

Application Review Summary and Recommendation

1.0 Summary

1.1 Project Narrative

The applicant is requesting to rezone two parcels from BPO (Business, Professional Office) and SPI-HC (Special Public Interest – Historic and Cultural Conservation District) to Planned Development to allow 10,100 square feet of medical or professional office uses. The parcels are located on east side of S. Kings Avenue, south of SR 60.

The applicant is proposing to develop a two-story building consisting of 8052 square feet and retain an existing two-story structure consisting of 2,047 square feet. The existing structure to be retained is a Designated Historic Landmark, known as 525 S. Kings Avenue (FMSF # Hi06429).



1.2 Compliance Overview with Land Development Code and Technical Manuals

The application does not require any variations to Land Development Code 6.06.00 (Landscaping/Buffering) or 6.07.00 (Fences and Walls). The applicant has requested a Variation to Part 6.05.00 (Parking and Loading) to allow 3.46 parking spaces per 1000 square feet of Gross Floor Area (GFA). The Code requires 5 spaces per 1,000 GFA.

1.3 Evaluation of Existing and Planned Public Facilities

The project area is located in the Urban Service Area with water and wastewater service provided by the Hillsborough County.

Transportation staff does not object. The applicant has requested an Administrative Variance to waive the S. Kings Avenue substandard Road improvements, which have been found approvable by the County Engineer. Staff also does not object to the requested parking variation.

Per the Impact & Mobility Fee Coordinator, various use types allowed. Below are estimates of sample of potential development and related fees).

Medical Office (under 10k s.f.) (Per 1,000 s.f.)	Clinic (Per 1,000 s.f.)
Mobility: \$11,553.00	Mobility: \$15,417.00
Fire: \$158.00	Fire: \$95.00

The Historic Resource Review Board (HRRB) reviewed the proposed rezoning application on December 3, 2020 and determined the proposed rezoning poses no effect on the historic resource.

1.4 Natural Resources/Environmental

EPC staff offered no objections noting a site inspection revealed that no wetlands or surface water bodies exist within the project subject to standard requirements regarding compliance with applicable EPC wetlands regulations.

The site is not located within a Wellhead Resource Protection Area Zone, a Surface Water Resource Protection Area Zone, a Potable Water Wellfield Protection Area Zone, a Significant Wildlife Habitat or the Coastal High Hazard Area. Additionally, the site is not adjacent to any ELAPP property.

1.5 Comprehensive Plan Consistency

Planning Commission staff has found the request to be **CONSISTENT** with the *Future of Hillsborough* Comprehensive Plan.

1.6 Compatibility

Staff has not identified any compatibility issues associated with this request. The surrounding zoning and uses to the north, east and west permit and are/being developed with similar office uses to those being requested in this application. The existing Historic Landmark Structure is presently being used for non-residential uses. Residential uses to the west are separated from the project by South Kings Avenue which is a four lane, divided, collector roadway.

1.7 Agency Comments

The following agencies have reviewed the application and offer no objections:

- Environmental Protection Commission
- Water Resource Services
- Conservation and Environmental Land Management
- Historic Resources Review Board

~~As noted, Transportation staff has objected to the application.~~

1.8 Exhibits

Exhibit 1: Future Land Use Map

Exhibit 2: Aerial/Zoning Map – General Area

Exhibit 3: Aerial/Zoning Map – Immediate Area

Exhibit 4: Proposed Site Plan

2.0 Recommendation

Based on the above consideration, staff finds the request approvable subject to the following conditions:
~~not supportable due to the outstanding/unresolved transportation issues.~~

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted February 1, 2020.

1. The project shall be permitted for a maximum of 10, 100 square feet of medical and professional office uses. The existing two-story building as noted on the site plan is a Designated Historic Landmark, known as 525 S. Kings Avenue (FMSF # Hi06429), and shall be retained.
2. The project shall be developed in accordance with BPO zoning district uses, excluding maximum FAR and unless otherwise specified herein. The additional 2:1 building setback per Section 6.01.01, Endnote 8, shall not apply. The minimum setback along Kings Avenue shall be 23 feet.
3. Buffering and screening shall be in accordance with LDC Section 6.06.06, unless otherwise noted.
4. If PD 21-0034 is approved, the County Engineer will approve a Section 6.04.02 Administrative Variance (dated February 8, 2021 and received February 19, 2021) which was found approvable by the County Engineer (on March 4, 2021). Approval of this Administrative Variance will waive the Kings Ave substandard road improvements required by Section 6.04.03.L of the LDC.
5. The developer shall construct cross access stubouts to the northern and southern project boundaries
6. Parking shall be provided at 3.42 spaces per 1000 square feet for medical office uses. Parking for general office shall be in accordance with Section 6.05.00 of the LDC.
7. Notwithstanding anything on the PD site plan to the contrary, bicycle, pedestrian, and/or railway access may be permitted anywhere along the project boundaries.
8. The developer shall construct the following site access improvements, which may be phased at

APPLICATION: RZ 20-1252

ZHM HEARING DATE: March 15, 2021

BOCC MEETING DATE: May 11, 2021


CASE REVIEWER: J. Brian Grady

the discretion of FDOT and Hillsborough County:

9. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

Staff's Recommendation: Approvable, Subject to Conditions

Zoning
Administrator
Sign-off:



J. Brian Grady
Wed Mar 31 2021 10:49:58

HILLSBOROUGH COUNTY 2020 FUTURE LAND USE

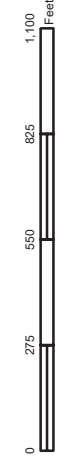
RZ PD 20-1252

Rezonings
<all other values>

- STATUS**
- APPROVED
 - CONTINUED
 - DENIED
 - WITHDRAWN
 - PENDING

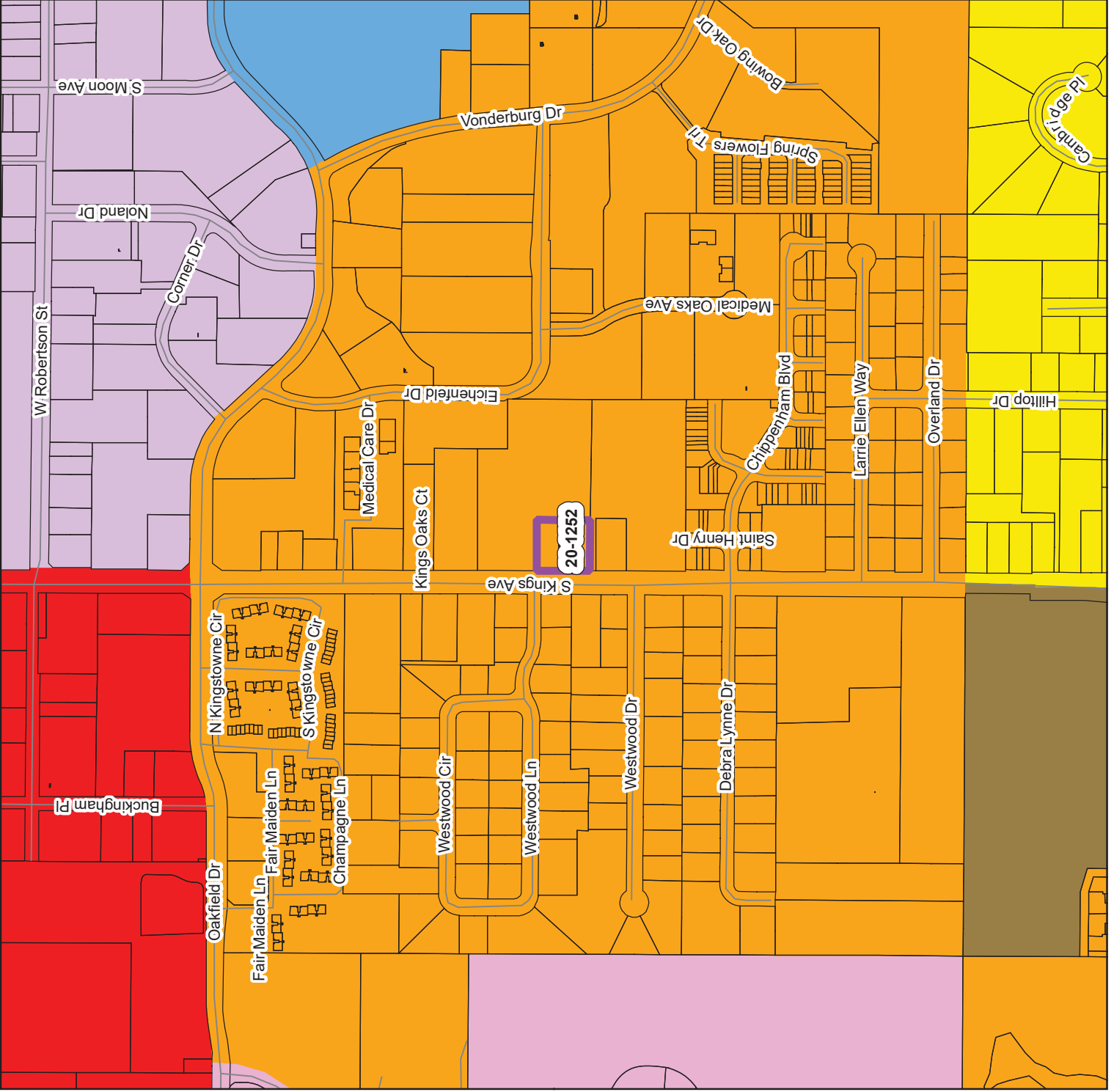
- Tampa Service Area
- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels

- AGRICULTURAL/MINING-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 PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- OC-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/QUASI-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE
- WATER
- WATER



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 for informational purposes only and is not intended to be used for any legal or regulatory purposes without specific approval of the Hillsborough County Planning Commission. ACCURACY: It is intended to be accurate to the best of the Hillsborough County City-County Planning Commission's knowledge. 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, use the appropriate source.

Map Printed from Rezoning System: 9/24/2020
 Author: Beverly F. Daniels
 File: C:\Rezoning\System\Map\Projects\HC\Reg_16\Rezoning.mxd







General Aerial Zoning Map

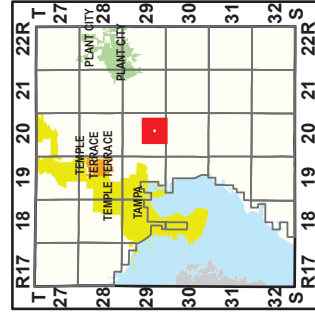
RZ-PD 20-1252

Folio: 71512.0000,
71513.0000

-  Application Site
-  Zoning Boundary
-  Parcels



STR: 27-29-20

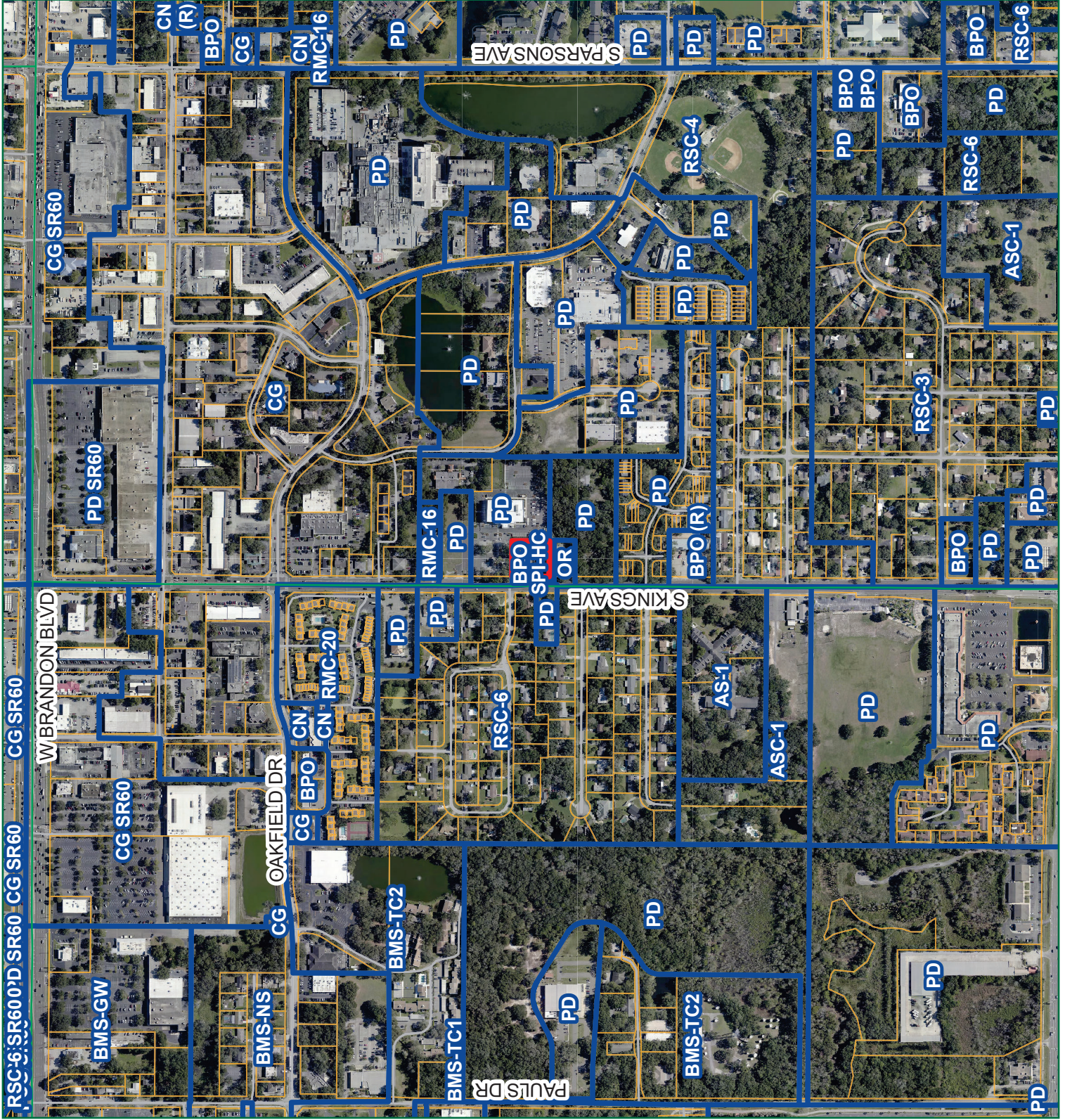


NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map.

THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

SOURCE: This map has been prepared for the inventory of real property found within Hillsborough County and is compiled from recorded deeds, plats, and other public records; it has been based on BEST AVAILABLE data.

Users of this map are hereby notified that the aforementioned public information sources should be consulted for verification of the information contained on this map.




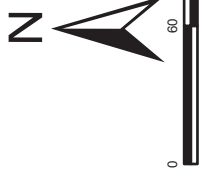


Immediate Aerial Zoning Map

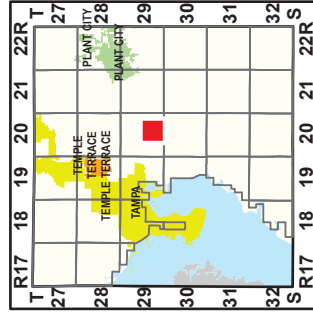
RZ-PD 20-1252

Folio: 71512.0000, 71513.0000

-  Application Site
-  Zoning Boundary
-  Parcels



STR: 27-29-20

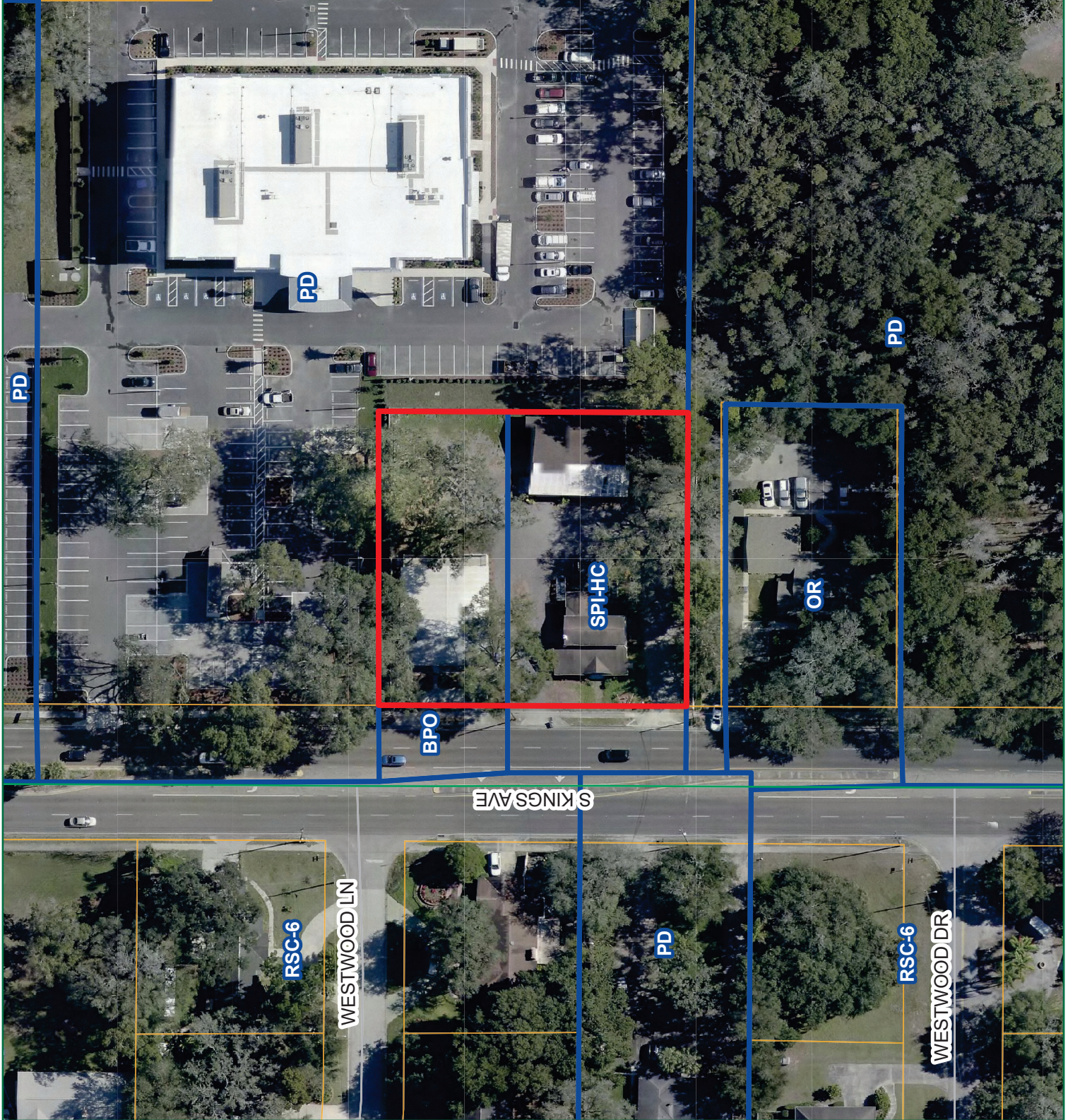


NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map.

THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

SOURCE: This map has been prepared for the inventory of real property found within Hillsborough County and is compiled from recorded deeds, plats, and other public records; it has been based on BEST AVAILABLE data.

Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map.



COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER: RZ PD 20-1252

DATE OF HEARING: March 15, 2021

APPLICANT: Lily's Pad, LLC

PETITION REQUEST: A request to rezone property from SPI-HC and BPO to PD to permit a maximum of 10,100 square feet of medical and professional land uses

LOCATION: 45 feet east of the intersection of S. Kings Ave. and Westwood Lane

SIZE OF PROPERTY: 0.77 acres, m.o.l.

EXISTING ZONING DISTRICT: SPI-HC & BPO

FUTURE LAND USE CATEGORY: RES-12

SERVICE AREA: Urban

COMMUNITY PLAN: Brandon

DEVELOPMENT REVIEW STAFF REPORT

1.0 Summary

1.1 Project Narrative

The applicant is requesting to rezone two parcels from BPO (Business, Professional Office) and SPI-HC (Special Public Interest – Historic and Cultural Conservation District) to Planned Development to allow 10,100 square feet of medical or professional office uses. The parcels are located on east side of S. Kings Avenue, south of SR 60.

The applicant is proposing to develop a two-story building consisting of 8052 square feet and retain an existing two-story structure consisting of 2,047 square feet. The existing structure to be retained is a Designated Historic Landmark, known as 525 S. Kings Avenue (FMSF # Hi06429).

1.2 Compliance Overview with Land Development Code and Technical Manuals

The application does not require any variations to Land Development Code 6.06.00 (Landscaping/Buffering) or 6.07.00 (Fences and Walls). The applicant has requested a Variation to Part 6.05.00 (Parking and Loading) to allow 3.46 parking spaced per 1000 square feet of Gross Floor Area (GFA). The Code requires 5 spaces per 1,000 GFA.

1.3 Evaluation of Existing and Planned Public Facilities

The project area is located in the Urban Service Area with water and wastewater service provided by the Hillsborough County.

Transportation staff does not object. The applicant has requested an Administrative Variance to waive the S. Kings Avenue substandard Road improvements, which have been found approvable by the County Engineer. Staff also does not object to the requested parking variation.

Per the Impact & Mobility Fee Coordinator, various use types allowed. Below are estimates of sample of potential development and related fees).

Medical Office (under 10k s.f.) (Per 1,000 s.f.)

Mobility: \$11,553.00

Fire: \$158.00

Clinic

(Per 1,000 s.f.) Mobility: \$15,417.00

Fire: \$95.00

The Historic Resource Review Board (HRRB) reviewed the proposed rezoning application on December 3, 2020 and determined the proposed rezoning poses no effect on the historic resource.

1.4 Natural Resources/Environmental

EPC staff offered no objections noting a site inspection revealed that no wetlands or surface water bodies exist within the project subject to standard requirements regarding compliance with applicable EPC wetlands regulations.

The site is not located within a Wellhead Resource Protection Area Zone, a Surface Water Resource Protection Area Zone, a Potable Water Wellfield Protection Area Zone, a Significant Wildlife Habitat or the Coastal High Hazard Area. Additionally, the site is not adjacent to any ELAPP property.

1.5 Comprehensive Plan Consistency

Planning Commission staff has found the request to be CONSISTENT with the Future of Hillsborough Comprehensive Plan.

1.6 Compatibility

Staff has not identified any compatibility issues associated with this request. The surrounding zoning and uses to the north, east and west permit and are/being developed with similar office uses to those being requested in this application. The existing Historic Landmark Structure is presently being used for non-residential uses. Residential uses to the west are separated from the project by South Kings Avenue which is a four lane, divided, collector roadway.

1.7 Agency Comments

The following agencies have reviewed the application and offer no objections:

- Environmental Protection Commission
- Water Resource Services
- Conservation and Environmental Land Management
- Historic Resources Review Board

~~As noted, Transportation staff has objected to the application.~~

1.8 Exhibits

Exhibit 1: Future Land Use Map

Exhibit 2: Aerial/Zoning Map – General Area Exhibit 3: Aerial/Zoning Map –

Immediate Area Exhibit 4: Proposed Site Plan

2.0 Recommendation

Based on the above consideration, staff finds the request approvable subject to the conditions: ~~not supportable due to the outstanding/unresolved transportation issues.~~

Zoning conditions, which were presented Zoning Hearing Master hearing, were reviewed and are incorporated by reference as a part of the Zoning Hearing Master recommendation.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on March 15, 2021. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Mr. Chris McNeal of McNeal Engineering testified on behalf of the applicant. Mr. McNeal showed a graphic to discuss the location of the property on Kings Avenue, south of Brandon Boulevard and south of Robertson Street. The property currently has a historic structure that has been used for antique furniture sales and a storage building behind the historic structure. A medical office was recently approved on an adjacent property. Mr. McNeal described the general site plan and the plans to remove the storage building and replaced with a new medical office building.

Hearing Master Finch asked Mr. McNeal to point to the historic structure. He did and added that the building is used for antique furniture sales and small social type events.

Mr. McNeal continued his presentation by stating that the northern part of the property is zoned SPI and the southern part is zoned BPO. The property is surrounded by medical office buildings to the north and east. To the south is a professional office building. He detailed the proposed access to Kings Avenue. He stated that the request went before the Historic Resource Review Board and was issued a certificate of appropriateness. A variation is requested to the requirement to provide parking at a ratio of 5 spaces per 1,000 square feet. The applicant is proposing to provide 3.42 spaces per 1,000 square feet. The proposed unified site plan will result in shared parking to accommodate the parking need. Mr. McNeal showed pictures of the subject property and area.

Hearing Master Finch asked Mr. McNeal why the commitment to maintain the historic building was not in the proposed zoning conditions. Mr. McNeal replied that there is another set of conditions from the Historic Resource Review Board that they are required to adhere to.

Mr. Brian Grady, Development Services Department testified regarding the

County's staff report. Mr. Grady stated that the request is to rezone two parcels zoned SPI-HC and BPO to PD to permit up to 10,100 square feet of medical and/or professional office uses. He described the location of the property and stated that the applicant is proposing to develop one 8,052 square foot building and retain an existing two-story structure that is 2,047 square feet in size. That structure is a designated historical landmark known located at 525 South Kings Avenue and approved under FMASS # HI 06429. Mr. Grady stated that there is a typographical error in the staff report regarding the parking. The report states that the applicant is requesting a ratio for 3.46 spaces per 1,000 square feet but actually the ratio is 3.42 spaces. Staff did not identify any compatibility issues and supports the request.

Hearing Master Finch asked Mr. Grady about the staff report which states that transportation staff objects to the request and therefore staff does not support the request. Mr. Grady replied that it was a typographical error and that all issues have been resolved therefore staff supports the request.

Hearing Master Finch asked Mr. Grady if he would be agreeable to a condition recognizing the historic structure. Mr. Grady replied yes.

Ms. Yeneka Mills of the Planning Commission staff testified that the property is within the Residential-12 Future Land Use category and located in the Urban Service Area and the Brandon Community Planning Area. She testified that the property is located within the general urban district of the Brandon Character Map which is intended for retail, office and various housing types. The request does not meet commercial locational criteria. Staff supports the request waiver as the development would be compatible with the existing development pattern. She concluded her remarks by stating that the rezoning request is consistent with the Future of Hillsborough Comprehensive Plan.

Hearing Master Finch asked audience members if there were any proponents of the application.

Ms. Cindy Barsa testified in support and stated that she owns the property. She added that she spent thousands of dollars renovating the historic structure and had it put on the National Registry.

Hearing Master Finch asked audience members if there were any opponents of the application. None replied.

County staff did not have additional comments.

Hearing Master Finch asked Mr. McNeal to confirm that he would agree to a zoning condition to memorialize keeping the historic structure.

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 site is 0.77 acres in size and is zoned Special Public Interest-Historic and Cultural Conservation District (SPI-HC) and Business Professional Office (BPO). The property is designated RES-12 by the Comprehensive Plan and located in the Urban Service Area and the Brandon Community Planning Area.
2. The request to rezone from SPI-HC and BPO to Planned Development (PD) is for the purpose of developing up to 10,100 square feet of medical and/or professional office land uses. Specifically, one building is proposed to be 8,052 square feet in size and two stories in height. The second building is existing and is a two-story 2, 047 square foot building that has been established as a Designated Historic Landmark.
3. The Historic Resource Review Board (HRRB) reviewed the rezoning application on December 3, 2020 and determined that there will be no effect to the historic resource.
4. The applicant is requesting a variation to the requirement that medical office provide a minimum of 5 parking spaces per 1,000 square feet. The applicant is requesting a ratio of 3.42 spaces per 1,000 square feet and justified the request on the record by stating that there will be shared parking adequate to serve the project.

The variation request is consistent with Section 5.03.06.C(b) of the Land Development Code as the existing Designated Historic Structure limits the design of the parking area and parking will be shared under a unified site plan. Therefore, the variation is in harmony with the intent of the Land Development Code and should not interfere with adjacent property owners.

5. The Planning Commission found the request to be consistent with the Brandon Character Map in the Brandon Community Plan. The site does not meet commercial locational criteria but the Planning Commission supports the waiver as the project will be compatible with the existing development pattern. The Planning Commission determined that the request is consistent with the Comprehensive Plan and supports the rezoning request.
6. The surrounding area is developed with office uses similar to the proposed development.
7. The applicant and County staff agreed on the record at the Zoning Hearing Master to include a zoning condition requiring the developer to maintain the Designated Historic Structure. The proposed zoning condition reads as follows:

“The existing two-story building as noted on the site plan is a Designated Historic Landmark, known as 525 S. Kings Avenue (FMSF # Hi06429), and shall be retained.”
8. Approval of the Planned Development zoning with the conditions proposed by the Development Services Department serves to provide a compatible land use in the area.

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 Planned Development 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 request is to rezone 0.77 acres from SPI-HC and BPO to PD to develop up to 10,100 square feet of medical and/or professional office land uses. Specifically, one building is proposed to be 8,052 square feet in size and two stories in height. The second building is existing and is a two-story 2,047 square foot building that has been established as a Designated Historic Landmark.

The Historic Resource Review Board (HRRB) reviewed the rezoning application on December 3, 2020 and determined that there will be no effect to the historic resource.

The applicant is requesting a variation to the requirement that medical office provide a minimum of 5 parking spaces per 1,000 square feet. The applicant is requesting a ratio of 3.42 spaces per 1,000 square feet and justified the request on the record by stating that there will be shared parking adequate to serve the project. The variation request is consistent with Section 5.03.06.C(b) of the Land Development Code as the existing Designated Historic Structure limits the design of the parking area and parking will be shared under a unified site plan. Therefore, the variation is in harmony with the intent of the Land Development Code and should not interfere with adjacent property owners.

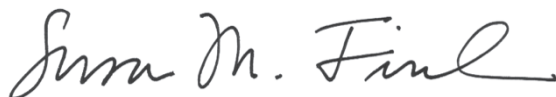
The Planning Commission found the request to be consistent with the Brandon Character Map in the Brandon Community Plan. The site does not meet commercial locational criteria but the Planning Commission supports the waiver as the project will be compatible with the existing development pattern. The Planning Commission determined that the request is consistent with the Comprehensive Plan and supports the rezoning request.

The applicant and County staff agreed on the record at the Zoning Hearing Master to include a zoning condition requiring the developer to maintain the Designated Historic Structure.

The request is compatible with the character of the area and consistent with the intent of the Land Development Code and Comprehensive Plan.

RECOMMENDATION

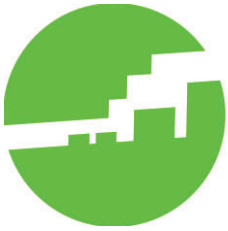
Based on the foregoing, this recommendation is for **APPROVAL** of the Planned Development rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.



April 5, 2021

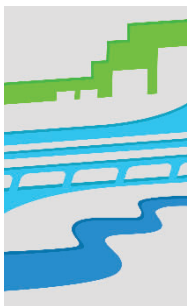
Susan M. Finch, AICP
Land Use Hearing Officer

Date



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: March 15, 2021 Report Prepared: March 4, 2021	Petition: PD 20-1252 523 & 525 South Kings Avenue <i>In the vicinity of Kings Avenue and Westwood Lane</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Residential-12 (12 du/ga; 0.50 FAR)
Service Area:	Urban
Community Plan:	Brandon
Requested Zoning:	Business Professional Office (BPO) and Special Public Interest – Historic and Cultural Conservation (SPI-HC) to Planned Development (PD) to allow the existing historic two-story building as an antique/specialty shop and a new 8,008 square feet medical office/medical laboratory building and associated parking
Parcel Size (Approx.):	0.77+/- acres (33,521 square feet)
Street Functional Classification:	Kings Avenue - Collector Westwood Lane – Local
Locational Criteria:	Does not meet; waiver requested
Evacuation Area:	The subject property is not located in an Evacuation Zone



Context:

- The applicant is requesting to rezone the subject property from Business Professional Office (BPO) and Special Public Interest – Historic and Cultural Conservation (SPI-HC) to Planned Development (PD) to allow the existing historic two story building as an antique/specialty shop and a new 8,000 square feet medical office/medical laboratory building and associated parking
- The property is located within the limits of the Brandon Community Plan and is in the Urban Service Area.
- The property's Future Land Use designation is Residential-12 (RES-12) with typical uses of residential, urban scale neighborhood commercial, office uses, multi-purpose projects and mixed use development. Meeting locational criteria is required in the RES-12 Future Land Use category for all non-residential uses.
- The subject property is surrounded by the RES-12 Future Land Use category in all directions. The Public/Quasi-Public (P/QP) plan category is located to the northeast of the subject property, along Vonderburg Drive, to accommodate the Brandon Regional Hospital. Further north along Oakfield Drive is the Urban Mixed Use-20 (UMU-20) Future Land Use category.
- Much of the area surrounding the subject property is commercial in nature, the majority of the commercial property containing medical office uses, which support the large hospital near the site. In close proximity to the subject site are offices specializing in: cardiology, orthopedic care, pediatric care, dermatology, dentistry and plastic surgery. To the north of the subject site are multi-family residential dwellings, and to the south along Kings Avenue, there are single-family residential homes and light commercial/office uses.

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.

Neighborhood/Community Development

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:*

- d) *the creation of like uses; or*
- e) *creation of complementary uses; or*
- f) *mitigation of adverse impacts; and*
- g) *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.*

Policy 22.7: *Neighborhood commercial activities that serve the daily needs of residents in areas designated for residential development in the Future Land Use Element shall be considered provided that these activities are compatible with surrounding existing and planned residential development and are developed in accordance with applicable development regulations, including phasing to coincide with long range transportation improvements.*

The locational criteria outlined in Policy 22.2 are not the only factors to be considered for approval of a neighborhood commercial or office use in a proposed activity center. Considerations involving

land use compatibility, adequacy and availability of public services, environmental impacts, adopted service levels of effected roadways and other policies of the Comprehensive Plan and zoning regulations would carry more weight than the locational criteria in the approval of the potential neighborhood commercial use in an activity center. The locational criteria would only designate locations that could be considered, and they in no way guarantee the approval of a particular neighborhood commercial or office use in a possible activity center.

Policy 22.8: *The Board of County Commissioners may grant a waiver to the intersection criteria for the location of commercial uses outlined in Policy 22.2. The waiver would be based on the compatibility of the use with the surrounding area and would require a recommendation by the Planning Commission staff. Unique circumstances and specific findings should be identified by the staff or the Board of County Commissioners which would support granting a waiver to this section of the Plan. The Board of County Commissioners may reverse or affirm the Planning Commission staff's recommendation through their normal review of rezoning petitions. The waiver can only be related to the location of the neighborhood serving commercial or agriculturally oriented community serving commercial zoning or development. The square footage requirement of the plan cannot be waived.*

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.*
 - b. *Urban General, including Brandon Main Street - Mixed use building types immediately adjacent to the Urban Center District designed to accommodate retail, offices and dwellings including row houses, town houses and multi-family housing. This district will contain a tight network of streets and blocks with wide sidewalks, consistent street tree planting and buildings 2-5 stories set close to the building setback line. Property within the Brandon Main Street (BMS) zoning districts shall be governed by the Brandon Main Street Development Regulations as set forth in the Land Development Code.*

Goal 7: *Advance Brandon's economic competitiveness in the region through a diversified economy and broader employment base.*

Staff Analysis of Goals Objectives and Policies:

The Residential-12 (RES-12) Future Land Use category allows up to a 0.50 FAR for office and residential support uses. With a 0.77-acre site this translates to approximately 16,771 square feet that could be considered for an office use on the subject property. The applicant is proposing a new building with 8,008 square feet of a medical office use and to retain the existing 2,047 square foot historical building, which is a total of 10,055 square feet within the proposed Planned Development (PD). This total is below the maximum that could be considered in the RES-12 plan category for office uses and is therefore consistent with the RES-12 Future Land Use category.

The subject property is located in the Urban Service Area, where growth and development should be directed according to the Future Land Use Element (FLUE) of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County (FLUE Objective 1)*. The Brandon Community Plan also includes a goal with regard to advancing economic opportunity and providing a broader employment base in the community. Adding a new medical office building works toward meeting that goal (*LCE Goal 7*). The overall area of the subject property is located in the Urban General District on the Brandon Character Districts Map in the Brandon Community Plan, which is designed to accommodate retail, offices and various residential housing types. A medical office building in this area also helps to meet that particular goal of the Brandon Community Plan (*LCE Goal 6*). In addition, preservation of the existing one-story historical residence in use as an antique/specialty shop meets the Brandon Community Plan goal of re-establishing historical character (*LCE Goal 6*).

The rezoning request is compatible with the existing development pattern, as the immediate area contains a large medical user (Brandon Regional Hospital) as well as over a dozen supporting medical offices (*FLUE Policies 1.4 and 16.3*). The area provides a concentration of medical uses that operate in tandem with the hospital, many of which are part of Planned Developments approved more than a decade ago. These uses are well-established and are part of a transitional land use pattern between the existing residential generally located south of the subject property and the heavier commercial properties located to the north of the subject property, closer to Oakfield Drive (*FLUE Policy 16.5*).

Typically, a non-residential use in the Residential-12 (RES-12) Future Land Use category is required to meet locational criteria or request a waiver to said criteria. Since the subject property is not located within 1,000 feet of the nearest qualifying intersection (Kings Avenue and Oakfield Drive), the applicant has submitted a waiver request for relief from the commercial locational criteria requirement. Planning Commission recommends the Board of County Commissioners approve the waiver request, as the proposed development would be compatible with the existing development pattern, which includes several medical uses, and consistent with the vision of the Brandon Community Plan.

Recommendation

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

HILLSBOROUGH COUNTY 2020 FUTURE LAND USE

RZ PD 20-1252

Rezonings
<all other values>

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

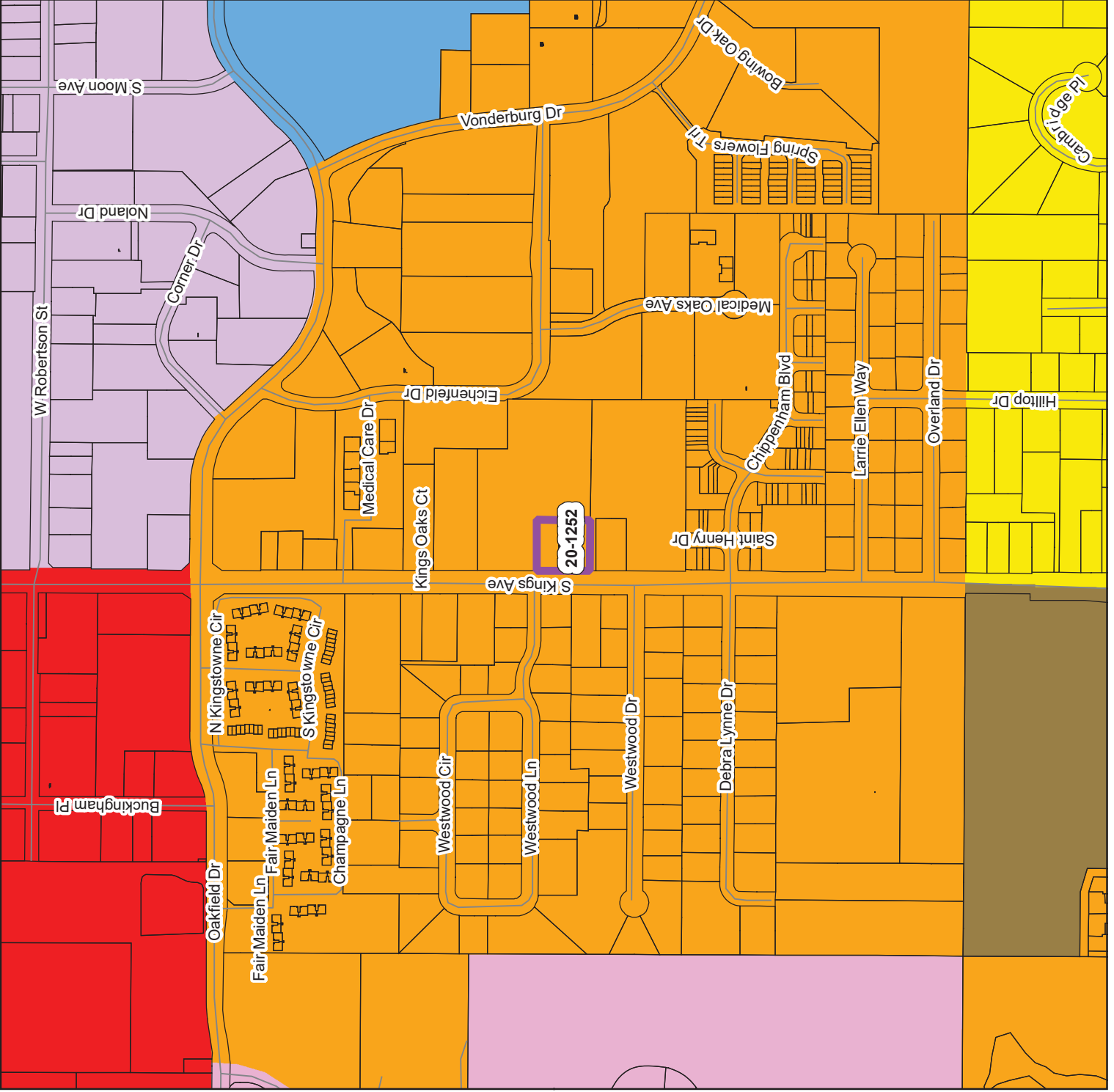
- Tampa Service Area
- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels

- AGRICULTURAL/MINING-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 PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- OC-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/QUASI-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE
- WATER
- WATER



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 for informational purposes only and is not intended to be used for any legal or regulatory purposes without specific approval of the Hillsborough County Planning Commission. ACCURACY: It is intended to be accurate to the best of the City's knowledge. 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, use the appropriate source.

Map Printed from Rezoning System: 9/24/2020
 Author: Beverly F. Daniels
 File: C:\Rezoning\System\Map\Projects\HC\Reg_16\Rezoning.mxd





**GENERAL
SITE PLAN
FOR
CERTIFICATION**



DEVELOPMENT SERVICES

PO Box 1110, Tampa, FL 33601-1110

HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

DEPUTY COUNTY ADMINISTRATOR

Lucia E. Garsys

Project Name: Brandon Pain Management & Regenerative Medicine

Zoning File: PD 20-1252 Modification:

Atlas Page: N/A Submitted: 04-14-21

To Planner for Review: Brian Grady Date Due: 04/23/21

Contact Person: Christopher S. McNeal Phone: (813)968-1081/ permitting@mcnealengineering.com

Right-Of-Way or Land Required for Dedication: Yes No

- The Development Services Department HAS NO OBJECTION to this General Site Plan.
- The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:

Reviewed by: J. Brian Grady Date: 4/15/21

Date Agent/Owner notified of Disapproval:



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 1/10/2021

Revised: 3/4/2021

Revised: 3/8/2021

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: BR/ Central

PETITION NO: RZ 20-1252

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to the listed or attached conditions.
- This agency objects for the reasons set forth below.

REPORT SUMMARY AND CONCLUSIONS

- The proposed project is anticipated to increase the maximum trip generation potential of the subject property at building (by 117 average daily trips, 9 a.m. peak hour trips, and 12 p.m. peak hour trips).
- Vehicular access to the site will be to/from Kings Ave. As required by Section 6.04.03.Q. of the LDC, the developer is proposing cross access stubouts to the northern and southern project boundaries.
- Kings Ave. a substandard collector roadway. The applicant requested a Section 6.04.02.B. Administrative Variance from the Section 6.04.03.L. requirement to improve the substandard roadway, which was found approvable by the County Engineer. If the rezoning is approved, the County Engineer will approve the Administrative Variance, upon which the developer will not be required to make improvements to Kings Ave.
- The applicant is requesting a PD Variation to the Section 6.05 parking standard for medical office uses. Staff finds that this request is supported by data contained within the Institute of Transportation Engineer's Trip Generation Manual, 5th Edition. Parking for general office uses shall be in accordance with Section 6.05 of the LDC.
- Transportation Review Section staff has no objection to the proposed request, subject to the conditions of approval provided hereinbelow.

CONDITIONS OF APPROVAL

1. Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
2. If PD 21-0034 is approved, the County Engineer will approve a Section 6.04.02. Administrative Variance (dated February 8, 2021 and received February 19, 2021) which was found approvable by the County Engineer (on March 4, 2021). Approval of this Administrative Variance will waive the Kings Ave. substandard road improvements required by Section 6.04.03.L. of the LDC.
3. The developer shall construct cross access stubouts to the northern and southern project boundaries.

4. Parking for medical office uses shall be provided at a minimum rate of 3.42 parking spaces per 1,000 s.f. Parking for general office uses shall be provided in accordance with Section 6.05 of the Hillsborough County Land Development Code.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels, totaling +/- 0.77 ac., from Business Professional Office (BPO) and Special Public Interest – Historical and Cultural Conservation District (SPI-HC) to Planned Development (PD). The applicant is proposing 10,100 s.f. of medical/general office uses.

As provided for in the Development Review Procedures Manual (DRPM), the applicant submitted a letter indicating that the proposed development does not trigger the threshold whereby a transportation analysis is required to process this rezoning. Staff has prepared a comparison of the potential trips generated by development permitted, based upon the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition, under the existing and proposed zoning designations utilizing a generalized worst-case scenario.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
BPO/SPI-HC, 6,708 s.f. Medical Office Uses (ITE Code 720)	234	19	23

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 10,100 s.f. Medical Office Uses (ITE Code 720)	351	28	35

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 117	(+) 9	(+) 12

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Kings Ave. is a publicly maintained 4-lane, divided, substandard collector roadway characterized by +/- 11-foot wide travel lanes in average condition. The roadway lies within a +/- 86-foot wide right-of-way along the project’s frontage. There are no bicycle facilities present on Kings Ave. There are +/- 4 and 5-foot wide sidewalks along Kings Ave. in the vicinity of the proposed project.

SITE ACCESS AND CONNECTIVITY

The project is proposing one (1) access connection to Kings Ave. No site access improvements are quired pursuant to Section 6.04.04.D of the LDC.

Per Section 6.04.03.Q. of the LDC, vehicular and pedestrian access is required to both the northern and southern project boundaries. The applicant has shown the required stubouts on the zoning site plan.

REQUESTED PARKING VARIATION

The applicant is requesting a PD Variation from the Section 6.05.02. Parking and Loading Standards of the Hillsborough County LDC. Specifically, the applicant is requesting to allow a parking standard of 3.46 spaces per 1,000 s.f. of medical office uses, whereas the LDC requires the provision of 5 spaces per 1,000 s.f. for health practitioners’ offices. The 5th Edition of the Institute of Transportation Engineer’s Parking Generation Manual indicates a 95% Confidence Interval of 3.04 to 3.42 spaces per 1,000. As such, staff finds the proposed 3.42 spaces per 1,000 s.f. for medical office uses to be supportable.

ROADWAY LEVEL OF SERVICE

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Kings Ave.	Lumsden Rd.	SR 60	D	C

Source: Hillsborough County 2019 Level of Service Report.

From: Williams, Michael [WilliamsM@HillsboroughCounty.ORG]
Sent: Thursday, March 4, 2021 4:39 PM
To: McNeal, Christopher [CMcNeal@mcnealengineering.com]
CC: Tirado, Sheida [TiradoS@hillsboroughcounty.org]; Ratliff, James [RatliffJa@hillsboroughcounty.org]; Grady, Brian [GradyB@HillsboroughCounty.ORG]; Garantiva, Sofia [GarantivaS@hillsboroughcounty.org]
Subject: FW: PD 20-1252 Revised Request for Administrative Variance
Attachments: 210210 Request for Administrative Variance.pdf

Chris - The substandard road Variance request for PD 20-1252 dated February 8, 2021 is APPROVABLE.

Mike

From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: Thursday, March 4, 2021 2:35 PM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Subject: FW: PD 20-1252 Revised Request for Administrative Variance

Hi Jefe,

I just read this variance request, this time it looks your concerns were addressed in paragraph (b):

1. Still referring to this as a 2-lane road which it clearly is not. – **Now called 4 lane**
2. Nowhere do we describe the median or other existing features of the existing four lane road. – **Existing road description added**
3. Could have done a better job describing the crashes that do exist and why we do not believe they are problematic. – **Crashes analysis added**

I included the Site Plan in case you need it. I find it approvable this time.

Best Regards

Sheida L. Tirado, PE
Transportation Review Manager
Development Services Department

P: (813) 276-8364
E: tirados@HCFLGov.net
W: HCFLGov.net

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

Please note: All correspondence to or from this office is subject to Florida's Public Records law.

From: Klarissa Cortez <kcortez@mcnealengineering.com>
Sent: Friday, February 19, 2021 8:32 AM
To: Zoning Intake-DSD <ZoningIntake-DSD@hillsboroughcounty.org>
Cc: Kimberly Koenck <kkoenck@mcnealengineering.com>; Chris McNeal <cmcneal@mcnealengineering.com>
Subject: PD 20-1252 Revised Request for Administrative Variance

Intake,
Please see attached for a revised request for Administrative Variance per comments from transportation.

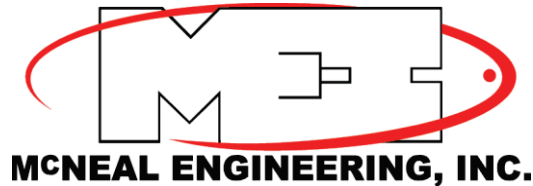
Thank you,

Klarissa Cortez
Engineer Intern

P: 813.968.1081
D: 813.563.4339
F: 813.961.5839
W: www.mcnealengineering.com

McNEAL ENGINEERING, INC.
15957 N. Florida Avenue, Lutz, FL 33549

This electronic message transmission contains information from the Company that may be proprietary, confidential and/or privileged. The information is intended only for the use of the individual(s) or entity named above. If you are not the intended recipient, be aware that any disclosure, copying or distribution or use of the contents of this information is prohibited. If you have received this electronic transmission in error, please notify the sender immediately by replying to the address listed in the "From:" field.



Hillsborough County Planning
& Growth Management
601 E. Kennedy Blvd, 20th FL
Tampa, FL 33602

Re: **BRANDON PAIN MANAGEMENT &
REGENERATIVE MEDICINE**
523 & 525 S Kings Avenue
Hillsborough County
Folio # 71512.0000 & 71513.0000

Attn: Zoning Intake

MEI File # 20-025
February 8, 2021

ADMINISTRATIVE VARIANCE

Intake Team:

We are requesting an administrative variance per Hillsborough County Land Development Code (LDC) Section 6.04.02.B. for relief from Section 6.04.03.L. for RZ 20-1252.

Pursuant to the Hillsborough County LDC, a request for administrative variance is to be evaluated by the issuing authority based on the following conditions: (a) there is an unreasonable burden on the applicant, (b) the variance would not be detrimental to the public health, safety, and welfare, (c) without the variance, reasonable access cannot be provided. These items are addressed below.

6.04.03.L Improvement of Existing Roadway

We are requesting a variance for exemption from improvement of an existing roadway. Our comments on conditions a, b, and c are as follows:

(a) Current code would require that South Kings Avenue adhere to the County Standard Index TS-6. There is currently insufficient right-of-way (86' v. 110' required) to construct the improvements required to bring the subject road up to current county standards (i.e. addition of 7-foot bicycle lanes). The subject road improvements would require private acquisition of additional right-of-way from the project driveway to the nearest standard road. As a private developer we do not have the means to acquire private property from adjacent property owners.

(b) South Kings Avenue, in the vicinity of the above referenced parcels, is an 86-foot right-of-way with a four-lane urban roadway with 12 foot lanes, a raised median with channelized turn lanes, and curb and gutter with a closed drainage system. There are existing concrete sidewalks on both sides of the road, within the right-of-way. Since South Kings Avenue currently has appropriate lane widths and pedestrian sidewalks on both sides of the road; the road's deficiency is primarily defined by the lack of bicycle lanes. We understand that this presents a safety concern and, as such, have obtained a 5-year Crash Summary Report (included in this request). The traffic crashes that were reviewed went well beyond the limits of the project's site entrance. Of those reviewed crashes, ranging from 02/10/2015 to 11/08/2019, there were none that involved or would indicate an issue with the safety of pedestrian or bicycle movements in this area. For this reason, we see no immediate concern which would require right-of-way improvements.

(c) The project does not abut any other road so site access is restricted solely to South Kings Avenue.

BRANDON REGIONAL PAIN MANAGEMENT

MEI File #20-025

February 8, 2021

Page 2 of 2

If you have questions, or need additional information, please feel free to contact our office at the website or phone number listed below. Thank you very much for your assistance.

Sincerely,



Christopher S. McNeal, M.Eng, P.E.

MCNEAL ENGINEERING, INC.

attchs

c: Jimmy Stephens, Developer *via* email
Cynthia Barsa, Lily's Pad, LLC *via* email

Based on the information provided by the applicant, this request is:

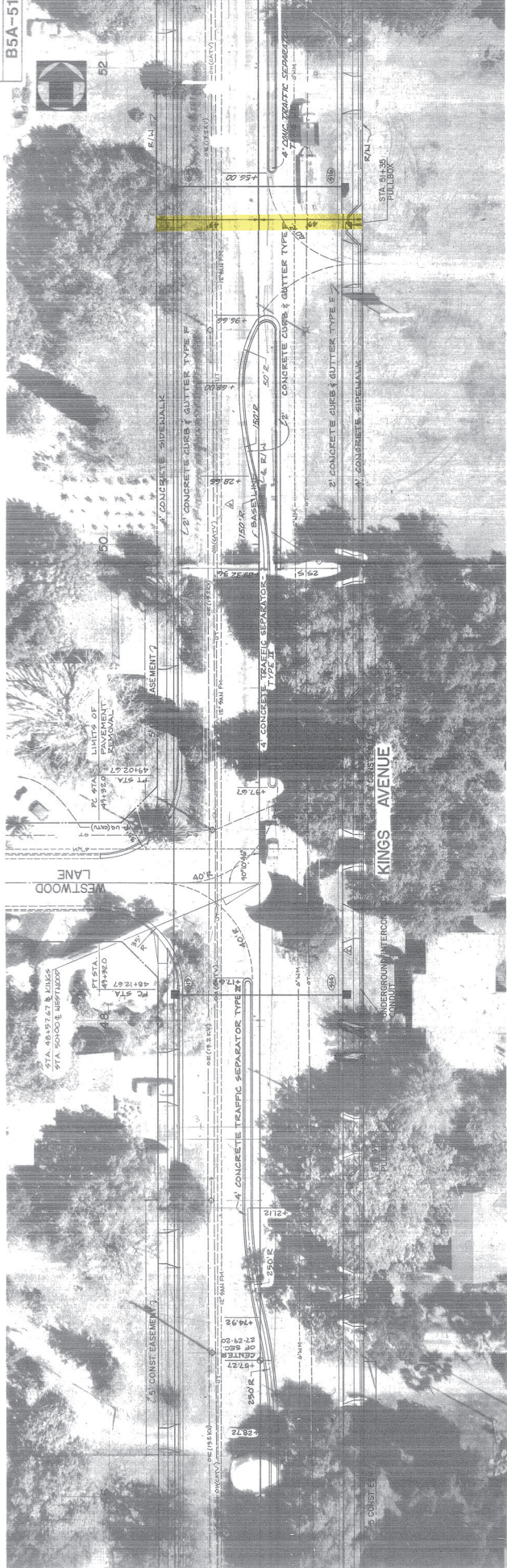
_____ Disapproved

_____ Approved

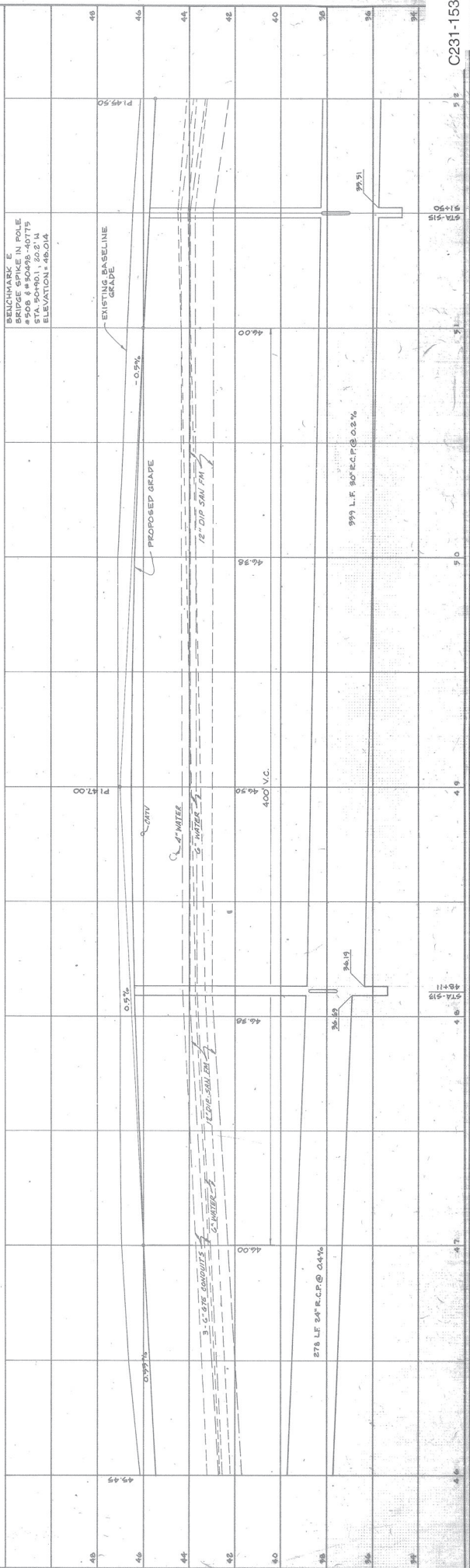
If there are any further questions or you need clarification, please contact Sheida Tirado, PE at (813) 276-8364.

Sincerely,

Michael J. Williams, PE
Hillsborough County Engineer



SCALE 1"=20' HORIZONTAL
1"=2' VERTICAL



SCALE AS NOTED
SHEET 11 OF 52
JOB NUMBER
HPW 2001.01

KINGS AVENUE
LUMSDEN ROAD TO SR60
PLAN AND PROFILE

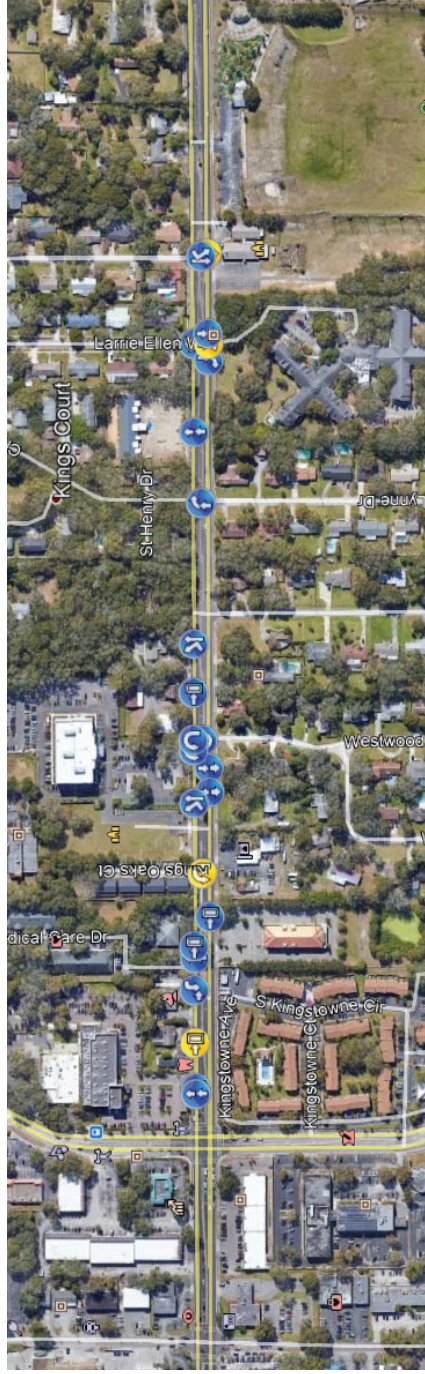
PROJECT
THE STEWART CORPORATION - ENGINEERS
801 E. KENNEDY BLVD., SUITE 304, TAMPA, FLA. 33602
TELEPHONE (813)251-8000

RECORDING COUNTY/CITY/STATE
HILLSBOROUGH COUNTY
7285 ROSE
DRIVE #205
DATE MAY 24

HILLSBOROUGH COUNTY
ROAD DEPARTMENT

DATE REVISION
REVISION
DATE REVISION
REVISION

DATE REVISION
REVISION



Report Memo:

Kings Ave. (from a point just south of Oakfield Dr. to a point just south of Overland Dr.)



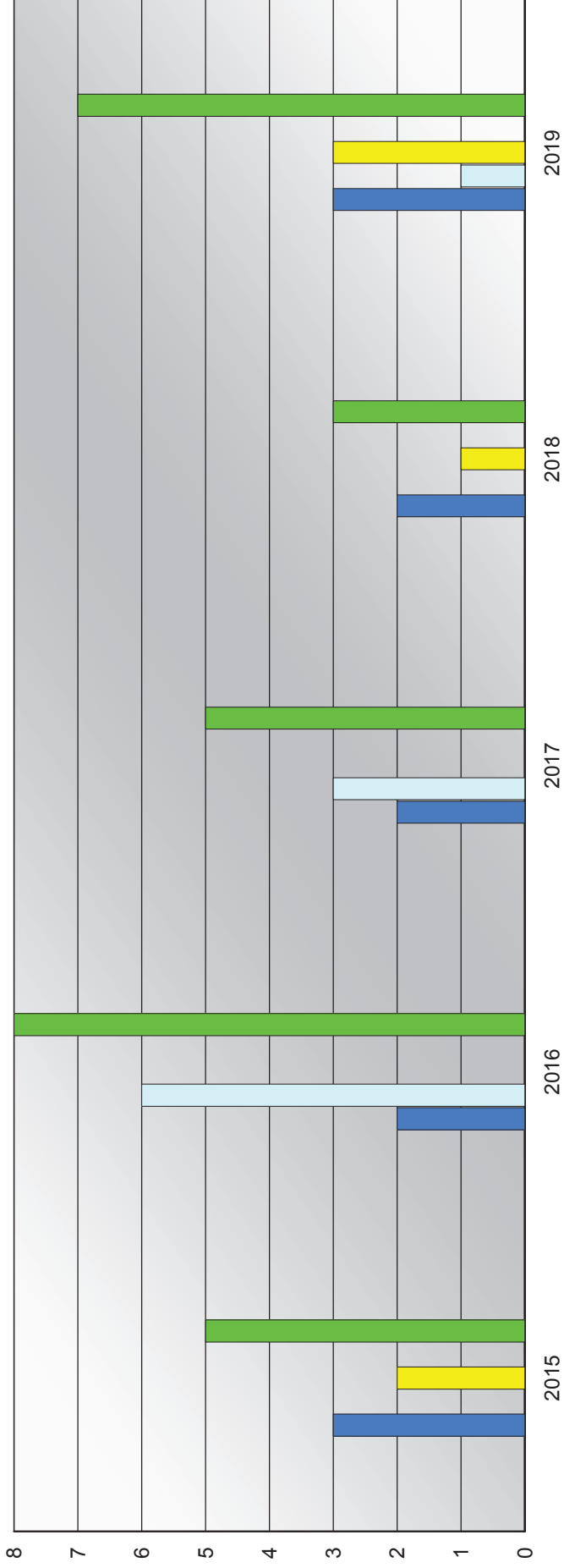
Selections used to generate this report:

Date Range: 1/1/2015 - 12/31/2019
Saved Area 1: -82.29468595473249,27.926637109594896,-82.2931839176841,27.934030821099796

Records Date Range:	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.
02/10/2015 to 11/08/2019	28	0	6	0	0	1	3	0	3	1	0	1	14	5	2
Intersection Summary															
Top 40 Report															
Click for Drill Down															
KINGS AVE @ LARRIE ELLEN WAY	6	0	2	0	0	0	1	1	0	0	0	3	2	0	0
KINGS AVE @ WESTWOOD LN	5	0	1	0	0	0	1	3	0	0	0	3	1	1	0
KINGS AVE @ KINGS OAKS CT	4	0	1	0	0	0	1	2	0	0	0	3	0	1	0
KINGS AVE @ OAKFIELD DR	4	0	1	0	0	0	1	1	0	0	0	0	2	0	1
KINGS AVE @ MEDICAL CARE DR	3	0	0	0	0	0	0	2	0	0	0	1	0	2	1
KINGS AVE @ OVERLAND DR	2	0	1	0	0	0	1	0	0	0	0	1	1	1	0
KINGS AVE @ CHIPPEHAM BLVD	2	0	0	0	0	0	0	0	0	0	0	1	2	1	0
KINGS AVE @ WESTWOOD DR	1	0	0	0	0	0	0	1	0	0	0	1	0	0	0
KINGSTOWNE CIR @ KINGSTOWNE AVE	1	0	0	0	0	0	0	0	1	0	0	1	1	0	0

Records Date Range:	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.
02/10/2015 to 11/08/2019	28	0	6	0	0	1	3	0	3	1	0	1	14	5	2

Number of Crashes By Year

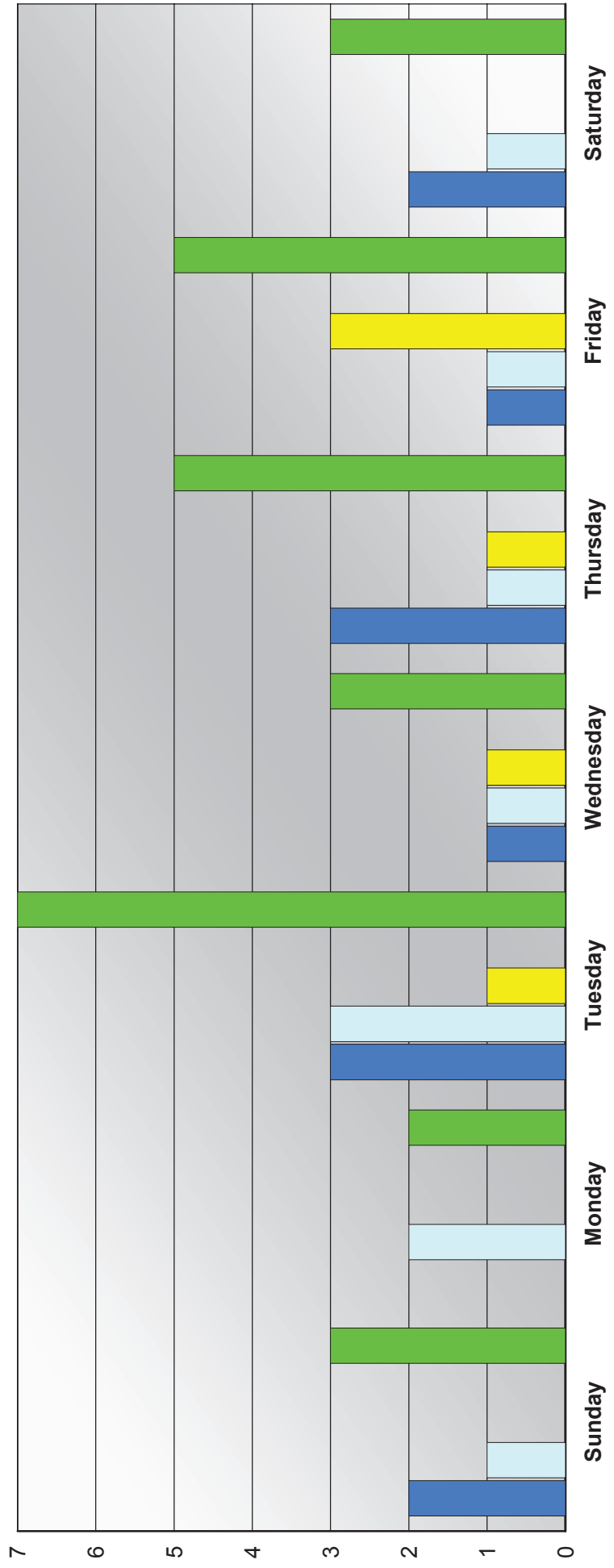


Breakdown of Crashes by Year

	2015	2016	2017	2018	2019
PDO	3	2	2	2	3
Possible Injury	0	6	3	0	1
Injury Crashes	2	0	0	1	3
Total Crashes	5	8	5	3	7

Records Date Range:	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.
02/10/2015 to 11/08/2019	28	0	6	0	0	1	3	0	3	1	0	1	14	5	2

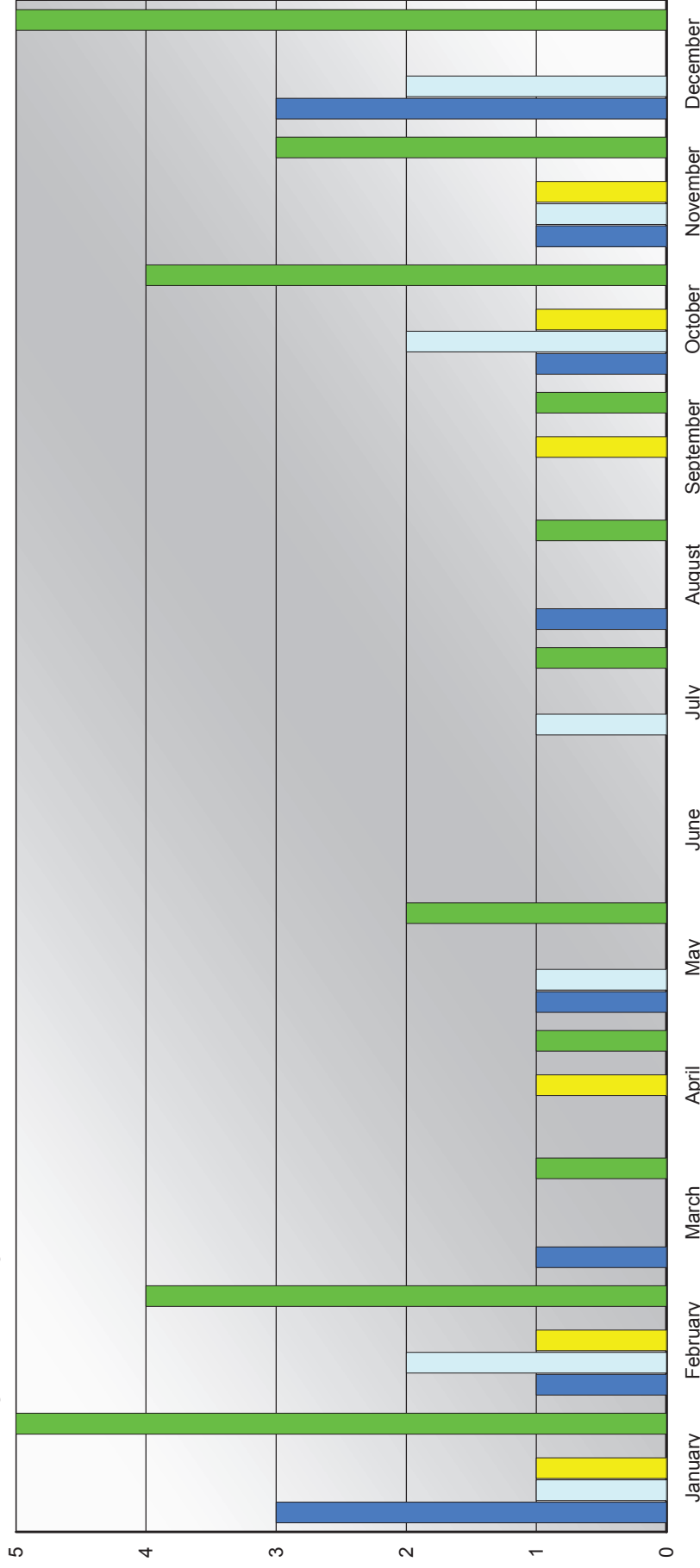
Number of Crashes by Day of Week



	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Total
PDO	2	0	3	1	3	1	2	12
Possible Injury	1	2	3	1	1	1	1	10
Injury Crashes	0	0	1	1	3	0	0	6
Total Crashes	3	2	7	3	5	3	3	28

Records Date Range:	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.
02/10/2015 to 11/08/2019	28	0	6	0	0	1	3	0	3	1	0	1	14	5	2

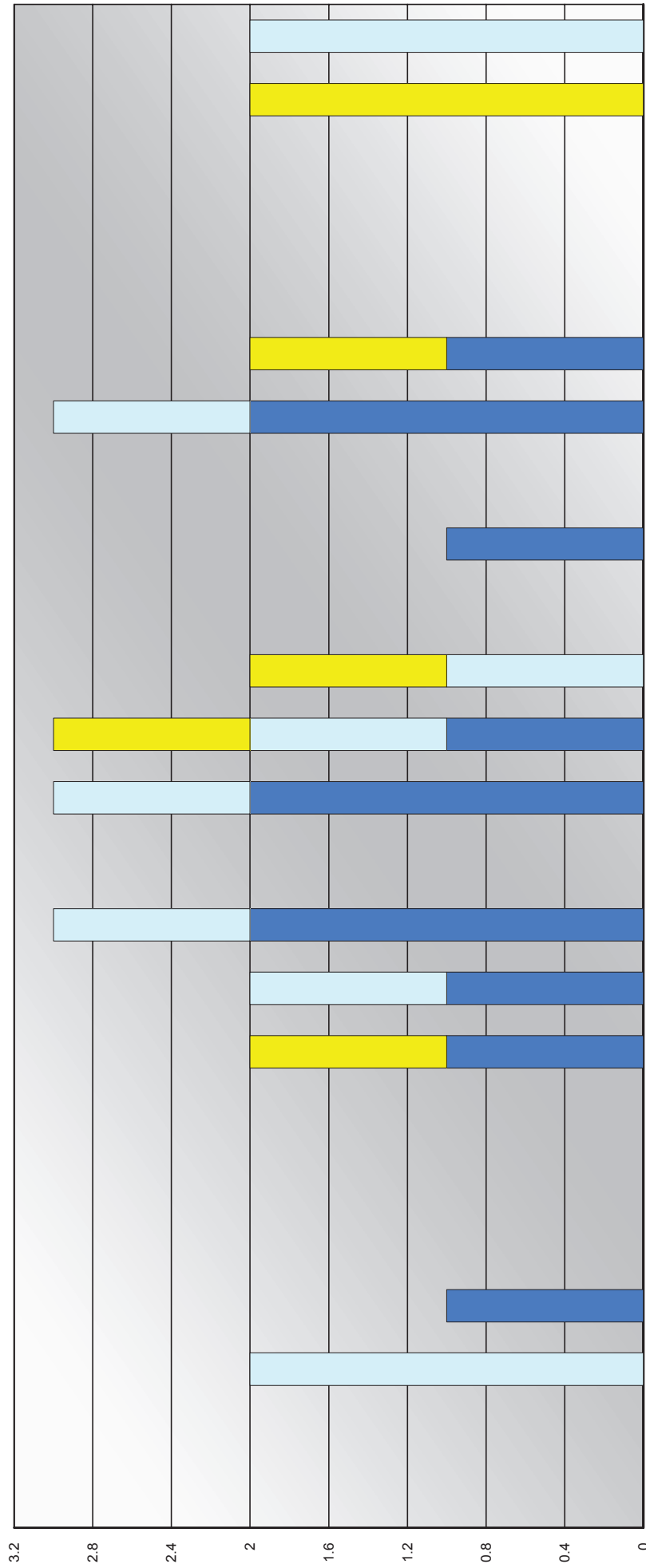
Number of Crashes by Month



	January	February	March	April	May	June	July	August	September	October	November	December	Total
PDO	3	1	1	0	1	0	0	1	0	1	1	3	12
Possible Injury	1	2	0	0	1	0	1	0	0	2	1	2	10
Injury Crashes	1	1	0	1	0	0	0	0	1	1	1	0	6
Others	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Crashes	5	4	1	1	2	0	1	1	1	4	3	5	28

Records Date Range:	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.
02/10/2015 to 11/08/2019	28	0	6	0	0	1	3	0	3	1	0	1	14	5	2

Crashes by Time of Day



	12:00 AM	1:00 AM	2:00 AM	3:00 AM	4:00 AM	5:00 AM	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	Total	
PDO	0	0	0	0.8	0	0	0	0.8	0.8	0	0	0	0	0	0.8	0	0	0	0.8	0.8	0	0	0	0	0	2
Possible Injury	0	0	0	0	0	0	0	0	0.8	2.8	0	0	0.8	0.8	0	0	0	0	0.8	0	0	0	0	0	0	2
Injury Crashes	0	0	0	0	0	0	0	0	0	0	0	0	0.8	0.8	0	0	0	0	0.8	0.8	0	0	0	0	0	2
Total	2	1	1	2	2	3	3	3	2	1	3	2	2	2	3	2	2	2	3	2	2	2	2	2	2	28

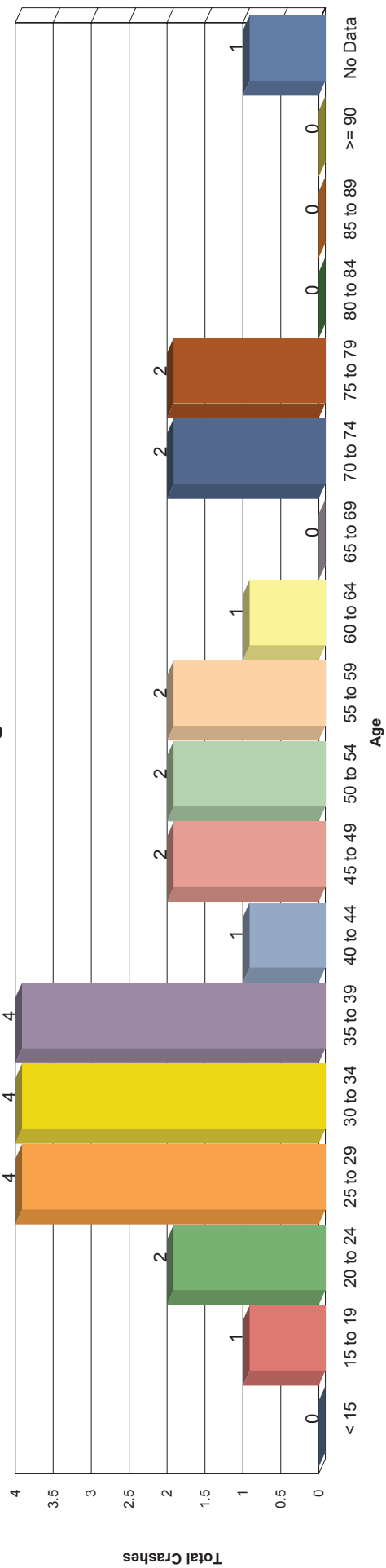
Records Date Range:	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.
02/10/2015 to 11/08/2019	28	0	6	0	0	1	3	0	3	1	0	1	14	5	2

Driver Age Summary (Vehicle 1, Driver 1)

Driver Actions

	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Run Off-Road	Distraction	Agr. Driving
Drill Down Rpt.														
Age < 15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Age 15 to 19	1	0	0	0	0	0	0	0	0	0	0	0	1	0
Age 20 to 24	2	0	0	0	0	0	0	1	0	0	0	0	2	1
Age 25 to 29	4	0	1	0	0	0	0	0	0	0	0	0	3	3
Age 30 to 34	4	0	0	0	0	0	0	1	0	0	0	1	2	1
Age 35 to 39	4	0	0	0	0	0	0	0	0	0	0	1	1	2
Age 40 to 44	1	0	0	0	0	0	0	0	0	0	0	0	0	1
Age 45 to 49	2	0	1	0	0	0	0	0	0	0	0	0	1	2
Age 50 to 54	2	0	1	0	0	0	1	1	0	0	0	0	1	0
Age 55 to 59	2	0	1	0	0	0	0	0	0	0	0	0	2	1
Age 60 to 64	1	0	1	0	0	0	0	0	1	0	0	0	0	1
Age 65 to 69	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Age 70 to 74	2	0	1	0	0	0	0	0	0	0	0	0	1	1
Age 75 to 79	2	0	0	0	0	0	0	0	0	0	0	0	1	1
Age 80 to 84	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Age 85 to 89	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Age >= 90	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Age No Data	1	0	0	0	0	0	0	0	0	0	0	0	0	0

Driver Age



Records Date Range:	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.
02/10/2015 to 11/08/2019	28	0	6	0	0	1	3	0	3	1	0	1	14	5	2

Crash Type Summary

Impact Type

Click for Drill Down	Strategic Highway Safety Plan (SHSP)														
	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Departure	At Intersection
Angle	7	0	2	0	0	0	0	0	0	0	6	0	0	0	2
Front to Front	1	0	0	0	0	0	0	0	0	0	1	1	1	0	0
Front to Rear	12	0	3	0	0	0	0	0	0	0	5	0	0	0	0
Sideswipe, same direction	3	0	0	0	0	0	0	0	0	0	1	1	3	0	0
Unknown	5	0	1	0	0	1	0	0	1	1	1	1	1	0	0

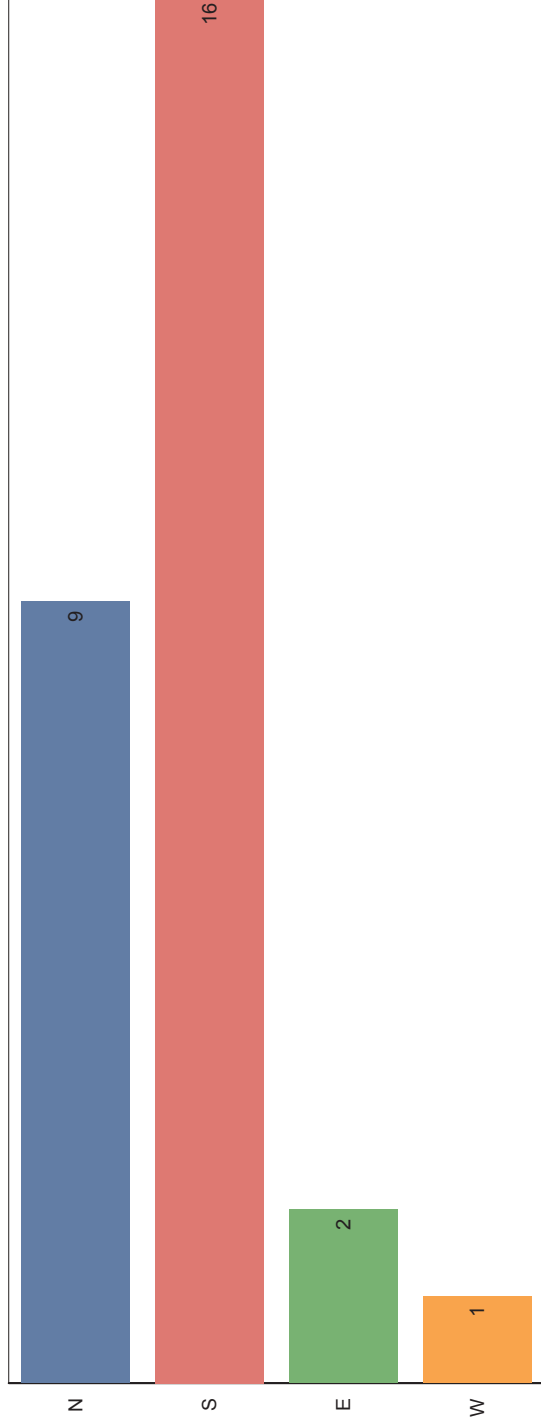
Relation to Intersection

Click for Drill Down	Strategic Highway Safety Plan (SHSP)									
	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Vulnerable Users	Aggressive Driving	Lane Departure	At Intersection
Intersection	2	0	0	0	0	0	0	2	0	2
Intersection-Related	3	0	0	0	0	0	0	2	0	0
Non-Junction	14	0	3	0	0	1	1	3	4	0
Driveway/Ally Access Related	8	0	2	0	0	0	0	6	1	0
Unknown	1	0	1	0	0	0	0	1	0	0

Records Date Range:	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Viol. Users	Agr. Driving	Lane Depart	At Int.
02/10/2015 to 11/08/2019	28	0	6	0	0	1	3	0	3	1	0	1	14	5	2

Vehicle 1 Direction Summary

Total Crashes By Vehicle 1 Direction



Crash Type By Vehicle 1 Direction

Angle	Front to Front	Front to Rear	Other, Explain in Narrative	Sideswipe, same direction
N	0	5	2	2
S	4	7	3	1
E	2	0	0	0
W	1	0	0	0
Total	7	12	5	3

Records Date Range:	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.
02/10/2015 to 11/08/2019	28	0	6	0	0	1	3	0	3	1	0	1	14	5	2

At Fault Vehicle Summary

Vehicle Type

Click for Drill Down

Strategic Highway Safety Plan (SHSP)

	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Vulnerable Users	Aggressive Driving	Lane Departure	At Intersection
Motorcycle	1	0	1	0	0	1	1	0	0	0
Passenger Car	16	0	4	0	0	0	0	6	4	1
Passenger Van	1	0	1	0	0	0	0	1	0	0
Pickup	4	0	0	0	0	0	0	3	0	0
Unknown	1	0	0	0	0	0	0	0	0	0
No Data	5	0	0	0	0	0	0	4	1	1

Records Date Range:	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.
02/10/2015 to 11/08/2019	28	0	6	0	0	1	3	0	3	1	0	1	14	5	2

Vehicle Movement

Strategic Highway Safety Plan (SHSP)

Click for Drill Down	Crashes	Fatalities	Injuries	Peds	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Departure	At Intersection
Straight Ahead	15	0	3	0	0	0	0	1	0	0	3	1	0	3	2	2	0
Turning Left	4	0	1	0	0	0	0	0	0	0	4	0	1	4	1	1	1
Turning Right	1	0	1	0	0	0	0	0	0	0	1	0	0	1	0	0	0
Making U-Turn	4	0	1	0	0	0	0	0	0	0	3	0	0	3	0	0	1
Changing Lanes	4	0	0	0	0	0	0	0	0	0	3	0	2	3	2	0	0

Records Date Range:	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.
02/10/2015 to 11/08/2019	28	0	6	0	0	1	3	0	3	1	0	1	14	5	2

Roadway Condition Summary

Strategic Highway Safety Plan (SHSP)															
Roadway Location	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Departure	At Intersection
Click for Drill Down															
On Roadway	25	0	6	0	0	1	0	1	3	1	0	14	4	2	2
Median	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Off Roadway	2	0	0	0	0	0	0	0	0	0	0	0	1	0	0

Road Condition

Strategic Highway Safety Plan (SHSP)															
Click for Drill Down	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Vulnerable Users	Aggressive Driving	Lane Departure	At Intersection					
Wet	3	0	1	0	0	0	0	3	0	0					
Dry	25	0	5	0	0	1	1	11	5	2					

Road Contributing Cause Summary

Strategic Highway Safety Plan (SHSP)															
Click for Drill Down	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Vulnerable Users	Aggressive Driving	Lane Departure	At Intersection					
None	27	0	5	0	0	1	1	13	5	2					
Unknown	1	0	1	0	0	0	0	1	0	0					

Records Date Range:	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.
02/10/2015 to 11/08/2019	28	0	6	0	0	1	3	0	3	1	0	1	14	5	2

Traffic Control

Strategic Highway Safety Plan (SHSP)

	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Departure	At Intersection
Click for Drill Down															
Traffic Control Signal	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stop Sign	1	0	1	0	0	0	0	0	0	0	1	0	0	0	0
No Controls	26	0	5	0	0	1	0	1	13	1	0	5	0	0	2

Road Alignment

Strategic Highway Safety Plan (SHSP)

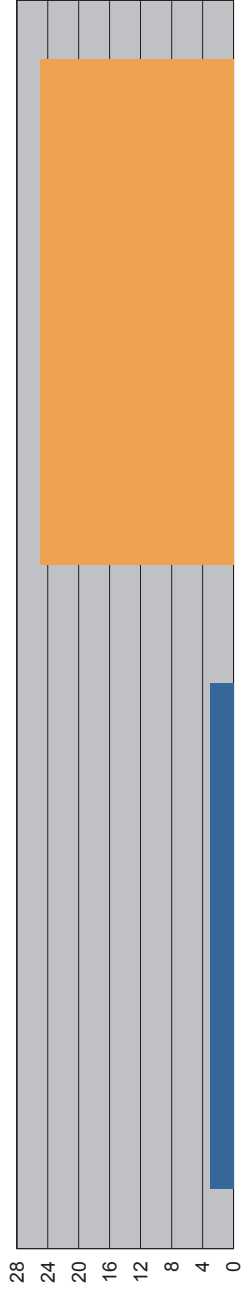
	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Departure	At Intersection
Click for Drill Down															
Straight	28	0	6	0	0	1	0	1	14	1	0	5	0	0	2

Records Date Range:	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.
02/10/2015 to 11/08/2019	28	0	6	0	0	1	3	0	3	1	0	1	14	5	2

Environment Summary Report

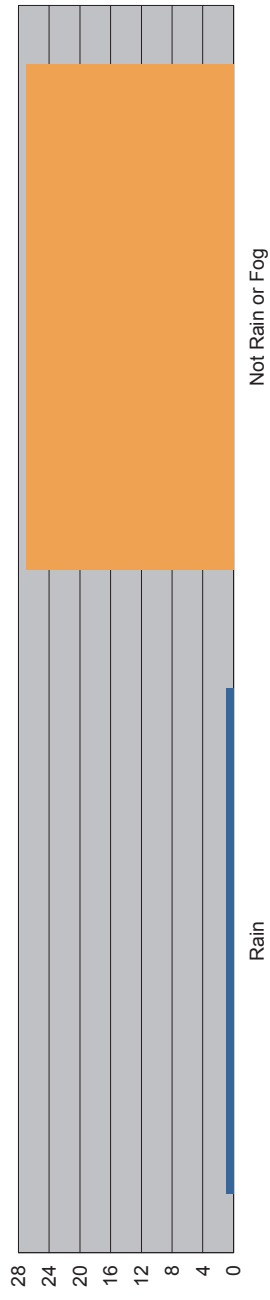
Lighting

Strategic Highway Safety Plan (SHSP)															
Click for Drill Down	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Departure	At Intersection
Daylight	20	0	3	0	0	0	0	0	0	0	11	0	4	2	2
Dark-Lighted	4	0	2	0	0	1	0	1	1	1	1	1	0	0	0
Dawn	1	0	1	0	0	0	0	0	0	0	1	0	0	0	0
Dark-Not Lighted	3	0	0	0	0	0	0	0	0	0	1	0	1	0	0



Weather

Strategic Highway Safety Plan (SHSP)															
Click for Drill Down	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Departure	At Intersection
Clear	23	0	5	0	0	1	0	1	0	1	9	1	5	1	1
Cloudy	4	0	0	0	0	0	0	0	0	0	4	0	0	1	1
Rain	1	0	1	0	0	0	0	0	0	0	1	0	0	0	0



Records Date Range:	02/10/2015	to	11/08/2019	Crashes	28	Fatalities	0	Injuries	6	Peds	0	Bike	0	Motorcycle	1	Angles	3	Head On	0	Intoxication	3	Speeding	1	Run Control	0	Vul. Users	1	Agr. Driving	14	Lane Depart	5	At Int.	2
---------------------	------------	----	------------	---------	----	------------	---	----------	---	------	---	------	---	------------	---	--------	---	---------	---	--------------	---	----------	---	-------------	---	------------	---	--------------	----	-------------	---	---------	---

Located Crashes

Area

Crashes Fatalities Injuries

BRANDON	26	0	5
UNINCORPORATED	1	0	0
UNINCORPORATED H.C.	1	0	1
Totals:	28	0	6

Private Property, Parking Lot, and Unlocated Crashes

Area

Crashes Fatalities Injuries

Totals:

COMMISSION

Mariella Smith CHAIR
 Pat Kemp VICE-CHAIR
 Ken Hagan
 Lesley “Les” Miller, Jr.
 Sandra L. Murman
 Kimberly Overman
 Stacy White



DIRECTORS

Janet L. Dougherty
 EXECUTIVE DIRECTOR

Hooshang Boostani, P.E. WASTE DIVISION
 Elaine S. DeLeeuw, ADMIN DIVISION
 Sam Elrabi, P.E. WATER DIVISION
 Rick Muratti, Esq. LEGAL DEPT
 Andy Schipfer, P.E. WETLANDS DIVISION
 Sterlin Woodard, P.E. AIR DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 12/14/2020 PETITION NO.: 20-1252 EPC REVIEWER: Chantelle Lee CONTACT INFORMATION: (813) 627-2600 X 1358 EMAIL: leec@epchc.org	COMMENT DATE: 10/13/2020 PROPERTY ADDRESS: 523 and 525 S. Kings Avenue, Brandon, FL 33511 FOLIO #: 071512.0000 and 071513.0000 STR: 27-29S-20E
REQUESTED ZONING: From BPO and SPI-HC to PD	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	10/12/2020
WETLAND LINE VALIDITY	N/A
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	N/A
INFORMATIONAL COMMENTS: 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. 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.	

cl/mst



NOTE: THIS IS ONLY FOR ESTIMATE PURPOSES, BASED ON THE FEES AT THE TIME THE REVIEW WAS MADE. ACTUAL FEES WILL BE ASSESSED BASED ON PERMIT APPLICATIONS RECEIVED AND BASED ON THE FEE SCHEDULE AT THE TIME OF BUILDING PERMIT APPLICATION.

TO: Zoning Review, Development Services

DATE: 03/10/2021

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Lily's Pad LLC

PETITION NO: 20-1252

LOCATION: 523 & 525 S Kings Ave

FOLIO NO: 71512.0000 & 71513.0000

Estimated Fees:

(Credit for prior structures removed not reflected in these estimates)

Medical Office (under 10k s.f.)

(Per 1,000 s.f.)

Mobility: \$14,206.00

Fire: \$158.00

Clinic

(Per 1,000 s.f.)

Mobility: \$21,706.00

Fire: \$95.00

Project Summary/Description:

Urban Mobility, Central Fire - 8,008 s.f. Medical office & lab/clinic (split not specified)- prior structure credit not reflected in this estimate

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

PETITION NO.: PD20-1252 REVIEWED BY: Randy Rochelle DATE: 9/24/2020

FOLIO NO.: 71512.0000

This agency would (support), (conditionally support) the proposal.

WATER

- The property lies within the Hillsborough County Water Service Area. The applicant should contact the provider to determine the availability of water service.
- No Hillsborough County water line of adequate capacity is presently available.
- 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 S. Kings Avenue.
- Water distribution improvements may be needed prior to connection to the County's water system.
- No CIP water line is planned that may provide service to the proposed development.
- The nearest CIP water main (____ inches), will be located (adjacent to the site), (feet from the site at ____). Expected completion date is ____.

WASTEWATER

- The property lies within the Hillsborough County Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- No Hillsborough County wastewater line of adequate capacity is presently available.
- A 4 inch wastewater force main exists (adjacent to the site), (approximately ___ feet from the site) and is located within the east Right-of-Way of S. Kings Avenue.
- Wastewater distribution improvements may be needed prior to connection to the County's wastewater system.
- No CIP wastewater line is planned that may provide service to the proposed development.
- The nearest CIP wastewater main (____ inches), will be located (adjacent to the site), (feet from the site at ____). Expected completion date is ____.

COMMENTS: This site is located within the Hillsborough County Urban Service Area, therefore the subject property should be served by Hillsborough County Water and Wastewater Service. This comment sheet does not guarantee water or wastewater service or a point of connection. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 23 Sep. 2020

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

APPLICANT: Christopher McNeal

PETITION NO: RZ-PD 20-1252

LOCATION: 523 S. Kings Ave, Brandon, FL 33511

FOLIO NO: 71512.0000, 71513.0000

SEC: 27 TWN: 29 RNG: 20

- 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

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

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH
Land Use Hearing Master

DATE: Monday, March 15, 2021

TIME: Commencing at 6:00 p.m.
Concluding at 10:35 p.m.

PLACE: Webex Videoconference

Reported By:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 100
Clearwater, FL 33762
(800) 337-7740

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

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARINGS
March 15, 2021
ZONING HEARING MASTER: SUSAN FINCH

D2:

Application Number: RZ-PD 20-1252
Applicant: Lily's Pad, LLC
Location: 45' East of Inter: S. Kings
Ave., Westwood Ln.
Folio Number: 07152.0000 & 071513.0000
Acreage: 0.77 acres, more or less
Comprehensive Plan: R-12
Service Area: Urban
Existing Zoning: SPI-HC, 05-1228, BPO, 18-0713
Request: Rezone to Planned Development

1 MR. GRADY: The next item is agenda item
2 D-2, Rezoning-PD 20-1252. The applicant is Lily's
3 Pad, LLC. The request is to rezone from SPI-HC and
4 Business Professional Office to Planned
5 Development.

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

8 HEARING MASTER FINCH: All right. Is the
9 applicant here? Good evening.

10 MR. MCNEAL: Good evening, madam. Chris
11 McNeal with McNeal Engineering representing the
12 applicant. I'm also accompanied tonight by the
13 applicant and the contractor should we have any
14 questions for them.

15 The site is -- is that coming up? Yeah.
16 Perfect.

17 HEARING MASTER FINCH: Yes. I see it.

18 MR. MCNEAL: The is located on Kings Avenue
19 south of Brandon Boulevard and also south of
20 Robertson Street. The site is currently -- has a
21 historic structure that's on it that is used for
22 antique furniture sales and also a storage building
23 behind that.

24 And neighboring to it is a medical office
25 that was just recently approved for that use. It's

1 really divided up into two -- two parcels. This is
2 the antique building with the storage unit behind
3 it -- or not storage unit, just storage area behind
4 it. And this is a previous site plan that was
5 approved for reference.

6 This is the parcel that is to the north that
7 was recently approved for the medical office
8 building and its associated parking behind it. So
9 this is the kind of a step one in a multistep
10 process.

11 This is how they appear on the current
12 general site plan, which is, again, referenced here
13 for the antique building, the storage building,
14 which is not in the back anymore. It would be
15 removed as part of this plan and new medical
16 building behind where the existing one is.

17 So your color code so you can see that
18 reference.

19 HEARING MASTER FINCH: Where is -- if you
20 could point while you're there. Where is the
21 historic structure that's referenced in the staff
22 report?

23 MR. MCNEAL: Right here.

24 HEARING MASTER FINCH: I see, and what is
25 that used for?

1 MR. MCNEAL: Currently, an antique furniture
2 sale, has some small social events-type thing.

3 HEARING MASTER FINCH: Okay. Thank you.

4 MR. MCNEAL: Very kind of quaint building.
5 I have a picture of it if you'd like to see it.

6 HEARING MASTER FINCH: If you could, sure.

7 MR. MCNEAL: Do you want to see that now?

8 HEARING MASTER FINCH: When it fits into
9 your presentation.

10 MR. MCNEAL: Okay. So -- and I'll also tell
11 you about our visit with HRRB. It's very great to
12 be here tonight. Actually it's been a long time
13 running on this project, and we're very excited to
14 be here. So thank you for that.

15 So the southern site is currently zoned SPI.
16 The north side is BPO, and we're here tonight to
17 request those be unified in a PD. The Future Land
18 Use is R-12. It's been found to be consistent with
19 the plan with this use.

20 The site is surrounded by medical office
21 buildings to the north and also behind it to the --
22 to the -- to the east. The south is adjacent to a
23 Professional Office, and the request tonight for
24 these -- this unified plan would be professional
25 medical office.

1 There are multiple driveway connections to
2 the Kings Avenue currently. There's a two
3 connections to -- on the north side and also two
4 connections on the south parcel, and as part of
5 this plan, we're proposing to reduce those and
6 consolidate them to one connection to Kings to
7 increase safety for pedestrians and vehicles alike.

8 Prior to being here tonight, as I noted
9 earlier just briefly, that we did go to the HRRB,
10 and as part of that, we were found through their
11 certificate -- certification of appropriateness for
12 the use, as well as they reviewed the general site
13 plan as well and found it approvable or, I guess,
14 their terminology it's approved.

15 We've also requested as part of this a PD
16 variation for the parking for the medical office
17 will be 3.42 spaces per thousand. The -- an
18 example site plan of what we're trying to unify
19 here is on -- you can see here. So it's just kind
20 of shared parking area between the two uses.

21 Staff has no objection to the case, and we
22 agree to all the conditions that they have written
23 in, and I'll show you a picture of that building
24 here that you can also see in the background. The
25 medical.

1 This is a corner side of the -- of the
2 historic building that you can see there on the
3 right, and looking between the medical building --
4 the existing medical building on the left, the --
5 this is looking west through the middle of the two
6 buildings through an oversized storage building in
7 the back and the rear medical office on the
8 adjacent site to the back left.

9 And this gives you just a little bit more
10 turn left view of that residential structure that's
11 been converted to medical office on the left.

12 With that, do you have -- do you have any
13 questions?

14 HEARING MASTER FINCH: No. My only question
15 pertained to the historic building, and I see
16 you've committed to maintaining it and keeping up
17 the property, but I don't see that reflected in the
18 conditions specifically. Was there a reason for
19 that?

20 MR. MCNEAL: No reason. We have another set
21 of conditions with HRRB that we would do -- we
22 would a list of things, and so we have an agreement
23 with them that we would do that.

24 HEARING MASTER FINCH: Yeah. I understand
25 that's an independent process. All right. Well,

1 I'll ask staff about that, but that was my only
2 question. All right. Thank you so much. If you
3 could please sign in with the clerk's office.

4 Development Services.

5 MR. GRADY: Brian Grady, Hillsborough County
6 Development Services.

7 The applicant's requesting to rezone two
8 parcels from BPO Business Professional Office and
9 SPI-HC Special Public Interest Historic and
10 Cultural Conservation District to Planned
11 Development that will allow 10,100 square feet of
12 medical and/or professional office uses.

13 The parcel is located on the east side of
14 South Kings Avenue and south of State Road 60. The
15 applicant is proposing to develop a two-story
16 building consisting of 8,052 square feet and retain
17 an existing two-story structure consisting of 2,047
18 square feet.

19 This structure shall be retained to be
20 branded as a designated historical landmark known
21 as 525 South Kings Avenue. FMASS No. HI 06429. As
22 noted, the applicant is requesting a variation to
23 parking. There is a typo in Section 1.2. It's
24 3.42. It shows 3.46. The conditions are
25 corrected, but the agreed upon parking standard

1 is -- will be 3.42 parking space per thousand
2 square feet of closed floor area.

3 As noted, the historical research removal
4 reviewed the proposed rezoning application on
5 December 3rd, 2020, to determine the proposed
6 zoning will have no effect on historic resource as
7 noted by the applicant in the presentation.

8 Staff has not -- did not identify any
9 compatibility issues associated with this request.
10 The surrounding zoning and uses to the north, east,
11 and west permitted and are being developed with
12 some office uses to those being requested in this
13 application.

14 Existing historical landmark structures
15 presently being used for nonresidential uses.
16 Residential uses to the west are separated from the
17 project by South Kings Avenue, which is a four-lane
18 divided collector roadway.

19 Based on the above consideration, staff
20 found the request approvable subject to conditions
21 and available for any questions.

22 Regarding the historic structure, again,
23 this is a designated landmark and -- and it's
24 regulated under that (unintelligible) recognizing
25 that in accordance with the historical landmark

1 designation. We can certainly do that.

2 HEARING MASTER FINCH: Mr. Grady, the
3 version I have of your staff report, page 4, under
4 1.7 agency comments, it says, As noted,
5 Transportation Staff has objected.

6 MR. GRADY: That's a typo.

7 HEARING MASTER FINCH: And then under two,
8 it says, Based on the above considerations, staff
9 finds the request not supportable due to the
10 outstanding, unresolved transportation issues. I'm
11 assuming that's --

12 MR. GRADY: Typo. They were addressing some
13 transportation issues, and they resolved all those
14 issues, so...

15 HEARING MASTER FINCH: All right. So you
16 are just for the record in support of the request?

17 MR. GRADY: Correct.

18 HEARING MASTER FINCH: And so you would be
19 agreeable to add a condition recognizing the
20 historic structure?

21 MR. GRADY: Sure.

22 HEARING MASTER FINCH: Okay. Perfect. That
23 was my only question. Does that complete your
24 presentation?

25 MR. GRADY: Yes.

1 HEARING MASTER FINCH: All right. Thank
2 you.

3 Planning Commission.

4 MS. MILLS: Yeneka Mills, Planning
5 Commission staff.

6 The subject property is located within the
7 Residential-12 Future Land Use classification, the
8 Urban Service Area, and the Brandon Community
9 Planning Area.

10 The subject property, again, is located
11 within the Urban Service Area where local growth
12 and development should be directed according to the
13 Future Land Use Element of the Future of
14 Hillsborough Comprehensive Plan.

15 The Brandon Community Plan also includes a
16 goal with regard to advance economic opportunity in
17 providing a broader employment base in the
18 community. Adding on new medical office building
19 works toward main goal seven of the Brandon
20 Community Plan.

21 The overall area of the subject property is
22 located within the urban general district of the
23 Brandon character district map and the Brandon
24 Community Plan, which is designed to accommodate
25 retail offices and to various residential housing

1 types.

2 The Residential-12 Future Land Use category
3 allows up to a .5 FAR for office and residential
4 support uses with a 0.77-acre site that translates
5 approximately a little over 16,000 square feet
6 (audio interruption) that per the site.

7 The rezoning request is compatible with
8 existing development pattern as the immediate area
9 contains a large medical user, Brandon Regional
10 Hospital, as well as over a dozen supporting
11 medical office -- offices, which will be consistent
12 with Future Land Use Element Policies 1.4 and 16.3.

13 Typically, a nonresidential use in the
14 Residential-12 Future Land Use category is required
15 to meet commercial locational criteria or request
16 said waiver. Since the subject property is not
17 located within a thousand feet of the nearest
18 qualifying intersection, which is James Avenue and
19 Oakville Drive, the applicant has submitted a
20 waiver request for relief from commercial
21 locational criteria.

22 Planning Commission recommends the Board of
23 County Commissioners approve the waiver request as
24 the proposed development would be compatible with
25 existing development pattern.

1 And based on those considerations, Planning
2 Commission staff finds the proposed Planned
3 Development consistent with the Future of
4 Hillsborough Comprehensive Plan subject to
5 conditions proposed by Development Services staff.
6 Thank you.

7 HEARING MASTER FINCH: Thank you. I
8 appreciate it.

9 Is there anyone here that would like to
10 speak in support? Anyone in favor? Yes, ma'am.
11 Please come forward, give us your name and address.

12 MS. BARSA: My name is Cindy Barsa. I'm the
13 property -- the historic and the property adjacent.
14 When I bought this historical house, there was not
15 a roof. There was not a floor. It was a drug flop
16 house. That's what was there.

17 I spent hundreds of thousands of dollars.
18 I'm on the National Registry. I put a lot of money
19 every year. I worked out of there at the charity
20 events. I do all kind of things in that house. I
21 love that house. And that house will stay just
22 like it is, and I maintain it very well.

23 So National Registry is one of the best
24 things that happened in Tampa. Not many people
25 with historical homes are on the National Registry.

1 I went to the trouble to get on the National
2 Registry. So if you look me up, you'll see that
3 that house was the homestead and the first church
4 has a lot of history.

5 The first time I opened it, I opened and I
6 had so many people coming through that I was just
7 astounded of how much interest was in that house.
8 So I maintain that house.

9 And, you know, as far as Hillsborough County
10 or the historical registry here, I go through them
11 for everything I do. We did go through that --

12 MR. GRADY: Ma'am, can you put your mask up
13 over your --

14 MS. BARSA: I'm sorry. You know, I go
15 through the historic society here. It's very
16 strict. They don't just let you do anything to
17 those homes. So I do follow the guidelines with
18 them, and I'm on the national registry also. Just
19 to ease your mind on that.

20 HEARING MASTER FINCH: Thank you for your
21 testimony. I appreciate it. If you please sign in
22 with the clerk's office.

23 Is there anyone else that would like to
24 speak in support of this application? Anyone in
25 favor? No one online. All right.

1 Anyone in opposition to the request? Seeing
2 no one in the room. No one online.

3 All right. Mr. Grady, anything else?

4 MR. GRADY: Nothing further.

5 HEARING MASTER FINCH: Okay. Sir, anything
6 else before we conclude?

7 MR. MCNEAL: No, ma'am.

8 HEARING MASTER FINCH: And just for the
9 record, we talked to you about the -- adding a
10 condition to memorialize, keeping the historic
11 house?

12 MR. MCNEAL: Yes, ma'am.

13 HEARING MASTER FINCH: All right. Thank
14 you.

15 Then with that, we'll close Rezoning 20-1252
16 and go to the next case.

17

18

19

20

21

22

23

24

25

1 statement that we included in the backup listed
2 this incorrectly as a staff -- as an
3 applicant-requested continuance when, in fact, it's
4 an out-of-order continuance to the April 19th,
5 2021, Zoning Hearing Master Hearing.

6 Item A-10, Major Mod 20-1138. This
7 application is being continued by the applicant to
8 the March 15th, 2021, Zoning Hearing Master
9 Hearing.

10 Item A-11, Rezoning-PD 20-1198. This
11 application is out of order to be heard and is
12 being continued to the March 15th, 2021, Zoning
13 Hearing Master Hearing.

14 Item A-12, Rezoning-PD 20-1252. This
15 application is being continued by staff to the
16 March 15th, 2021, Zoning Hearing Master Hearing.

17 Item A-13, RZ-PD 20-1255. This application
18 is being continued by staff to the March 15th,
19 2021, Zoning Hearing Master Hearing.

20 Item A-14, Rezoning-PD 20-1256. This
21 application is being continued by the applicant to
22 the March 15th, 2021, Zoning Hearing Master
23 Hearing.

24 Item A-15, Rezoning-PD 20-1264. This
25 application is out of order to be heard and is

1 This application is out of order to be heard and is
2 being continued to the February 15th, 2021, Zoning
3 Hearing Master Hearing beginning at 6:00 p.m.

4 Item A-9, Major Mod Application 20-1068.

5 This application is out of order to be heard and is
6 being continued to the February 15th, 2021, Zoning
7 Hearing Master Hearing at 6:00 p.m.

8 Item A-10, Rezoning-PD 20-1071. This
9 application is being continued by the applicant to
10 the March 15, 2021, Zoning Hearing Master Hearing
11 beginning at 6:00 p.m.

12 Item A-11, Major Mod Application 20-1138.
13 This application is out of order to be heard and is
14 being continued to the February 15th, 2021, Zoning
15 Hearing Master Hearing.

16 Item A-12, Rezoning-PD 20-1142. This
17 application is being continued by the applicant to
18 the May 17th, 2021, Zoning Hearing Master Hearing
19 beginning at 6:00 p.m.

20 Item A-13, Rezoning-PD 20-1198. This
21 application is being continued by the applicant to
22 the February 15th, 2021, Zoning Hearing Master
23 Hearing at 6:00 p.m.

24 A-14, Rezoning-PD 20-1252. This application
25 is being continued by staff to the February 15th,

1 2021, Zoning Hearing Master Hearing at 6:00 p.m.

2 Item A-15, Rezoning-PD 20-1253. This
3 application is being continued by the applicant to
4 the May 17th, 2021, Zoning Hearing Master Hearing
5 beginning at 6:00 p.m.

6 Item A-16, Rezoning-PD 20-1255. This
7 application is being continued by staff to the
8 February 15th, 2021, Zoning Hearing Master Hearing
9 beginning at 6:00 p.m.

10 Item A-17, Rezoning-PD 20-1256. This
11 application is being continued by the applicant to
12 the February 15th, 2021, Zoning Hearing Master
13 Hearing beginning at 6:00 p.m.

14 Item A-18, Rezoning-PD 20-1257. This
15 application is being withdrawn from the Zoning
16 Hearing Master process.

17 Item A-19, RZ-PD 20-1264. This application
18 is out of order to be heard and is being continued
19 to the February 15th, 2021, Zoning Hearing Master
20 Hearing beginning at 6:00 p.m.

21 Item A-20, Rezoning-PD 20-1266. This
22 application is being continued by staff to the
23 February 15th, 2021, Zoning Hearing Master Hearing
24 beginning at 6:00 p.m.

25 Item A-21, Rezoning-PD 20-1270. This

1 Item A-11, Major Mod Application 20-0898.

2 This application is out of order to be heard and is
3 being continued to the January 19th, 2021, Zoning
4 Hearing Master Hearing.

5 Item A-12, Rezoning-PD 20-0985. This
6 applicaation is out of order to be heard and is
7 being continued to the January 19th, 2021, Zoning
8 Hearing Master Hearing.

9 Item A-13, Major Mod Application 20-1068.
10 This application is out of order to be heard and is
11 being continued to the January 19th, 2021, Zoning
12 Hearing Master Hearing.

13 Item A-14, Major Mod Application 20-1138.
14 This application is out of order to be heard and is
15 being continued to the January 19th, 2021, Zoning
16 Hearing Master Hearing.

17 Item A-15, Rezoning-PD 20-1142. This
18 application is out of order to be heard and is
19 being continued to the January 19, 2021, Zoning
20 Hearing Master Hearing.

21 Item A-16, Rezoning-PD 20-1198. This
22 application is out of order to be heard and is
23 being continued to the January 19, 2021, Zoning
24 Hearing Master Hearing.

25 Item A-17, Rezoning-PD 20-1252. This

1 application is being continued by staff to the
2 January 19, 2021, Zoning Hearing Master Hearing.

3 Item A-18, Rezoning PD 20-1253. This
4 application is being continued by the applicant to
5 the January 19, 2021, Zoning Hearing Master
6 Hearing.

7 Item A-19, Rezoning-PD 20-1255. This
8 application is being continued by the applicant to
9 the January 19, 2021, Zoning Hearing Master
10 Hearing.

11 Item A-20, Rezoning PD 20-1256. This
12 application is being continued by the applicant to
13 the January 19, 2021, Zoning Hearing Master
14 Hearing.

15 Item A-21, Rezoning-PD 20-1257. This
16 application is being continued by the applicant to
17 the January 19, 2021, Zoning Hearing Master
18 Hearing.

19 Item A-22, Major Mod Application 20-1258.
20 This application is being continued by the
21 applicant to the January 19, 2021, Zoning Hearing
22 Master Hearing.

23 Item A-23, Rezoning-PD 20-1264. This
24 application is out of order to be heard and is
25 being continued to the January 19, 2021, Zoning



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

NONE



**PARTY OF
RECORD**

NONE