

Rezoning Application: 22-0698
Zoning Hearing Master Date: November 14, 2022
BOCC Land Use Meeting Date: January 10, 2023



**Hillsborough
 County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: David Wright/ TSP Companies, Inc

FLU Category: Residential - 4 (Res-4)

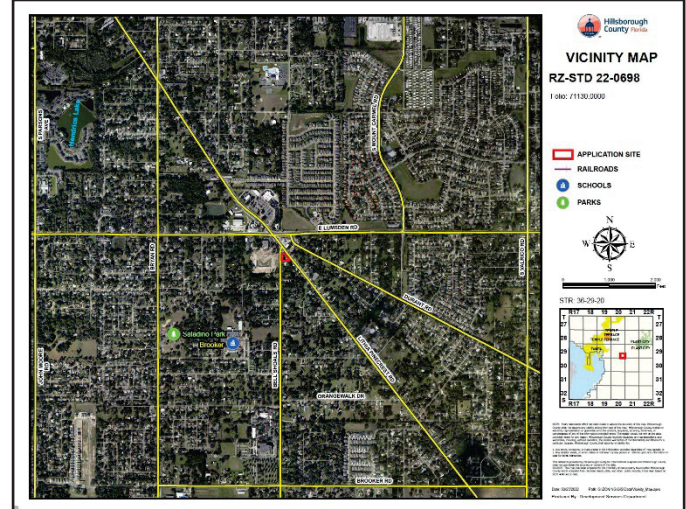
Service Area: Urban

Site Acreage: 0.43 +/-

Community Plan Area: Brandon

Overlay: None

Request: Rezone from **Planned Development 80-0206 (PD 80-0206) with recently modified PRS 21-0082 to Commercial Neighborhood - Restricted (CN-R)**



Request Summary:

The request is to rezone from the existing Planned Development 80-0206 (PD 80-0206) with recently modified PRS 21-0082 zoning district to the proposed to Commercial Neighborhood with Restrictions (CN-R) zoning district. The proposed zoning for CN permits development limited to retail uses and personal services in freestanding buildings or small shopping centers to serve residential neighborhoods, on lots containing a minimum of 7,000 square feet (sq. ft). The applicant has proposed restrictions to specify specific permitted uses and specific screening along the southern property line.

Zoning:

Uses	Current PD 80-0206 Zoning	Proposed CN Zoning
		Business Professional Office
Acreage	0.43 +/- Acres (ac)	0.43 +/- ac
Density/ Intensity	0.12 F.A.R.	0.20 F.A.R.
Mathematical Maximum*	2,100 sq ft BPO uses	3,746 sq ft

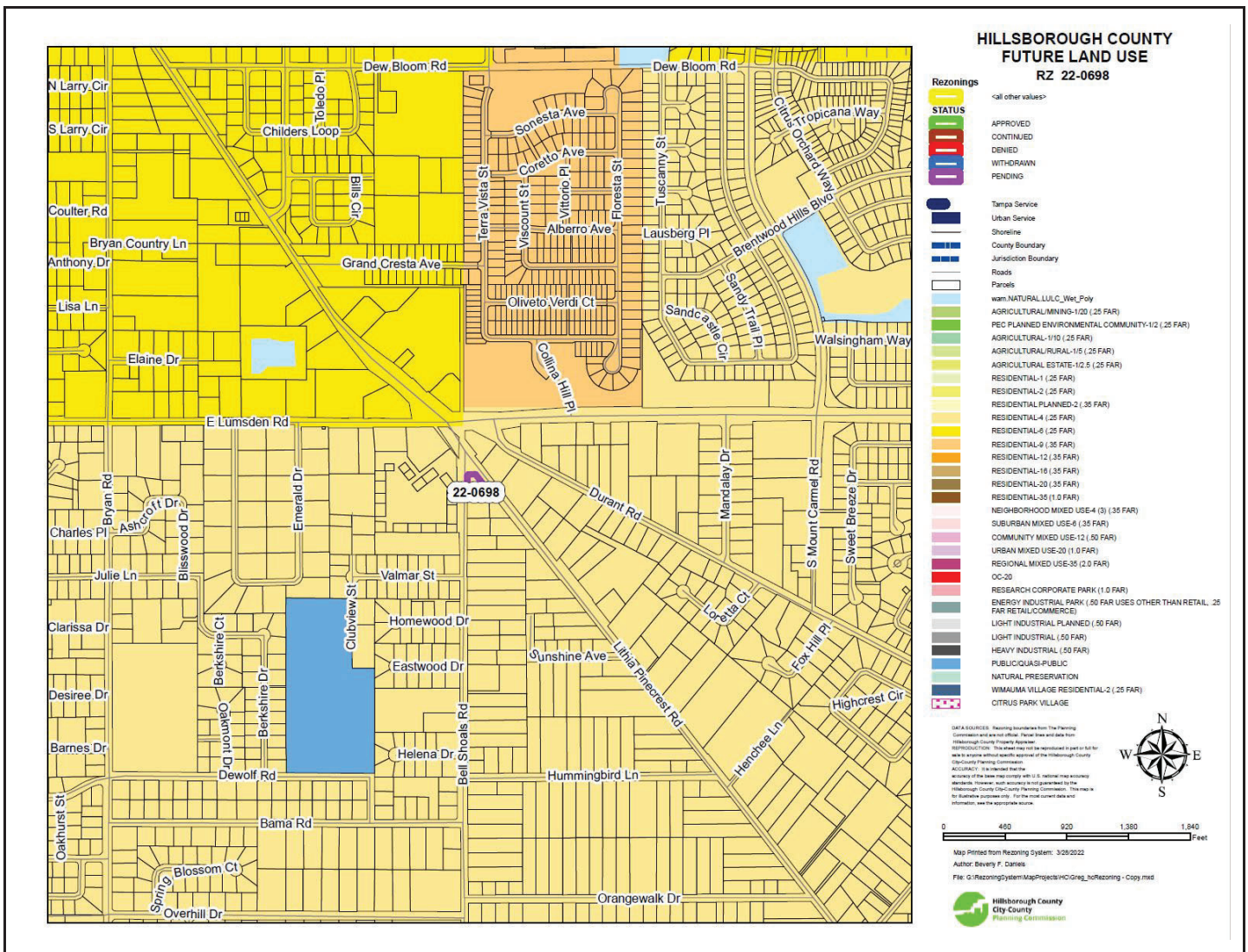
* *Mathematical Maximum entitlements may be reduced due to roads, stormwater and other improvements.*

Development Standards:

	Current PD 80-0206 Zoning	Proposed CN Zoning
Density / Intensity	2,100 sq ft BPO uses	0.20 FAR / 0.43 ac (3,746 sq ft)
Lot Size / Lot Width	7,000 sq ft / 70'	7,000 sq ft / 70'
Setbacks/Buffering and Screening	20' - Front (West) 8' Buffer with Type A Screening – Sides (South) 15' – Rear (East)	30' (15' Scenic Corridor Buffer) - Front (East) 30' – Front (North & West) 20' Buffer with Type A Screening – Rear (South)

2.0 LAND USE MAP SET AND SUMMARY DATA

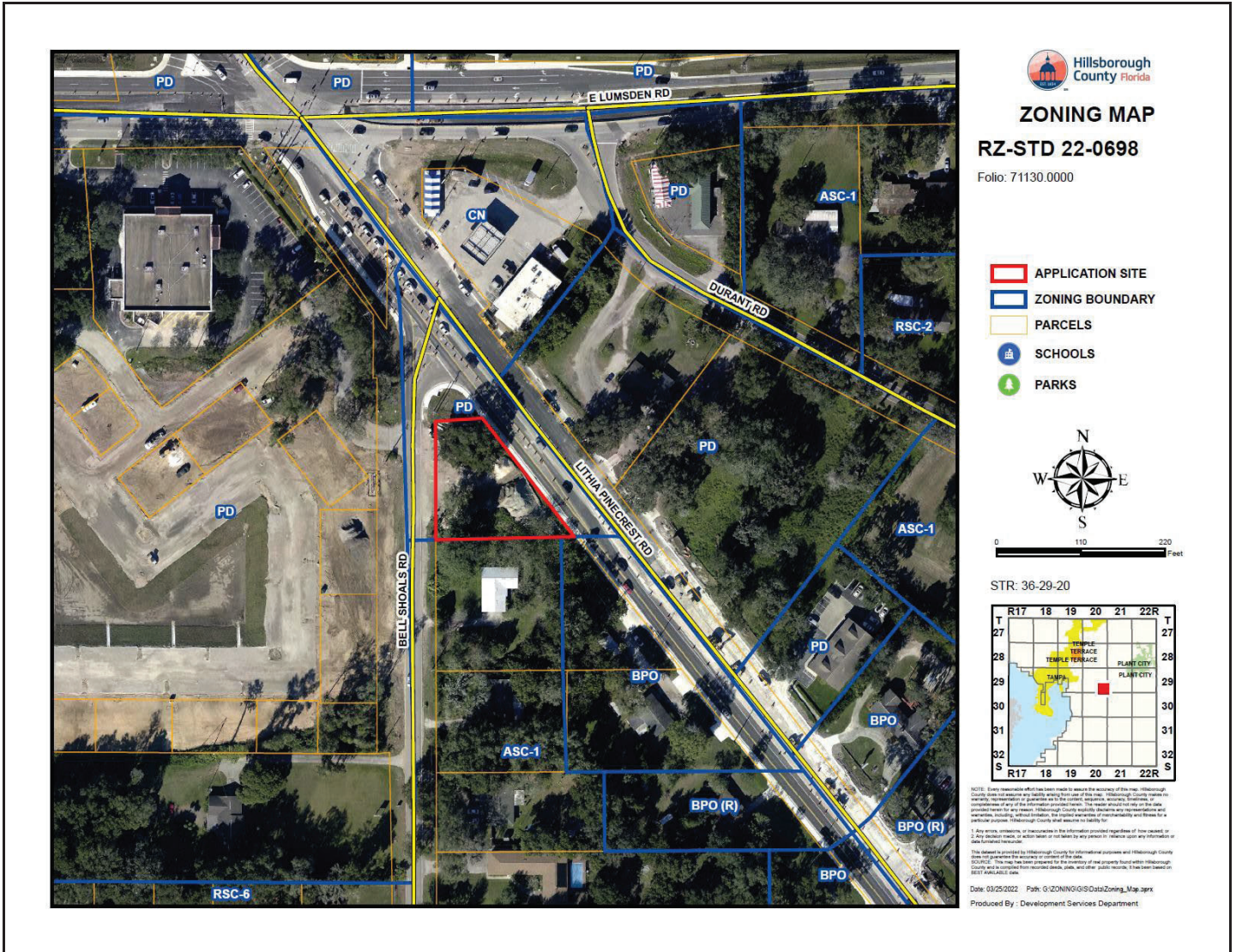
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential 4 (Res-4)
Maximum Density/F.A.R.:	4 dwelling unit per Gross Acre (ga)/ 0.25 F.A.R.
Typical Uses:	Farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multi-purpose projects. Commercial, office, and multi-purpose uses shall meet locational criteria for specific land use projects. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	N/A	N/A	Street	Street (Intersection: Bell Shoals Road & Lithia Pinecrest Road)
	CN	0.20 F.A.R.	Neighborhood Commercial, Office and Personal Services	Convenient Store and Gas Station

Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
South	Agricultural - Single-Family Conventional (ASC-1)	1 du/ 1 ac	Single-Family Residential Conventional /Agricultural	Agricultural - Single-Family
	Business Professional, Office (BPO)	1 du / 1 a	Office	Vacant
East	N/A	N/A	Street	Street (Lithia Pinecrest Road)
	PD 07-0209	0.25 FAR	Commercial and Office	Residential
West	N/A	N/A	Street	Street (Bell Shoals Road)
	PD 89-0081	0.27 F.A.R.	General Commercial, Office, and Community Residential Home	Retail, Community Residential Home

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)

<p>Not Applicable</p>

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
Lithia Pinecrest Rd.	County Arterial - Urban	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
Bell Shoals Rd.	County Collector - Urban	2 Lanes <input checked="" 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

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	20	2	2
Proposed	3,035	329	161
Difference (+/-)	+3,015	+327	+159

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

Connectivity and Cross Access Not applicable for this request

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

Design Exception/Administrative Variance Not applicable for this request

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

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

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located in an area comprised of mixture of uses. The subject site is vacant and located within the Res-4 FLU category which permits commercial, agricultural, and single-family residential uses.

The adjacent properties are zoned PD 89-0081 to the west (approved for commercial, office and 160-bed community residential home), CN to the north, PD 07-0209 to the east (approved for commercial and office uses), and ASC-1 and BPO to the south. The subject site meets commercial location criteria. However, the Planning Commission Staff have expressed compatibility concerns regarding potential impacts of commercial uses including drive-thru uses directly adjacent to single-family residential on the south side and lack of adequate assurances regarding mitigation of those impacts. The Land Development code requires a 20-foot buffer, with a six-foot wall, fence or hedge, with 10-foot evergreen trees planted on 20-foot centers along the southern boundary adjacent to the ASC-1 zoned parcel. As noted herein, the .43-acre parcel would permit a maximum building size of 3,746 square feet. The triangle shaped parcel configuration at the apex of the intersection of Bell Shoals Road and Lithia Pinecrest Road therefore requires a 30-foot building setback along the other project boundaries. Lithia Pinecrest Road is designated as a scenic corridor, which requires additional buffering (15 feet) and tree plantings as required by Part 6.06.03.1 of the Land Development Code. Therefore, staff finds that size and depth of the subject parcel located at the apex of the intersection of Bell Shoals Road and Lithia Pinecrest Road, with required buffering/screening, setbacks and maximum building size, would create a zoning/development pattern that is consistent with the existing zoning and development pattern in the area.


5.2 Recommendation

Based on the above considerations, staff finds the request approvable, with the following applicant proposed restrictions:

1. Commercial development of the subject property shall include a 20-foot buffer with Type B screening along the south property line. Screening shall be a 6-foot masonry wall.
2. The proposed commercial uses shall be restricted to Electric/Electronic Repair (small), Florist Shop, Locksmith, Mail and Package Services, Mail Order Office, News Stand, Optician/Optical Supplies, Photography Studio, Printing Services, Specialty Food Store, Travel Agencies, Watch/Clock/Jewelry Repair, Barber/Beauty Shop, Business Services, Restaurant without drive-thru, Coffee Shop without drive-thru facilities, Food Trucks, Family Support Services, Medical Office, Professional Office, Professional Services.

6.0 PROPOSED CONDITIONS:

N/A

<p>Zoning Administrator Sign Off:</p>	 <p>J. Brian Grady Tue Nov 8 2022 10:50:10</p>
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SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

N/A

8.0 PROPOSED SITE PLAN (FULL)

Not Applicable

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department	DATE: 07/14/2022
REVIEWER: Alex Steady, Senior Planner	AGENCY/DEPT: Transportation
PLANNING AREA/SECTOR: Brandon/Central	PETITION NO.: STD 22-0698

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

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 3,015 average daily trips, 327 trips in the a.m. peak hour, and 159 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 one parcel totaling +/- 0.43 acres from Planned Development (PD) to Commercial Neighborhood (CN). The site is located on the south side of the intersection of Lithia Pinecrest Road and Bell Shoals Road. The Future Land Use designation of the site is Residential-4 (RES-4).

Trip Generation Analysis

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

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 2,100 sf General Office Building (ITE Code 710)	20	2	2

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CN, 3,700 sf Coffee/Donut Shop with Drive-Through Window (ITE Code 937)	3,035	329	161

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+3,015	+327	+159

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 3,015 average daily trips, 327 trips in the a.m. peak hour, and 159 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Lithia Pinecrest Road and Bell Shoals Road. Lithia Pinecrest Road is a 2-lane, divided, Hillsborough County maintained, arterial roadway with +/- 11-foot travel lanes. Lithia Pinecrest lies within a range of +/- 100 feet and +/- 105 feet of Right of Way in the vicinity of the project. Lithia Pinecrest Road has sidewalks, bike lanes, and curb and gutter on both sides of the roadway within the vicinity of the project. Bell Shoals Road is a 2-lane, undivided, substandard, Hillsborough County maintained, collector roadway with +/- 11-foot travel lanes. Bell Shoals Road lies within +/- 80 feet of Right of Way in the vicinity of the project. Bell Shoals Road does not have sidewalks, bike lanes or curb and gutter on the eastern side of the roadway within the vicinity of the project.

HILLSBOROUGH COUNTY CORRIDOR PRESERVATION PLAN

Lithia Pinecrest is shown as a 4-lane road in the Hillsborough County Corridor Preservation Plan. Bell Shoals is shown as a 2-lane enhanced road in the Hillsborough County Preservation Plan. Additional Right of Way may need to be preserved on the subject property for the planned improvements.

SITE ACCESS

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

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
LITHIA PINECREST RD	LUMSDEN RD	BLOMINGDALE AVE	D	D
BELL SHOALS ROAD	BLOMINGDALE AVE	LITHIA PINECREST	D	F

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

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER:	RZ STD 22-0698
DATE OF HEARING:	November 14, 2022
APPLICANT:	David Wright / TSP Companies, Inc.
PETITION REQUEST:	The request is to rezone a parcel of land from PD 80- 0206 to CN (R)
LOCATION:	1010 Lithia Pinecrest Road
SIZE OF PROPERTY:	0.43 acres m.o.l.
EXISTING ZONING DISTRICT:	PD 80-0206
FUTURE LAND USE CATEGORY:	RES-4
SERVICE AREA:	Urban

DEVELOPMENT REVIEW STAFF REPORT

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

1.0 APPLICATION SUMMARY

Applicant: David Wright/ TSP Companies, Inc

FLU Category: Residential - 4 (Res-4)

Service Area: Urban

Site Acreage: 0.43 +/-

Community Plan Area: Brandon

Overlay: None

Request: Rezone from **Planned Development 80-0206 (PD 80- 0206) with recently modified PRS 21-0082 to Commercial Neighborhood - Restricted (CN -R)**

Request Summary:

The request is to rezone from the existing Planned Development 80-0206 (PD 80-0206) with recently modified PRS 21-0082 zoning district to the proposed to Commercial Neighborhood with Restrictions (CN-R) zoning district. The proposed zoning for CN permits development limited to retail uses and personal services in freestanding buildings or small shopping centers to serve residential neighborhoods, on lots containing a minimum of 7,000 square feet (sq. ft). The applicant has proposed restrictions to specify specific permitted uses and specific screening along the southern property line.

Zoning:

	Current PD 80-0206 Zoning	Proposed CN Zoning
Uses	Business Professional Office	Commercial Neighborhood
Acreage	0.43 +/- Acres (ac)	0.43 +/- ac
Density / Intensity	0.12 F.A.R.	0.20 F.A.R.
Mathematical Maximum*	2,100 sq ft BPO uses	3,746sqft

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

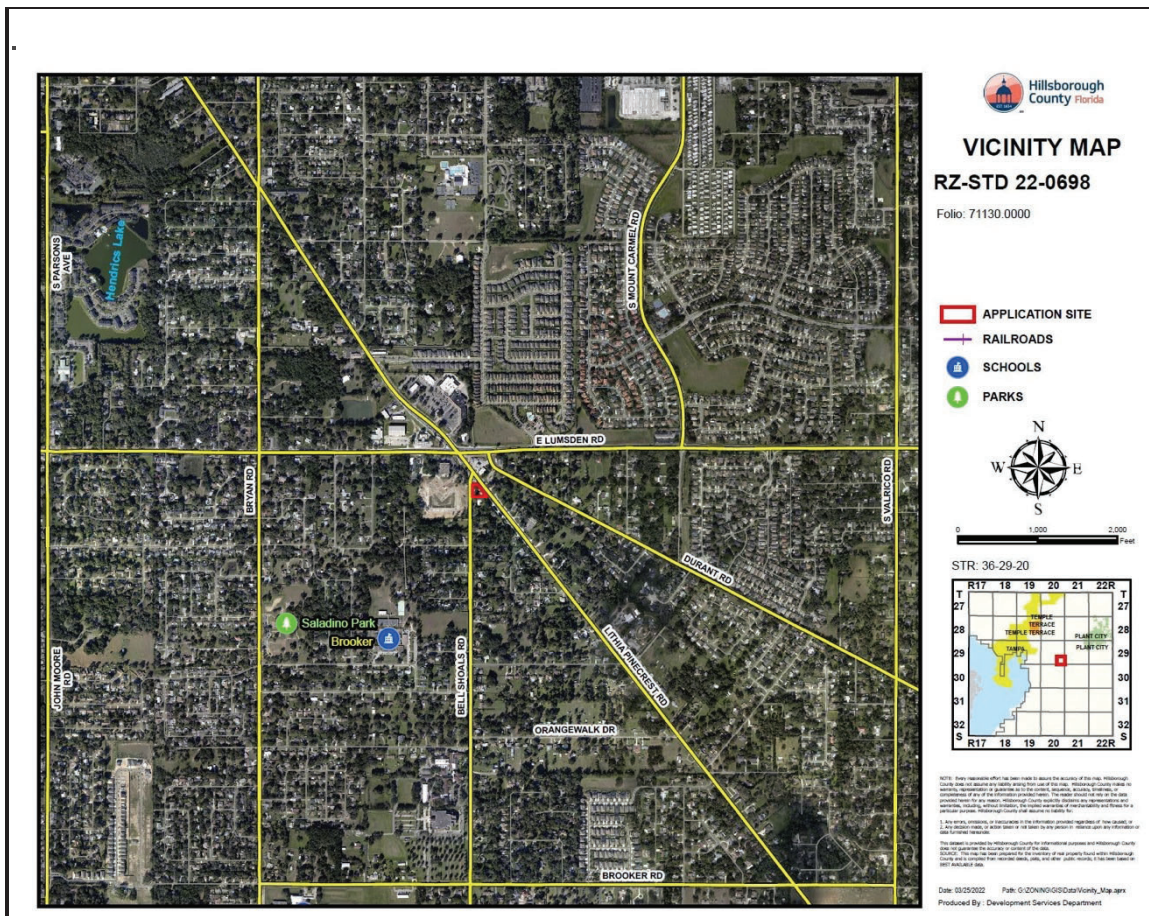
Additional Information:

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

Additional Information:

Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map

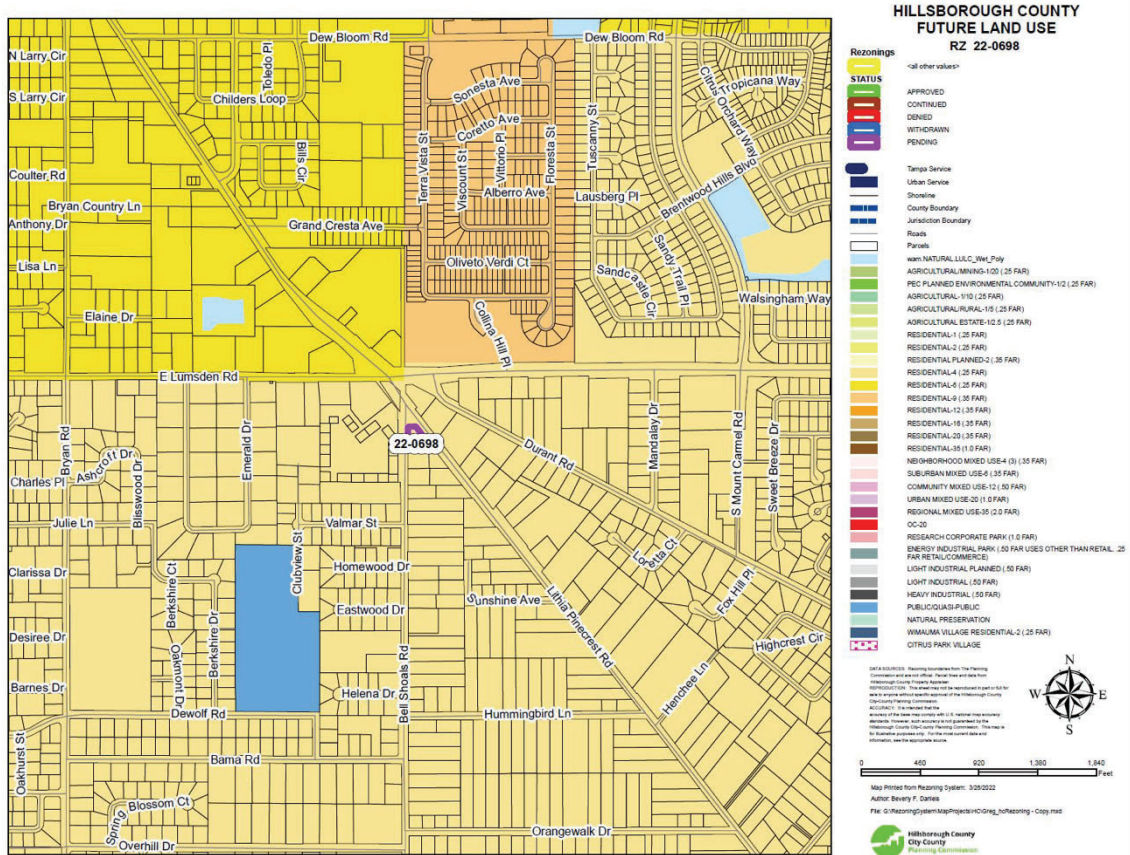


Context of Surrounding Area:

The site is located in an area comprised of commercial, agricultural, and single-family residential uses. The subject site is surrounded and within the Res-4 FLU

category which permits commercial, agricultural, and single-family residential uses. The adjacent properties are zoned PD 89-0081 to the west, CN to the north, PD 07-0209 to the east and ASC-1 and BPO to the south.

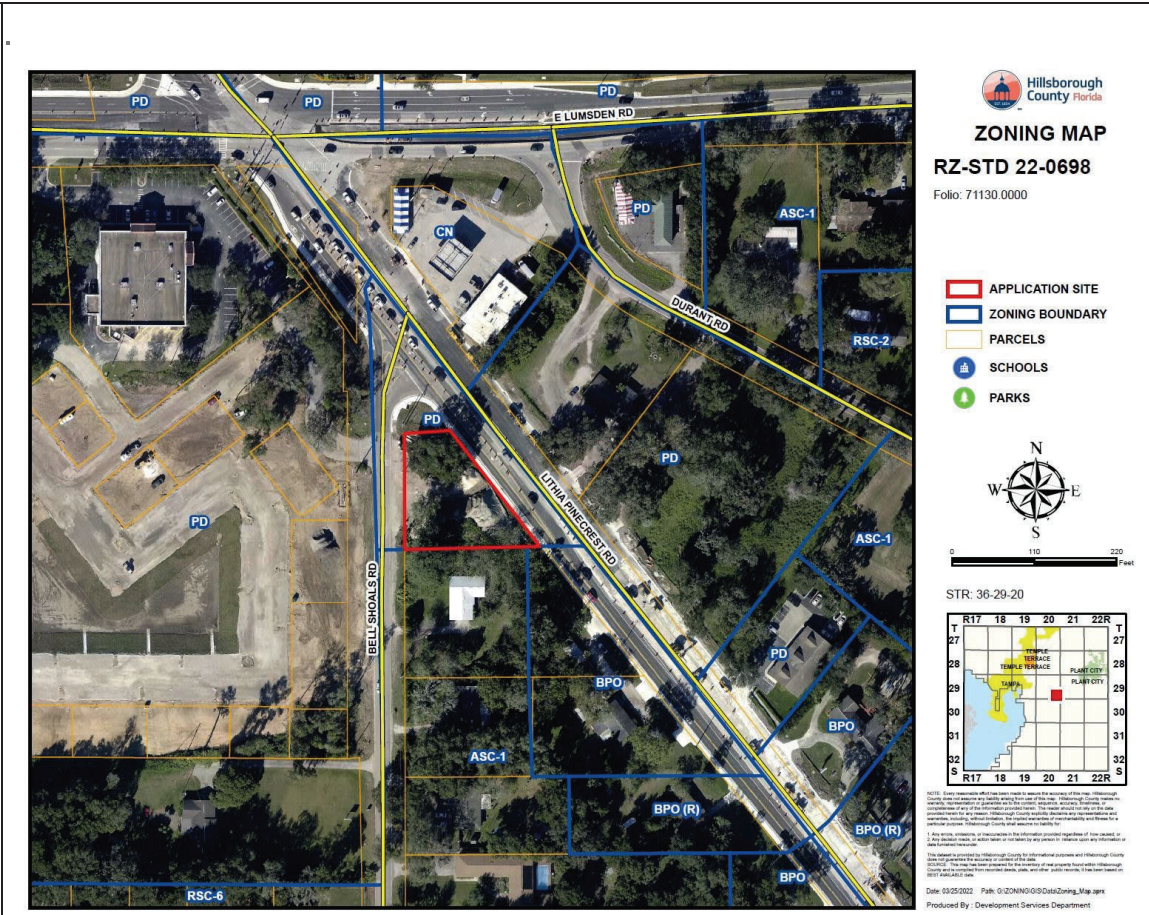
2.0 LAND USE MAP SET AND SUMMARY DATA 2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential 4 (Res-4)
Maximum Density/F.A.R.:	4 dwelling unit per Gross Acre (ga)/ 0.25 F.A.R.
Typical Uses:	Farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multi-purpose projects. Commercial, office,

and multi-purpose uses shall meet locational criteria for specific land use projects. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

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



Adjacent Zonings and Uses

Location :	Zoning :	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	N/A	N/A	Street	Street (Intersection: Bell Shoals Road & Lithia Pinecrest Road)

	CN	0.20 F.A.R.	Neighborhood Commercial, Office and Personal Services	Convenient Store and Gas Station
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Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
South	Agricultural - Single-Family Conventional (ASC-1)	1 du/ 1 ac	Single-Family Residential Conventional /Agricultural	Agricultural - Single-Family
	Business Professional, Office (BPO)	1 du / 1 a	Office	Vacant
East	N/A	N/A	Street	Street (Lithia Pinecrest Road)
	PD 07-0209	0.25FAR	Commercial and Office	Residential
West	N/A	N/A	Street	Street (Bell Shoals Road)
	PD 89-0081	0.27 F.A.R.	General Commercial, Office, and Community Residential Home	Retail, Community Residential Home

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)

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

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
Lithia Pinecrest Rd.	County Arterial - Urban	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
Bell Shoals Rd.	County Collector - Urban	2 Lanes <input checked="" 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

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	20	2	2
Proposed	3,035	329	161
Difference (+/-)	+3,015	+327	+159

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

Connectivity and Cross Access Not applicable for this request

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

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Environmental:	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Review at time of development
Natural Resources	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No Comments
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	This agency has no comments.
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____			
Public Facilities:	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	

Utilities Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	- <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No -	- <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6- 8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	- <input type="checkbox"/> Yes <input type="checkbox"/> No -	<input type="checkbox"/> Yes <input type="checkbox"/> No -	
Impact/Mobility Fees N/A			
Comprehensive Plan:	- Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input checked="" type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located in an area comprised of mixture of uses. The subject site is vacant and located within the Res-4 FLU category which permits commercial, agricultural, and single-family residential uses.

The adjacent properties are zoned PD 89-0081 to the west (approved for commercial, office and 160-bed community residential home), CN to the north, PD 07-0209 to the east (approved for commercial and office uses), and ASC-1 and BPO to the south. The subject site meets commercial location criteria. However, the Planning Commission Staff have expressed compatibility concerns regarding potential impacts of commercial uses including drive-thru uses directly adjacent to single-family residential on the south side and lack of adequate assurances regarding mitigation of those impacts. The Land Development code

requires a 20-foot buffer, with a six-foot wall, fence or hedge, with 10-foot evergreen trees planted on 20-foot centers along the southern boundary adjacent to the ASC-1 zoned parcel. As noted herein, the .43-acre parcel would permit a maximum building size of 3,746 square feet. The triangle shaped parcel configuration at the apex of the intersection of Bell Shoals Road and Lithia Pinecrest Road therefore requires a 30-foot building setback along the other project boundaries. Lithia Pinecrest Road is designated as a scenic corridor, which requires additional buffering (15 feet) and tree plantings as required by Part 6.06.03.1 of the Land Development Code. Therefore, staff finds that size and depth of the subject parcel located at the apex of the intersection of Bell Shoals Road and Lithia Pinecrest Road, with required buffering/screening, setbacks and maximum building size, would create a zoning/development pattern that is consistent with the existing zoning and development pattern in the area.

5.2 Recommendation

Based on the above considerations, staff finds the request approvable, with the following applicant proposed restrictions:

1. Commercial development of the subject property shall include a 20-foot buffer with Type B screening along the south property line. Screening shall be a 6-foot masonry wall.
2. The proposed commercial uses shall be restricted to Electric/Electronic Repair (small), Florist Shop, Locksmith, Mail and Package Services, Mail Order Office, News Stand, Optician/Optical Supplies, Photography Studio, Printing Services, Specialty Food Store, Travel Agencies, Watch/Clock/Jewelry Repair, Barber/Beauty Shop, Business Services, Restaurant without drive-thru, Coffee Shop without drive-thru facilities, Food Trucks, Family Support Services, Medical Office, Professional Office, Professional Services.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on November 14, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Mr. David Wright P.O. Box 273417 Tampa testified regarding the rezoning of 0.43 acres from PD allowing BPO uses to Neighborhood Commercial Restricted. He stated that the restrictions require a six foot masonry wall as screening to the adjacent residential use to the south and also limit the proposed uses to less intense neighborhood commercial uses. Mr. Wright concluded his presentation by stated that the proposed restrictions have been found to be approvable by County staff and the rezoning is consistent with the Comprehensive Plan.

Hearing Master Finch asked Mr. Wright if there was an identified user for the property. Mr. Wright replied that the property was going to be developed with a coffee shop but they wanted a drive-through which was not supported by the Planning Commission. He added that he believed the property would be used for food trucks in the interim until a more permanent land use is found.

Ms. Isis Brown of the Development Services Department testified regarding the County's staff report. Ms. Brown stated that the property is currently zoned Planned Development 80-0221. The applicant has requested a rezoning to Commercial Neighborhood Restricted to permit limited retail and personal service land uses in freestanding buildings or small shopping centers. Ms. Brown detailed the size of the subject property and the maximum square footage that could be requested as being 2,100 square feet of BPO uses under the current Planned Development zoning. The applicant proposes a maximum of 3,746 square feet of limited Commercial Neighborhood land uses which is compatible with the surrounding area. The property meets commercial locational criteria. She described the proposed buffering and screening that will be provided and read the proposed restricted land uses into the record. She concluded her presentation by stating that staff finds the request approvable.

Ms. Andrea Papandrew, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Papandrew stated that the subject property is within the Residential-4 Future Land Use classification and located within the Brandon Community Plan and the Urban Service Area. Ms. Papandrew stated that the request meets the intent of the OC-20 category as well as Objective 1.4 of the Future Land Use Element which requires new development to be compatible with the surrounding area. She stated that the rezoning meets Objective 16 regarding compatibility. Ms. Papandrew concluded her presentation by stating that the rezoning is consistent with the Future of Hillsborough Comprehensive Plan.

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

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

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

The hearing was then concluded.

EVIDENCE SUBMITTED

No evidence was submitted 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 Planned Development (PD 80-0206) and is designated Residential-4 (RES-4) by the Comprehensive Plan. The property is located within the Urban Service Area and the Brandon Community Plan.
2. The applicant is requesting a rezoning to the Commercial Neighborhood-Restricted (CN-R) zoning district.
3. The Planning Commission staff supports the request. The Planning Commission found the request meets Objective 1.4 of the Future Land Use Element which requires new development to be compatible with the surrounding area as well as Objective 16 which requires consistency with the character of the area. Staff did not support the proposed drive-thru and the applicant has agreed to prohibit drive-thru's in the Restrictions to the CN land uses. Staff testified that the property meets commercial locational criteria and that the rezoning is consistent with the Future of Hillsborough Comprehensive Plan.
4. The subject property is vacant and currently approved for a maximum of 2,100 square feet of Business Professional Office (BPO) land uses.
5. The area surrounding the subject property are approved for a mix of office and commercial land uses.
6. The proposed Restrictions to the Commercial Neighborhood land uses serve to provide for development which is consistent with the surrounding area. The commitment to provide a 20-foot buffer with a six-foot high masonry wall ensures compatibility.
7. The request for the CN-R zoning district on the subject property is compatible with the surrounding zoning pattern and the RES-4 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 CN-R zoning district. The property is 0.43 acres in size and is currently zoned PD 80-0206 and designated RES-4 by the Comprehensive Plan. The property is located in the Urban Service Area and the Brandon Community Plan.

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

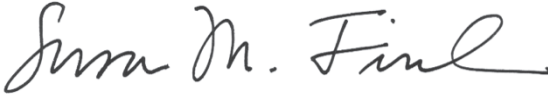
The subject property is currently vacant and approved for a maximum of 2,100 square feet of Business Professional Office (BPO) land uses.

The proposed Restrictions to the Commercial Neighborhood land uses serve to provide for development which is consistent with the surrounding area. The commitment to provide a 20-foot buffer with a six-foot high masonry wall ensures compatibility.

The request for the CN-R zoning district on the subject property is compatible with the surrounding zoning pattern and the RES-4 Future Land Use category.

RECOMMENDATION

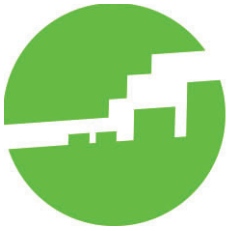
Based on the foregoing, this recommendation is for **APPROVAL** of the CN-R rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above.



December 7, 2022

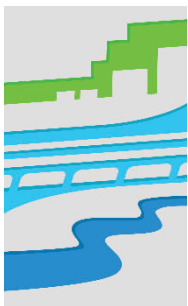
Susan M. Finch, AICP
Land Use Hearing Officer

Date



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: November 14, 2022	Petition: RZ 22-0698
Report Prepared: November 2, 2022	1010 Lithia Pinecrest Road <i>South of the Lithia Pinecrest Road and Bell Shoals Road intersection</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Residential-4 (4 du/ga; 0.25 FAR)
Service Area:	Urban
Community Plan:	Brandon
Requested Zoning:	Planned Development (PD) to Commercial Neighborhood-Restricted (CN-R)
Parcel Size (Approx.):	0.42 acres +/- (18,295.2 square feet)
Street Functional Classification:	Lithia Pinecrest Road – Arterial Bell Shoals Road - Collector
Locational Criteria:	Yes
Evacuation Zone:	N/A



Context

- The approximately 0.42 +/- acre subject site is located on the west side of Lithia Pinecrest Road and east side of Bell Shoals Road. The subject site is in the Urban Service Area and is within the limits of the Brandon Community Plan, specifically in the Suburban Character District.
- The subject site's Future Land Use classification is Residential-4 (RES-4). Typical uses of the RES-4 Future Land Use include residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use. The subject site meets Commercial Locational Criteria as it is within the 900 foot distance from a qualifying intersection node at Lithia Pinecrest Road and Bell Shoals Road. RES-4 surrounds the subject site on all sides.
- The subject site is currently vacant and zoned as a Planned Development (PD). Single family residential uses with Agricultural Single-Family Conventional-1 (ASC-1) are located directly south of the subject site. To the southeast are a mixture of light commercial and single-family residential uses with Business Professional Office (BPO) uses. There are Planned Development zoning districts to the west that are a mixture of light commercial Uses and vacant land. To the east is also a mixture of light commercial, vacant, and single-family residential uses.
- The applicant is requesting to rezone the subject site from a Planned Development (PD) to Commercial Neighborhood-Restricted (CN-R). The restrictions are as follows: 1. Commercial development of the subject property shall include a 20-foot buffer with Type B screening along the south property line. Screening shall be a 6-foot masonry wall. 2. The proposed commercial uses shall be restricted to Electric/Electronic Repair (small), Florist Shop, Locksmith, Mail and Package Services, Mail Order Office, News Stand, Optician/Optical Supplies, Photography Studio, Printing Services, Specialty Food Store, Travel Agencies, Watch/Clock/Jewelry Repair, Barber/Beauty Shop, Business Services, Restaurant without drive-thru facilities, Coffee Shop without drive-thru facilities, Food Trucks, Family Support Services, Medical Office, Professional Office, and Professional Services.

Compliance with Comprehensive Plan:

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

FUTURE LAND USE ELEMENT

Urban Service Area (USA)

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

Policy 1.4: Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian

or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Relationship to Land Development Regulations

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

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

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

Neighborhood/Community Development

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

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

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

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

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

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

Policy 16.5:

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

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.*

Commercial Locational Criteria

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

Policy 22.1: *The locational criteria for neighborhood serving non-residential uses in specified land uses categories will:*

- *provide a means of ensuring appropriate neighborhood serving commercial development without requiring that all neighborhood commercial sites be designated on the Future Land Use Map;*
- *establish a maximum square footage for each proposed neighborhood serving commercial intersection node to ensure that the scale of neighborhood serving commercial development defined as convenience, neighborhood, and general types of commercial uses, is generally consistent with surrounding residential character; and*
- *establish maximum frontages for neighborhood serving commercial uses at intersections ensuring that adequate access exists or can be provided.*

Policy 22.2: *The maximum amount of neighborhood-serving commercial uses permitted in an area shall be consistent with the locational criteria outlined in the table and diagram below. The table identifies the intersection nodes that may be considered for non-residential uses. The locational criteria is based on the land use category of the property and the classification of the intersection of roadways as shown on the adopted Highway Cost Affordable Long Range Transportation Plan. The maximums stated in the table/diagram may not always be achieved, subject to FAR limitations and short range roadway improvements as well as other factors such as land use compatibility and environmental features of the site.*

In the review of development applications consideration shall also be given to the present and short-range configuration of the roadways involved. The five year transportation Capital Improvement Program, MPO Transportation Improvement Program or Long Range Transportation Needs Plan shall be used as a guide to phase the development to coincide with the ultimate roadway size as shown on the adopted Long Range Transportation Plan.

Community Design Component

4.3 COMMERCIAL CHARACTER

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

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

7.0 SITE DESIGN

7.1 DEVELOPMENT PATTERN

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

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

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

Livable Communities Element – Brandon Community Plan

Goal 6: *Re-establish Brandon’s historical, hospitable, and family oriented character through thoughtful planning and forward thinking development practices by concentrating density in certain areas to preserve the semi-rural lifestyle of other areas. Attempt to buffer and transition uses in concentric circles where possible with most intense uses in an area at a node (intersection) and proceeding out from there. Create a plan for how areas could be developed and redeveloped for the future. Each of these areas would have potential for different building heights, parking configurations, fencing, buffering, landscape requirements, special use limitations, and design standards. These standards apply to new construction on infill property, redevelopment of undesirable areas and renovation of existing buildings. The primary consideration of all changes should be compatibility with existing structures to ensure neighborhood preservation.*

5. *General design characteristics for each Brandon Character District are described below. The design characteristics are descriptive as to the general nature of the vicinity and its surroundings and do not affect the Future Land Use or zoning of properties in effect at the time of adoption of the Brandon Community Plan. Any proposed changes to the zoning of property may proceed in accordance with the Land Development Code.*

d. Suburban - *Primarily residential area of single-family detached homes with side and perimeter yards on one-quarter acre or less. Mixed-use is usually confined to certain intersection locations. This district has a wide range of residential building types: single-family detached, single-family attached and townhouses. Setbacks and street canopy vary. Streets typically define medium-sized blocks. New development/redevelopment would be required to build internal sidewalks and connect to existing external sidewalks or trails.*

Staff Analysis of Goals, Objectives and Policies

The approximately 0.42-acre subject site is located directly south of the Lithia Pinecrest Road and Bell Shoals Road intersection. The subject site is located in the Urban Service Area. It is located within the limits of the Brandon Community Plan. The subject site’s Future Land Use Classification on the Future Land Use Map (FLUM) is Residential-4 (RES-4). The applicant is requesting to rezone the subject site from Planned Development (PD) to Commercial Neighborhood-Restricted (CN-R). The restrictions are as follows: **1. Commercial development of the subject property shall include a 20-foot buffer with Type B screening along the south property line. Screening shall be a 6-foot masonry wall. 2. The proposed commercial uses shall be restricted to Electric/Electronic Repair (small), Florist Shop, Locksmith, Mail and Package Services, Mail Order Office, News Stand, Optician/Optical Supplies, Photography Studio, Printing Services, Specialty Food Store, Travel Agencies, Watch/Clock/Jewelry Repair, Barber/Beauty Shop, Business Services, Restaurant without drive-thru facilities, Coffee Shop without drive-thru facilities, Food**

Trucks, Family Support Services, Medical Office, Professional Office, and Professional Services.

According to Appendix A of the Future Land Use Element (FLUE) the intent of the Residential-4 (RES-4) Future Land Use category is to designate areas that are suitable for low density residential development. Commercial Neighborhood (CN) uses are subject to Commercial Locational Criteria. The subject site is surrounded by RES-4 on all sides and the area is a mixture of vacant land, single-family residential, and light commercial uses.

The subject site is located in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that "*Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.*" The subject site is proposing Commercial Neighborhood uses that may potentially include drive-thru uses directly adjacent to single-family residential on the south side. The applicant has proposed restrictions for greater compatibility with the surrounding area and meets the intent of Policy 1.4 by restricting the site to uses that are compatible with adjacent single-family residential and will not include intense uses such as drive-thrus.

The proposed rezoning meets the intent of Objective 9 and Policy 9.2 that require all new development to meet local, state and federal land development regulations. At the time up uploading this report, Transportation and Zoning comments were not yet available in Optix and were not taken into consideration for the analysis of this request, however staff have indicated that the proposal meets all applicable land development regulations.

The proposed rezoning meets the intent of the Neighborhood Protection Policies of Objective 16 and Policies 16.1, 16.2, 16.3, 16.5, and 17.7. The development pattern of the surrounding area includes commercial uses to the north of the Lithia Pinecrest and Bell Shoals Road intersection. The applicant will be providing a include a 20-foot buffer with Type B screening with a 6 foot masonry along the south property line as well as compatible commercial uses that do not include drive-thru uses. The proposed rezoning also meets Commercial Locational Criteria as per Objective 22 and Policy 22.2 of the Future Land Use Element as it is within the 900-foot distance from the nearest node at Lithia Pinecrest Road and Bell Shoals Road.

The Community Design Component provides guidance on commercial developments. Goal 17 encourages developments that improve the ambiance of commercial development in the county. Objective 17-1 and Policy 17.1-4 seek to facilitate patterns of development that are organized and purposeful. Planning Commission staff are supportive of the proposed restrictions that the applicant has provided and concur that the proposed development meets the intent of Goal 17 of the CDC.

The subject site is in the suburban character district of the Brandon Community Plan. The area anticipates a range of primarily residential uses while commercial uses may be considered at intersection nodes. A rezoning to CN-R with the proposed restrictions in place is located at an acceptable intersection node and respects the transition to single-family residential to the south and will maintain the existing suburban character of the surrounding area.

Overall, the proposed rezoning would allow for development that is consistent with the Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan* 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 *Unincorporated Hillsborough County Comprehensive Plan*.

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ 22-0698

Rezonings
STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

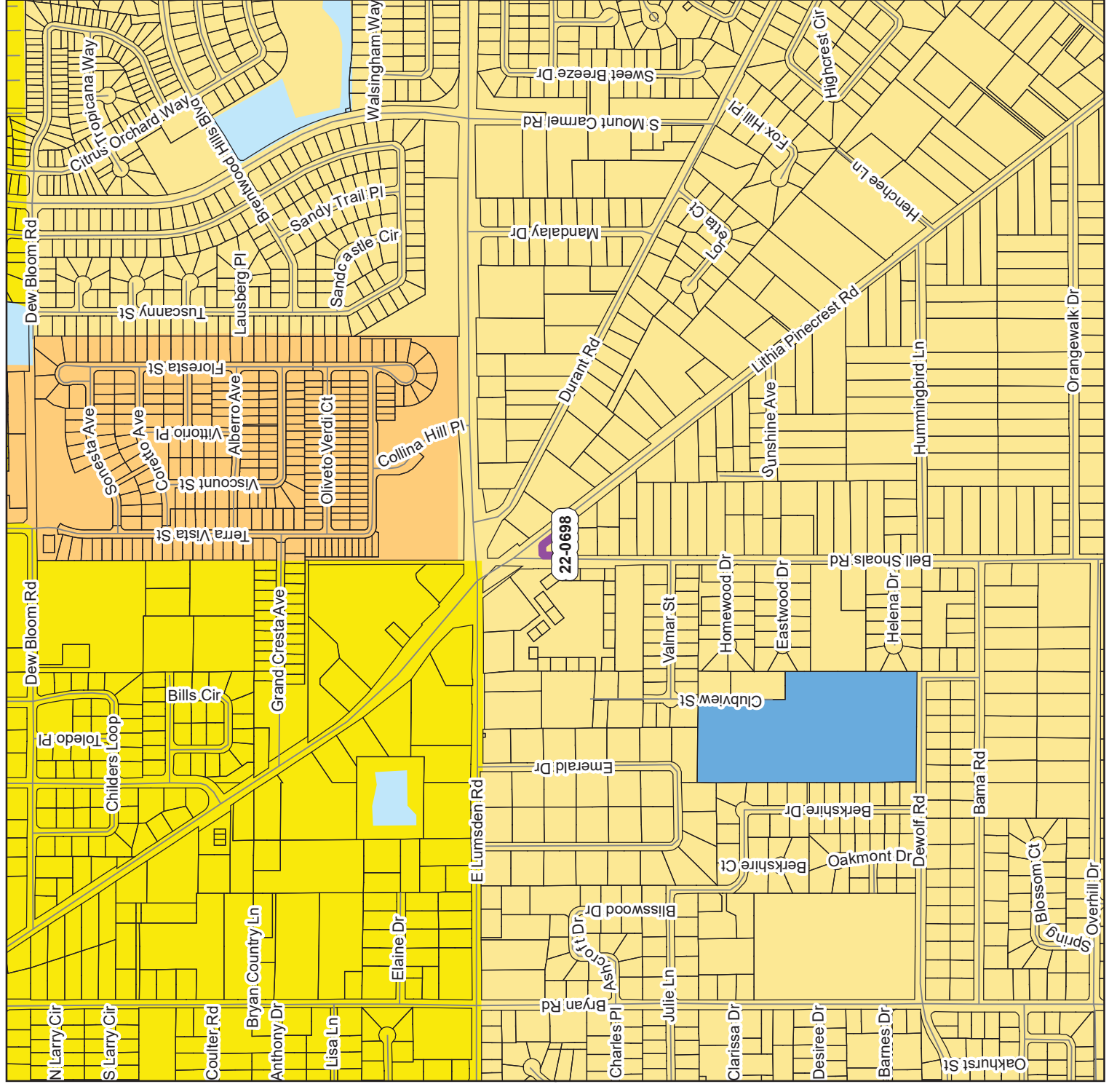
- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Reads
- Parcels

- WATER NATURAL LULC, Wet Poly
- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL/ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- OC-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/QUASH-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is intended as a reference tool and is not intended to be used as a legal instrument. It is intended that the user seek to approve without specific approval of the Hillsborough County City/County Planning Commission.
ACCURACY: It is intended that the user understand that the map is not a survey and that the user should not rely on the map for boundary information. However, such accuracy is not guaranteed by the Hillsborough County City/County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate website.



Map Printed from Rezoning System: 3/28/2022
 Author: Beverly F. Daniels
 File: G:\Rezonings\System\MapProjects\HC\Reg_H\Rezoning_Copy.mxd





AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

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

DATE: 07/14/2022
AGENCY/DEPT: Transportation
PETITION NO.: STD 22-0698

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

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 3,015 average daily trips, 327 trips in the a.m. peak hour, and 159 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 one parcel totaling +/- 0.43 acres from Planned Development (PD) to Commercial Neighborhood (CN). The site is located on the south side of the intersection of Lithia Pinecrest Road and Bell Shoals Road. The Future Land Use designation of the site is Residential-4 (RES-4).

Trip Generation Analysis

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

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 2,100 sf General Office Building (ITE Code 710)	20	2	2

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CN, 3,700 sf Coffee/Donut Shop with Drive-Through Window (ITE Code 937)	3,035	329	161

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+3,015	+327	+159

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 3,015 average daily trips, 327 trips in the a.m. peak hour, and 159 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Lithia Pinecrest Road and Bell Shoals Road. Lithia Pinecrest Road is a 2-lane, divided, Hillsborough County maintained, arterial roadway with +/- 11-foot travel lanes. Lithia Pinecrest lies within a range of +/- 100 feet and +/- 105 feet of Right of Way in the vicinity of the project. Lithia Pinecrest Road has sidewalks, bike lanes, and curb and gutter on both sides of the roadway within the vicinity of the project. Bell Shoals Road is a 2-lane, undivided, substandard, Hillsborough County maintained, collector roadway with +/- 11-foot travel lanes. Bell Shoals Road lies within +/- 80 feet of Right of Way in the vicinity of the project. Bell Shoals Road does not have sidewalks, bike lanes or curb and gutter on the eastern side of the roadway within the vicinity of the project.

HILLSBOROUGH COUNTY CORRIDOR PRESERVATION PLAN

Lithia Pinecrest is shown as a 4-lane road in the Hillsborough County Corridor Preservation Plan. Bell Shoals is shown as a 2-lane enhanced road in the Hillsborough County Preservation Plan. Additional Right of Way may need to be preserved on the subject property for the planned improvements.

SITE ACCESS

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

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
LITHIA PINECREST RD	LUMSDEN RD	BLOMINGDALE AVE	D	D
BELL SHOALS ROAD	BLOMINGDALE AVE	LITHIA PINECREST	D	F

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
Lithia Pinecrest Rd.	County Arterial - Urban	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
Bell Shoals Rd.	County Collector - Urban	2 Lanes <input checked="" 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

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	20	2	2
Proposed	3,035	329	161
Difference (+/-)	+3,015	+327	+159

*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
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Janet D. Lorton EXECUTIVE DIRECTOR
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 Reginald Sanford, MPH AIR DIVISION
 Steffanie L. Wickham WASTE DIVISION
 Sterlin Woodard, P.E. WETLANDS DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: 5/16/2022</p> <p>PETITION NO.: 22-0698</p> <p>EPC REVIEWER: Melissa Yanez</p> <p>CONTACT INFORMATION: (813) 627-2600 X1360</p> <p>EMAIL: yanezm@epchc.org</p>	<p>COMMENT DATE: 4/26/2022</p> <p>PROPERTY ADDRESS: 1010 Lithia Pinecrest Rd, Brandon, FL 33511</p> <p>FOLIO #: 0711300000</p> <p>STR: 36-29S-20E</p>
<p>REQUESTED ZONING: : From PD to CN</p>	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	04/12/2022
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	NA
<p>INFORMATIONAL COMMENTS:</p> <p>Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.</p> <p>Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a “WDR30 - Delineation Request Application”. Once approved, the formal wetland delineation would be binding for five years.</p>	

My/mst

Environmental Excellence in a Changing World

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

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 25 Apr. 2022

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

APPLICANT: David Wright

PETITION NO: RZ-STD 22-0698

LOCATION: 71130.000

FOLIO NO: _____

SEC: _____ TWN: _____ RNG: _____

- 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: _____.

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

PETITION NO.: STD22-0698 REVIEWED BY: Randy Rochelle DATE: 9/22/2022

FOLIO NO.: 71130.0000

WATER

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

- A 8 inch water main exists (adjacent to the site), (approximately 65 feet from the site) and is located west of the subject property within the west Right-of-Way of Bell Shoals Road. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

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

WASTEWATER

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

- A 4 inch wastewater force main exists (adjacent to the site), (approximately 300 feet from the site) and is located north of the subject property within the west Right-of-Way of Lithia Pinecrest Road. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

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

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



VERBATIM TRANSCRIPT

Transcript of Proceedings
November 14, 2022

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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ZONE HEARING MASTER)
HEARINGS)
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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch, Zoning Hearing Master
 Land Use Hearing Master

DATE: Monday, November 14, 2022

TIME: Commencing at 6:00 p.m.
 Concluding at 10:13 p.m.

Reported via Cisco Webex Videoconference by:
LaJon Irving, CER No. 1256

1 plan to speak tonight, if you're in the room or virtual, if
2 you'll please stand and raise your right hand and I'll swear you
3 in.

4 Do you solemnly swear that the testimony you're about
5 to give is the truth, the whole truth and nothing but the truth?

6 (All parties sworn in in unison.)

7 HEARING MASTER: Thank you. Please be seated. All
8 right. Mr. Grady, we're ready for the first case.

9 MR. GRADY: The first item's in Agenda C.1 Rezoning
10 Standard 22-0698, the app is David Wright with TSP Companies
11 Incorporated. The request is a rezone from plan development to
12 commercial neighborhood with restrictions. Isis Brown with
13 county staff will provide staff recommendation at your
14 presentation by the applicant.

15 HEARING MASTER: All right. Mr. Wright, good evening.

16 MR. WRIGHT: Good evening, Madam -- Madam Haring
17 Officer. My name is David Wright, president of TSP Companies.
18 Our address is P.O. Box 273417, Tampa, Florida 33688. And I
19 have been sworn in.

20 Tonight, I'm presenting a request to rezone a .43 acre
21 property from PD allowing BPO uses to neighborhood commercial
22 restricted. The restrictions require a six foot masonry wall as
23 screening to the adjacent residential use to the south and also
24 limit the proposed uses to less intense neighborhood commercial
25 uses. I've reviewed an agreement with the Development Services

1 and Planning Commission staff reports, which find the request to
2 be approvable with the proposed restrictions and consistent with
3 the comprehensive plan.

4 I've not been contacted by any citizens expressing
5 concerns with this request and I'm not aware of any opposition.
6 I'll respectfully request your recommendation of approval and
7 I'll conclude my presentation in the interest of time. I am
8 available to answer any questions.

9 HEARING MASTER: Mr. Wright, just a quick question, if
10 you know. I see the proposed restrictions and I just wondered
11 if you had an identified use at the moment of the property?

12 MR. WRIGHT: We had an identified use. It was going
13 to be a coffee shop, but the -- the coffee shop wanted a drive
14 thru. In working with Planning Commission staff, they were not
15 agreeable to a drive thru. So that's no longer a proposed use.
16 I think that the applicants is probably going to use for food
17 trucks in the interim until he finds a more permanent use.

18 HEARING MASTER: Okay. All right. Thank you so much.
19 I appreciate it. We'll go to Development Services.

20 MS. BROWN: Good evening. Isis Brown, Development
21 Services, discussing case number 22 -- Standard Rezone 22-0698.
22 The rezone -- the request is to rezone from the existing plan
23 development with the recent modification, PRS 21-0082 zoning
24 district to the proposed commercial neighborhood with
25 restrictions CN -R zoning district. The proposed zoning for CN

1 permits development limited to retail uses and personal services
2 in freestanding buildings or small shopping centers to serve
3 residential neighborhoods on lots containing a minimum of 7,000
4 square feet.

5 The applicant has proposed restrictions to specify
6 specific permitted uses and specific screening along the
7 southern property line. Current acreage of the property, 0.43
8 acres with a density -- a density of 0.12 F.A.R., floor area
9 ratio. And based on that, the mathematical maximum will be
10 21,000 -- 2,100, sorry square feet of BPO uses. The proposed is
11 0.2 F.A.R., floor area ratio, which will permit a max of 30 --
12 3,746 square feet, so 3,746 square feet. Okay. The site is
13 located in an area comprising of a mixture of uses. The subject
14 site is vacant and located within the RES four future land use
15 category which permits commercial agricultural and single family
16 residential uses. The adjacent properties are zoned PD 89-081
17 to the west approved for commercial office and 160-bed community
18 residential home, CN to the north, PD 07-0209 to the east,
19 approved for commercial uses and office uses and ASC-1
20 agricultural single family conventional and BP to the south.

21 The subject site meets commercial location criteria.
22 However, Planning Commission Staff has expressed compatibility
23 concerns regarding the potential impacts of the commercial use,
24 including drive-thru uses adjacent to the single-family property
25 to the south. The Land Development Code requires a 20-foot

1 buffer with a six-foot high fence or hedge with a ten-foot
2 evergreen trees planted on -- on the 20-foot center along the
3 southern boundary adjacent to the ASC-1 parcel. As -- I'm
4 sorry -- as noted herein, the parcel is 0.43 acres, which permits
5 a maximum building of 37 -- 3,746 square feet. The triangle
6 shaped parcel configuration at the apex of the intersection of
7 Bell Shoals Road and Lithia Pinecrest Road, therefore requires a
8 30-foot building setback along the other project boundaries.
9 Lithia Pinecrest Road is also designated a scenic corridor which
10 requires an additional 15 -- 15 feet and tree plantings as
11 required by Part 6.06.03.I of the Land Development Code.

12 Therefore, staff finds that the size and depth of the
13 subject parcel located along the apex intersection of Bell
14 Shoals Road and Lithia Pinecrest Road, with required buffer
15 screening, setbacks and maximum building size will create a
16 zoning pattern, development and pattern that is consistent with
17 the existing pattern in the area.

18 The recommendation. Staff finds that the request is
19 approvable with the following applicant proposed restrictions.
20 One, commercial development of the subject property shall
21 include a 20-foot buffer with a Type B screening along the south
22 property line. Screening shall be a six-foot masonry wall. And
23 two, the property -- the proposed commercial uses shall be
24 restricted to electric/electric repair, small -- small electric
25 repair, floral shop, Locksmith, mail and package services, mail

1 order office, news stand, optical -- optical supplies,
2 photography studio, printing services, specialty food store,
3 travel agency, watch/clock/jewelry repair, barber/beauty shop,
4 business services, restaurants without drive-thru, coffee shop
5 without drive-thru facilities, food trucks, family support
6 services, medical office, business professional and professional
7 services. This ends my presentation. I am available for any.

8 This ends my presentation. I'm available for any
9 questions.

10 HEARING MASTER: No questions. Thank you so much. I
11 appreciate it. Planning Commission please.

12 MS. PAPANDREW: Good evening. Andrea Papandrew,
13 Planning Commission Staff. The subject property is -- is within
14 the Residential-4 future land use category. The site is located
15 in an urban service area and the Brandon Community Plan.
16 According to Appendix A of the future landings element, the
17 intent of the residential for future land use category is to
18 designate areas that are suitable for low density residential
19 development. The subject site is surrounded by Residential-4 on
20 all sides and the area is a mixture of vacant land,
21 single-family residential and like commercial uses. Policy 1.4
22 requires all new development to be compatible with the
23 surrounding area. Noting that compatibility does not mean the
24 same as, rather refers to the sensitivity of development
25 proposals and maintaining the character of existing development.

1 The site is proposed in commercial neighborhood uses that may
2 potentially include drive-thrus -- drive-thru uses directly
3 adjacent to single-family residential on the south side. The
4 applicant has proposed restrictions for greater compatibility
5 with the surrounding area and meets the intent of Policy 1.4 by
6 restricting the site to uses that are compatible with adjacent
7 single-family and not including drive-thrus. The proposed
8 rezoning meets the intent of objective nine in Policy 9.2, they
9 require all new development to meet local, state and federal
10 land development regulations. At the time of uploading this
11 report or at the time of this report from Planning Commission
12 Staff, transportation zoning comments were not yet available in
13 Optix and were not taking into -- into consideration for the
14 analysis of this request. However, staff have indicated that
15 the proposal meets all applicable and development regulations.

16 The proposed rezoning meets the intent of the
17 Neighborhood Protection Policies of Objective 16, Policies 16.1,
18 16.2, 16.3, 16.5 and 17.7. The development pattern of the
19 surrounding area includes commercial uses to the north of the
20 Lithia Pinecrest and Bell Shoals Road intersection. As stated
21 by development services, the applicant will be providing a
22 six-foot masonry wall on the south property line and as well as
23 compatible commercial uses that do not include drive-thru uses
24 as listed in the conditions of approval. The proposed rezoning
25 also meets Commercial Locational Criteria per Objective 22 is

1 within the 900-foot distance from the nearest node at Lithia
2 Pinecrest Road and Bell Shoals Road intersection.

3 The Community Design Component provides guidance on
4 commercial developments. Goal 17 encourages development that
5 improves the ambiance of commercial development in the county.
6 Objective 17-1 and Policy 17.1-4, seek to facilitate patterns of
7 development that are organized and purposeful. Planning
8 Commission Staff are supportive of the proposed restrictions
9 that the applicant has meet -- meets the goal -- the intent of
10 Goal 17.

11 Subject site is in the suburban character district of
12 the Brandon Community Plan. The area anticipates a range of
13 primarily residential uses while commercial uses may be
14 considered at intersection nodes. A rezoning to commercial
15 neighborhood restricted, respects the transition of
16 single-family residential to the south and maintain existing
17 suburban character.

18 Based upon the above considerations, Planning
19 Commission Staff find the proposed rezoning consistent with the
20 Unincorporated Hillsborough County Comprehensive Plan. Thank
21 you.

22 HEARING MASTER: Thank you. I appreciate your
23 testimony. All right. Is there anyone in the room or online
24 that would like to speak in support? Anyone in support? I
25 don't see anyone. No one online? All right. Anyone in

1 opposition to this request? I'm seeing no one. All right.
2 County Staff, Mr. Grady, anything else?

3 MR. GRADY: Nothing further.

4 HEARING MASTER: All right. Mr. Wright, you have the
5 last say, last word if you'd like it.

6 MR. WRIGHT: I have nothing further. Thank you.

7 HEARING MASTER: All right. Thank you. With that
8 then, we'll close rezoning 22-0698 and go to the next case.

9 MR. GRADY: The next item is item C.2 Rezoning
10 Standard 22-1303. The applicant is David Mullen. The request
11 is rezone from AS-1 to commercial general. Isis Brown will
12 provide staff recommendation presentation by the applicant.

13 HEARING MASTER: All right. Is the applicant here?

14 MR. MULLEN: Yes.

15 HEARING MASTER: Good evening. Please come forward.
16 If you could start by giving us your name and address.

17 MR. MULLEN: My name is David W. Mullen, professional
18 engineer. And my address is 625 East North Broadway, Columbus,
19 Ohio.

20 HEARING MASTER: Thank you so much.

21 MR. MULLEN: We are requesting that the parcel located
22 at 4308 James L. Redmond Parkway, Plant City, Florida be rezoned
23 from AS-1 to CG. We have submitted a request to -- for the
24 commercial location criteria waiver as per Policy 22.8 of the
25 commercial location criteria. Proposed plan amendments to the

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
Land Use Hearing Master

DATE: Monday, September 19, 2022

TIME: Commencing at 6:00 p.m.
Concluding at 8:34 p.m.

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

Reported via Cisco Webex Videoconference by:

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

1 of November 14th to allow us additional time to
2 resolve some entitlement phasing questions with the
3 co-applicant. And we appreciate staff's time and
4 consideration. Thank you.

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

7 Is there anyone here or online -- members of
8 the public who wish to speak to the continuance of
9 this item in support or opposition?

10 I don't hear anyone. Okay. Then
11 Rezoning-PD 22-0461 is continued to November 14,
12 2022, Zoning Hearing Master meeting.

13 MS. CLARK: Thank you.

14 MR. GRADY: The next item on the changes on
15 page 7, item C-1, Rezoning-Standard 22-0698. The
16 applicant is David Wright. The applicant's
17 requesting a continuance to the November 14th,
18 2022, Zoning Hearing Master Hearing.

19 I believe the applicant's online to explain
20 the reasons for the requested continuance.

21 MR. WRIGHT: Good evening. My name is David
22 Wright with the applicant. My address is P.O. Box
23 273417, Tampa, Florida.

24 Yes, I'm requesting a continuance to the
25 November 14th hearing. We need some additional

1 of November 14th to allow us additional time to
2 resolve some entitlement phasing questions with the
3 co-applicant. And we appreciate staff's time and
4 consideration. Thank you.

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

7 Is there anyone here or online -- members of
8 the public who wish to speak to the continuance of
9 this item in support or opposition?

10 I don't hear anyone. Okay. Then
11 Rezoning-PD 22-0461 is continued to November 14,
12 2022, Zoning Hearing Master meeting.

13 MS. CLARK: Thank you.

14 MR. GRADY: The next item on the changes on
15 page 7, item C-1, Rezoning-Standard 22-0698. The
16 applicant is David Wright. The applicant's
17 requesting a continuance to the November 14th,
18 2022, Zoning Hearing Master Hearing.

19 I believe the applicant's online to explain
20 the reasons for the requested continuance.

21 MR. WRIGHT: Good evening. My name is David
22 Wright with the applicant. My address is P.O. Box
23 273417, Tampa, Florida.

24 Yes, I'm requesting a continuance to the
25 November 14th hearing. We need some additional

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH
Land Use Hearing Master

DATE: Monday, July 25, 2022

TIME: Commencing at 6:00 p.m.
Concluding at 11:20 p.m.

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

Reported via Cisco Webex Videoconference by:

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

1 sufficient --

2 MS. ALBERT: Correct.

3 HEARING MASTER FINCH: -- to accomplish
4 that? Okay.

5 MS. ALBERT:

6 HEARING MASTER FINCH: All right. Is there
7 anyone here or in the audience or online that would
8 like to speak to the continuance only, not the
9 merits of the case but only the continuance?

10 Seeing no one, then we will grant a
11 continuance of Rezoning-PD 22-0562 to the
12 September 19, 2022, Zoning Hearing Master Hearing
13 at 6:00 p.m.

14 MR. GRADY: The next item on the next change
15 to the agenda is on page 8, item C-4,
16 Rezoning-Standard 22-0698. The applicant's David
17 Wright.

18 The applicant's requesting a continuance to
19 the September 19th, 2022, Zoning Hearing Master
20 Hearing. I believe the applicant's online to speak
21 to the reasons for the request.

22 MR. WRIGHT: Good evening, Madam Hearing
23 Officer. Yes. We would like to request a
24 continuance to the September 19th ZHM hearing to
25 allow us more time to work with staff as well.

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
 Land Use Hearing Master

DATE: Monday, June 13, 2022

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

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

Reported via Cisco Webex Videoconference by:

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

1 Item A-30, Rezoning-PD 22-0688. This
2 application is being continued by the applicant to
3 the July 25th, 2022, Zoning Hearing Master Hearing.

4 Item A-31, Rezoning-PD 22-0692. This
5 application is being continued by the applicant to
6 the July 25th, 2022, Zoning Hearing Master Hearing.

7 Item A-32, Rezoning-PD 22-0696. This
8 application is out of order to be heard and is
9 being continued to the July 25th, 2022, Zoning
10 Hearing Master Hearing.

11 Item A-33, Rezoning-Standard 22-0698. This
12 application is out of order to be heard and is
13 being continued to the July 25th, 2022, Zoning
14 Hearing Master Hearing.

15 And item A-34, Rezoning-Standard 22-0789.
16 This application is being continued by the
17 applicant to the July 25th, 2022, Zoning Hearing
18 Master Hearing.

19 That concludes all withdrawals and
20 continuances.

21 HEARING MASTER HATLEY: Thank you,
22 Mr. Grady.

23 All right. I'm going to read some meeting
24 procedures for tonight. First of all, the agenda
25 tonight consists of items that will require a

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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HEARINGS )
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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH
Land Use Hearing Master

DATE: Monday, May 16, 2022

TIME: Commencing at 6:00 p.m.
Concluding at 10:14 p.m.

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

Reported via Cisco Webex Videoconference by:

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

1 This application is being continued by the
2 applicant to the June 13, 2022, Zoning Hearing
3 Master Hearing.

4 Item A-26, Rezoning-Standard 22-0557. This
5 application is out of order to be heard and is
6 being continued to the June 13, 2022, Zoning
7 Hearing Master Hearing.

8 Item A-27, Major Mod Application 22-0558.
9 This application is being continued by the
10 applicant to the June 13, 2022, Zoning Hearing
11 Master Hearing.

12 Item A-28, Rezoning-PD 22-0559. This
13 application is being continued by staff to the
14 June 13, 2022, Zoning Hearing Master Hearing.

15 Item A-29, Rezoning-PD 22-0561. This
16 application is being continued by staff to the
17 June 13, 2022, Zoning Hearing Master Hearing.

18 Item A-30, Rezoning-PD 22-0562. This
19 application is being continued by the applicant to
20 the June 13, 2022, Zoning Hearing Master Hearing.

21 Item A-31, Rezoning-Standard 22-0604. This
22 application is out of order to be heard and is
23 being continued to the June 13, 2022, Zoning
24 Hearing Master Hearing.

25 And item A-32, Rezoning-Standard 22-0698.

1 This application is out of order to be heard and is
2 being continued to the June 13, 2022, Zoning
3 Hearing Master Hearing.

4 I would note just one more correction A-17.
5 I apparently read that as a staff continuance and
6 it's -- is it a staff continuance? Yeah. I
7 misread on page 5, item A-17, we correct that in
8 the changes. 22-0416 as a staff-requested
9 continuance to June 13th, not applicant.

10 That concludes all withdrawals and
11 continuances.

12 HEARING MASTER FINCH: All right. Thank you
13 so much, Mr. Grady. I appreciate it.

14 Let me start by going over our hearing
15 procedures this evening. Our hearing today
16 consists of agenda items that require a public
17 hearing by a Zoning Hearing Master.

18 I'll conduct a hearing on each agenda item
19 and will file a recommendation within 15 business
20 days, 15 business days following tonight's hearing.
21 That recommendation is then sent to the Board of
22 County Commissioners, who will make the final
23 decision on each case we have tonight.

24 Our hearing is informal. I'll ask questions
25 related to the scope of direct testimony. I may



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

NONE



**PARTY OF
RECORD**

NONE