

Rezoning Application: PD 22-0832
Zoning Hearing Master Date: July 25, 2022
BOCC Land Use Meeting Date: September 13, 2022



REVISED REPORT

1.0 APPLICATION SUMMARY

Applicant: Healthpeak Properties, Inc.
FLU Category: UMU-20
Service Area: Urban
Site Acreage: 4.98 AC +/-
Community Plan Area: Brandon
Overlay: None
Request: Rezoning to Planned Development



Request Summary:

The existing zoning is CG (Commercial General) which permits general commercial uses pursuant to the development standards in the table below. The proposed zoning for Planned Development (site plan controlled district) to allow Health Practitioner’s Offices and Professional Offices, and ancillary uses pursuant to the development standards in the table below and site plan depicted in 2.4 of the report. Existing buildings will be demolished.

Zoning:

	Current CG Zoning	Proposed PD Zoning
Uses	Commercial, Medical Offices	Administrative Offices, Medical Offices
Mathematical Maximums *	58,570.77 square feet	216,928.8 square feet (based in 1.0 FAR in UMU-20)

*Mathematical Maximums may be reduced due to roads, stormwater and other improvements

Development Standards:

	Current CG Zoning	Proposed PD Zoning
Density / Intensity	Under the existing CG zoning districts for the two parcels a maximum of 58,570.77 square feet is allowable	Under the proposed PD <u>21-0832</u> <u>22-0832</u> for the two parcels, a maximum of 75,000 square footage is allowable
Lot Size / Lot Width	10,000 sf / 75'	10,000 sf / 75'
Setbacks/Buffering and Screening	30' Front	30' Front

APPLICATION NUMBER: PD 22-0832

ZHM HEARING DATE: July 25, 2022

BOCC LUM MEETING DATE: September 13, 2022

Case Reviewer: Tania C Chapela

Height	50 feet, except as defined in LDC 6.01.01 Lot Development standards, Endnotes 8 and 11.	100 feet Max.
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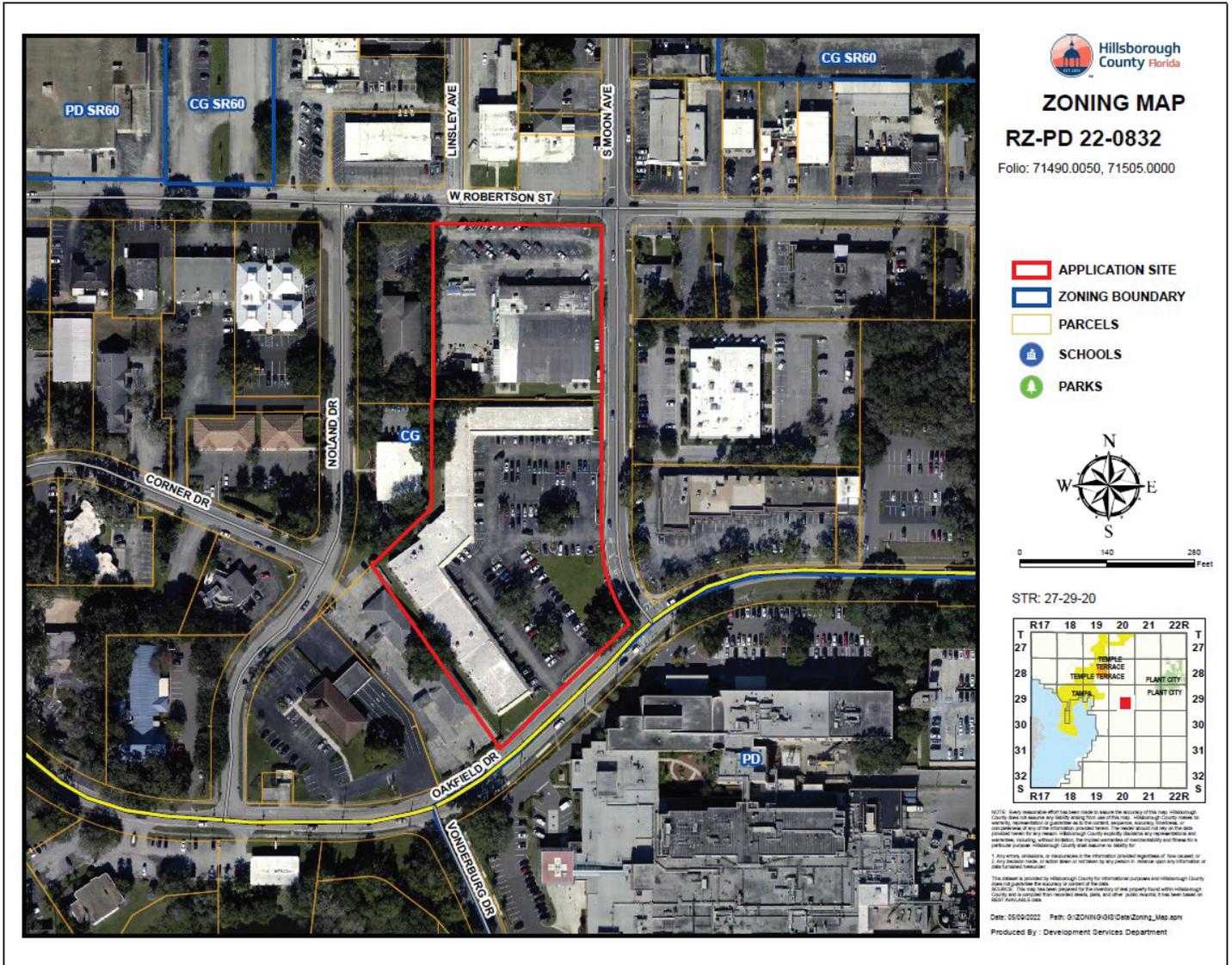
Additional Information:

PD Variations	Allow a parking ratio of 4.0 parking spaces for every 1,000 sf of Health Practitioner's office (LDC Section 6.05.05 Parking Standards)
Waiver(s) to the Land Development Code	Allow a building height increase from 20 feet to 100 feet within the required 0 feet setback (LDC 6.01.01 Endnotes 8 and 11)

Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable, subject to conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

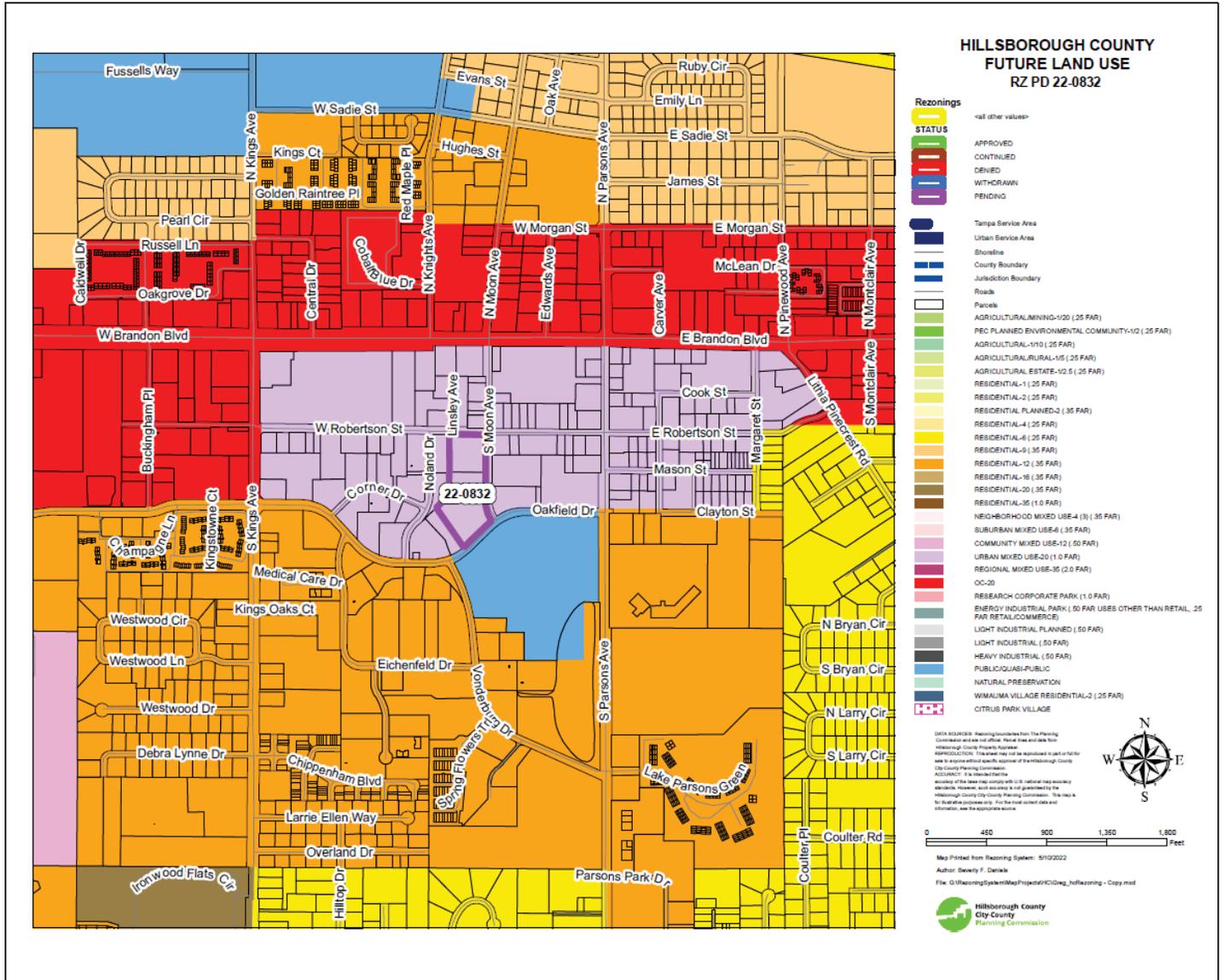


Context of Surrounding Area:

The parcel is located along Oakfield Dr., surrounded by CG zoning districts to the north, west, and east. Planned Developments (PD) are located to south, across Oakfield Drive. The subject site is currently composed of light commercial uses including medical office and strip commercial. Light Commercial uses are located along Robertson Street West, Noland Street, and Moon Avenue South. To the south, across Oakfield Drive is the Brandon Regional Hospital.

2.0 LAND USE MAP SET AND SUMMARY DATA

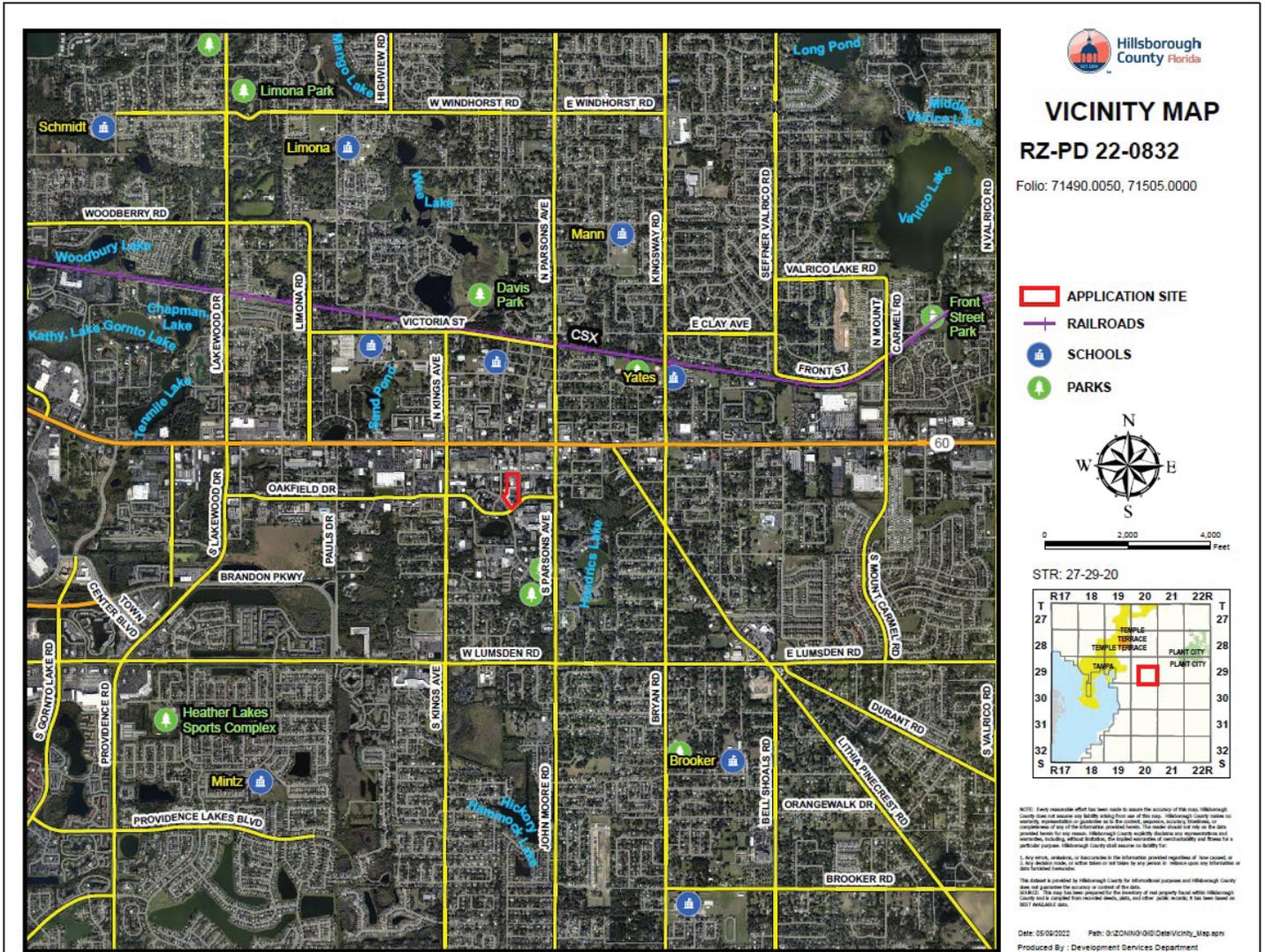
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Urban Mixed-Use - 20
Maximum Density/F.A.R.:	1.0 FAR
Typical Uses:	Residential, regional scale commercial uses such as a mall, office and business park uses, research corporate park uses, light industrial, multi-purpose and clustered residential and/or mixed use

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Hillsborough County Florida

VICINITY MAP
RZ-PD 22-0832
 Folio: 71490.0050, 71505.0000

▭ APPLICATION SITE
— RAILROADS
🏠 SCHOOLS
🌳 PARKS

N
 W — E
 S

0 2,000 4,000 Feet

STR: 27-29-20

T	R 17	18	19	20	21	22R	T
27				TEMPLE TERRACE			27
28				TEMPLE TERRACE			28
29				TAMPA			29
30							30
31							31
32							32
S	R 17	18	19	20	21	22R	S

NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not warrant the accuracy or completeness of this map. Hillsborough County makes no warranty, representation or guarantee as to the content, accuracy, reliability, timeliness, or completeness of any of the information provided herein. The reader should not rely on the data provided herein for any purpose. Hillsborough County explicitly disclaims any representation and warranties, including without limitation, the implied warranties of merchantability and fitness for a particular purpose. Hillsborough County shall assume no liability for:
1. any errors, omissions, or inaccuracies in the information provided regardless of how caused; or
2. any decision made or action taken or not taken by any person in reliance upon any information or data furnished herein.

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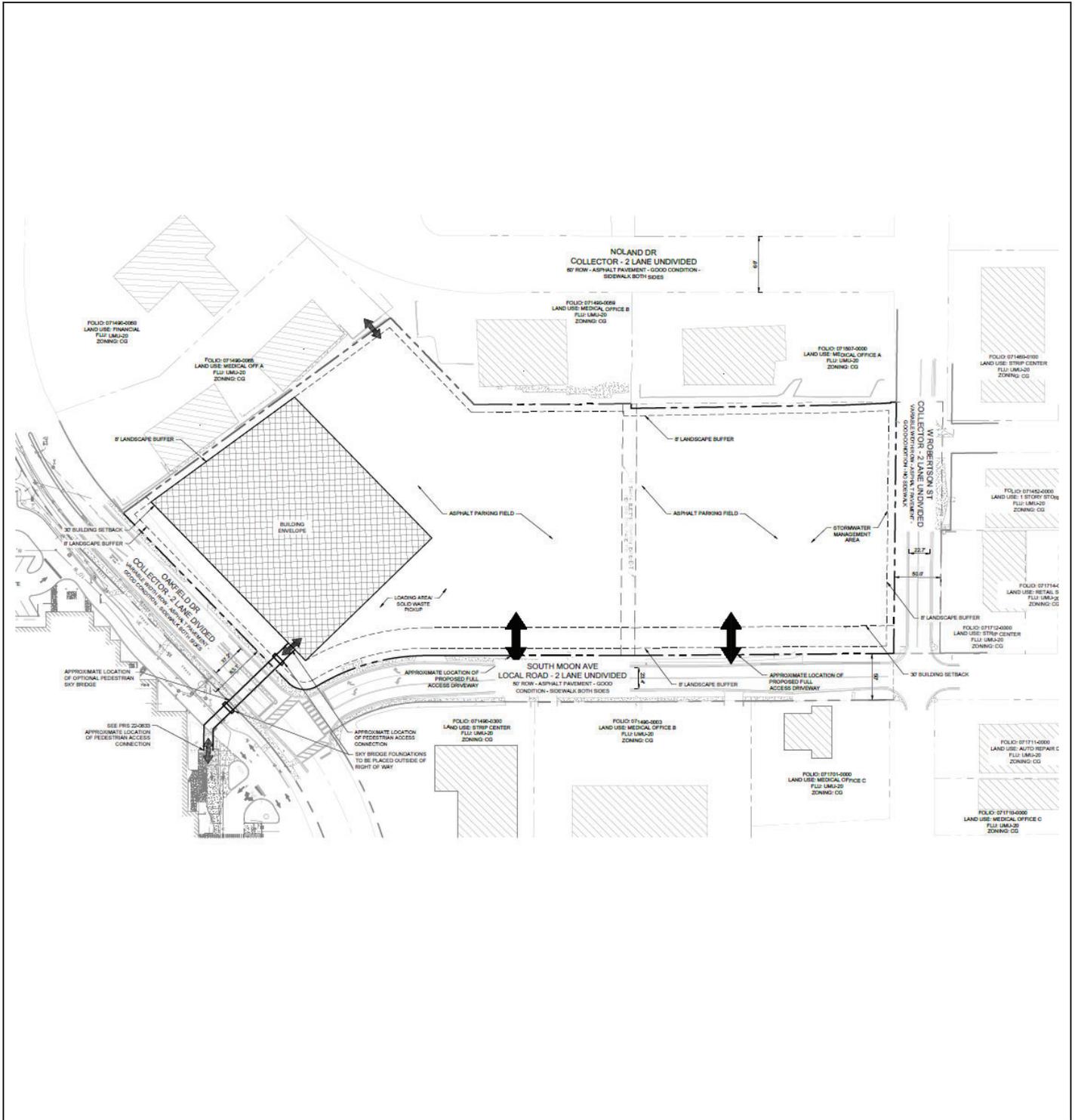
Date: 05/10/2022 Path: G:\ZONING\GIS\Data\Vicinity_Map.aprx
 Produced By: Development Services Department

Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	CG	0.27	Commercial General uses	Shopping Center/ commercial
South	PD	0.68	Hospital and related uses	Hospital
East	CG	0.27	Commercial General uses	Commercial, Offices, Medical Offices
West	CG	0.27	Commercial General uses	Bank, Medical Offices,

2.0 LAND USE MAP SET AND SUMMARY DATA

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



3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)**Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
Oakfield Dr.	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
S. Moon Ave.	County Local - Urban	8 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	8,222	187	756
Proposed	2,390	201	213
Difference (+/1)	(-) 5,832	(+) 14	(-) 543

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

Connectivity and Cross Access

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		Pedestrian	None	Meets LDC
East	x	Vehicular & Pedestrian	None	Meets LDC
West		None	Pedestrian	Meets LDC

Notes:

Design Exception/Administrative Variance

Road Name/Nature of Request	Type	Finding

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY			
Environmental:	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input checked="" type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____			
Public Facilities:	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Utilities Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees Medical Office (greater than 10,000 s.f.) (Per 1,000 s.f.) Mobility: \$28,313 Fire: \$158			
Comprehensive Plan:	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Staff finds the request compatible with the development pattern along this portion of Oakfield Drive. The proposed uses are comparable to the current CG (Commercial General) allowed uses. Furthermore, the proposed project reduced the number of potential uses currently allowed in the subject property. The proposed 0.34 FAR is significantly under the 1.0 Maximum FAR allowable in the UMU-20 Comprehensive Plan category.

Given the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping the general development pattern of the area.

5.2 Recommendation

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted June 29, 2022.

Prior to PD Site Plan Certification, the applicant shall revise the PD Site Plan to:

- Label the variable width right-of-way on Oakfield Dr. as "Right-of-Way Width Varies between +/- ___ feet and +/- ___ feet". The applicant shall show and label the minimum and maximum extends of variance.
- Label all applicable existing driveways connections as "Existing Driveway To Be Removed – See Conditions of Approval"
- Show and label the required right-of-way preservation as "Up to 25-feet of Right-of-way Preservation per Hillsborough County Corridor Preservation Plan".

1. The project shall permit a total of 75,000 square feet for Professional Services and Health Practitioners Office and its related accessory uses.

2. Except for the following, development shall be in accordance with the CG standards:

Maximum F.A.R.: 0.35.

Maximum Gross Floor Area: 75,000 square feet.

Maximum building height: 100' feet, 4 stories.

3. 4 parking spaces for every 1,000 sf of Health Practitioner's office shall be allowed.

4. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

5. The project shall be served by, and limited to, two (2) access connections to S. Moon Ave. as shown on the PD site plan. All other existing access connections shall be closed, and the applicant shall install curbing, sod and/or extend sidewalks, as appropriate.

6. The developer shall construct a pedestrian cross-access stubout along its western project boundary, as generally shown on the PD site plan.

7. With respect to the optional pedestrian sky bridge shown on the PD site plan:

a. Construction of such access shall be contingent upon the developer entering into a right of-way use and maintenance agreement with Hillsborough County and/or obtaining an air rights easement from Hillsborough County; and,

b. Notwithstanding anything shown on the PD site plan to the contrary, the presence, design and location of the sky bridge shall be subject to the review and approval of applicable County agencies, including but not limited to Development Services, Public Works, and the County Attorney's Office.

8. The developer shall construct minimum 5-foot wide sidewalks along its project frontages where such sidewalks do not currently exist. To the maximum extent feasible, such new sidewalks, together with any reconstructed sidewalks, shall be separated from the back of curb by a minimum 8-foot wide green strip. The developer shall provide an easement, for public access and maintenance purposes, over any portions of the sidewalk which encroaches within the PD boundaries (excluding the required pedestrian cross access stubout).

9. The developer shall coordinate with Hillsborough Area Regional Transit (HART) to determine whether the existing transit facilities proximate to the site can/should be relocated to the project's frontage. The developer shall relocate the transit stop and provide transit amenities in accordance with Section 6.03.09.C.3 at the new (or existing) location, unless otherwise approved in accordance with Section 6.03.09.D. of the LDC.

10. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve up to 25 feet of right-of-way along its Oakfield Dr. frontage, such that a minimum of 55 feet of right-of-way is preserved north of the existing right-of-way centerline. Only those interim uses allowed by the Hillsborough County LDC shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right-of-way line.

11. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

11. 12. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in any stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

~~12. Within ninety days of approval of PD 21-0592 by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Planning and Growth Management Department a revised General Development Plan for certification reflecting all the conditions outlined above.~~

Zoning Administrator Sign Off:



Brian Grady
Thu Aug 4 2022 10:53:24

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

9.0 FULL TRANSPORTATION REPORT (see following pages)

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER: RZ PD 22-0832

DATE OF HEARING: July 25, 2022

APPLICANT: Healthpeak Properties, Inc.

PETITION REQUEST: A request to rezone property from CG to PD to permit a maximum 75,000 square feet of health practitioner offices and professional offices with ancillary uses

LOCATION: Northwest corner of Oakfield Dr. and S. Moon Ave.

SIZE OF PROPERTY: 5.1 acres, m.o.l.

EXISTING ZONING DISTRICT: CG

FUTURE LAND USE CATEGORY: UMU-20

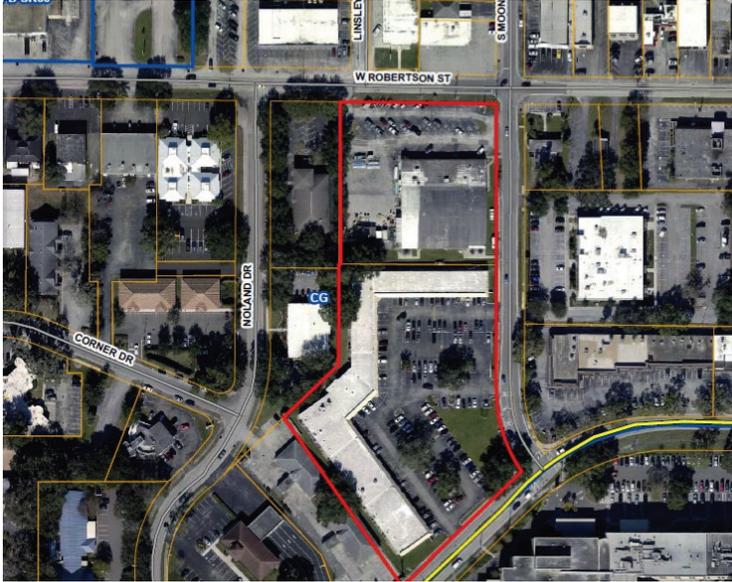
SERVICE AREA: Urban

COMMUNITY PLAN: Brandon

DEVELOPMENT REVIEW STAFF REPORT

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

REVISED REPORT 1.0 APPLICATION SUMMARY



Applicant: Healthpeak Properties, Inc.

FLU Category: UMU-20

Service Area: Urban

Site Acreage: 4.98 AC +/-

Community Plan Area: Brandon

Overlay: None

Request: Rezoning to Planned Development

Request Summary:

The existing zoning is CG (Commercial General) which permits general commercial uses pursuant to the development standards in the table below. The proposed zoning for Planned Development (site plan controlled district) to allow Health Practitioner's Offices and Professional Offices, and ancillary uses pursuant to the development standards in the table below and site plan depicted in 2.4 of the report. Existing buildings will be demolished.

Zoning:

Uses	Current CG Zoning	Proposed PD Zoning
		Commercial, Medical Offices
Mathematical Maximums *	58,570.77 square feet	216,928.8 square feet(based in 1.0 FAR in UMU-20)

*Mathematical Maximums may be reduced due to roads, stormwater and other improvements

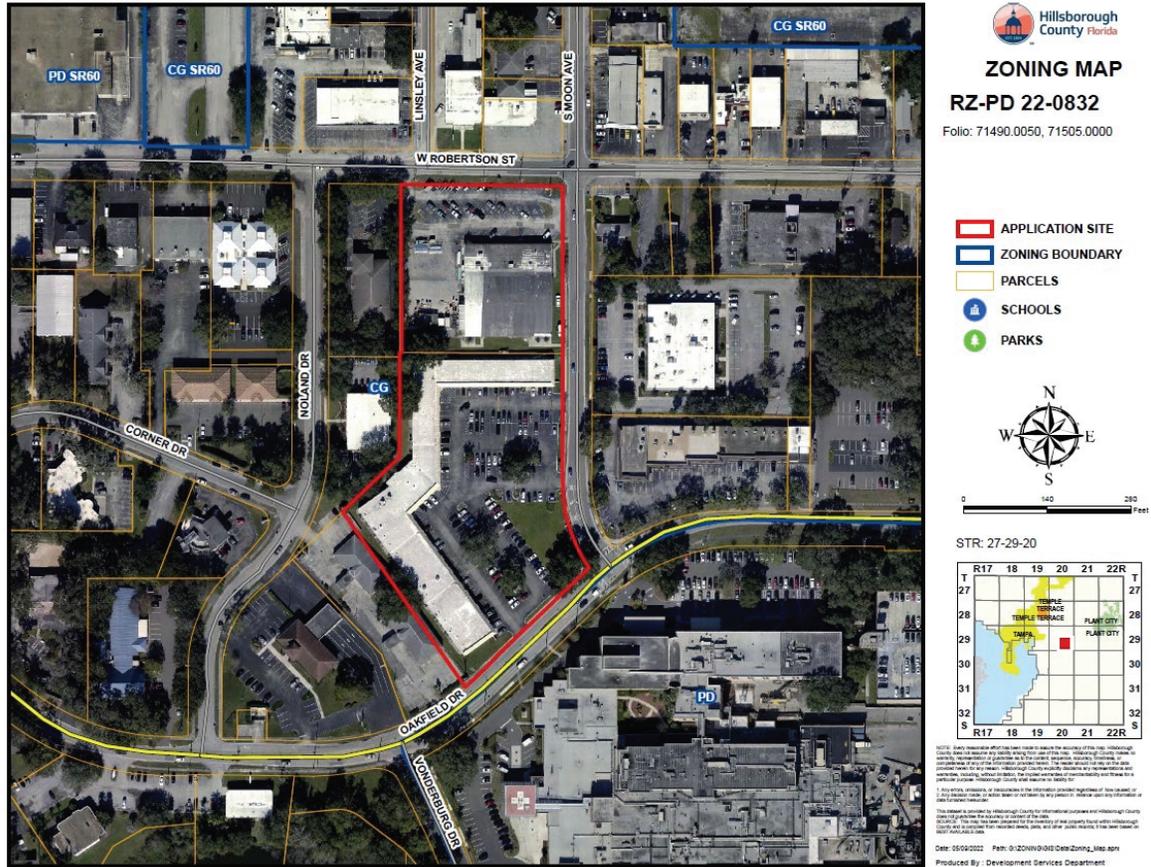
Development Standards:

	Current CG Zoning	Proposed PD Zoning
Density / Intensity	Under the existing CG zoning districts for the two parcels a maximum of 58,570.77 square feet is allowable	Under the proposed PD 21-0832 22-0832 for the two parcels, a maximum of 75,000 square footage is allowable
Lot Size / Lot Width	10,000 sf / 75'	10,000 sf / 75'
Setbacks/Buffering and Screening	30' Front	30' Front

Height	50 feet, except as defined in LDC 6.01.01 Lot Development standards, Endnotes 8 and 11.	100 feet Max.
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Additional Information:	
PD Variations	Allow a parking ratio of 4.0 parking spaces for every 1,000 sf of Health Practitioner's office (LDC Section 6.05.05 Parking Standards)
Waiver(s) to the Land Development Code	Allow a building height increase from 20 feet to 100 feet within the required 0 feet setback (LDC 6.01.01 Endnotes 8 and 11)
Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable, subject to conditions

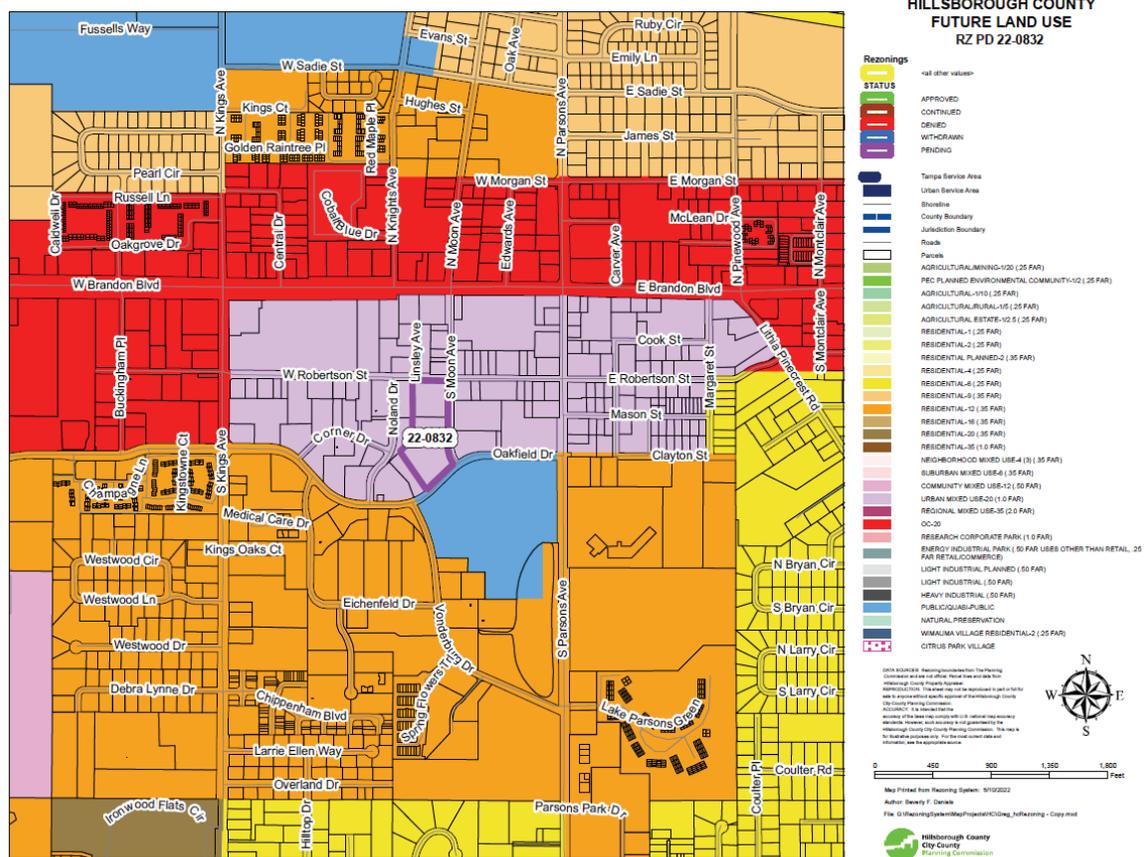
2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



Context of Surrounding Area:

The parcel is located along Oakfield Dr., surrounded by CG zoning districts to the north, west, and east. Planned Developments (PD) are located to south, across Oakfield Drive. The subject site is currently composed of light commercial uses including medical office and strip commercial. Light Commercial uses are located along Robertson Street West, Noland Street, and Moon Avenue South. To the south, across Oakfield Drive is the Brandon Regional Hospital.

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

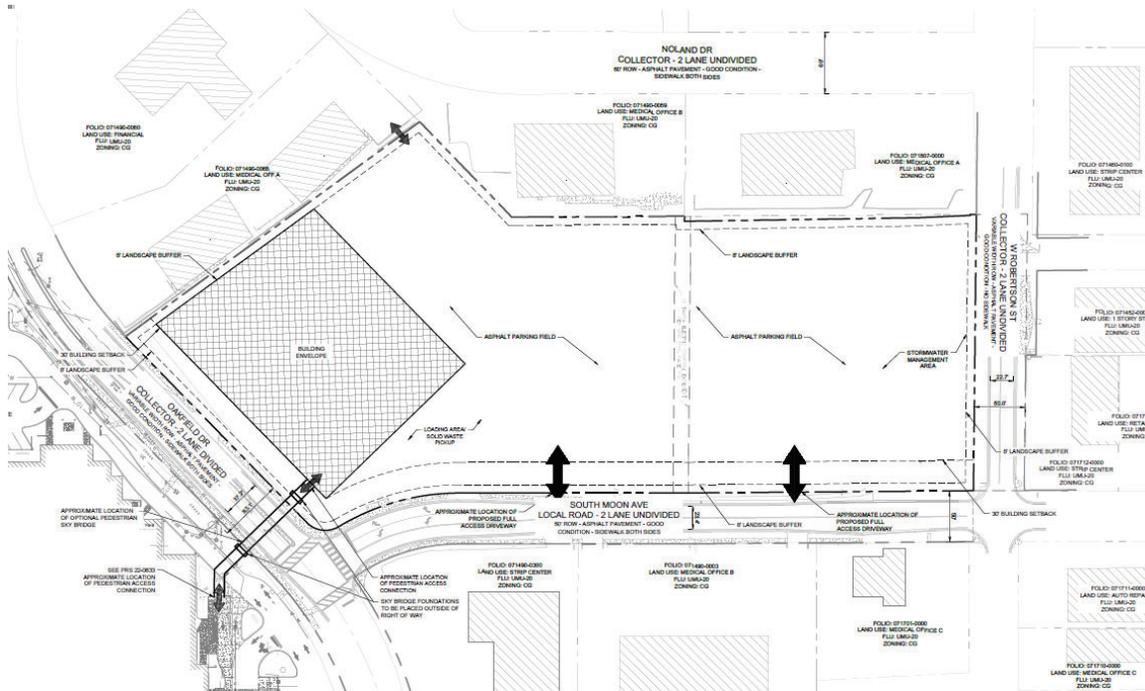


Subject Site Future Land Use Category:	Urban Mixed-Use - 20
Maximum Density/F.A.R.:	1.0 FAR
Typical Uses:	Residential, regional scale commercial uses such as a mall, office and business park uses, research corporate park uses, light industrial, multi- purpose and clustered residential and/or mixed use

			Commercial General uses	Bank, Medical Offices,
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2.0 LAND USE MAP SET AND SUMMARY DATA

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



3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
Oakfield Dr.	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road

			Improvements <input type="checkbox"/>
			Other
S. Moon Ave.	County Local - Urban	8 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Project Trip Generation			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	8,222	187	756
Proposed	2,390	201	213
Difference (+/-)	(-) 5,832	(+) 14	(-) 543

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

Connectivity and Cross Access				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		Pedestrian	None	Meets LDC
East	x	Vehicular & Pedestrian	None	Meets LDC
West		None	Pedestrian	Meets LDC

Notes:		
Design Exception/Administrative Variance		
Road Name/Nature of Request	Type	Finding
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

Environmental Protection Commission

Yes No

Natural Resources

Yes No

Conservation & Environmental Lands Mgmt.

Check if Applicable:

- Wetlands/Other Surface Waters
- Use of Environmentally Sensitive Land Credit Wellhead Protection Area
- Surface Water Resource Protection Area
- Potable Water Wellfield Protection Area

- Significant Wildlife Habitat
- Coastal High Hazard Area
- Urban/Suburban/Rural Scenic Corridor Adjacent to ELAPP property
- Other _____

Design Exception/Adm. Variance Requested Off-site Improvements Provided

Utilities Service Area/ Water & Wastewater

- Urban City of Tampa
- Rural City of Temple Terrace

Hillsborough County School Board

Adequate K-5 6-8 9-12 N/A Inadequate K-5 6-8 9-12 N/A

Impact/Mobility Fees

Medical Office (greater than 10,000 s.f.) (Per 1,000 s.f.)

Mobility: \$28,313

Fire: \$158

Planning Commission

Meets Locational Criteria N/A Locational Criteria Waiver Requested
Minimum Density Met N/A

Findings

Inconsistent Consistent

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Staff finds the request compatible with the development pattern along this portion of Oakfield Drive. The proposed uses are comparable to the current CG (Commercial General) allowed uses. Furthermore, the proposed project reduced the number of potential uses currently allowed in the subject property. The proposed 0.34 FAR is significantly under the 1.0 Maximum FAR allowable in the UMU-20 Comprehensive Plan category.

Given the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping the general development pattern of the area.

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 July 25, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Mr. Ken Tinkler 4221 West Boy Scout Blvd Tampa testified on behalf of the applicant. Mr. Tinkler stated that the project is located at 301 Robertson Street

across from the HCA Florida Brandon Hospital. The application requests to rezone the property from CG to PD to allow an infill project that will replace an existing commercial development with a 75,000 square foot three story modern medical office building to complement the hospital. Mr. Tinkler testified that one unique feature of the plan is an option pedestrian access point for a sky bridge that would cross over to the hospital. He stated that he understood the other approval processes and engineering that would need to be completed. A companion Personal Appearance application is being processed to put the access point on the other side of the street on the hospital's PD site plan. Mr. Tinkler concluded his presentation by asking about the staff report and the proposed zoning condition #12 which refers to another Planned Development zoning from 2021.

Hearing Master Finch asked Mr. Tinkler if the 2021 PD was unrelated to the subject rezoning. Mr. Tinkler replied yes and stated that he believed it was a typographical error.

Mr. Matt Femal 201 North Franklin Street Tampa testified on behalf of the applicant as the civil engineer for the project. Mr. Femal showed a PowerPoint presentation and discussed the site plan. A Planned Development variation is requested to reduce the number of required parking spaces for medical office from 5 spaces per 1,000 square feet to 4 spaces per 1,000 square feet. He added that the ITE manual study results showed that the average peak parking ratio for medical office is 3.23 spaces per 1,000 square feet. A waiver is requested regarding the required 2-to-1 additional setback for buildings over 20 feet in height. Mr. Femal testified that the required 30 foot building setback will be provided. He stated that the additional setback would provide a setback that was inconsistent with the Brandon Community Plan urban character.

Ms. Tania Chapela, Development Services Department testified regarding the County's staff report. Ms. Chapela stated that the request is to rezone from Commercial General to Planned Development to allow health practitioners offices and professional offices and also ancillary uses. The existing buildings will be demolished. The applicant is requesting a variation regarding the required additional setback for buildings over 20 feet in height and a reduction in the required parking to 4 spaces per 1,000 square feet from health practitioners office. Ms. Chapela testified that the request is compatible with the surrounding development pattern. Zoning condition 12 should refer to PD 22-0432. Staff found the request approvable.

Mr. Grady of the Development Services Department testified that zoning condition 12 should be removed as it was a hold-over from an older zoning condition. He stated that the conditions will be revised to reference Land Development Code Section 5.03.07.C regarding the transportation network and access points.

Hearing Master Finch asked about the applicant's waiver regarding the additional

setback for buildings over 20 feet in height not being mentioned in the staff report and the maximum height of the buildings as the applicant stated the buildings would be 100 feet at four stories however the Planning Commission referred to a three story building.

Ms. Jillian Massey of the Planning Commission staff testified that the property is designated Urban Mixed Use-20 and located in the Urban Service Area and the Brandon Community Plan. She stated that the request is consistent with Policy 1.4 regarding compatibility with the surrounding area and also Objective 16 regarding neighborhood protection. Ms. Massey testified that the request is also consistent with Objective 16 regarding complementary uses with the character of the area. She concluded her remarks by stating that the rezoning request is compatible with the development pattern in the area and consistent with the Future of Hillsborough Comprehensive Plan.

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

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

Mr. Grady stated that the conditions will be updated to reflect the 2-to-1 issues and comments from the applicant.

Mr. Femal testified during the rebuttal period that the building is estimated to be three stories however the request is for four stories at a maximum of 100 feet. He added that the four stories will be well under 100 feet.

Hearing Master Finch asked the applicant if it was acceptable to add a zoning condition identifying the maximum as four stories and 100 feet in height. Mr. Tinkler replied yes.

Mr. Tinkler asked Mr. Grady to repeat his comments regarding the change to zoning condition 12. Mr. Grady replied that the condition will reference Land Development Code Section 5.03.07.C regarding the recently adopted requirement that if a project does not develop in five years, then the project must come back and be reevaluated for transportation related issues.

The hearing was then concluded.

EVIDENCE SUBMITTED

Mr. Tinkler submitted a copy of Mr. Femal's resume and Professional Engineering license and information regarding medical office parking from the ITE manual 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 5.1 acres in size and is zoned Commercial General (CG) and designated Urban Mixed Use-20 (UMU-20) by the Comprehensive Plan. The property is located in the Urban Service Area and the Brandon Community Planning Area.
2. The purpose of the rezoning from CG to PD is to permit the development of a maximum 75,000 square feet of health practitioner's offices and professional offices with ancillary uses. The existing buildings on-site will be demolished.
3. A Planned Development variation is requested by the applicant to reduce the required parking for the health practitioners office from five (5) spaces per 1,000 square feet to four (4) spaces per 1,000 square feet. The applicant's representative submitted information from the Institute of Transportation Engineers (ITE) regarding a study that showed the average parking needed for a medical office is 3.23 spaces per 1,000 square feet.

The variation is justified and meet the criteria found in Land Development Code Section 5.03.06.C (6) as the proposed medical offices are associated with the hospital across the street. A proposed pedestrian sky bridge is contemplated which will provide an opportunity for parking at either location. The variation will not negatively impact the adjacent parcels and is in harmony with the overall intent of the Land Development Code requirements.

4. A waiver is requested to the required two-to-one setback for buildings over 20-feet in height. The applicant's representative testified that adherence with the additional setback would result in a setback of over 100 feet which would be incongruent with the development pattern along Moon Avenue and Oakfield Drive.

The waiver is justified by the location of the existing buildings adjacent to the Moon Avenue and Oakfield Drive rights-of-way. The integration of the proposed project with the hospital across the street results in an overall development that will complement the character of the surrounding area.

5. The Planning Commission stated that the request is consistent with Policy 1.4 regarding compatibility with the surrounding area and also Objective 16 regarding neighborhood protection. Staff stated the request is also consistent with Objective 16 regarding complementary uses with the character of the area. Staff found the rezoning consistent with the Future of Hillsborough Comprehensive Plan.
6. The surrounding area is developed with general commercial land uses and includes the hospital and related uses to the south.
7. The applicant has agreed to zoning condition to specify that the buildings will be a maximum of four stories with a height of 100 feet.
8. No testimony in opposition at the Zoning Hearing Master hearing.
9. The rezoning to Planned Development for the development of a maximum of 75,000 square feet of health practitioners office and professional offices consistent with the character of the surrounding area as well as the Comprehensive Plan.

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 5.1 acres from CG to Planned Development to permit a maximum of 75,000 square feet of health practitioner's offices and professional offices with ancillary uses.

A Planned Development variation is requested by the applicant to reduce the required parking for the health practitioners office from five (5) spaces per 1,000 square feet to four (4) spaces per 1,000 square feet. The applicant's representative submitted information from the Institute of Transportation Engineers (ITE) regarding a study that showed the average parking needed for a medical office is 3.23 spaces per 1,000 square feet. The variation is justified and

meet the criteria found in Land Development Code Section 5.03.06.C (6) as the proposed medical offices are associated with the hospital across the street. A proposed pedestrian sky bridge is contemplated which will provide an opportunity for parking at either location. The variation will not negatively impact the adjacent parcels and is in harmony with the overall intent of the Land Development Code requirements.

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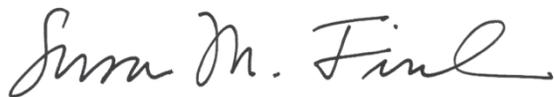
The Planning Commission Planning Commission found the rezoning request compatible with the area and consistent with the Future of Hillsborough Comprehensive Plan.

The applicant's representative agreed to add a zoning condition that would identify the maximum number of stories for the buildings at four (4) stories with a maximum height of 100 feet.

The rezoning to Planned Development for a maximum 75,000 square feet of health practitioner offices and professional offices with ancillary uses is consistent with the Land Development Code and the Comprehensive Plan.

RECOMMENDATION

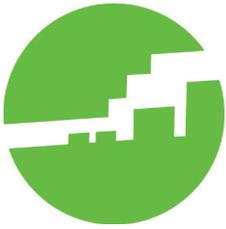
Based on the foregoing, this recommendation is for **APPROVAL** of the Planned Development rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.



August 15, 2022

Susan M. Finch, AICP
Land Use Hearing Officer

Date



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: July 25, 2022 Report Prepared: July 13, 2022	Petition: PD 22-0832 301 Robertson Street & 284 Moon Avenue South <i>South side of Robertson Street West, north of Oakfield Drive, and west of Moon Avenue South</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Urban Mixed-Use-20 (20 du/ga; 1.00 FAR)
Service Area:	Urban
Community Plan:	Brandon
Requested Zoning:	Commercial General (CG) to a Planned Development (PD) for a 75,000 sq. ft. 3-story medical office building
Parcel Size (Approx.):	4.98 +/- acres (216,928.8 square feet)
Street Functional Classification:	Robertson Street West – Local Oakfield Drive – Collector Moon Avenue South – Local
Locational Criteria:	N/A
Evacuation Zone:	None



Context

- The +/- 4.98 acre subject property is located north of Oakfield Drive, east of Moon Avenue South and south of Robertson Street West. The subject site is located in the Urban Service Area (USA). It falls within the limits of the Brandon Community Plan, in the Urban Center Character District.
- The subject site's Future Land Use designation is Urban Mixed-Use - 20 (UMU-20) on the Future Land Use Map. Typical allowable uses within the UMU-20 include residential, regional scale commercial uses such as a mall, office and business park uses, research corporate park uses, light industrial, multi-purpose and clustered residential and/or mixed use projects at appropriate locations. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element. UMU-20 surrounds the subject site on all sides.
- The subject site is zoned Commercial General (CG). It is surrounded by CG zoning districts to the north, west, and east. Planned Developments (PD) are located to south, across Oakfield Drive.
- The subject site is currently composed of light commercial uses including medical office and strip commercial. Light Commercial uses are located along Robertson Street West, Nolands Street, and Moon Avenue South. South, across Oakfield Drive, is the Brandon Regional Hospital.
- The applicant is requesting to rezone the subject site from Commercial General (CG) to a Planned Development (PD) for a 75,000 sq. ft. 3-story medical office building.

Compliance with Comprehensive Plan:

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

FUTURE LAND USE ELEMENT

Urban Service Area

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

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

Land Use Categories

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

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

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

Relationship to Land Development Regulations

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

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

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

Environmental Considerations

Objective 13: *New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Conservation and Aquifer Recharge Element and the Coastal Management Element of the Comprehensive Plan.*

Policy 13.3: Environmentally Sensitive Land Credit

Density and FAR calculations for properties that include wetlands will comply with the following calculations and requirements for determining density/intensity credits:

Wetlands are considered to be the following:

Conservation and preservation areas as defined in the Conservation and Aquifer Recharge Element

Man-made water bodies as defined (including borrow pits).

If wetlands are less than 25% of the acreage of the site, density and intensity is calculated based on:

Entire project acreage multiplied by Maximum intensity/density for the Future Land Use Category

If wetlands are 25% or greater of the acreage of the site, density and intensity is calculated based on:

Upland acreage of the site multiplied by 1.25 = Acreage available to calculate density/intensity based on

That acreage is then multiplied by the Maximum Intensity/Density of the Future Land Use Category

Neighborhood/Community Development

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

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

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

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

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

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

Policy 16.5: *Development of higher intensity non-residential land uses that are adjacent to established neighborhoods shall be restricted to collectors and arterials and to locations external to established and developing neighborhoods.*

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

Community Design Component

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

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

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

Community Design Component

7.1 Development Pattern

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

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

17-1.1: *Coordinate site planning between properties.*

Livable Communities Element: Brandon Community Plan

Goal 1: Establish a balanced transportation system by prioritizing options to serve local and regional needs and facilitating multi-modal choices.

5. As roads are improved, require the addition of amenities for pedestrians and bicyclists. Provide intersection improvements, turn lanes, bicycle lanes, traffic signalization, roadway maintenance, crosswalks, and landscape improvements that maintain the adopted level of service and reflect the best practices of the Livable Roadways Guidelines.

a. New development and transportation infrastructure investments should place emphasis on proximity to community and social services, walkability and creating a healthy street life.

b. Accommodate all modes of transportation by providing safe and functional infrastructure and services for driving, walking, biking and transit compatible with the community character. i. The community recognizes the need for a system of bike lanes and trails.

7. Improve roadway safety relating to accident rates and deaths. Target roadways with an increase of 10% or more per year starting with 2008 records.

a. Design all intersections to be walkable and to reflect best practices in pedestrian-oriented roadway and site design.

b. Strengthen and enforce roadway safety through roadway design and traffic control (e.g. crosswalks, striping, lighting and roadway crossings).

i. Utilize roadway design and traffic control to reduce vehicle speed and increase driver awareness where appropriate.

ii. Design intersections for pedestrian safety at neighborhood nodes and commercial nodes.

iii. Improve the safety and the aesthetics of the Bell Shoals Road and Bloomingdale Avenue intersection.

iv. Complete the improvements to Lithia-Pinecrest/Lumsden/Bell Shoals Roads intersection currently in the PD & E Study phase including:

1. high visibility crosswalk striping,
2. short crossing distances, and
3. enhanced street lighting.

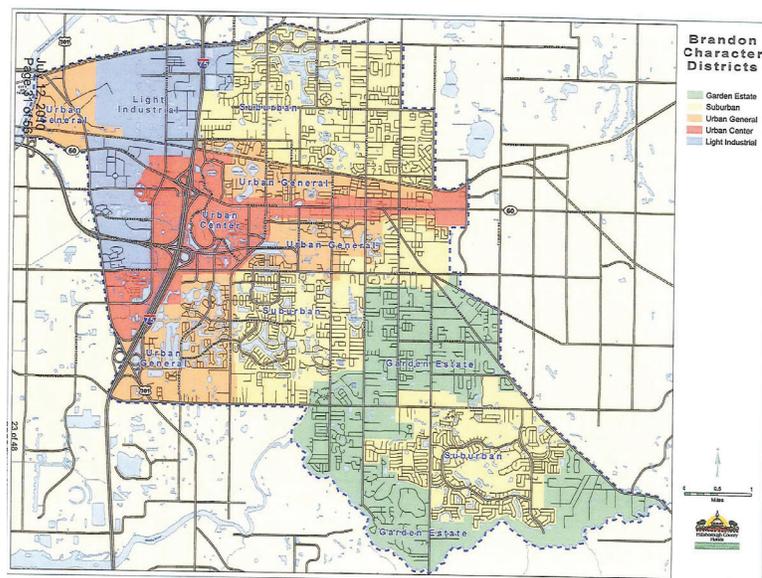
c. Provide safe travel paths to schools, parks and public service sites by using sidewalks, marked crosswalks, special signage and street lighting.

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.

4. Consistent with the Brandon Character Districts Map, develop design guidelines for the Brandon Character Districts to address at a minimum building height, density and intensity, building types, bulk, mass, parking location, access, frontage, setbacks, buffers, landscape, streetscape and signage. Consistent with the general design characteristics listed in the Brandon Community Plan document, develop specific standards for adoption into the Land Development Code.

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.

a. Urban Center - This area contains the most intense land uses and includes regional shopping areas and the State Road 60 Overlay District. Commercial and mixed-use developments will be encouraged with varying building heights between 3-10 stories.



Staff Analysis of Goals, Objectives and Policies:

The applicant is requesting to rezone the subject site from Commercial General (CG) to a Planned Development (PD) for a 75,000 sq. ft. 3-story medical office building. The site is in the Urban Service Area and is within the limits of the Brandon Community Plan, in the Urban Center Character District. The southern portion of the site is within the wellhead protection zone 2. The applicant is also requesting an optional pedestrian sky bridge connection to the adjacent Brandon Regional Hospital.

The proposed rezoning meets the intent of Objective 1 of the Future Land Use Element of the Comprehensive Plan by providing growth in the Urban Service Area. The proposed rezoning also meets the intent of Policy 1.4 as it is compatible with the surrounding area that is primarily Commercial General (CG) and Planned Development (PD) zoning districts in proximity to the subject site. According to Policy 1.4 “Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.” In this case, a rezoning from CG to PD would maintain the Urban Center character of the area as there are already several light commercial properties in proximity.

The site is in the Urban Mixed-Use-20 (UMU-20) Future Land Use category which anticipates higher intensity uses which are inclusive of commercial uses and the proposed rezoning therefore meets the intent of Objective 8 and Policies 8.1 and 8.2. UMU-20 surrounds the subject site on all sides. Planned Developments (PD) are located to south, across Oakfield Drive.

The overall area contains a mix of uses. There are mainly office, medical services, and commercial uses along the major corridor of Oakfield Drive. The proposed modification would complement the surrounding land uses and is therefore consistent with Objective 16, Policy 16.1, Policy 16.2, and 16.3 of the Future Land Use Element (FLUE) of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*. The proposed PD is also consistent with Policy 16.5 of the FLUE, which calls for higher intensity development along arterials and collector roadways. The south side of the development, where the building will be located, is along a collector roadway, Oakfield Drive. While the north and east sides are along local roadways, the proposed developed is not adjacent to an established neighborhood and meets the intent of Policy 16.5.

The proposed PD includes an increase in square footage on the site to 75,000 square feet. Per the UMU-20 Future Land Use Classification, the maximum intensity permitted is 1.0 FAR. The proposed 4.98 ± acre site is permitted a maximum density of 216,928 square feet (1.0 FAR X 4.98 Acres X 43,560 sq. ft. = 216,928 sq. ft.). The proposed FAR is 0.35. The proposed intensity is well below the maximum permitted and is therefore consistent with the intensity expected in the UMU-20 Future Land Use category.

Objective 17-1 of the Community Design Component requires the development of commercial areas to enhance the “County's character and ambiance”. Policy 17-1.1 requires site planning coordination between properties. The proposed development will have cross access with the adjacent medical offices to the west. In addition, the proposed development has asked for an optional pedestrian sky bridge connection from the Medical Office Building to the Hospital crossing over Oakfield Drive. The Community Design Component (CDC) in the FLUE also contains policy direction about designing developments that relate to the predominant character of the surroundings (*CDC Goal 12*). It further states that new developments should recognize the existing community and be

designed in a way that is compatible with the established character of an area (*CDC Objective 12-1*). Because the surrounding land use pattern has already transitioned to a light commercial character, the proposed rezoning is compatible with the character of the area.

Objective 9 and Policy 9.2 require that all developments be consistent with the Plan and meet all Land Development Regulations in Hillsborough County. The applicant is requesting a waiver to the Land Development Code section 6.01.01 that requires an additional setback of two feet for every one foot of structure height over 20 feet. The Development Services Department are in support of this variation. The applicant is also requesting a variation to the Land Development Code to reduce the number of required off-street parking spaces for medical office from 5.0 per 1,000 sq. ft. to 4.0 per 1,000 sq. ft. The parking lot would be located behind the building. At the time of this report, no comments were received from County Transportation staff.

The request is also consistent with the Brandon Community Plan. The site is in the Urban Character District that is outlined in Goal 6 5(a) which contains the most intense land uses and includes regional shopping areas and the State Road 60 Overlay District. Commercial and mixed-use developments will be encouraged with varying building heights between 3-10 stories. The proposed development has a light commercial use with a building height of 3 stories and therefore meets the intent of the character district. The site also meets the intent of Goal 1 on establishing a balanced transportation system which provides safe infrastructure for all modes of transportation and designs intersections for pedestrian safety. The proposed site will have an optional pedestrian sky bridge connection to the adjacent Brandon Regional Hospital and the applicant's site plan shows sidewalks provided on Oakfield Drive and South Moon Avenue, no sidewalk is shown on West Robertson Street.

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

Recommendation

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

HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 22-0832

Rezonings

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

Tampa Service Area

Urban Services Area

Shoreline

County Boundary

Jurisdiction Boundary

Roads

Parcels

AGRICULTURAL/MINING-1/20 (.25 FAR)

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)

AGRICULTURAL-1/10 (.25 FAR)

AGRICULTURAL/RURAL-1/5 (.25 FAR)

AGRICULTURAL ESTATE-1/2.5 (.25 FAR)

RESIDENTIAL-1 (.25 FAR)

RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR)

RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-12 (.35 FAR)

RESIDENTIAL-16 (.35 FAR)

RESIDENTIAL-20 (.35 FAR)

RESIDENTIAL-35 (1.0 FAR)

NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)

SUBURBAN MIXED USE-6 (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR)

URBAN MIXED USE-20 (1.0 FAR)

REGIONAL MIXED USE-35 (2.0 FAR)

OC-20

RESEARCH CORPORATE PARK (1.0 FAR)

ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)

LIGHT INDUSTRIAL PLANNED (.50 FAR)

LIGHT INDUSTRIAL (.50 FAR)

HEAVY INDUSTRIAL (.50 FAR)

PUBLIC/QUASH-PUBLIC

NATURAL PRESERVATION

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)

CITRUS PARK VILLAGE

Map Printed from Rezoning System: 5/10/2022

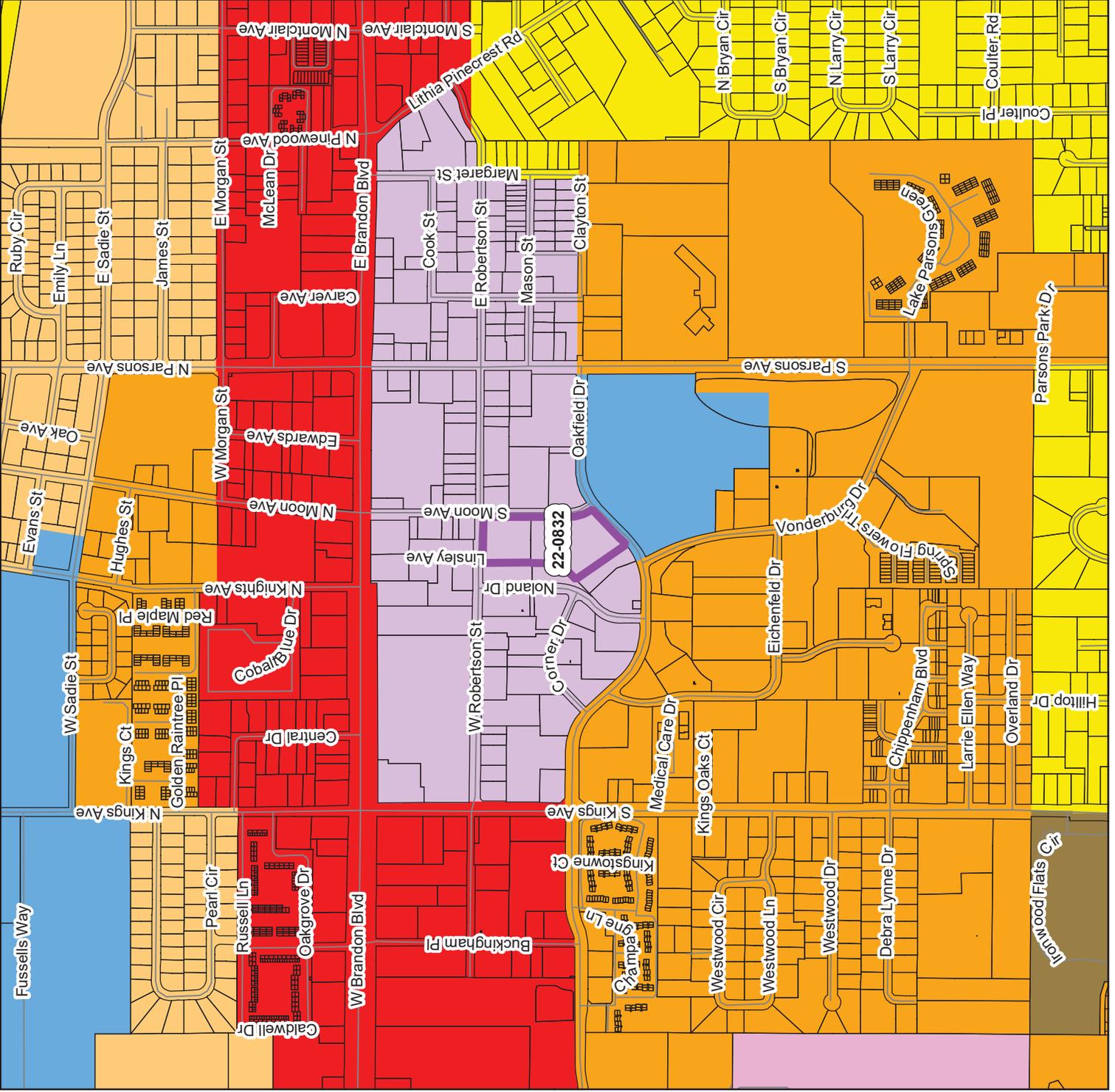
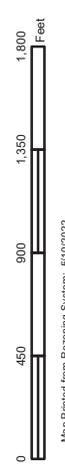
Author: Beverly F. Daniels

File: G:\Rezoning\SystemMap\Projects\HC\Reg_16\Rezoning - Copy.mxd

Hillsborough County
City-County
Planning Commission

DATA SOURCES: Rezoning boundaries from The Planning Commission are not official. Parcel lines and data from Hillsborough County Property Appraiser. The Planning Commission is not responsible for the accuracy of the rezoning map. The rezoning map is for informational purposes only. For the most current data and information, use the appropriate source.

ACCURACY: It is intended that the rezoning map be used for informational purposes only. The rezoning map is not intended to be used for any other purpose. The rezoning map is not intended to be used for any other purpose. The rezoning map is not intended to be used for any other purpose.



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**GENERAL
SITE PLAN
FOR
CERTIFICATION**

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DEVELOPMENT SERVICES

PO Box 1110, Tampa, FL 33601-1110
(813) 272-5600

**HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT**

GENERAL SITE PLAN REVIEW/CERTIFICATION

**BOARD OF COUNTY
COMMISSIONERS**

Harry Cohen
Ken Hagan
Pat Kemp

Gwendolyn "Gwen" Myers
Kimberly Overman
Mariella Smith
Stacy R. White

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

INTERNAL AUDITOR

Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Brandon Medical Center Medical Office Building

Zoning File: PD 22-0832 Modification: N/A

Atlas Page: None Submitted: 09/01/2022

To Planner for Review: 09/01/2022 Date Due: ASAP

Contact Person: Matthew R. Femal Phone: 813.620.1460 / matt.femal@kimley-horn.com

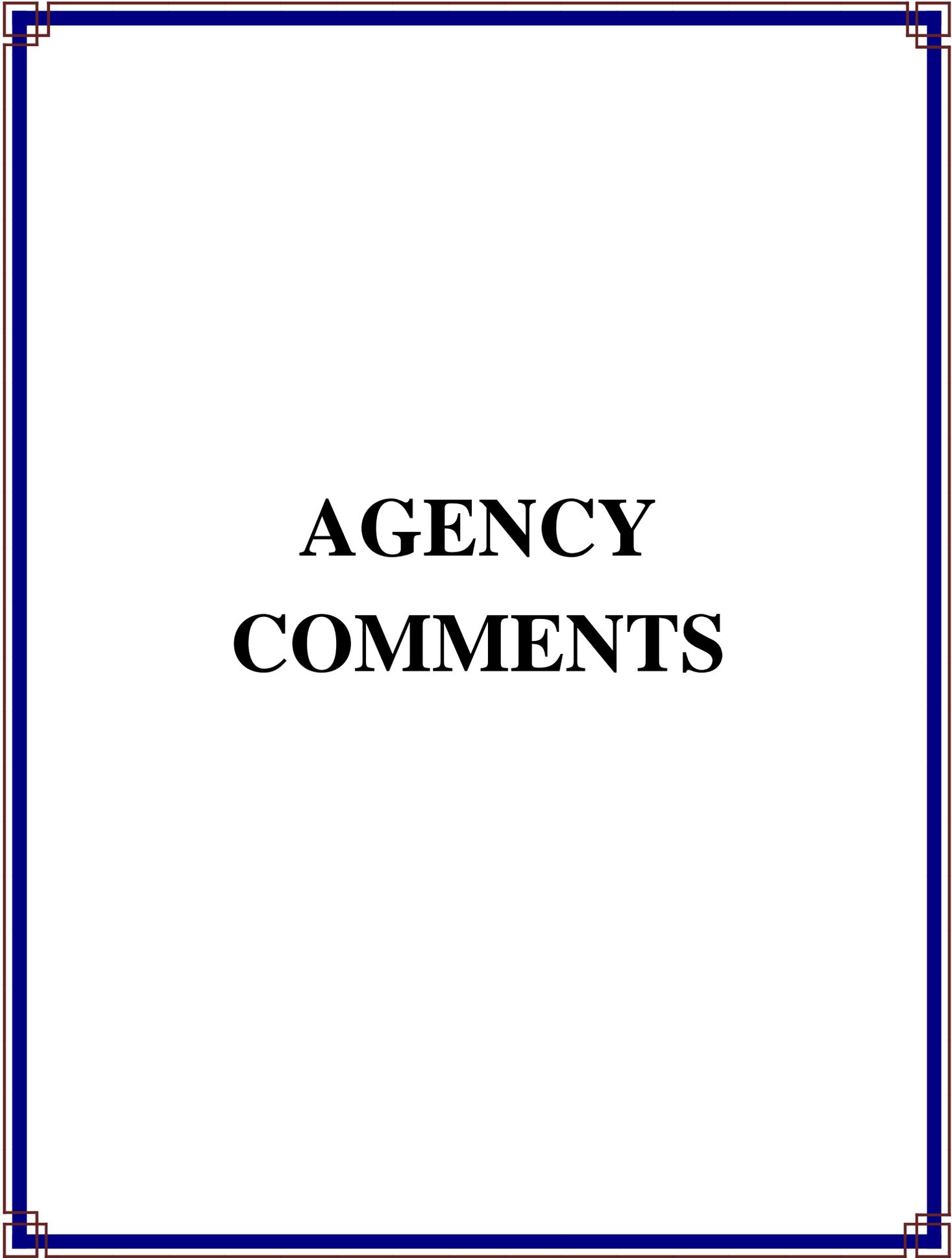
Right-Of-Way or Land Required for Dedication: Yes No

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: Tania C Chapela Date: 09/01/22

Date Agent/Owner notified of Disapproval: _____



AGENCY COMMENTS

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AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 7/17/2022

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: BR/ Central

PETITION NO: RZ 22-0832

- 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.

CONDITIONS OF APPROVAL

1. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
2. The project shall be served by, and limited to, two (2) access connections to S. Moon Ave. as shown on the PD site plan. All other existing access connections shall be closed and the applicant shall install curbing, sod and/or extend sidewalks, as appropriate.
3. The developer shall construct a pedestrian cross-access stubout along its western project boundary, as generally shown on the PD site plan.
4. With respect to the optional pedestrian sky bridge shown on the PD site plan:
 - a. Construction of such access shall be contingent upon the developer entering into a right-of-way use and maintenance agreement with Hillsborough County and/or obtaining an air rights easement from Hillsborough County; and,
 - b. Notwithstanding anything shown on the PD site plan to the contrary, the presence, design and location of the sky bridge shall be subject to the review and approval of applicable County agencies, including but not limited to Development Services, Public Works, and the County Attorney's Office.
5. The developer shall construct minimum 5-foot wide sidewalks along its project frontages where such sidewalks do not currently exist. To the maximum extent feasible, such new sidewalks, together with any reconstructed sidewalks, shall be separated from the back of curb by a minimum 8-foot wide green strip. The developer shall provide an easement, for public access and maintenance purposes, over any portions of the sidewalk which encroaches within the PD boundaries (excluding the required pedestrian cross access stubout).
6. The developer shall coordinate with Hillsborough Area Regional Transit (HART) to determine whether the existing transit facilities proximate to the site can/should be relocated to the project's frontage. The developer shall relocate the transit stop and provide transit amenities in accordance with Section 6.03.09.C.3 at the new (or existing) location, unless otherwise approved in accordance with Section 6.03.09.D. of the LDC.

7. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve up to 25 feet of right-of-way along its Oakfield Dr. frontage, such that a minimum of 55 feet of right-of-way is preserved north of the existing right-of-way centerline. Only those interim uses allowed by the Hillsborough County LDC shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right-of-way line.

Other Conditions

- Prior to PD Site Plan Certification, the applicant shall revise the PD Site Plan to:
 - Label the variable width right-of-way on Oakfield Dr. as “Right-of-Way Width Varies between +/- ___ feet and +/- ___ feet”. The applicant shall show and label the minimum and maximum extends of variance.
 - Label all applicable existing driveways connections as “Existing Driveway To Be Removed – See Conditions of Approval”
 - Show and label the required right-of-way preservation as “Up to 25-feet of Right-of-way Preservation per Hillsborough County Corridor Preservation Plan”.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels, totaling +/- 5.1 ac., from Commercial General (CG) to Planned Development (PD). The proposed PD is seeking entitlements for up to allow up to 75,000 s.f. of Health Practitioner's Office uses. The site is currently occupied by separate structures. The applicant is proposing to demolish and construct a new structure (or structures) which will be located on the southern end of the site. The applicant is also proposing a variety of access changes, which are further described in the “Site Access” section of this report hereinbelow.

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the proposed project. At the request of staff, the applicant analyzed the existing traffic on South Moon Ave. to determine whether, with the addition of project traffic, there would be more than 5,000 Average Daily Trips (i.e. the threshold upon which it would be considered a collector roadway per Transportation Technical Manual standards). The applicant’s analysis factored in the access management changes to the site, as well as accounted for the reduction in existing trips which will no longer be present when the existing buildings are demolished, as well as new trips added once the new structure(s) are constructed. The analysis indicated that the roadway will continue to operate below the collector road volume threshold. The analysis also examined whether the existing second southernmost project access on Moon Ave. (which is proposed to remain) was located sufficiently far back to allow the proper functioning of the existing southbound left and right turn lanes on Moon Ave. onto Oakfield Dr. The analysis indicated the access spacing was sufficient.

Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG, 222,156 s.f. Shopping Center (>150k) (ITE LUC 820)	8,222	187	756

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 75,000 s.f. Medical-Dental Office Building Near Hospital Campus (ITE LUC 720)	2,390	201	213

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(-) 5,832	(+) 14	(-) 543

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

S. Moon Ave. is a 2-lane, undivided, publicly maintained, local roadway characterized by +/- 12-foot wide travel lanes in average condition. The roadway lies within a +/- 50-foot wide right-of-way in the vicinity of the proposed project. There are no bicycle facilities present along S. Moon Ave Rd. There are +/- 5-foot wide sidewalks along portions of S. Moon Ave. in the vicinity of the proposed project. South Moon Ave. terminates at Oakfield Dr. at the southeast corner of the site. There are southbound left and right turn lanes on South Moon Ave. onto Oakfield Dr.

Oakfield Dr. is a 2-lane, undivided, publicly maintained, substandard, collector roadway characterized by +/- 11-foot wide travel lanes in average condition. The roadway lies within a +/- 60-foot wide right-of-way in the vicinity of the proposed project. There are no bicycle facilities present along Oakfield Dr. in the vicinity of the proposed project. There are +/- 5-foot wide sidewalks along both sides of Oakfield Dr. in the vicinity of the proposed project.

The segment of Oakfield Dr. along the project’s frontage is identified on the Hillsborough County Corridor Preservation Plan as a future 4-lane roadway. The minimum right-of-way necessary to accommodate a 4-lane, urban, collector roadway is 110 feet (per Typical Section – 4 within the Hillsborough County Transportation Technical Manual). Given there is only 60 feet of right-of-way existing along the project’s frontage, the developer will be required to preserve one-half of the additional 50 feet of right-of-way needed along the roadway (i.e. 25 feet north of the existing Oakfield Dr. centerline).

Staff notes that the applicant will be required construct sidewalks along all project frontages where such sidewalks do not exist (or are otherwise removed and reconstructed).

SITE ACCESS AND CONNECTIVITY

Generally

The applicant is proposing two access connections to serve the proposed project, consistent with Section 6.04.03.I. of the LDC. One existing access connection (i.e. the second southernmost access) will remain. One additional access will be constructed to S. Moon Ave. The applicant is proposing to remove four existing access connections which are not warranted pursuant to the above reference section and/or have other issues as noted below:

- One on Moon Ave. which does not meet Section 6.04.07 access spacing standards and is too close to the intersection with W. Robertson St.;
- One on Moon Ave. which is too close to Oakfield Dr. and would interfere with the existing turn lanes;
- One on Oakfield Dr. which does not meet Sec. 6.04.07 access spacing standards from S. Moon Ave.; and,

- One on W. Robertson St., which does not meet Section 6.04.07 access spacing standards from Linsley Ave.

Cross Access

The PD site plan is showing a pedestrian cross access stubout along its western boundary, as required pursuant to Sec. 6.04.03.Q. of the LDC.

Optional Pedestrian Skybridge

The applicant is proposing an optional pedestrian access connection (i.e. a proposed pedestrian “sky bridge” to connect the proposed use to the HCA Florida Brandon Hospital located south of the project (across Oakfield Dr.), which itself is the subject of pending PRS 22-0833 (to permit the optional skybridge).

Staff has generally no objection, subject to the above proposed conditions, to the addition of an optional pedestrian “sky bridge”, as this will have minimal to no impact on the adjacent transportation network. If constructed, such connection would likely have the effect of reducing vehicular trips between the two properties, would greatly enhance the safety of pedestrian traffic between the two properties and would have the potential to increase the vehicular level of service of Oakfield Dr. (given the proposed grade separation).

Staff notes that the legal and engineering complexity of privately owned and maintained elevated structures utilizing public right-of-way and air rights necessitates multiple levels of consideration and review which were not performed at the zoning level. As noted above, staff has no conceptual objection to such use, and has proposed a condition hereinabove which ensures that all necessary agencies have an opportunity to review the acceptability of the presence and design of such facility

TRANSIT FACILITIES

Staff noted the presence of several bus stops in the vicinity of the project. Along the project’s frontage, there is a no longer utilized transit accessory pad on S. Moon Ave. (near the Oakfield Dr. intersection). The transit shelter and amenities were removed when service along S. Moon Ave. was discontinued.

Staff notes that HART Route 38 continues to service the area using Oakfield Dr. Staff noted two bus stops (without shelters or amenities) in the southeast and northeast quadrants of the Oakfield Dr. and S. Moon Ave. intersection.

Pursuant to Section 6.03.09.C.3 of the LDC, non-residential projects greater than 50,000 s.f. but less than 100,000 s.f. are required to provide a transit accessory pad including shelter, trash receptacle and bicycle rack. Staff notes that for operational reasons HART may or may not wish to relocate the existing bus stop to the far side of the intersection (when traveling westbound), i.e. along the project’s frontage, and there appears to be insufficient room at the existing stop location for additional amenities. As such, staff has included a condition requiring the developer to coordinate with HART regarding potential relocation of the westbound stop and the provision of required amenities; however, a provision to waive the requirements (consistent with Section 6.03.09.D.) has been included in the event the applicant provides written proof at the time of plat/site/construction plan review, indicating that HART does not want or otherwise cannot accommodate the required improvements.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information for adjacent roadway section(s) is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Oakfield Dr.	Lakewood Dr.	Kings Ave.	D	C

Source: Hillsborough County 2020 Level of Service Report.

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Oakfield Dr.	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
S. Moon Ave.	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	8,222	187	756
Proposed	2,390	201	213
Difference (+/-)	(-) 5,832	(+) 14	(-) 543

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		Pedestrian	None	Meets LDC
East	X	Vehicular & Pedestrian	None	Meets LDC
West		None	Pedestrian	Meets LDC
Notes:				

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

Transportation Comment Sheet

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



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: 06/01/2022

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Healthpeak Properties, Inc.

PETITION NO: 22-0832

LOCATION: 284 S Moon Ave

FOLIO NO: 71490-0050, 71505-0000

Estimated Fees:

Medical Office (greater than 10,000 s.f.)

(Per 1,000 s.f.)

Mobility: \$28,313

Fire: \$158

Project Summary/Description:

Urban Mobility, Central Fire - Medical Office 75,000 s.f.

Credit for prior uses may apply

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 31 May 2022

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

APPLICANT: Matthew Femal

PETITION NO: RZ-PD 22-0832

LOCATION: Not listed

FOLIO NO: 71490.0050, 71505.0000

SEC: _____ TWN: _____ RNG: _____

- This agency has no comments.

- This agency has no objection.

- This agency has no objection, subject to listed or attached conditions.

- This agency objects, based on the listed or attached conditions.

COMMENTS: _____.

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

PETITION NO.: PD22-0832 REVIEWED BY: Randy Rochelle DATE: 5/24/2022

FOLIO NO.: 71490.0050 & 71505.0000

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 8 inch water main exists (adjacent to the site), (approximately 50 feet from the site) and is located within the north Right-of-Way of W. Robertson Street. This will be the likely point-of-Connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

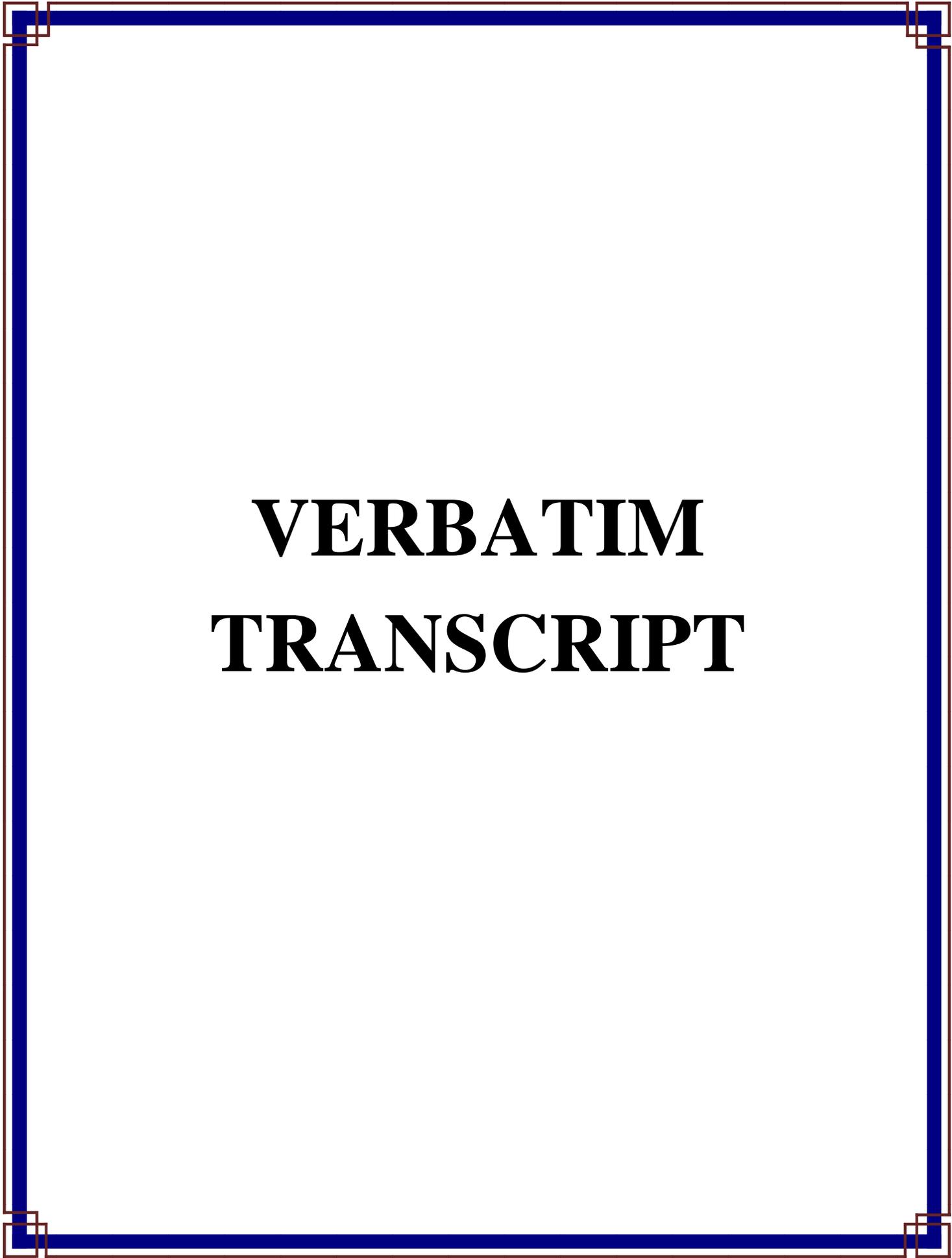
WASTEWATER

- The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- A 8 inch wastewater gravity main exists (adjacent to the site), (approximately feet from the site) and is located within the south Right-of-Way of W. Robertson Street. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

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

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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

D11:
Application Number: RZ-PD 22-0832
Applicant: Healthpeak Properties, Inc.
Location: NW corner of Oakfield Dr. & S.
Moon Ave.
Folio Number: 071490.0050 & 071505.0000
Acreage: 5.1 acres, more or less
Comprehensive Plan: UMU-20
Service Area: Urban
Existing Zoning: CG
Request: Rezone to Planned Development

1 MR. GRADY: The next item is agenda item
2 D-11, Rezoning Application PD 22-0832. The request
3 is to rezone from CG to Planned Development.

4 Tania Chapela will provide staff
5 recommendation after presentation by the applicant.

6 HEARING MASTER FINCH: Good evening.

7 MR. TINKLER: Good evening, Hearing Officer.
8 Thank you for your resilience after all this.
9 We're glad it's not midnight. Ken Tinkler with
10 Carlton Fields Law Firm, 4221 West Boy Scout
11 Boulevard in Tampa, representing the applicant. I
12 have been sworn.

13 I just want to give a few comments before I
14 turn it over to Kimley-Horn for their analysis.
15 It's a project located at 301 Robertson Street and
16 284 on South Moon Avenue in Brandon across from the
17 HCA Florida Brandon Hospital.

18 We're requesting a rezoning from CG to PD in
19 order to allow for an infill project that replace
20 existing commercial development with a 70 --
21 75,000-square-foot, three-story modern medical
22 office building to complement the hospital.

23 As you'll hear later from staff, this has
24 been found to be approvable, and Planning
25 Commission found it both consistent with the

1 Brandon Community Plan and the overall
2 Comprehensive Plan.

3 I do want to note there's one unique
4 feature. We've included an optional pedestrian
5 access point for a sky bridge that would cross over
6 to the hospital. We certainly understand the
7 comments that staff had that this would have to go
8 through other approval processes and engineering
9 that will be done.

10 We just want to make sure the pedestrian
11 access point was on the site plan as part of the PD
12 approval. We have a companion PRS application
13 that's going in to put the access point on the
14 other side of the street in the hospital's PD.

15 One other small thing, I'm sure staff
16 already caught this already. I noticed in the
17 staff report page 10, item 12, there's a reference
18 to a different PD from 2021. And we wanted to get
19 that clarified to correct it to the PD that we have
20 here.

21 HEARING MASTER FINCH: That's my question as
22 well.

23 MR. TINKLER: I'm sure none of us want to
24 repeat 2021.

25 HEARING MASTER FINCH: So that is not --

1 that's unrelated to any that is this matter --

2 MR. TINKLER: Correct. Yes, ma'am. That
3 was just a cut and paste.

4 HEARING MASTER FINCH: All right. Gotcha.

5 MR. TINKLER: With that, I'm going to -- for
6 the record, I have Matt Femal from Kimley-Horn, his
7 resumé, and also the traffic -- the justification
8 for the reduction of the parking and documents that
9 turn into the record. And I'll turn it over to
10 Matt.

11 HEARING MASTER FINCH: Thank you so much.
12 If you could please sign in with the clerk's
13 office.

14 MR. TINKLER: Of course. Thank you.

15 HEARING MASTER FINCH: Good evening.

16 MR. FEMAL: Hi. Good evening. My name is
17 Matt Femal with Kimley-Horn located at 201 North
18 Franklin Street. I've been sworn in, and I'm the
19 civil engineer of record for the project.

20 And we're here today on behalf of Healthpeak
21 Properties to request to rezone a 4.9-acre site
22 from Commercial General to Planned Development to
23 allow for the proposed 75,000-square-foot medical
24 office building.

25 So the medical office building development

1 will contain on-site service parking. Lot 2,
2 vehicle driveway connections on Moon Avenue as
3 indicated on the site plan with the shaded arrows.
4 Next please. Next. Go to the next about two or
5 three of them. Next.

6 So here's the existing site, next for the
7 proposed site location. So -- and then next,
8 please. So the two vehicle driveway locations are
9 shown with the shaded arrows.

10 The development will provide 88 accessible
11 pathways from the public right-of-way to the
12 building entrances and will install new sidewalks
13 along the project right-of-way locations where the
14 sidewalk currently does not exist. Next.

15 The site plan has been submitted to
16 Hillsborough County for review and has been found
17 consistent with Planning Commission and recommended
18 for approval by Development Services. Next.

19 The applicant is requesting a variation from
20 the Code to reduce the number of required
21 off-street parking spaces for medical office uses
22 from five spaces per thousand square feet to four
23 spaces per thousand square feet.

24 The ITE parking generation manual fifth
25 edition, I wish I had my hand here say 117 medical

1 office sites and the results of the study indicated
2 an average peak parking ratio of 3.23 parking
3 spaces per 1,000-square-foot.

4 This study supports the request to reduce a
5 minimum required parking to four spaces per
6 1,000-square-foot, and we have provided a copy for
7 the record. There is like two or three pages out
8 of the manual that we provided.

9 The applicant is requesting a waiver --
10 we're also requesting a waiver to remove the
11 additional setback of 2 feet for every 1-foot of
12 structure height over 20 feet.

13 The requested waiver meet the intent of the
14 LDC which will provide an ample setback and the
15 right-of-way and surrounding developments as a Code
16 required base setback of 30 feet will still be
17 provided.

18 Strictly adhering to the additional setback
19 will require the development to comply with the
20 front yard setback that is both overwhelming and
21 incongruent with the Brandon Community Plan urban
22 character district, which encourages building
23 heights between three and ten stories.

24 So I just want to thank you for your time
25 tonight, and we, you know, respectfully request

1 your support of the rezoning application.

2 HEARING MASTER FINCH: Thank you so much.
3 If you could please sign in and submit whatever
4 documents you'd like into the record.

5 Does that complete your presentation? All
6 right. Thank you so much.

7 We'll go to Development Services.

8 MS. CHAPELA: Tania Chapela, Development
9 Services.

10 The existing zoning is Commercial General
11 which allows general commercial uses. The proposed
12 zoning for Planned Development to allow health
13 practitioners offices and professional offices and
14 also ancillary uses. The existing buildings will
15 be demolished.

16 The applicant is also requesting two
17 variations to Land Development Code Section 6.01.01
18 notes 8 and 11 to allow a building height increase
19 from 20 feet to 100 feet within the required
20 zero feet setback.

21 The variation Number 2 is to Land
22 Development Code Section 6.05.05, parking standards
23 to allow a parking ratio of four parking spaces for
24 every 1,000 square feet of health practitioner's
25 office.

1 The parcel is surrounded by commercially
2 zoned properties developed with commercial uses,
3 medical office and retail. To the south across
4 Oakfield Drive is the Brandon Regional Hospital.

5 Staff finds the request compatible with the
6 development pattern along this portion of Oakfield
7 Drive. The proposed uses are comparable to the
8 current CG allowed uses. Furthermore, the proposed
9 project reduced the number of potential uses
10 currently allowed on the subject property.

11 The proposed 0.34 FAR is significantly under
12 the 1.0 maximum FAR allowable in the UMU-20
13 Comprehensive Plan category. Given the above,
14 staff finds the proposed modification to be
15 compatible with the surrounding properties in
16 keeping the general development pattern of the
17 area.

18 Before I conclude my presentation, I want to
19 appreciate the applicant. He found the condition
20 No. 12 there is, indeed, a mistake. It should be
21 PD 22-0432 instead of the reference to last year's
22 application number. I'm glad to answer your
23 questions.

24 HEARING MASTER FINCH: Well, first, let's
25 start with that. Repeat that number again,

1 Ms. Chapela. What should it be?

2 MR. GRADY: Actually, Madam Hearing Officer,
3 that condition can just be removed because we do
4 certifications as part of the BOCC land use
5 meeting. It's -- it's held over from an older
6 condition.

7 So it's really not necessary to be in there.
8 We can just remove that condition. So I would
9 just -- we can submit a revised condition deleting
10 that.

11 And also just for the record, as part of the
12 changes, we're going to add again this is just a
13 reference to existing code regulations, which is
14 LDC Section 5.03.07.C that deals with general site
15 plan explanation regarding transportation network
16 and access points. So that's an existing code,
17 requirement of the Code the project is subject to,
18 but we had just started putting those as a
19 highlight in the conditions just to highlight that
20 requirement.

21 And so we would add that as a condition, but
22 again 12 will be removed.

23 HEARING MASTER FINCH: Okay. And then
24 there's a question I saw in the County -- the Optix
25 backup where the applicant in July added a waiver

1 request for the 2-to-1 setback for buildings over
2 20 feet, and I don't see that in the staff report
3 at all.

4 I know Mr. Femal mentioned that I believe as
5 part of his presentation, but I don't see that in
6 the staff report or in the proposed zoning
7 conditions of that waiver requirement.

8 And then I had a question and maybe I'll
9 come back to Mr. Femal in rebuttal, but at the
10 proposed height at 100 feet, I note on there, on
11 the applicant's site plan shows as four stories
12 maximum. And then the Planning Commission report
13 they talk about three stories.

14 So maybe it's just appropriate rebuttal to
15 finalize what that actual figure is and, perhaps,
16 add that to the proposed zoning condition so that
17 it's clear. But clearly, that staff report needs
18 to be revised.

19 And then, finally, Ms. Chapela, before I let
20 you go, on page 1 of the proposed zoning, it says
21 under the proposed PD 21-0832. And what is that
22 reference to under proposed PD zoning in the table?

23 MS. CHAPELA: It's page 1 you say, the
24 table?

25 HEARING MASTER FINCH: Uh-huh. Under the

1 standards --

2 MS. CHAPELA: (Indiscernible) it should be
3 PD 22-0832.

4 HEARING MASTER FINCH: I apologize. That's
5 just a typographical error. Thank you. That's all
6 I had. Thank you so much.

7 We'll go to the Planning Commission.

8 MS. MASSEY: This is Jillian Massey with
9 Planning Commission staff.

10 The subject site is located in the Urban
11 Mixed-Use-20 Future Land Use designation. It's in
12 the Urban Service Area and within the limits of the
13 Brandon Community Plan.

14 The proposed rezoning meets the intent of
15 Objective 1 of the Future Land Use Element of the
16 Comprehensive Plan by providing growth in the Urban
17 Service Area. The proposed rezoning also meets the
18 intent of Policy 1.4 as it's compatible with the
19 surrounding area that's primarily Commercial
20 General and Planned Development zoning districts in
21 proximity to the subject site.

22 A rezoning from Commercial General to
23 Planned Development would maintain the urban center
24 character of the area as there are already several
25 like commercial properties in proximity.

1 The proposed modification would complement
2 the surrounding land uses and is, therefore,
3 consistent with Objective 16, Policy 16.1, 16.2,
4 and 16.3 of the Future Land Use Element.

5 The proposed intensity is well-below the
6 maximum permitted and is, therefore, consistent
7 with the intensity expected in the Urban Mixed-Use
8 category. The request is also consistent with the
9 Brandon Community Plan.

10 The site is in the urban character district
11 that is outlined in goals 6, 5-A, which contains
12 the most intense land uses and includes regional
13 shopping areas and the State Road 60 Overlay
14 District.

15 The commercial and mixed-use developments
16 will be encouraged with varying building heights
17 between three and ten stories. The proposed
18 development has a light commercial use with a
19 building height of three stories and, therefore,
20 meets the intent of the character district.

21 The site also meets the intent of Goal 1 on
22 establishing a balanced transportation system which
23 provides safe infrastructure to all modes of
24 transportation and designs, intersections for
25 pedestrian safety.

1 The proposed site will have an optional
2 pedestrian sky bridge connection to the adjacent
3 Brandon Regional Hospital, and the applicant's site
4 plan shows sidewalks provided on Oakfield Drive and
5 South Moon Avenue. No sidewalk is shown on West
6 Robertson Street.

7 And based upon these considerations, the
8 Planning Commission staff finds the proposed
9 rezoning consistent with the Future of Hillsborough
10 Comprehensive Plan for unincorporated Hillsborough
11 County subject to the conditions proposed by the
12 Development Services Department. And that
13 concludes my testimony. Thank you.

14 HEARING MASTER FINCH: Thank you. I
15 appreciate it.

16 Is there anyone in the audience or online
17 that would like to speak in support? Anyone in
18 favor?

19 Seeing no one, anyone in opposition to this
20 request? No one. All right.

21 Mr. Grady, anything else?

22 MR. GRADY: Just we'll certainly update the
23 conditions to reflect the 2-to-1 issue and also
24 clarification based on comments from the applicant.

25 HEARING MASTER FINCH: All right. Thank

1 you.

2 So we'll go back to rebuttal. If we could
3 address the height clarification. If it is 100
4 feet, three stories or four stories, and would you
5 be amenable to adding that to the proposed zoning
6 conditions?

7 MR. FEMAL: So the building is estimated at
8 three stories, but we want the ability to be able
9 to go up to four stories if we can so the -- as
10 indicated on the general development site plan that
11 it's a maximum of up to four stories. And that's
12 100 feet. The 4 feet will be well under the
13 100 feet height -- excuse me, the four stories will
14 be well underneath the 100 feet height.

15 HEARING MASTER FINCH: Okay. So would that
16 be acceptable to add that as a zoning condition to
17 commit to it?

18 THE CLERK: Sir, would you state your name
19 again for the record, please.

20 MR. FEMAL: Matt Femal, Kimley-Horn.

21 MR. TINKLER: For the record, Tim Tinkler
22 the. Four stories and 100 feet.

23 HEARING MASTER FINCH: If you would be
24 willing to add that to the zoning conditions to
25 clarify that it's 100 feet and four stories

1 maximum?

2 MR. TINKLER: That's fine.

3 HEARING MASTER FINCH: All right. Thank you
4 so much.

5 MR. TINKLER: I did want to ask -- I
6 couldn't hear Mr. Grady's comment after we were
7 talking about the changes to Condition 12 about
8 other conditions that need to be added. If he
9 could repeat that for me.

10 MR. GRADY: Hold on a second. It's
11 basically -- it's referencing existing code
12 requirement and for reference, LDC Section
13 5.03.07.C.

14 So it's just we're putting that in
15 conditions just to highlight that because it does
16 deal with, you know, recently adopted amendment
17 that basically speaks to transportation related
18 things that the project doesn't develop within five
19 years, then you have to come back and reevaluate
20 the site plan for transportation related issues.

21 So it's a Code environment, and we're
22 just -- since it's got a timing mechanism, to
23 highlight that for people --

24 MR. TINKLER: Understood.

25 MR. GRADY: -- you know -- you know, I

1 understand the timeline. I don't think that's
2 going to be an issue.

3 MR. TINKLER: It will not be a issue. I
4 appreciate that. Thank you.

5 With that, we certainly wanted to make sure
6 the waiver and all that we had proposed is included
7 as part of this.

8 MR. GRADY: Make sure to include that.

9 MR. TINKLER: I appreciate it. And beyond
10 that, we just ask for your recommendation and
11 approval.

12 HEARING MASTER FINCH: All right. I
13 appreciate it. If everybody could sign in if you
14 haven't already with the clerk's office.

15 We'll close Rezoning 22-0832 and go to the
16 next case.

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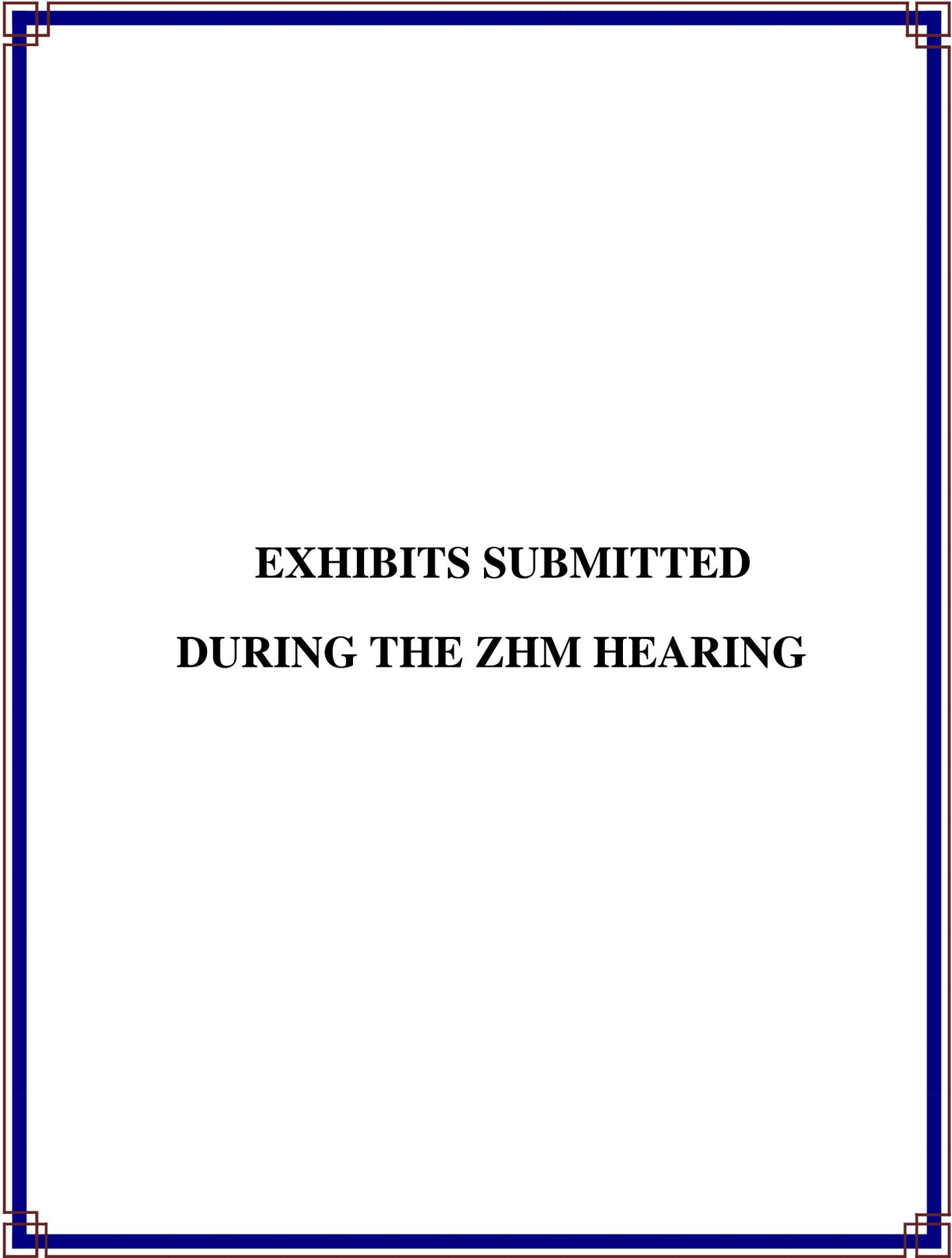
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**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

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DATE/TIME: 7/25/22 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>MM</u> <u>22-0087</u> <u>ed</u>	PLEASE PRINT NAME <u>Kami' Colbert</u> MAILING ADDRESS <u>101 E Kennedy Blvd, SA 8400</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>
APPLICATION # 	
APPLICATION # <u>RZ 22-0698</u> <u>V.S.</u>	PLEASE PRINT NAME <u>David Wright</u> MAILING ADDRESS <u>P.O. Box 273417</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33688</u> PHONE <u>(813) 230-7473</u>
APPLICATION # <u>RZ 22-0456</u> <u>V.S.</u>	PLEASE PRINT NAME <u>David Wright</u> MAILING ADDRESS <u>P.O. Box 273417</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33688</u> PHONE <u>(813) 230-7473</u>
APPLICATION # <u>RZ 22-0789</u>	PLEASE PRINT NAME <u>Jeffrey + Jaime Peck</u> MAILING ADDRESS <u>1221 Canyon Oaks Dr</u> CITY <u>Brandon</u> STATE <u>FL</u> ZIP <u>33610</u> PHONE <u>302-218-5131</u>
APPLICATION # <u>RZ 22-0829</u>	PLEASE PRINT NAME <u>Ruth P. Londono</u> MAILING ADDRESS <u>1502 W. Busch Blvd St D1</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP <u>33612</u> PHONE <u>(813) 919-7802</u>

DATE/TIME: 7/25/22 6pmHEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>22-0980</u>	PLEASE PRINT NAME <u>TU MAI</u> MAILING ADDRESS <u>14031 N. Dale Mabry Hwy.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>(813) 962-6230</u>
APPLICATION # <u>RZ 0075</u> <u>22-</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>1018 Kennedy Blvd, Ste 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-8227-8024</u>
APPLICATION # <u>RZ</u> <u>22-0075</u> <u>ex</u>	PLEASE PRINT NAME <u>Isabelle Albert / Huff & Associates</u> MAILING ADDRESS <u>1600 N Ashley Dr. Ste 900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-331-0976</u>
APPLICATION # <u>RZ</u> <u>22-0075</u>	PLEASE PRINT NAME <u>Abbey Naylor</u> MAILING ADDRESS <u>14706 Tudor Chase Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33626</u> PHONE <u>727-207-5525</u>
APPLICATION # <u>RZ</u> <u>22-0075</u> <u>ex</u>	PLEASE PRINT NAME <u>Suhee</u> MAILING ADDRESS <u>610 Garrison Cove Ln</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-763-2562</u>
APPLICATION # <u>RZ</u> <u>22-0075</u> <u>ex</u>	PLEASE PRINT NAME <u>William Place</u> MAILING ADDRESS <u>1610 Garrison Cove Lane</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 763-2654</u>

DATE/TIME: 7/25/22 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>R2 22-0075</u>	PLEASE PRINT NAME <u>James Anderson</u> MAILING ADDRESS <u>10514 Sedgebrook Drive</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33569</u> PHONE <u>727 430-3494</u>
APPLICATION # <u>R2 22-0075 vs.</u>	PLEASE PRINT NAME <u>Ethel Hammer</u> MAILING ADDRESS <u>19825 Angel Ln</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE _____
APPLICATION # <u>R2 22-0075</u>	PLEASE PRINT NAME <u>Mac McGraw</u> MAILING ADDRESS <u>3000 W. San Nicholas St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33629</u> PHONE <u>813-390-0627</u>
APPLICATION # <u>R2 22-0557 vs</u>	PLEASE PRINT NAME <u>Morco Raffaele</u> MAILING ADDRESS <u>11910 Neal Rd</u> CITY <u>Lithia</u> STATE <u>FL</u> ZIP <u>33547</u> PHONE _____
APPLICATION # <u>M1 22-0089 ea</u>	PLEASE PRINT NAME <u>Michael Brooks</u> MAILING ADDRESS <u>400 N. Tampa St / Unit 910</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE _____
APPLICATION # <u>MM 22-0089</u>	PLEASE PRINT NAME <u>Rebecca Kent</u> MAILING ADDRESS <u>400 N Tampa St. Ste 1910</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE _____

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

PAGE 4 OF 6

DATE/TIME: 7/25/22 6pm

HEARING MASTER: Susan Finch

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APPLICATION # <u>MM 22-0089</u>	PLEASE PRINT NAME <u>Barbara Fite</u> MAILING ADDRESS <u>1602 E Lk Burrell Dr</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33518</u> PHONE <u>813 246-1544</u>
APPLICATION # <u>RZ 22-0420</u> <u>ex</u>	PLEASE PRINT NAME <u>Kumi Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd, STE 3700</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE _____
APPLICATION # <u>RZ 22-0442</u> <u>ex</u>	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 N Ashley Dr ^{ste} 900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE _____
APPLICATION # <u>RZ 22-0443</u> <u>ex</u>	PLEASE PRINT NAME <u>Rebecca Kert</u> MAILING ADDRESS <u>400 N. Tampa St. ^{ste} 1910</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE _____
APPLICATION # <u>RZ 22-0477</u>	PLEASE PRINT NAME <u>Wesley Miller</u> MAILING ADDRESS <u>700 22ND PLACE</u> CITY <u>Vero Beach</u> STATE <u>FL</u> ZIP <u>32966</u> PHONE <u>772-226-7282</u>
APPLICATION # <u>MM 0670</u> <u>22-</u>	PLEASE PRINT NAME <u>Arion Smith</u> MAILING ADDRESS <u>307 11TH Ave. E</u> CITY <u>Palmetto</u> STATE <u>FL</u> ZIP <u>34261</u> PHONE <u>813-957-2277</u>

SIGN-IN SHEET: RFR, ZHM PHM, LUHO

PAGE 5 OF 6

DATE/TIME: 7/25/22 6pm HEARING MASTER: Susan Finch

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

APPLICATION # <u>R2</u> <u>22-0833</u>	PLEASE PRINT NAME <u>Nicole Neugebauer</u> MAILING ADDRESS <u>401 E Jackson St</u> ^{ste} <u>2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-223-4800</u>
APPLICATION # <u>MM</u> <u>22-0782</u> <u>vs.</u>	PLEASE PRINT NAME <u>David Mecham, K</u> MAILING ADDRESS <u>305 S. Boulevard</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>(813) 276-1920</u>
APPLICATION # <u>R2</u> <u>22-0832</u> <u>et</u>	PLEASE PRINT NAME <u>KEN TINKLER</u> <u>STARBUCKS FIELDS</u> MAILING ADDRESS <u>4221 W. Boy Scout Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 223 7050</u>
APPLICATION # <u>R2</u> <u>22-0832</u>	PLEASE PRINT NAME <u>Math Fernal</u> MAILING ADDRESS <u>201 N Franklin St. suite 1400</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-635-5526</u>
APPLICATION # <u>R2</u> <u>22-0834</u>	PLEASE PRINT NAME <u>Mark Bentley</u> MAILING ADDRESS <u>401 E Jackson St</u> CITY <u>Tamp</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u></u>
APPLICATION # <u>R2</u> <u>22-0834</u>	PLEASE PRINT NAME <u>Russell Ottenberg</u> MAILING ADDRESS <u>3737 Lake Joyce Dr.</u> CITY <u>Land O Lakes</u> STATE <u>FL</u> ZIP <u>34639</u> PHONE <u>813.962.1952</u>

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

PAGE 6 OF 6

DATE/TIME: 7/25/22 6pm

HEARING MASTER: Susan Finch

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

APPLICATION # MM 22-0862 ea	PLEASE PRINT NAME <u>Elise Batsel</u> MAILING ADDRESS <u>401 E. Jackson St, Ste 2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>765 993 3429</u>
APPLICATION # mm 22-0842	PLEASE PRINT NAME <u>Steve Henry</u> MAILING ADDRESS <u>5023 W. LAUREL ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289 0039</u>
APPLICATION # MM 22-0862	PLEASE PRINT NAME <u>(Daryl) MAX FORGAY, AICP</u> MAILING ADDRESS <u>236 SF 45th STREET</u> CITY <u>CAPOCCONA</u> STATE <u>FL</u> ZIP <u>33904</u> PHONE <u>239,560 5864</u>
APPLICATION # MM 22-0862	PLEASE PRINT NAME <u>CHARLES BOYKE</u> MAILING ADDRESS <u>2303 Hwy 60</u> CITY <u>VALRICO</u> STATE <u>FL</u> ZIP <u>33594</u> PHONE <u>813 267 5476</u>
APPLICATION # MM 22-0862	PLEASE PRINT NAME <u>Elizabeth R Belcher</u> MAILING ADDRESS <u>406 Smiller Rd</u> CITY <u>VALRICO</u> STATE <u>FL</u> ZIP <u>33594</u> PHONE <u>813-478-1041</u>
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____

HEARING TYPE: ZHM, PHM, VRH, LUHO

DATE: 07/25/2022

HEARING MASTER: Susan Finch

PAGE: 1 OF 1

APPLICANT #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 22-0075	Rosa Timoteo	1. Applicant Presentation Packet	NO
RZ 22-0075	Isabelle Albert	2. Applicant Presentation Packet	NO
RZ 22-0075	William Place	3. Applicant Presentation Packet	NO
RZ 22-0075	Abbey Naylor	4. Applicant Presentation Packet	NO
MM 22-0087	Kami Corbett	1. Applicant Presentation Packet	NO
MM 22-0089	Rosa Timoteo	1. Revised Staff Report	YES - COPY
MM 22-0089	Michael Brooks	2. Applicant Presentation Packet	NO
RZ 22-0420	Rosa Timoteo	1. Revised Staff Report	YES - COPY
RZ 22-0420	Kami Corbett	2. Applicant Presentation Packet	NO
RZ 22-0442	Isabelle Albert	1. Applicant Presentation Packet	YES - COPY
RZ 22-0443	Rosa Timoteo	1. Revised Staff Report	YES - COPY
RZ 22-0443	Rebecca Kert	2. Applicant Presentation Packet	NO
RZ 22-0683	Nicole Neugebauer	1. Applicant Presentation Packet	YES - COPY
RZ 22-0832	Ken Tinkler	1. Applicant Presentation Packet	NO
RZ 22-0834	Russell Ottenberg	1. Applicant Presentation Packet	NO
RZ 22-0834	Mark Bentley	2. Applicant Presentation Packet	NO
MM 22-0862	Rosa Timoteo	1. Revised Staff Report	YES - COPY
MM 22-0862	Rosa Timoteo	2. Revised Staff Report	YES - COPY
MM 22-0862	Elise Batsel	3. Applicant Presentation Packet	YES - COPY

JULY 25, 2022 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, July 25, 2022, at 6:00 p.m., in the Ada T. Payne Community Room, Robert W. Saunders Sr. Public Library, Tampa, Florida, and held virtually.

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

A. WITHDRAWALS AND CONTINUANCES

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

D.7. RZ 22-0562

 Brian Grady, Development Services, calls RZ 22-0562.

 Isabelle Albert, applicant rep, requests continuance.

 Susan Finch, ZHM, calls proponents/opponents/continues RZ 22-0562 to September 19, 2022.

C.4. RZ 22-0698

 Brian Grady, Development Services, calls RZ 22-0698.

 David Wright, applicant rep, requests continuance.

 Susan Finch, ZHM, calls proponents/opponents/continues RZ 22-0698 September 19, 2022.

D.13. RZ 22-0856

 Brian Grady, Development Services, calls RZ 22-0856.

 Mark Bentley, applicant rep, requests continuance.

 Susan Finch, ZHM, calls proponents/opponents/continues RZ 22-0856.

B.1. RZ 19-0521

 Brian Grady, Development Services, reviews RZ 19-0521.

 Susan Finch, ZHM, announces withdrawal of RZ 19-0521.

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

 Susan Finch, ZHM, overview of ZHM process.

 Senior Assistant County Attorney Cameron Clark, overview of oral argument/ZHM process.

 Susan Finch, ZHM, oath.

B. REMANDS

B.2. MM 22-0087

 Brian Grady, Development Services, calls RZ 22-0087.

 Kami Corbett, applicant rep, presents testimony/submits exhibits.

 Brian Grady, Development Services, staff report/questions to applicant rep.

 Kami Corbett, applicant rep, answers Development Services questions.

 Jillian Massey, Planning Commission, staff report.

 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant/closes MM 22-0087.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 22-0423

 Brian Grady, Development Services, calls RZ 22-0423.

 David Wright, applicant rep, presents testimony.

 Chris Grandlienard, Development Services, staff report.

 Jillian Massey, Planning Commission, staff report.

 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-0423.

C.2. RZ 22-0456

 Brian Grady, Development Services, calls RZ 22-0456.

 David Wright, applicant rep, presents testimony.

 Isis Brown, Development Services, staff report.

 Susan Finch, ZHM, questions to Development Services.

 Isis Brown, Development Services, answers ZHM questions and continues staff report.

 Jillian Massey, Planning Commission, staff report.

 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-0456.

C.5. RZ 22-0789

 Brian Grady, Development Services, calls RZ 22-0789.

 Jeffrey Peck, applicant rep, presents testimony.

 Chris Grandlienard, Development Services, staff report.

 Jillian Massey, Planning Commission, staff report.

 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-0789

C.6. RZ 22-0829

 Brian Grady, Development Services, calls RZ 22-0829.

 Ruth Londono, applicant rep, presents testimony.

 Chris Grandlienard, Development Services, staff report

 Jillian Massey, Planning Commission, staff report.

 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-0829.

C.7. RZ 22-0980

 Brian Grady, Development Services, calls RZ 22-0980.

 Tu Mai, applicant rep, presents testimony.

 Chris Grandlienard, Development Services, staff report.

 Jillian Massey, Planning Commission, staff report.

MONDAY, JULY 25, 2022

 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-0980.

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

D.1. RZ 22-0075

 Brian Grady, Development Services, calls RZ 22-0075.

 Kami Corbett, applicant rep, presents testimony.

 Isabelle Albert, applicant rep, presents testimony.

 Susan Finch, ZHM, questions to applicant rep.

 Isabelle Albert, applicant rep, answers ZHM questions/continues testimony.

 Susan Finch, ZHM, questions to applicant rep.

 Isabelle Albert, applicant rep, answers ZHM questions/continues testimony.

 Abbey Naylor, applicant rep, presents testimony.

 Israel Monsanto, Development Services, staff report.

 Susan Finch, ZHM, questions to Development Services.

 Israel Monsanto, Development Services, answers ZHM questions/continues staff report.

 Brian Grady, Development Services, revised staff report.

 Jillian Massey, Planning Commission, staff report.

 Susan Finch, ZHM, questions to Development Services.

 Jillian Massey, Planning Commission, answers ZHM questions.

 Susan Finch, ZHM, calls proponents.

 William Place, proponent, presents testimony/submits exhibits.

 Susan Finch, ZHM, questions to proponent.

 William Place, proponent, answers ZHM questions.

 Susan Finch, ZHM, calls opponents.

MONDAY, JULY 25, 2022

-  James Anderson, opponent, presents testimony.
-  Ethel Hammer, opponent, presents testimony.
-  Susan Finch, ZHM, calls opponents/Development Services.
-  Susan Finch, ZHM, questions to Development Services.
-  Kami Corbett, applicant rep, gives rebuttal.
-  Abbey Naylor, applicant rep, gives rebuttal, submits exhibit.
-  Kami Corbett, applicant rep, continues rebuttal.
-  Susan Finch, ZHM, questions to applicant rep.
-  Kami Corbett, applicant rep, answers ZHM questions.
-  Brian Grady, Development Services, statement for the record.
-  Kami Corbett, applicant rep, responds to Development Services.
-  Brian Grady, Development Services, provides clarification.
-  Kami Corbett, applicant rep, continues rebuttal.
-  Mac McCraw, applicant rep, closes rebuttal.
-  Susan Finch, ZHM, closes RZ 22-0075.
-  Susan Finch, ZHM, breaks.
-  Susan Finch, ZHM, resumes hearing.

C.3. RZ 22-0557

-  Brian Grady, Development Services, calls RZ 22-0557.
-  Susan Finch, ZHM, oath.
-  Marco Raffaele, applicant rep, presents testimony.
-  Isis Brown, Development Services, staff report.
-  Susan Finch, ZHM, questions to Development Services.
-  Isis Brown, Development Services, answers ZHM questions.

MONDAY, JULY 25, 2022

 Jillian Massey, Planning Commission, staff report.

 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-0557

D.2. MM 22-0089

 Brian Grady, Development Services, calls RZ 22-0089.

 Michael Brooks, applicant rep, presents testimony/submits exhibits.

 Rebecca Kert, applicant rep, continues testimony.

 Michael Brooks, applicant rep, continues testimony.

 Timothy Lampkin, Development Services, staff report.

 Susan Finch, ZHM, statement to Development Services.

 Jillian Massey, Planning Commission, staff report.

 Susan Finch, ZHM, calls proponents.

 Barbara Fite, proponent, presents testimony.

 Susan Finch, ZHM, calls opponents/Development Services/applicant rep.

 Michael Brooks, applicant rep, concludes testimony.

 Susan Finch, ZHM, closes MM 22-0089.

D.3. RZ 22-0420

 Brian Grady, Development Services, calls RZ 22-0420 and notes expedited review for the record.

 Kami Corbett, applicant rep, presents testimony/submits exhibits.

 Sam Ball, Development Services, staff report.

 Susan Finch, ZHM, questions to Development Services.

 Sam Ball, Development Services, answers ZHM questions.

 Jillian Massey, Planning Commission, staff report.

MONDAY, JULY 25, 2022

 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-0420.

D.4. RZ 22-0442

 Brian Grady, Development Services, calls RZ 22-0442.

 Isabelle Albert, applicant rep, presents testimony/submits exhibits.

 Susan Finch, ZHM, questions to applicant rep.

 Isabelle Albert, applicant rep, answers ZHM questions.

 Susan Finch, ZHM, calls Development Services.

 Tania Chapela, Development Services, staff report.

 Jillian Massey, Planning Commission, staff report.

 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes MM 22-0442.

D.5. RZ 22-0443

 Brian Grady, Development Services, calls RZ 22-0443.

 Rebecca Kert, applicant rep, presents testimony/submits exhibits.

 Michelle Heinrich, Development Services, staff report.

 Jillian Massey, Planning Commission, staff report.

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

 Michelle Heinrich, Development Services, provides additional information.

 Susan Finch, ZHM, closes RZ 22-0443.

D.6. MM 22-0477

 Brian Grady, Development Services, calls MM 22-0477.

 Wesley Mills, applicant rep, presents testimony.

 Sam Ball, Development Services, staff report.

 Jillian Massey, Planning Commission, staff report.

 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-0477.

D.8. MM 22-0670

 Brian Grady, Development Services, calls MM 22-0670 and notes expedited review for the record.

 Brian Smith, applicant rep, presents testimony.

 Susan Finch, ZHM, questions to applicant rep.

 Brian Smith, applicant rep, presents testimony.

 Israel Monsanto, Development Services, staff report.

 Jillian Massey, Planning Commission, staff report.

 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes MM 22-0670.

D.9. RZ 22-0683

 Brian Grady, Development Services, calls RZ 22-0683.

 Nicole Neugebauer, applicant rep, presents testimony/submits exhibits.

 Susan Finch, ZHM, questions to applicant rep.

 Nicole Neugebauer, applicant rep, answers ZHM questions.

 Sam Ball, Development Services, staff report.

 Jillian Massey, Planning Commission, staff report.

 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-0683.

D.10. MM 22-0782

 Brian Grady, Development Services, calls MM 22-0782.

 David Mechanik, applicant rep, presents testimony.

 Susan Finch, ZHM, questions to applicant rep.

MONDAY, JULY 25, 2022

 David Mechanik, applicant rep, answers ZHM questions.

 Tania Chapela, Development Services, staff report.

 Susan Finch, ZHM, questions to Development Services.

 David Mechanik, applicant rep, answers ZHM questions.

 Jillian Massey, Planning Commission, staff report.

 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes MM 22-0782.

D.11. RZ 22-0832

 Brian Grady, Development Services, calls RZ 22-0832.

 Ken Tinkler, applicant rep, presents testimony.

 Matthew Femal, applicant rep, presents testimony.

 Tania Chapela, Development Services, staff report.

 Susan Finch, ZHM, questions to Development Services.

 Brian Grady, Development Services, corrects the record.

 Susan Finch, ZHM, questions to Development Services.

 Tania Chapela, Development Services, answers ZHM questions.

 Jillian Massey, Planning Commission, staff report.

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

 Brian Grady, Development Services, statement for the record.

 Susan Finch, ZHM, questions to applicant rep.

 Matthew Femal, applicant rep, answers ZHM questions/presents rebuttal.

 Susan Finch, ZHM, questions to applicant rep.

 Ken Tinkler, applicant rep, answers ZHM questions.

 Susan Finch, ZHM, closes RZ 22-0832.

D.12. RZ 22-0834

MONDAY, JULY 25, 2022

-  Brian Grady, Development Services, calls RZ 22-0834.
-  Mark Bentley, applicant rep, presents testimony.
-  Russell Ottenberg, applicant rep, presents testimony.
-  Susan Finch, ZHM, questions to applicant rep.
-  Russell Ottenberg, applicant rep, answers ZHM questions.
-  Mark Bentley, applicant rep, continues testimony.
-  Timothy Lampkin, Development Services, staff report.
-  Susan Finch, ZHM, questions to Development Services.
-  Timothy Lampkin, Development Services, answers ZHM.
-  Jillian Massey, Planning Commission, staff report.
-  Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-0834.

D.14. MM 22-0862

-  Brian Grady, Development Services, calls MM 22-0862.
-  Susan Finch, ZHM, oath.
-  Elise Batsel, applicant rep, presents testimony/submits exhibits.
-  Steve Henry, applicant rep, continues testimony.
-  Susan Finch, ZHM, questions to applicant rep.
-  Steve Henry, applicant rep, answers ZHM questions.
-  Elise Batsel, applicant rep, continues testimony.
-  Sam Ball, Development Services, staff report.
-  Jillian Massey, Planning Commission, staff report.
-  Susan Finch, ZHM, calls proponents/opponents.
-  Max Forgey, opponent, presents testimony.

MONDAY, JULY 25, 2022

 Charles Bothe, opponent, presents testimony.

 Elizabeth Belcher, opponent, presents testimony.

 Susan Finch, ZHM, calls opponents/Development Services.

 Brian Grady, Development Services, questions for Planning Commission.

 Jillian Massey, Planning Commission, answers Development Services.

 Brian Grady, Development Services, statement for the record.

 Susan Finch, ZHM, calls applicant rep.

 Elise Batsel, applicant rep, calls Steve Henry, applicant rep.

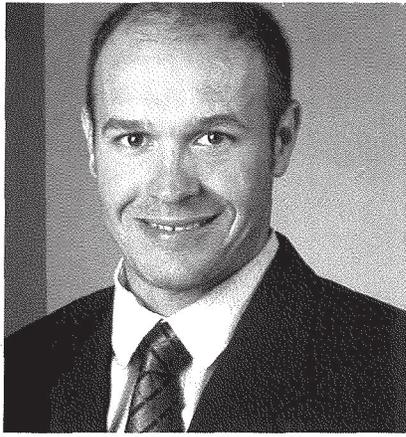
 Steve Henry, applicant rep, gives rebuttal.

 Elise Batsel, applicant rep, gives rebuttal.

 Susan Finch, ZHM, closes MM 22-0862.

ADJOURNMENT

 Susan Finch, ZHM, adjourns the meeting.



Matt Femal, P.E.

Civil Engineer

Matt has designed and managed projects throughout the Tampa Bay area. These projects included site civil design, roadway improvements, utility infrastructure, stormwater management, rezonings, land use changes, conceptual planning, regulatory agency permitting, floodplain analysis, environmental assessment and remediation.

Application No. R222-0832
Name: Kentinkler
Entered at Public Hearing: ZHM
Exhibit # 1 Date: 7/25/22

PROJECT EXPERIENCE

Years of Experience

- 19

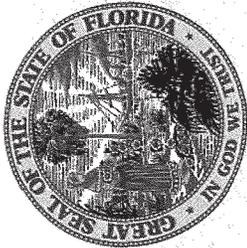
Professional Credentials

- Bachelor of Science, Civil Engineering, University of Virginia
- Professional Engineer in Florida, #68397
- Certified Professional in Erosion and Sediment Control
- Florida Building Code Administrative Core Accreditation

Professional Organizations

- American Society of Civil Engineers (ASCE)

- Yuengling Beer Campus, Tampa, FL (38,000-square-foot restaurant and outdoor beer campus)
- Palm River Center III Industrial, Hillsborough County, FL (260,000 square feet)
- Memorial Highway Industrial, Hillsborough County, FL (172,000 square feet)
- MCI Drive Industrial, Pinellas Park, FL (110,000 square feet)
- Rental Operations Facility, Pinellas Park, FL (35,000 square feet)
- Pet Suites Gunn Highway Pet Daycare, Hillsborough County, FL (11,000 square feet)
- Big Bend Road Multifamily, Hillsborough County, FL (210 Units)
- Niche Multifamily, Tampa, FL (251 Units)
- Jade Multifamily, Tampa, FL (192 Units)
- Multifamily Meadow Pointe Boulevard, Pasco County, FL (390 Units)
- Multifamily Sarasota, Sarasota, FL (370 Units)
- Clearwater US 19 Multifamily, Clearwater, FL (390 Units)
- County Line Road and Drane Field Road Industrial, Polk County, FL (165,000 square feet)
- One Ashley Tower, Tampa, FL (42 Stories)
- Wesley Chapel Sporting Goods Store, Pasco County, FL (65,000 square feet)
- Quick Service Restaurant, Clearwater, FL (3,500 square feet)
- Quick Service Restaurant, Largo, FL (3,500 square feet)
- Big Box Gunn Highway, Hillsborough County, FL (35,000 square foot expansion)
- Big Box Gandy Boulevard, Tampa, FL (150,000 square feet)
- Big Box Dale Mabry and 275 Walmart Conversion, Tampa, FL (150,000 square feet)
- Big Box Hillsborough Avenue, Tampa, FL (122,000 square feet)



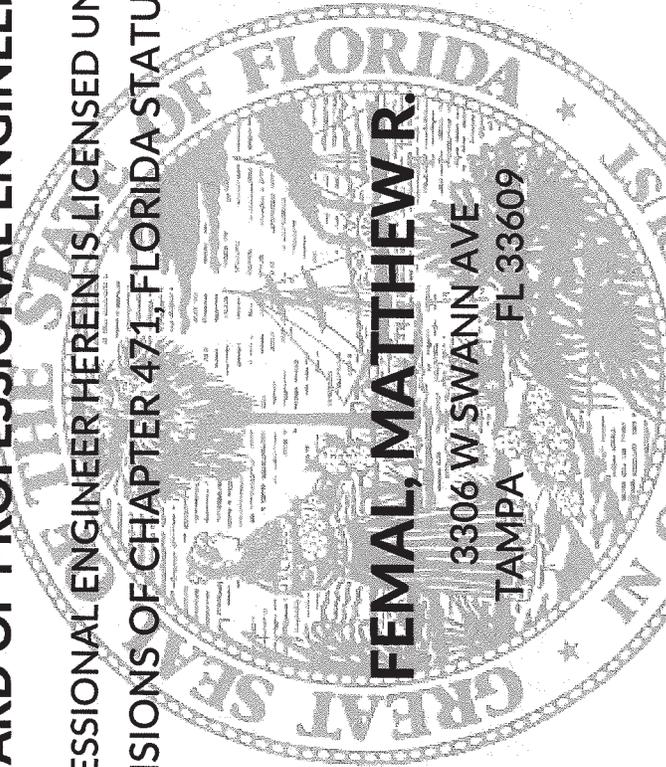
Ron DeSantis, Governor



STATE OF FLORIDA

BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 471, FLORIDA STATUTES



LICENSE NUMBER: PE68397

EXPIRATION DATE: FEBRUARY 28, 2023

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Land Use: 720 Medical-Dental Office Building

Description

A medical-dental office building is a facility that provides diagnoses and outpatient care on a routine basis but is unable to provide prolonged in-house medical and surgical care. One or more private physicians or dentists generally operate this type of facility. General office building (Land Use 710), small office building (Land Use 712), and clinic (Land Use 630) are related uses.

Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 27 study sites in a general urban/suburban setting and two study sites in a dense multi-use urban setting.

Hour Beginning	Percent of Weekday Peak Parking Demand	
	General Urban/Suburban	Dense Multi-Use Urban
12:00–4:00 a.m.	–	–
5:00 a.m.	–	–
6:00 a.m.	–	–
7:00 a.m.	12	–
8:00 a.m.	43	61
9:00 a.m.	88	62
10:00 a.m.	99	96
11:00 a.m.	100	56
12:00 p.m.	83	29
1:00 p.m.	74	67
2:00 p.m.	94	100
3:00 p.m.	93	82
4:00 p.m.	86	79
5:00 p.m.	54	71
6:00 p.m.	–	–
7:00 p.m.	–	–
8:00 p.m.	–	–
9:00 p.m.	–	–
10:00 p.m.	–	–
11:00 p.m.	–	–

Additional Data

Some of the study sites in the database are located within a hospital campus. The limited number of data points did not reveal a definitive difference in parking demand from stand-alone sites.

The average parking supply ratio for the 80 study sites with parking supply information is 4.3 spaces per 1,000 square feet GFA.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in British Columbia (CAN), California, Connecticut, Florida, Georgia, Illinois, Indiana, Maryland, Massachusetts, Minnesota, New Jersey, New York, Ohio, Pennsylvania, Tennessee, Texas, and Washington.

Source Numbers

36, 37, 84, 86, 120, 121, 153, 161, 173, 217, 218, 224, 239, 308, 309, 310, 315, 416, 428, 433, 527, 530, 531, 532, 553, 555, 563, 564

Medical-Dental Office Building (720)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 9:00 a.m. - 4:00 p.m.

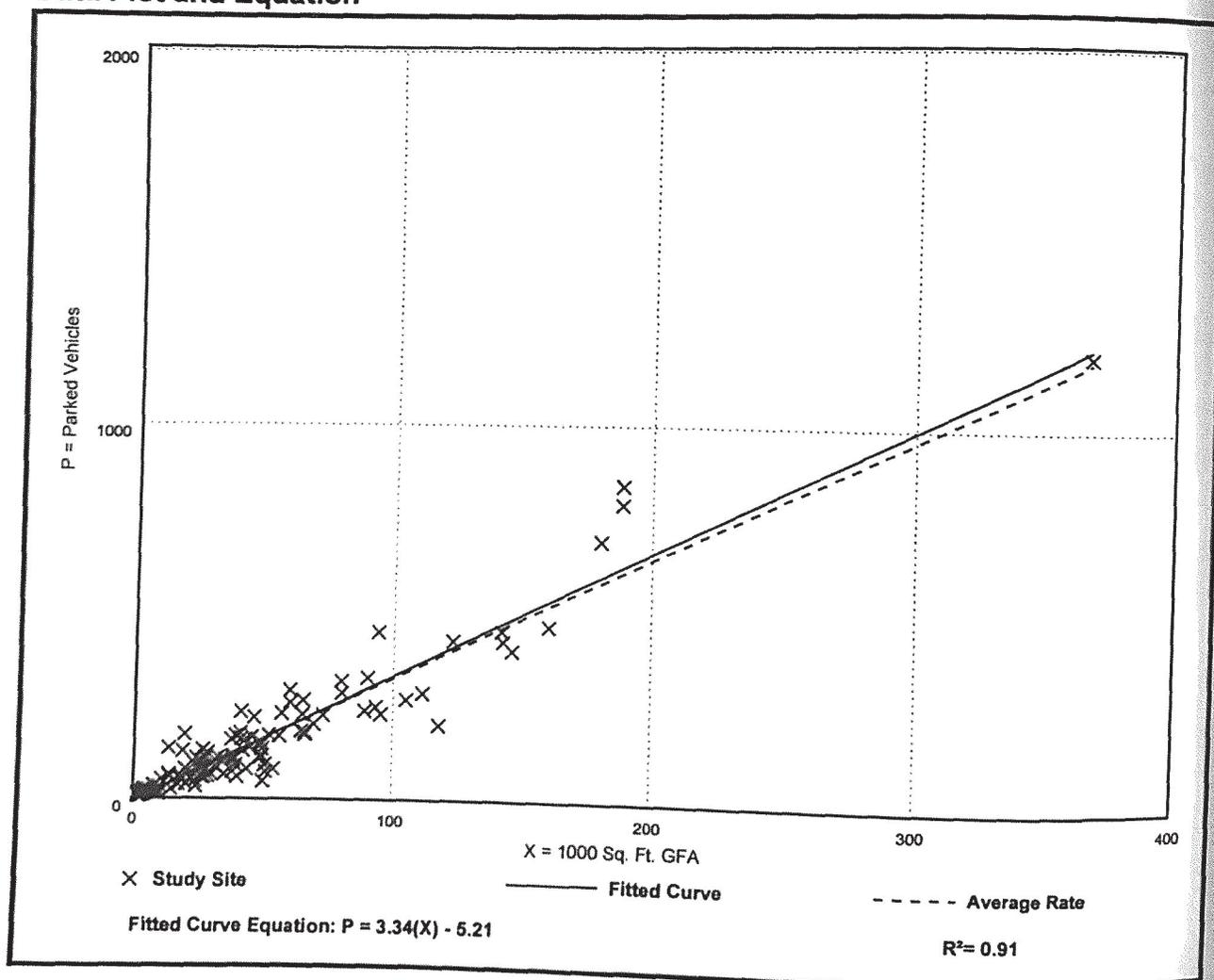
Number of Studies: 117

Avg. 1000 Sq. Ft. GFA: 46

Peak Period Parking Demand per 1000 Sq. Ft. GFA

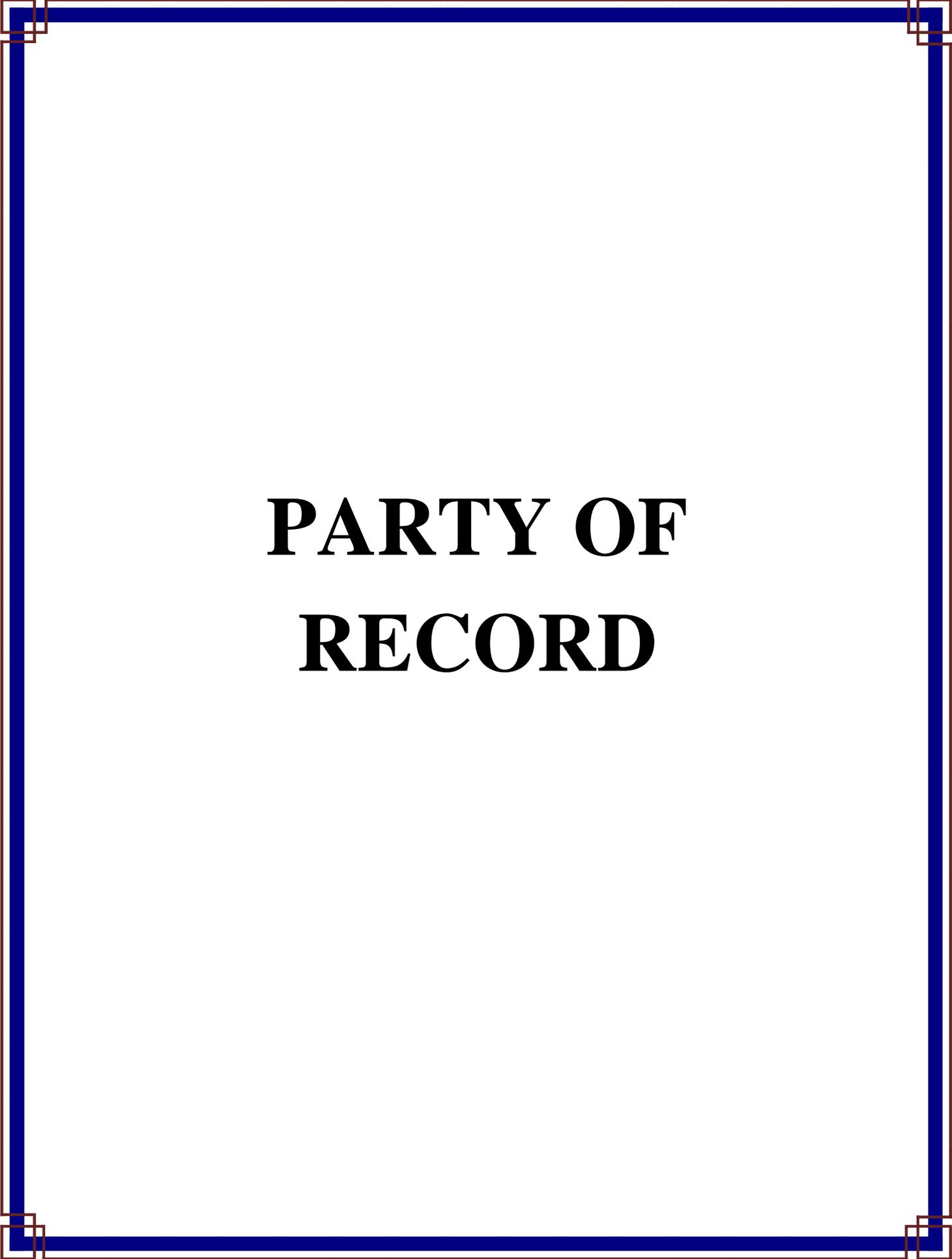
Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
3.23	0.96 - 10.27	2.73 / 4.59	3.04 - 3.42	1.05 (33%)

Data Plot and Equation



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