

**Rezoning Application:** RZ-STD 22-0069  
**Zoning Hearing Master Date:** December 13, 2021  
**BOCC Land Use Meeting Date:** February 8, 2022

**1.0 APPLICATION SUMMARY**

**Applicant:** Phillip W and Mary J Broughton  
**FLU Category:** Office Commercial-20 (OC-20)  
**Service Area:** Urban  
**Site Acreage:** 0.43 MOL  
**Community Plan Area:** Wimauma  
**Overlay:** None



**Introduction Summary:**

The existing zoning is Residential – Single Family Conventional (RSC-6) which permits Single-Family Residential (Conventional Only) uses pursuant to the development standards in the table below. The proposed zoning is Commercial – General Restricted (CG-R) which allows General Commercial, Office and Personal Services uses pursuant to the development standards in the table below.

Zoning:	Existing	Proposed
District(s)	RSC-6	CG-R
Typical General Use(s)	Single-Family Residential (Conventional Only)	General Commercial, Office and Personal Services
Acreage	0.43 MOL	0.43 MOL
Density/Intensity	6 du/gross acre	0.27 F.A.R.
Mathematical Maximum*	2 units	5,057 sf

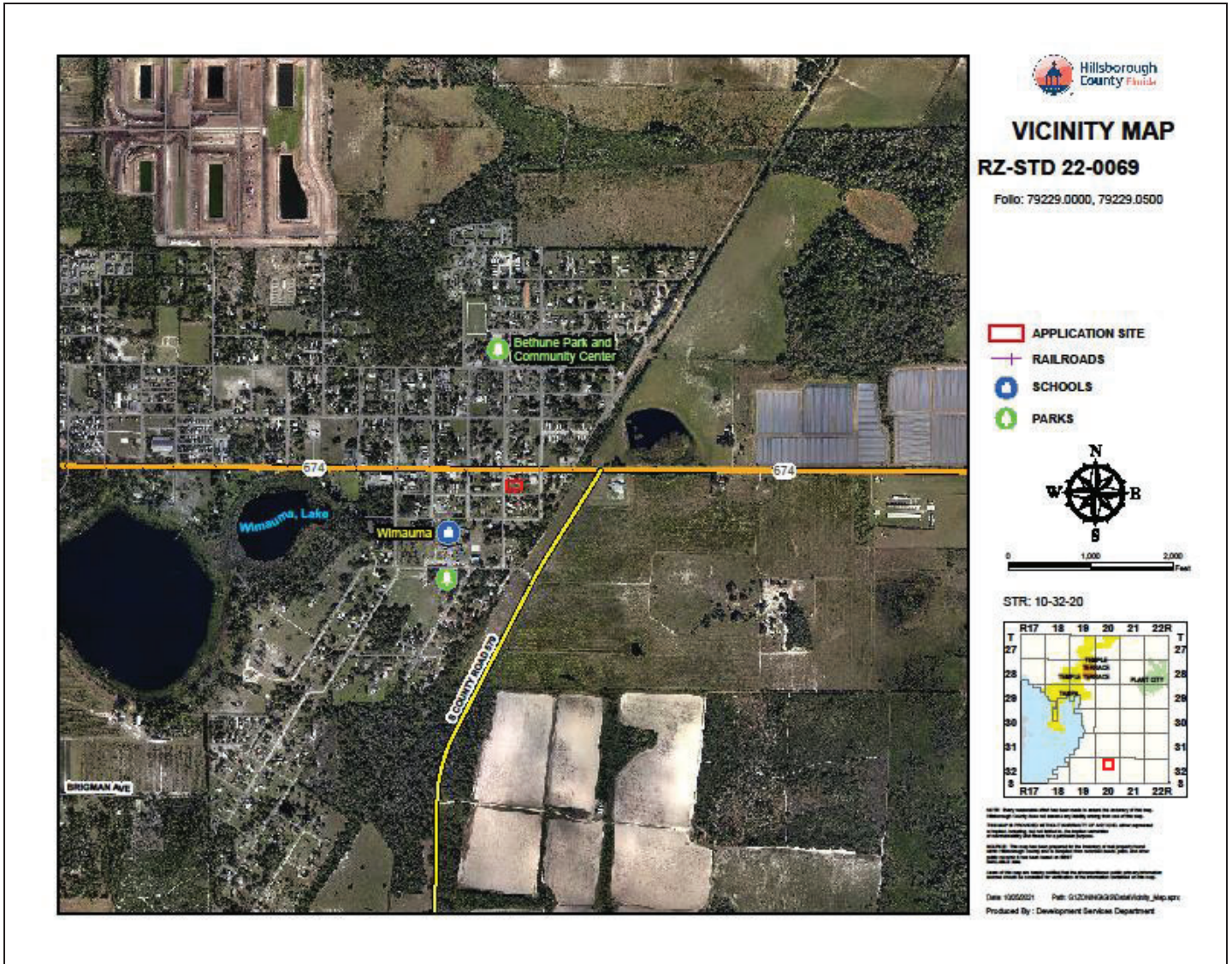
\*number represents a pre-development approximation

Development Standards	Existing	Proposed
District(s)	RSC-6	CG-R
Lot Size / Lot Width	7,000 sf / 70'	10,000 sf / 75'
Setbacks/Buffering and Screening	25' Front 25' Rear 7.5' Sides	30' Front Buffer Rear Buffer Sides
Height	35'	50'

<b>Planning Commission Recommendation:</b> Consistent	<b>Development Services Recommendation:</b> Approvable
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## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map

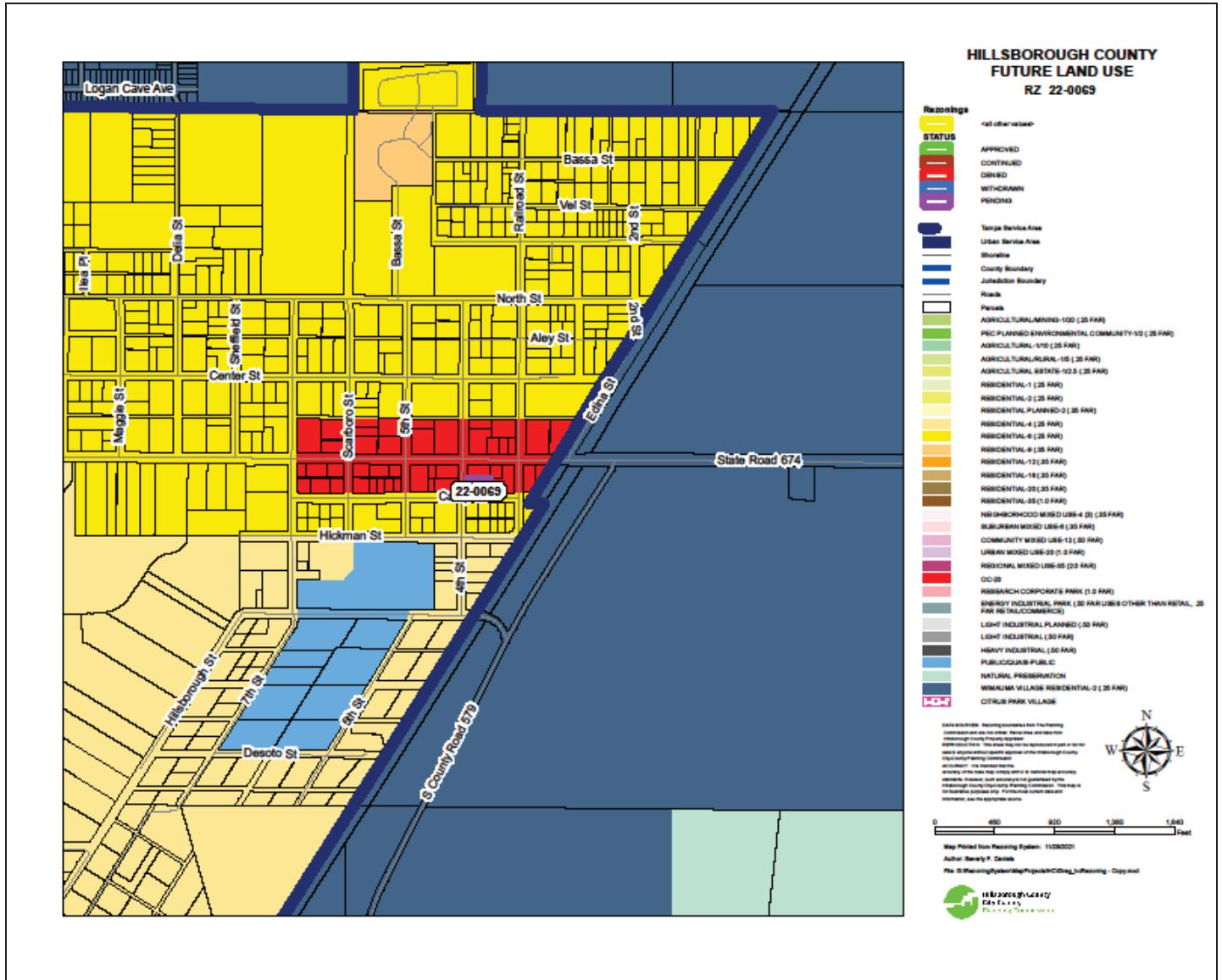


#### Context of Surrounding Area:

The area consists of commercial to the north and single-family residential to the south. The subject parcel is directly adjacent to a convenience store property to the east zoned CG & RMC-12.

2.0 LAND USE MAP SET AND SUMMARY DATA

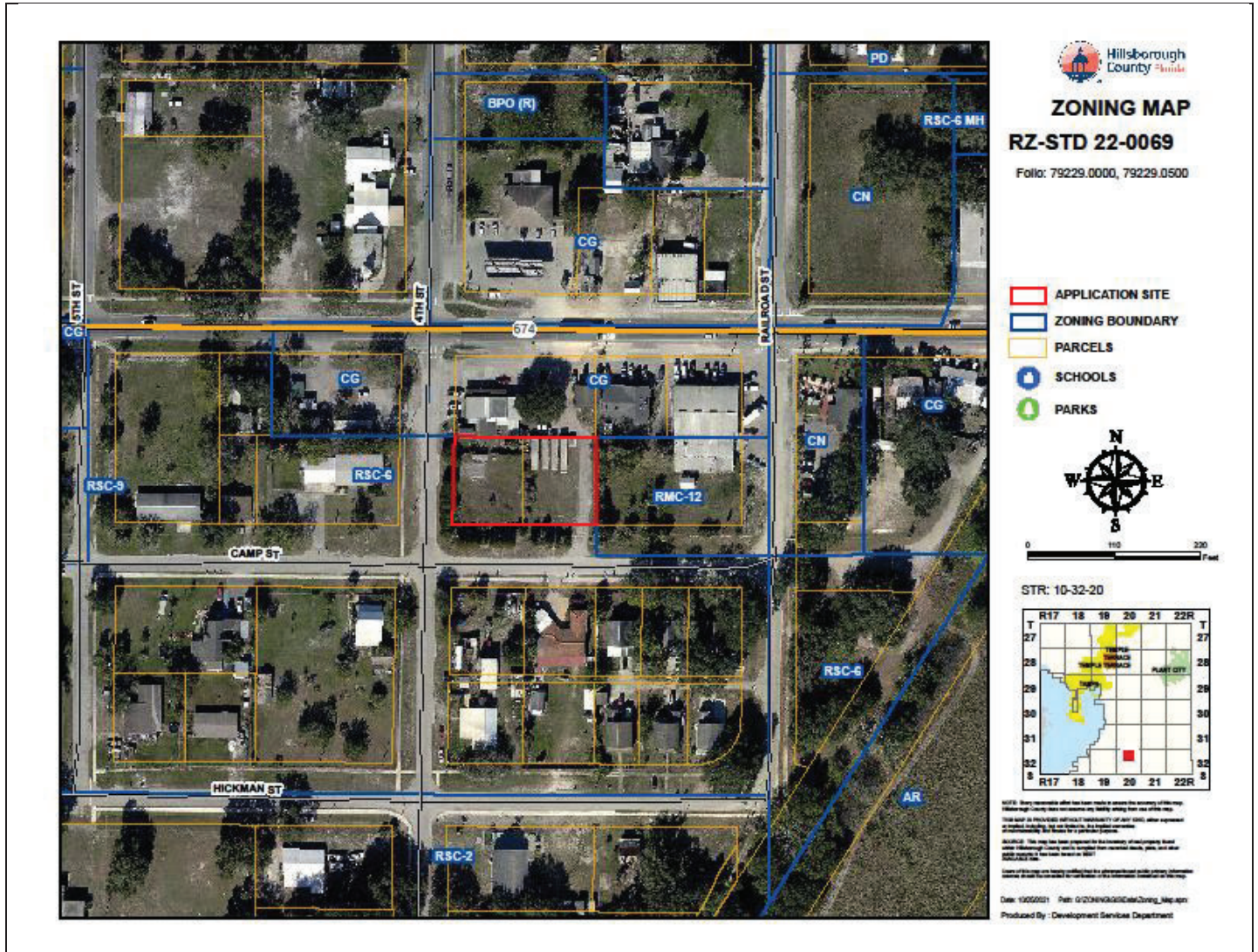
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Office Commercial-20 (OC-20)
Maximum Density/F.A.R.:	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	CG	0.27 F.A.R.	General Commercial, Office and Personal Services	Commercial
South	RSC-6	6 du per ga	Single-Family Residential (Conventional Only)	Single-Family Residential
East	RMC-12, CG	12 du per ga, 0.27 F.A.R.	Multi-Family Residential, General Commercial, Office and Personal Services	Commercial
West	RSC-6	6 du per ga	Single-Family Residential (Conventional Only)	Single-Family Residential

**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
State Road 674	FDOT Principal Arterial - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
4 <sup>th</sup> 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
Camp 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	4,551	451	377
Proposed	6,878	552	455
Difference (+/-)	+2,327	+101	+78

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

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

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

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

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

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

<b>INFORMATION/REVIEWING AGENCY</b>				
<b>Environmental:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input checked="" type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other				
<b>Public Facilities:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Transportation</b> <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Comprehensive Plan:</b>	<b>Comments Received</b>	<b>Findings</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Conditions were met by the applicant's proposed restrictions.

## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

The purpose of the rezoning is to allow for the future development and expansion of an existing auto supply store and mechanic business. The site is located at 808 4<sup>th</sup> Street, which is at the northeast corner of Camp Street and 4<sup>th</sup> Street. The parcel is located in an area comprised of commercial to the north and residential to the south. To the east is a convenience store with combined CG and RMC-12 zoning. To the west is single-family residential zoned RSC-6. The subject property is designated Office Commercial-20 (OC-20) on the Future Land Use map.

Planning staff have concerns regarding the proposed access to Camp Street. Staff believes that the proposed access would change the character of the neighborhood and not allow for separation of uses. Per the Future Land Use Element Policy 16.5, "Development of higher intensity non-residential land uses that are adjacent to established neighborhoods shall be restricted to collectors and arterials and to locations external to established and developing neighborhoods." Staff also has concerns regarding existing open storage onsite, this use is not allowed per the CG zoning district and was not envisioned in the Wimauma Village Community Plan.

The applicant has offered restrictions to mitigate compatibility concerns: 1. Prior to site development plan approval, the applicant/owner shall remove the existing trailer storage vehicles from this site ~~prior to any building permit issuance~~ for the subject property under CG zoning. (This proposed building will be used to store these items and will extend south of the existing building). 2. Prior to site development plan approval, the applicant/owner shall close off the existing dirt driveway connection to Camp Street which shall not be utilized for any CG operation of this establishment. (Cones will be utilized immediately to restrict this access, with formal fencing/gating proposed across the south property line before any building constructed).

After the submittal of the proposed restrictions by the applicant, the Planning Commission found the proposed use consistent with the Comprehensive Plan. Development Services concurs with that assessment.

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

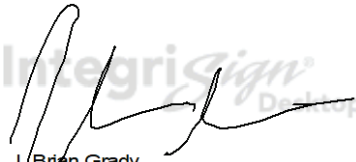
5.2 Recommendation

Approvable, with Restrictions.

As noted, the applicant has offered the following restrictions:

1. Prior to site development plan approval, the applicant/owner shall remove the existing trailer storage vehicles from this site ~~prior to any building permit issuance~~ for the subject property under CG zoning. (This proposed building will be used to store these items and will extend south of the existing building).
2. Prior to site development plan approval, the applicant/owner shall close off the existing dirt driveway connection to Camp Street which shall not be utilized for any CG operation of this establishment. (Cones will be utilized immediately to restrict this access, with formal fencing/gating proposed across the south property line before any building constructed).

Zoning Administrator Sign Off:



J. Brian Grady  
Thu Jan 27 2022 13:12:34

**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.



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

**AGENCY REVIEW COMMENT SHEET**

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

**DATE:** 11/30/2021  
**AGENCY/DEPT:** Transportation  
**PETITION NO.:** STD 22-0069

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

**REPORT SUMMARY AND CONCLUSIONS**

- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 2,327 average daily trips, 101 trips in the a.m. peak hour, and 78 trips in the p.m. peak hour.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.
- Transportation Review Section staff has no objection to the proposed rezoning.

**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone two parcels totaling +/- 0.89 acres from Commercial General (CG) and Residential Single-Family Convention - 6 (RSC-6) to Commercial General (CG). The site is located on the south east corner of the intersection of SR 674 and 4<sup>th</sup> St. The Future Land Use designation of the site is Office Commercial - 20 (OC-20).

***Trip Generation Analysis***

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

**Approved Zoning:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG, 5,400 sf Super Convenience Market/Gas Station (ITE Code 960)	4,523	449	374
RSC-6, 3 single family dwelling units (ITE Code 210)	28	2	3
<b>Total:</b>	<b>4,551</b>	<b>451</b>	<b>377</b>

**Proposed Zoning:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG, 5,400 sf Super Convenience Market/Gas Station (ITE Code 960)	4,523	449	374
CG, 5,000 sf Fast-Food Restaurant with Drive Thru Window (ITE code 934)	2,355	201	163
<i>Subtotal:</i>	6,878	650	537
<i>Less Internal Capture:</i>	<i>Not Available</i>	0	0
<i>Passerby Trips:</i>	<i>Not Available</i>	98	82
<i>Net External Trips:</i>	6,878	552	455

**Trip Generation Difference:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference:</b>	<b>+2,327</b>	<b>+101</b>	<b>+78</b>

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 2,327 average daily trips, 101 trips in the a.m. peak hour, and 78 trips in the p.m. peak hour.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site has frontage on State Road 674 (SR 674), 4<sup>th</sup> Street and Camp Street. State Road 674 is a 2-lane, undivided, FDOT maintained, Principal Arterial roadway. Along the project frontage, the roadway lies within a +/- 80-foot wide right-of-way. There is no sidewalk on the south side of SR 674 in front of the project site. There are bike lanes on both sides of SR 674 in the vicinity of the proposed project. 4<sup>th</sup> street and Camp St. are both 2 lane, undivided, Hillsborough County maintained, local roadways. Camp St. has sidewalks on the south side without any bike lanes. 4<sup>th</sup> street has sidewalks along the western side with no bike lanes.

State Road 674 is included as a 4-lane roadway in the Hillsborough County Corridor Preservation Plan.

**SITE ACCESS**

It is anticipated the site will have access to State Road 674. As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.

**ROADWAY LEVEL OF SERVICE**

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
SR 674	US HWY 301	CR 579	D	C

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

**COUNTY OF HILLSBOROUGH**

**RECOMMENDATION OF THE  
LAND USE HEARING OFFICER**

<b>APPLICATION NUMBER:</b>	RZ STD 22-0069
<b>DATE OF HEARING:</b>	December 13, 2021
<b>APPLICANT:</b>	Phillip W. and Mary J. Broughton
<b>PETITION REQUEST:</b>	The request is to rezone a parcel of land from RSC-6 to CG-R
<b>LOCATION:</b>	Northeast corner of Camp Street and 4 <sup>th</sup> Street
<b>SIZE OF PROPERTY:</b>	0.43 acres m.o.l.
<b>EXISTING ZONING DISTRICT:</b>	RSC-6
<b>FUTURE LAND USE CATEGORY:</b>	OC-20
<b>SERVICE AREA:</b>	Urban

## DEVELOPMENT REVIEW STAFF REPORT\*

**\*Please note that formatting errors prevented the entire staff report from being included in the Hearing Master’s Recommendation. Please refer to the Hillsborough County Development Services Department website for the complete staff report.**

### 1.0 APPLICATION SUMMARY

Applicant: Phillip W and Mary J Broughton

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

Service Area: Urban

Site Acreage: 0.43 MOL

Community Plan Area: Wimauma

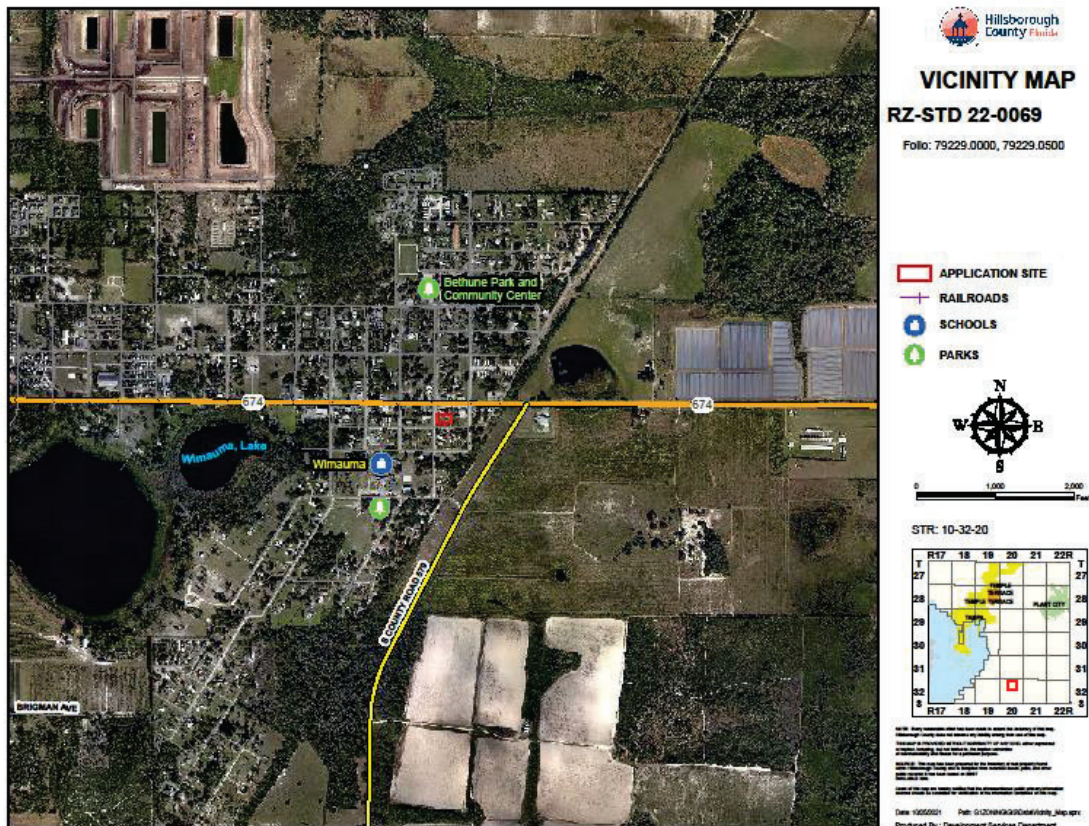
Overlay: None

Introduction Summary:		
The existing zoning is Residential – Single Family Conventional (RSC-6) which permits Single-Family Residential (Conventional Only) uses pursuant to the development standards in the table below. The proposed zoning is Commercial – General Restricted (CG-R) which allows General Commercial, Office and Personal Services uses pursuant to the development standards in the table below.		
Zoning: Existing Proposed		
District(s)	RSC-6	CG-R
Typical General Use(s)	Single-Family Residential (Conventional Only)	General Commercial, Office and Personal Services
Acreage	0.43 MOL	0.43 MOL
Density/Intensity	6 du/gross acre	0.27 F.A.R.
Mathematical Maximum*	2 units	5,057 sf

\*number represents a pre-development approximation

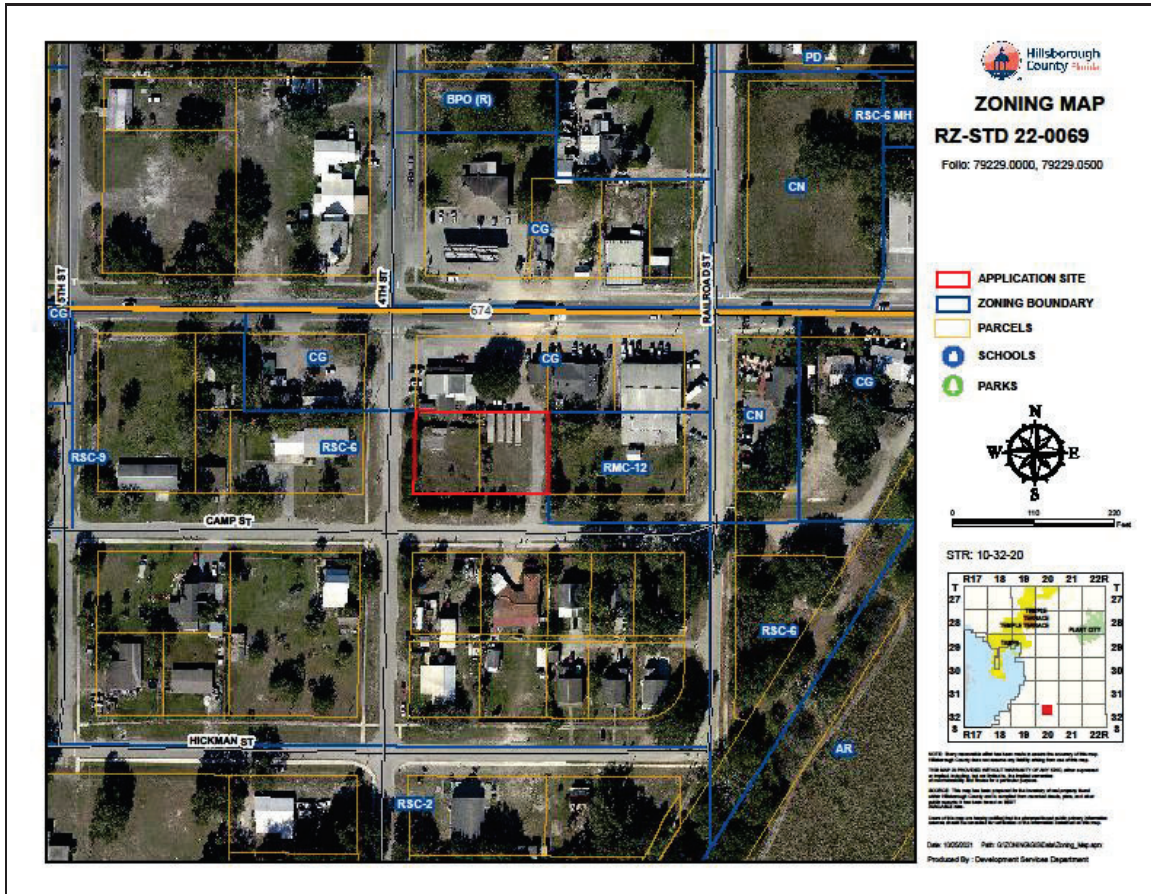
Development Standards Existing Proposed		
District(s)	RSC-6	CG-R
Lot Size / Lot Width	7,000 sf / 70'	10,000 sf / 75'
Setbacks/Buffering and Screening	25' Front 25' Rear 7.5' Sides	30' Front Buffer Rear Buffer Sides
Height	35'	50'
<b>Planning Commission Recommendation:</b>		<b>Development Services Recommendation:</b>
Consistent		Approvable

## 2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map





## 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	CG	0.27 F.A.R.	General Commercial, Office and Personal Services	Commercial
South	RSC-6	6 du per ga	Single-Family Residential (Conventional Only)	Single-Family Residential
East	RMC-12, CG	12 du per ga, 0.27 F.A.R.	Multi-Family Residential, General Commercial, Office	Commercial

			and Personal Services	
West	RSC-6	6 du per ga	Single-Family Residential (Conventional Only)	Single-Family Residential

**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
State Road 674	FDOT Principal Arterial - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
4 <sup>th</sup> 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
Camp 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	4,551	451	377
Proposed	6,878		455



		552	
Difference (+/-)	+2,327	+101	+78

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

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

Notes:

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

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY				
INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input checked="" type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b> <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	

<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Comprehensive Plan:</b>	<b>Comments Received</b>	<b>Findings</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Conditions were met by the applicant's proposed restrictions.

Density Bonus Requested  Consistent  Inconsistent

## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

The purpose of the rezoning is to allow for the future development and expansion of an existing auto supply store and mechanic business. The site is located at 808 4<sup>th</sup> Street, which is at the northeast corner of Camp Street and 4<sup>th</sup> Street. The parcel is located in an area comprised of commercial to the north and residential to the south. To the east is a convenience store with combined CG and RMC-12 zoning. To the west is single-family residential zoned RSC-6. The subject property is designated Office Commercial-20 (OC-20) on the Future Land Use map.

Planning staff have concerns regarding the proposed access to Camp Street. Staff believes that the proposed access would change the character of the neighborhood and not allow for separation of uses. Per the Future Land Use

Element Policy 16.5, "Development of higher intensity non-residential land uses that are adjacent to established neighborhoods shall be restricted to collectors and arterials and to locations external to established and developing neighborhoods." Staff also has concerns regarding existing open storage onsite, this use is not allowed per the CG zoning district and was not envisioned in the Wimauma Village Community Plan.

The applicant has offered restrictions to mitigate compatibility concerns: 1. Prior to site development plan approval, the applicant/owner shall remove the existing trailer storage vehicles from this site prior to any building permit issuance for the subject property under CG zoning. (This proposed building will be used to store these items and will extend south of the existing building). 2. Prior to site development plan approval, the applicant/owner shall close off the existing dirt driveway connection to Camp Street which shall not be utilized for any CG operation of this establishment. (Cones will be utilized immediately to restrict this access, with formal fencing/gating proposed across the south property line before any building constructed).

After the submittal of the proposed restrictions by the applicant, the Planning Commission found the proposed use consistent with the Comprehensive Plan. Development Services concurs with that assessment.

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

### **SUMMARY OF HEARING**

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on December 13, 2021. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Mr. Michael Horner, 14502 North Dale Mabry Highway Tampa testified on behalf of the owners and applicants, Phillip and Jane Broughton. Mr. Horner stated that the site is a total of 0.90 acres and is zoned both CG and RSC-6. The CG is on the northern portion of the property and is not included in the subject rezoning request. The subject property is zoned RSC-6. The original request was to rezone to Commercial General. Mr. Horner identified the location of the property and stated that it is located in the OC-20 land use category. He added that his clients took over the business in 1983 and turned it into an auto parts repair and tire shop. Today, it is only an auto parts store known as Wimauma Auto Parts. He referred to their limited hours of operation and stated that there are only four employees. Staff originally had objections to the existing driveway to the south and the existing storage trailers on-site. The applicant has agreed to close the access to the south to Camp Street and to remove the trailers on-site. Mr. Horner showed photos of the property and the fence that was installed by the applicants to cut off the access to the south.

Hearing Master Finch asked Mr. Horner if the request was for all uses permitted in the CG zoning district. Mr. Horner replied yes.

Mr. Chris Grandlienard, Development Services staff, testified regarding the County's staff report. Mr. Grandlienard stated that the request is to rezone the property from RSC-6 to Commercial General-Restricted. He identified the location of the property and stated that the Future Land Use category is OC-20. The purpose of the rezoning is to allow for the future development and expansion of an existing auto parts store, mechanic business. He added that the area is commercial to the north and residential to the south. To the east is a convenience store and there is residential land uses to the west. Mr. Grandlienard stated that the Planning Commission had concerns regarding the existing access to Camp Street and also the existing on-site storage trailers. The applicant offered restrictions to remove the trailers and eliminate the access to Camp Street. Based upon the restrictions, staff support the rezoning request.

Ms. Yeneka Mills, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Mills stated that the subject property is within the Office Commercial-20 Future Land Use classification, the Urban Service Area and the Wimauma Village Community Planning Area. Ms. Mills testified that the request meets Policy 1.4 regarding compatibility with the surrounding area. She added that the request aligns with the goal of the Wimauma Village Plan which designates State Road 674 as a commercial corridor. Ms. Mills stated that staff found the rezoning request meets the intent of Objective 8 and Policies 8.1 and 8.2 regarding consistency with the Future Land Use Map. The proposed restrictions that the open storage will be removed and the access to the south will be closed results in a finding by the Planning Commission that the proposed rezoning consistent with the Future of Hillsborough Comprehensive Plan.

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

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

County staff and Mr. Horner did not have additional comments.

The hearing was then concluded.

### **EVIDENCE SUBMITTED**

Mr. Horner submitted a letter from the property owner and property photo regarding the recently installed fence on-site into the record.

## PREFACE

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

## FINDINGS OF FACT

1. The subject property is 0.43 acres in size and is currently zoned Residential Single-Family Conventional-6 (RSC-6) and is designated Office Commercial-20 (OC-20) by the Comprehensive Plan. The property is located within the Urban Service Area and the Wimauma Community Plan.
2. The applicant is requesting a rezoning to the Commercial General-Restricted (CG-R) zoning district. The intent of the rezoning is to permit the future development and expansion of an existing auto parts store which has been in existence since 1983.
3. The proposed Restrictions require the removal of the on-site storage trailers and the elimination of the existing access to the south (Camp Street). It is noted that the requested Restrictions pertain to site conditions and do not limit the land uses permitted under the CG zoning district.
4. The Planning Commission staff supports the request and found that the request is consistent with Policy 1.4 regarding compatibility with the surrounding area. Staff also found the request aligns with the goal of the Wimauma Village Plan which designates State Road 674 as a commercial corridor. The rezoning request meets the intent of Objective 8 and Policies 8.1 and 8.2 regarding consistency with the Future Land Use Map. Finally, Planning Commission staff found that the proposed restrictions regarding the removal of the open storage and the closure of the access to the south resulted in a finding of consistency with the Future of Hillsborough Comprehensive Plan.
5. The applicant's representative testified that the property owners also own the northern portion of the property which is currently zoned CG. The surrounding properties include a convenience store to the east as well as residential development to the west and south.
6. No testimony in opposition was provided at the Zoning Hearing Master hearing.

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

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

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

### **CONCLUSIONS OF LAW**

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

### **SUMMARY**

The applicant is requesting a rezoning to the CG-R zoning district. The property is 0.43 acres in size and is currently zoned RSC-6 and designated OC-20 by the Comprehensive Plan. The property is located in the Urban Service Area and the Wimauma Community Plan.

The property owner also owns the property to the north which is currently zoned CG. The intent of the rezoning is to allow the future development and expansion of an existing auto parts store which has been in existence since 1983.

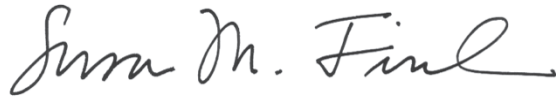
The property owners have agreed to Restrictions to remove the existing on-site storage trailers and close the access to the south (Camp Street).

The Planning Commission found the request compatible with the surrounding area given the agreed upon Restrictions and consistent with the Comprehensive Plan.

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

## RECOMMENDATION

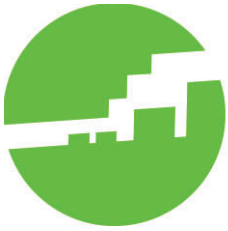
Based on the foregoing, this recommendation is for **APPROVAL** of the CG-R rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above.

A handwritten signature in black ink that reads "Susan M. Finch". The signature is written in a cursive style with a large initial 'S' and a long, sweeping tail.

**Susan M. Finch, AICP  
Land Use Hearing Officer**

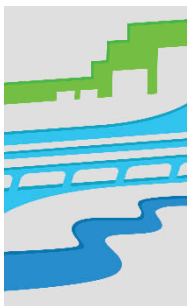
**Date January 05, 2022**





**Hillsborough County  
City-County  
Planning Commission**

<b>Unincorporated Hillsborough County Rezoning</b>	
<b>Hearing Date:</b> December 13, 2021  <b>Report Prepared:</b> December 2, 2021	<b>Petition: RZ 22-0069</b>  <b>5801 State Road 674</b>  Southeast quadrant of the State Road 674 and 4th Street intersection
<b>Summary Data:</b>	
<b>Comprehensive Plan Finding:</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use:</b>	Office Commercial-20 (OC-20) (20du/ac, 0.75 FAR)
<b>Service Area</b>	Urban
<b>Community Plan:</b>	Wimauma Village Community Plan
<b>Requested Zoning:</b>	Commercial General (CG) and Residential Single-Family Conventional-6 (RSC-6) to Commercial General- Restrictions (CG-R)
<b>Parcel Size (Approx.):</b>	0.89 +/- acres (38,768.4 square feet)
<b>Street Functional Classification:</b>	674 HWY- <b>State Principal Arterial</b> 4 <sup>th</sup> Street- <b>Local</b> Camp Street- <b>Local</b>
<b>Locational Criteria</b>	N/A
<b>Evacuation Zone</b>	None



## **Context**

- The subject site is located at the southeast quadrant of the State Route 674 and 4th Street intersection, north of Camp Street, east of US 301, southwest of Balm-Wimauma Road, west of Scaffold Road and Railroad Street.
- The subject site is located within the Urban Service Area and is within the limits of the Wimauma Community Plan, specifically within the Village Town Center.
- The applicant is requesting a rezoning from Commercial General (CG) and Residential Single-Family Conventional-6 (RSC-6) to Commercial General-Restrictions (CG-R) for the purpose of expanding the currently existing commercial uses on site.
- The south portion of the property is currently vacant and the north portion is occupied by the Wimauma Auto Parts Store and Service, which is considered light commercial use. The property abuts RSC-6 and Residential, Multi-Family Conventional-12 (RMC-12) zoning districts to the south and southeast, to the north, east and northeast are also light commercial uses which has several restaurants, two supermarkets, and a convenient store with gas station. To the west, and northwest is a combination of light commercial and public/quasi-public institutions which has two churches and a restaurant. To the southwest, south and southeast is single-family residential uses.
- The subject property is located in the Office Commercial-20 (OC-20) Future Land Use category and abuts OC-20 FLU to the north, northeast, northwest, east, and west. Residential-6 (Res-6) abuts the property to the south, southeast, and southwest

### **Compliance with Comprehensive Plan:**

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

## **FUTURE LAND USE ELEMENT**

### ***Urban Service Area***

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

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

### ***Land Use Categories***

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

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

**Policy 8.2:** *Each potential use must be evaluated for compliance with the goals, objectives, and policies of the Future Land Use Element and with applicable development regulations.*

### **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.*

### **Discouraging Strip Commercial Development**

**Objective 23:** *To maintain the vehicular capacity of public roads, the County discourages linear ("strip") non-residential development patterns and the multiple access points which accompany such linear neighborhood serving commercial development.*

### **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 16.2:** *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.*

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

### **Community Design Component**

#### **5.0 NEIGHBORHOOD LEVEL DESIGN**

##### **5.1 COMPATIBILITY**

**GOAL 12:** *Design neighborhoods which are related to the predominant character of the surroundings.*

**OBJECTIVE 12-1:** *New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE policy 1.4) with the established character of the surrounding neighborhood.*

## Livable Communities Element: Wimauma Village Plan

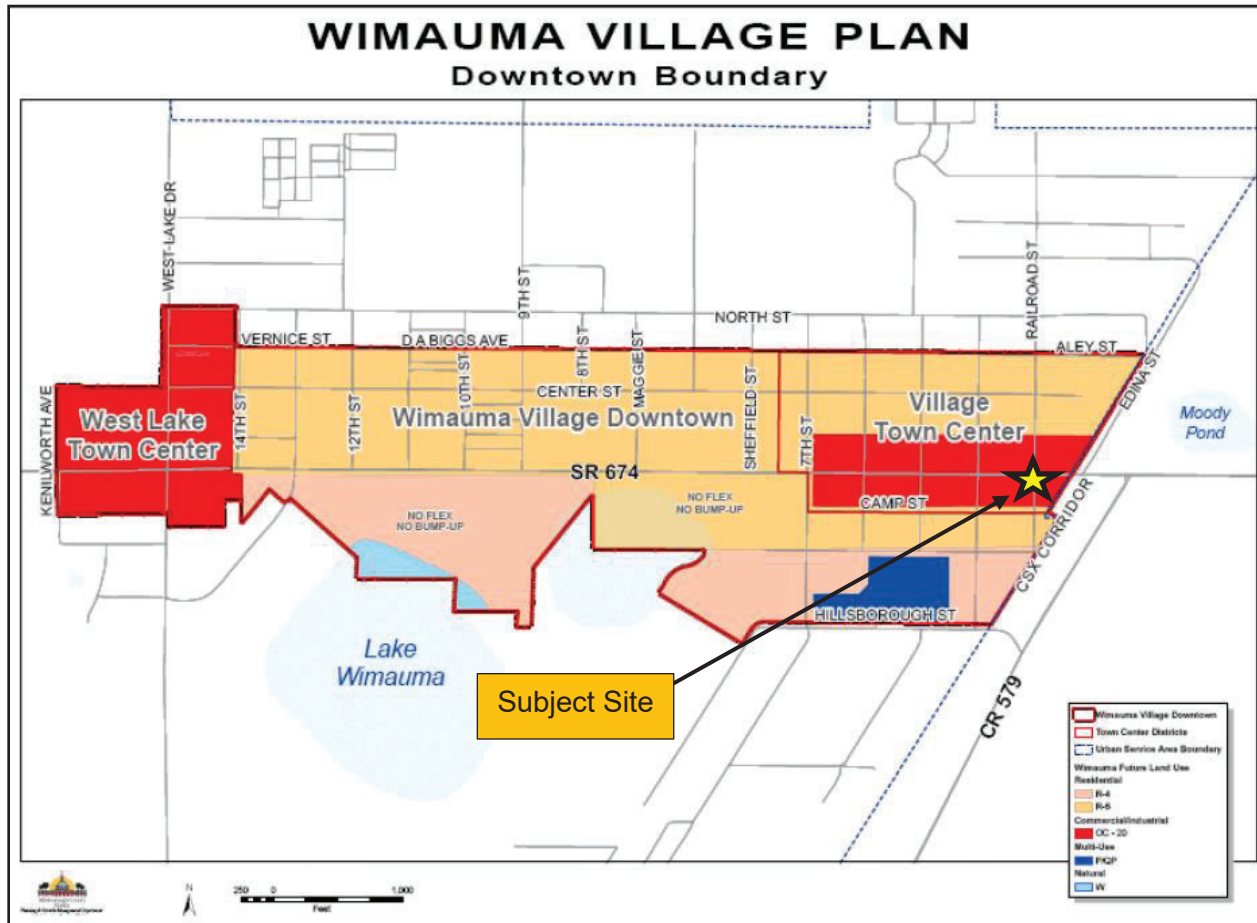


Figure 1 Wimauma Village Plan

### Goals and Implementation Strategies

3. **Wimauma Village Downtown Plan** – Revitalize the Wimauma Village Downtown by developing a downtown master plan to enhance the appearance of the district, and promote business growth. The Working Committee defined the boundaries of the Wimauma Village Downtown Plan on February 20, 2006 as: Center Street to the north; Hillsborough Street to the south; Kenilworth Avenue on the west and the CSX Rail Road corridor on the east. To ensure that standards for both block faces of each street are identical, the actual boundaries conform to property lines and or service alleys. The Wimauma Village Downtown Plan shall include:

- Planting trees, providing bike paths & pedestrian friendly development
- Creating an overlay district or special zoning district to implement the plan
- Maintaining the existing grid system
- Connecting development to the proposed Greenway system

- *Encouraging alternative development patterns to the north of SR-674 to promote greater pedestrian interaction and reduce truck conflicts*
  - *Encouraging the implementation of traffic calming and Florida-friendly landscape features in the Wimauma Village Downtown*
  - *Maintaining the historic character*
  - *An architectural theme for downtown*
  - *Encouraging developments along SR-674 to adhere to “Design Guidelines” that include reduced building setbacks, courtyards, pedestrian friendly sidewalks, parking to the rear, accommodating parking spaces for larger than standard vehicles, etc.*
  - *Establishing a “Lighting District” with specific fixture styles*
  - *Sidewalks*
4. **Economic Development** – *Provide opportunities for business growth and jobs in the Wimauma community*
- *Expand the commercial core north and south of SR-674 within the Urban Service Area - (Refer to the Wimauma Village Downtown borders defined by the Working Committee on February 20, 2006)*
  - *Create a Light Industrial and Office district along SR-674, east of the CSX Rail Road corridor to the intersection of Balm-Wimauma Road*
7. **Safety** – *Create a safer environment for the Wimauma Community*
- *Locate more officers in the Wimauma Village Downtown area in order to provide greater presence/visibility of law enforcement. Relocate Sheriff’s Office to Wimauma Village Downtown.*
  - *Construct sidewalks on both sides of SR-674 within the USA portion of Wimauma Village.*
  - *Encourage the use of energy efficient street lights and down-lighting to preserve the rural character.*
  - *Establish a street “Lighting District” throughout the USA portion of Wimauma Village.*
  - *Discourage waivers to required sidewalks • Construct sidewalks in existing neighborhoods with priority given to neighborhoods closest to schools.*

**Staff Analysis of Goals, Objectives and Policies:**

The applicant is requesting to rezone the subject site from Residential, Single-Family Conventional-6 (RSC-6) to Commercial General-Restrictions (CG-R) for the expansion of the existing auto parts store and auto service to the southern portion of the properties. The proposed rezoning meets the intent of Objective 1 of the Future Land Use Element of

the Comprehensive Plan by providing growth in the Urban Service Area. The proposed rezoning also meets the intent of Policy 1.4 as it is compatible with the surrounding area that has CG zoning with general commercial uses. The south portion of the property is currently vacant and the north portion is occupied by the Wimauma Auto Parts Store and Service, which is considered light commercial use. The area is characterized with light commercial uses mostly consistency of retail, restaurants and quasi-public uses.

According to Policy 1.4 *“Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.”* In this case, a rezoning from RSC-6 and CG to CG-R would align with the goal and character of the area as the Wimauma Village Plan, which designates a long commercial corridor along SR 674 (see figure 1 and 2).

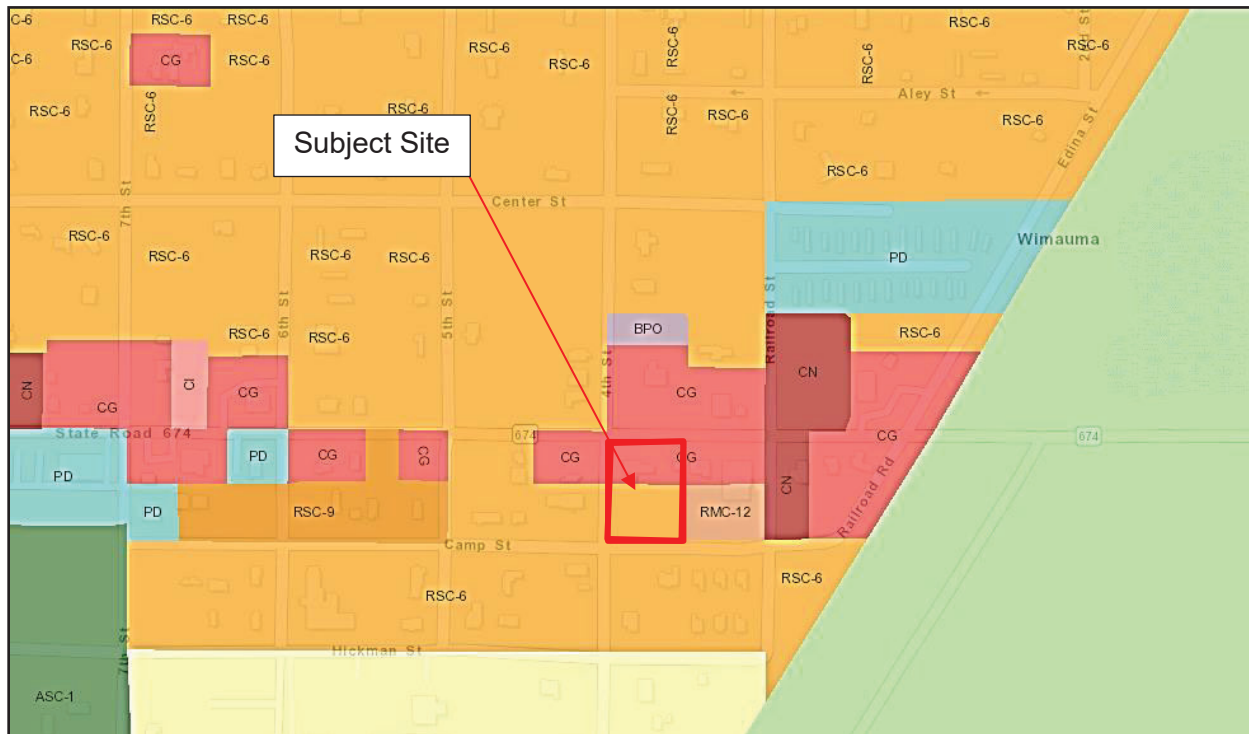


Figure 2- Zoning Context Map

The proposed rezoning meets the intent of Objective 8 and Policies 8.1 and 8.2 that require proposed land uses to meet the intent of the Future Land Use Map designations and the goals objectives and policies of the Comprehensive Plan. The subject site’s Future Land Use (FLU) category is OC-20 and CG zoning district is permitted in the OC-20 FLU category as defined in Appendix A of the FLUE. Objective 9 and Policy 9.2 require that all developments be consistent with the Plan and meet all Land Development Regulations in Hillsborough County. The proposed automotive uses are permitted in proposed zoning and FLU category. The property currently has outdoor storage, which is not consistent with the OC-20 FLU and CG zoning. A restriction is placed on this approval for the removal of outdoor storage prior to site development approval. Any additional uses conforming to the CG zoning standards will be permitted as per the direction of the Development Services Department of Hillsborough County.

The subject site meets the intent of Objective 16 and Policies 16.2 and 16.3 regarding the protection of adjacent land uses through various buffering and mitigation measures. The subject site has existing commercial use to the north property boundary and is vacant to the southern half. The intent of the rezoning is to expand the commercial use to the south. The property is located to the south of SR 674, and as previously mentioned the Wimauma Village community plan has this area designated as suitable for commercial use. The property has frontage along three roads, SR 674, 4th Street and Camp Street and to the south of the property is a residential neighborhood. A restriction is placed to prohibit access to Camp Street to preserve the character of neighborhoods from intrusive uses.

The request with the restrictions for no access to Camp Street and the removal of outdoor storage prior to site development is consistent with the Wimauma Village Plan goals 3, 4 and 7. The request is expanding commercial uses that align with the Community Plan and proposed restrictions help separate uses minimizing impacts. The property is located 0.18 miles to the north of Wimauma elementary school and has existing sidewalks to the north and to the west which is identified as a desired feature to enhance public safety and priorities for properties located near a school.

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

#### **Recommendation**

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



# HILLSBOROUGH COUNTY FUTURE LAND USE RZ 22-0069

Rezonings

<all other values>

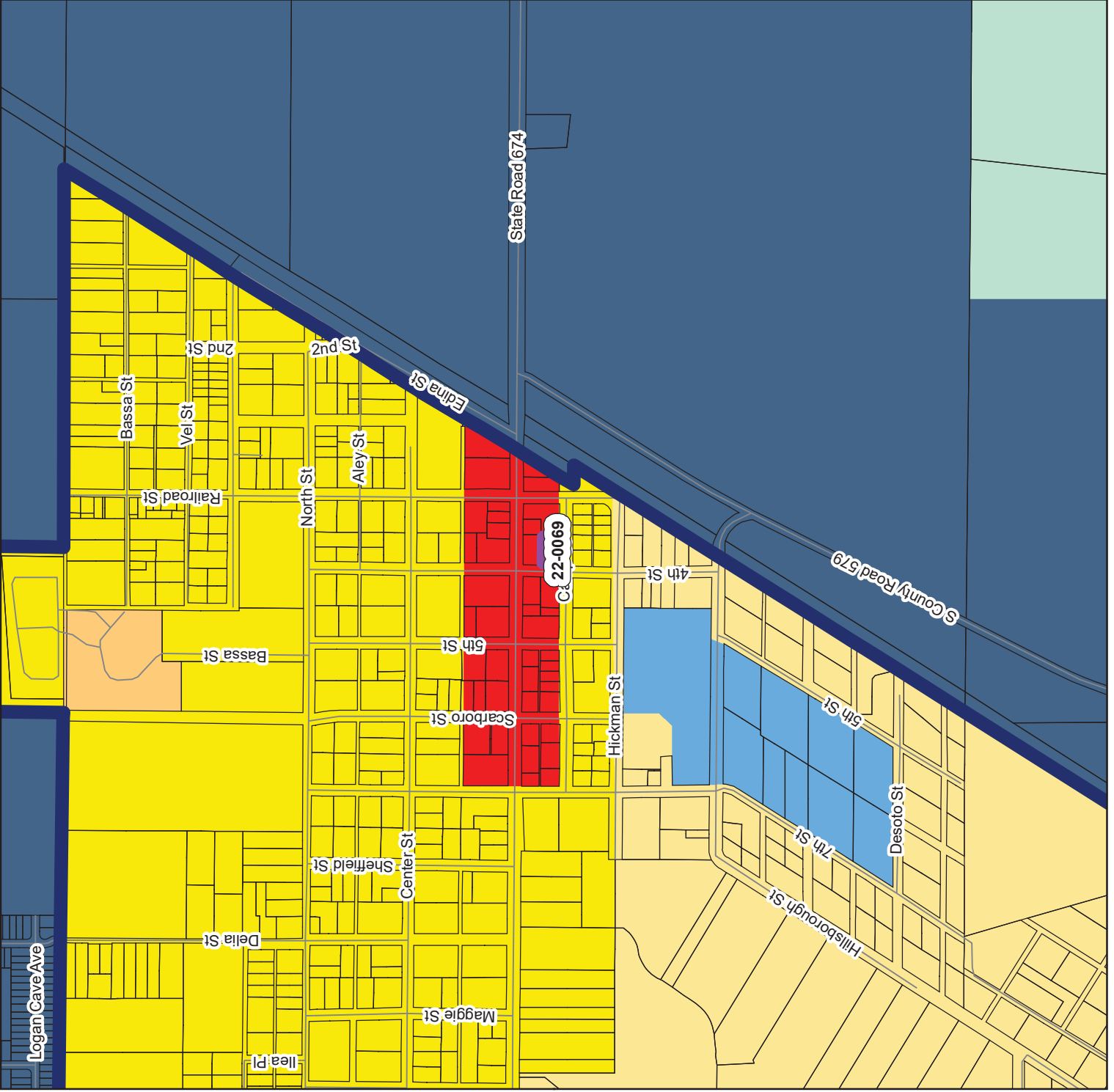
**STATUS**

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

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

DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. All other data is for informational purposes only and does not constitute an official City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, visit the appropriate website.

Map Printed from Rezoning System: 11/29/2021  
 Author: Beverly F. Daniels  
 File: G:\Rezoning\System\MapProjects\HC\Gis\ReZoning - Copy.mxd





# **AGENCY COMMENTS**

## AGENCY REVIEW COMMENT SHEET

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

**DATE:** 11/30/2021  
**AGENCY/DEPT:** Transportation  
**PETITION NO.:** STD 22-0069

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

### REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 2,327 average daily trips, 101 trips in the a.m. peak hour, and 78 trips in the p.m. peak hour.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.
- Transportation Review Section staff has no objection to the proposed rezoning.

### PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels totaling +/- 0.89 acres from Commercial General (CG) and Residential Single-Family Convention - 6 (RSC-6) to Commercial General (CG). The site is located on the south east corner of the intersection of SR 674 and 4<sup>th</sup> St. The Future Land Use designation of the site is Office Commercial - 20 (OC-20).

#### *Trip Generation Analysis*

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

#### **Approved Zoning:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG, 5,400 sf Super Convenience Market/Gas Station (ITE Code 960)	4,523	449	374
RSC-6, 3 single family dwelling units (ITE Code 210)	28	2	3
<b>Total:</b>	<b>4,551</b>	<b>451</b>	<b>377</b>

**Proposed Zoning:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG, 5,400 sf Super Convenience Market/Gas Station (ITE Code 960)	4,523	449	374
CG, 5,000 sf Fast-Food Restaurant with Drive Though Window (ITE code 934)	2,355	201	163
<i>Subtotal:</i>	6,878	650	537
<i>Less Internal Capture:</i>	<i>Not Available</i>	0	0
<i>Passerby Trips:</i>	<i>Not Available</i>	98	82
<b><i>Net External Trips:</i></b>	<b>6,878</b>	<b>552</b>	<b>455</b>

**Trip Generation Difference:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference:</b>	<b>+2,327</b>	<b>+101</b>	<b>+78</b>

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 2,327 average daily trips, 101 trips in the a.m. peak hour, and 78 trips in the p.m. peak hour.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site has frontage on State Road 674 (SR 674), 4<sup>th</sup> Street and Camp Street. State Road 674 is a 2-lane, undivided, FDOT maintained, Principal Arterial roadway. Along the project frontage, the roadway lies within a +/- 80-foot wide right-of-way. There is no sidewalk on the south side of SR 674 in front of the project site. There are bike lanes on both sides of SR 674 in the vicinity of the proposed project. 4<sup>th</sup> street and Camp St. are both 2 lane, undivided, Hillsborough County maintained, local roadways. Camp St. has sidewalks on the south side without any bike lanes. 4<sup>th</sup> street has sidewalks along the western side with no bike lanes.

State Road 674 is included as a 4-lane roadway in the Hillsborough County Corridor Preservation Plan.

**SITE ACCESS**

It is anticipated the site will have access to State Road 674. As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.

**ROADWAY LEVEL OF SERVICE**

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
SR 674	US HWY 301	CR 579	D	C

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

Transportation Comment Sheet

**3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)**

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
State Road 674	FDOT Principal Arterial - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
4 <sup>th</sup> 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
Camp 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	4,551	451	377
Proposed	6,878	552	455
Difference (+/-)	+2,327	+101	+78

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

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

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

4.0 Additional Site Information & Agency Comments Summary

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

**COMMISSION**

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



**DIRECTORS**

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

**AGENCY COMMENT SHEET**

REZONING	
<p><b>HEARING DATE:</b> 12/13/2021</p> <p><b>PETITION NO.:</b> 22-0069</p> <p><b>EPC REVIEWER:</b> Sarah Hartshorn</p> <p><b>CONTACT INFORMATION:</b> (813) 627-2600 X 1237</p> <p><b>EMAIL:</b> hartshorns@epchc.org</p>	<p><b>COMMENT DATE:</b> 11/22/2021</p> <p><b>PROPERTY ADDRESS:</b> 808 4th St, 5801 674 Hwy, Wimauma, FL 33598</p> <p><b>FOLIO #:</b> 0792290000 , 0792290500</p> <p><b>STR:</b> 10-32S-20E</p>
<p><b>REQUESTED ZONING:</b> CG and RSC-6 to CG</p>	
FINDINGS	
<p><b>WETLANDS PRESENT</b></p> <p><b>SITE INSPECTION DATE</b></p> <p><b>WETLAND LINE VALIDITY</b></p> <p><b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b></p>	<p>NO</p> <p>NA</p> <p>NA</p> <p>No wetlands apparent per aerial review</p>
<p><b>INFORMATIONAL COMMENTS:</b></p> <p>On November 22, 2021 The Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite.</p> <p>Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a “WDR30 - Delineation Request Application”. Once approved, the formal wetland delineation would be binding for five years.</p>	

Sjh/mst



*Florida Department of Transportation*

RON DESANTIS  
GOVERNOR

11201 N. McKinley Drive  
Tampa, FL 33612

KEVIN J. THIBAUT  
SECRETARY

**MEMORANDUM**

DATE: October 28, 2021

TO: Rosa Timoteo, Hillsborough County

FROM: Lindsey Mineer, FDOT

COPIES: Richard Perez, Hillsborough County  
Daniel Santos, FDOT  
Joel Provenzano, FDOT  
Mecale' Roth, FDOT  
Michael D Horner, AICP

SUBJECT: PRS 22-0069, 5801 SR 674 and 808 4th St, Wimauma

This project is on a state road, SR 674. 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.

Also, please be aware this property is within an ongoing county initiated Wimauma Community planning overlay that may affect the subject property.

It is recommended that the applicant meet with FDOT before zoning approval. Pre-application meetings, virtual or in person, 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](mailto:Mecale.Roth@dot.state.fl.us)  
813-612-3237

Thank you for the opportunity to comment.

END OF MEMO

[www.fdot.gov](http://www.fdot.gov)

**AGENCY REVIEW COMMENT SHEET**

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

**DATE: 27 Oct 2021**

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

**APPLICANT: Michael Horner**

**PETITION NO: RZ-STD 22-0069**

**LOCATION: 808 4<sup>th</sup> St. Wimauma, FL 33598**

**FOLIO NO: 79229.0500 & 79229.0000 (PORTION)**

**SEC: 10 TWN: 32 RNG: 20**

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

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





# **VERBATIM TRANSCRIPT**

HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

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

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ZONING HEARING MASTER HEARING  
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:           SUSAN FINCH  
                  Land Use Hearing Master

DATE:             Monday, December 13, 2021

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

PLACE:            Cisco Webex

Reported By:

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

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HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS  
  
ZONING HEARING MASTER HEARINGS  
December 13, 2021  
ZONING HEARING MASTER: SUSAN FINCH

C3:

Application Number: RZ-STD 22-0069  
Applicant: Phillip W & Mary J Broughton  
Location: NE corner of Camp St. & 4th St.  
Folio Number: 079229.0000 & 079229.0500  
Acreage: 0.43 acres, more or less  
Comprehensive Plan: OC-20  
Service Area: Urban  
Existing Zoning: RSC-6  
Request: Rezone to CG-R

\*\*Note: Words in brackets [...] are a suggestion only  
for what the speaker may have incorrectly  
stated.

1 MR. GRADY: The next item is agenda item  
2 C-3, Rezoning 22-0069. The applicant is Phillip W.  
3 and Mary J. Broughton. The request is to rezone  
4 from Residential Single-Family-6 to Commercial  
5 General with Restrictions.

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

8 HEARING MASTER FINCH: Good evening.

9 MR. HORNER: Good evening, Ms. Finch.  
10 Again, for the record, Michael Horner, 14502 North  
11 Dale Mabry Highway, Tampa, 33618, representing the  
12 owners and applicants, Phillip and Jane Broughton.

13 I'll be brief, Madam Hearing Master. This  
14 is a .90-acre site that includes both CG and RSC-6  
15 zoning. The CG is on the northern portion. We did  
16 not include that, of course. So the property  
17 that's being subject to rezoning is RSC-6. And we  
18 filed initially for a Commercial General zoning  
19 designation.

20 This is the southeast corner of State Road  
21 674 and 4th Street. This is currently the Wimauma  
22 Auto Parts store. It is in the OC-20 plan sector,  
23 which you know is one of the more intensive plan  
24 categories in Hillsborough County.

25 This has been family owned, Ms. Finch, since

1           1955. So quite a history here. It was a  
2           restaurant. It was a service station. It was a  
3           repair shop and served that community for all those  
4           years with the father and grandfather.

5                     In 1983 my clients took over the business  
6           and turned it into auto parts repair and a tire  
7           shop. Today, it's only the auto parts store, which  
8           is Wimauma Auto Parts. They have limited hours,  
9           Monday through Thursday, 7:00 to 6:00; Saturday,  
10          7:00 to 3:00. They're closed on Sunday. There are  
11          only four employees.

12                    Staff essentially indicated they had two  
13          objections or concerns. I should say objections.  
14          One was there's an existing access driveway on the  
15          south, which is a connection here. This is 674.  
16          This is the subject site. This is the subject  
17          rezoning area. They own the entire quadrant.

18                    The second concern expressed was their are  
19          storage trailers on this property. Those trailers  
20          are located right here. There's four of them.  
21          It's my understanding that those storage trailers  
22          have been there for almost 30 years.

23                    Understand from my clients that Code  
24          Enforcement approached them some years ago. They  
25          were advised at how long they were there. Did some

1 record checking and said no worries, no violations,  
2 but I couldn't find a formal NCU approval. So  
3 staff was concerned. Obviously, open storage is  
4 not a permitted use in the CG zoning district.

5 So we have agreed to two conditions, and we  
6 have formally amended, and I do so before you  
7 tonight to the CG-Restricted district, and those  
8 two conditions or restrictions are that we close  
9 off that access to Camp Street, which exists right  
10 here. And the second is that those trailers be  
11 removed prior to any formal site plan being filed  
12 for development review.

13 My clients, I spoke with them. They are in  
14 agreement to those conditions. That now allows us  
15 to have unanimous recommendations of approval and  
16 consistency from the Planning Commission.

17 I don't believe we have any opposition or  
18 any objections. My clients have been long-standing  
19 business people down in the Wimauma community. The  
20 OC-20 corridor designation, Ms. Finch, essentially  
21 replicates the downtown Wimauma corridor.

22 And here is 674, and here's our client's  
23 site right here. This is 4th Street. So we are  
24 right -- they are right in the middle of the  
25 downtown business district of Wimauma.

1           There's no commercial locational criteria,  
2           as you know, in OC-20. We have a number of  
3           abutting uses. Convenience stores, commercial  
4           uses. You can see on the eastern side what they  
5           actually have commercial uses extending into the  
6           RSC-6 similar to our storage trailers.

7           And there's also a pending widening of State  
8           Road 674 by DOT, which creates a real constraint on  
9           the front. So ultimately, the highest and best use  
10          of this building will be to construct further to  
11          the south.

12          So with that -- in fact, if you go out there  
13          tonight -- excuse me, if you go out there in your  
14          review, tonight I just received photographs. My  
15          clients were so concerned that they ran out  
16          yesterday, and they put up the chain-link fence.  
17          This is facing north. This is Camp Street.

18          So they took that obligation very seriously  
19          and constructed that fence to preclude that access  
20          connection. So with those amendments and agreement  
21          with those conditions, ask for your support. Happy  
22          to answer any questions.

23                 HEARING MASTER FINCH: Just a quick one.  
24                 To -- is the request to have all of CG uses or only  
25                 the auto part store?

1 MR. HORNER: Yeah. The CG stays on the auto  
2 part store. So CG --

3 HEARING MASTER FINCH: It would be every  
4 use. Just to -- it could be something else in the  
5 future?

6 MR. HORNER: That's correct.

7 HEARING MASTER FINCH: I just wanted to  
8 ask --

9 MR. HORNER: For flexibility purposes,  
10 that's correct.

11 HEARING MASTER FINCH: Okay. Thank you so  
12 much. I appreciate it.

13 All right. We will go to Development  
14 Services.

15 MR. GRANDLIENARD: Good evening.

16 HEARING MASTER FINCH: Good evening.

17 MR. GRANDLIENARD: I'll bring it up. Okay.  
18 Good evening. Chris Grandlienard, Development  
19 Services, presenting Application 22-0069.

20 It's zoning -- rezoning single --  
21 Residential Single-Family Conventional-6 to  
22 Commercial General-Restricted zoning district. The  
23 location is at 808 4th Street and 5801 State Road  
24 674 in Wimauma, which is located on the northeast  
25 corner of Camp Street and 4th Street. And it's in



1 the Urban Service Area, and it's located within the  
2 Wimauma Community Plan.

3 The Future Land Use designation is OC-20.  
4 Directly to the south is R-6. Again, I mentioned  
5 it's currently Residential Single-Family-6.  
6 Immediately to the north is also CG. Immediately  
7 to the south is RSC-6. Zoning districts to the  
8 east, RMC-12 and CG, and zoning district  
9 immediately to the west is RSC-6.

10 The surrounding zoning and development  
11 pattern consists of commercial to the north and  
12 single-family residential to the south. The  
13 subject parcels are directly adjacent to a  
14 convenience store property to the east zoned CG and  
15 RMC-12.

16 The purpose of the rezoning is to allow for  
17 the future development expansion of an existing  
18 auto supply store, mechanic business. The site is  
19 located at 808 West 4th Street, which is at the  
20 northeast corner of Camp Street and 4th Street.

21 The parcel is located in an area comprised  
22 of commercial to the north and residential to the  
23 south. To the east is a convenience store that  
24 will provide CG and RMC-12 zoning. To the west is  
25 single-family residential, the zoned RSC-20 Future

1 Land Use.

2 The Planning Staff has concerns regarding  
3 the proposed access to Camp Street. Staff believes  
4 that the proposed access would change the character  
5 of the neighborhood and not allow for the  
6 separation of uses.

7 Per the Future Land Use Element Policy 16.5,  
8 development of higher intensity nonresidential land  
9 uses that are adjacent to development of higher  
10 intensity -- nonresidential land uses that are  
11 adjacent to established neighborhoods shall be  
12 restricted to collectors and arterials and to  
13 locations external to establish developing  
14 neighborhoods.

15 Staff also has concerns regarding existing  
16 open storage on-scene. This use is not allowed per  
17 the CG zoning district and not envisioned in the  
18 Wimauma Village Community Plan.

19 The applicant has offered restrictions to  
20 mitigate these compatibility concerns. The prior  
21 to site development plan approval, the applicant  
22 shall remove the existing trailer storage vehicles  
23 and -- from this site prior to any building permit  
24 issuance for the subject property under CG zoning.

25 This proposed zoning or proposed building

1 will be used to store those items and will extend  
2 south of the existing building. (Audio out) for  
3 any CG operation of this establishment. Cones will  
4 be utilized immediately with formal fencing  
5 proposed across the subject property line, which  
6 you saw that the applicant has done already with  
7 the picture showed by Mr. Horner.

8 After the submittal of the proposed  
9 restrictions by the applicant and the Planning  
10 Commission, we have found the proposed use  
11 consistent with the Comprehensive Plan. We concur  
12 with the assessment.

13 It's Rezoning RSC-6 CG-R. Based on the  
14 official Office Commercial-20 Future Land Use  
15 classification, the surrounding zoning and  
16 development pattern, and the proposed uses for the  
17 CG-Restricted zoning district, the staff finds the  
18 request approvable with the restrictions already  
19 noted.

20 I'll be glad to answer any questions you  
21 might have.

22 HEARING MASTER FINCH: I don't have any  
23 questions at this time. Thank you so much.

24 Planning Commission, please.

25 MS. MILLS: Yeneka Mills, Planning

1 Commission staff.

2 The subject property is located within the  
3 Office Commercial-20 Future Land Use  
4 classification, the Urban Service Area, and the  
5 Wimauma Village Community Planning Area.

6 The proposed rezoning meets the intent of  
7 Policy 1.4 as it is compatible with the surrounding  
8 area that has Commercial General zoning with  
9 Commercial General uses. The south portion of the  
10 property is currently vacant and the north portion  
11 is occupied by the Wimauma Auto Parts store and  
12 service.

13 The area is characterized with like  
14 commercial uses mostly consisting of retail,  
15 restaurants, and quasi-public uses. The rezoning  
16 from RSC-6 to CG-R would align with the goal and  
17 character of the area as a Wimauma Village Plan  
18 which designates along State Road 674 as a  
19 commercial corridor.

20 The proposed rezoning meets the intent of  
21 Objective 8, 8.1, and 8.2 of the Future Land Use  
22 Element that require proposed land uses to meet the  
23 intent of the Future Land Use Map.

24 The subject Future Land Use classification  
25 being Office Commercial-20 and CG zoning district

1 is permitted within that Future Land Use  
2 classification according to Appendix A within the  
3 Future Land Use Element.

4 The property currently has open storage. A  
5 restriction has been placed on approval whether  
6 removal of the outdoor storage prior to site  
7 development.

8 The subject site meets the intent of  
9 Objective 16, Policy 16.2, and 16.3 regarding the  
10 protection of adjacent land uses through various  
11 buffering and screening measures. The subject site  
12 has existing commercial uses to the north property  
13 boundary and is vacant to the south.

14 The intent of the rezoning is to expand the  
15 commercial use to the south. The property is  
16 located -- located to the south of 674 and as  
17 previously mentioned, the Wimauma Village Community  
18 Plan has this area designated suitable for  
19 commercial.

20 The request with the restrictions and no  
21 access to Camp Street and removal of outdoor  
22 storage prior to site development is consistent  
23 with the Wimauma Village Plan goals 3, 4, and 7.  
24 The request is expanding commercial uses that align  
25 with the community plan.

1           And based on those considerations, Planning  
2           Commission staff found the proposed rezoning  
3           consistent with the Future of Hillsborough subject  
4           to restrictions proposed by Development Services  
5           Department. Thank you.

6           HEARING MASTER FINCH: Thank you.

7           All right. Is there anyone in the room or  
8           online that would like to speak in support?

9           Seeing no one, anyone in opposition to this  
10          request? I see no one.

11          Mr. Grady, anything else?

12          MR. GRADY: Nothing further.

13          HEARING MASTER FINCH: All right.

14          Mr. Horner, you have the last word if you'd like  
15          it. All right. Thank you.

16          Then with that, we'll close  
17          Rezoning 22-0069.

18          Any word on the prior case with no  
19          applicant?

20          MR. GRADY: Not at this point.

21          HEARING MASTER FINCH: All right. Keep that  
22          on hold and move on.

23

24

25



**EXHIBITS SUBMITTED  
DURING THE ZHM HEARING**

SIGN-IN SHEET: RFR, ZHM PHM, LUHO

DATE/TIME: 12/13/2021

HEARING MASTER: Susan Finch

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

APPLICATION # <b>RZ 21-0222</b>	PLEASE PRINT NAME <u>M.D. FORNER</u>
	MAILING ADDRESS <u>14500 N. LACE MARY AVE.</u>
	CITY <u>T</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>90-3575</u>

APPLICATION # <b>RZ 21-0222</b>	PLEASE PRINT NAME <u>MICHAEL YATES</u>
	MAILING ADDRESS <u>PAUL TRAFFIC 400 N Tampa St, 15th FL</u>
	CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-359-8341</u>

APPLICATION # <b>RZ 21-0222 VS</b>	PLEASE PRINT NAME <u>Rebecca Williams</u>
	MAILING ADDRESS <u>5321 Watson Rd</u>
	CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE _____

APPLICATION # <b>RZ 21-1208</b>	PLEASE PRINT NAME <u>William Molloy</u>
	MAILING ADDRESS <u>325 S Blvd</u>
	CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33206</u> PHONE <u>813-251-7157</u>

APPLICATION # <b>RZ 22-0069</b>	PLEASE PRINT NAME <u>M.D. FORNER</u>
	MAILING ADDRESS <u>14500 N. LACE MARY AVE.</u>
	CITY <u>T</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>90-3575</u>

APPLICATION # <b>RZ 22-0070</b>	PLEASE PRINT NAME <u>M.D. FORNER, AICF</u>
	MAILING ADDRESS <u>14500 N. LACE MARY AVE.</u>
	CITY <u>T</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>90-3575</u>



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

PAGE 2 OF 4

DATE/TIME: 12/13/2021

HEARING MASTER: Susan Finch

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

<p>APPLICATION # <b>RZ 21-0626</b></p>	<p>PLEASE PRINT NAME <u>FRANCISCO D. OTERO-BRISQ</u></p> <p>MAILING ADDRESS <u>13014 N. DALE MARY HWY #626</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33613</u> PHONE <u>813-517-6828</u></p>
<p>APPLICATION # <b>MM 21-0884</b></p>	<p>PLEASE PRINT NAME <u>John Grandoff</u></p> <p>MAILING ADDRESS <u>3700 Bayly Avenue Area</u></p> <p>CITY <u>Tam</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>227-8445</u></p>
<p>APPLICATION # <b>MM 21-0884</b></p>	<p>PLEASE PRINT NAME <u>Maia L. Alvarez-Garcia</u></p> <p>MAILING ADDRESS <u>6920 Silver Sage Cr.</u></p> <p>CITY <u>Tampa</u> STATE <u>F</u> ZIP <u>33609</u> PHONE <u>813 749-5620</u></p>
<p>APPLICATION # <b>MM 21-0884</b></p>	<p>PLEASE PRINT NAME <u>HUNG PHAM</u></p> <p>MAILING ADDRESS <u>6929 SILVER SAGE CIR</u></p> <p>CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>727-336-9056</u></p>
<p>APPLICATION # <b>MM 21-0884</b></p>	<p>PLEASE PRINT NAME <u>MARHERRIN PORTER</u></p> <p>MAILING ADDRESS <u>6906 Silver Sage Cir</u></p> <p>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>814-592-5849</u></p>
<p>APPLICATION # <b>MM 21-0884</b></p>	<p>PLEASE PRINT NAME <u>Maulik. Patel</u></p> <p>MAILING ADDRESS <u>6902- Silver Sage Cir</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>927-698-0097</u></p>

DATE/TIME: 12/13/2021HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>MM 21-0884</u>	PLEASE PRINT NAME <u>Bhadrash Pater</u> MAILING ADDRESS <u>6916 Silver Sage Cir</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>570 220-4687</u>
APPLICATION # <u>MM 21-0884</u>	PLEASE PRINT NAME <u>Hong Nhung Pham</u> MAILING ADDRESS <u>6929 Silver Sage Circle</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>(803) 873-4754</u>
APPLICATION # <u>MM 21-0884</u>	PLEASE PRINT NAME <u>maleia Storum</u> MAILING ADDRESS <u>1410 N. Westshore Blvd</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-642-4924</u>
APPLICATION # <u>MM 21-1090</u>	PLEASE PRINT NAME <u>Michael Brooks</u> MAILING ADDRESS <u>400 N. Tampa St.   Unit 1910</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE _____
APPLICATION # <u>RZ 21-1092</u>	PLEASE PRINT NAME <u>TYLER HUDSON</u> MAILING ADDRESS <u>400 N. Ashby Dr. #1100</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>21-9600</u>
APPLICATION # <u>RZ 21-1196</u>	PLEASE PRINT NAME <u>Brian Angst</u> MAILING ADDRESS <u>625 Court St. CLW, pa</u> CITY <u>CLW</u> STATE <u>FL</u> ZIP <u>33756</u> PHONE <u>727 441-8966</u>

SIGN-IN SHEET: RFR, ZHM PHM, LUHO

DATE/TIME: 12/13/2021

HEARING MASTER: Susan Finch

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

<p>APPLICATION #</p> <p><u>RZ 21-1235</u></p>	<p>PLEASE PRINT NAME <u>MICHAEL W. HOFFMAN</u></p> <p>MAILING ADDRESS <u>2651 NARMEA WAY UNIT 102</u></p> <p>CITY <u>LAND O LAKES</u> STATE <u>FL</u> ZIP <u>34638</u> PHONE <u>321-794-6465</u></p>
<p>APPLICATION #</p> <p><u>RZ 21-1341</u></p>	<p>PLEASE PRINT NAME <u>J.D. ALSABBAGH</u></p> <p>MAILING ADDRESS <u>8370 W. HILLSBOROUGH AVE #205</u></p> <p>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33615</u> PHONE <u>813 924-1704</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>
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DECEMBER 13, 2021 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, December 13, 2021, at 6:00 p.m., held virtually.

📄 Susan Finch, ZHM, calls the meeting to order and leads in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

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

C.5. RZ 22-0077

📄 Susan Finch, ZHM, announces continuation date for C.5.

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

📄 Susan Finch, ZHM, overview of ZHM process.

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

📄 Susan Finch, ZHM, Oath.

B. REMANDS

B.1. RZ 21-0222

📄 Brian Grady, Development Services, calls RZ 21-0222.

📄 Michael Horner, applicant rep, presents testimony.

📄 Susan Finch, ZHM, questions to applicant rep.

📄 Michael Yates and 📄 Michael Horner, applicant reps, answer ZHM questions and continue testimony.

📄 Steve Beachy, Development Services, staff report.

📄 James Ratliff, Development Services Transportation, staff report.

📄 Susan Finch, ZHM, questions Development Services.

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- James Ratliff, Development Services Transportation, answers ZHM.
- Yeneka Mills, Planning Commission, staff report.
- Susan Finch, ZHM, calls proponents/opponents.
- Rebecca Williams, opponent, presents testimony.
- Susan Finch, ZHM, overview of ZHM process.
- Rebecca Williams, opponent, continues testimony.
- Susan Finch, ZHM, calls Development Services.
- James Ratliff, Development Services Transportation, answers ZHM.
- Susan Finch, ZHM, calls applicant rebuttal.
- Michael Horner and Michael Yates, applicant reps, provide rebuttal.
- Susan Finch, ZHM, closes RZ 21-0222.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 21-1208

- Brian Grady, Development Services, calls RZ 21-1208.
- William Molloy, applicant rep, presents testimony.
- Sam Ball, Development Services, staff report.
- Yeneka Mills, Planning Commission, staff report.
- Susan Finch, ZHM, calls proponents/opponents.
- Susan Finch, ZHM, questions Development Services/Planning Commission.
- Sam Ball, Development Services, answers ZHM.
- Brian Grady, Development Services, statement for record.
- Yeneka Mills, Planning Commission, answers ZHM.
- Brian Grady, Development Services, answers ZHM.

DECEMBER 13, 2021 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, December 13, 2021, at 6:00 p.m., held virtually.

📄 Susan Finch, ZHM, calls the meeting to order and leads in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

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

C.5. RZ 22-0077

📄 Susan Finch, ZHM, announces continuation date for C.5.

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

📄 Susan Finch, ZHM, overview of ZHM process.

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

📄 Susan Finch, ZHM, Oath.

B. REMANDS

B.1. RZ 21-0222

📄 Brian Grady, Development Services, calls RZ 21-0222.

📄 Michael Horner, applicant rep, presents testimony.

📄 Susan Finch, ZHM, questions to applicant rep.

📄 Michael Yates and 📄 Michael Horner, applicant reps, answer ZHM questions and continue testimony.

📄 Steve Beachy, Development Services, staff report.

📄 James Ratliff, Development Services Transportation, staff report.

📄 Susan Finch, ZHM, questions Development Services.

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- James Ratliff, Development Services Transportation, answers ZHM.
- Yeneka Mills, Planning Commission, staff report.
- Susan Finch, ZHM, calls proponents/opponents.
- Rebecca Williams, opponent, presents testimony.
- Susan Finch, ZHM, overview of ZHM process.
- Rebecca Williams, opponent, continues testimony.
- Susan Finch, ZHM, calls Development Services.
- James Ratliff, Development Services Transportation, answers ZHM.
- Susan Finch, ZHM, calls applicant rebuttal.
- Michael Horner and Michael Yates, applicant reps, provide rebuttal.
- Susan Finch, ZHM, closes RZ 21-0222.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 21-1208

- Brian Grady, Development Services, calls RZ 21-1208.
- William Molloy, applicant rep, presents testimony.
- Sam Ball, Development Services, staff report.
- Yeneka Mills, Planning Commission, staff report.
- Susan Finch, ZHM, calls proponents/opponents.
- Susan Finch, ZHM, questions Development Services/Planning Commission.
- Sam Ball, Development Services, answers ZHM.
- Brian Grady, Development Services, statement for record.
- Yeneka Mills, Planning Commission, answers ZHM.
- Brian Grady, Development Services, answers ZHM.



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📄 Susan Finch, ZHM, calls applicant rebuttal.

📄 William Molloy, applicant representative, provides rebuttal.

📄 Susan Finch, ZHM, closes RZ 21-1208.

C.2. RZ 22-0025

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

📄 Susan Finch, ZHM, calls for applicant.

📄 Brian Grady, Development Services, statement for record.

📄 Susan Finch, ZHM, calls for next case.

📄 Brian Grady, Development Services, announces continuation date.

C.3. RZ 22-0069

📄 Brian Grady, Development Services, calls RZ 22-0069.

📄 Michael Horner, applicant rep, presents testimony.

📄 Susan Finch, ZHM, questions to applicant representative.

📄 Michael Horner, applicant rep, answers ZHM.

📄 Chris Grandlienard, Development Services, staff report.

📄 Yeneka Mills, Planning Commission, staff report.

📄 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rebuttal/closes RZ 22-0069.

C.4. RZ 22-0070

📄 Brian Grady, Development Services, calls RZ 22-0070.

📄 Michael Horner, applicant rep, presents testimony.

📄 Isis Brown, Development Services, staff report.

📄 Yeneka Mills, Planning Commission, staff report.

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📄 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rebuttal.

📄 Michael Horner, applicant rep, provides rebuttal.

📄 Susan Finch, ZHM, closes RZ 22-0070.

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

D.1. RZ 21-0626

📄 Brian Grady, Development Services, calls RZ 21-0626.

📄 Francisco J. Otero-Cossio, applicant rep, presents testimony.

📄 Susan Finch, ZHM, questions applicant rep.

📄 Francisco J. Otero-Cossio, applicant rep, answers ZHM.

📄 Michelle Heinrich, Development Services, staff report.

📄 Yeneka Mills, Planning Commission, staff report.

📄 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rebuttal.

📄 Francisco J. Otero-Cossio, applicant rep, provides rebuttal.

📄 Susan Finch, ZHM, closes RZ 21-0626.

📄 Susan Finch, ZHM, breaks.

📄 Susan Finch, ZHM, resumes meeting.

D.2. MM 21-0884

📄 Brian Grady, Development Services, calls MM 21-0884 and statement for record.

📄 John Grandoff, applicant rep, presents testimony.

📄 Susan Finch, ZHM, questions to applicant rep.

📄 John Grandoff, applicant rep, answers ZHM questions and continues testimony.

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- 📄 Tania C. Chapela, Development Services, staff report.
- 📄 Susan Finch, ZHM, questions Development Services.
- 📄 Brian Grady, Development Services, answers ZHM.
- 📄 Susan Finch, ZHM, questions applicant.
- 📄 John Grandoff, applicant rep, answers ZHM.
- 📄 Tania C. Chapela, Development Services, continues staff report.
- 📄 Susan Finch, ZHM, questions Development Services.
- 📄 Tania C. Chapela, Development Services, answers ZHM.
- 📄 Brian Grady, Development Services, answers ZHM.
- 📄 Yeneka Mills, Planning Commission, staff report.
- 📄 Susan Finch, ZHM, calls proponents/opponents.
- 📄 Maria L. Alvarez-Garcia, opponent, presents testimony.
- 📄 Hung Pham, opponent, presents testimony.
- 📄 Mahendra Patel, opponent, presents testimony.
- 📄 Maulik Patel, opponent, presents testimony.
- 📄 Bhadresh Patel, opponent, presents testimony.
- 📄 Hong Nhung Pham, opponent, presents testimony.
- 📄 Susan Finch, ZHM, calls Development Services.
- 📄 Brian Grady, Development Services, statement for record.
- 📄 Susan Finch, ZHM, questions Development Services.
- 📄 James Ratliff, Development Services Transportation, answers ZHM.
- 📄 John Grandoff, applicant rep, provides rebuttal and questions Development Services.

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📄 Brian Grady, Development Services, answers applicant rep.

📄 John Grandoff, applicant rep, continues rebuttal.

📄 Susan Finch, ZHM, questions applicant rep.

📄 Maleia Storum, applicant rep, answers ZHM.

📄 Brian Grady, Development Services, statement for record.

📄 Susan Finch, ZHM, closes MM 21-0884.

D.3. MM 21-1090

📄 Brian Grady, Development Services, calls MM 21-1090.

📄 Michael Brooks, applicant rep, presents testimony.

📄 Michelle Heinrich, Development Services, staff report.

📄 Yeneka Mills, Planning Commission, staff report.

📄 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rebuttal.

📄 Michael Brooks, applicant rep, provides rebuttal.

📄 Susan Finch, ZHM, calls applicant rep/closes MM 21-1090.

D.4. RZ 21-1092

📄 Brian Grady, Development Services, calls RZ 21-1092.

📄 Tyler Hudson, applicant rep, presents testimony.

📄 Susan Finch, ZHM, questions applicant rep.

📄 Tyler Hudson, applicant rep, answers ZHM.

📄 Tania C. Chapela, Development Services, staff report.

📄 Susan Finch, ZHM, questions Development Services.

📄 Tania C. Chapela, Development Services, answers ZHM.

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Yeneka Mills, Planning Commission, staff report.

Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rebuttal.

Tyler Hudson, applicant rep, provides rebuttal.

Susan Finch, ZHM, questions applicant rep.

Tyler Hudson, applicant rep, answers ZHM and continues rebuttal.

Susan Finch, ZHM, closes RZ 21-1092.

D.5. MM 21-1196

Brian Grady, Development Services, calls MM 21-1196.

Brian Aungst, applicant rep, presents testimony.

Tania C. Chapela, Development Services, staff report.

Yeneka Mills, Planning Commission, staff report.

Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rebuttal/closes MM 21-1196.

D.6. RZ 21-1235

Brian Grady, Development Services, calls RZ 21-1235.

Michael Hoffman, applicant rep, presents testimony.

Susan Finch, ZHM, questions applicant rep.

Michael Hoffman, applicant rep, answers ZHM and continues testimony.

Michelle Heinrich, Development Services, staff report.

Yeneka Mills, Planning Commission, staff report.

Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 21-1235.

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D.7. RZ 21-1341

📄 Brian Grady, Development Services, calls RZ 21-1341 and statement for record.

📄 J.D. Alsabbagh, applicant rep, Oath and presents testimony.

📄 Susan Finch, ZHM, questions applicant rep.

📄 J.D. Alsabbagh, applicant rep, answers ZHM and continues testimony.

📄 Susan Finch, ZHM, questions applicant rep.

📄 J.D. Alsabbagh, applicant rep, answers ZHM.

📄 Sam Ball, Development Services, staff report.

📄 Yeneka Mills, Planning Commission, staff report.

📄 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rebuttal/closes RZ 21-1341.

ADJOURNMENT

📄 Susan Finch, ZHM, adjourns meeting.

Application No. RZ 22-0869  
Name: Michael Horner  
Entered at Public Hearing: ZHM  
Exhibit # 1 Date: 12/13/2021





Michael Horner &lt;mdhorner.aicp@gmail.com&gt;

**RZ 22 0069 Wimauma Auto Parks**

1 message

Michael Horner <mdhorner.aicp@gmail.com>  
To: Michael Horner <mdhorner.aicp@gmail.com>

queenjean9@aol.com

to me

Hi Michael,

We have personally owned the property since 1983. Before that it was his father and Grandfather who opened the business in 1955. At that time it was a Broughton and Broughton. Then they made the restaurant into a convenience store along with the repair shop and service station. When we took it over along with the service station and repair and tire shop.

We stopped the repair shop and service station years ago and only have the auto parts store along with the tire shop. Our hours are Mon thru Thurs 7:00 - most holidays. We have 4 employees.

The road going out to Camp St has been used more in the last few years. It is just a shortcut for everyone not to go out on the highway. The only reason I have a way in and out without coming off the highway.

We have already started a fence all the way across our property that will close it off completely. He should be finished in a week or two. The trailers we figured up have been there for approx 30 years. We will take care of whatever we need to do to comply.

There has not been anyone even commenting on the sign and the rezoning. Have you had any response to it? Let me know if you need any further inform

Thank you,  
Jean

Michael D. Horner, AICP  
14502 North Dale Mabry Highway  
Suite 200  
Tampa, FL 33618

Phone: (813) 962-2395  
Fax: (813) 488-4196





**PARTY OF  
RECORD**

**NONE**