

Rezoning Application: 22-0456
Zoning Hearing Master Date: July 25, 2022
BOCC Land Use Meeting Date: September 13, 2022



**Hillsborough
 County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: David Wright/ TSP Companies, Inc.,

FLU Category: Residential-1 (Res-1)

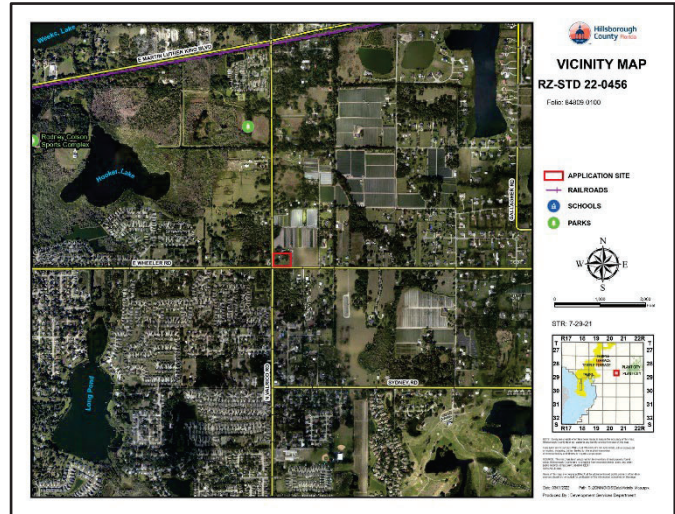
Service Area: Rural

Site Acreage: 2.56+/-

Community Plan Area: East Rural

Overlay: None

Request: Rezone from **Agricultural Single-Family Residential-1 (AS-1) to Commercial Neighborhood, with Restrictions (CN-R).**



Request Summary:

The request is to rezone from the existing Agricultural Single-Family Residential-1 (AS-1) zoning district to the proposed Commercial, Neighborhood (CN) zoning district. The applicant is proposing a restriction limiting maximum square footage to 5,000 sq. ft. 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).

Zoning:

| | Current AS-1 Zoning | Proposed CN Zoning |
|-----------------------|--|------------------------------|
| Uses | Agricultural Single Family Residential | Commercial Neighborhood (CN) |
| Acreage | 2.56+/- Acres (ac) | 2.56+/- ac |
| Density/ Intensity | 1 dwelling unit (du)/ 1 acres | F.A.R. 0.20 |
| Mathematical Maximum* | 2 dwelling unit | 22,307.72 sq. ft. |

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

Development Standards:

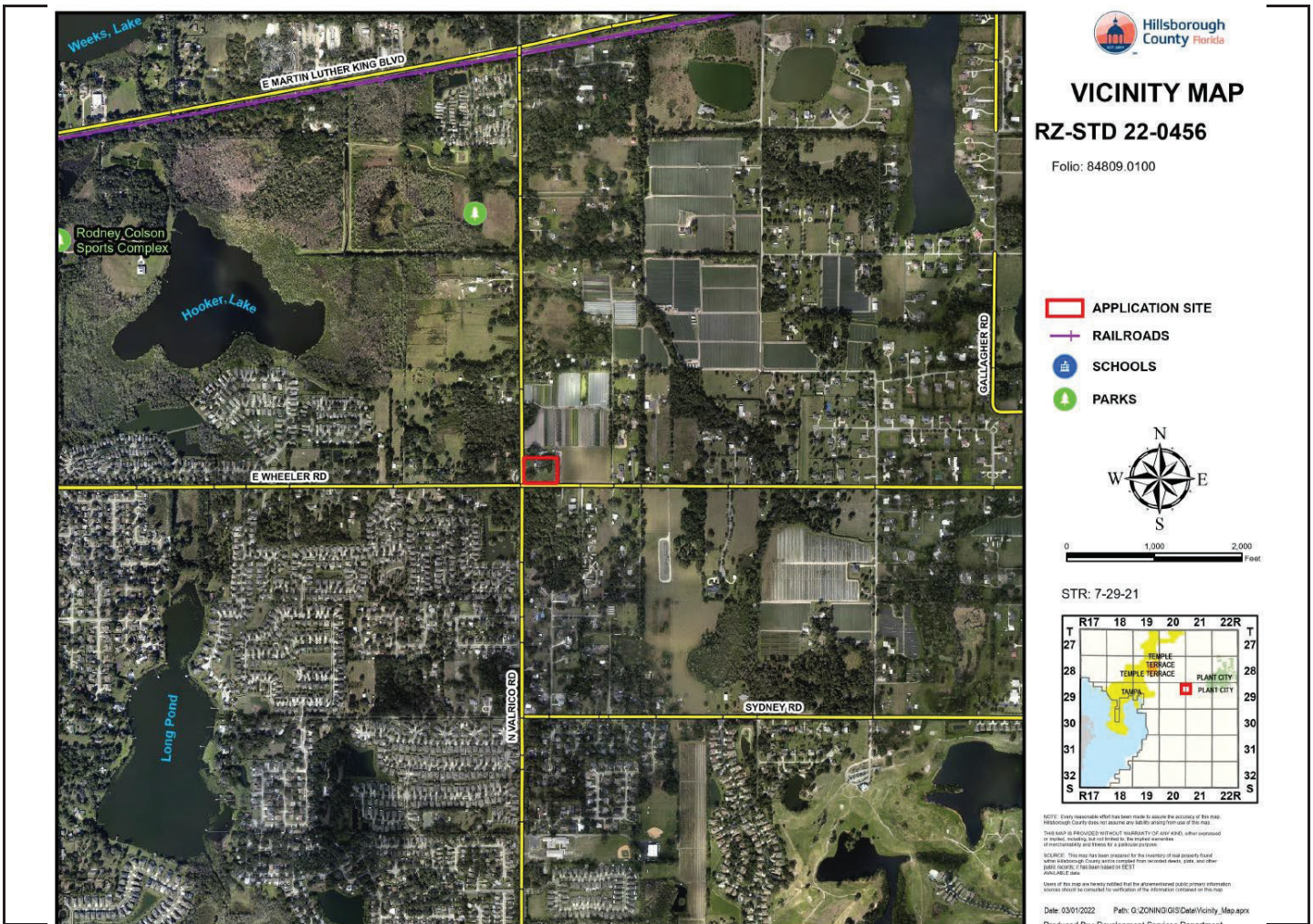
| | Current AS-1 Zoning | Proposed CN Zoning |
|----------------------------------|--|---|
| Density/ Intensity | 1 du/ 1 Ac | Max. F.A.R. 0.20 |
| Lot Size / Lot Width | 1 acre (43,560 sf)/150' | 0.16 Ac (7,000 sf)/70' |
| Setbacks/Buffering and Screening | 50' - Front (South & West) 15' - Sides (East & North) | 30' - Front (South & West) 20' with Type B Buffer - Sides (East & North) |
| Height | 50' | 35' |

| 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

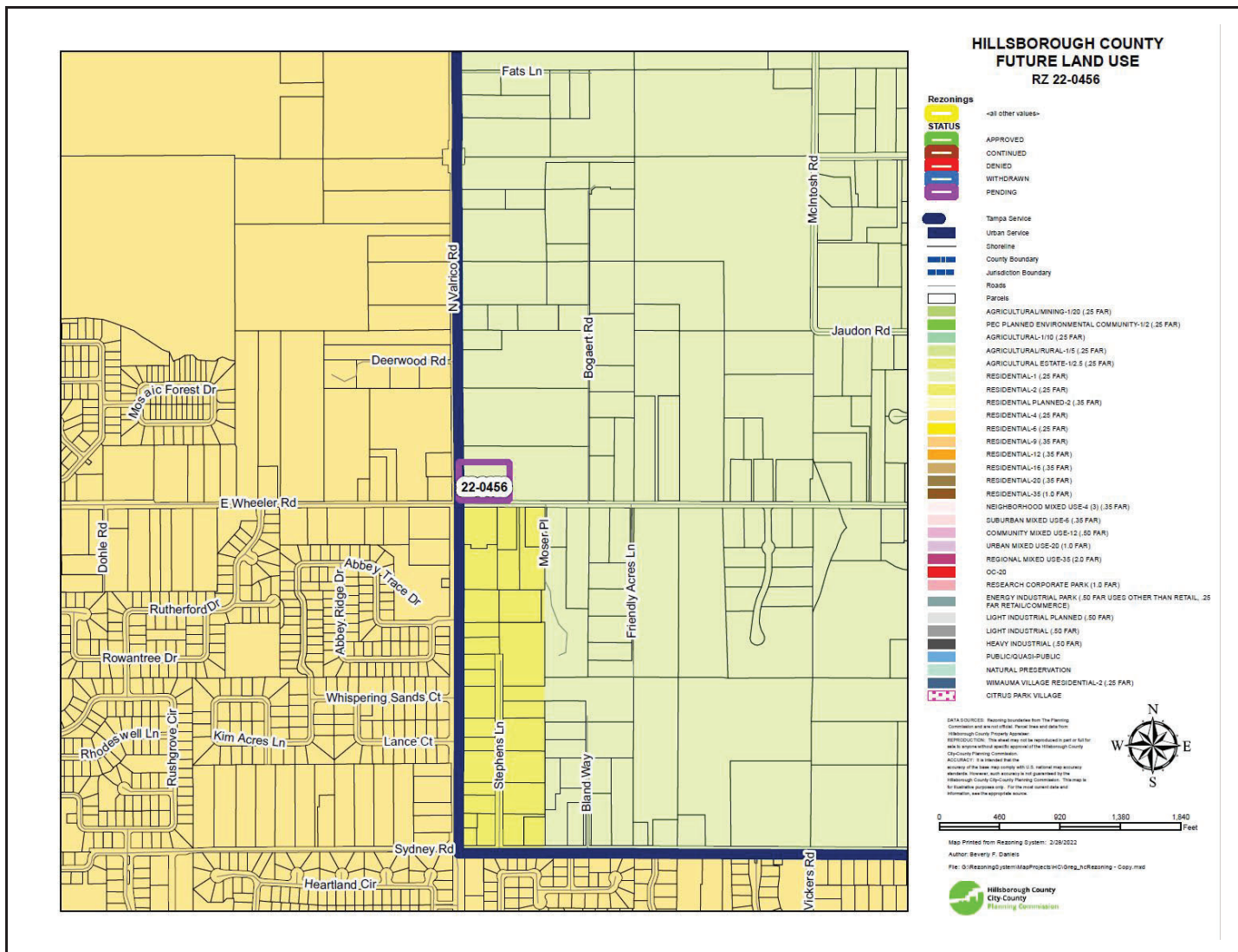


Context of Surrounding Area:

The site is located in an area which comprises of a mixture of uses to include: agricultural use, single-family residential use, and Planned Development with commercial general uses and commercial neighborhood uses. The surrounding area consist of properties within the Res-1 (North and East), Res-2 (South) and Res-4 (West)FLU categories. Surrounding properties are zoned as follows: PD 87-0224 with commercial/Store retail type uses (to the south); AS-1 (to the north and east) and, ASC-1 (to the west)

2.0 LAND USE MAP SET AND SUMMARY DATA

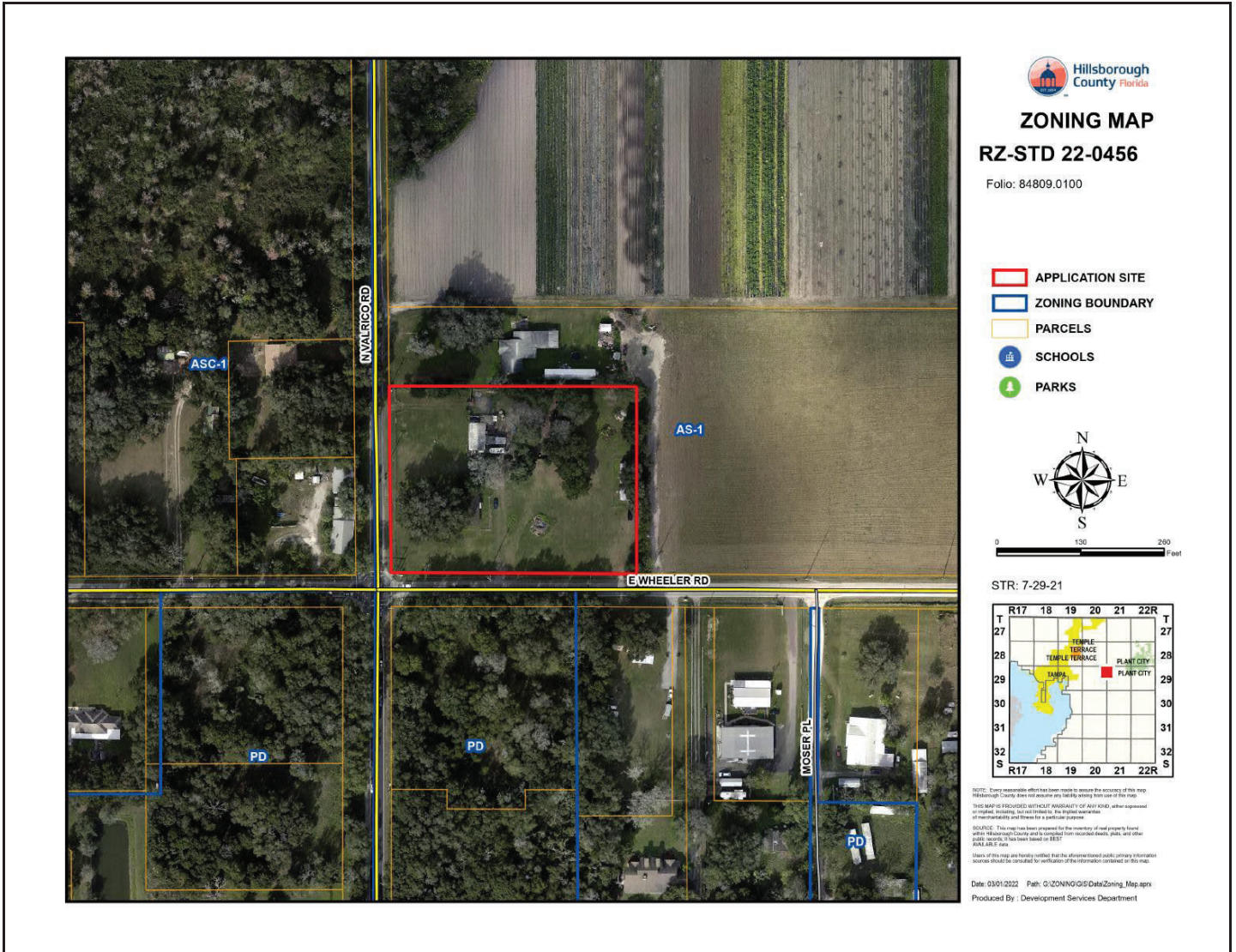
2.2 Future Land Use Map



| | |
|--|--|
| Subject Site Future Land Use Category: | Residential 1 (Res-1) |
| Maximum Density/F.A.R.: | 1 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 | Agricultural - Single-Family (AS-1) | 1 du / 1 a | Single-Family Residential/Agricultural | Agricultural - Single-Family |
| South | E Wheeler Road | Street | Street | Street |
| | PD 87-0224 | 23,087 sq. ft | General Commercial, Office and Personal Services | Store Retail (Dollar General) |

| Adjacent Zonings and Uses | | | | |
|---------------------------|--------------------------------------|--|--|---|
| Location: | Zoning: | Maximum Density/F.A.R. Permitted by Zoning District: | Allowable Use: | Existing Use: |
| West | N Valrico Road | Street | Street | Street |
| | Agricultural - Single-Family (ASC-1) | 1 du / 1 a | Single-Family Residential Conventional /Agricultural | Agricultural - Single-Family Conventional |
| East | Agricultural - Single-Family (AS-1) | 1 du / 1 a | Single-Family Residential/Agricultural | Agricultural - Single-Family |

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 |
|----------------|--------------------------|--|---|
| N Valrico Road | County Collector - Rural | 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 |
| E Wheeler Road | 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 | 9 | 1 | 1 |
| Proposed | 2,355 | 103 | 81 |
| Difference (+/-) | +2,346 | +102 | +80 |

*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 | "No wetlands onsite" |
| Natural Resources | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | No comments provided |
| 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 type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" 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 type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | No comments provided |
| 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located in an area which comprises of a mixture of uses to include: agricultural use, single-family residential use, and Planned Development with commercial general uses and Commercial Neighborhood uses. The immediate surrounding area consist of properties within the Res-1 (North and East), Res-2 (South) and Res-4 (West)FLU categories. The Res-1, Res-2, and Res-4 FLU categories has the potential to permit agricultural, single-family residential and some commercial, office and multi-purpose uses.


The subject site is north of property zoned PD 87-0224 which has commercial type uses. Other adjacent properties are zoned AS-1 (to the north and east) and, ASC-1 (to the west). Therefore, from a compatibility perspective the most potentially impacted parcels would be AS-1 zoned parcel to the north and east, and ASC-1 zoned parcels to the west. Per the [LDC Section 6.06.06.A](#) and [Section 6.06.06.C.1-4](#), a 20-foot buffer with a Type B buffer (six foot fence, wall or hedge and 10 foot evergreen trees planted on 20 foot centers) will be required along the north and east boundaries of the subject parcel. The CN zoning district permits up to .20 FAR which equates to up to 22,307+/- square feet based on the 2.56-acre subject property. The applicant’s proposed use restrictions include the following: restrict the allowable commercial use on the property to 5,000 square feet.

With the proposed restriction, the size and depth of the subject parcel in relation to other adjacent commercial uses would create a zoning/development pattern that is consistent with the existing zoning and development pattern of the commercial uses/zoning districts in the area.

5.2 Recommendation

Based on the above considerations, staff finds the request approvable, with the following restriction:

- 1. Restrict the allowable commercial use on the property to 5,000 square feet.

| | |
|--|--|
| <p>Zoning Administrator Sign Off:</p> |  <p>J. Brian Grady Thu Jul 14 2022 14:28:23</p> |
|--|--|

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

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: 05/03/2022 |
| REVIEWER: Alex Steady, Senior Planner | AGENCY/DEPT: Transportation |
| PLANNING AREA/SECTOR: East Rural/Central | PETITION NO.: STD 22-0456 |

- 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 2,346 average daily trips, 102 trips in the a.m. peak hour, and 80 trips in the p.m. peak hour.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.
- Transportation Review Section staff has no objection to the proposed rezoning.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 2.55-acre parcel from Agricultural, Single Family (AS-1) to Commercial Neighborhood - Restricted (CN-R). The applicant is proposing with this application to restrict the maximum square footage allowable to 5,000 square feet. The site is located on the north east corner of the intersection of N Valrico Road and E Wheeler Road. The Future Land Use designation of the site is Residential-1 (RES-1).

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 |
| AS-1, 1 Single Family Detached Dwelling Unit (ITE Code 210) | 9 | 1 | 1 |

Proposed Zoning:

| Zoning, Land Use/Size | 24 Hour Two-Way Volume | Total Peak Hour Trips | |
|--|------------------------|-----------------------|-----|
| | | AM | PM |
| CN, 5,000 sf Fast-Food Restaurant with Drive-Through Window (ITE Code 934) | 2,355 | 201 | 163 |
| <i>Less Internal Capture:</i> | Not Available | 0 | 0 |
| <i>Passerby Trips:</i> | Not Available | 98 | 82 |
| <i>Net External Trips:</i> | 2,355 | 103 | 81 |

Trip Generation Difference:

| Zoning, Land Use/Size | 24 Hour Two-Way Volume | Total Peak Hour Trips | |
|-----------------------|------------------------|-----------------------|------------|
| | | AM | PM |
| Difference | +2,346 | +102 | +80 |

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 2,346 average daily trips, 102 trips in the a.m. peak hour, and 80 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on N Valrico Road and E Wheeler Road. N Valrico Road is a 2-lane, undivided, substandard, Hillsborough County maintained, collector roadway with +/- 10-foot travel lanes. N Valrico Road lies within +/- 51 feet of Right of Way in the vicinity of the project. N Valrico Road does not have sidewalks, bike lanes or curb and gutter on either side of the roadway within the vicinity of the project. E Wheeler Road is a 2-lane, undivided, substandard, Hillsborough County maintained, collector roadway with +/- 10-foot travel lanes. E Wheeler Road lies within +/- 44 feet of Right of Way in the vicinity of the project. E Wheeler Road does not have sidewalk, bike lanes or curb and gutter on either side of the roadway within the vicinity of the project.

CORRIDOR PRESERVATION PLAN

N Valrico road is shown as a 4-lane road in the Hillsborough County Corridor Preservation Plan. E Wheeler Road is included as a 2-lane enhanced road in the Hillsborough County Corridor Preservation Plan.

SITE ACCESS

It is anticipated that the site will have access to Valrico Road or E Wheeler 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 |
| WHEELER RD | HIGHVIEW RD | VALRICO RD | D | C |
| VALRICO RD | SR 60 | M L KING BLVD | 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 22-0456 |
| DATE OF HEARING: | July 25, 2022 |
| APPLICANT: | David Wright / TSP Companies, Inc. |
| PETITION REQUEST: | The request is to rezone a parcel of land from AS-1 to CN (R) |
| LOCATION: | 12720 E. Wheeler Road |
| SIZE OF PROPERTY: | 2.56 acres m.o.l. |
| EXISTING ZONING DISTRICT: | AS-1 |
| FUTURE LAND USE CATEGORY: | RES-1 |
| SERVICE AREA: | Rural |

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 -1 (Res-1)

Service Area: Rural

Site Acreage: 2.56+/-

Community Plan Area: East Rural

Overlay: None

Request: Rezone from **Agricultural Single- Family Residential-1(AS-1)**to **Commercial Neighborhood, with Restrictions (CN-R)**.



Request Summary:

The request is to rezone from the existing Agricultural Single-Family Residential-1 (AS-1) zoning district to the proposed Commercial, Neighborhood (CN) zoning district. The applicant is proposing a restriction limiting maximum squarefootagetoto5,000sq.ft. 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).

Zoning:

| | Current AS-1 Zoning | Proposed CN Zoning |
|-----------------------|--|------------------------------|
| Uses | Agricultural Single Family Residential | Commercial Neighborhood (CN) |
| Acreage | 2.56+/- Acres (ac) | 2.56+/- ac |
| Density / Intensity | 1 dwelling unit (du)/ 1 acres | F.A.R. 0.20 |
| Mathematical Maximum* | 2 dwelling unit | 22,307.72 sq. ft. |

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

Current AS-1 Zoning

1du/ 1Ac

1 acre (43,560 sf)/150'

Proposed CN Zoning

Density / Intensity

Lot Size / Lot Width

Max. F.A.R. 0.20

0.16 Ac (7,000 sf)/70'

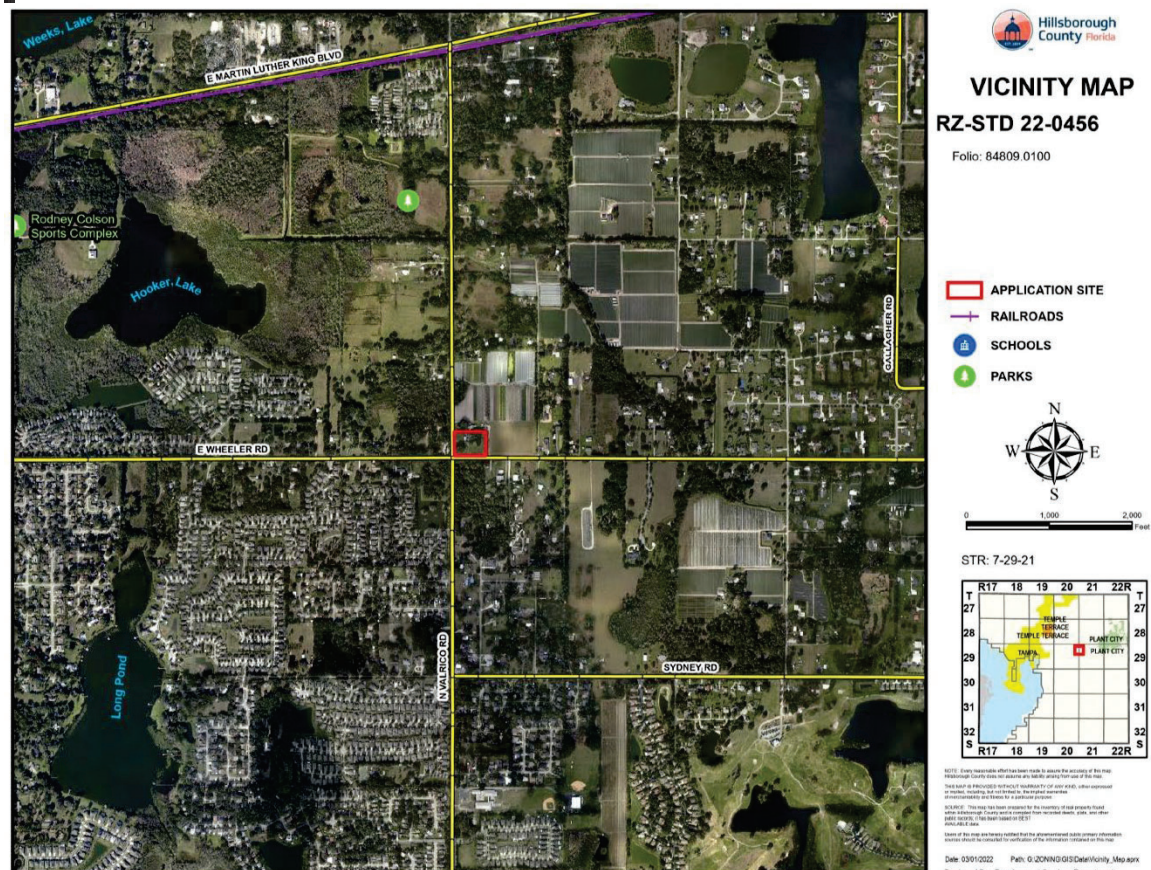
Setbacks/Buffering and Screening

50' - Front (South & West) 15' – Sides (East & 30' - Front (South & West)

20' with Type B Buffer – Sides (East & North)

| | |
|--|------------|
| | |
| PD Variations | N/A |
| Waiver(s) to the Land Development Code | None |
| Additional Information: | |
| Planning Commission Recommendation | Consistent |
| Development Services Department Recommendation | Approvable |

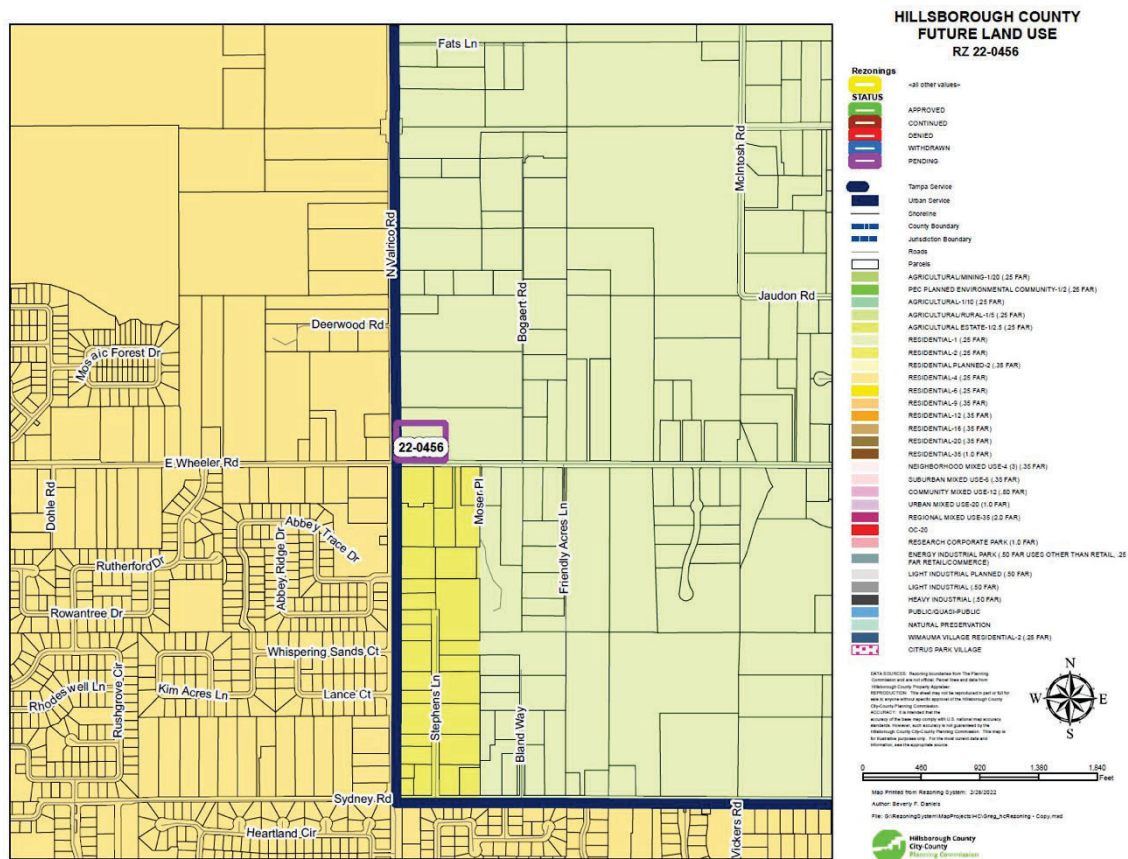
2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



Context of Surrounding Area:

The site is located in an area which comprises of a mixture of uses to include: agricultural use, single-family residential use, and Planned Development with commercial general uses and commercial neighborhood uses. The surrounding area consist of properties within the Res-1 (North and East), Res-2 (South) and Res-4 (West)FLU categories. Surrounding properties are zoned as follows: PD 87-0224 with commercial/ Store retail type uses (to the south); AS-1 (to the north and east) and, ASC-1 (to the west)

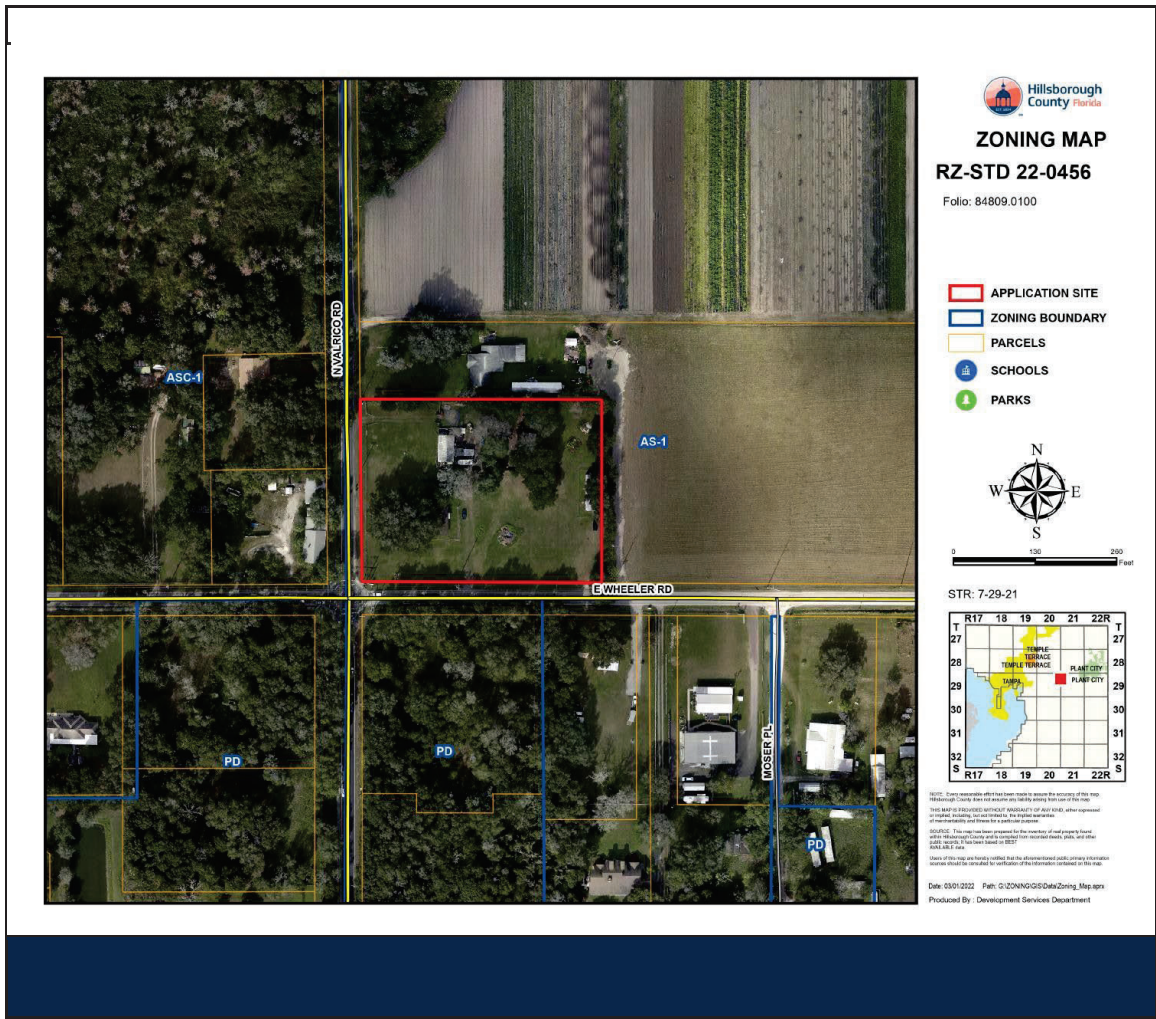
2.0 LAND USE MAP SET AND SUMMARY DATA 2.2 Future Land Use Map



| | |
|--|--|
| Subject Site Future Land Use Category: | Residential 1 (Res-1) |
| | 1 dwelling unit per Gross Acre (ga)/ 0.25 F.A.R. |

| | |
|-------------------------|--|
| Maximum Density/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 | Agricultural - Single-Family (AS-1) | 1 du / 1 a | Single-Family Residential/Agricultural | Agricultural - Single-Family |
| South | E Wheeler Road | Street | Street | Street |
| | PD 87-0224 | 23,087 sq. ft | General Commercial, Office and Personal Services | Store Retail (Dollar General) |

Adjacent Zonings and Uses

| Location: | Zoning: | Maximum Density/F.A.R. Permitted by Zoning District: | Allowable Use: | Existing Use: |
|-----------|--------------------------------------|--|--|--|
| West | N Valrico Road | Street | Street | Street |
| | Agricultural - Single-Family (ASC-1) | 1 du / 1 a | Single-Family Residential Conventional /Agricultural | Agricultural - Single- Family Conventional |
| East | Agricultural - Single-Family (AS-1) | 1 du / 1 a | Single-Family Residential/Agricultural | Agricultural - Single- Family |

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)

Not Applicable

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 |
|----------------|--------------------------|--|---|
| N Valrico Road | County Collector - Rural | 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 |
| E Wheeler Road | 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 | 9 | 1 | 1 |
| Proposed | 2,355 | 103 | 81 |
| Difference (+/-) | +2,346 | +102 | +80 |

| | | | |
|--|--|--|--|
| | | | |
|--|--|--|--|

*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

| 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 | “No wetlands onsite” |
| Natural Resources | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | No comments provided |
| 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. |
| <p>Check if Applicable:</p> <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"/> 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Hillsborough County School Board | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | No comments provided |

| | | | | |
|--|---|--|--|--|
| Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A | | | | |
| 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | |

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located in an area which comprises of a mixture of uses to include: agricultural use, single-family residential use, and Planned Development with commercial general uses and Commercial Neighborhood uses. The immediate surrounding area consist of properties within the Res-1 (North and East), Res-2 (South) and Res-4 (West)FLU categories. The Res-1, Res-2, and Res-4 FLU categories has the potential to permit agricultural, single-family residential and some commercial, office and multi-purpose uses.

The subject site is north of property zoned PD 87-0224 which has commercial type uses. Other adjacent properties are zoned AS-1 (to the north and east) and, ASC-1 (to the west). Therefore, from a compatibility perspective the most potentially impacted parcels would be AS-1 zoned parcel to the north and east, and ASC-1 zoned parcels to the west. Per the [LDC Section 6.06.06. A](#) and [Section 6.06.06.C. 1-4](#), a 20-foot buffer with a Type B buffer (six foot fence, wall or hedge and 10 foot evergreen trees planted on 20 foot centers) will be required along the north and east boundaries of the subject parcel. The CN zoning district permits up to .20 FAR which equates to up to 22,307+/- square feet based on the 2.56-acre subject property. The applicant’s proposed use restrictions include the following: restrict the allowable commercial use on the property to 5,000 square feet.

With the proposed restriction, the size and depth of the subject parcel in relation to other adjacent commercial uses would create a zoning/development pattern

that is consistent with the existing zoning and development pattern of the commercial uses/zoning districts in the area.

5.2 Recommendation

Based on the above considerations, staff finds the request approvable, with the following restriction:

1. Restrict the allowable commercial use on the property to 5,000 square feet.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on July 25, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Mr. David Wright 18431 Cypress Bay Parkway Land O' Lakes Florida testified regarding the rezoning request. Mr. Wright stated that the request is to rezone the property from AS-1 to Commercial Neighborhood Restricted. He added that there are three proposed Restrictions but two have been omitted from the Development Services Department staff report and need to be added in. The first Restrictions is to limit the building size to 5,000 square feet. The second Restriction is to require additional planting of a different tree species from the County's approved tree and hedge material list to be planted every 20 feet between the evergreen trees. The third Restriction requires the building to be setback to the north property line 60 feet or greater.

Ms. Isis Brown, Development Services staff, testified regarding the County's staff report. Ms. Brown stated that the request is to rezone the property from AS-1 to Commercial Neighborhood with Restrictions. Ms. Brown described the surrounding area and zoning districts and stated that the proposed Restrictions limit the building size to 5,000 square feet and that staff finds the request approvable.

Hearing Master Finch asked Ms. Brown if she agreed that there are three Restrictions as read into the record by the applicant. Ms. Brown replied that was correct.

Ms. Jillian Massey, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Massey stated that the subject property is within the Residential-1 Future Land Use classification and the Rural Service Area. Ms. Massey testified that the request meets the intent of Objective 16 and also Policy 16.1 regarding neighborhood protection. Ms. Massey stated that the property meets commercial locational criteria. The proposed Restriction regarding buffering and screening between the subject property and the AS-1 zoning to the

north will ensure compatibility of unlike land uses. Ms. Massey concluded her presentation by stating that the Planning Commission finds 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. Wright did not have additional comments.

The hearing was then concluded.

EVIDENCE SUBMITTED

No documents were 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 2.56 acres in size and is currently zoned Agricultural Single-Family-1 (AS-1) and is designated Residential-1 (RES-1) by the Comprehensive Plan. The property is located within the Rural Service Area.
2. The applicant is requesting a rezoning to the Commercial Neighborhood-Restricted(CN-R) zoning district.
3. The proposed Restrictions serve to limit the maximum square footage of the building to 5,000 square feet, require additional planting of a different tree species from the County's approved tree and hedge material list to be planted every 20 feet between the evergreen trees and require the building to be setback from the northern property line 60 feet or greater.
4. The Planning Commission staff supports the request. The Planning Commission found that the request meets the intent of Objective 16 and also Policy 16.1 regarding neighborhood protection and that the proposed Restriction regarding buffering and screening between the subject property and the AS-1 zoning to the north will ensure

compatibility of unlike land uses. Planning Commission staff found that the property meets commercial locational criteria. The Planning Commission found the application consistent with the Comprehensive Plan.

5. The area surrounding the subject property is a mix of residential and commercial land uses and zoning.
6. No testimony in opposition was provided at the Zoning Hearing Master hearing.
7. The request for the CN-R zoning district on the subject property is compatible with the surrounding zoning pattern and the RES-1 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

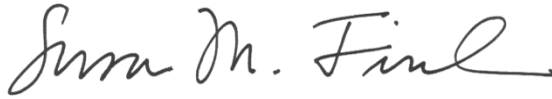
The applicant is requesting a rezoning to the CN-R zoning district. The property is 2.56 acres in size and is currently zoned AS-1 and designated RES-1 by the Comprehensive Plan. The property is located in the Rural Service Area. The proposed Restrictions serve to limit the maximum square footage of the building to 5,000 square feet, require additional planting of a different tree species from the County's approved tree and hedge material list to be planted every 20 feet between the evergreen trees and require the building to be setback from the northern property line 60 feet or greater.

The Planning Commission found the request compatible with the surrounding area and consistent with numerous Policies regarding neighborhood protection. Planning Commission staff testified that the property meets commercial locational criteria.

The request for the CN-R zoning district on the subject property is compatible with the surrounding zoning pattern and the RES-1 Future Land Use category.

RECOMMENDATION

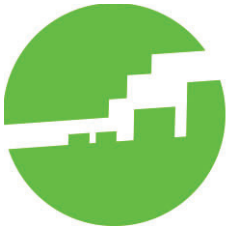
Based on the foregoing, this recommendation is for **APPROVAL** of the CN-R rezoning request with the three Restrictions as read into the record by the applicant and as indicated by the Findings of Fact and Conclusions of Law stated above.



August 15, 2022

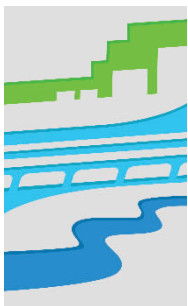
Susan M. Finch, AICP
Land Use Hearing Officer

Date



**Hillsborough County
City-County
Planning Commission**

| Unincorporated Hillsborough County Rezoning | |
|---|---|
| Hearing Date: July 25, 2022 Report Prepared: July 13, 2022 | Petition: 22-0456 12720 East Wheeler Road <i>Northeast quadrant of North Valrico Road and East Wheeler Road</i> |
| Summary Data: | |
| Comprehensive Plan Finding: | CONSISTENT |
| Adopted Future Land Use: | Residential-1 (1 du/ga; 0.25 FAR) |
| Service Area: | Rural |
| Community Plan: | None |
| Requested Zoning: | Agricultural Single Family-1 (AS-1) to Commercial Neighborhood – Restricted (CN-R) |
| Parcel Size (Approx.): | 2.56 acres |
| Street Functional Classification: | North Valrico Road – County Collector East Wheeler Road – County Collector |
| Locational Criteria: | Yes, meets |
| Evacuation Zone: | None |



Context

- The 2.56 +/- acre subject site is located in the northeast quadrant of the East Wheeler Road and North Valrico Road intersection. It is in the Rural Area and not located within the limits of a Community Plan.
- The subject site is designated as Residential-1 (RES-1) on the Future Land Use Map. Typical allowable uses within the RES-1 Future Land Use category include farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multi-purpose projects. Commercial, office, and multi-purpose uses are required to meet locational criteria.
- RES-1 surrounds the subject site to the north and east. The Residential-2 (RES-2) Future Land Use category is located to the south of the subject property. Directly west of the subject site, on the west side of North Valrico Road, is the Residential-4 (RES-4) Future Land Use category. This RES-4 area is also within the Urban Service Area (USA), which ends to the west of the subject property.
- The subject site is currently zoned Agricultural Single Family-1 (AS-1). AS-1 zoning is also found to the east and south of the subject site. Agricultural Single Family Conventional-1 (ASC-1) is located to the west of the site, with Planned Development (PD) zoning located to the south.
- The subject property currently contains three mobile homes per Hillsborough County Property Appraiser data. To the west, east and south of the site are single-family residential homes. To the north of the subject site is a single family home and an agricultural use. Overall, the north, south and east area near the site is characterized by large lot residential uses and agricultural uses. To the west the development pattern transitions to more of a suburban development pattern due to the presence of the Urban Service Area and higher density Future Land Use categories.
- The applicant is requesting to rezone the subject site from AS-1 to CN-R. The applicant has agreed to the following restrictions:
 1. Limit the building size to 5,000 square feet
 2. In addition to the required buffer, additional planting of evergreen trees every 20 feet will be required as well as a different tree species from the County's Approved Tree & Hedge Material List will be planted every 20 feet in between the evergreen trees.
 3. Restrict the building setback to the north property line to 60 feet or greater.

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

Rural Area

Objective 4: *The Rural Area will provide areas for long term, agricultural uses and large lot, low density rural residential uses which can exist without the threat of urban or suburban encroachment, with the goal that no more than 20% of all population growth within the County will occur in the Rural Area.*

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.*

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.*

Community Design Component

4.3 Commercial Character

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

Staff Analysis of Goals, Objectives and Policies:

The applicant is requesting to rezone the subject site from Agricultural Single Family-1 (AS-1) to Commercial Neighborhood – Restricted (CN-R). The request to change the zoning to CN-R will allow the property to develop with a Commercial Neighborhood use.

Regarding the Rural Area, Future Land Use Element (FLUE) Objective 4 provides for the Rural Area long-term, agricultural uses and large lot, and low density rural residential uses. The established standard is that no more than 20% of all population growth within the County is to occur in the Rural Area. This is to prevent the encroachment of urban or suburban development. While the Rural Area Objective does not specifically address non-residential uses, it does help to set the standard for the type of character expected in the Rural Area, which includes more interspersed development with larger lots and agricultural uses. The applicant is proposing a restriction to the proposed CN zoning district that would limit the proposed non-residential building to 5,000 square feet. This would keep the proposed use in scale with the surrounding rural residential and agricultural character of the area, consistent with policy direction in Objective 4.

FLUE Objective 16 and its accompanying policies require the protection of existing neighborhoods through various mechanisms (FLUE Policies 16.1, 16.2, 16.3 and 16.5). FLUE Policy 16.1 restricts incompatible land uses through the use of Commercial Locational Criteria, by limiting the development in residential Future Land Use categories to a neighborhood scale and by requiring buffering areas and screening devices between unlike land uses. The applicant is proposing a 5,000 square foot limitation on building size, which will keep the future development of the property at a neighborhood scale, consistent with policy direction. The site meets Commercial Locational Criteria, as it is located at the node of a major intersection, East Wheeler Road and North Valrico Road, which is consistent with policy direction in FLUE Policy 16.1.

The proposed zoning of CN-R is also consistent with policy direction of FLUE Policy 16.1, as this is a neighborhood commercial zoning district proposed in a residential Future Land Use category (RES-1). The applicant will also be required to provide for buffering and screening above the Land Development Code requirements, per the added restrictions of approval between the proposed CN zoning and the AS-1 zoning to the north, consistent with policy direction that helps to ensure compatibility of unlike land uses. This extra screening includes an additional row of evergreen trees planted every 20 feet with an ornamental tree species planted every 20 feet spaced between the evergreen trees.

FLUE Policy 16.2 states that gradual transitions between intensities are necessary as new developments are proposed and developed. The request proposes a zoning district that allows for neighborhood commercial uses. This zoning district, along with the proposed restrictions to building size, additional buffering and screening and restricted setbacks from the northern property boundary demonstrate a gradual transition between uses, consistent with policy direction. The proposed rezoning is also consistent with FLUE Policy 16.3 as it will mitigate for any potential adverse impacts by setting the proposed building back from the residential use to the north, by limiting the size of the building to 5,000 square feet and by adding extra screening and buffering. The proposed rezoning is also consistent with FLUE Policy 16.5, as the proposed use is located at the intersection of two collector roadways.

Because the site meets Commercial Locational Criteria, which is policy direction that strives to direct non-residential development to major intersections, the proposed rezoning is also consistent with FLUE Objective 22 and its accompanying policies relating to how to calculate and implement Commercial Locational Criteria.

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 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 22-0456

Rezoning STATUS

- <all other values>
- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

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

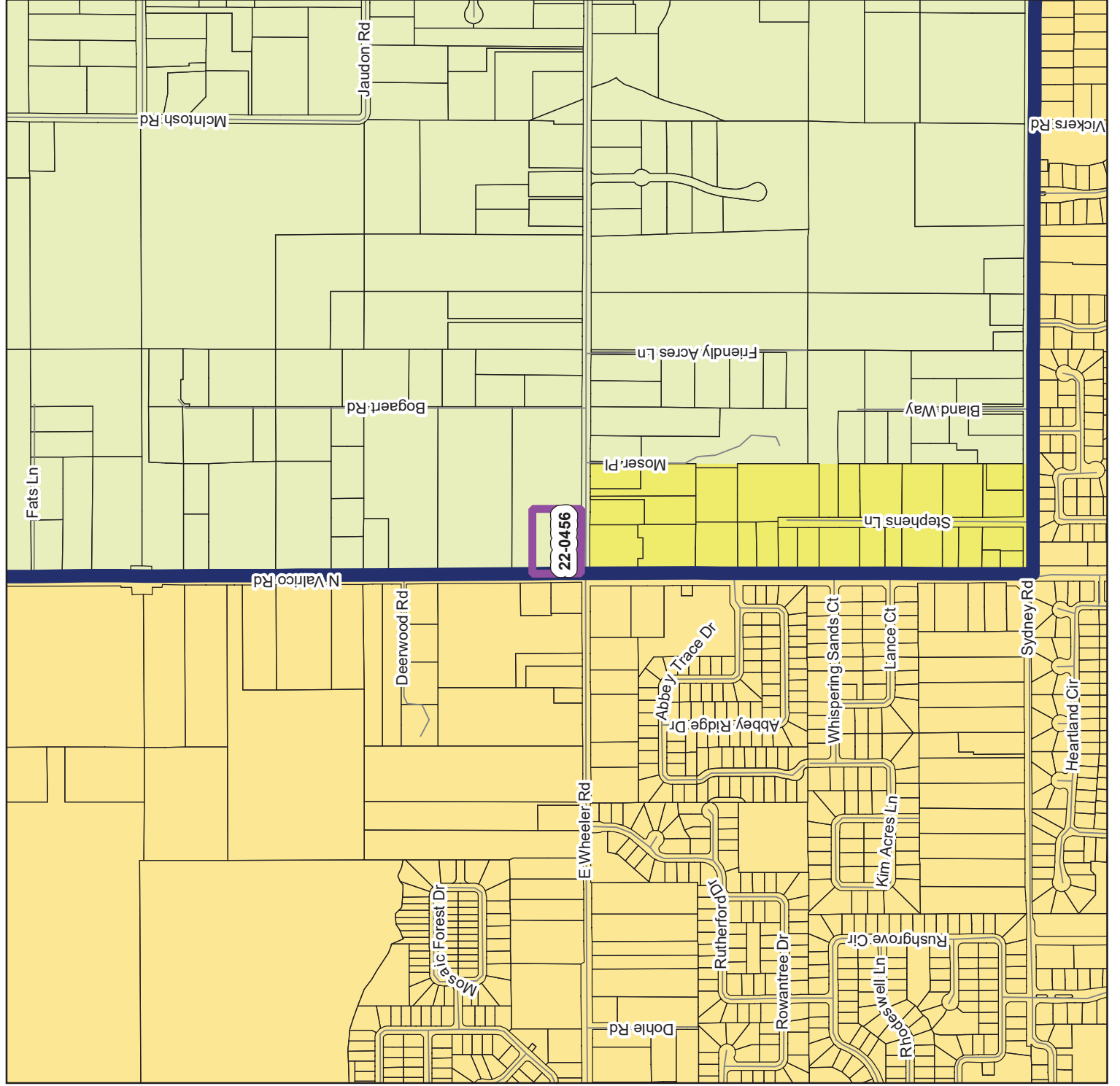
- AGRICULTURAL/MINING-1/20 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- 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/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is intended to be used for informational purposes only and is not intended to be used for any legal or financial purposes without specific approval of the Hillsborough County City-County Planning Commission.

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



Map Printed from Rezoning System: 2/28/2022
 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: East Rural/Central

DATE: 05/03/2022
AGENCY/DEPT: Transportation
PETITION NO.: STD 22-0456

- 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 2,346 average daily trips, 102 trips in the a.m. peak hour, and 80 trips in the p.m. peak hour.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.
- Transportation Review Section staff has no objection to the proposed rezoning.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 2.55-acre parcel from Agricultural, Single Family (AS-1) to Commercial Neighborhood - Restricted (CN-R). The applicant is proposing with this application to restrict the maximum square footage allowable to 5,000 square feet. The site is located on the north east corner of the intersection of N Valrico Road and E Wheeler Road. The Future Land Use designation of the site is Residential-1 (RES-1).

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 |
| AS-1, 1 Single Family Detached Dwelling Unit (ITE Code 210) | 9 | 1 | 1 |

Proposed Zoning:

| Zoning, Land Use/Size | 24 Hour Two-Way Volume | Total Peak Hour Trips | |
|---|------------------------|-----------------------|-----|
| | | AM | PM |
| CN, 5,000 sf Fast-Food Restaurant with Drive-Through Window (ITE Code 934) | 2,355 | 201 | 163 |
| <i>Less Internal Capture:</i> | Not Available | 0 | 0 |
| <i>Passerby Trips:</i> | Not Available | 98 | 82 |
| <i>Net External Trips:</i> | 2,355 | 103 | 81 |

Trip Generation Difference:

| Zoning, Land Use/Size | 24 Hour Two-Way Volume | Total Peak Hour Trips | |
|-----------------------|------------------------|-----------------------|------------|
| | | AM | PM |
| Difference | +2,346 | +102 | +80 |

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 2,346 average daily trips, 102 trips in the a.m. peak hour, and 80 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on N Valrico Road and E Wheeler Road. N Valrico Road is a 2-lane, undivided, substandard, Hillsborough County maintained, collector roadway with +/- 10-foot travel lanes. N Valrico Road lies within +/- 51 feet of Right of Way in the vicinity of the project. N Valrico Road does not have sidewalks, bike lanes or curb and gutter on either side of the roadway within the vicinity of the project. E Wheeler Road is a 2-lane, undivided, substandard, Hillsborough County maintained, collector roadway with +/- 10-foot travel lanes. E Wheeler Road lies within +/- 44 feet of Right of Way in the vicinity of the project. E Wheeler Road does not have sidewalk, bike lanes or curb and gutter on either side of the roadway within the vicinity of the project.

CORRIDOR PRESERVATION PLAN

N Valrico road is shown as a 4-lane road in the Hillsborough County Corridor Preservation Plan. E Wheeler Road is included as a 2-lane enhanced road in the Hillsborough County Corridor Preservation Plan.

SITE ACCESS

It is anticipated that the site will have access to Valrico Road or E Wheeler 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 |
| WHEELER RD | HIGHVIEW RD | VALRICO RD | D | C |
| VALRICO RD | SR 60 | M L KING BLVD | 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 |
| N Valrico Road | 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 |
| E Wheeler Road | 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 | 9 | 1 | 1 |
| Proposed | 2,355 | 103 | 81 |
| Difference (+/-) | +2,346 | +102 | +80 |

*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
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 Kimberly Overman
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DIRECTORS

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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: April 18, 2022</p> <p>PETITION NO.: 22-0456</p> <p>EPC REVIEWER: Sarah Hartshorn</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1237</p> <p>EMAIL: hartshorns@epchc.org</p> | <p>COMMENT DATE: March 11, 2022</p> <p>PROPERTY ADDRESS: 12720 E WHEELER RD, DOVER</p> <p>FOLIO #: 084809-0100</p> <p>STR: 07-29S-21E</p> |
| <p>REQUESTED ZONING: From AS-1 to CN</p> | |
| FINDINGS | |
| WETLANDS PRESENT | NO |
| SITE INSPECTION DATE | 03/10/2022 |
| WETLAND LINE VALIDITY | NA |
| WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES) | No wetlands onsite |
| <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> | |

Sjh/kmt

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

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

PETITION NO.: STD22-0456 REVIEWED BY: Randy Rochelle DATE: 3/30/2022

FOLIO NO.: 84809.0100

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 12 inch water main exists (adjacent to the site), (approximately ___ feet from the site) and is located within the east Right-of-Way of N. Valrico 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 45 feet from the site) and is located within the west Right-of-Way of N. Valrico 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 outside of the Urban Service Area, therefore connection to the County water and/or wastewater service is not generally allowed. As there are water and wastewater mains located adjacent to the subject site a single metered connection and wastewater connection could be allowed. No water line extension would allowed unless it is required or allowed as a condition of the rezoning of the development meets the exception criteria for the connections outside the Urban Service Area.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 1 Mar. 2022

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

APPLICANT: David Wright

PETITION NO: RZ-STD 22-0456

LOCATION: Not listed

FOLIO NO: 84809.0100

SEC: 7 TWN: 29 RNG: 21

- 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)
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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

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARINGS
July 25, 2022
ZONING HEARING MASTER: SUSAN FINCH

C2:
Application Number: RZ-STD 22-0456
Applicant: David Wright; TSP Companies,
Inc.
Location: 12720 E. Wheeler Rd.
Folio Number: 084809.0100
Acreage: 2.56 acres, more or less
Comprehensive Plan: R-1
Service Area: Rural
Existing Zoning: AS-1
Request: Rezone to CN

1 MR. GRADY: The next item is agenda item
2 C-2, Rezoning-Standard 22-0456. The applicant is
3 David Wright with TSP Companies, Incorporated.

4 The request is to rezone from AS-1 to CN,
5 Commercial Neighborhood. Isis Brown will provide
6 staff recommendation after presentation by the
7 applicant.

8 HEARING MASTER FINCH: All right. Good
9 evening again, Mr. Wright.

10 MR. WRIGHT: Good evening again. My name is
11 David Wright. I'm the president of TSP Companies.
12 Our address is 18431 Cypress Bay Parkway, Land
13 O'Lakes, Florida 34638.

14 This is a request to rezone the property
15 from AS-1 to Neighborhood Commercial-Restricted.
16 Again, I'll forego the bulk of my presentation in
17 the interest of time.

18 I'll just list the restrictions. There are
19 three of them, and I think that the last two had
20 been omitted from the Development Services staff
21 report and need to be added in.

22 So the first restriction is limit the
23 building size to 5,000 square feet. Number two is
24 in addition to the required buffer and screening
25 require the additional planting of a different tree

1 species from the County's approved tree and hedge
2 material list to be planted every 20 feet between
3 the evergreen trees.

4 And number three, restrict the building
5 setback to the north property line to 60 feet or
6 greater. And the first restriction is listed in
7 the Development Services staff report but the
8 second two are not.

9 And with that, I will request your approval
10 and I'm available to answer any questions.

11 HEARING MASTER FINCH: No questions. Thank
12 you for that clarification. I wasn't aware of the
13 other two restrictions. So we'll pick that up
14 through Development Services.

15 Development Services, please.

16 MS. BROWN: Good evening. Isis Brown,
17 Hillsborough County Development Services.

18 The request for 22-0456 is -- is to rezone
19 from an existing ASC -- AS-1 zoning to proposed
20 Commercial Neighborhood CN-R with Restrictions.

21 As stated by the applicant, first
22 restriction they're proposing is the 5,000 limiting
23 the -- the building to 5,000 square feet and that
24 has been omitted in there. I did add the -- the
25 buffering.

1 The Future Land Use of the property is
2 Residential-1. The current acreage is 2.56 acres.
3 The density is one dwelling unit -- current density
4 is one dwelling unit per acre.

5 The proposed FAR of 0.2 percent, which is
6 approximately 22,307 square feet, but he has
7 limited that to 5,000. The -- the site is located
8 in an area which is comprised when a mixture of
9 uses to include Agricultural use, Single-Family
10 Residential, and Planned Development with
11 Commercial General uses and Commercial Neighborhood
12 uses.

13 The immediate surrounding area consists of
14 properties with RES-1 Future Land Use categories to
15 the north and east, RES-2 to the south, and RES-4
16 to the west. The RES-1, RES-2, and RES-4 Future
17 Land Use Categories have a potential to promote
18 Agricultural Single-Family and some Commercial,
19 Office, and Multipurpose uses.

20 The site to the north property is zoned PD
21 87-0224, which has commercial-type uses. The other
22 adjacent properties are zoned AS-1 to the north and
23 east and ASC to the west.

24 Therefore, the compatibility perspective,
25 the most potentially impacted parcels would be the

1 AS-1 parcels to the north and east and the ASC-1
2 zoned parcels to the west. Per LDC Section
3 6.06.06.A and Section 6.06.06.C.1-4, a 20-foot
4 buffer Type B, 6-foot fence, wall, and hedges
5 for -- and 10-foot evergreen trees planted on
6 the -- on 20-foot centered will be required along
7 the northeast of the subject parcel.

8 The CN zoning district permits up to 5
9 point -- 0.2 FAR, which equates to up to 22,03 --
10 307 square feet based on the 2.56-acre subject
11 parcels.

12 The applicant has proposed restricted uses
13 to include that the commercial property will only
14 be maximized to 5,000 square feet with a proposed
15 restrictions, the size and depth of the parcel in
16 relation to the other commercial uses would create
17 a zoning development pattern that is consistent
18 with the existing zoning development pattern of the
19 commercial uses in the zoning districts in the
20 area.

21 Based on the above considerations and
22 restrictions, staff finds the zoning -- the rezone
23 approvable. I am available for any questions.

24 HEARING MASTER FINCH: Ms. Brown, I just
25 wanted to clarify for the record that you agree

1 that the three restrictions -- the first one is
2 listed in the staff report, but the restriction two
3 and three that as they were read by Mr. Wright,
4 that you agree that those are the three
5 restrictions applicable to this zoning. Correct?

6 MS. BROWN: Correct.

7 HEARING MASTER FINCH: All right. Thank you
8 so much. I appreciate it. We'll go to the --

9 MS. BROWN: (Indiscernible.)

10 HEARING MASTER FINCH: Thank you.

11 Planning Commission, please.

12 MS. MASSEY: This is Jillian Massey with
13 Planning Commission staff.

14 The subject site is located in the
15 Residential-1 Future Land Use Category. It's
16 located in the Rural Area and not within the limits
17 of any community plan.

18 Residential-1 surrounds the subject site to
19 the north and east. The Residential-2 Future Land
20 Use Category is located to the south of the subject
21 property. Directly west of the subject site and
22 the west side of North Valrico Road is the
23 Residential-4 Future Land Use Category.

24 This Residential-4 area is also within the
25 Urban Service Area which bends to the west of the

1 subject property.

2 Future Land Use Element Objective 16 and its
3 accompanying policies require the protection of
4 existing neighborhoods through various mechanisms.
5 16.1 restricts incompatible land uses through the
6 use of commercial locational criteria by limiting
7 the development in residential Future Land Use
8 Categories to a neighborhood scale and by requiring
9 buffering areas and screening devices between
10 unlike land uses.

11 The applicant is proposing the
12 5,000-square-foot limitation on building size,
13 which will keep the future development of the
14 property at neighborhood scale consistent with
15 policy direction.

16 The site meets commercial locational
17 criteria as it is located at the node of a major
18 intersection, East Wheeler Road and North Valrico
19 Road, which is consistent with policy direction and
20 Future Land Use Element Policy 16.1.

21 The proposed zoning of CN-R is also
22 consistent with policy direction of Future Land Use
23 Element Policy 16.1 as this neighborhood commercial
24 zoning district in a proposed -- proposed in a
25 residential Future Land Use Category.

1 The applicant will also be required to
2 provide for buffering and screening above the land
3 use development Code requirements for the added
4 restrictions of the approval between the proposed
5 CN zoning and the AS-1 zoning to the north
6 consistent with policy direction that helps to
7 ensure compatibility of unlike land uses.

8 Because the site meets commercial locational
9 criteria, which is policy direction that decides to
10 direct nonresidential development to major
11 intersections.

12 The proposed rezoning is also consistent
13 with Objective 22 of the Future Land Use Element
14 and its accompanying policies. Overall, the
15 proposed rezoning will allow for development that
16 is consistent with the goals, objectives, and
17 policies of the Future of Hillsborough
18 Comprehensive Plan.

19 And based upon these considerations,
20 Planning Commission staff finds the proposed
21 rezoning consistent. Thank you.

22 HEARING MASTER FINCH: Thank you so much. I
23 appreciate it.

24 Is there anyone in the room or online that
25 would like to speak in support of this application?

1 Seeing no one, anyone in opposition to this
2 request? No one.

3 Mr. Grady, anything else?

4 MR. GRADY: Nothing further.

5 HEARING MASTER FINCH: All right.

6 Mr. Wright, anything before we close?

7 MR. WRIGHT: No, nothing further. Thank
8 you.

9 HEARING MASTER FINCH: All right. Thank
10 you.

11 Then with that, we'll close Rezoning 22-0456
12 and go to the next case.

13 MR. GRADY: The next item is agenda item
14 C-3, Rezoning-Standard 22-0557. The applicant is
15 DMR Elite Holdings.

16 The request is from -- the request is to
17 rezone from RSC-3 with Mobile Home Overlay to
18 Business Professional Office. Isis Brown will
19 provide staff recommendation after presentation by
20 the applicant.

21 HEARING MASTER FINCH: All right. Is the
22 applicant here? Is the applicant here for
23 Rezoning 22-0557? It's agenda item C-3.

24 Do we have any information on the applicant?

25 MR. GRADY: I would suggest at this point we

1 over the past week, I've been unable to prepare for
2 this hearing. I'm requesting a continuance to the
3 July hearing.

4 HEARING MASTER FINCH: Okay. Is there
5 anyone in the room or online that would like to
6 speak to the continuance only, not the merits of
7 the case but the continuance only of
8 Rezoning 22-0423? Seeing no one in the room, no
9 one online.

10 All right, Mr. Wright. Then we'll grant the
11 continuance of Rezoning 22-0423, which will now be
12 heard at the July 25th Zoning Hearing Master
13 Hearing at 6:00 p.m.

14 MR. WRIGHT: Thank you.

15 MR. GRADY: The next change is agenda item
16 C-2 on page 7 of the agenda. It's the
17 Rezoning-Standard 22-0456. The applicant is David
18 Wright, and the applicant is requesting a
19 continuance to the July 25th Zoning Hearing Master
20 Hearing, and he is online virtually to explain the
21 reasons for the request.

22 HEARING MASTER FINCH: All right. One more
23 time, Mr. Wright.

24 MR. WRIGHT: Again, Madam Hearing Officer,
25 due to an unforeseen medical issue that I've been

1 dealing with for the past week, I have not been
2 able to prepare for this hearing and request a
3 continuance to the July hearing, please.

4 HEARING MASTER FINCH: Okay. Is there
5 anyone in the room or online that would like to
6 speak to the continuance only of Rezoning 22-0456?

7 Seeing no one in the room, no one online.
8 All right. Then with that, we'll continue
9 Rezoning 22-0456 to the July 25th Zoning Hearing
10 Master Hearing at 6:00 p.m.

11 Mr. Grady, thank you.

12 MR. GRADY: That concludes the changes to
13 the published agenda. I'll now go through the
14 published withdrawals and continuances beginning on
15 page 4 of the agenda.

16 The first item is item A-1, Rezoning-PD
17 21-0745. The applicant is being continued by the
18 applicant to the June 13, 2022, Zoning Hearing
19 Master Hearing.

20 Item A-2, Major Mod 21-0963. This
21 application is out of order to be heard and is
22 being continued to the June 13, 2022, Zoning
23 Hearing Master Hearing.

24 Item A-3, Major Mod Application 21-1270.
25 This application is out of order to be heard and is

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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IN RE:                          )
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ZONE HEARING MASTER            )
HEARINGS                       )
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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
Land Use Hearing Master

DATE: Monday, April 18, 2022

TIME: Commencing at 6:00 p.m.
Concluding at 7:37 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 May 16, 2022, Zoning Hearing
3 Master Hearing.

4 Item A-28, Rezoning-Standard 22-0453. This
5 application is out of order to be heard and is
6 being continued to the May 16, 2022, Zoning Hearing
7 Master Hearing.

8 Item A-29, Rezoning-Standard 22-0456. This
9 application is out of order to be heard and is
10 being continued to the May 16, 2022, Zoning Hearing
11 Master Hearing.

12 Item A-30, Rezoning-Standard 22-0552. This
13 application is being withdrawn from the Zoning
14 Hearing Master Hearing process.

15 Item A-31, Rezoning-Standard 22-0557. This
16 application is out of order to be heard and is
17 being continued to the May 16, 2022, Zoning Hearing
18 Master Hearing.

19 Item A-32, Rezoning-Standard 22-0576. This
20 application is being withdrawn from the Zoning
21 Hearing Master process.

22 And, also, one additional correction on --
23 for the continuance date for item A-14. It's
24 Rezoning-PD 22-0207. The actual continuance date
25 is going to be July 25th, 2022.



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

NONE



**PARTY OF
RECORD**

Rome, Ashley

From: Hearings
Sent: Wednesday, July 13, 2022 1:13 PM
To: Timoteo, Rosalina; Rome, Ashley; Brown, Isis
Subject: FW: Application Number: 22-0456 Public Hearing Date : July 25, 2022

From: Evelyn Camp <ecamp@thomasdevelopment.com>
Sent: Wednesday, July 13, 2022 12:16 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>; david@tspco.net
Cc: Tom Mannschreck <tmanschreck@thomasdevelopment.com>
Subject: Application Number: 22-0456 Public Hearing Date : July 25, 2022

External email: Use caution when clicking on links, opening attachments or replying to this email.

As owners of the Dollar General located at 12701 Wheeler Road, we fully support the proposed zone change. We appreciate the continued correspondence regarding this matter. Please feel free to contact us with any questions or comments. Thank you.

Evelyn Camp
Development Associate
208.484.9884



Thomas
DEVELOPMENT CO.

THE LEADER IN SUSTAINABLE REAL ESTATE DEVELOPMENT
420 W Main Street
Boise, Idaho 83702