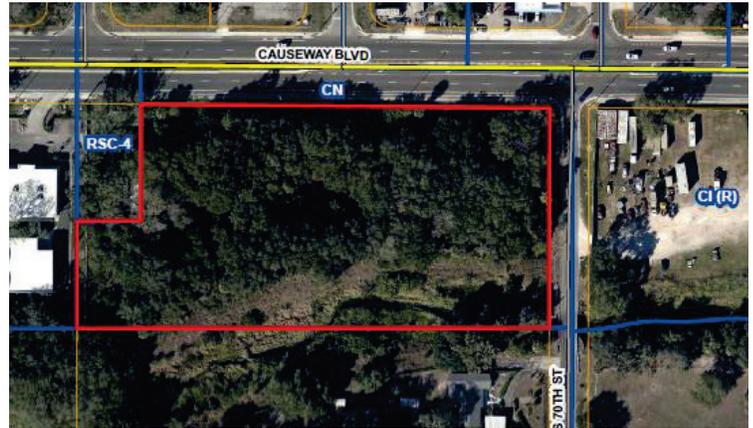


Rezoning Application: RZ-STD 21-1220
Zoning Hearing Master Date: October 18, 2021
BOCC Land Use Meeting Date: December 14, 2021

1.0 APPLICATION SUMMARY

Applicant: Jacob Goldstein
FLU Category: Office Commercial-20 (OC-20)
Service Area: Urban
Site Acreage: 3.66 MOL
Community Plan Area: Greater Palm River
Overlay: None



Introduction Summary:

The existing zoning is Commercial – Neighborhood (CN) which permits Neighborhood Commercial, Office and Personal Services uses pursuant to the development standards in the table below. The proposed zoning is Commercial Intensive Restricted (CI-R) to allow Intensive Commercial, Office and Personal Services uses pursuant to the development standards in the table below.

Zoning:	Existing	Proposed
District(s)	CN	CI-R
Typical General Use(s)	Neighborhood Commercial, Office and Personal Services	Intensive Commercial, Office and Personal Services
Acreage	3.66 MOL	3.66 MOL
Density/Intensity	.20 F.A.R.	.30 F.A.R.
Mathematical Maximum*	31,886 sf	47,829 sf

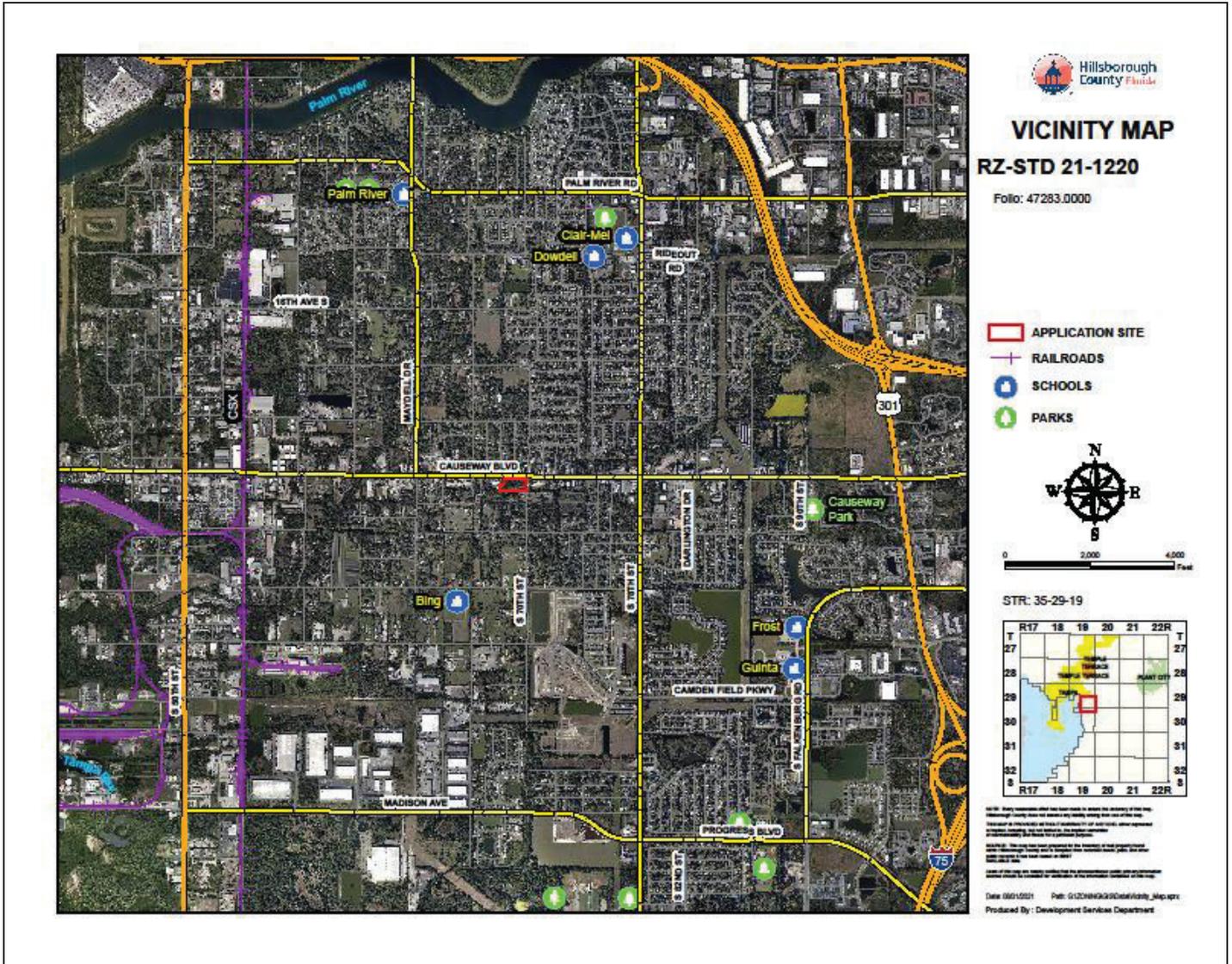
*number represents a pre-development approximation

Development Standards	Existing	Proposed
District(s)	CN	CI-R
Lot Size / Lot Width	7,000 sf / 70'	20,000 sf / 100'
Setbacks/Buffering and Screening	30' Front Buffer Rear Buffer Sides	30' Front Buffer Rear Buffer Sides
Height	35'	50'

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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

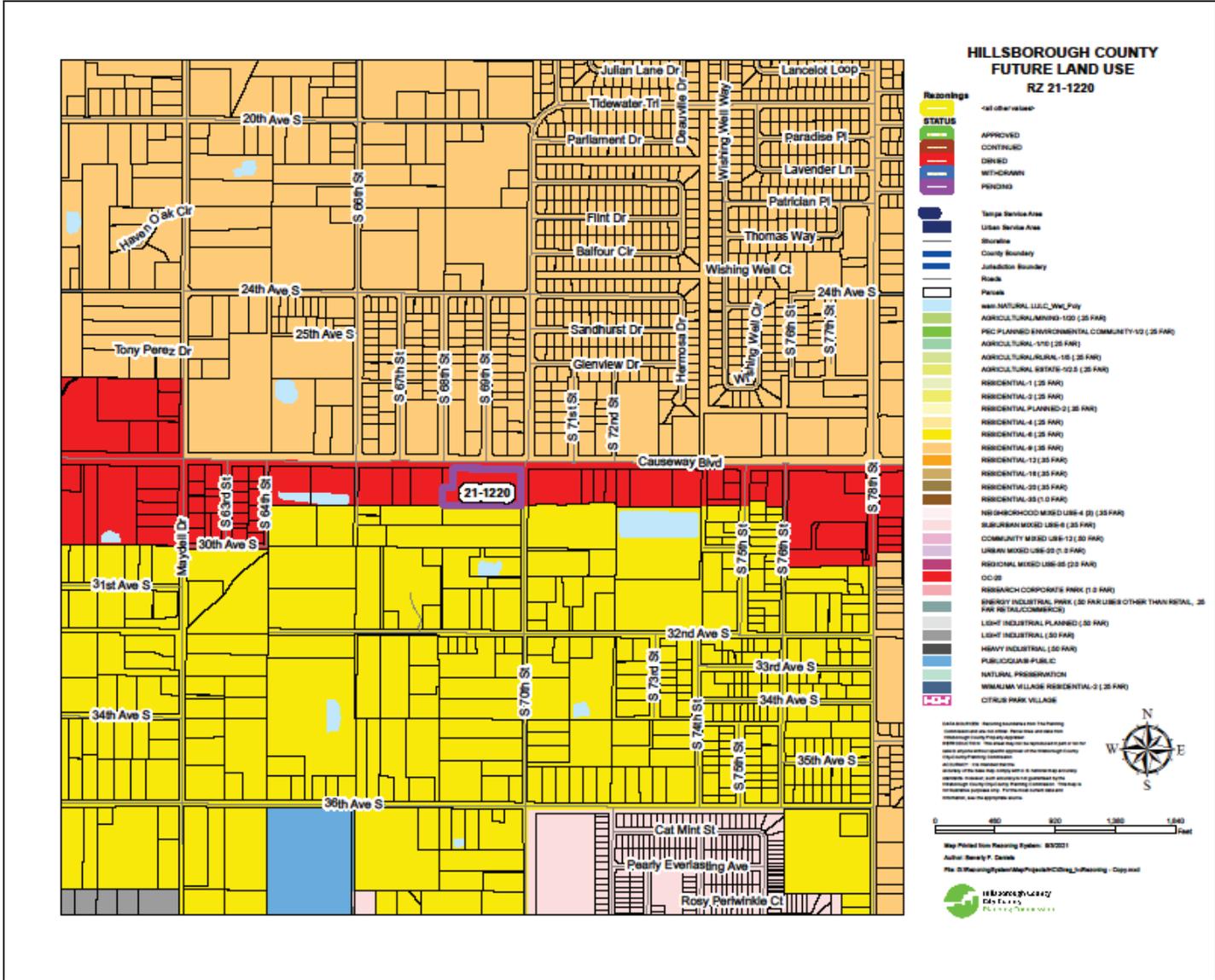


Context of Surrounding Area:

The area is located on a principal arterial that consists of commercial and single-family uses. The subject parcel is directly adjacent to single-family residential and commercial to the west and single-family residential to the south.

2.0 LAND USE MAP SET AND SUMMARY DATA

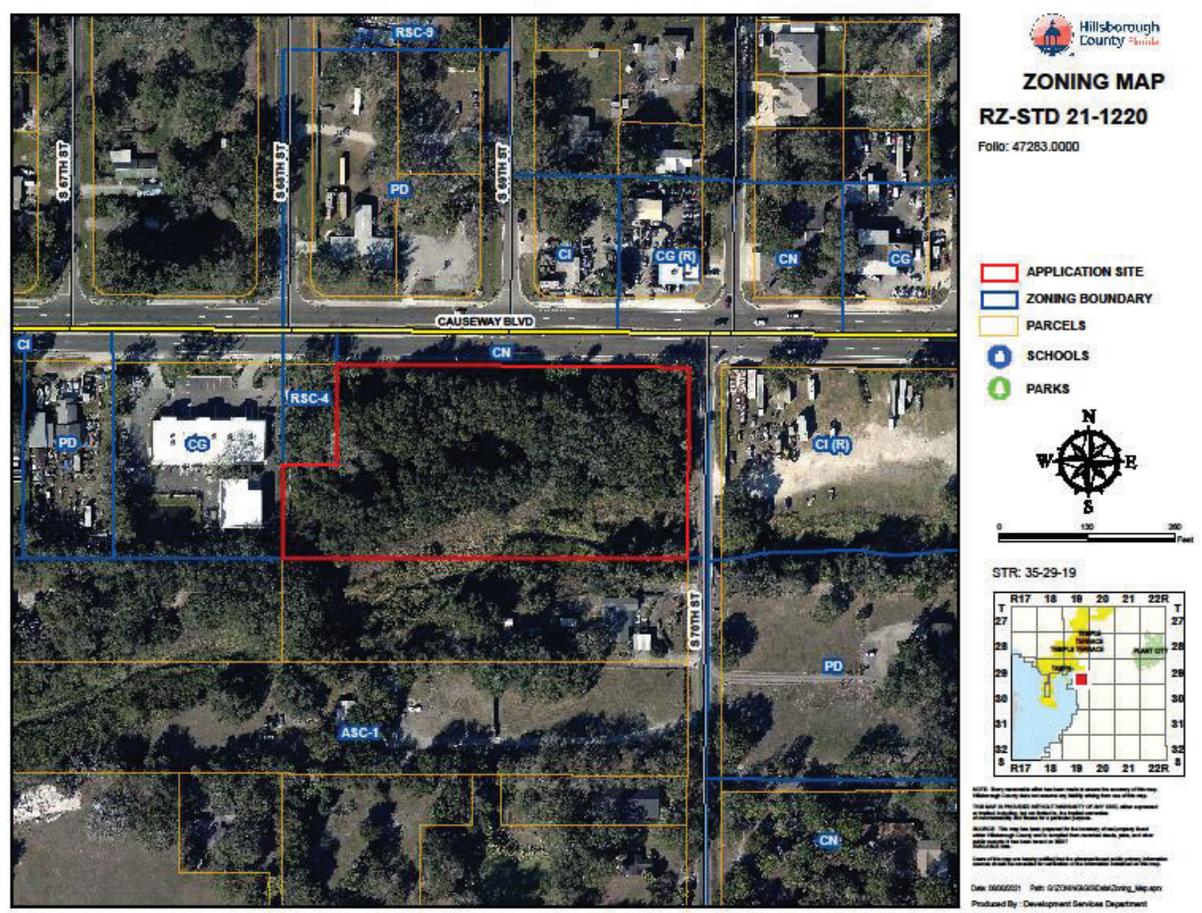
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Office Commercial-20 (OC-20)
Maximum Density/F.A.R.:	20 du per ga/0.75 FAR
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/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 17-0016, CI, CG	.27 F.A.R., .30 F.A.R., .27 F.A.R.	Neighborhood Commercial, Office and Personal Services; Intensive Commercial, Office and Personal Services; General Commercial, Office and Personal Services	Commercial
South	ASC-1	1 du per ga	Single-Family Residential/Agricultural	Single-Family Residential
East	CI-R	.30 F.A.R.	Intensive Commercial, Office and Personal Services	Commercial
West	RSC-4, CG	4 du per ga; .27 F.A.R.	Single-Family Residential (Conventional Only); General Commercial, Office and Personal Services	Single-Family Residential; 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
Causeway Blvd.	FDOT 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
S 70 th St.	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	5,463	238	249
Proposed	8,693	440	381
Difference (+/-)	+3,230	+202	+132

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

Connectivity and Cross Access Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Delaney Creek is located in the southern portion of the property. Small area of forested wetlands located near the eastern property boundary.
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 checked="" 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 checked="" type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input checked="" type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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 checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The purpose of the rezoning is to allow for the open storage of operable vehicles. The site is located at 6910 Causeway Boulevard, which is on the southwest corner of Causeway Boulevard and South 70th Street. The parcel is located in an area comprised of commercial to the north and east. To the south is single-family residential. To the west is single-family residential and commercial. The subject property is designated Office Commercial-20 (OC-20) on the Future Land Use map. To the north Commercial PD 17-0016, CI and CG. To the east CI-R. To the south ASC-1. To the west CG and RSC-4.

To address potential compatibility concerns with the adjacent residential uses/zoning district the applicant has offered restrictions to mitigate compatibility concerns: 1) The only property use would be for the open storage of operable vehicles. 2) The property would provide opaque 6' fencing around any of the vehicle parking use area. 3) In light that Causeway Blvd. is a scenic corridor, the applicant will provide, along with the fencing already proposed, along the front of the property (toward, and in view of, Causeway Blvd.), a hedge row at 3' high when planted and a shade trees planted 20' on center. 4) No mechanical work or mechanical repairs permissible. Staff notes the Land Development Code provides for solid screening of all project boundaries when open storage is the principle use of the site, therefore, the second proposed restriction is not necessary. The third restriction is proposed to be provided in lieu of required Scenic Corridor landscaping and is more restrictive than the LDC requirements.

Nonetheless, after the submittal of the proposed restrictions by the applicant, the Planning Commission finds the proposed use inconsistent with the Comprehensive Plan since open storage of operable vehicles is a Commercial Intensive use which is discouraged east of Maydell Drive along Causeway Boulevard per the Greater Palm River Area Community Plan.

The area east of Maydell Drive, between 66th Street (to the west) and 76th Street to the east, includes four CI zoning districts. To the west is a CI (RZ 14-0465) at 66th Street and Causeway (no restrictions). To the immediate east across South 70th Street is a parcel zoned CI-R (RZ 10-0083) which has use restrictions but allows for open storage of operable vehicles and a Contractor's office with open storage. Adjacent to the east of RZ 10-0083, is a CI-R (RZ 06-1348) with use restrictions that include no open storage except for storage of 6 construction cranes (maximum 11 feet tall). Finally, the fourth parcel is a CI-R district (RZ 16-0640), which has use restrictions and permits accessory open storage to the principal use (Motor Vehicle Repair, Minor). Furthermore, there is CI zoned parcel (no restrictions) on the north side of Causeway across from the subject parcel which appears to be zoning conformance CI district given the underlying RES-9 Comprehensive Plan. Given this above described pattern of CI districts with some having use restrictions that permit some limited level of open storage, the proposed CI-R district with the limitation of open storage to only operable vehicles is consistent with this approved zoning pattern.

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

5.2 Recommendation

Approvable, With Restrictions.

As noted, the applicant has offered the following restrictions:

- 1) The only property use would be for the open storage of operable vehicles.
- 2) The property would provide opaque 6' fencing around any of the vehicle parking use area.
- 3) In light that Causeway Blvd. is a scenic corridor, the applicant will provide, along with the fencing already proposed, along the front of the property (toward, and in view of, Causeway Blvd.), a hedge row at 3' high when planted and a shade trees planted 20' on center.
- 4) No mechanical work or mechanical repairs permissible.

As noted, the second restriction is not necessary as the Land Development Code provides for screening of open storage.

<p>Zoning Administrator Sign Off:</p>	 <p>J. Brian Grady Fri Oct 22 2021 09:08:57</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:** 10/05/2021
REVIEWER: Alex Steady, Senior Planner **AGENCY/DEPT:** Transportation
PLANNING AREA/SECTOR: Greater Palm River/Central **PETITION NO:** STD 21-1220

- 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 a decrease of trips potentially generated by development of the subject site by 3,230 average daily trips, 202 trips in the a.m. peak hour, and 132 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 this request.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a parcel totaling +/- 3.66 acres from Commercial neighborhood (CN) to Commercial Intensive (CI). The site is located on the south west corner of the intersection of Causeway Blvd. and S 70th St. The Future Land Use designation of the site is 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, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CN, 15,000 sf Pharmacy /Drugstore with Drive-Through Window (ITE Code 881)	1,637	58	154
CN, 6,000 sf Fast-Food Restaurant with Drive Though Window (ITE code 934)	2,826	241	196
CN, 10,000 sf Bank with drive thru (ITE Code 912)	1,000	95	205
Subtotal:	5,463	394	555
<i>Less Internal Capture:</i>	<i>Not Available</i>	12	120
<i>Passerby Trips:</i>	<i>Not Available</i>	144	186
Net External Trips:	5,463	238	249

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CI, 15,000 sf Pharmacy /Drugstore with Drive-Through Window (ITE Code 881)	1,637	58	154
CI, 10,000 sf Fast-Food Restaurant with Drive Through Window (ITE code 934)	4,710	402	327
CI, 10,000 sf Bank with drive thru (ITE Code 912)	1,000	95	205
CI, 12,000 sf of High-Turnover (Sit-Down) Restaurant (ITE LUC 932)	1,346	119	117
Subtotal:	8,693	674	803
<i>Less Internal Capture:</i>	<i>Not Available</i>	12	120
<i>Passerby Trips:</i>	<i>Not Available</i>	222	302
Net External Trips:	8,693	440	381

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+3,230	+202	+132

The proposed rezoning would result in a decrease of trips potentially generated by development of the subject site by 3,230 average daily trips, 202 trips in the a.m. peak hour, and 132 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Causeway Blvd. and S 70th St. Causeway Blvd. is a 4-lane, divided, arterial, FDOT maintained roadway with +/- 12-foot travel lanes. S 70th St. is a two-lane undivided Hillsborough County maintained local road with +/- 10-foot travel lanes. There are sidewalks and bike lanes on both side of Causeway Blvd in the vicinity proposed project. There are no sidewalks or bike lanes on S 70th St in the vicinity proposed project.

Causeway Blvd. is not included in the Hillsborough County Corridor Preservation Plan.

SITE ACCESS

It is anticipated the site will have access to both Causeway Blvd and S 70th St. 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.

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
CAUSEWAY BLVD.	50 TH ST	US HWY 301	D	C
S 70 TH ST.	N/A*	N/A*	N/A*	N/A*

*S 70th St. is not a regulated roadway and not is included in the 2020 Level of Service (LOS) report.

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

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

Application number:	RZ STD 21-1220
Hearing date:	October 18, 2021
Applicant:	Jacob Goldstein
Request:	Rezone to CI-R
Location:	6910 Causeway Boulevard, Tampa South side of Causeway Boulevard, east of Maydell Drive, west of South 70th Street
Parcel size:	3.66 acres +/-
Existing zoning:	Commercial Neighborhood
Future land use designation:	Light Industrial (0.75 FAR)
Service area:	Urban
Community planning area:	Greater Palm River

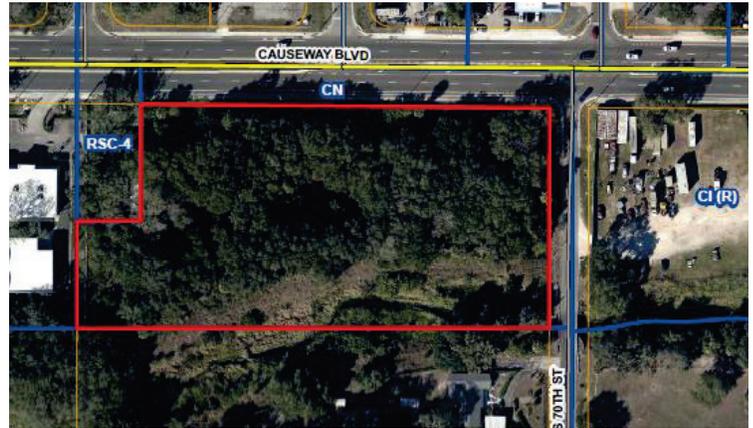
A. APPLICATION REVIEW

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

Rezoning Application: RZ-STD 21-1220
Zoning Hearing Master Date: October 18, 2021
BOCC Land Use Meeting Date: December 14, 2021

1.0 APPLICATION SUMMARY

Applicant: Jacob Goldstein
FLU Category: Office Commercial-20 (OC-20)
Service Area: Urban
Site Acreage: 3.66 MOL
Community Plan Area: Greater Palm River
Overlay: None



Introduction Summary:

The existing zoning is Commercial – Neighborhood (CN) which permits Neighborhood Commercial, Office and Personal Services uses pursuant to the development standards in the table below. The proposed zoning is Commercial Intensive Restricted (CI-R) to allow Intensive Commercial, Office and Personal Services uses pursuant to the development standards in the table below.

Zoning:	Existing	Proposed
District(s)	CN	CI-R
Typical General Use(s)	Neighborhood Commercial, Office and Personal Services	Intensive Commercial, Office and Personal Services
Acreage	3.66 MOL	3.66 MOL
Density/Intensity	.20 F.A.R.	.30 F.A.R.
Mathematical Maximum*	31,886 sf	47,829 sf

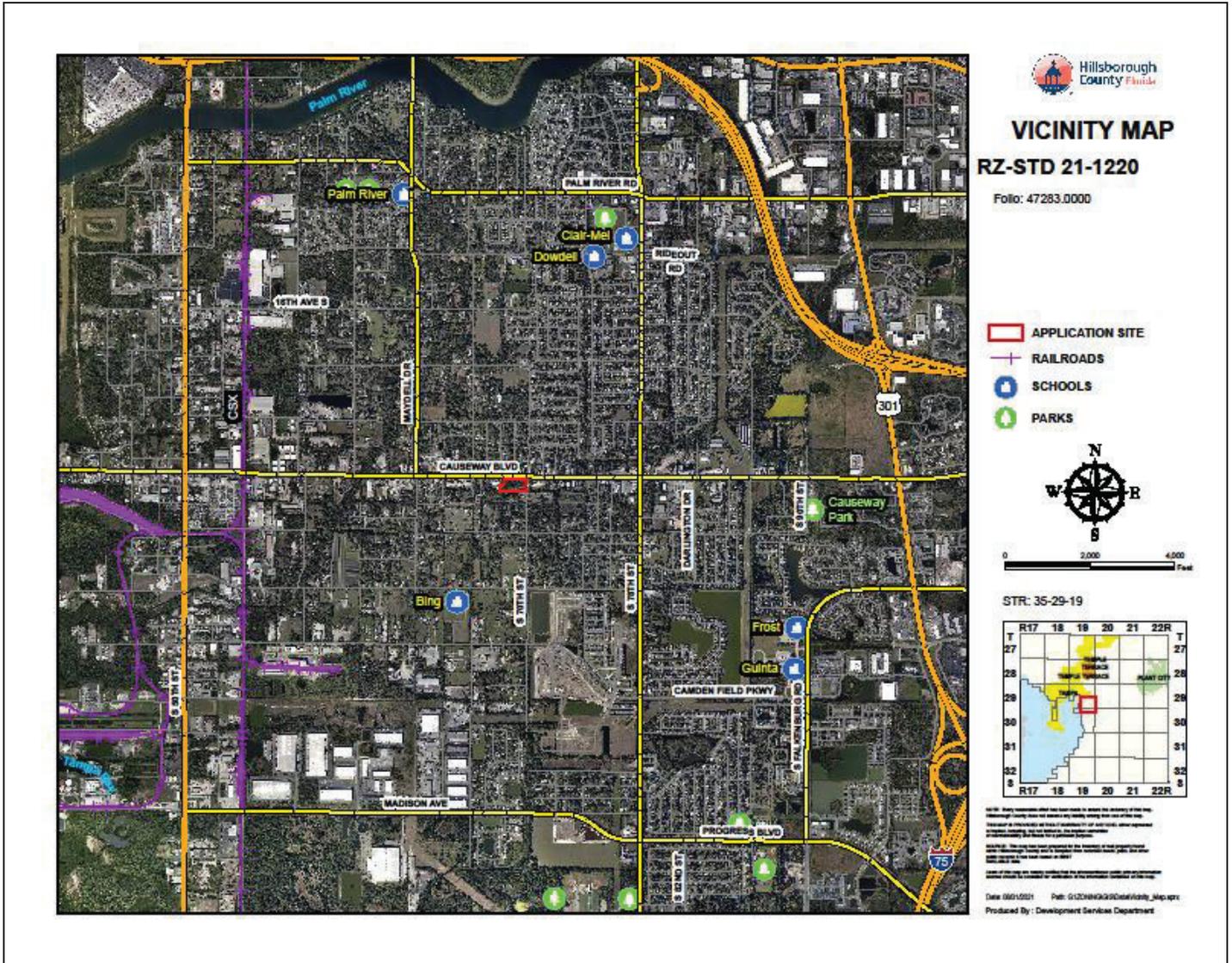
*number represents a pre-development approximation

Development Standards	Existing	Proposed
District(s)	CN	CI-R
Lot Size / Lot Width	7,000 sf / 70'	20,000 sf / 100'
Setbacks/Buffering and Screening	30' Front Buffer Rear Buffer Sides	30' Front Buffer Rear Buffer Sides
Height	35'	50'

Planning Commission Recommendation: Inconsistent	Development Services Recommendation: Approvable
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

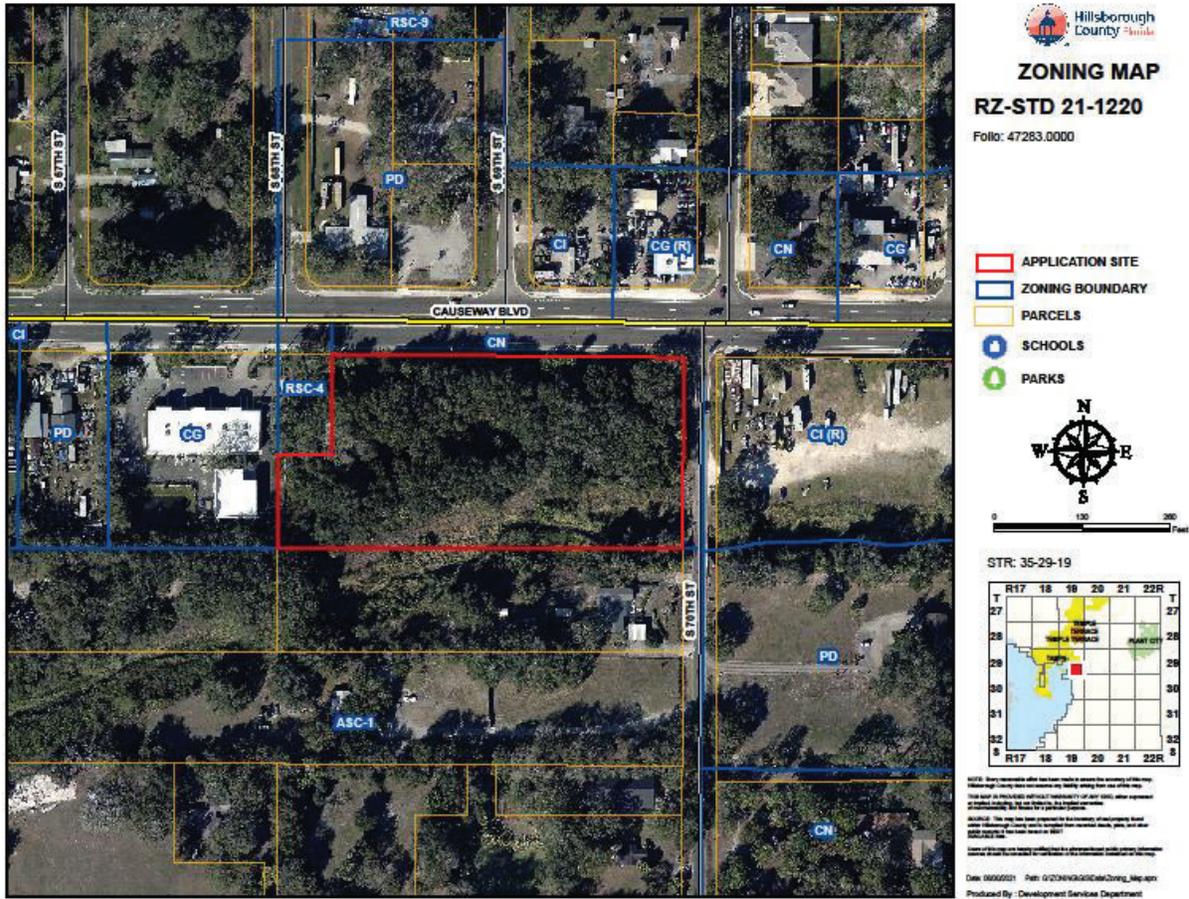


Context of Surrounding Area:

The area is located on a principal arterial that consists of commercial and single-family uses. The subject parcel is directly adjacent to single-family residential and commercial to the west and single-family residential to the south.

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	PD 17-0016, CI, CG	.27 F.A.R., .30 F.A.R., .27 F.A.R.	Neighborhood Commercial, Office and Personal Services; Intensive Commercial, Office and Personal Services; General Commercial, Office and Personal Services	Commercial
South	ASC-1	1 du per ga	Single-Family Residential/Agricultural	Single-Family Residential
East	CI-R	.30 F.A.R.	Intensive Commercial, Office and Personal Services	Commercial
West	RSC-4, CG	4 du per ga; .27 F.A.R.	Single-Family Residential (Conventional Only); General Commercial, Office and Personal Services	Single-Family Residential; 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
Causeway Blvd.	FDOT 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
S 70 th St.	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	5,463	238	249
Proposed	8,693	440	381
Difference (+/-)	+3,230	+202	+132

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

Connectivity and Cross Access Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Delaney Creek is located in the southern portion of the property. Small area of forested wetlands located near the eastern property boundary.
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 checked="" 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 checked="" type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input checked="" type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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 checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The purpose of the rezoning is to allow for the open storage of operable vehicles. The site is located at 6910 Causeway Boulevard, which is on the southwest corner of Causeway Boulevard and South 70th Street. The parcel is located in an area comprised of commercial to the north and east. To the south is single-family residential. To the west is single-family residential and commercial. The subject property is designated Office Commercial-20 (OC-20) on the Future Land Use map. To the north Commercial PD 17-0016, CI and CG. To the east CI-R. To the south ASC-1. To the west CG and RSC-4.

To address potential compatibility concerns with the adjacent residential uses/zoning district the applicant has offered restrictions to mitigate compatibility concerns: 1) The only property use would be for the open storage of operable vehicles. 2) The property would provide opaque 6' fencing around any of the vehicle parking use area. 3) In light that Causeway Blvd. is a scenic corridor, the applicant will provide, along with the fencing already proposed, along the front of the property (toward, and in view of, Causeway Blvd.), a hedge row at 3' high when planted and a shade trees planted 20' on center. 4) No mechanical work or mechanical repairs permissible. Staff notes the Land Development Code provides for solid screening of all project boundaries when open storage is the principle use of the site, therefore, the second proposed restriction is not necessary. The third restriction is proposed to be provided in lieu of required Scenic Corridor landscaping and is more restrictive than the LDC requirements.

Nonetheless, after the submittal of the proposed restrictions by the applicant, the Planning Commission finds the proposed use inconsistent with the Comprehensive Plan since open storage of operable vehicles is a Commercial Intensive use which is discouraged east of Maydell Drive along Causeway Boulevard per the Greater Palm River Area Community Plan.

The area east of Maydell Drive, between 66th Street (to the west) and 76th Street to the east, includes four CI zoning districts. To the west is a CI (RZ 14-0465) at 66th Street and Causeway (no restrictions). To the immediate east across South 70th Street is a parcel zoned CI-R (RZ 10-0083) which has use restrictions but allows for open storage of operable vehicles and a Contractor's office with open storage. Adjacent to the east of RZ 10-0083, is a CI-R (RZ 06-1348) with use restrictions that include no open storage except for storage of 6 construction cranes (maximum 11 feet tall). Finally, the fourth parcel is a CI-R district (RZ 16-0640), which has use restrictions and permits accessory open storage to the principal use (Motor Vehicle Repair, Minor). Furthermore, there is CI zoned parcel (no restrictions) on the north side of Causeway across from the subject parcel which appears to be zoning conformance CI district given the underlying RES-9 Comprehensive Plan. Given this above described pattern of CI districts with some having use restrictions that permit some limited level of open storage, the proposed CI-R district with the limitation of open storage to only operable vehicles is consistent with this approved zoning pattern.

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

5.2 Recommendation

Approvable, With Restrictions.

As noted, the applicant has offered the following restrictions:

- 1) The only property use would be for the open storage of operable vehicles.
- 2) The property would provide opaque 6’ fencing around any of the vehicle parking use area.
- 3) In light that Causeway Blvd. is a scenic corridor, the applicant will provide, along with the fencing already proposed, along the front of the property (toward, and in view of, Causeway Blvd.), a hedge row at 3’ high when planted and a shade trees planted 20’ on center.
- 4) No mechanical work or mechanical repairs permissible.

As noted, the second restriction is not necessary as the Land Development Code provides for screening of open storage.

Zoning Administrator Sign Off:	 J. Brian Grady Fri Oct 22 2021 09:08:57
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SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

B. HEARING SUMMARY

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

Applicant

Mr. Todd Pressman spoke on behalf of the applicant. Mr. Pressman described the subject property's location and displayed presentation slides depicting the area. He stated the applicant intends to use the subject property as a truck parking lot. He stated the applicant does some work with third-party contractors like Amazon and Hogan, and the subject property will provide a secure location for truck owners to park their vehicles. He described the use as open storage for operable vehicles.

Mr. Pressman stated the LDC requires opaque fencing around the vehicle parking area. He stated the subject property is on a scenic corridor and the applicant proposes to increase the landscaping to a hedge row of 3 feet and shade trees every 20 feet on center. He stated the applicant would like to add a new condition that there be no mechanical work allowed and the only allowed use would be vehicle parking.

Mr. Pressman pointed out there are intense uses along the roadway, including Shell Contracting, Truck City Chrome Parts, contractor offices, pump suppliers, construction and so forth. He displayed photographs of the area.

Mr. Pressman stated OC-20 is the predominant Future Land Use Category and it encompasses the entire south side of Causeway Boulevard. He stated the majority of parcels are zoned CI and CG along the roadway. He stated there are PD zonings in the area including distribution warehouse and open storage. He pointed out PD 10-0083 allows open storage of operable vehicles. He pointed out a property rezoned to CI for semitrailers for the shipping industry and stated this is a similar use to the applicant's proposal. He pointed out a property zoned to park cranes on the site. He stated the Planning Commission found these consistent with no compatibility concerns. Mr. Pressman stated the Development Services staff found the rezoning request compatible with surrounding uses.

The hearing officer asked Mr. Pressman to speak more about the proposed use and what kind of vehicles would be stored there and why. Mr. Pressman stated the vehicles would be a wide range of operable commercial vehicles that would be stored on the subject property between jobs. The hearing officer asked Mr. Pressman to speak further about the proposed additional condition. Mr. Pressman stated the restriction would make clear that the business is for parking vehicles and there would be no vehicle repair work on the site. The hearing officer asked Mr. Pressman whether he had proposed language for the condition.

Mr. Grady stated Development Services staff can provide an updated report providing the restriction.

Development Services Department

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

Planning Commission

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

The hearing officer asked Ms. Massey whether the concern is that the requested rezoning is a standard zoning district that would allow uses other than the applicant's intended use, or whether the concern was specifically the open storage use. Ms. Massey stated the basis for the inconsistency finding is that there is clear policy language written in the community plan, and Planning Commission staff did not feel they could make a finding that went against what the policy direction was in the community plan. She stated the other approvals for similar uses in the area were either interim uses or restricted. She stated the fact that there is not a site plan to be reviewed in a standard zoning district rezoning might have also been a consideration but the basis for the inconsistency finding was the clear policy direction and the community plan.

Proponents

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

Mr. Jacob Goldstein stated he is the applicant, and Mr. Pressman is representing him.

Mr. Pressman stated that Mr. Grady requested the applicant, Jacob Goldstein, to put into the record that he authorized Mr. Pressman to represent him at the hearing. The hearing officer asked Mr. Goldstein whether he authorized Mr. Todd Pressman to present for him on his behalf at the hearing. Mr. Goldstein confirmed that is correct. Mr. Goldstein stated his name and address for the record.

Opponents

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

Development Services Department

Mr. Grady stated Development Services Department had nothing further.

Applicant Rebuttal

Mr. Pressman spoke about the community plan and stated it takes into account the considerable intensive uses along Causeway Boulevard that have a long history there and are throughout the area. He stated the proposed rezoning is appropriate and meets the intent of the community plan.

The hearing officer closed the hearing on RZ PD 21-1220.

C. EVIDENCE SUBMITTED

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

D. FINDINGS OF FACT

1. The Subject Property is approximately 3.66 acres located at 6910 Causeway Boulevard, on the south side of Causeway Boulevard, east of Maydell Drive and west of South 70th Street.
2. The Subject Property is currently zoned Commercial Neighborhood.
3. The Subject Property is designated Office Commercial-20 on the comprehensive plan Future Land Use Map.
4. The Subject Property is in the Urban Service Area and is within the boundaries of Greater Palm River Community Plan.
5. The Subject Property is on a principal arterial that consists of commercial and single-family uses. Uses surrounding the Subject Parcel include single-family residential and commercial uses to the west, commercial uses to the east, single-family residential uses to the south, and commercial uses to the north.
6. The applicant has requested a rezoning to Commercial Intensive-Restricted. The applicant intends to use the Subject Property to park operable commercial vehicles.
7. The proposed rezoning would allow a use that is not consistent with the comprehensive plan, specifically the Greater Palm River Area Community Plan in the Livable Communities Element. Strategy 14 a.2 under Goal 5 of the Planning and Economic Growth section of the community plan discourages Commercial Intensive uses east of Maydell Drive.

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

The rezoning request is not in compliance with, and does not further the intent of the Goals, Objectives, and Policies of the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County.

F. CONCLUSIONS OF LAW

A development order is consistent with the comprehensive plan if “the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the

comprehensive plan and if it meets all other criteria enumerated by the local government.” § 163.3194(3)(a), Fla. Stat. (2021). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant’s testimony and evidence, there is substantial competent evidence demonstrating the requested rezoning is not consistent with the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County, and does not comply with the applicable requirements of the Hillsborough County Land Development Code.

G. SUMMARY

The applicant has requested a rezoning from CN to CI-R.

H. RECOMMENDATION

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

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

November 3, 2021

Date:



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: October 18, 2021	Petition: RZ 21-1220
Report Prepared: October 7, 2021	6910 Causeway Boulevard South side of Causeway Boulevard, east of Maydell Drive, west of South 70 th Street.
Summary Data:	
Comprehensive Plan Finding:	INCONSISTENT
Adopted Future Land Use:	Office Commercial-20 (20 du/ga; 0.75FAR)
Service Area	Urban
Community Plan:	Greater Palm River
Requested Zoning:	Commercial Neighborhood (CN) to Commercial Intensive (CI-R) to permit open storage of operable vehicles
Parcel Size (Approx.):	3.66 +/- acres (159, 429.6 sq. ft.)
Street Functional Classification:	Causeway Boulevard – State Arterial South 70 th Street – County Collector
Locational Criteria	N/A
Evacuation Zone	B



Context

- The approximately 3.66+/- acre subject property is located on the south side of Causeway Boulevard, west of South 70th Street and east of Maydell Drive. The subject property is located in the Urban Service Area (USA) and is within the limits of Greater Palm River Community Plan. A southern portion of the subject site is in the Coastal High Hazard Area.
- The subject site's Future Land Use designation is Office Commercial-20 (OC-20.) Typical allowable uses in the OC-20 Future Land Use category include 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. OC-20 is located to the east and west along Causeway Boulevard. Residential-6 (RES-6) is located to the south and Residential-9 (RES-9) is located to the north.
- The subject property is zoned Commercial Neighborhood (CN). There is a small parcel of Residential Single-Family Conventional-4 (RSC-4) to the west as well as the Commercial General (CG) zoning district . Commercial Intensive- Restricted (CI-R) is located directly to the east of the subject site, across 70th Street. There is a smaller parcel zoned Commercial Intensive (CI) to the north of the site, across Causeway Boulevard. There are Commercial Neighborhood (CN) and Commercial General (CG) zoned parcels to the northeast of the subject site. Residential Single-Family Conventional-9 (RSC-9) is located to the northwest.
- The subject site is currently vacant. There is a truck sales business use to the east. There are primarily light commercial uses of Commercial General intensity along Causeway with some Commercial Intensive uses.
- The applicant is requesting to rezone the property from Commercial Neighborhood (CN) to Commercial Intensive (CI-R) to permit open storage of operable vehicles.

Compliance with Comprehensive Plan:

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

Future Land Use Element

Urban Service Area (USA)

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

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

Relationship to Land Development Regulations

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

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

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

Neighborhood/Community Development

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

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

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

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

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

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

Policy 16.10: Any density increase shall be compatible with existing, proposed or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as”. Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Community Planning

Objective 18: Hillsborough County is comprised of many diverse communities and neighborhoods, each with its own unique identity. While the comprehensive plan is effective in providing an overall growth management strategy for development within the entire County, it does not have detailed planning strategies for individual communities. The County shall develop strategies that ensure the long-range viability of its communities through a community and special area studies planning effort.

Policy 18.1: The County shall assist the Hillsborough County City-County Planning Commission in developing community plans for each planning area that are consistent with and further the Comprehensive Plan. The community plans will be adopted as part of the Comprehensive Plan in the Livable Communities Element; these more restrictive community-specific policies will apply in guiding the development of the community.

Additional policies regarding community planning and the adopted community plans can be found in the Livable Communities Element.

Community Design Component

4.3 COMMERCIAL CHARACTER

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

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

9-1.3: New commercial zoning is encouraged to locate at activity centers and commercial redevelopment areas.

7.1 DEVELOPMENT PATTERN

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

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

COASTAL MANAGEMENT ELEMENT

Policy 6.2: New development within the coastal high hazard area shall continue to be subject to the applicable site plan review process. As a component of the review process, the property owner shall provide adequate data to assess the impacts of the proposed development upon existing infrastructure within the coastal high hazard area, as well as level of service standards established for shelter capacity and clearance times.

Livable Communities Element: Greater Palm River Area Community Plan

Planning and Growth /Economic Development

Goal 5a: Planning and Growth – to promote and provide for opportunities for compatible well designed public use, residential, and business growth and jobs

14. Support :

A. Design Study for Causeway Boulevard

1)A design study of Causeway Boulevard, from US Highway 41/50th Street to US Highway 301 will be developed to improve visual appearance, increase property values, stimulate investments and economic development, and promote community/civic pride. The study will include an analysis of preferred visual improvements, triggering system or new development or expansion or redevelopment, and overlay district boundaries.

Preferred visual improvements include, but are not limited to:

- Signs
- Landscape treatment
- Parking and parking lots
- Ingress
- Building placement, height and bulk
- Stormwater facility location

2) To support the Scenic Corridor designation of Causeway Boulevard west of Maydell Drive, and to be compatible with the existing use and zoning patterns, Commercial Intensive should be discouraged east of Maydell Drive.

Staff Analysis of Goals, Objectives and Policies:

The applicant is requesting to rezone the approximately 3.66 acre subject site from Commercial Neighborhood (CN) to Commercial Intensive- Restricted (CI-R) to permit the open storage of operable vehicles. The subject site is located within the Urban Service Area and is within the limits of the Greater Palm River Community Plan. The southeastern portion of the subject site is within the limits of the Coastal High Hazard Area. The Environmental Protection Commission (EPC) has noted that there are wetlands along the southern portion of the site.

The subject site's Future Land Use is Office-Commercial 20 (OC-20). While this Future Land Use Category is one of the more intensive Future Land Use categories, the uses must demonstrate compatibility per FLUE Policy 1.4, which states that: "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.". Placing a CI use such as open storage of operable vehicles adjacent to single-family residential does not demonstrate compatibility or harmony of uses.

FLUE Objective 16 and its accompanying policies (16.1, 16.2, 16.3, 16.8, 16.10 and 16.11) require the protection of established neighborhoods and that proposed development be compatible with the development pattern of the surrounding area. The applicant has proposed restricting the CI uses similar to the restrictions on the CI site located to the east. The restrictions would be to limit the open storage of operable vehicles only. The applicant has also proposed a 6-foot opaque fence around the vehicle parking area. The applicant is also providing a hedge row at 3 feet high when planted and a shade trees planted 20 feet on center along the front of the property. According to Policy 16.10, "Compatibility does

not mean “the same as”. Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.”. The subject site is located directly north of single-family residential uses and a highly intense use such as open storage presents a compatibility concern as it does not demonstrate a gradual transition of uses as directed by FLUE Policy 16.2.

Objective 18 and Policy 18.1 recognizes the importance of the adopted Community Plans in guiding the growth and land use vision for specified areas in unincorporated Hillsborough County. In this case, the subject site is located within the limits of the adopted Greater Palm River Community Plan, which discourages Commercial Intensive uses east of Maydell Drive along Causeway Boulevard. The proposed use, while being restricted, remains a CI use. Although the applicant has proposed restrictions similar to the existing CI-R site to the east (10-0083), it is difficult to base a current consistency finding on a rezoning that was approved over 11 years ago. Furthermore, supporting a current proposal as an exception on that basis alone further contributes to a development pattern along Causeway Boulevard that is discouraged within the adopted Community Plan.

Goal 9 and Policies 9-1.2 and 9-1.3 of the Community Design Component (CDC) in the FLUE encourages the design of commercial uses to complement the existing commercial character of the community and limit the expansion of a strip commercial character. Policy 9-1.3 encourages new commercial uses to locate in commercial redevelopment areas and activity centers. Approving a CI-R rezoning on the basis of the existing CI-R zoning to the east would further encourage a strip pattern of commercial development along Causeway Boulevard. Moreover, the subject site is not within an identified commercial node or redevelopment area within the adopted Community Plan. As such, it also does not meet the intent of Goal 17 of the CDC which encourages a commercial character than enhances the County’s ambiance. Placing CI uses where they are discouraged by a Community Plan does not further the commercial character of the area, and only serves to undermine the vision of the Community Plan.

The proposed rezoning is inconsistent with the Greater Palm River Area Community Plan. The subject site is located east of Maydell Drive along Causeway Boulevard which is a designated scenic corridor. Strategy 14 a. 2 under Goal 5 of the Planning and Economic Growth section of the Community Plan discourages Commercial Intensive uses east of Maydell Drive. While there is a CI-R (10-0083) zoning designation to the east of the site across 70th Street that permits the open storage of operable vehicles, the staff report that found this use consistent in 2010 did not make mention of the limitation in the Community Plan. It is difficult for staff to assess the conditions under which the report was written over 10 years ago and Planning Commission staff must base their current rezoning review on all adopted policy language in the Comprehensive Plan. The aforementioned Community Plan discouraging Commercial Intensive uses east of Maydell Drive is clearly written and requires no interpretation. Moreover, a single previous rezoning cannot be the basis for current consistency findings, especially when Planning Commission has limited support for the open storage component east of Maydell Drive in more recent rezoning review consistency findings.

The more recent proposals for open storage east of Maydell Drive that were found consistent were done so because the open storage was to be enclosed (RZ 16-0640), located at a designated commercial node within the Community Plan (RZ 17-1240) or consistent only as an interim use (RZ 19-0956). To permit an open storage use based on a

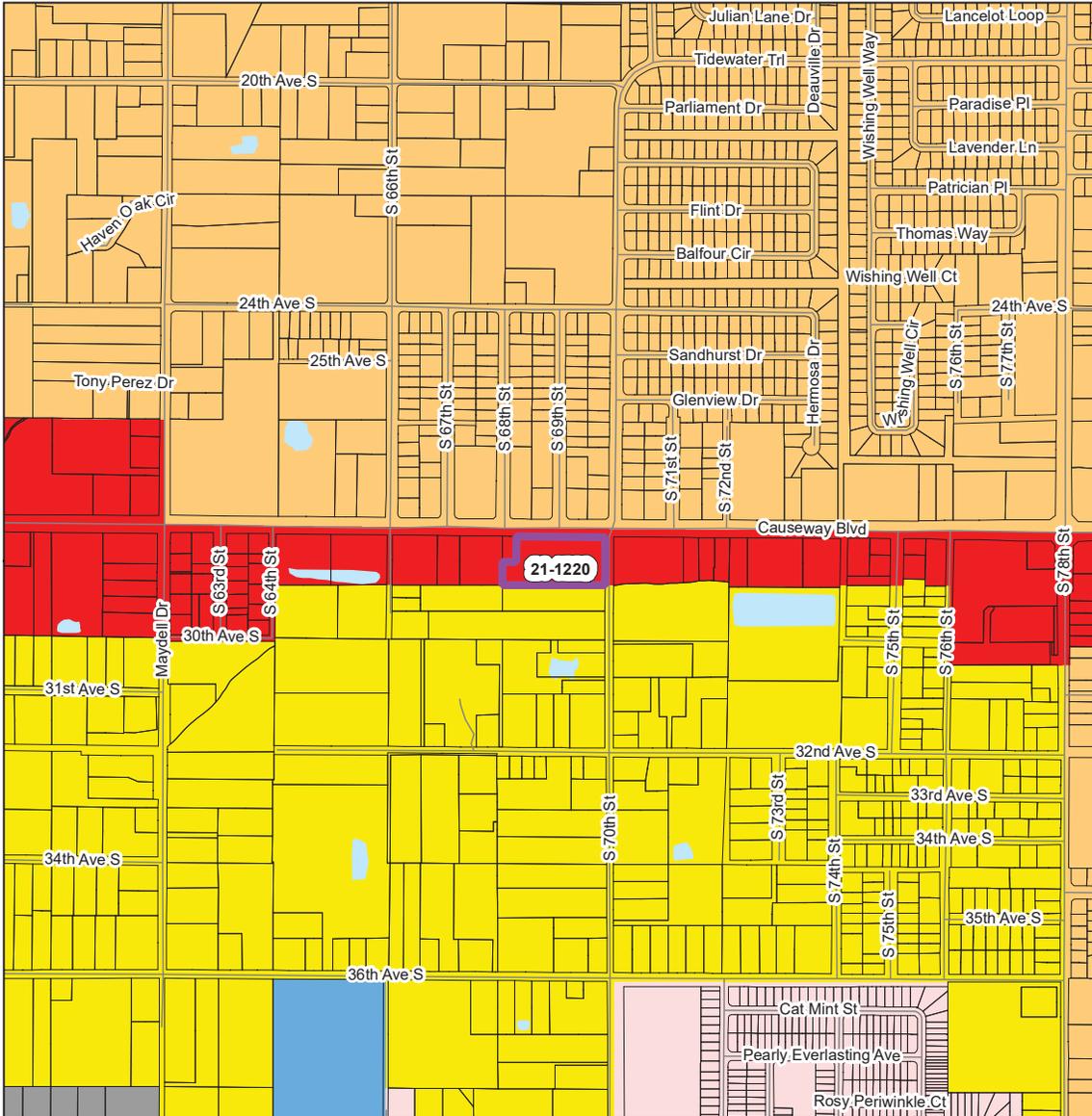
much earlier rezoning (RZ 10-0083), despite evidence of more recent rezonings that limit open storage uses east of Maydell Drive, is inconsistent with the implementation of adopted policy direction.

Overall, the proposed rezoning would allow for development that is inconsistent with the Goals, Objectives and Policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, and that is not compatible with the existing and planned development pattern found in the surrounding area.

Recommendation

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

HILLSBOROUGH COUNTY FUTURE LAND USE RZ 21-1220



Rezoning

- Yellow: All other values

STATUS

- Green: APPROVED
- Red: CONTINUED
- Blue: DENIED
- Orange: WITHDRAWN
- Purple: PENDING

Map Features

- Blue circle: Tampa Service Area
- Dark blue circle: Urban Service Area
- Blue line: Shoreline
- Blue dashed line: County Boundary
- Blue dashed line: Jurisdiction Boundary
- Blue line: Roads
- White outline: Parcels

Future Land Use

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

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser.

REPRODUCTION: This sheet may not be reproduced in part or full for sale to anyone without specific approval of the Hillsborough County City-County Planning Commission.

ACCURACY: It is intended that the accuracy of the base map comply with U.S. national map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, see the appropriate source.

Map Printed from Rezoning System: 9/3/2021
 Author: Beverly F. Daniels
 File: G:\RezoningSystem\MapProjects\H\CG\Greg_hrRezoning - Copy.mxd





AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Alex Steady, Senior Planner
PLANNING AREA/SECTOR: Greater Palm River/Central

DATE: 10/05/2021
AGENCY/DEPT: Transportation
PETITION NO: STD 21-1220

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

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in a decrease of trips potentially generated by development of the subject site by 3,230 average daily trips, 202 trips in the a.m. peak hour, and 132 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 this request.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a parcel totaling +/- 3.66 acres from Commercial neighborhood (CN) to Commercial Intensive (CI). The site is located on the south west corner of the intersection of Causeway Blvd. and S 70th St. The Future Land Use designation of the site is 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, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CN, 15,000 sf Pharmacy /Drugstore with Drive-Through Window (ITE Code 881)	1,637	58	154
CN, 6,000 sf Fast-Food Restaurant with Drive Though Window (ITE code 934)	2,826	241	196
CN, 10,000 sf Bank with drive thru (ITE Code 912)	1,000	95	205
Subtotal:	5,463	394	555
<i>Less Internal Capture:</i>	<i>Not Available</i>	12	120
<i>Passerby Trips:</i>	<i>Not Available</i>	144	186
Net External Trips:	5,463	238	249

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CI, 15,000 sf Pharmacy /Drugstore with Drive-Through Window (ITE Code 881)	1,637	58	154
CI, 10,000 sf Fast-Food Restaurant with Drive Though Window (ITE code 934)	4,710	402	327
CI, 10,000 sf Bank with drive thru (ITE Code 912)	1,000	95	205
CI, 12,000 sf of High-Turnover (Sit-Down) Restaurant (ITE LUC 932)	1,346	119	117
Subtotal:	8,693	674	803
<i>Less Internal Capture:</i>	<i>Not Available</i>	12	120
<i>Passerby Trips:</i>	<i>Not Available</i>	222	302
Net External Trips:	8,693	440	381

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+3,230	+202	+132

The proposed rezoning would result in a decrease of trips potentially generated by development of the subject site by 3,230 average daily trips, 202 trips in the a.m. peak hour, and 132 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Causeway Blvd. and S 70th St. Causeway Blvd. is a 4-lane, divided, arterial, FDOT maintained roadway with +/- 12-foot travel lanes. S 70th St. is a two-lane undivided Hillsborough County maintained local road with +/- 10-foot travel lanes. There are sidewalks and bike lanes on both side of Causeway Blvd in the vicinity proposed project. There are no sidewalks or bike lanes on S 70th St in the vicinity proposed project.

Causeway Blvd. is not included in the Hillsborough County Corridor Preservation Plan.

SITE ACCESS

It is anticipated the site will have access to both Causeway Blvd and S 70th St. 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.

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
CAUSEWAY BLVD.	50 TH ST	US HWY 301	D	C
S 70 TH ST.	N/A*	N/A*	N/A*	N/A*

*S 70th St. is not a regulated roadway and not included in the 2020 Level of Service (LOS) report.

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
Causeway Blvd.	FDOT 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
S 70 th St.	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	5,463	238	249
Proposed	8,693	440	381
Difference (+/-)	+3,230	+202	+132

*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		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 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	



Florida Department of Transportation

RON DESANTIS
GOVERNOR

11201 N. McKinley Drive
Tampa, FL 33612

KEVIN J. THIBAUT, P.E.
SECRETARY

MEMORANDUM

DATE: September 3, 2021

TO: Rosa Timoteo, Hillsborough County

FROM: Lindsey Mineer, FDOT

COPIES: Daniel Santos, FDOT
Mecale' Roth, FDOT
Richard Perez, Hillsborough County
Jacob Goldstein

SUBJECT: RZ-STD 21-1220, 6910 Causeway Blvd

This project is on a state road, Causeway Blvd.

The applicant is advised that permits for access to state highways are required, and approval is not guaranteed. The applicant is reminded that zoning application and site development plan approvals by the local government do not guarantee acceptance of external project driveway location(s) on state roads.

It is recommended that the applicant meet with FDOT before zoning approval. Pre-application meetings may be made through Ms. Mecale' Roth at the District Seven Tampa Operations offices of the Florida Department of Transportation.

Contact info:
Mecale' Roth
Mecale.Roth@dot.state.fl.us
813-612-3237

Thank you for the opportunity to comment.

END OF MEMO

COMMISSION

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 Sterlin Woodard, P.E. AIR DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: October 18, 2021</p> <p>PETITION NO.: 21-1220</p> <p>EPC REVIEWER: Abbie Weeks</p> <p>CONTACT INFORMATION: (813) 627-2600 X1101</p> <p>EMAIL: weeksa@epchc.org</p>	<p>COMMENT DATE: September 27, 2021</p> <p>PROPERTY ADDRESS: 6910 Causeway Blvd, Tampa</p> <p>FOLIO #: 047283.0000</p> <p>STR: 35-29S-19E</p>
<p>REQUESTED ZONING: From CN to CI</p>	
FINDINGS	
<p>WETLANDS PRESENT</p>	<p>YES</p>
<p>SITE INSPECTION DATE</p>	<p>September 15, 2021</p>
<p>WETLAND LINE VALIDITY</p>	<p>Expired 7/20/2012</p>
<p>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</p>	<p>Delaney Creek is located in the southern portion of the property. Small area of forested wetlands located near the eastern property boundary.</p>
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> • Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. • The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property. • Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ 	

Environmental Excellence in a Changing World

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

OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

INFORMATIONAL COMMENTS:

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

- The subject property contains wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- Chapter 1-11, prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

aow/mst

cc: jacobsgoldstein@gmail.com

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

PETITION NO.: STD21-1220 REVIEWED BY: Randy Rochelle DATE: 9/16/2021

FOLIO NO.: 47283.0000

WATER

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

- A ___ inch water main exists (adjacent to the site), (approximately ___ feet from the site) _____. 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 that will create additional demand on the system.

WASTEWATER

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

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

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 27 Aug 2021

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

APPLICANT: Jacob Goldstein

PETITION NO: RZ-STD 21-1220

LOCATION: 6910 Causeway Blvd, Tampa, FL 33619

FOLIO NO: 47283.0000

SEC: 35 TWN: 29 RNG: 19

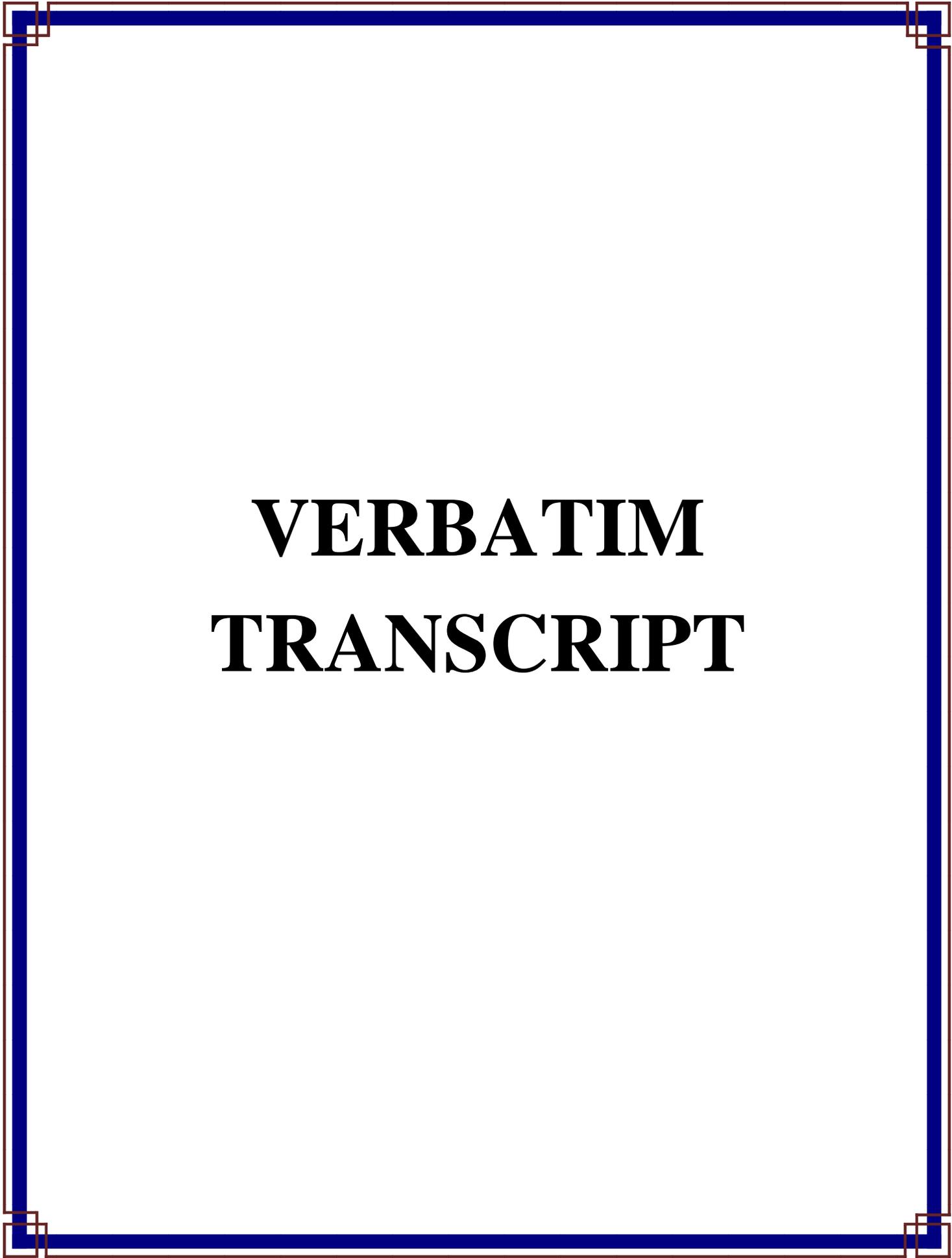
- This agency has no comments.

- 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

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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

C4:
Application Number: RZ-STD 21-1220
Applicant: Jacob Goldstein
Location: SW corner of Causeway Blvd. & S
70th St.
Folio Number: 047283.0000
Acreage: 3.66 acres, more or less
Comprehensive Plan: OC-20
Service Area: Urban
Existing Zoning: CN
Request: Rezone CI-R

1 MR. GRADY: The next item is agenda item
2 C-4, Rezoning-Standard 21-1220. The applicant is
3 Jacob Goldstein. The request is to rezone from CN
4 to CI with Restrictions.

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

7 MR. PRESSMAN: Todd Pressman, 200 2nd Avenue
8 South, No. 451 in St. Petersburg, Florida. Good
9 evening, this is RZ 21-1220.

10 If we could go to the first slide, please.
11 Thank you. Thank you very much. We're located on
12 Causeway Boulevard somewhere near the Tampa
13 property line, west of 75 and 301. Next slide,
14 please.

15 This is as the property appraiser has the
16 site. Next slide, please. The business that's
17 coming forward is truck packing -- Truck Parking
18 Yard Tampa. The business is very simple. They
19 provide a legal truck parking lot.

20 Most of their customers are one-truck
21 owners. They look for an alternative need for
22 legal parking spaces for trucks. Some are
23 generated from Code Enforcement from neighborhoods.
24 Some seek just to secure, lock to park their trucks
25 and keep it safe.

1 They really don't do too much with trucking
2 companies, but they do some work with third-party
3 contractors like Amazon and Hogan and things of
4 that nature. Next slide, please.

5 So the issue rezoning is from CN to
6 CI-Restricted. Restrictions that are before you is
7 a use which would only be for open storage of
8 operable vehicles. Second, opaque fencing around
9 the vehicle area, and actually that's required by
10 Code.

11 And then third, because we're at a scenic
12 corridor, we've increased the landscaping required
13 to hedge row of 3 feet and shade trees every
14 20 feet on center. And item No. 4, I'm not sure
15 why that's designated. The size of the site is
16 3.66 acres MOL.

17 Now, Hearing Officer, we would like to add
18 one new condition, and that is that there be no
19 mechanical work. Next slide, please. So the
20 additional condition would be no mechanical in
21 site. The only use on the site is parking of
22 vehicles. This is an application to PGM, does
23 support. Next slide, please.

24 And, again, adding new condition restriction
25 tonight on to the rezoning. Next slide, please.

1 You can see the intensity uses right along the
2 roadway. The person next door is Shell
3 Contracting, Truck City Chrome Parts, contractors
4 offices pump -- pump suppliers, print construction,
5 et cetera. Next slide, please.

6 And these are just couple of photos from the
7 immediate vicinity given the idea of the area.
8 Next slide, please. And next slide, please. And
9 next slide, please. And next slide, please.

10 OC-20 is the predominant Future Land Use
11 Category. You can see that encompasses the entire
12 south side of Causeway -- next slide, please --
13 which is where we are. And parcels are zoned --
14 great majority are all CI and CG all along the
15 roadway. Next slide, please.

16 Causeway itself, a principal arterial
17 roadway carries 18,900 vehicles per day per 2017.
18 Next slide, please. Surrounding zoning and zoning
19 approvals. Next slide, please.

20 The PGM report goes pretty substantially
21 into these, but I wanted to highlight quite a few.
22 You can see there's just in the immediate vicinity
23 are a lot of CIs, a lot of CGs, and that comprises
24 really the entire area. Next slide, please.

25 So three PDs, PGM, Planning Commission all

1 approved those. And those PD numbers are indicated
2 in the viewer map as you can see. One is
3 distribution warehouse, open storage. Another
4 storage open warehouse contractor and across the
5 street is limited commercial, office contractors
6 office, and across the street, of course, is
7 designated CI. Next slide, please.

8 So 10 -- PD 10-0083 was rezoned to CI and CG
9 with open storage of operable vehicles. Both
10 agencies supported at PGM, comparable, compatible.
11 Planning Commission, consistent with the limited to
12 open storage and such within the Palmer Community
13 Plan and ensures compatibility. Next slide,
14 please.

15 And zoned to CI 14-0465. Just a couple of
16 lots over. Planning Commission, again, comparable,
17 compatible PGM. No compatibility issues. There is
18 a mixture of commercial, including open storage and
19 storage of vehicles.

20 Rezoned to CI for semitrailers for the
21 shipping industry, which is similar to what we're
22 proposing. And both agencies supported it along
23 with noting the Greater Palm River Community Plan.
24 Next slide, please.

25 And then there is 06-1348. Same thing.

1 Both agencies found it compatible, consistent.
2 This was zoned CI for cranes and rezoned to park
3 six cranes on-site. Both supported it. Next
4 slide, please.

5 And 16-0640 rezoning is CI-R. I think it's
6 important Planning Commission notes that this
7 rezoning would allow development that is compatible
8 and consistent with the OC-20. Noting the
9 development pattern along the roadway, heavily
10 concentrated commercial use is both Commercial
11 Intensive as well as CG. Next slide, please.

12 PGM tells you that given the pattern of CI
13 districts with some heavy use restrictions that
14 permit some limited level of open storage, this
15 proposed CI-R with limitation of open storage to
16 only operable vehicles is consistent with the
17 approved zoning pattern. Next slide, please.

18 If you look at compatibility and those
19 elements of compatibility, we would propose or
20 indicate in our opinion that when you look at
21 height, scale, mass, open structures, these were
22 all vehicles at the ground level. They're there
23 for parking. There's no mechanical work.

24 In regard to vehicular traffic, it's come
25 and go. Access to parking will be on Causeway.

1 We're adding landscaping on the scenic corridor.
2 In terms of noise or architecture, it certainly
3 would be a use that we feel would be much more
4 compatible than many other uses. Next slide,
5 please.

6 And thank you for your consideration. Happy
7 to answer any questions you might have.

8 HEARING MASTER HATLEY: Mr. Pressman, could
9 you tell me a little bit more about the use? And I
10 understand this is standard zoning district, but
11 you're talking about open storage of operable
12 vehicles and you said trucks.

13 Are these tractor-trailer trucks, pickup
14 trucks, all kinds of trucks, and they're stored
15 there why? Because HOAs don't want them in the
16 community or what? What is the --

17 MR. PRESSMAN: Yeah. These type of
18 vehicles -- well, the answer first yes. These
19 would be commercial vehicles. A wide range of
20 commercial vehicles, operable vehicles, and they're
21 typically left there for -- from job to job.

22 Sometimes they go out for a trip for a few
23 days. They come back. They're home for a few
24 days. They come back. Some are every day. So
25 it's a variety of different type of uses, but the

1 use is all specific for parking of operable
2 vehicles. Because as you said as indicated, it's
3 not always so easy to find parking for these type
4 of vehicles.

5 Did I answer your question?

6 HEARING MASTER HATLEY: Yes. Thank you.
7 And the additional condition the applicant has
8 offered and that just came up tonight. Correct?
9 It's not in the staff report?

10 MR. PRESSMAN: That's correct.

11 HEARING MASTER HATLEY: And so you said no,
12 I believe, mechanical work?

13 MR. PRESSMAN: No mechanical work. No
14 repair work. Again, we want to be very clear the
15 restriction and what this business is, is parking
16 of vehicles, and that's it.

17 HEARING MASTER HATLEY: So to be clear, no
18 vehicle repair work on-site?

19 MR. PRESSMAN: Absolutely correct.

20 HEARING MASTER HATLEY: Okay. Have you
21 presented language for that condition?

22 MR. PRESSMAN: Just what I did in the PD,
23 which was item No. 4, restriction would be no
24 mechanical work.

25 HEARING MASTER HATLEY: Okay.

1 MR. GRADY: Madam Hearing Officer, we can
2 provide an updated report providing the
3 restriction.

4 HEARING MASTER HATLEY: Okay. Thank you.

5 All right. Mr. Pressman, that's the only
6 questions I have. Thank you.

7 MR. PRESSMAN: Thank you.

8 HEARING MASTER HATLEY: All right.

9 Development Services.

10 MR. GRANDLIENARD: Okay. Good evening.

11 Chris Grandlienard, again, presenting for 21-1220.

12 The applicant is requesting to rezone from
13 existing Commercial Neighborhood to Commercial
14 Intensive-Restricted. The location is at 6910
15 Causeway Boulevard in Tampa. Located on the
16 southwest corner of Causeway Boulevard and South
17 70th Street. It's in the Urban Service Area and
18 located in the Greater Palm River Plan area.

19 Future Land Use is OC-20. Subject parcel is
20 OC-20. Adjacent to the north is RES-9 and adjacent
21 to the south is RES-6. Commercial Neighborhood
22 zoning. The zoning districts immediately to the
23 north are PD 17-016. Commercial Intensive, MCG to
24 the south, it's ASC-1.

25 To the east, it's Commercial

1 Intensive-Restricted and to the west, it's RSC-4
2 and CG.

3 The uses are Commercial Neighborhood,
4 currently with mathematical maximum of
5 31,886 square feet. And the proposed Commercial
6 Intensive-Restricted zoning, the 47,829 square feet
7 of mathematical maximum.

8 The area is located on a principal arterial
9 that consists of commercial and single-family uses.
10 The subject parcel is directly adjacent to
11 single-family residential and commercial to the
12 west and single-family residential to the south.

13 The purpose of the rezoning is to allow for
14 the open storage of operable vehicles. To address
15 potential compatibility concerns with the adjacent
16 residential uses and zoning district, the applicant
17 has offered restrictions to mitigate the
18 compatibility concerns.

19 Number 1, the only property used would be for
20 the open storage of operable vehicles. And
21 Number 2, the property would provide opaque 6-foot
22 fencing around any of the vehicle parking use area,
23 which is required by Code already.

24 Number 3, in light of that, Causeway
25 Boulevard is a scenic corridor. The applicant will

1 provide along with the fencing already proposed --
2 along the front of the property toward an in view
3 of Causeway Boulevard, a hedge row of 3 feet high
4 when planted and shade trees planted 20 feet on
5 center, which is a little bit more restricted than
6 the current is for scenic corridor.

7 Number 4, no mechanical work of any kind,
8 which was proposed by Mr. Pressman, which we will
9 add to the report. Staff notes the Land Use
10 Development Code provides for solid screening of
11 all project boundaries when open storage is the
12 principal use of the site.

13 Therefore, the second proposed restriction
14 is not necessary. And the third restriction is
15 proposed to provide in lieu of scenic corridor,
16 which I mentioned.

17 Nonetheless, after the submittal of the
18 proposed restrictions by the applicant, the
19 Planning Commission finds that the proposed use is
20 inconsistent with the Comprehensive Plan since open
21 storage of operable vehicles is a Commercial
22 Intensive use, which is discouraged at Maydell
23 Drive along Causeway Boulevard per the Greater Palm
24 River Area Community Plan.

25 As mentioned by Mr. Pressman, there are

1 CI-Restricted districts that are similar to his
2 case. Area east of Maydell Drive between 66th
3 Street and 76th Street. To the east includes four
4 CI zoning districts. To the west is CI at 66th
5 Street and Causeway, which has no restrictions.

6 To the immediate east across 70th Street is
7 a parcel zoned Commercial Intensive-Restricted,
8 which has use restrictions but allows for open
9 storage of operable vehicles and a contractors
10 office with open storage.

11 Adjacent to the east, Rezoning 10-0083 is
12 Commercial Intensive-Restricted. Also, with use
13 restrictions that include no open storage except
14 for storage of six construction cranes.

15 Finally, the fourth parcel is a Commercial
16 Intensive-Restricted district which has use
17 restrictions and permits for open storage to the
18 principal use. Furthermore, there is Commercial
19 Intensive parcel.

20 No restrictions on the north side of
21 Causeway across the subject parcel, which appears
22 to be zoning -- appears to be zoning conformance
23 Commercial Intensive district given the underlying
24 RES-9 Comprehensive Plan.

25 Given this above described pattern of

1 Commercial Intensive districts with some having use
2 restrictions that permit some limited use --
3 limited level of open storage.

4 The proposed Commercial Intensive-Restricted
5 district with a limitation of open storage to only
6 operable vehicles is consistent with this approved
7 zoning pattern.

8 Based on OC-20 Future Land Use
9 classification and the surrounding zoning and
10 development pattern of the proposed uses,
11 development standards for the Commercial
12 Intensive-Restricted zoning district, staff finds
13 the request approvable with the restrictions
14 mentioned previously.

15 I'll be glad to answer any questions you
16 might have.

17 HEARING MASTER HATLEY: Thank you.

18 All right. Planning Commission.

19 MS. MASSEY: Hi. This is Jillian Massey,
20 Planning Commission staff.

21 The subject property is located in the Office
22 Commercial-20 Future Land Use Category. It's
23 located in the Urban Service Area and within the
24 limits of the Greater Palm River Community Plan.

25 Future Land Use Element Objective 16 and its

1 accompanying policies require the protection of the
2 established neighborhoods, and that proposed
3 development -- that proposed development be
4 compatible with the development pattern of the
5 surrounding area.

6 The applicant has proposed restricting the
7 CI uses similar to the restrictions on the CI site
8 located to the east. The restrictions would be to
9 limit the open storage of operable vehicles only.

10 The applicant has also proposed a 6-foot
11 opaque fence around the vehicle parking area and a
12 hedge row of 3 feet high when planted and shade
13 trees planted 20 feet on center along the front of
14 the property.

15 According to 16 -- Policy 16.10,
16 compatibility does not mean the same as; rather it
17 refers to the sensitivity of the development
18 proposals in maintaining the character of the
19 existing development.

20 The subject site is located directly north
21 of single-family residential uses and highly
22 intense use such as open storage presents a
23 compatibility concern as it does not demonstrate
24 the gradual transition of uses as directed by FLU
25 Policy 16.2.

1 Objective 18 and Policy 18.1 recognizes the
2 importance of the adopted community plan in guiding
3 the roads and land use vision for specified areas
4 in unincorporated Hillsborough County.

5 In this case, the subject site is located
6 within the limits of the adopted Greater Palm River
7 Community Plan. It discourages Commercial
8 Intensive uses east of Maydell Drive along Causeway
9 Boulevard.

10 The proposed use while being restricted
11 remains a CI use. Although the applicant has
12 proposed restrictions similar to the existing CI-R
13 site to the east, it is difficult to base a current
14 consistency finding on a rezoning that was approved
15 over 11 years ago.

16 Furthermore, supporting a current proposal
17 as an exception on that basis alone, further
18 contributes to development pattern along Causeway
19 Boulevard that is discouraged within the adopted
20 community plan.

21 Goal 9 and policies 9.12 and 9-1.3 of the
22 Community Design Component of the Future Land Use
23 Element encourages the design of commercial uses to
24 complement the existing commercial character of the
25 community and limit the expansion of a strip

1 commercial character.

2 Policy 9-1.3 encourages new commercial uses
3 to locate and commercial redevelopment areas and
4 activity centers. Approving a CI-R rezoning on the
5 basis of the existing CI-R zoning to the east would
6 further encourage a strict pattern of commercial
7 development along Causeway Boulevard.

8 Moreover, the subject site is not within an
9 identified commercial node or redevelopment area
10 within the adopted community plan. As such, it
11 does not meet the intent of Goal 17 of the
12 Community Design Component which encourages a
13 commercial character that enhances the County's
14 ambience.

15 Placing CI uses where they are discouraged
16 by a community plan does not further the commercial
17 character of the area and only serves to undermine
18 the vision of the community plan.

19 The proposed rezoning is inconsistent with
20 the Greater Palm River Area Community Plan. The
21 subject site is located east of Maydell Drive along
22 Causeway Boulevard, which is a designated scenic
23 corridor.

24 Strategy 14, A2, under Goal 5 of the
25 Planning and Economic Growth Section of the

1 community plan discourages Commercial Intensive
2 uses east of Maydell Drive. While there is a CI-R
3 zoning designation to the east of the site across
4 70th Street that permits open storage and operable
5 vehicles, the staff report found this use
6 consistent in 2010. Did not make mention of a
7 limitation in the community plan.

8 It is difficult for staff to assess the
9 conditions under which the report was written over
10 ten years ago, and the Planning Commission staff
11 must base their current rezoning review on all
12 adopted policy language in the Comprehensive Plan.

13 The aforementioned community plan
14 discouraging Commercial Intensive uses east of
15 Maydell Drive is clearly written and requires no
16 interpretation.

17 Moreover, a single previous rezoning cannot
18 be the basis for current consistency findings
19 especially when Planning Commission has submitted
20 support for the open storage component east of
21 Maydell Drive and more recent rezoning review
22 consistency findings.

23 The more recent proposals for open storage
24 east of Maydell Drive that were found consistent
25 were done so because the open storage was to be

1 enclosed located at a designated commercial node
2 within the community plan or consistent only as an
3 interim use.

4 To permit open storage use based on much
5 earlier rezoning despite evidence of more recent
6 rezonings to limit open storage uses east of
7 Maydell Drive is inconsistent with the
8 implementation of adopted policy direction.

9 And based on those considerations, Planning
10 Commission staff finds the proposed rezoning
11 inconsistent with the Future of Hillsborough
12 Comprehensive Plan for unincorporated Hillsborough
13 County. Thank you.

14 HEARING MASTER HATLEY: Thank you,
15 Ms. Massey.

16 I have a couple of questions, please, for
17 Planning Commission. Is the concern because this
18 is a standard zoning district and other uses could
19 be -- could be -- could come in other than the, you
20 know, specific use that the applicant is intending?
21 Or is it -- is the concern both? Is it the open
22 storage?

23 MS. MASSEY: I think that based -- this is
24 not my case, but the basis for the inconsistency
25 finding is that there's clear policy language

1 written in the community plan, and Planning
2 Commission staff just didn't feel that they could
3 make a finding that went against what the policy
4 direction was in the community plan.

5 And all the other approvals for similar uses
6 in this area were either interim uses or
7 restricted, and that was the basis for the finding.
8 I'm not sure if -- since this is a standard
9 rezoning, as you mentioned, you know, there's not a
10 site plan to be reviewed. That may have been taken
11 into consideration as part of the fact that, you
12 know, other uses could be -- could be done.

13 But again, the basis for the inconsistency
14 finding was the clear policy direction and their
15 community plan.

16 HEARING MASTER HATLEY: All right. That
17 answers my question. Thank you. I'll review the
18 community plan as well. Thank you.

19 All right. Is there anyone here or online
20 who wishes to speak in support of this proposal?

21 MR. PUTNAM: We have Jacob Goldstein.

22 HEARING MASTER HATLEY: All right.

23 MR. GOLDSTEIN: I'm the applicant. Todd is
24 representing me.

25 HEARING MASTER HATLEY: All right.

1 Mr. Goldstein, you're the applicant?

2 MR. PRESSMAN: Madam Chair, point of order,
3 I'm sorry. Mr. Goldstein will -- needs to put on
4 the record, per Brian requested and we discussed,
5 needs to put in the record that he's hired me to
6 assist him with this application because he has
7 been authorized by the owner.

8 So I just wanted to ask Mr. Goldstein to go
9 ahead and do so. I'm sorry for interrupting.

10 HEARING MASTER HATLEY: All right.

11 Mr. Goldstein, please go ahead.

12 MR. GOLDSTEIN: Yes. I authorize.

13 HEARING MASTER HATLEY: All right. You
14 authorize Mr. Todd Pressman to present for you on
15 your behalf this evening?

16 MR. GOLDSTEIN: Correct.

17 HEARING MASTER HATLEY: All right.

18 THE CLERK: Please state his name and
19 address for the record.

20 HEARING MASTER HATLEY: All right.

21 Mr. Goldstein, please state your name and address
22 for the record, please.

23 MR. GOLDSTEIN: Jacob Goldstein, 800 East
24 Baker, Tampa, Florida 33603.

25 HEARING MASTER HATLEY: All right. Thank

1 you very much.

2 Is there anyone here or online who wishes to
3 speak in opposition to this matter? Don't hear
4 anyone.

5 All right. Development Services, anything
6 further?

7 MR. GRADY: Nothing further.

8 HEARING MASTER HATLEY: Mr. Pressman, you
9 have five minutes for rebuttal and summation.

10 MR. PRESSMAN: Thank you, Madam Hearing
11 Officer. I'm sorry for interrupting.

12 The community plan does look at and consider
13 mixed Future Land Use designations along major
14 corridors. There is a push by the community plan
15 to recognize principal roadways, arterial roadways,
16 those different types of uses.

17 And it also notes in regard to improvements
18 for appearance and safety on primary roadways of
19 which we are exceeding the scenic corridor
20 requirements and, of course, fencing is required as
21 well.

22 So in regard to how the community plan looks
23 at it, take into account the considerable intensive
24 uses along Causeway that have a long history there
25 that have existed for a long time and are currently

1 throughout the Causeway area. We feel it's
2 appropriate and meets the intent of the community
3 plan. And as the staff has indicated, PGM and
4 Planning Commission. Thank you.

5 HEARING MASTER HATLEY: All right. Thank
6 you.

7 All right. This closes, then, the hearing
8 on Rezoning 21-1220.

9 MR. GRADY: Madam Hearing Officer, usually
10 we take a break around 8:00 o'clock. So it's at
11 8:00 o'clock, so it might be a good time to take a
12 quick --

13 HEARING MASTER HATLEY: All right. We're
14 going to take a break and we'll recess until 8:05.

15 (Recess taken at 7:58 p.m.)

16 (Recess concluded at 8:06 p.m.)

17 HEARING MASTER HATLEY: Thank you.

18 Mr. Grady, please call the next case.

19

20

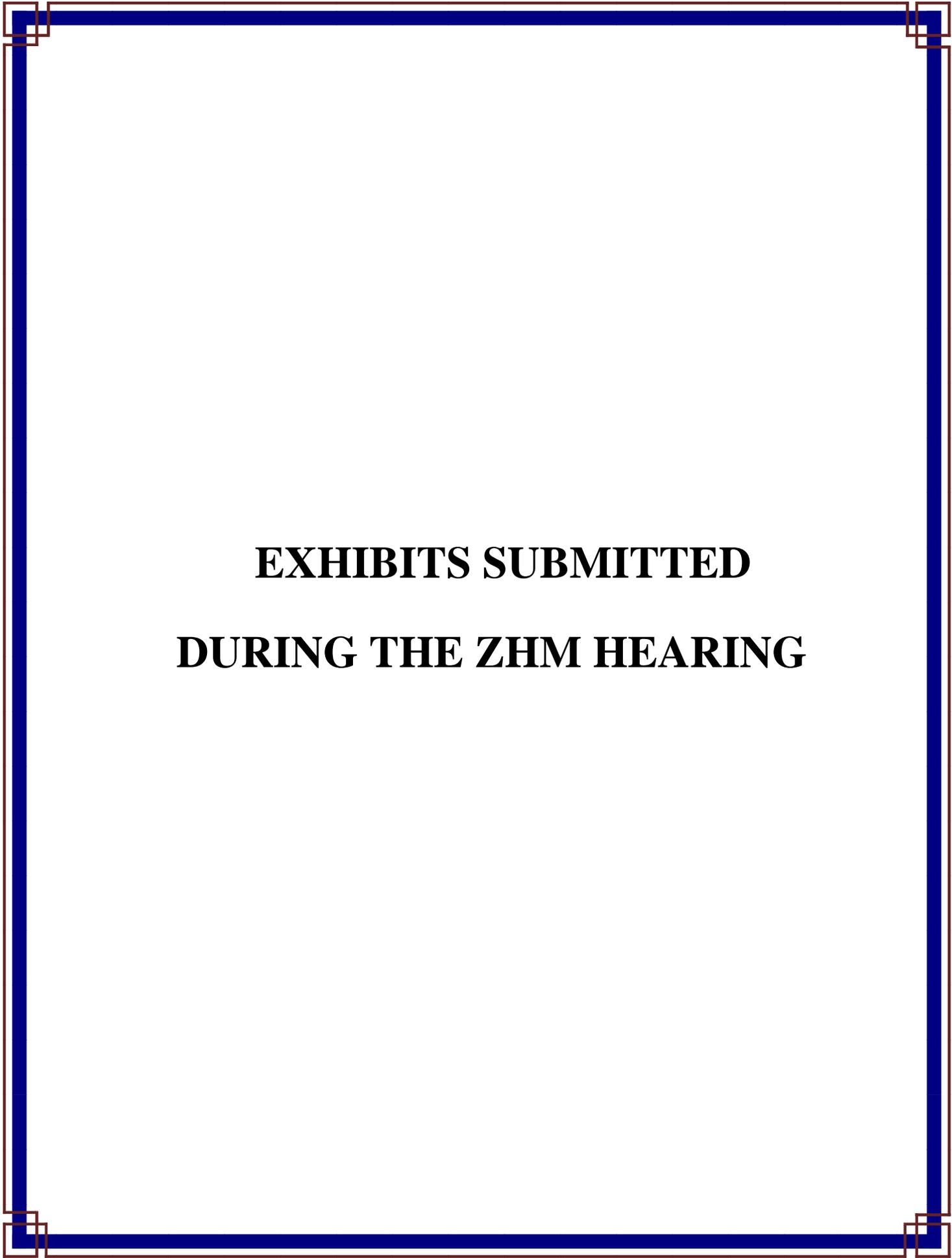
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**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

DATE/TIME: 10/18/21 6pm

HEARING MASTER: Pamela So Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

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

Did not submit

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

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

APPLICATION # <u>RZ</u> <u>21-0985</u>	PLEASE PRINT NAME <u>Carlos Fuente</u> MAILING ADDRESS <u>23738 Peace Pipe Court</u> CITY <u>Lute</u> STATE <u>FL</u> ZIP <u>33559</u> PHONE <u>813-598-4224</u>
--	--

APPLICATION # <u>RZ</u> <u>21-1085</u>	PLEASE PRINT NAME <u>Anh Nguyen</u> MAILING ADDRESS <u>310 N. Glen Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>813-226-7366</u>
--	---

APPLICATION # <u>RZ</u> <u>21-1099</u>	PLEASE PRINT NAME <u>Ruth Londono</u> MAILING ADDRESS <u>1502 W. Busch Blv. Ste P</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP <u>3360</u> PHONE <u>813 919 7802</u>
--	---

APPLICATION # <u>RZ</u> <u>21-1099</u>	PLEASE PRINT NAME <u>Robert Briesacher</u> MAILING ADDRESS <u>7701 ANN BALLARD RD</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33621</u> PHONE <u>813-885-3667</u>
--	--

APPLICATION # <u>RZ</u> <u>21-1099</u>	PLEASE PRINT NAME <u>MARCIO VICIRA</u> MAILING ADDRESS <u>7703 ANN BALLARD RD</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33629</u> PHONE <u>813-967-7180</u>
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APPLICATION # <u>RZ</u> <u>21-1220</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>400 Oak Ave S #495</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>813-424-1760</u>
--	--

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

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

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

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

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

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

PAGE 5 OF 7

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

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APPLICATION # <u>MM</u> <u>21-0877</u>	PLEASE PRINT NAME <u>CHERYL AYRES</u> MAILING ADDRESS <u>18717 GERACI Rd</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33548</u> PHONE <u>813 928 8848</u>
APPLICATION # <u>MM VS</u> <u>21-0877</u>	PLEASE PRINT NAME <u>Mary Ann Szejda</u> MAILING ADDRESS <u>18711 Geraci Rd</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33548</u> PHONE _____
APPLICATION # <u>MM VS</u> <u>21-0877</u>	PLEASE PRINT NAME <u>Chuck Carnevale</u> MAILING ADDRESS <u>18109 Geraci Rd</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33548</u> PHONE _____
APPLICATION # <u>MM</u> <u>21-0877</u>	PLEASE PRINT NAME <u>JENNIFER RANKIN</u> MAILING ADDRESS <u>19014 CEDAR LN</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33548</u> PHONE <u>813-240 5492</u>
APPLICATION # <u>MM-</u> <u>21-0877</u>	PLEASE PRINT NAME <u>Barbara Brock</u> MAILING ADDRESS <u>1418 May St.</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33548</u> PHONE <u>(813) 785-4663</u>
APPLICATION # <u>MM</u> <u>21-0877</u>	PLEASE PRINT NAME <u>Dryan Flynn</u> MAILING ADDRESS <u>2608 Wilson Circle</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33548</u> PHONE <u>772-633-5300</u>

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

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

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

PAGE 7 OF 7

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

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

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

OCTOBER 18, 2021 - ZONING HEARING MASTER

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

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

A. WITHDRAWALS AND CONTINUANCES

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

B.2.RZ 21-0110

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

📄 Todd Pressman applicant rep, presents testimony.

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

D.6. RZ 21-0962

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

📄 Michael Horner applicant rep, presents testimony.

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

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

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

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

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

📄 Pamela Jo Hatley, ZHM, Oath

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

B. REMANDS

B.1.RZ 20-1266

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

C. REZONING STANDARD (RZ-STD):

C.1. RZ 21-0985

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

 Jillian Massey, Planning Commission, staff report.

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

C.2. RZ 21-1085

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

 Anh Nguyen applicant rep, presents testimony.

 Isis Brown, Development Services, staff report.

 Jillian Massey, Planning Commission, staff report.

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

C.3. RZ 21-1099

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

 Ruth Londono, applicant rep, presents testimony.

 Isis Brown, Development Services, staff report.

 Jillian Massey, Planning Commission, staff report.

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

 Robert Briesacher, opponent, presents testimony.

 Marcio Vieira opponent, presents testimony.

 Pamela Jo Hatley, ZHM, calls for Development Services.

 Brian Grady, Development Services, presents rebuttal.

 Pamela Jo Hatley, ZHM, questions to Development Services.

 Brian Grady, Development Services, answers ZHM questions.

 Pamela Jo Hatley, ZHM, calls for applicant rep.

 Ruth Londono, applicant rep, presents rebuttal.

 Pamela Jo Hatley, ZHM, questions to applicant rep.

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

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

C.4. RZ 21-1220

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

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

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

☒ Todd Pressman, applicant rep, answers ZHM questions.

☒ Brian Grady, Development Services, responds to ZHM.

☒ Chris Grandlienard, Development Services, staff report.

☒ Jillian Massey, Planning Commission, staff report.

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

☒ Jillian Massey, Planning Commission, answers ZHM questions.

☒ Pamela Jo Hatley, ZHM, calls for proponents.

☒ Jacob Goldstein, proponent, presents testimony.

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

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

☒ Todd Pressman, applicant rep, presents rebuttal.

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

☒ Pamela Jo Hatley, ZHM, breaks.

☒ Pamela Jo Hatley, ZHM, resumes hearing.

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

D.1. RZ 21-0113

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

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

Steve Beachy, Development Services, staff report.

Jillian Massey, Planning Commission, staff report.

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

D.2. MM 21-0313

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

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

Tim Lampkin, Development Services, staff report.

Jillian Massey, Planning Commission, staff report.

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

D.3. MM 21-0865

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

Pamela Jo Hatley, ZHM, Oath.

Truett Gardner, applicant rep, presents testimony.

Matthew Femal, applicant rep, presents testimony.

Abby Park, applicant rep, presents testimony.

Truett Gardner, applicant rep, continues testimony.

Tim Lampkin, Development Services, staff report.

Jillian Massey, Planning Commission, staff report.

Pamela Jo Hatley, ZHM, calls for proponents.

Derrick Seckinger, proponent, presents testimony.

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

Pamela Jo Hatley, ZHM, questions to applicant rep.

Matthew Femal, applicant answers ZHM questions.

Truett Gardner, applicant rep, provided rebuttal.

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

D.4. MM 21-0877

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

Kami Corbett, applicant rep, presents testimony.

Pamela Jo Hatley, ZHM, Oath

Kami Corbett, applicant rep, continues testimony.

Steve Henry, applicant rep, presents testimony.

Joe Simono, applicant rep, presents testimony.

Pamela Jo Hatley, ZHM, questions to applicant rep.

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

Michelle Heinrich, Development Services, staff report.

Jillian Massey, Planning Commission, staff report.

Pamela Jo Hatley, ZHM, calls for proponents.

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

Joel Tew, proponent, presents testimony.

Travis Thayer, proponent, presents testimony.

Cheryl Ayres, proponent, presents testimony.

Mary Ann Szeja, proponent, presents testimony.

Chuck Carnevale, proponent, presents testimony.

Jennifer Rankin, proponent, presents testimony.

Pamela Jo Hatley, ZHM, calls for opponents.

Barbara Brock, opponent, presents testimony and submits exhibits.

MONDAY, OCTOBER 18, 2021

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

D.5. RZ 21-0961

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

MONDAY, OCTOBER 18, 2021

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

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

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

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

📄 Michael Yates, applicant rep, presents testimony.

📄 Michelle Heinrich, Development Services, staff report.

📄 Jillian Massey, Planning Commission, staff report.

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

📄 Pamela Jo Hatley, ZHM, called applicant rep.

📄 Michael Horner, applicant rep, answers ZHM questions.

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

ADJOURNMENT

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



Property Appraiser

Causeway Blvd

S 70th St



Truck parking yard Tampa

Business is simple : providing a legal truck parking lot

- Most customers are 1 truck owner's
- Alternative need for legal parking space
- Some generated by code enforcement from neighborhoods
- Some seek secure lot to park truck to keep it safe
- Trucking company's
- 3rd party contractor's (i.e. Amazon, Hogan)

Issue:

Rezoning from CN to CI-R

Restrictions:

- 1) Open storage of operable vehicles
- 2) Opaque fencing around vehicle area (required)
- 3) Hedge row 3', shade trees 20' on center (increase for scenic corridor)
- 4) 3.66 acres MOL

PGM Supports

Add a new condition/restriction/tonite:

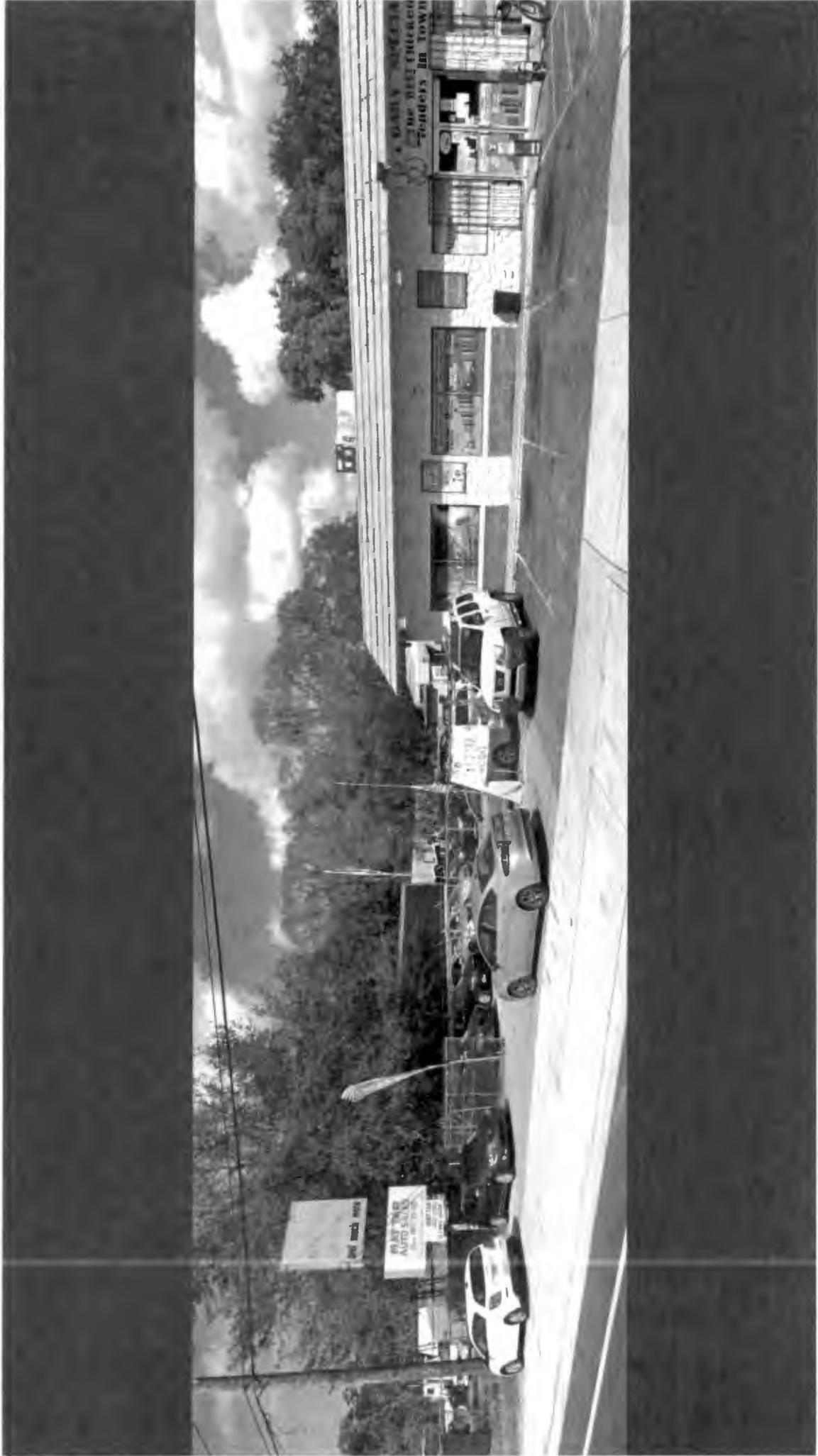
4) No mechanical work of any kind

Intensity of Uses











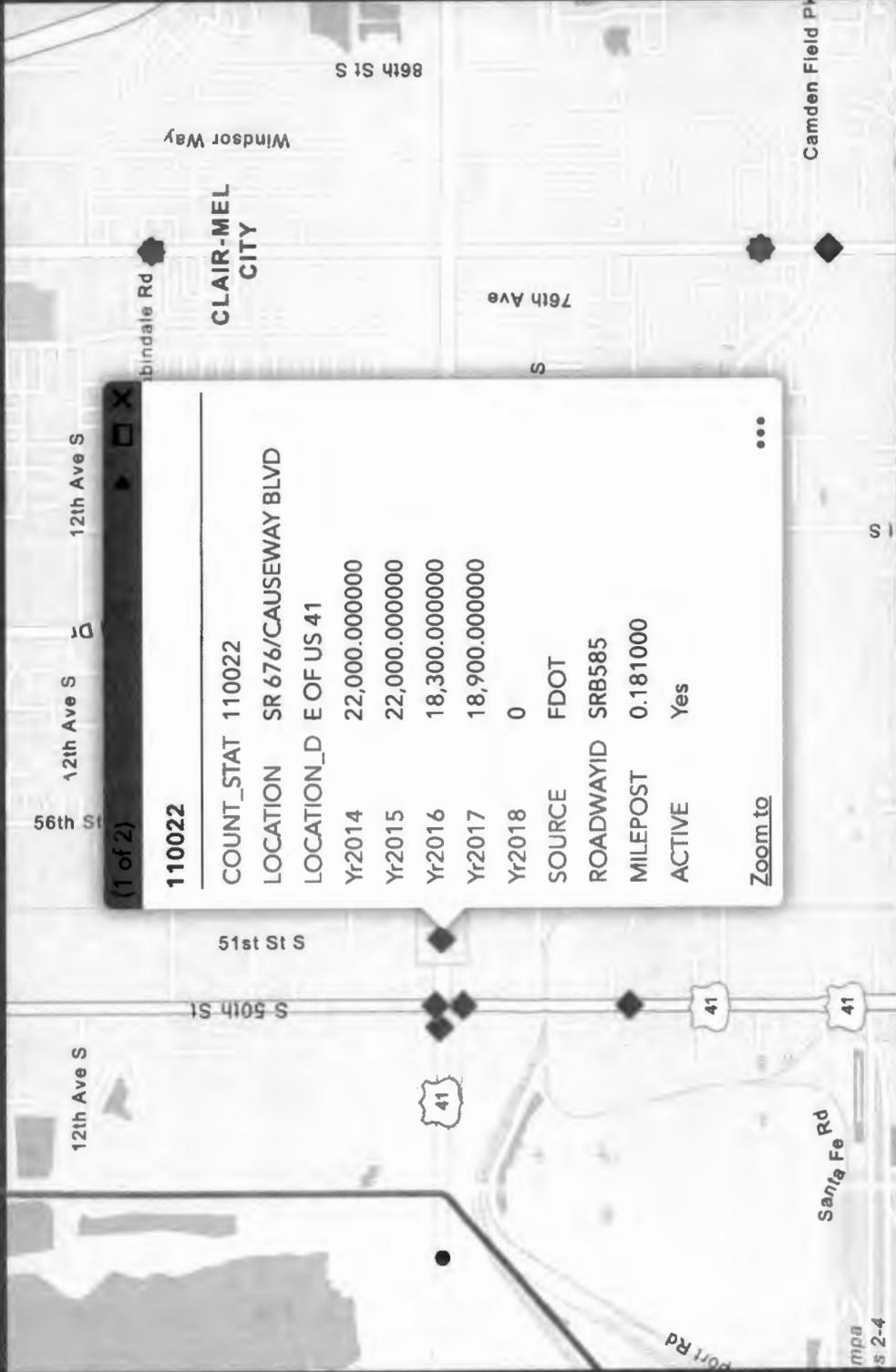
OC-20 is the Predominant FLU Category



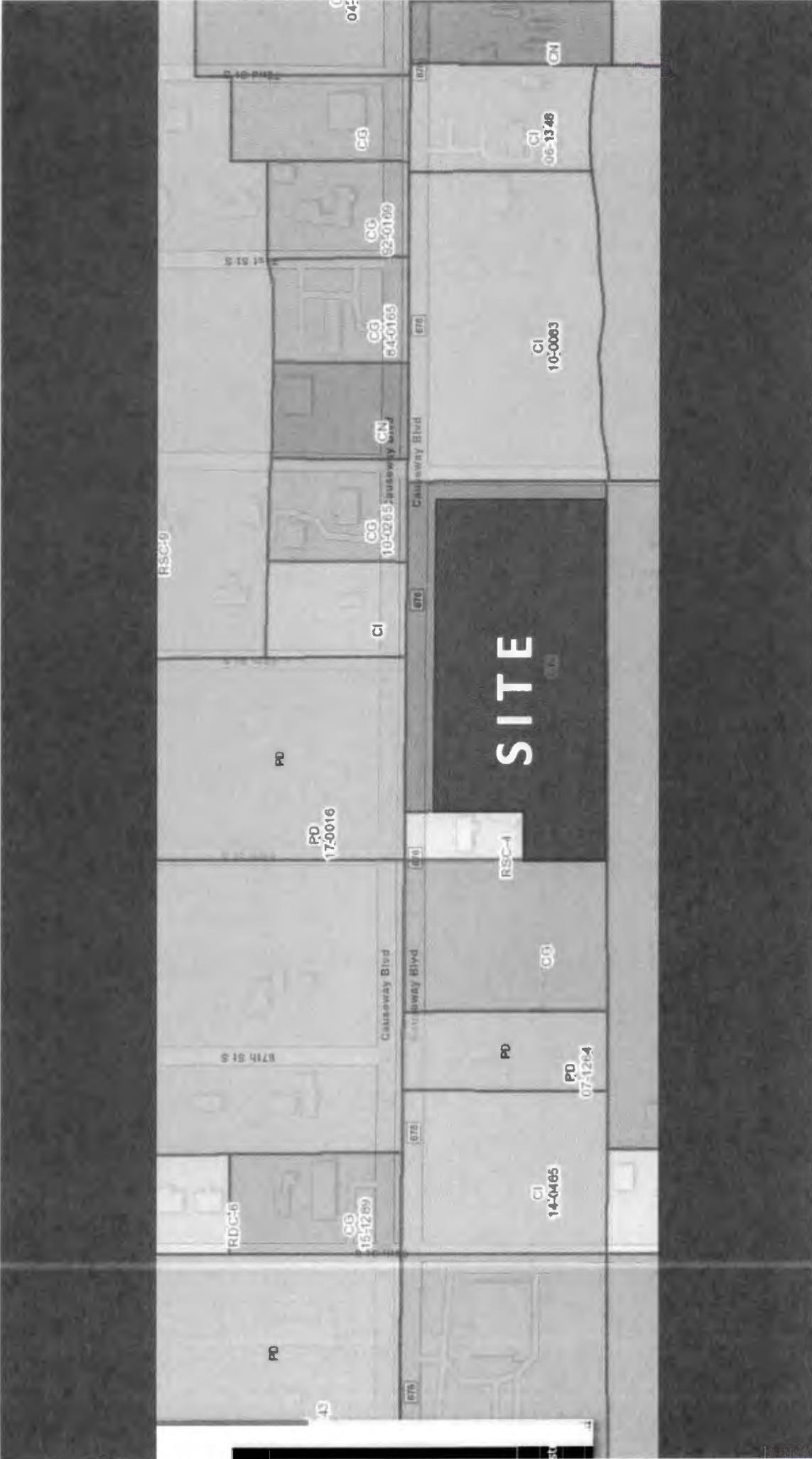
Parcels are zoned great majority CI and CG



**Causeway,
principal
arterial
roadway,
18,900
vehicles/day
per 2017**



**SURROUNDING ZONING AND
ZONING APPROVALS**



SITE

PD

PD
17-0016

CI

CI
10-0083

CI
06-1348

CG

CG
84-0165

CG
92-0199

CG

CG
04-

S 17th St

Catsaway Blvd

Catsaway Blvd

Catsaway Blvd

RD/C-5

CG
15-1269

PD

43

978

978

978

978

978

978

RSC-1

CI
14-0465

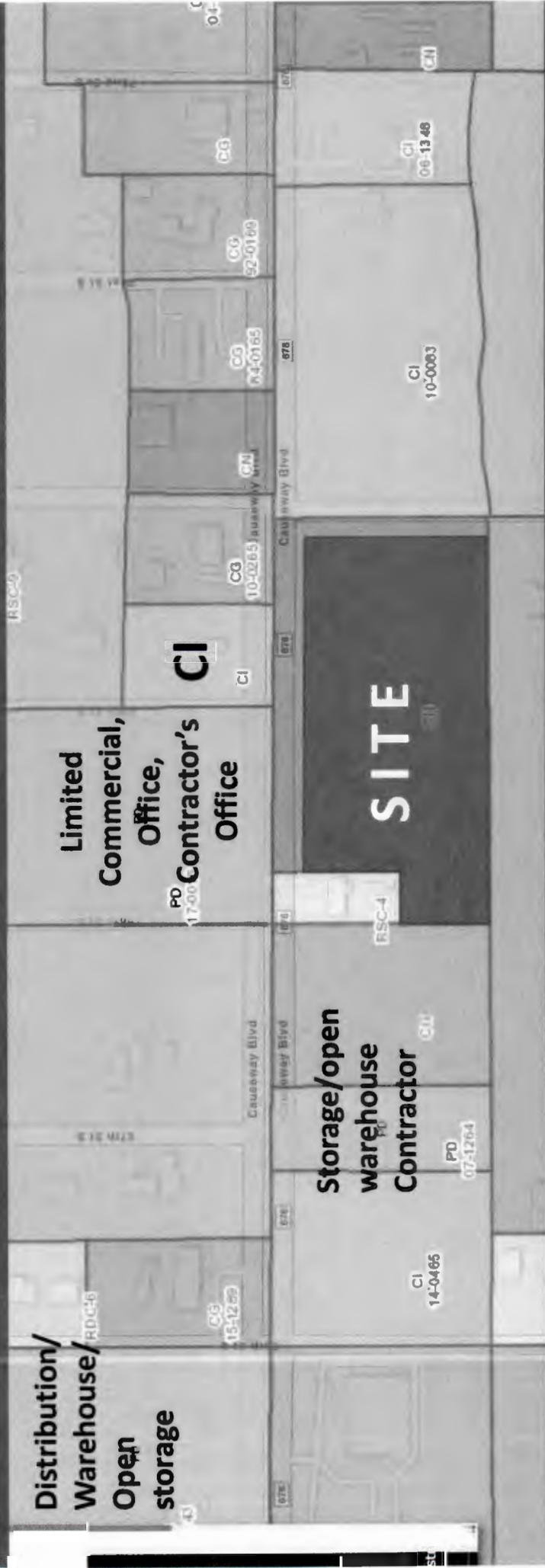
PD
07-1214

CG

CN

CN

3 PD's: PGM and Plan Comm. Approve All





PGM: “Comparable and compatible with development pattern”

Plan Comm: “Consistent, limited to CG & open storage of operable vehicles”. Within the Palm River Comm. Plan, ensure compatibility.

Zoned CI. 10-0083

- Rezone to CI & CG with open storage of operable vehicles**
- Dev. Ser, and Plan Comm support. Greater Palm R. Comm Plan**



Plan Comm: “Comparable and Compatible”

PGM: “No compatibility issues...the area is a mixture of commercial including open storage & storage of commercial vehicles.”

Zoned CI. 14-0465

- Rezone to CI for semi-trailers for shipping industry
- Dev. Serv., and Plan Comm support]. Greater Palm Rv. Comm Plan



PGM: "Compatible with Type B screening & 20' buffer

Plan Comm: "Consistent, comparable to the scale and intensity along Commercial Blvd.

Zoned CI for cranes (some uses restricted). 06-1348

- Rezone to CI to park 6 cranes on site
 - Dev. Ser, and Plan Comm support.
- Greater Palm R. Comm Plan**

16-0640 Rezoning to CI-R

PLAN COMM: “The proposed rezoning would allow development that is compatible with the surrounding development pattern and that is consistent with the Office Commercial20 (OC-20) Future Land Use classification. The development pattern along this portion of Causeway Corridor on the south side is heavily concentrated with commercial uses, both Commercial Intensive as well as Commercial General zoning designations”.



PGM

“Given this pattern of CI districts with some having use restrictions that permit some limited level of open storage, the proposed CI-R district with the limitation of open storage to only operable vehicles is consistent with this approved zoning pattern”.

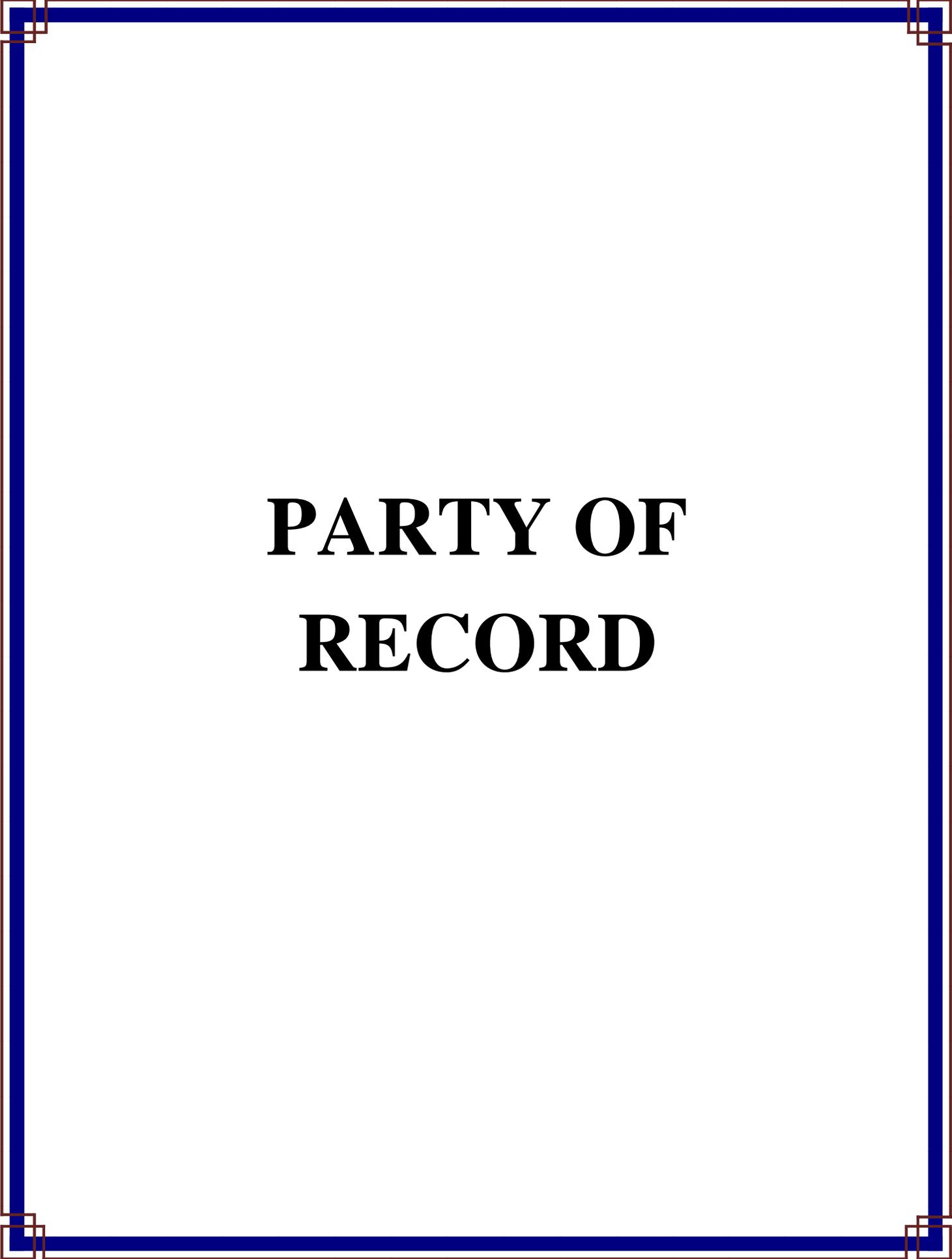
Compatibility:

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.

Thank you for your consideration



**PARTY OF
RECORD**

NONE