	Wetland Area
East	PD 78-0289	Per 78-0289	Commercial	Commercial
West	PD 83-0295	Per PD 83-0295	Commercial	Commercial

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
Dale Mabry Highway	FDOT Principal Arterial - Urban	6 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Ehrlich Road	County 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 type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	263	31	31
Proposed	3,694	155	150
Difference (+/-)	+3,431	+124	+119

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

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

			Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.

Notes:

Design Exception/Administrative Variance 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	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental:				
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No wetlands within property boundaries, however wetlands present just off site.
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Check if Applicable:
 Wetlands/Other Surface Waters

- Use of Environmentally Sensitive Land Credit
- Wellhead Protection Area
- Surface Water Resource Protection Area
- Potable Water Wellfield Protection Area Significant Wildlife Habitat
- Coastal High Hazard Area
- Urban/Suburban/Rural Scenic Corridor Adjacent to ELAPP property
- Other: Airport Height Restriction: 180' AMSL

Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	See Staff Report.
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 type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Density Bonus Requested Consistent Inconsistent

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The approximate 1.86-acre property with an office building is zoned Planned Development (PD 80-0221). The subject parcel is located at 14802 North Dale Mabry Highway. The applicant proposes to replace the current office building with commercial infill redevelopment. The area consists of commercial and multi-family residential. The subject parcel is directly adjacent to commercial to the west zoned PD 83-0295 and a wetland area to the south zoned PD 78-0310. To the north across Ehrlich Road is commercial zoned PD 78-0236A. To the east across North Dale Mabry Highway is commercial zoned PD 78-0289. The subject property is designated Office Commercial-20 (OC-20) on the Future Land Use map. The Planning Commission finds the proposed use consistent with the Comprehensive Plan. All of the surrounding uses are similar to the request; commercial. Also, the subject parcel is located on North Dale Mabry Highway, a principal arterial conducive to high levels of commercial traffic. Therefore, the rezoning of the subject parcel from PD 80-0221 to CG would be consistent with the existing zoning pattern of the area.

The applicant will submit for a demolition permit and plans to have the existing structure demolished prior to the BOCC Land Use Meeting of October 11, 2022. This avoids the current structures from potentially being nonconforming in the CG zoning district, if approved.

Based on the above considerations staff finds the requested CG zoning district compatible with the existing zoning and development pattern in the area.

5.2 Recommendation

Based on the above considerations, staff finds the request approvable.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on August 15, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Ms. Kami Corbett 101 East Kennedy Blvd. Tampa testified and showed a PowerPoint presentation. Ms. Corbett identified the location of the property and described the surrounding uses around Dale Mabry Highway and Bearss/Ehrlich Road. She added that the proposed development is to demolish the existing office building prior to the subject Board of County Commissioners meeting and develop uses consistent and compatible with the CG standard zoning district.

Mr. Chris Grandlienard of the Development Services Department testified

regarding the County's staff report. Mr. Grandlienard stated that the property is currently zoned Planned Development 80-0221. The applicant has requested a rezoning to Commercial General to replace the existing office building with commercial infill redevelopment. He described the surrounding land uses and development pattern and stated that the applicant will submit for a demolition permit for the existing building prior to the BOCC meeting on October 11, 2022. He added that this will avoid the current structures from potentially being nonconforming to the CG zoning district. He concluded his presentation by stating that staff finds the request approvable.

Ms. Andrea Papandrew, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Papandrew stated that the subject property is within the Office Commercial 20 Future Land Use classification and the Urban Service Area as well as the Greater Carrollwood Northdale Community Plan. Ms. Papandrew stated that the request meets the intent of the OC-20 category as well as Objective 1.4 of the Future Land Use Element which requires new development to be compatible with the surrounding area. She stated that the rezoning meets Objective 16 as well as Objective 9 and 12-1 and Policy 12-1.4 regarding compatibility. Ms. Papandrew concluded her presentation by stating that the rezoning is consistent with the Future of Hillsborough Comprehensive Plan.

Hearing Master Finch asked for members of the audience in support of the application. None replied.

Hearing Master Finch asked for members of the audience in opposition to the application. None replied.

County staff and Ms. Corbett did not have additional comments.

The hearing was then concluded.

EVIDENCE SUBMITTED

Ms. Corbett submitted a copy of her PowerPoint presentation into the record.

PREFACE

All matters that precede the Summary of Hearing section of this Decision are hereby incorporated into and shall constitute a part of the ensuing Findings of Fact and Conclusions of Law.

FINDINGS OF FACT

1. The subject property is 1.86 acres in size and is currently zoned Planned Development (PD 80-0221) and is designated Office Commercial-20 (OC-20) by the Comprehensive Plan. The property is located within the Urban Service Area and the Greater Carrollwood Northdale Community Plan.
2. The applicant is requesting a rezoning to the Commercial General (CG) zoning district.
3. The Planning Commission staff supports the request. The Planning Commission found the request meets Objective 1.4 of the Future Land Use Element which requires new development to be compatible with the surrounding area as well as Objective 9 and 12-1 and Policy 12-1.4 which requires consistency with the character of the area. Staff testified that the rezoning is consistent with the Future of Hillsborough Comprehensive Plan.
4. The subject property is currently developed with an office building. The applicant's representative testified that the building will be demolished prior to the Board of County Commissioner's meeting on the subject rezoning application to avoid any non-conformities with the requested CG district standards if the rezoning were approved.
5. The area surrounding the subject property is developed with a mix of multi-family residential and commercial land uses.
6. The request for the CG zoning district on the subject property is compatible with the surrounding zoning pattern and the OC-20 Future Land Use category.

FINDINGS OF COMPLIANCE/NON-COMPLIANCE WITH THE HILLSBOROUGH COUNTY COMPREHENSIVE PLAN

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

CONCLUSIONS OF LAW

Based on the Findings of Fact cited above, there is substantial competent evidence to demonstrate that the requested rezoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

SUMMARY

The applicant is requesting a rezoning to the CG zoning district. The property is 1.86 acres in size and is currently zoned PD 80-0221 and designated OC-20 by the Comprehensive Plan. The property is located in the Urban Service Area and the Greater Carrollwood Northdale Community Plan.

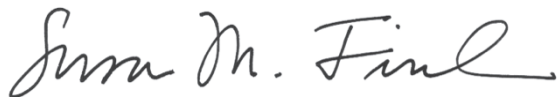
The Planning Commission found the request compatible with the surrounding area and consistent with numerous Policies regarding compatibility. Planning Commission staff testified that the rezoning is consistent with the Comprehensive Plan.

The subject property is currently developed with an office building. The applicant's representative testified that the building will be demolished prior to the Board of County Commissioner's meeting on the subject rezoning application to avoid any non-conformities with the requested CG district standards if the rezoning were approved.

The request for the CG zoning district on the subject property is compatible with the surrounding zoning pattern and the OC-20 Future Land Use category.

RECOMMENDATION

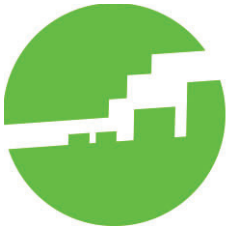
Based on the foregoing, this recommendation is for **APPROVAL** of the CG rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above.



September 6, 2022

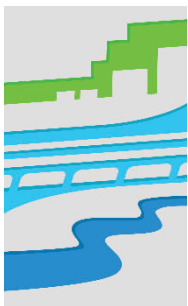
Susan M. Finch, AICP
Land Use Hearing Officer

Date



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: August 15, 2022	Petition: RZ 22-0802
Report Prepared: August 3, 2022	14802 North Dale Mabry Highway <i>West side of Dale Mabry Highway and south of Ehrlich Road</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Office Commercial-20 (20 du/ga;0.75 FAR)
Service Area:	Urban
Community Plan:	Greater Carrollwood Northdale
Rezoning Request:	Rezone from Planned Development (PD) to Commercial General (CG)
Parcel Size (Approx.):	1.86 +/- acres (81,021 square feet)
Street Functional Classification:	Dale Mabry Highway – State Principal Arterial Ehrlich Road – County Arterial
Locational Criteria:	Not applicable
Evacuation Area:	None



Context

- The subject site is located on the west side of Dale Mabry Highway and south of Ehrlich Road on approximately 1.86 acres. The site is in the Urban Service Area and is within the limits of the Greater Carrollwood Northdale Community Plan.
- The site has a Future Land Use designation of Office Commercial-20 (OC-20), with typical uses such as community commercial type uses, office uses, mixed use developments, and compatible residential uses. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- The subject site is surrounded by OC-20 to the north, east, south, and west. Both sides of Dale Mabry Highway along this corridor, in the immediate vicinity, are designated as OC-20 and mainly contain light commercial uses.
- The subject site is zoned Planned Development (PD). In the general vicinity, the site is surrounded by PD zoning. One quarter mile to the south is a parcel that is zoned Commercial, General (CG).
- The applicant requests to rezone from Planned Development (PD) to Commercial, General (CG).

Compliance with Comprehensive Plan:

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

Future Land Use Element

Urban Service Area

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

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

Land Use Categories

Objective 8: The Future Land Use Map will include Land Use Categories which outline the maximum level of intensity or density and range of permitted land uses allowed and planned for an area. A table of the land use categories and description of each category can be found in Appendix A.

Policy 8.1: *The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.*

Relationship to Land Development Regulations

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

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

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

Neighborhood/Community Development

Objective 16: Neighborhood Protection – *The neighborhood is 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 16.2: *Gradual transitions of intensities between different land uses shall be provided for as new development is proposed and approved, through the use of professional site planning, buffering, and screening techniques and control of specific land uses.*

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

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

Policy 16.5: Development of higher intensity non-residential land uses that are adjacent to established neighborhoods shall be restricted to collectors and arterials and to locations external to established and developing neighborhoods.

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

Community Design Component (CDC)

4.3 COMMERCIAL CHARACTER

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

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

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.

7.0 SITE DESIGN

7.1 DEVELOPMENT PATTERN

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

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

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

Livable Communities Element

Greater Carrollwood Northdale Community Plan

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

Strategies:

- Discourage new development of strip commercial in our community, mixed use development and redevelopment shall be focused at identified community activity center or intersections complying with the locational criteria.

- *Priority shall be given to the following locations as community activity centers identified for revitalization and redevelopment using Transit Oriented Development (TOD) techniques: near the intersections of North Dale Mabry Highway and Handy Road, North Dale Mabry Highway, Florida Avenue and Fletcher Avenue/ Bearss Avenue, and at the intersections of Lynn Turner Road and Ehrlich Road, and Gunn Highway and Nixon Road.*

Staff Analysis of Goals Objectives and Policies:

The subject site is located on the west side of Dale Mabry Highway and south of Ehrlich Road on approximately 1.86 acres. The site is in the Urban Service Area and is within the limits of the Greater Carrollwood Northdale Community Plan. The applicant requests to rezone from Planned Development (PD) to Commercial General (CG).

The subject property is designated Office Commercial-20 (OC-20) on the Future Land Use Map. The intent of the OC-20 Future Land Use category is to recognize existing commercial and office centers and provide for future development opportunities. New retail development should be part of a mixed-use development or be clustered at the intersections of major roadways. Retail uses should be discouraged outside of these nodes. The proposed Commercial General (CG) zoning district at the Dale Mabry Highway and Ehrlich Road intersection meets the intent of the OC-20 Future Land Use category.

The subject site is surrounded by OC-20 to the north, east, south, and west. Both sides of Dale Mabry Highway along this corridor, in the immediate vicinity, are designated as OC-20 and mainly contain light commercial uses.

The subject site is in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The proposed CG zoning district in the Urban Service Area is compatible with the existing character of development in the area as it is located on a principal arterial roadway with commercial uses surrounding the site and along the corridor.

The proposed rezoning meets the intent of Objective 16 and Policies 16.2, 16.3, 16.5, and 17.7. The proposed CG zoning allows for neighborhood scale commercial development. The development pattern and character of Dale Mabry Highway contains mainly light commercial uses. At the time of development, the creation of like or complementary uses is encouraged. Objective 9 and Policy 9.2 require that all developments be consistent with the Plan and meet all Land Development Regulations in Hillsborough County, which this proposal does.

Objective 12-1 and Policy 12-1.4 of the CDC discusses how new development shall be compatible with the established character of the surrounding area. Goal 17 of the CDC encourages commercial developments that enhance the County's character. Objective 17-1 and Policy 17.1-4 seek to facilitate patterns of development that are organized and purposeful. The site should be developed in accordance with the Community Design Component.

The subject site meets the intent of the Greater Carrollwood Northdale Community Plan. Goal 1 of the Community Plan desires to establish sustainable community activity centers that allow the citizens to live, work and play all within walking distance, with a strategy of

prioritizing the area near this intersection. The CG zoning district allows for neighborhood serving commercial uses that meet the intent of this goal outlined in the Community Plan.

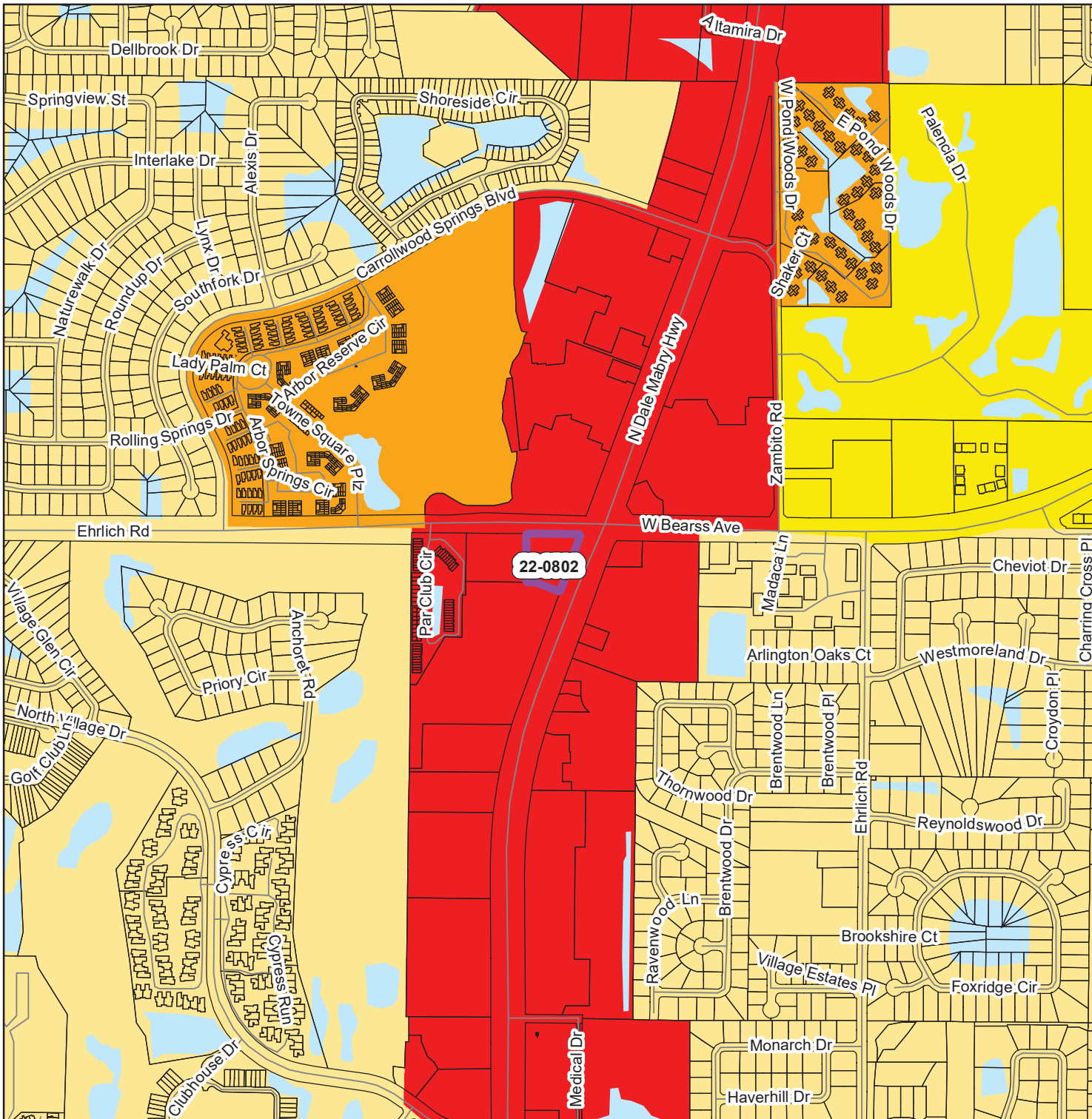
Overall, staff finds that the proposed CG zoning district would allow for neighborhood serving commercial uses that would facilitate growth within the Urban Service Area and supports the vision of the Greater Carrollwood Community Plan. The proposed rezoning would allow for development that is consistent 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 rezoning **CONSISTENT** with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*.

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ 22-0802



Rezoning

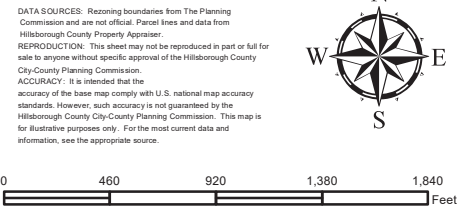
<all other values>

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary

- Roads
- Parcels
- wam.NATURAL LULC_Wet_Poly
- AGRICULTURAL/MINING-1/20 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- OC-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/QUASI-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE



Map Printed from Rezoning System: 5/2/2022
 Author: Beverly F. Daniels
 File: G:\RezoningSystemMapProjects\HIC\Greg_hcRezoning - Copy.mxd





**GENERAL
SITE PLAN
FOR
CERTIFICATION**

**NEED
CERTIFIABLE
SITE PLAN**

**NEED
CERTIFIABLE
SITE PLAN**



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

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

DATE: 06/02/2022
AGENCY/DEPT: Transportation
PETITION NO.: STD 22-0802

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

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 3,431 average daily trips, 124 trips in the a.m. peak hour, and 119 trips in the p.m. peak hour.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.
- Transportation Review Section staff has no objection to the proposed rezoning.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 1.86 acres from Planned Development (PD 80-0221) to Commercial General (CG). The site is located on the southwest corner of the intersection of Dale Mabry Highway and Ehrlich Road. The Future Land Use designation of the site is Office Commercial - 20 (OC-20).

Trip Generation Analysis

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

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD 80-0221, 27,000 sf of General Office (ITE Code 710)	263	31	31

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG, 12,000 sf Pharmacy /Drugstore with Drive-Through Window (ITE Code 881)	1,310	46	123
CG, 4,000 sf Fast-Food Restaurant with Drive-Through Window (ITE Code 934)	1,884	161	131

CG, 5,000 sf Drive in Bank (ITE Code 912)	500	48	102
Subtotal	3,694	255	356
<i>Less Internal Capture:</i>	Not Available	10	88
<i>Passerby Trips:</i>	Not Available	90	118
<i>Net External Trips:</i>	3,694	155	150

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+3,431	+124	+119

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 3,431 average daily trips, 124 trips in the a.m. peak hour, and 119 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Dale Mabry Highway and Ehrlich Road. Dale Mabry Highway is a 6-lane, divided, Florida Department of Transportation maintained, Principal Arterial roadway. Dale Mabry Highway lies within +/- 201 feet of Right of Way in the vicinity of the project. Dale Mabry Highway has sidewalk on both sides of the roadway within the vicinity of the project. Ehrlich Road is a 4-lane, divided, Hillsborough County maintained, arterial roadway with +/- 11-foot travel lanes. Ehrlich Road lies within +/- 126 feet of Right of Way in the vicinity of the project. Ehrlich Road has sidewalks only on the north side of the roadway within the vicinity of the project.

CORRIDOR PRESERVATION PLAN

Dale Mabry Highway is shown as an 8-lane road in the Hillsborough County Corridor Preservation Plan.

SITE ACCESS

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

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
DALE MABRY HWY	FLETCHER AVE	EHRlich RD	D	D
EHRlich RD	LYNN TURNER RD	DALE MABRY HWY	D	C

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
Dale Mabry Highway	FDOT Principal Arterial - Urban	6 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Ehrlich Road	County 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 type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	263	31	31
Proposed	3,694	155	150
Difference (+/-)	+3,431	+124	+119

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

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

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

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

COMMISSION

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



DIRECTORS

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

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: 06/13/2022</p> <p>PETITION NO.: 22-0802</p> <p>EPC REVIEWER: Dessa Clock</p> <p>CONTACT INFORMATION: (813) 627-2600 X1158</p> <p>EMAIL: clockd@epchc.org</p>	<p>COMMENT DATE: 5/17/0222</p> <p>PROPERTY ADDRESS: 14802 N Dale Mabry Hwy, Tampa</p> <p>FOLIO #: 018899-0000</p> <p>STR: 04-28S-18E</p>
<p>REQUESTED ZONING: PD to CG</p>	
FINDINGS	
<p>WETLANDS PRESENT</p>	<p>No wetlands within property boundaries, however wetlands present just off site.</p>
<p>SITE INSPECTION DATE</p>	<p>NA</p>
<p>WETLAND LINE VALIDITY</p>	<p>NA</p>
<p>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</p>	<p>Wetlands are located along the southern property boundary</p>
<p>INFORMATIONAL COMMENTS:</p> <ul style="list-style-type: none"> Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) reviewed 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 aerial review revealed that no wetlands or other surface waters exist within the above referenced parcel. <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> <ul style="list-style-type: none"> The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be 	

Environmental Excellence in a Changing World

maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.

- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 31 May 2022

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

APPLICANT: Kami Corbett

PETITION NO: RZ-STD 22-0802

LOCATION: 14802 N. Dale Mabry Hwy, Tampa, FL 33618

FOLIO NO: 18899.0000

SEC: 04 TWN: 28 RNG: 18

- This agency has no comments.

- This agency has no objection.

- This agency has no objection, subject to listed or attached conditions.

- This agency objects, based on the listed or attached conditions.

COMMENTS: _____.



VERBATIM TRANSCRIPT

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARINGS
August 15, 2022
ZONING HEARING MASTER: SUSAN FINCH

C1:
Application Number: RZ-STD 22-0802
Applicant: Wagner Property Group, LLC
Location: 14802 N. Dale Mabry Hwy
Folio Number: 018899.0000
Acreage: 1.86 acres, more or less
Comprehensive Plan: OC-20
Service Area: Urban
Existing Zoning: PD 80-0221
Request: Rezone to CG

1 MR. GRADY: The first item is agenda item
2 C-1, Rezoning-Standard 22-0802. The applicant's
3 Wagner Property Group, LLC. The request is to
4 rezone from Planned Development and Commercial
5 General zoning.

6 Chris Grandlienard will provide staff
7 recommendation after presentation by the applicant.

8 HEARING MASTER FINCH: Good evening.

9 MS. CORBETT: Good evening. Kami Corbett.
10 101 East Kennedy Boulevard, Suite 3700, with the
11 law firm of Hill, Ward, Henderson.

12 I have a quick PowerPoint presentation. It
13 will be real brief. This is, I think, a pretty
14 straightforward easy one. Just to orient you, the
15 property is just -- it's currently zoned PD for
16 Office, and the request is to go to standard CG.
17 Go to the first slide. Next one. Next one,
18 please. There you go.

19 That's the surrounding area. It's Dale
20 Mabry and Ehrlich or Bearss. It's that
21 southwestern corner. You can see in the larger
22 area it's all along Dale Mabry corridor where
23 there's commercial uses. That's all OC-20 through
24 there. Next slide.

25 Staff has found this compatible and

1 consistent using the CG standard zoning district.
2 As I said, it's currently zoned PD for an office,
3 which is what is constructed there that was built
4 in 1982.

5 Our plan is to demolish that building and,
6 in fact, there's a condition of the zoning that
7 requires that building to be demolished prior to
8 the BOCC meeting, and we are on track to do that.
9 I'm here to answer any questions if you have any.

10 HEARING MASTER FINCH: I don't have any
11 questions but thank you. Please sign in.

12 All right. Development Services, please.

13 MR. GRANDLIENARD: Good evening, Chris
14 Grandlienard, Development Services.

15 I'm here to application, Rezoning 22-0802.
16 The applicant has proposed a rezone from the
17 existing PD 80-0221, Planned Development, to CG,
18 Commercial General.

19 The approximate 1.86-acre property with an
20 office building is zoned Planned Development. The
21 subject parcel is located at 14802 North Dale Mabry
22 Highway.

23 The applicant proposes to replace the
24 current office building with commercial infill
25 redevelopment. The area consists of commercial and

1 multifamily residential. The subject parcel is
2 directly adjacent to commercial to the west zoned
3 PD and a wet zone area to the south also zoned PD.
4 The property's located in the Urban Service Area.

5 To the north across Ehrlich Road is
6 commercial zoned PD. To the east across North Dale
7 Mabry Highway is commercial -- more commercial
8 zoned PD.

9 The subject property is designated Office
10 Commercial-20 on the Future Land Use Map. The
11 Planning Commission finds the proposed use
12 consistent with the Comprehensive Plan. Other
13 surrounding uses are similar to the request,
14 commercial.

15 Also, the subject parcel is located at North
16 Dale Mabry Highway, a principal arterial conducive
17 to high levels of commercial traffic. Therefore,
18 the rezoning of the subject parcel from PD 80-0221
19 to CG commercial would be consistent with the
20 existing zoning pattern of the area.

21 Also, the applicant will submit for a
22 demolition permit and plans to have the existing
23 structure demolished prior to the Board of County
24 Commissioners land use meeting of October 11th,
25 2022.

1 This avoids the current structures from
2 potentially being nonconforming in the Commercial
3 General zoning district if approved.

4 Based on the Office Commercial-20 Future
5 Land Use Classification, the surrounding zoning and
6 development pattern and the proposed uses for the
7 Commercial General zoning district, staff finds the
8 request approvable.

9 That concludes my staff report for
10 Rezoning 22-0802. I'll be glad to answer any
11 questions you may have.

12 HEARING MASTER FINCH: No questions at this
13 time, but thank you for that presentation.

14 Planning Commission, please.

15 MS. PAPANDREW: Andrea Papandrew, Planning
16 Commission staff.

17 The subject property is within the Office
18 Commercial-20 Future Land Use Category. It is
19 within the Urban Service Area and the Greater
20 Carrollwood Northdale Community Plan.

21 This site is surrounded by Office
22 Commercial-20 on all sides. Both sides of Dale
23 Mabry Highway, along this corridor, are designated
24 OC-20 and contain like commercial uses. The intent
25 of the Office Commercial-20 Future Land Use

1 Category is to recognize existing commercial and
2 office centers and provide for future development
3 opportunities.

4 The new retail development should be part of
5 a mixed-use development or be clustered at the
6 intersections of major roadways. Retail uses
7 should be discouraged outside of these nodes.

8 The proposed Commercial General zoning
9 district meets the intent of the Office
10 Commercial-20 Future Land Use Category. The
11 subject site is in the Urban Service Area where
12 according to Objective 1 of the Future Land Use
13 Element, 80 percent of the County's growth is to be
14 directed.

15 Policy 1.4 requires all new developments to
16 be compatible with the surrounding area noting that
17 compatibility does not mean the same as; rather it
18 refers to the sensitivity of development proposals
19 in maintaining the character of existing
20 development.

21 The proposed Commercial General zoning
22 district and the Urban Service Area is compatible
23 with the existing character of development in the
24 area as is located on principal arterial roadway
25 with commercial uses surrounding the site.

1 The proposed rezoning meets the intent of
2 Objective 16 and Policy 16.2, 16.3, 16.5, and 17.7.
3 The proposed zoning allows for neighborhood scale,
4 commercial development. The development pattern
5 and character of Dale Mabry Highway contains mainly
6 light commercial uses.

7 At the time of development, the creation of
8 complementary uses is encouraged. The proposed
9 meets Objective 9 and Policy 9.2, which requires
10 that all development be consistent with the plan
11 and meets all land development regulations in
12 Hillsborough County.

13 Objective 12-1 and Policy 12-1.4 discusses
14 how new development shall be compatible with the
15 established character of the surrounding area.
16 Goal 17 and the Community Design Component
17 encourages commercial development and enhances the
18 County's character.

19 Objective 17-1 and Policy 17.1-4 seek to
20 fulfill the patterns of development that are
21 organized and purposeful. And the site is
22 developed in accordance with the Community Design
23 Component.

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

1 1 of the plan desires to establish sustainable
2 community activity centers, allow citizens to live,
3 work, and play all within walking distance. This
4 strategy of prioritizing the area near this
5 intersection.

6 The CG zoning district will allow for
7 neighborhood-serving commercial uses that meets the
8 intent of this goal.

9 Based upon the above considerations,
10 Planning Commission staff finds the proposed
11 rezoning consistent with the Future of Hillsborough
12 Comprehensive Plan for unincorporated Hillsborough
13 County. Thank you.

14 HEARING MASTER FINCH: Thank you. I
15 appreciate it.

16 All right. We'll call for anyone that would
17 like to speak in support. Anyone in favor either
18 in the room or online?

19 Seeing no one, anyone in opposition to this
20 request? Seeing no one, all right.

21 Development Services, anything else before
22 we conclude?

23 MR. GRADY: Nothing further.

24 HEARING MASTER FINCH: Ms. Corbett,
25 anything?

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Okay. All right. Then we'll close
Rezoning 22-0802 and go to the next case.

1 ask if anyone is here who wishes to speak to this
2 item? So this is Rezoning-PD 22-0443; is that
3 correct?

4 MS. KERT: Yes.

5 MR. GRADY: That's correct.

6 HEARING MASTER HATLEY: So 0443 is
7 requesting a continuance to the July Zoning Hearing
8 Master meeting. And is there anyone here in the
9 audience or online who wishes to speak in support
10 or in opposition to this request for a continuance
11 for this item?

12 All right. I do not hear anyone. All
13 right. The continuance is granted. So item RZ-PD
14 22-0443 will be continued to the July -- what was
15 the date again, Mr. Grady?

16 MR. GRADY: 25th.

17 HEARING MASTER HATLEY: July 25th, 2022,
18 Zoning Hearing Master meeting.

19 THE CLERK: Ma'am, can you please come sign
20 in with me, please.

21 MR. GRADY: The next change on the agenda is
22 on page 8, item C-3, Rezoning-Standard 22-0802.
23 The applicant is Wagner Property Group, LLC. The
24 applicant is requesting a continuance to the
25 August 15th, 2022, Zoning Hearing Master Hearing,



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

DATE/TIME: 8-15-2022 6pm HEARING MASTER: Susan Finch

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

<p>APPLICATION #</p> <p>22-0802</p>	<p>PLEASE PRINT NAME <u>Kami Corbett</u></p> <p>MAILING ADDRESS <u>1015 Kennedy Blvd Ste 2700</u></p> <p>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 228-8421</u></p>
<p>APPLICATION #</p> <p>22-0944</p>	<p>PLEASE PRINT NAME <u>Jim Porter</u></p> <p>MAILING ADDRESS <u>401 E. Jackson St. suite 1700</u> <u>33602</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>(813) 209-5060</u></p>
<p>APPLICATION #</p> <p>22-0944</p>	<p>PLEASE PRINT NAME <u>Jay A. Maffig</u></p> <p>MAILING ADDRESS <u>102 5TH AVE S.E</u></p> <p>CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813 949-2224</u></p>
<p>APPLICATION #</p> <p>22-0944</p>	<p>PLEASE PRINT NAME <u>Renee Bayless</u></p> <p>MAILING ADDRESS <u>403 STRATHAVEN CT</u></p> <p>CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>(813) 909-9540</u></p>
<p>APPLICATION #</p> <p>22-0944</p>	<p>PLEASE PRINT NAME <u>Michael Burger</u></p> <p>MAILING ADDRESS <u>302 Lakekell Court</u></p> <p>CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813 918 1293</u></p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>

DATE/TIME: 8-19-22 6 pm HEARING MASTER: Susan Finch

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

<p>APPLICATION # <u>20-1142</u></p>	<p>PLEASE PRINT NAME <u>TU MAI</u></p> <p>MAILING ADDRESS <u>14031 N. DALE MARYSKY HWY</u></p> <p>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>(813)962-6230</u></p>
<p>APPLICATION # <u>21-0963</u></p>	<p>PLEASE PRINT NAME <u>NEALE STRALOW</u></p> <p>MAILING ADDRESS <u>501 E Kennedy Blvd suite 1010</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>727 409 6450</u></p>
<p>APPLICATION # <u>21-1321</u></p>	<p>PLEASE PRINT NAME <u>TU MAI</u></p> <p>MAILING ADDRESS <u>14031 N. DALE MARYSKY HWY</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>(813)962-6230</u></p>
<p>APPLICATION # <u>22-0369</u></p>	<p>PLEASE PRINT NAME <u>ALBERT DOUGLASS</u></p> <p>MAILING ADDRESS <u>5125 W CRENSHAW ST</u></p> <p>CITY <u>TAMP</u> STATE <u>FL</u> ZIP <u>33631</u> PHONE <u>813 806-0096</u></p>
<p>APPLICATION # <u>22-0559</u></p>	<p>PLEASE PRINT NAME <u>Kemi Corbett</u></p> <p>MAILING ADDRESS <u>101 E Kennedy Blvd Ste 100</u></p> <p>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-227-8421</u></p>
<p>APPLICATION # <u>22-0559</u></p>	<p>PLEASE PRINT NAME <u>Russ Greer Progressive Capital Group</u></p> <p>MAILING ADDRESS <u>400 N. New York Ave, Ste 101</u></p> <p>CITY <u>Winter Park</u> STATE <u>FL</u> ZIP <u>32789</u> PHONE <u>770 329 7850</u></p>

DATE/TIME: 8-15-22 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ-AD</u> <u>22-0565</u>	PLEASE PRINT NAME <u>Jame Maier</u> MAILING ADDRESS <u>101 E. Kennedy Blvd., ste. 3700</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-906-5189</u>
APPLICATION # <u>22-0685</u>	PLEASE PRINT NAME <u>TODD AMADEN</u> MAILING ADDRESS <u>8515 PALM RIVER DR</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-621-7811</u>
APPLICATION # <u>22-0685</u>	PLEASE PRINT NAME <u>STEVE HENRY</u> MAILING ADDRESS <u>5023 W. LAUREL ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289-0039</u>
APPLICATION # <u>22-0685</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd. 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8424</u>
APPLICATION # <u>22-0685</u>	PLEASE PRINT NAME <u>Roxanne Back</u> MAILING ADDRESS <u>4022 Crestwood Dr</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>262-361-2523</u>
APPLICATION # <u>22-0685</u>	PLEASE PRINT NAME <u>RON SMITH</u> MAILING ADDRESS <u>3305 LITTLE RD</u> CITY <u>VALRICO</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>813 833-2273</u>

DATE/TIME: 8-15-2022 6 pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # 22-0685	PLEASE PRINT NAME <u>KAREN & Peter Ducat</u> MAILING ADDRESS <u>3303 Little Rd</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>813-684-3840</u>
APPLICATION # 22-0685	PLEASE PRINT NAME <u>Anna Pitonour</u> MAILING ADDRESS <u>3010 W. Azelle St, Ste 150</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>813 223 3919</u>
APPLICATION # 22-0859	PLEASE PRINT NAME <u>Sean Coshen</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>
APPLICATION # 22-0859	PLEASE PRINT NAME <u>Julia Mandell</u> MAILING ADDRESS <u>401 S Jackson St</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-731-7904</u>
APPLICATION # 22-0859	PLEASE PRINT NAME <u>Rosa Elena Jairo</u> MAILING ADDRESS <u>815W Bougainvillea Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33612</u> PHONE <u>813 377 6842</u>
APPLICATION # 22-0859	PLEASE PRINT NAME <u>Larry Adams</u> MAILING ADDRESS <u>9604 Six Mile Creek Rd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33610</u> PHONE <u>813-468-4542</u>

DATE/TIME: 8-15-2022 6pm HEARING MASTER: Susan Finch

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

<p>APPLICATION # 22-0863</p>	<p>PLEASE PRINT NAME <u>William Molley</u> MAILING ADDRESS <u>3255 Ash</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33600</u> PHONE _____</p>
<p>APPLICATION # 22-0863</p>	<p>PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 W. Ashley Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 321 0976</u></p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 22-0802	Kami Corbett	1. Application Presentation Packet	No
RZ 22-0944	Jay Muffly	1. Opposition Presentation Packet	No
MM 21-0963	Neale Stralow	1. Application Presentation Packet	No
RZ 21-1321	Tu Mai	1. Proponent Presentation Packet	No
RZ 22-0369	Brian Grady	1. Revised Staff Report	Yes (copy)
RZ 22-0559	Brian Grady	1. Revised Staff Report	Yes (copy)
RZ 22-0565	Brian Grady	1. Revised Staff Report	Yes (copy)
RZ 22-0565	Jaime Maier	2. Application Presentation Packet	No
RZ 22-0685	Brian Grady	1. Revised Staff Report	Yes (copy)
RZ 22-0685	Kami Corbett	2. Applicant Presentation Packet	No
RZ 22-0685	Roxanne Back	3. Opponent Presentation Packet	No
RZ 22-0685	Roxanne Back	4. Opponent Presentation Packet	No
RZ 22-0685	Karen Ducat	5. Opposition Presentation Packet	No
RZ 22-0685	Anna Ritenour	6. Application Presentation Packet	No
RZ 22-0859	Brian Grady	1. Revised Staff Report	Yes (copy)
RZ 22-0859	Julia Mandell	2. Application Presentation Packet	No
MM 22-0863	Brian Grady	1. Revised Staff Report	Yes (copy)
MM 22-0863	Isabelle Albert	2. Application Presentation Packet	No

AUGUST 15, 2022 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, August 15, 2022, at 6:00 p.m., in the Ada T. Payne Community Room, Robert W. Saunders Sr. Public Library, Tampa, Florida, and held virtually.

▶ Susan Finch, ZHM, called the meeting to order and led in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

▶ Brian Grady, Development Services, introduced staff and reviewed the changes.

D.4. MM 22-0109

▶ Brian Grady, Development Services, announces MM 22-0109 was withdrawn.

▶ Brian Grady, Development Services, continued review of the withdrawals/continuances.

▶ Susan Finch, ZHM, overview of ZHM process.

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

▶ Susan Finch, ZHM, Oath.

B. REMANDS

C. REZONING STANDARD (RZ-STD):

C.1. RZ 22-0802

▶ Brian Grady, Development Services, calls RZ 22-0802.

▶ Kami Corbett, applicant rep, presents testimony and submits exhibits.

▶ Christopher Grandlienard, Development Services, staff report.

▶ Andrea Papandrew, Planning Commission, staff report.

▶ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 22-0802.

C.2. RZ 22-0944

- ▶ Brian Grady, Development Services, calls RZ 22-0944.
- ▶ Jim Porter, applicant rep, presents testimony.
- ▶ Susan Finch, ZHM, questions to applicant rep.
- ▶ Jim Porter, applicant rep, answers ZHM question.
- ▶ Christopher Grandlienard, Development Services, staff report.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, calls for proponents/opponents.
- ▶ Jay Muffly, opponent, presents testimony and submits exhibits.
- ▶ Renee Bayless, opponent, presents testimony.
- ▶ Michael Burger, opponent, presents testimony.
- ▶ Susan Finch, ZHM, calls for Development Services.
- ▶ Brian Grady, Development Services, presents testimony.
- ▶ James Ratliff, Development Services Transportation, presents testimony.
- ▶ Brian Grady, Development Services, continues testimony.
- ▶ Susan Finch, ZHM, calls for applicant rep.
- ▶ Jim Porter, applicant rep, presents rebuttal.
- ▶ Susan Finch, ZHM, closes RZ 22-0944.

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

D.1. RZ 22-1142

- ▶ Brian Grady, Development Services, calls RZ 22-1142.
- ▶ Tu Mai, applicant rep, presents testimony.
- ▶ Susan Finch, ZHM, questions to applicant rep.
- ▶ Tu Mai, applicant rep, answers ZHM questions.

- ▶ Michelle Heinrich, Development Services, staff report.
- ▶ Susan Finch, ZHM, question to Development Services.
- ▶ Michelle Heinrich, Development Services, answers ZHM question.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, question to Planning Commission.
- ▶ Andrea Papandrew, Planning Commission, answers ZHM question and continues testimony.
- ▶ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.
- ▶ Tu Mai, applicant rep, presents rebuttal.
- ▶ Susan Finch, ZHM, closes RZ 22-1142.

D.2. MM 21-0963

- ▶ Brian Grady, Development Services, calls MM 21-0963.
- ▶ Neale Stralow, applicant rep, presents testimony and submits exhibits.
- ▶ Susan Finch, ZHM, question to applicant rep.
- ▶ Neale Stralow, applicant rep, answers ZHM question.
- ▶ Tim Lampkin, Development Services, staff report.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes MM 21-0963.

D.3. RZ 21-1321

- ▶ Brian Grady, Development Services, calls RZ 21-1321.
- ▶ Tu Mai, applicant rep, presents testimony and submits exhibits.
- ▶ Susan Finch, ZHM, questions to applicant rep.
- ▶ Tu Mai, applicant rep, answers ZHM questions.

- ▶ Tania Chapela, Development Services, staff report.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, questions to Planning Commission.
- ▶ Andrea Papandrew, Planning Commission, answers ZHM questions.
- ▶ Susan Finch, ZHM, calls for proponents/opponents/Development Services.
- ▶ Andrea Papandrew, Planning Commission, answers ZHM questions.
- ▶ Susan Finch, ZHM, calls for applicant rep.
- ▶ Tu Mai, applicant rep, presents rebuttal.
- ▶ Susan Finch, ZHM, closes RZ 21-1321.

D.5. RZ 22-0369

- ▶ Brian Grady, Development Services, calls RZ 22-0369.
- ▶ Albert Docobo, applicant rep, presents testimony.
- ▶ Tania Chapela, Development Services, staff report.
- ▶ Susan Finch, ZHM, questions to Development Services.
- ▶ Tania Chapela, Development Services, answers ZHM questions.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, calls for proponents/opponents/Development Services.
- ▶ Tania Chapela, Development Services, presents testimony.
- ▶ Susan Finch, ZHM, questions to Development Services.
- ▶ Tania Chapela, Development Services, answers ZHM questions.
- ▶ Susan Finch, ZHM, questions to applicant rep.
- ▶ Albert Docobo, applicant rep, answers ZHM questions.
- ▶ Susan Finch, ZHM, closes RZ 22-0369.

D.6. RZ 22-0559

- ▶ Brian Grady, Development Services, calls RZ 22-0559.
- ▶ Kami Corbett, applicant rep, presents testimony.
- ▶ Susan Finch, ZHM, question to applicant rep.
- ▶ Kami Corbett, applicant rep, answers ZHM question and continues testimony.
- ▶ Susan Finch, ZHM, questions to applicant rep.
- ▶ Kami Corbett, applicant rep, answers ZHM questions.
- ▶ Sam Ball, Development Services, staff report.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.
- ▶ Kami Corbett, applicant rep, presents rebuttal.
- ▶ Susan Finch, ZHM, Oath.
- ▶ Russ Greer, applicant rep, presents testimony.
- ▶ Susan Finch, ZHM, closes RZ 22-0559.
- ▶ Susan Finch, ZHM, breaks.
- ▶ Susan Finch, ZHM, resumes hearing.

D.7. RZ 22-0565

- ▶ Brian Grady, Development Services, calls RZ 22-0565.
- ▶ Jaime Maier, applicant rep, presents testimony and submits exhibits.
- ▶ Susan Finch, ZHM, question to applicant rep.
- ▶ Jaime Maier, applicant rep, answers ZHM question and continues testimony.
- ▶ Tania Chapela, Development Services, staff report.
- ▶ Andrea Papandrew, Planning Commission, staff report.

- ▶ Susan Finch, ZHM, calls for proponents/opponents/Development Services.
- ▶ Brian Grady, Development Services, presents testimony.
- ▶ Susan Finch, ZHM, calls for applicant rep/closes RZ 22-0565.

D.8. RZ 22-0685

- ▶ Brian Grady, Development Services, calls RZ 22-0685.
- ▶ Kami Corbett, applicant rep, presents testimony and submits exhibits.
- ▶ Todd Amaden, applicant rep, presents testimony.
- ▶ Steve Henry, applicant rep, presents testimony.
- ▶ Kami Corbett, applicant rep, presents testimony.
- ▶ Tim Lampkin, Development Services, staff report.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, questions to Development Services.
- ▶ Richard Perez, Development Services Transportation, answers ZHM questions.
- ▶ Susan Finch, ZHM, calls for proponents/opponents.
- ▶ Roxanne Back, opponent, presents testimony and submits exhibits.
- ▶ Ron Smith, opponent, presents testimony.
- ▶ Susan Finch, ZHM, calls for Development Services/questions to Development Services Transportation.
- ▶ Richard Perez, Development Services Transportation, answers ZHM questions.
- ▶ Susan Finch, ZHM, calls for applicant rep.
- ▶ Kami Corbett, applicant rep, presents rebuttal.
- ▶ Todd Amaden, applicant rep, presents rebuttal.
- ▶ Kami Corbett, applicant rep, continues rebuttal.
- ▶ Anna Ritenour, applicant rep, presents testimony.

- ▶ Kami Corbett, applicant rep, continues rebuttal.
- ▶ Susan Finch, ZHM, closes RZ 22-0685.

D.9. RZ 22-0859

- ▶ Brian Grady, Development Services, calls RZ 22-0859.
- ▶ Julia Mandell, applicant rep, presents testimony and submits exhibits.
- ▶ Sean Cashen, applicant rep, presents testimony.
- ▶ Susan Finch, ZHM, question to applicant rep.
- ▶ Sean Cashen, applicant rep, answers ZHM question.
- ▶ Julia Mandell, applicant rep, presents testimony.
- ▶ Susan Finch, ZHM, questions to applicant rep.
- ▶ Julia Mandell, applicant rep, answers ZHM question.
- ▶ Tim Lampkin, Development Services, staff report.
- ▶ Susan Finch, ZHM, questions to Development Services.
- ▶ Tim Lampkin, Development Services, answers ZHM questions.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, calls for proponents/opponents.
- ▶ Rosa Elena Jaico, opponent, presents testimony.
- ▶ Susan Finch, ZHM, questions to opponent.
- ▶ Rosa Elena Jaico, opponent, answers ZHM question.
- ▶ Susan Finch, ZHM, Oath.
- ▶ Larry Adams, opponent, presents testimony.
- ▶ Susan Finch, ZHM, calls Development Services/applicant rep.
- ▶ Julia Mandell, applicant rep, presents rebuttal.
- ▶ Sean Cashen, applicant rep, presents rebuttal.

MONDAY, AUGUST 15, 2022

▶ Julia Mandell, applicant rep, presents rebuttal.

▶ Susan Finch, ZHM, closes RZ 22-0859.

D.10. MM 22-0863

▶ Brian Grady, Development Services, calls MM 22-0863.

▶ William Molloy, applicant rep, presents testimony.

▶ Isabelle Albert, applicant rep, presents testimony and submits exhibits.

▶ Susan Finch, ZHM, questions to applicant rep.

▶ Isabelle Albert, applicant rep, answers ZHM questions and continues testimony.

▶ Susan Finch, ZHM, questions to applicant rep.

▶ Isabelle Albert, applicant rep, answers ZHM questions.

▶ Israel Monsanto, Development Services, staff report.

▶ Andrea Papandrew, Planning Commission, staff report.

▶ Susan Finch, ZHM, questions to Planning Commission.

▶ Andrea Papandrew, Planning Commission, answers ZHM questions.

▶ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.

▶ William Molloy, applicant rep, presents rebuttal.

▶ Susan Finch, ZHM, closes MM 22-0863.

E. ZHM SPECIAL USE

ADJOURNMENT

▶ Susan Finch, ZHM, adjourns the meeting.

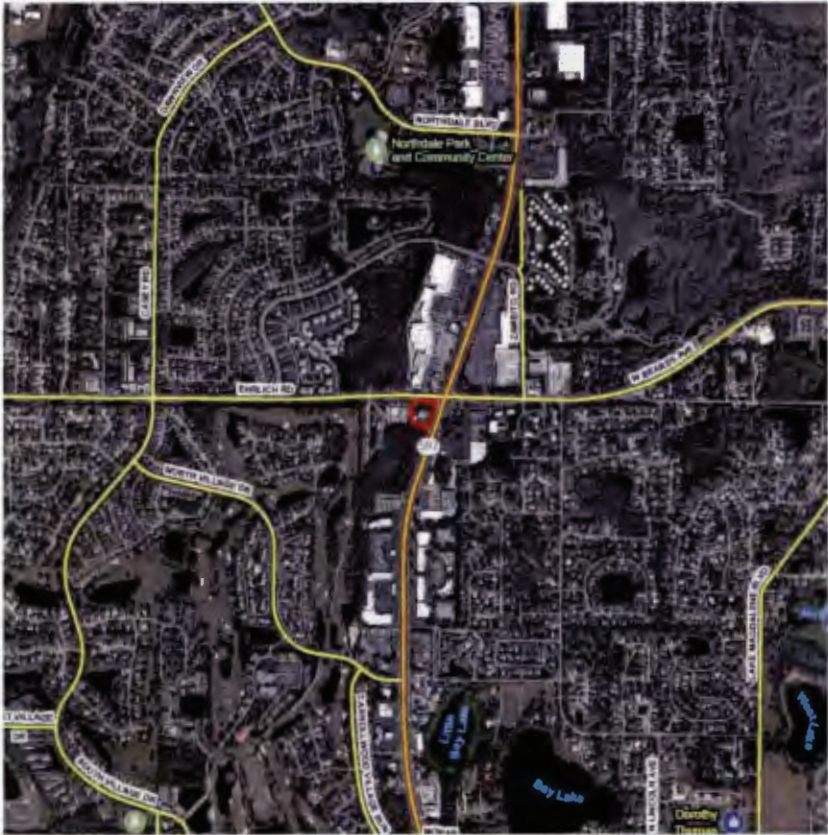
Application No. RZ 22-0802
Name: Kami Corbett
Entered at Public Hearing: ZHM
Exhibit # 1 Date: 8-15-2022

RZ-22-0802

Applicant: Wagner Property Group, LLC

Representative: Kami Corbett, Esq.

Surrounding Area



Key Staff Findings

- Planning Commission finds proposal **COMPATIBLE** AND **CONSISTENT** with Future of Hillsborough Comprehensive Plan
 - CG Zoning District Facilitates Development Neighborhood Serving Commercial Uses
 - Request is Compatible with the Development Pattern of the Surrounding Area
 - Meets the Intent of the Greater Carrollwood Northdale Community Plan
- Development Services Staff recommends **APPROVAL**, with conditions
 - Located Along a Principal Arterial Conducive to Supporting Commercial Traffic
 - CG Zoning District is Compatible with Existing Development Pattern

THANK YOU.

Questions?



**PARTY OF
RECORD**

NONE