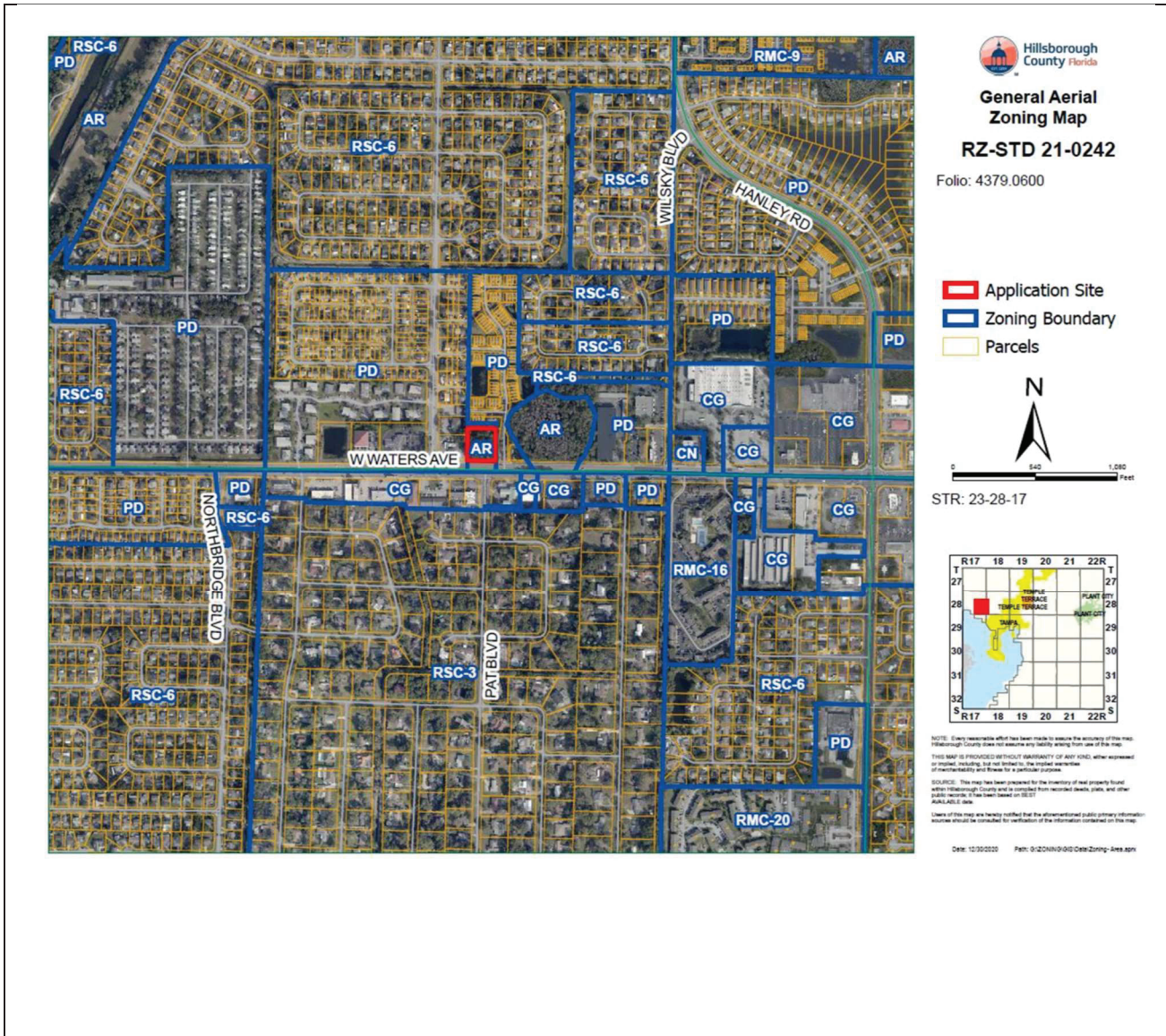


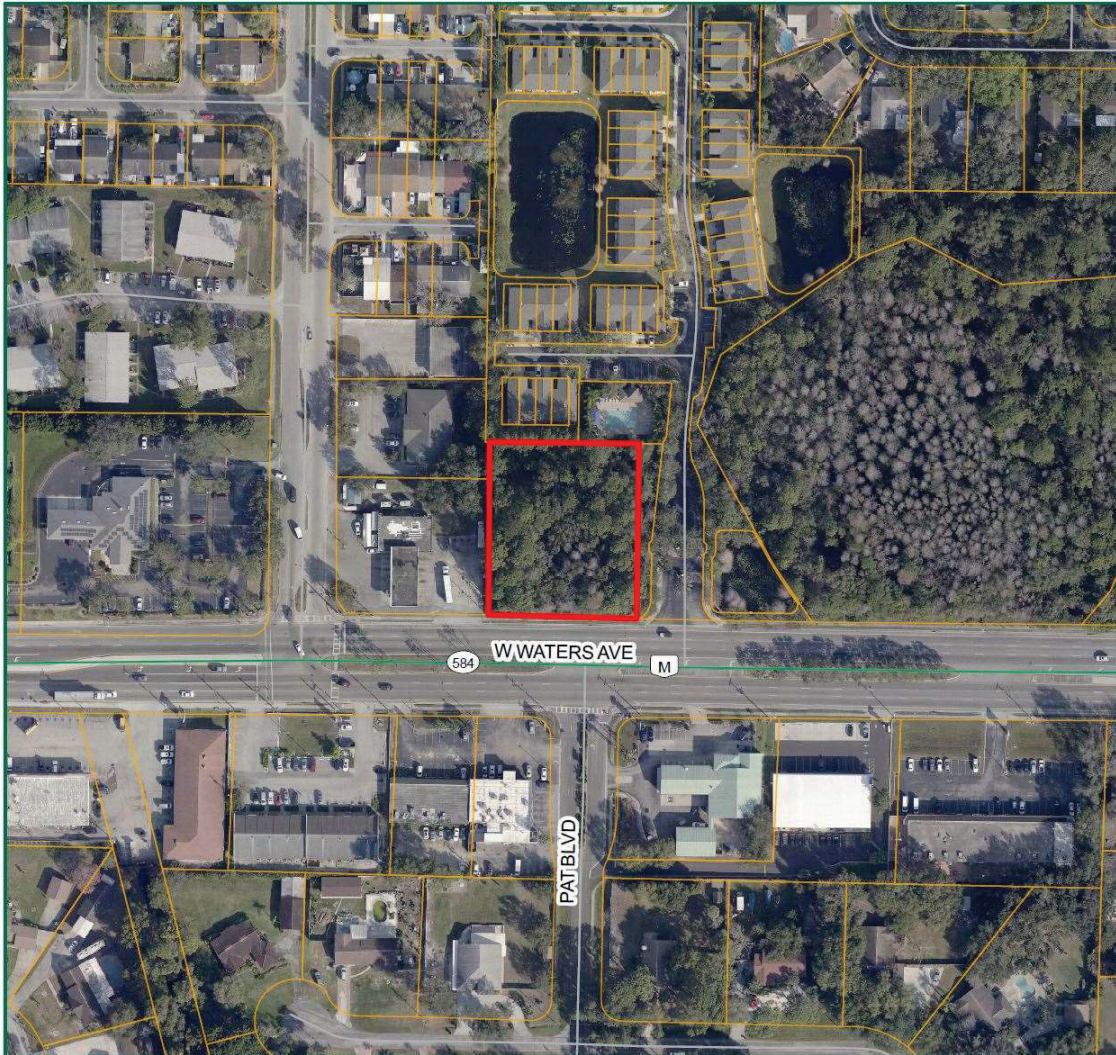


Hillsborough County Florida

SM
STAFF REPORT

SUBJECT:	RZ 21-0242	PLANNING AREA:	TOWN AND COUNTRY
REQUEST:	Rezone to Commercial General- Restricted (CG) (R)	SECTOR:	Urban
APPLICANT:	Thomas & Emily Mang		
Existing Zoning District:	Agricultural Rural (AR)		Future Land Use Category:
			Residential - 9 (Res-9)

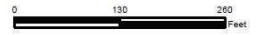




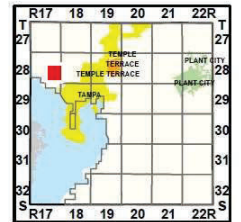
Project Location Map
RZ-STD 21-0242

Folio: 4379.0600

- Application Site
- Parcels



STR: 23-28-17



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

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Application Review Summary and Recommendation

1.0 Summary

1.1 Project Narrative

The request is to rezone one parcel totaling approximately 0.94 acres from the existing Agricultural Rural (AR) zoning district to the proposed Commercial General (CG) zoning district with restrictions. The site is currently address as 0 W Waters Avenue, Tampa FL 33615 which located approximately 493 feet east of the intersection of Pinehurst Drive and W Waters Avenue. The underlying future land use (FLU) category of the subject parcel is Residential 9 (Res-9).

1.2 Compliance Overview with Land Development Code and Technical Manuals

No variation or variances to the Hillsborough County Land Development Code (LDC) are being requested at this time. The site will comply with and conform to applicable policies and regulations, including but not limited to, the LDC, Site Development and Technical Manuals.

1.3 Analysis of Recommended Conditions

The applicant is proposing the following uses be prohibited: Schools, Drive-Thru Banks, Bowling Alleys, Drug Stores, Taverns, Funeral Homes, Laundromats, Fast Food Restaurants (with drive-thru windows), Sexually Oriented Businesses, Smoke Shops, Supermarkets, Wedding Chapels, Ambulance Services, Gas Stations.

1.4 Evaluation of Existing and Planned Public Facilities

The site is located within the Hillsborough County Urban Service Area; therefore, the subject property should be served by Hillsborough County Water and Wastewater Service. There is a 12-inch watermain located within the north Right-of-Way of W. Waters Avenue. There is a 4-inch wastewater force main also located within the north Right-of-Way of W. Waters Avenue.

Transit service is located to service this site. The closest transit stop is located approximately 126 feet from the south-east corner of the site along W. Waters Avenue.

Transportation staff has reviewed the application and offers no objections. The site has frontage on W Waters Avenue. W Waters Avenue is a 6-lane, divided arterial roadway with +/- 11-foot lanes, +/- 100 feet of pavement width within a +/-124-foot right-of-way. There are 4-foot sidewalks and 4-foot bike lanes on both sides of the roadway and curb and gutter along the north, south and median.

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 1,001 average daily trips, 88 trips in the a.m. peak hour, and 87 trips in the p.m. peak hour. As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual; however, it appears that the project may not meet Section 6.04.07 access spacing requirements. Any administrative variance and/or design exception from the TTM will be considered at the time of plat/site/construction plan review. It is anticipated that access to will be from Waters Avenue.

W Waters Avenue Street is designated as a scenic corridor, which may trigger additional buffering and tree plantings as required by Part 6.06.03.I of the is shown on the Hillsborough County Land Development Code.

The proposed site falls within Zone "A" on the Airport Height Zoning Map. Any structure including construction equipment that exceeds 150 feet Above Mean Sea Level may require an Airport Height Zoning Permit and must be reviewed by the Airport Zoning Director.

1.5 Environmental/Natural Resources

Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that wetlands exist within the above referenced parcel.

The property is also located along the W Waters Avenue scenic corridor, which may trigger additional buffering and tree plantings as required by Part 6.06.03.I of the Land Development Code.

1.6 Comprehensive Plan Consistency

The subject property is designated Residential-9 (RES-9) on the Future Land Use Map. The subject property does not meet Commercial Locational Criteria. However, a waiver request to the Commercial Locational Criteria was submitted to the Planning Commission (PC). Additionally, the PC has concerns of transition. A justification was submitted to address Transition Policy -16.2. The Planning Commission staff has concerns with the proposed use and finds the proposed use inconsistent with Comprehensive Plan.

1.7 Compatibility

The site is located in an area comprised of low, mid and high density urban residential and commercial/office uses. A majority of the area on the south-side of W Waters Ave has FLU category of mid and high density urban residential and office commercial. The FLU categories mentioned can be potentially permit commercial, office, and multi-purpose uses that meet the locational criteria. The overall area is also within the Urban Service Area with publicly owned and operated potable water and wastewater facilities available.

As shown in Exhibit 2, the site is adjacent to properties zoned PD 00-0246 & PD 71-0267 (to the north), PD 00-0246 & AR (to the east), PD 71-0267(to the west), and CG, PD-CG 88-0131 (to the south). The parcel to the immediate west is developed with a convenience store with gas sales. To the immediate east is common area of the townhome development and the access road/drive serving the townhome development to the north. The common area/access drive ranges in width from approximately 75 feet along the north to 218 feet along Waters Ave. Further to the east is an undeveloped parcel zoned AR that appears to contain mostly wetlands. Therefore, from a compatibility perspective the most potentially impacted parcel would be the residential to the north. Staff notes along half the common boundary on the residential parcel between the two parcels is occupied by a pool serving the adjacent residential community, with remaining half consisting of four townhome units which are currently setback over 20 feet from the common boundary. Per the LDC, a 20-foot buffer with a six-foot solid screen and 10-foot evergreen trees planted on 20-foot centers is required between the two uses along the northern and

eastern boundary. Furthermore, any structures on the subject parcel over 20 feet in height would be required to be set back an additional 2 feet for 1 foot of structure height over 20 feet. The applicant's proposed use restriction includes restrictions on fast food restaurants with drive thru and gas stations, two of the more intensive CG zoning districts uses in terms of traffic generation and later night and weekend operating hours. Therefore, given the adjacent zoning/development pattern, staff finds the site characteristics, required buffering/screening/setbacks and the proposed use restrictions provide appropriate mitigation for any potential impacts of the proposed rezoning.

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

Based on the above considerations, staff finds the proposed CG zoning district is compatible with the existing zoning districts and development pattern in the area.

1.8 Agency/Department Comments

The following agencies and departments reviewed the request and offer no objections:

- Water Resource Services
- Conservation and Environmental Lands Management
- Environmental Protection Commission
- Hillsborough County Aviation Authority
- Transportation

1.9 Exhibits

Exhibit 1: Project Aerial

Exhibit 2: Zoning Map

Exhibit 3: Future Land Use Map

2.0 Recommendation

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

1. Commercial General (CG) uses will excluded: Schools, Drive-Thru Banks, Bowling Alleys, Drug Stores, Taverns, Funeral Homes, Laundromats, Fast Food Restaurants (with drive-thru windows), Sexually Oriented Businesses, Smoke Shops, Supermarkets, Wedding Chapels, Ambulance Services, Gas Stations.


Staff's Recommendation: Approvable, with Restrictions	
Zoning Administrator Sign-off:	 J. Brian Grady Fri Apr 9 2021 08:21:56

EXHIBIT 1



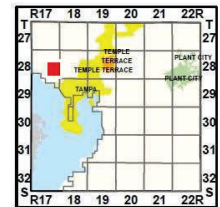
Project Location Map
RZ-STD 21-0242

Folio: 4379.0600

- Application Site
- Parcels



STR: 23-28-17



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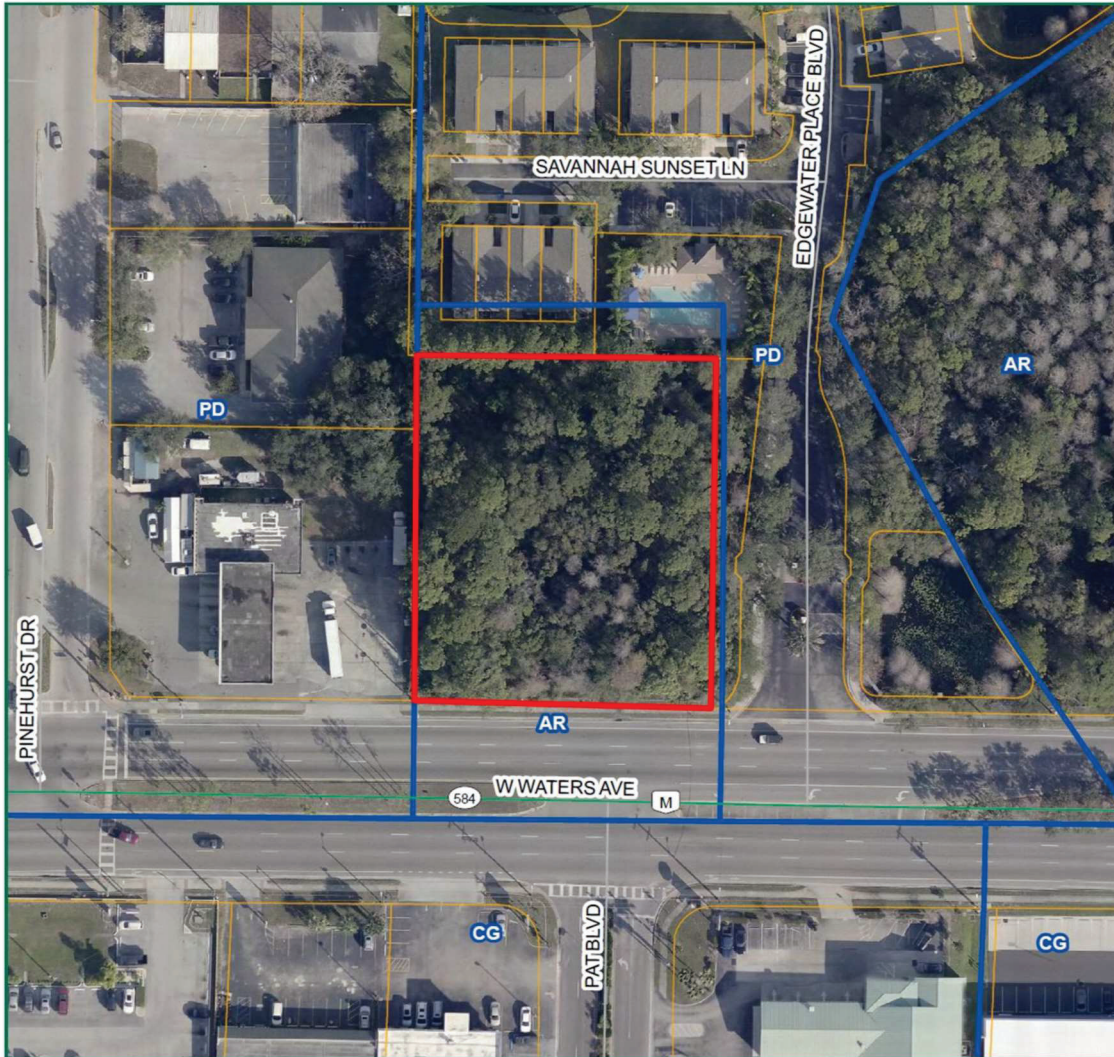
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Date: 12/30/2020 Path: G:\CONING\GIS\MapSite.aprx

EXHIBIT 2



Immediate Aerial
Zoning Map

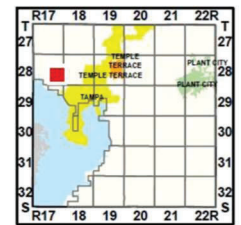
RZ-STD 21-0242

Folio: 4379.0600

- Application Site
- Zoning Boundary
- Parcels



STR: 23-28-17

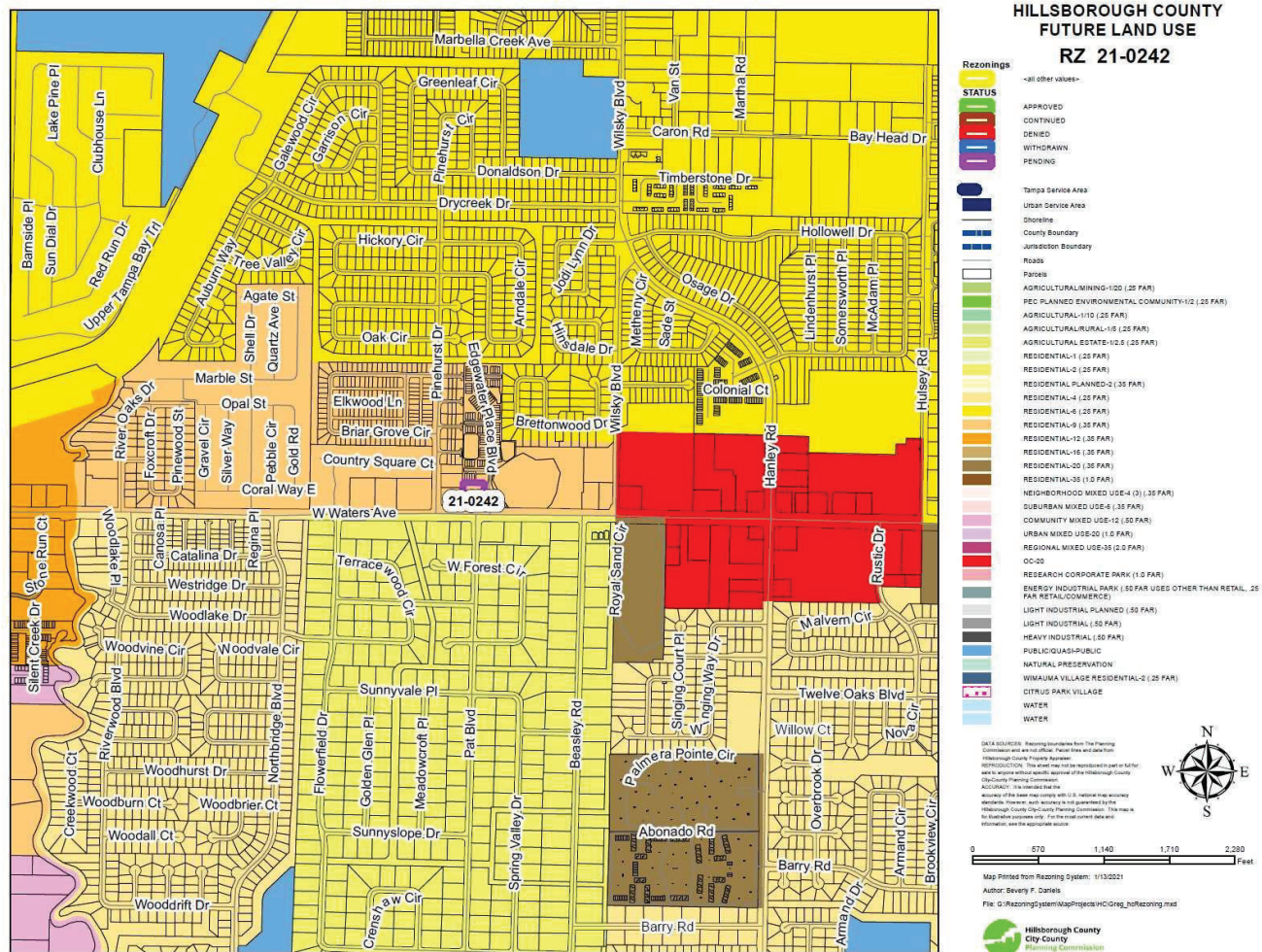


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EXHIBIT 3



COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER:	RZ STD 21-0242
DATE OF HEARING:	April 19, 2021
APPLICANT:	Thomas and Emily Mang
PETITION REQUEST:	The request is to rezone a parcel of land from AR to CG-R
LOCATION:	70 feet north of the intersection of West Waters Ave. and Pat Blvd.
SIZE OF PROPERTY:	0.91 acres m.o.l.
EXISTING ZONING DISTRICT:	AR
FUTURE LAND USE CATEGORY:	RES-9
SERVICE AREA:	Urban

DEVELOPMENT REVIEW STAFF REPORT

1.0 Summary

1.1 Project Narrative

The request is to rezone one parcel totaling approximately 0.94 acres from the existing Agricultural Rural (AR) zoning district to the proposed Commercial General (CG) zoning district with restrictions. The site is currently address as 0 W Waters Avenue, Tampa FL 33615 which located approximately 493 feet east of the intersection of Pinehurst Drive and W Waters Avenue. The underlying future land use (FLU) category of the subject parcel is Residential 9 (Res-9).

1.2 Compliance Overview with Land Development Code and Technical Manuals

No variation or variances to the Hillsborough County Land Development Code (LDC) are being requested at this time. The site will comply with and conform to applicable policies and regulations, including but not limited to, the LDC, Site Development and Technical Manuals.

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The applicant is proposing the following uses be prohibited: Schools, Drive-Thru Banks, Bowling Alleys, Drug Stores, Taverns, Funeral Homes, Laundromats, Fast Food Restaurants (with drive-thru windows), Sexually Oriented Businesses, Smoke Shops, Supermarkets, Wedding Chapels, Ambulance Services, Gas Stations.

1.4 Evaluation of Existing and Planned Public Facilities

The site is located within the Hillsborough County Urban Service Area; therefore, the subject property should be served by Hillsborough County Water and Wastewater Service. There is a 12-inch watermain located within the north Right-of-Way of W. Waters Avenue. There is a 4-inch wastewater force main also located within the north Right-of-Way of W. Waters Avenue.

Transit service is located to service this site. The closest transit stop is located approximately 126 feet from the south-east corner of the site along W. Waters Avenue.

Transportation staff has reviewed the application and offers no objections. The site has frontage on W Waters Avenue. W Waters Avenue is a 6-lane, divided arterial roadway with +/- 11-foot lanes, +/- 100 feet of pavement width within a +/- 124-foot right-of-way. There are 4-foot sidewalks and 4-foot bike lanes on both sides of the roadway and curb and gutter along the north, south and median.

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 1,001 average daily trips, 88 trips in the a.m. peak hour, and 87 trips in the p.m. peak hour. As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual; however, it appears that the project may not meet Section 6.04.07 access spacing requirements. Any administrative variance and/or design exception from the TTM will be considered at the time of plat/site/construction plan review. It is anticipated that access to will be from Waters Avenue.

W Waters Avenue Street is designated as a scenic corridor, which may trigger additional buffering and tree plantings as required by Part 6.06.03.1 of the is shown on the Hillsborough County Land Development Code.

The proposed site falls within Zone "A" on the Airport Height Zoning Map. Any structure including construction equipment that exceeds 150 feet Above Mean Sea Level may require an Airport Height Zoning Permit and must be reviewed by the Airport Zoning Director.

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Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that wetlands exist within the above referenced parcel.

The property is also located along the W Waters Avenue scenic corridor, which may trigger additional buffering and tree plantings as required by Part 6.06.03.1 of the Land Development Code.

1.6 Comprehensive Plan Consistency

The subject property is designated Residential-9 (RES-9) on the Future Land Use Map. The subject property does not meet Commercial Locational Criteria. However, a waiver request to the Commercial Locational Criteria was submitted to the Planning Commission (PC). Additionally, the PC has concerns of transition. A justification was submitted to address Transition Policy -16.2. The Planning Commission staff has concerns with the proposed use and finds the proposed use inconsistent with Comprehensive Plan.

1.7 Compatibility

The site is located in an area comprised of low, mid and high density urban residential and commercial/office uses. A majority of the area on the south-side of W Waters Ave has FLU category of mid and high density urban residential and office commercial. The FLU categories mentioned can be potentially permit commercial, office, and multi-purpose uses that meet the locational criteria. The overall area is also within the Urban Service Area with publicly owned and operated potable water and wastewater facilities available.

As shown in Exhibit 2, the site is adjacent to properties zoned PD 00-0246 & PD 71-0267 (to the north), PD 00-0246 & AR (to the east), PD 71-0267(to the west), and CG, PD-CG 88-0131 (to the south). The parcel to the immediate west is developed with a convenience store with gas sales. To the immediate east is common area of the townhome development and the access road/drive serving the townhome development to the north. The common area/access drive ranges in width from approximately 75 feet along the north to 218 feet along Waters Ave. Further to the east is an undeveloped parcel zoned AR that appears to contain mostly wetlands. Therefore, from a compatibility perspective the most potentially impacted parcel would be the residential to the north. Staff notes along half the common boundary on the residential parcel between the two parcels is occupied by a pool serving the adjacent residential community, with remaining half consisting of four townhome units which are currently setback over 20 feet from the common boundary. Per the LDC, a 20-foot buffer with a six-foot solid screen and 10-foot evergreen trees planted on 20-foot centers is required between the two uses along the northern and eastern boundary. Furthermore, any structures on the subject parcel over 20 feet in height would be required to be set back an additional 2 feet for 1 foot of structure height over 20 feet. The applicant's proposed use restriction includes restrictions on fast food restaurants with drive thru and gas stations, two of the more intensive CG zoning districts uses in terms of traffic generation and later night and weekend operating hours. Therefore, given the adjacent zoning/development pattern, staff finds the site characteristics, required buffering/screening/setbacks and the proposed use restrictions provide appropriate mitigation for any potential impacts of the proposed rezoning.

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

Based on the above considerations, staff finds the proposed CG zoning district is compatible with the existing zoning districts and development pattern in the area.

1.8 Agency/Department Comments

The following agencies and departments reviewed the request and offer no objections:

Water Resource Services

Conservation and Environmental Lands Management Environmental Protection Commission

Hillsborough County Aviation Authority Transportation

1.9 Exhibits

Exhibit 1: Project Aerial

Exhibit 2: Zoning Map

Exhibit 3: Future Land Use Map

2.0 Recommendation

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

1. Commercial General (CG) uses will be excluded: Schools, Drive-Thru Banks, Bowling Alleys, Drug Stores, Taverns, Funeral Homes, Laundromats, Fast Food Restaurants (with drive-thru windows), Sexually Oriented Businesses, Smoke Shops, Supermarkets, Wedding Chapels, Ambulance Services, Gas Stations.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on April 19, 2021. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Ms. Tu Mai, 14031 North Dale Mabry Highway, Tampa testified on behalf of the applicant. She added that Mr. Hung Mai was participating virtually. Ms. Mai stated that the petition is to request a rezoning from AR to CG-R with the following restricted uses: schools, drive-through banks, bowling alleys, drug store, taverns, funeral home, laundromat, fast food restaurant with drive thru, sexually oriented businesses, smoke shop, supermarket, wedding chapel, ambulance service and gas station. She stated that the CG-R district was recommended to her in the pre-application meeting held on October 28, 2020. Ms. Mai testified that the property is 0.94 acres in size and designated RES-9 by the Comprehensive Plan. At the March Zoning Hearing Master hearing, the Hearing Master instructed the applicant to go back to the Planning Commission to discuss compatibility and consistency concerns with them. Policy 16.2 states that there should be a gradual transition of intensities between different land uses through the use of professional site planning, buffering and screening and control

of specific land uses which the proposed development does. The rezoning includes a proposed 20-foot buffer with Type B screening along the northern, eastern and western boundaries. Additional trees will be planted and staggered to fill in any gaps of the natural vegetation. There is an existing 8-foot solid PVC fence along the western and northern boundary. The applicant proposes a 6-foot high solid PVC fence along the eastern boundary which is adjacent to the entrance of the apartment complex. Ms. Mai stated that there will be at least 80 feet from the northern boundary to the proposed building envelope. To the east, the applicant is proposing a 20-foot setback which provides a gradual transition from different land uses. The property does not meet Policy 22.1 regarding locational criteria as it is approximately 2,000 feet from the intersection of West Waters Avenue and Hanley Road. She stated that the proposed development is compatible with the existing character of the surrounding area. She described the commercial uses along the West Waters corridor. She cited the existing commercial uses which include a pawn shop, animal hospital, learning center, self storage, office including medical office. Ms. Mai submitted photos of the area into the record. She stated that the request is consistent with the Town N Country Community Plan. Ms. Mai concluded her presentation by submitting 98 letters in support for the request and stated that the rezoning will maintain the character of the existing development and is compatible with the surrounding area.

Hearing Master Finch asked Ms. Mai what is the proposed use of the property. Ms. Mai replied retail commercial use.

Hearing Master Finch asked Ms. Mai to show her site graphic and asked if the white portion of the plan was for parking. Ms. Mai replied yes.

Hearing Master Finch asked Ms. Mai how far the property is located from the qualifying intersection for locational criteria. Ms. Mai replied 2,000 feet.

Ms. Isis Brown, Development Services staff, testified regarding the County's staff report. Ms. Brown stated that the request was continued from the last hearing to address concerns from the Planning Commission. She added that the property is 0.94 acres in size and is zoned AR. The rezoning request is to CG-R with Restrictions. Ms. Brown described the surrounding area including the zoning districts and stated that staff finds the request consistent with the existing zoning and development pattern and finds it approvable with the proposed restrictions.

Hearing Master Finch asked Ms. Brown about the Planning Commission's lack of support for the request and what the Development Services found were the arguments that overcame the site not meeting commercial locational criteria. Ms. Brown replied that there are a lot of commercial uses along Waters Avenue in the area and that the request is consistent with the existing development pattern.

Mr. Grady of the Development Services Department testified that the

development standards required for the CG zoning with respect to the proposed buffering and screening along the northern and eastern boundary combined with the fact that the eastern boundary is an access drive with a mostly wetland parcel that is undevelopable results in an impact from a compatibility standpoint for the parcel to the north. A 20-foot buffer will be provided to the north and a 2-to-1 setback for structures over 20-feet in height will be required. Adjacent to the north is a recreational area for the neighboring townhome development. Therefore, four homes are affected by the request. Mr. Grady concluded his remarks by stating that the 20-foot buffer with screening provides a proper transition.

Ms. Jiwuan Haley, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Haley stated that the subject property is within the Residential-9 Future Land Use classification. It is also located in the Town N Country Community Planning Area and the Urban Service Area. Ms. Haley stated that Policy 16.1 regarding the limitation of commercial development in residential land use categories encourages less intense land uses. She added that the property is on the edge of a commercial node where uses should be transitioning to less intensive uses. The request does not support this policy. Policy 16.2 requires a gradual transition which the subject request does not meet. A site plan is not required therefore there is not enough information to assess how the site will function as a whole. Ms. Haley testified that a Planned Development rezoning district is the appropriate request for the property. She cited Policies 9-1.2 and 9-1.3 of the Community Design Component regarding the avoidance of strict commercial development outside of activity centers. The property does not meet commercial locational criteria. A waiver was requested which staff does not support. Ms. Haley stated that the request does not meet the vision of the Town N Country Community Plan and its stated goals of creating small professional office and specialty retail along Waters Avenue and Hanley Road. She concluded her remarks by stating that the Planning Commission finds the proposed rezoning inconsistent with the Future of Hillsborough Comprehensive Plan.

Hearing Master Finch asked Ms. Haley about the existing commercial properties across the street from the subject property and if they were designated RES-2. Ms. Haley replied yes.

Hearing Master Finch asked Ms. Haley if she agreed that they were all zoned CG and if she knew how long they have been zoned CG. Ms. Haley replied that she was not sure and that the subject property is surrounded by properties zoned PD, which is why the Planning Commission staff felt that a PD would be more appropriate.

Hearing Master Finch asked Ms. Haley if she advised the applicant that a Planned Development would be a more appropriate request and if she intimated that the Planning Commission would support the request. Ms. Haley replied that

she was not personally involved in the conversations but that it seems that staff would have explained that to the applicant.

Hearing Master Finch asked for members of the audience in support of the application. No one replied.

Hearing Master Finch asked for members of the audience in opposition to the application. No one replied.

County staff did not have additional comments.

Hearing Master Finch asked Ms. Mai if she could address her conversation with the Planning Commission and if she talked to them about rezoning to Planned Development.

Ms. Mai testified during the rebuttal period that staff recommended in the pre-application meeting that the rezoning be either to CG-R or CN-R. The applicant decided to go with CG-R.

Hearing Master Finch asked Ms. Mai if the staff was Development Services or the Planning Commission. Ms. Mai replied Development Services.

Ms. Mai continued her rebuttal testimony by stating that the Planning Commission did not comment on the Planned Development rezoning request until she received the staff report which was approximately one week ago. She added that there have been three different Planning Commission staff people working with her on the application which made it difficult to reply to concerns. She stated that she did not know about their concern regarding Policy 16.2 and they addressed it best they could with screening and buffering to the north and east. Ms. Mai testified that there are heavy commercial uses already existing along Waters Avenue. To the west is a Chevron station that is zoned PD. She then described the adjacent commercial development and the apartment entrance to the east with a large wetland area. Ms. Mai concluded her testimony by describing the existing land uses along Waters Avenue.

The hearing was then concluded.

EVIDENCE SUBMITTED

Ms. Mai submitted aerial photos, photos of surrounding commercial and multi-family land uses, justification for the proposed transition of uses, a copy of the waiver to locational criteria, a building envelope plan, letters in support into the record.

PREFACE

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

FINDINGS OF FACT

1. The subject property is 0.91 acres in size and is currently Agricultural Rural (AR) and is designated Residential-9 (RES-9) by the Comprehensive Plan. The property is located within the Town N Country Community Planning Area and the Urban Service Area.
2. The applicant is requesting a rezoning to the Commercial General - Restricted (CG-R) zoning district. The applicant has proposed to prohibit the following uses with the Restriction to the CG zoning district. The prohibited uses are: school, drive-thru bank, bowling alley, drug store, tavern, funeral home, laundromat, fast food restaurant with drive thru, sexually oriented business, smoke shop, supermarket, wedding chapel, ambulance services and gas station.
3. The Planning Commission staff does not support the request. The Planning Commission found that the request is incompatible with Policy 16.1 regarding the limitation of commercial development in residential land use categories. The Planning Commission stated that the property does not commercial locational criteria and that staff does not support the requested waiver. Staff found that the request does not meet Policy 16.2 regarding the gradual transition of land uses nor did it meet the vision of the Town N Country Community Plan and its stated goals of creating small professional office and specialty retail along Waters Avenue and Hanley Road. The Planning Commission stated that a Planned Development zoning district request would provide information regarding mitigation techniques that could ensure more certainty regarding the development of the site and found the application inconsistent with the Comprehensive Plan.

The Zoning Hearing Master asked the Planning Commission staff representative if she had information regarding the significant number of properties zoned CG directly across the street from the subject property. The Planning Commission staff person replied that she did not know.

4. The Development Services Department supports the request as it found that the properties to the west and south are developed with commercial uses and that the property to the east and north is a townhome development with access drive. The Development Services Department further found that the size and depth of the parcel in relation to neighboring commercial development is consistent with the existing zoning and commercial use pattern.
5. The property is bordered by properties zoned Planned Development to the north, east and west and CG to the south. The Planned Development includes an existing gas station to the west and a townhome development to the north with its access drive to the immediate east. Numerous commercial land uses are existing directly across the street from the subject property. An existing wetland area is located east of the townhome access drive. It appears the wetland area is undevelopable.
6. The applicant submitted justification as to how the request will meet Comprehensive Policy 16.2 regarding a gradual transition of land uses. The justification includes a required 20-foot buffer along the northern, eastern and western boundary. Screening will include trees that will be planted to fill in the gaps of the existing vegetation. Further, there is an existing 8-foot high PVC fence along the northern and western side of the property. A 6-foot high PVC fence will be constructed along the eastern boundary.
7. The uses immediately adjacent to the subject property to the north is a swimming pool for the townhome project and four townhome dwelling units.

The applicant provided a building envelope graphic to show that there will be approximately 80 feet between the proposed commercial and existing townhome structures.

8. A review of the existing development pattern shows a significant amount of commercial development to the immediate west of the property as well as directly across the street. These uses include a gas station to the west, a restaurant, auto repair and pawn shop across the street. A large wetland area located to the east of the townhome access drive serves to prevent future development in this segment of West Waters Avenue with the exception of the subject property. Therefore, the request qualifies as infill development as it is a vacant lot in an urbanized/suburbanized area in a predominately developed area.

9. The proposed Restrictions to the Commercial General zoning district serve to prohibit objectionable land uses such as those with drive thru windows adjacent to the townhome community.
10. The proposed rezoning will result in development that is consistent with the significant amount of existing commercial development along West Waters Avenue including properties already zoned CG directly across the street from the subject property. The proposed rezoning qualifies as infill development due to the surrounding existing development and a large wetland parcel that appears to be undevelopable thereby leaving the vacant subject property as the last to be developed along this segment of Waters Avenue.

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

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

CONCLUSIONS OF LAW

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

SUMMARY

The applicant is requesting a rezoning to the CG-R zoning district. The property is 0.91 acres in size and is currently zoned AR and designated RES-9 by the Comprehensive Plan. The applicant proposes to prohibit the following uses through the Restriction to the CG zoning district. These prohibited uses are as follows: school, drive-thru bank, bowling alley, drug store, tavern, funeral home, laundromat, fast food restaurant with drive thru, sexually oriented business, smoke shop, supermarket, wedding chapel, ambulance services and gas station.

The Planning Commission staff does not support the request. The Planning Commission found that the request is incompatible with Policy 16.1 regarding the limitation of commercial development in residential land use categories. The Planning Commission stated that the property does not commercial locational criteria and that staff does not support the requested waiver. Staff found that the request does not meet Policy 16.2 regarding the gradual transition of land uses nor did it meet the vision of the Town N Country Community Plan and its stated goals of creating small professional office and specialty retail along Waters Avenue and Hanley Road. The Planning Commission stated that a Planned

Development zoning district request would provide information regarding mitigation techniques that could ensure more certainty regarding the development of the site and found the application inconsistent with the Comprehensive Plan.

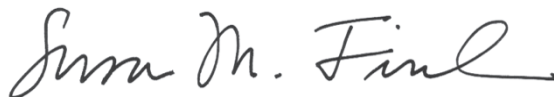
The Development Services Department supports the request as it found that the properties to the west and south are developed with commercial uses and that the property to the east and north is a townhome development with access drive. The Development Services Department further found that the size and depth of the parcel in relation to neighboring commercial development is consistent with the existing zoning and commercial use pattern.

A review of the existing development pattern shows a significant amount of commercial development to the immediate west of the property as well as directly across the street. These uses include a gas station to the west, a restaurant, auto repair and pawn shop across the street. A large wetland area located to the east of the townhome access drive serves to prevent future development in this segment of West Waters Avenue with the exception of the subject property. Therefore, the request qualifies as infill development as it is a vacant lot in an urbanized/suburbanized area in a predominately developed area.

The proposed Restrictions to the Commercial General zoning district serve to prohibit objectionable land uses such as those with drive thru windows adjacent to the townhome community. The existing screening combined with the proposed additional screening which includes additional trees and fencing serve to mitigate the impacts of the development to the adjacent townhome community.

RECOMMENDATION

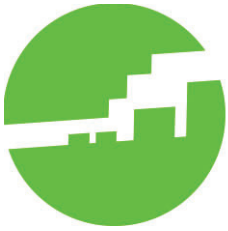
Based on the foregoing, this recommendation is for **APPROVAL** of the CG-R rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above including the restriction prepared by the Development Services Department.



May 10, 2021

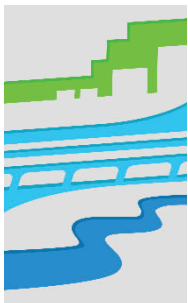
Susan M. Finch, AICP
Land Use Hearing Officer

Date



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: April 19, 2021	Petition: 21-0242
Report Prepared: April 9, 2021	No Address (folio: 4379.0000) <i>In the vicinity of West Waters Avenue and Edgewater Place Blvd. intersection</i>
Summary Data:	
Comprehensive Plan Finding:	INCONSISTENT
Adopted Future Land Use:	Residential-9 (9 du/ga; 0.50 FAR)
Service Area	Urban
Community Plan:	Town & Country Community Plan
Requested Zoning:	Agricultural Rural (AR) to Commercial General - Restricted (CG-R)
Parcel Size (Approx.):	0.908 +/- acres (39,369.6 square feet)
Street Functional Classification:	West Waters Avenue – County Arterial
Locational Criteria	No, Locational Criteria Waiver Submitted
Evacuation Zone	Level C



Context

- The 0.90 +/- acre subject site is located west of the Edgewater Place Blvd. and West Waters intersection. The site is currently undeveloped.
- The site is in the Urban Service Area and it falls within the limits of the Town & Country Community Plan.
- The subject site is designated as Residential-9 (RES-9) on the Future Land Use Map. Typical allowable uses within the RES-9 Future Land Use category include Residential, urban scale neighborhood commercial, office uses, multi-purpose projects and mixed use development. Non-residential uses are required to meet locational criteria outlined in the FLUE Policy 22.2.
- Properties designated RES-9 surround the subject site to the west, north and east. The area to the south of the site and the south side Waters Avenue is predominately designated Residential – 2 (RES-2).
- The subject site is currently zoned AR. Planned Development (PD) zoned parcels are located to the west, north and east, along with one parcel zoned AR that is immediately to the east. To the south are parcels that are zoned Commercial General (CG). Residential Single-Family Conventional–3 (RSC-3), PD, Residential Multifamily Conventional–16 (RMC-16), Commercial Neighborhood (CN) and CG zoned properties are all located to the south east of the site.
- Directly north of the site are duplexes, townhomes and single-family homes. A vacant parcel with wetlands designation is immediately to the east. A gas station is adjacent and to the west of the subject parcel. Numerous and various commercial retail businesses and an apartment complex can be found further east and directly south of the parcel along Waters Avenue. There are numerous single-family homes behind the commercial businesses fronting Waters Avenue south of the parcel.
- The subject property does not meet locational criteria due to its distance from the qualifying intersections of Waters Avenue/Sheldon Road or Waters Avenue/Hanley Road. The applicant has submitted a waiver to the locational criteria.
- The applicant is requesting to rezone the subject site from Agricultural Rural (AR) to Commercial General- Restricted (CG-R) with the following uses restricted: Schools, Drive-Thru Banks, Bowling Alleys, Drug Stores, Taverns, Funeral Homes, Laundromats, Fast Food Restaurants (with drive-thru windows), Sexually Oriented Businesses, Smoke Shops, Supermarkets, Wedding Chapels, Ambulance Services, Gas Station.

Compliance with Comprehensive Plan:

The following Goals, Objectives, and Policies apply to this rezoning request and are used as a basis for an inconsistency 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.*

Neighborhood/Community Development

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

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

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

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

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

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

Commercial-Locational Criteria

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

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

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

- establish maximum frontages for neighborhood serving commercial uses at intersections ensuring that adequate access exists or can be provided.

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

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

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

The locational criteria outlined in Policy 22.2 are not the only factors to be considered for approval of a neighborhood commercial or office use in a proposed activity center. Considerations involving land use compatibility, adequacy and availability of public services, environmental impacts, adopted service levels of effected roadways and other policies of the Comprehensive Plan and zoning regulations would carry more weight than the locational criteria in the approval of the potential neighborhood commercial use in an activity center. The locational criteria would only designate locations that could be considered, and they in no way guarantee the approval of a particular neighborhood commercial or office use in a possible activity center.

Community Design Component

4.0 COMMUNITY LEVEL DESIGN

4.3 COMMERCIAL CHARACTER

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

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

Policy 9-1.3: New commercial zoning is encouraged to locate at activity centers and commercial redevelopment areas.

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*

Policy 12-1.3: *New development in existing, lower density communities should utilize the planned development process of rezoning in order to fully address impacts on the existing community. Additionally, pre-application conferences are strongly encouraged with the staffs of the Planning Commission and Hillsborough County Planning and Growth Management Department.*

Livable Communities Element – Town & County Community Plan

IV. Goals

The plan's vision is supported by the following ten goals which are listed in priority order:

- 1. Develop A Town Center*
- 2. Improve The Appearance Of Roadway Corridors*

V. Strategies

The citizens of Town 'N Country have outlined the following strategies to accomplish their goals:

- 1. Develop A Town Center*
 - Develop the Hillsborough Avenue/Ambassador Drive area as the primary Town Center*
 - Recognize Hanley Road, at Waters Avenue, as a secondary Town Center*
 - Encourage redevelopment of existing commercial sites within the designated town centers*

Staff Analysis of Goals, Objectives and Policies:

The applicant is requesting to rezone the subject site from Agricultural Rural (AR) to Commercial General- Restricted (CG-R) with the following use prohibitions: Schools, Drive-Thru Banks, Bowling Alleys, Drug Stores, Taverns, Funeral Homes, Laundromats, Fast Food Restaurants (with drive-thru windows), Sexually Oriented Businesses, Smoke Shops, Supermarkets, Wedding Chapels, Ambulance Services, Gas Station.

Objective 16 of the Future Land Use Element (FLUE) of the Comprehensive Plan for Unincorporated Hillsborough County, and its accompanying policies require the protection of existing neighborhoods from new development and redevelopment of adjacent properties through various instruments, such as buffering and screening (FLUE Policies 16.1, 16.3). FLUE Policy 16.1 includes language about limiting commercial development in residential land use categories to a neighborhood scale. The intent of this policy is to protect less intense uses, such as residential uses, and to locate more intensive uses in appropriate locations. This site is on the edge of the commercial node, where uses should be transitioning to less intense uses. A rezoning to CG-R would not support this policy direction.

This proposed rezoning does not meet the specific criteria of FLUE Policy 16.2 which identifies the use of gradual transitions of intensities between different land uses. The applicant has stated that the prohibition on uses listed above and setbacks along the northern side of 80 feet and 20 feet on each eastern and western sides as well as the utilization of landscape screening and a type B screening on the northern, western and eastern edges along with 6 foot PVC fencing along the eastern boundary would allow for gradual transition between uses and fulfill the intent of Policy 16.2. However, rezoning to

CG-R would still not provide for a proper transition of land use intensities between the adjoining residential and commercial general uses along Waters Avenue. Policy 16.2 states that professional site planning is also one of the methods used to achieve compatibility. As site plans are not submitted in this stage of the standard rezoning review process and take place after zoning approval when Planning Commission staff have concluded their review, there is unsatisfactory information to assess how the site will function as a whole with all of the proposed restrictions and mitigation measures. In this case, a Planned Development rezoning district is the appropriate rezoning process and the mitigation measures would likely not be able to achieve the degree of compatibility needed adjacent to residential uses. Furthermore, FLUE Policy 16.5 restricts higher intensity uses along arterials, away from established neighborhoods. Though the site is located along an arterial roadway, it is adjacent to residential properties, which presents a compatibility concern.

Goal 9 of the Community Design Component (CDC) calls for the creation of a commercial design standard in scale and design that complements the surrounding neighborhood. Policy 9-1.2 and Policy 9-1.3 of the Community Design Component specifically calls for the avoidance of any development of strip commercial and that any new commercial zoning be located at activity centers and commercial redevelopment centers. Goal 12, Objective 12-1, Policy 12-1.3 of the CDC recognize the need for development to be compatible with the existing character of the surrounding area, and development that is proposed in lower density residential areas should utilize the Planning Development rezoning process in order to fully address all impacts on the existing community.

The subject property does not meet locational criteria. Commercial Locational Criteria is based on the Future Land Use category of the property and the classification of the intersection of roadways as shown on the adopted 2040 Highway Cost Affordable Map. Roadways listed in the table as 2 or 4 lane roadways must be shown on the 2040 Highway Cost Affordable Map (FLUE Policy 22.2). Four intersections were analyzed to determine whether the subject property meets Commercial Locational Criteria. The closest intersection to the subject property is Edgewater Place Boulevard and Waters Avenue. Edgewater Place is not on the 2040 Highway Cost Affordable Map and it does not meet the definition of a major local roadway per the Comprehensive Plan. A major local roadway must connect to at least two or more collector or higher roadways and/or be a primary access road to at least 500 dwelling units from a collector or arterial roadway.

The second closest intersection is Waters Ave and Pinehurst Drive. Pinehurst Drive is considered a major local roadway, as it appears to be the primary access to over 500 homes. However, the subject property is outside of the 300 foot node formed at this intersection. Per FLUE Policy 22.2, 75% of the site must fall within the node of a qualifying intersection to meet Commercial Locational Criteria. The third intersection is Waters Avenue and Wilksy Boulevard. This segment of Wilksy Boulevard dead ends to the north and is not a qualifying intersection on the 2040 Highway Cost Affordable Map. The last intersection at Waters Avenue and Hanley Road is located approximately 2,000 feet east of the subject property. This is a qualifying intersection on the 2040 Highway Cost Affordable Map but, the subject property is beyond the maximum allowed 1,000 foot node. Per Policy 22.2, 75% of the site must fall within the node of a qualifying intersection to meet Commercial Locational Criteria.

This parcel's location does not meet commercial locational criteria per FLUE Policy 22.1 and FLUE Policy 22.2. The applicant has submitted a wavier to the commercial locational

criteria citing the commercial development pattern and the specific CG zoned properties north and south along West Waters Avenue. However, FLUE Policy 22.7 states that Commercial Locational Criteria is not the only factor to be considered and that factors such as land use compatibility must also be considered. The site is adjacent to a CG zoned parcel. However, there are compatibility concerns with the proposed CG rezoning and the adjacent residential properties.

The proposed rezoning does not support the vision of the Town & Country Community Plan, as stated in Goal 1, Goal 2 and Strategy 1. These goals focus on creating opportunities for small professional businesses and specialty neighborhood retail in a town center along Hanley Road and Waters Avenue, as well as improving the appearance of the roadway corridor. The subject site is not located at either of the preferred Town Centers in the community and a rezoning to CG-R is inconsistent with the vision of the Town & Country Community Plan.

Overall, the proposed rezoning would allow for a development that is inconsistent with the Goals, Objectives and Policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, as well as the Town & Country Community Plan.

Recommendation

Based upon the above considerations, the Planning Commission staff finds the proposed rezoning **INCONSISTENT** with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*.

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ 21-0242

<all other values>

APPROVED

CONTINUED

DENIED

WITHDRAWN

PENDING

Tampa Service Area

Urban Service Area

Shoreline

County Boundary

Jurisdiction Boundary

Roads

Parcels

AGRICULTURAL/MINING-120 (.25 FAR)

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

AGRICULTURAL-1/10 (.25 FAR)

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

AGRICULTURAL ESTATE-1/2.5 (.25 FAR)

RESIDENTIAL-1 (.25 FAR)

RESIDENTIAL-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/QUASI-PUBLIC

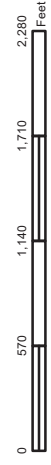
NATURAL PRESERVATION

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)

CITRUS PARK VILLAGE

WATER

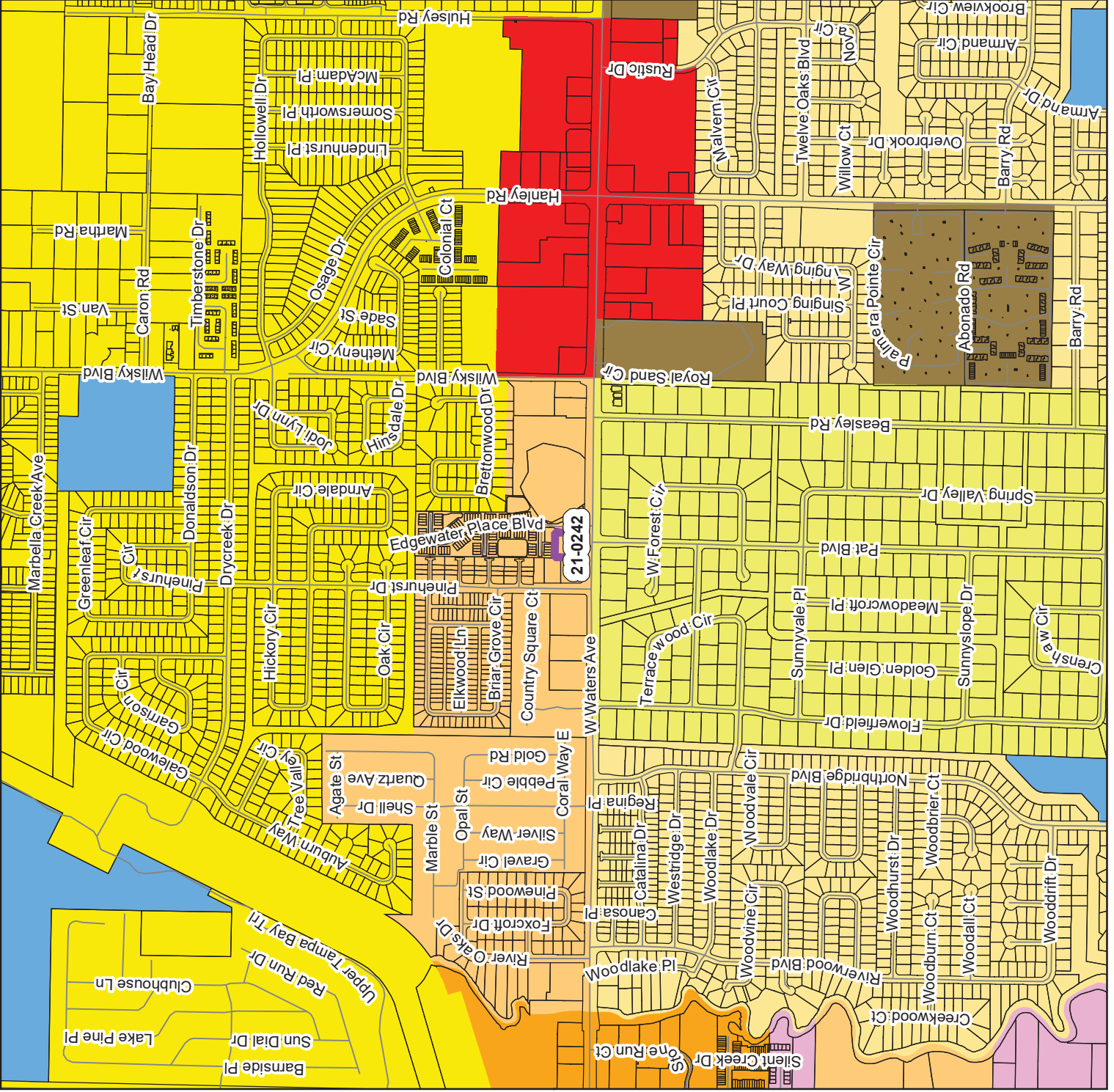
WATER



DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The data is for informational purposes only and is not intended to be used for any other purpose without specific approval of the Hillsborough County Planning Commission.

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

Map Printed from Rezoning System: 1/13/2021
 Author: Beverly F. Daniels
 File: C:\Rezonings\System\MapProjects\HC\Org\hr\Rezoning.mod



21-0242



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 02/05/2021

REVIEWER: Sofia Garantiva, AICP, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: TNC

PETITION NO: RZ-STD 21-0242

<input type="checkbox"/>	This agency has no comments.
<input checked="" type="checkbox"/>	This agency has no objection.
<input type="checkbox"/>	This agency has no objection, subject to the listed or attached conditions.
<input type="checkbox"/>	This agency objects for the reasons set forth below.

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in a decrease of trips potentially generated by development of the subject site by 1,001 average daily trips, 88 trips in the a.m. peak hour, and 87 trips in the p.m. peak hour.
- W Waters Avenue Street is not shown on the Hillsborough County Corridor Preservation Plan, as such, no preservation is needed along this frontage.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual; however, it appears that the project may not meet Section 6.04.07 access spacing requirements. Any administrative variance and/or design exception from the TTM will be considered at the time of plat/site/construction plan review.
- Transportation Review Section staff has no objection to this request, subject to the conditions provided herein below.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone from Agricultural Rural (AR) to Commercial General with restrictions (CG-R). The applicant is proposing a +/-9,000 square foot retail/commercial building with restricted CG uses. The following will not be uses included in development:

- Schools
- Drive-thru banks
- Bowling alleys
- Drug stores
- Taverns
- Funeral homes
- Laundromats
- Fast food restaurants (with drive-thru windows)
- Sexually oriented businesses
- Smoke shops
- Supermarkets

- Wedding chapels
- Ambulance services

The site is located 70 feet north of the intersection of W Waters Avenue and Pat Boulevard and consists of 0.97 acres. The Future Land Use designation is R-9.

Trip Generation Analysis

Since this is a Standard Rezoning, the applicant is not required to submit a transportation analysis study. However, staff has prepared a comparison of the potential trips generated by development permitted, based upon the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition, under the existing and proposed zoning designations utilizing a generalized *worst-case* scenario. Staff’s analysis is summarized below. Based on the assumption that the existing property is a legal non-conforming lot, the maximum development allowed would be one (1) single family dwelling unit under AR zoning.

Existing Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR: 1 Single Family DU (ITE Code 210)	9	1	1

Proposed Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG-R: 9,000 SF of High-Turnover (Sit-Down) Restaurant (ITE LUC 932)	1,010	89	88

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 1,001	(+) 88	(+) 87

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 1,001 average daily trips, 88 trips in the a.m. peak hour, and 87 trips in the p.m. peak hour

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on W Waters Avenue. W Waters Avenue is a 6-lane, divided arterial roadway with +/- 11-foot lanes, +/- 100 feet of pavement width within a +/-124-foot right-of-way. There are 4-foot sidewalks and 4-foot bike lanes on both sides of the roadway and curb and gutter along the north, south and median.

W Waters Avenue not shown on the Hillsborough County Corridor Preservation Plan, as such, no preservation is needed along this frontage.

SITE ACCESS ANALYSIS & CONNECTIVITY

There is no existing access point serving the site, although it is anticipated pedestrian and vehicular access will be from Waters Avenue. As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual; however, it appears that the project may not meet Section 6.04.07 access spacing requirements. As such, the County may require construction of a Shared Access Facility and/or median improvements (i.e. directionalize the median on W Waters Avenue such that it only permits northbound to westbound left from Pat Blvd and westbound to southbound left to Pat Blvd) in order to approve access with substandard spacing, otherwise the developer will need to obtain recommendation of approval by the County Engineer of a Section 6.04.02.B. variance at the time of plat/site/construction plan review.

Cross access to the west required per Section 6.04.03.Q of the LDC. The applicant has indicated that a cross access connection to Folio #4379.0050 to the west will be provided.

LEVEL OF SERVICE (LOS)

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
WATERS AVE	SHELDON RD	VETERAN'S EXPWY	E	C

Source: [2019 Hillsborough County Level of Service \(LOS\) Report](#)

COMMISSION

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 Rick Muratti, Esq. LEGAL DEPT
 Andy Schipfer, P.E. WETLANDS DIVISION
 Sterlin Woodard, P.E. AIR DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: 2/15/2021</p> <p>PETITION NO.: 21-0242</p> <p>EPC REVIEWER: Chris Stiens</p> <p>CONTACT INFORMATION: (813)627-2600 X1225</p> <p>EMAIL: stiensc@epchc.org</p>	<p>COMMENT DATE: 1/28/2021</p> <p>PROPERTY ADDRESS: West Waters Avenue, Tampa</p> <p>FOLIO #: 004379.0600</p> <p>STR: 23-28S-17E</p>
<p>REQUESTED ZONING: Standard Rezoning (AR to GC)</p>	
FINDINGS	
<p>WETLANDS PRESENT</p> <p>SITE INSPECTION DATE</p> <p>WETLAND LINE VALIDITY</p> <p>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</p>	<p>YES</p> <p>10/21/2020</p> <p>Not Valid</p> <p>The wetland covers most of the property</p>
<p>RECOMMENDED ZONING RESUBMITTAL COMMENTS:</p> <ol style="list-style-type: none"> The Standard Rezoning as proposed on the site plan would result in multiple wetland impacts for a building, retention pond and parking which have not been authorized by the Executive Director of the Environmental Protection Commission (EPC). EPC staff recommends that the applicant redesign this site plan to utilize the available upland areas and avoid impacts to the wetlands, pursuant to the EPC Wetlands rule, Chapter 1-11, Rules of the EPC and the adopted Basis of Review for Chapter 1-11. Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan. If you choose to proceed with the wetland impacts depicted on the plan, a separate wetland impact/mitigation proposal and appropriate fees must be submitted to this agency for review. A wetland delineation by EPC staff determined that wetlands exist onsite. Wetland surveys have been received by EPC. The submitted plans do not accurately depict approved wetland lines for the project area. The wetland line must appear on all site 	

Environmental Excellence in a Changing World

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

plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

INFORMATIONAL COMMENTS:

- Please continue to provide the necessary information to complete the wetland delineation file (EPC file #71057).
- The acreage of the wetland areas, and associated wetland setbacks, may result in the applicant's inability to construct the project as envisioned, and it may be necessary to reduce the scope of the project and/or redesign the proposed development layout to avoid wetland impacts.
- Please note that the construction and location of any proposed wetland/other surface water impacts and mitigation plan shall be reviewed separately by EPC pursuant to Chapter 1-11 and Basis of Review. Please be aware that a submittal provides no reliance that the wetlands may be developed as proposed and that EPC staff cannot approve plans at the construction phase if unapproved wetland impacts are depicted.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

cs/mst

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

PETITION NO.: STD21-0242 **REVIEWED BY:** Randy Rochelle **DATE:** 2/24/2021

FOLIO NO.: 4379.0600

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

WATER

- The property lies within the Hillsborough County Water Service Area. The applicant should contact the provider to determine the availability of water service.
- No Hillsborough County water line of adequate capacity is presently available.
- A 12 inch water main exists (adjacent to the site), (approximately ___ feet from the site) and is located within the north Right-of-Way of W. Waters Avenue .
- Water distribution improvements may be needed prior to connection to the County's water system.
- No CIP water line is planned that may provide service to the proposed development.
- The nearest CIP water main (____ inches), will be located (adjacent to the site), (feet from the site at ____). Expected completion date is ____.

WASTEWATER

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

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



AVIATION AUTHORITY LAND USE REVIEW
Hillsborough County - OPTIX

DATE: December 31, 2020

PROPOSED USE INFORMATION:

Case No.: 21-0242 Reviewer: Tony Mantegna

Location: W Waters Ave

Folio: 4379.0600

Current use of Land: Agricultural

Zoning: AR

REQUEST: Re-zone to CG

COMMENTS:

The proposed site falls within Zone "A" on the Airport Height Zoning Map. Any structure including construction equipment that exceeds 150 feet Above Mean Sea Level may require an Airport Height Zoning Permit and must be reviewed by the Airport Zoning Director.

Compatible without conditions (see comments above) - _____

Not compatible (comments) - _____

Compatible with conditions (see comments above) – Project will require FAA Review (7460-1) process and HCAA review.

cc: Aviation Authority Zoning Director/Legal/Records Management/Central Records



VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH
Land Use Hearing Master

DATE: Monday, April 19, 2021

TIME: Commencing at 6:00 p.m.
Concluding at 8:03 p.m.

PLACE: Cisco Webex

Reported By:

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

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARINGS
April 19, 2021
ZONING HEARING MASTER: SUSAN FINCH

C1:
Application Number: RZ-STD 21-0242
Applicant: Thomas & Emily Mang
Location: 70' North of Intersection: W.
Waters Ave., Pat Blvd.
Folio Number: 004379.0600
Acreage: 0.91 acres, more or less
Comprehensive Plan: R-9
Service Area: Urban
Existing Zoning: AR
Request: Rezone to CG-R

1 MR. GRADY: The first item is agenda item
2 C-1, Rezoning-Standard 21-0242. The applicants are
3 Thomas and Emily Mang.

4 The request is to rezone from Agricultural
5 Rural to Commercial General with Restrictions.

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

8 HEARING MASTER FINCH: Is the applicant
9 here?

10 MR. LAMPE: I believe we have one live
11 virtually too.

12 HEARING MASTER FINCH: All right. Thank
13 you. Good evening.

14 MS. MAI: Good evening. My name is Tu Mai
15 of H.T. Mai, Inc. Address is 14031 North Dale
16 Mabry Highway, Tampa, Florida 33618.

17 I'm here representing the applicant and also
18 participating virtually is Hung Mai. The petition
19 in front of you tonight is a request to rezone a
20 parcel having folio 4379.0600 from AR to
21 CG-Restricted with the follow restricted uses:
22 Schools, drive-through banks, bowling alleys, drug
23 stores, taverns, funeral homes, laundromats,
24 fast-food restaurants with drive-through windows,
25 sexually oriented businesses, smoke shops,

1 supermarkets, wedding chapels, ambulance services,
2 and gas station.

3 This CG-Restricted zoning was recommended to
4 us in the rezoning preapplication meeting held
5 October 28th, 2020. The total land is 0.94 acres
6 and the Future Land Use is R-9. It's located on
7 the north -- it's located northwest of Edgewater
8 Place Boulevard and West Waters Avenue.

9 If you recall in the March Zoning Hearing
10 Master, we -- you instructed that we go back with
11 the Planning Commission to discuss the
12 compatibility and consistency concerns that they
13 had. We believe that we have addressed them.

14 If I could speak on Policy 16.2 of the Comp
15 Plan, which states gradual transitions of
16 intensities between different land uses shall be
17 provided for as new development is proposed and
18 approved through the use of professional site
19 planning, buffering and screening techniques, and
20 control a specific land uses, we believe our
21 proposed development does meet the intent of
22 Policy 16.2.

23 And this conceptual plan that we submitted
24 to the Planning Commission, the applicant is
25 proposing a 20-foot buffer with Type B screening

1 along the property boundary to the north, east, and
2 west. Additional trees will be planted and
3 staggered to fill in any gaps of the existing trees
4 and natural vegetation on-site.

5 There is also an existing 8-foot solid PVC
6 fence along the west and north. In addition, the
7 applicant is proposing a 6-foot-high solid PVC
8 fence along the east property boundary, which is
9 adjacent to the entrance of the apartment complex.

10 We feel that the solid PVC fence and the
11 trees will provide a natural landscape and privacy
12 to the residential development next door.

13 In total, there will be a proposed setback
14 of at least 80 feet from the north property
15 boundary to the proposed building envelope since we
16 are proposing a stormwater retention pond, along
17 with the 20-foot buffer thus providing additional
18 separation from the northern property boundary to
19 the proposed building.

20 In addition to the east, we are proposing
21 20 feet setback from the east property boundary.
22 We feel these factors -- we feel these factors with
23 the proposed restrictions, as I stated earlier,
24 provide a gradual transition from the intensities
25 between different land uses.

1 Now, per Policy 22.1, which talks about
2 locational criteria, although the -- although the
3 subject site does not meet locational criteria, the
4 intersection of West Waters Avenue and Hanley Road
5 is approximately 2,000 feet -- is approximately
6 2,000 feet east of the subject property.

7 The proposed development we feel is
8 compatible with the existing character of the
9 surrounding area. If you look on the aerial, the
10 subject site is right here at the intersection of
11 Pinehurst Drive and West Waters Avenue, and then
12 there is the intersection of Hanley Road and West
13 Waters.

14 As you can see, there are a lot of
15 commercial uses along the West Waters corridor. In
16 addition, well beyond the maximum allowed
17 1,000-foot node exists commercial establishments
18 such as the Value Pawn Shop, Sunshine Animal
19 Hospital, Tiny Feet Learning Center, Self-Storage
20 Progressive, Allstate, and the Waters Pediatric
21 Clinic.

22 I will submit into evidence individual
23 photos of these establishments. Lastly, we believe
24 the proposed development would be in keeping with
25 the Town N Country Community Plan. We're creating

1 opportunities for small businesses and especially
2 retail businesses to thrive along the Hanley Road
3 and Waters Avenue corridor.

4 This area has a high concentration of Asian
5 and Hispanic communities. There's a growing
6 population for minority-owned businesses along West
7 Waters Avenue. By allowing the proposed rezoning
8 and development, it would further encourage these
9 populations to grow and contribute to our economy.

10 I will be submitting 98 letters of support
11 for this petition, and to conclude, we do believe
12 that the proposed justifications as we presented
13 do, in fact, maintain with the character of the
14 existing development and is compatible with the
15 surrounding area.

16 We received no objections from the review
17 agencies. We concur with staff's finding of
18 approvable, and we respectfully request your
19 recommendation to approve this zoning.

20 HEARING MASTER FINCH: Let me ask you a
21 couple of questions before you go. What is the
22 proposed use? What are you actually doing?

23 MS. MAI: The proposed use is just retail
24 commercial use.

25 HEARING MASTER FINCH: Okay. And so what

1 you've restricted it to is what you won't do, but
2 anything else under that CG that's not restricted,
3 of course, is fair game. All right.

4 MS. MAI: Yes, ma'am.

5 HEARING MASTER FINCH: And can you put up
6 your graphic again, the other graphic you showed
7 with the site plan with the building envelope?

8 MS. MAI: Yes, ma'am.

9 HEARING MASTER FINCH: What is that white
10 area? Is that just parking and --

11 MS. MAI: Yes. The white area would be
12 proposed parking.

13 HEARING MASTER FINCH: Okay. And so the
14 qualifying intersection for locational criteria,
15 how many feet away from that node are you?

16 MS. MAI: Approximately 2,000, which is the
17 Hanley Road/West Waters Avenue intersection.

18 HEARING MASTER FINCH: So Pinehurst, I
19 guess, to the west is not a qualifying
20 intersection?

21 MS. MAI: Pinehurst is an intersection, but
22 the Planning Commission stated that it's not a
23 qualifying intersection based on their Comp Plan.

24 HEARING MASTER FINCH: Okay. All right.
25 Those are my only questions. If you could submit

1 those into the record, thank you.

2 Development Services.

3 MS. BROWN: Good evening. Isis Brown,
4 Development Services.

5 This is rezoning case No. 21-0242 of the --
6 was continued from last hearing -- last month's
7 hearing to address or readdress the areas of
8 inconsistency from the Planning Commission.

9 As we know, the request to rezone of the
10 parcel totalling approximately 0.94 acres from
11 existing Agricultural AR zoning district to the
12 proposed Commercial General CG with Restrictions.

13 The applicant, Tu Mai, she did a great job in
14 breaking everything down, just reiterating what's
15 in the report. The property is located along West
16 Waters Avenue with the scenic corridor.

17 The subject property is designated
18 Residential R-9 -- RES-9, sorry. The site is
19 located in an area comprised of low, mid, and high
20 density urban and residential and commercial office
21 uses. The majority of the area on the south side
22 of Waters Avenue has a FLU category of mid and high
23 density urban, residential, and office commercial.

24 The two categories mentioned can potentially
25 permit commercial office and multipurpose uses that

1 meet the locational criteria. The overall area is
2 within the Urban Service Area with publically owned
3 and operated potable water and wastewater
4 facilities.

5 The site is adjacent to property zoned PD
6 00 -- 00-024 (sic) and PD 71-026 (sic) to the
7 north, PD 00-246 and AR to the east, PD 71-067
8 (sic) to the west, and CG, PD-CG 88-0131 to the
9 south.

10 The applicant is proposing restricted uses --
11 restricted -- the applicant's proposed use
12 restricting includes no fast-food restaurants with
13 drive-throughs, gas stations. I'm so sorry.
14 Losing my page.

15 The size and depth of the subject property
16 in relation to other adjacent commercial uses will
17 create a zoning -- zoning development pattern that
18 is consistent with the existing zoning and
19 development pattern of the commercial uses and
20 zoning district in the area.

21 Based on the above consideration, staff
22 finds the proposed CG zoning is compatible with the
23 existing zoning district and the development
24 pattern in the area.

25 Based on the above consideration, staff

1 finds that the request is approvable with the
2 following restrictions: Commercial General uses
3 will exclude schools, drive-through banks, bowling
4 alleys, drug stores, taverns, funeral homes,
5 laundromats, fast-food restaurants with
6 drive-through windows, sexually oriented
7 businesses, smoke shops, supermarkets, wedding
8 chapels, ambulance services, and gas station.

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

11 HEARING MASTER FINCH: You heard that the
12 Planning Commission even after discussion with the
13 continuance still does not support the request
14 based on locational criteria and a lack of
15 transition, and so I just wanted to go over for the
16 record how the surrounding area or whatever your
17 arguments are for overcoming the lack of commercial
18 locational criteria in the area.

19 MS. BROWN: So along the -- we agree with --
20 so on Waters -- I'm sorry. Along Waters, there are
21 a lot of commercial uses along there. To the east,
22 I believe it is, there is gas station -- no, to the
23 west, I'm sorry. BPO.

24 There are a lot of commercial uses around
25 that area, and it's consistent with the pattern of

1 development around there. It's consistent and that
2 was really our -- our grounds for --

3 HEARING MASTER FINCH: That last
4 statement --

5 MR. GRADY: Madam Hearing Officer, I would
6 also add as an outline in the report. I mean, we
7 felt that if you look at the development standards
8 required with the CG zonings with respect to
9 buffering and screening, which the applicant
10 outlined in their graphic, which is a required
11 buffering and screening that they would have along
12 the northern-eastern boundary, that in addition to
13 the existing development pattern along there and
14 the fact that the eastern boundary has an access
15 drive and then to the east of that undeveloped
16 parcel that appears to contain mostly wetlands,
17 that that -- those issues really than the only
18 impact of area from our perspective from
19 compatibility was to the north.

20 Again, they're required to provide a 20-foot
21 buffer, and they're also required to provide a
22 two-to-one setback for structure height over
23 20 feet. In addition, along that common boundary,
24 half that boundary is consisting of recreational
25 uses for the townhome development.

1 Therefore, there's four homes that are
2 mostly impacted by that. They have an existing
3 over 20-foot setback. So, again, we felt with
4 that, the 20-foot buffer and their buffering and
5 screening and the limitations and uses added, they
6 did provide for a proper transition.

7 HEARING MASTER FINCH: All right. Thank you
8 for that clarification. I appreciate it.

9 Planning Commission.

10 MS. HALEY: Jiwuan Haley, Planning
11 Commission.

12 The subject property is designated
13 Residential-9 on the Future Land Use Map. It is
14 located within the Urban Service Area within the
15 limits of the Town N Country Community Plan.

16 Future Land Use Element Policy 16.1 includes
17 language about limiting commercial development and
18 residential land Use categories to a neighborhood
19 scale.

20 The intent of this policy is to protect less
21 intense uses such as residential uses and to locate
22 more intensive uses in an appropriate location.
23 The site is on the edge of the commercial node
24 where uses should be transitioning to less intense
25 uses.

1 A rezoning to Commercial General with
2 Restrictions would not support this policy
3 direction.

4 This proposed rezoning does not meet the
5 specific criteria of Future Land Use Element
6 Policy 16.2, which identifies the use of gradual
7 transitions of intensities between different land
8 uses.

9 The applicant has stated that the
10 prohibition of the uses, which were listed earlier,
11 and setbacks along the northern, eastern, and
12 western sides of the property, as well as the
13 utilization of landscape screening and a Type B
14 screening on the northern, western, and eastern
15 edges, along with a 6-foot PVC fencing along the
16 eastern boundary would allow for a gradual
17 transition between uses and fulfill the intent of
18 16.2.

19 However, Policy 16.2 states that
20 professional site planning is also one of the
21 methods used to achieve compatibility. As site
22 plans are not submitted in this stage of the
23 standard rezoning review process and take place
24 after zoning approval when Planning Commission
25 staff has included their review, there is

1 unsatisfactory information to assess how the site
2 will function as a whole with all of the proposed
3 restriction and mitigation measure.

4 In this case, a Planned Development rezoning
5 district is the appropriate rezoning process, and
6 the mitigation measures would likely not be able to
7 achieve the degree of compatibility needed to
8 satisfy the compatibility concern with adjacent
9 residential uses.

10 Furthermore, the Future Land Use Element
11 Policy 16.5 restricts higher intensity uses along
12 arterials away from established neighborhood. So
13 the site is located along an arterial roadway. It
14 is adjacent to residential -- it is adjacent to
15 residential properties, which present compatibility
16 concerns.

17 Goal 9 of the Community Design Component
18 calls for the creation of a commercial design
19 standard in scale and design that complements the
20 surrounding neighborhood. Policy 9-1.2 and
21 Policy 9-1.3 of the Community Design Component
22 specifically calls for the avoidance of any
23 development of strict commercial and that any new
24 commercial zoning will be located at activity
25 centers and commercial redevelopment that Goal 12,

1 Objective 12-1, Policy 12-1.3 of the Commercial
2 Design Component recognizes a need for development
3 to be compatible with the existing character of the
4 surrounding area and development that is proposed
5 in lower density residential areas should utilize
6 the Planned Development rezoning process in order
7 to fully address all impacts on the existing
8 community.

9 The subject property does not meet
10 locational criteria as four intersections were
11 analyzed in the staff report. The closest
12 intersection to the subject property is Edgewater
13 Place Boulevard and Waters Avenue.

14 Edgewater Place is not on the 2040 Highway
15 Cost Affordable Map. It does not meet the
16 definition of a local major roadway per the
17 Comprehensive Plan. A major local roadway must
18 connect to at least two or more collector or higher
19 roadways and/or be a primary access road to at
20 least 500 dwelling units from a collector or
21 arterial roadway.

22 The second closest intersection is Waters
23 Avenue and Pinehurst Drive. Pinehurst Drive is
24 considered a major local roadway as it appears to
25 be the primary access to over 500 homes.

1 However, the subject property is outside of
2 the 300-foot node formed at this intersection. Per
3 Future Land Use Element Policy 22.2, 75 percent of
4 the site will fall within the node of a qualifying
5 intersection to meet commercial locational
6 criteria.

7 The third intersection is Waters Avenue and
8 Wilsky Boulevard. This segment of Wilsky Boulevard
9 dead ends to the north and is not a qualifying
10 intersection on the 2040 Cost Affordable Map.

11 The fourth intersection that was analyzed
12 was Waters Avenue and Hanley Road. It is located
13 approximately 2,000 feet east of the subject
14 property just as a qualifying intersection per the
15 2040 Highway Cost Affordable Map.

16 But the subject property is beyond the
17 maximum allowed 1,000-foot node. Per Policy 22.2,
18 75 percent of the site must fall within the node of
19 a qualifying intersection to meet commercial
20 locational criteria.

21 The applicant has submitted a waiver to
22 commercial locational criteria citing the
23 commercial development pattern and the specific
24 CG-zoned properties north and south along West
25 Waters Avenue.

1 However, Future Land Use Element Policy 22.7
2 states that commercial locational criteria is not
3 the only factor to be considered and that factors
4 such as land use compatibility must also be
5 considered.

6 The site is close if adjacent to a CG-zoned
7 parcel. However, there are compatibility concerns
8 with the proposed CG zoning and the adjacent
9 residential properties.

10 The proposed rezoning does not support the
11 vision of the Town N Country Community Plan as
12 stated in Goal 1, Goal 2, and Strategy 1. The
13 goals focus on creating opportunities for small,
14 professional -- for small professional businesses
15 and specialty -- I'm sorry, specialty neighborhood
16 retail in a town center along the Hanley Road and
17 Waters Avenue, as well as improving the appearance
18 of the roadway corridor.

19 The subject site is not -- is not located at
20 either of the preferred town centers in the
21 community. And a rezoning to CG-R is inconsistent
22 with the vision of the Town N Country Community
23 Plan.

24 Based on these recommendations, Planning
25 Commission staff finds the proposed rezoning is

1 consistent with the Future of Hillsborough
2 Comprehensive Plan for unincorporated Hillsborough
3 County.

4 If you have any questions, I'm more than
5 happy to answer them, and that concludes my
6 presentation. Thank you.

7 HEARING MASTER FINCH: I have a quick
8 question, and it's about those commercial
9 properties across the street from the subject
10 property.

11 Looking at the Land Use map, it looks -- I
12 couldn't tell the category. It's a residential
13 category. Certainly, it's a yellow. What category
14 is that?

15 MS. HALEY: Yes. So that's Residential-2,
16 and I'm looking at the map now, and there seems to
17 be all CG zoning across just right south of Waters
18 Avenue. So those -- the categories is RES-2 and
19 CG-R zoning to the south as well.

20 HEARING MASTER FINCH: So it's RES-2. I'm
21 sorry. You had a little bit of an echo hearing
22 you. You said it's RES-2?

23 MS. HALEY: Correct. It's Residential-2 to
24 the south.

25 HEARING MASTER FINCH: Okay. And you would

1 agree that all those properties across the street
2 are all zoned CG? Do you know how that -- how long
3 they've been there; how long that's been like that?

4 MS. HALEY: I'm not sure, but I will say
5 that the subject parcel is surrounded by Planned
6 Development zoning. So there seems to be -- at
7 least to the north, there seems to be a precedence
8 that with a Planned Development-approached zoning,
9 which is I believe one of the reasons why staff
10 stated in their report that the most appropriate
11 approach here would not be a standard but a Planned
12 Development rezoning.

13 So I -- I -- staff understands that there's
14 standards to the south. I'm not sure about the
15 history behind those, how that happened. But based
16 on the -- the current layout of the parcels and the
17 zoning to the north, Planning Commission staff felt
18 that based on Comprehensive Plan policies that a
19 Planned Development would be more appropriate.

20 HEARING MASTER FINCH: All right. And did
21 you in your conversations with Ms. Mai after the
22 continuance -- did you advise her that a Planned
23 Development would be more appropriate and if so,
24 did you intimate that that would lead you to
25 support the request?

1 MS. HALEY: Ms. Finch, I was not personally
2 involved in those conversations, but typically -- I
3 will say typically Planning Commission staff tries
4 to communicate their concern and the -- the
5 approach that the applicant should take early in
6 the review process.

7 So knowing that's our protocol, I -- it
8 seems that staff would have explained to the
9 applicant early on in the process that a Planned
10 Development would be most appropriate, but I have
11 to say I was not involved in those conversations.

12 HEARING MASTER FINCH: All right. Thank you
13 so much.

14 All right. Let's move on. So at this
15 point, we'll call for anyone that would like to
16 speak in support. Anyone in favor of this
17 application?

18 Seeing no one in the room. No one on line.
19 Okay. Same question. Anything -- anyone who would
20 like to speak in opposition to this project?
21 Anyone opposed? No one in the room. No one
22 online.

23 All right. County Staff, anything further?

24 MR. GRADY: Nothing further.

25 HEARING MASTER FINCH: All right. Ms. Mai,

1 you have five minutes for rebuttal. And I would
2 like you to address the -- the comments from
3 Ms. Haley about the Planned Development and what
4 was your conversation with the Planning Commission
5 when you talked to them about rezoning to a Planned
6 Development to memorialize all of those conditions
7 and so forth.

8 MS. MAI: Yes, ma'am. To address the
9 Planning Commission's comments about the PD
10 rezoning, in our initial rezoning application --
11 rezoning preapplication meeting in October, as I
12 stated, staff recommended that we rezone the parcel
13 to either CG-Restricted or CN-Restricted.

14 We did offer a PD rezoning. However, based
15 on their recommendation, we decided to go with the
16 CG-Restricted.

17 HEARING MASTER FINCH: Was that the Planning
18 Commission staff or Development Services?

19 MS. MAI: Development Services staff.

20 HEARING MASTER FINCH: Okay.

21 MS. MAI: Planning Commission did not state
22 anything about the PD rezoning on the offset of the
23 preapplication meeting. We did not know that that
24 was the recommendation until we received the staff
25 report from them, which is about a week before this

1 hearing.

2 Also, I want to state that there has been
3 three -- during the whole process, the review
4 process, we have been working with three different
5 Planning Commission staff. Therefore, it kind of
6 inhibited our, you know -- our ability to reply to
7 any of their concerns.

8 We didn't know if the Policy 16.2 concern
9 until late into the review process. Therefore, we
10 addressed it as best we could with providing the
11 screening and buffering to the parcels to the north
12 and east to separate them as best we could to
13 mitigate the compatibility concerns.

14 I also wanted to point out a few things. We
15 spoke of the heavy commercial uses already existing
16 and the development pattern of West Waters Avenue.
17 Directly adjacent to the subject parcel to the --
18 to the west is a Chevron station.

19 HEARING MASTER FINCH: And that's in the
20 Planned Development, right, the Chevron station?

21 MS. MAI: Is it zoned PD; is that what
22 you're asking?

23 HEARING MASTER FINCH: Yes.

24 MS. MAI: I --

25 MR. GRADY: Yes, it is.

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

3 MS. MAI: And then next to the subject site,
4 obviously, is the entrance to Edgewater Place
5 Apartments; and adjacent to the site entrance is a
6 large retention wetland area.

7 Adjacent to the wetland area travelling east
8 is a huge public storage facility. Again,
9 travelling east from the public storage adjacent to
10 that is Progressive and a Waffle House. Directly
11 behind the Waffle House is a huge BJ's department
12 store. Next to the BJ's department store is the
13 GTE credit union.

14 Directly behind is the Save A Lot in a
15 shopping center, and then next to the Hanley
16 Road/Waters Avenue intersection is the Boston
17 Market. Now, if you travel west towards the
18 subject site from the Hanley Road/Waters Avenue
19 intersection, you'll see the Bank of America in the
20 strip -- in the shopping center.

21 You'll see adjacent to the Bank of America
22 is an Amscot. Next to the Amscot is a Mike's Auto
23 Center and next to that is the Life Storage public
24 storage. Adjacent to Mike's Auto Center is the
25 Westend at 76Ten Apartment complex. And then

1 within the Professional Office building office
2 center is the Pediatric -- Waters Pediatric Center.

3 HEARING MASTER FINCH: You've got about
4 30 seconds left.

5 MS. MAI: And then travelling west again,
6 you'll see strip centers housing Tiny Feet Learning
7 Center, Sunshine Animal Hospital, Value Pawn Shop,
8 and a Vietnamese restaurant.

9 So as you can see, there's heavily -- a
10 heavy commercial development along this roadway.
11 Thank you.

12 HEARING MASTER FINCH: All right. Thank you
13 so much.

14 And with that, we'll close Rezoning 21-0242
15 and go to the next case.

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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

BEFORE: SUSAN FINCH
Land Use Hearing Master

DATE: Monday, March 15, 2021

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

PLACE: Webex Videoconference

Reported By:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 100
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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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

C3:
Application Number: RZ-STD 21-0242
Applicant: Thomas & Emily Mang
Location: 70' North of Inter: W. Waters
Ave., Pat Blvd.
Folio Number: 004379.0600
Acreage: 0.91 acres, more or less
Comprehensive Plan: R-9
Service Area: Urban
Existing Zoning: AR
Request: Rezone to CG-R

1 MR. GRADY: The next item is agenda item
2 C-3, Rezoning-Standard 21-0242. The applicants are
3 Thomas and Emily Mang. The request is to rezone
4 from AR to CG with Restrictions.

5 Isis Brown will provide staff recommendation
6 after presentation by the applicant.

7 HEARING MASTER FINCH: All right. Is the
8 applicant here?

9 MS. MAI: Good evening. My name is Tu Mai,
10 H.T. Mai, Inc. Address is 14031 North Dale Mabry
11 Highway, Tampa, Florida 33618. I'm representing
12 the applicant.

13 The petition in front of you tonight is to
14 request to rezone from AR to CG with Restrictions
15 for parcel having folio 004379.0600. Total land is
16 0.94 acres with the Future Land Use of R-9. It is
17 located approximately 70 feet north of intersection
18 of West Waters Avenue and Pat Boulevard.

19 We have received no objection from the
20 review agencies. We concur with staff report and
21 request your approval. Thank you.

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

24 Development Services, please.

25 MS. BROWN: Good evening. Isis Brown,

1 Development Services.

2 The request is for rezone to one parcel
3 totalling approximately 0.94 acres from the
4 existing Agricultural Rural AR zoning district to
5 the proposed Commercial General zoning district
6 with Restrictions.

7 The site is currently address as West Waters
8 Avenue, Tampa, Florida, which is located
9 approximately 493 feet east of the intersection of
10 Pinehurst Drive and West Waters Avenue.

11 The underlaying Future Land Use category is
12 Residential-9. The applicant is proposing the
13 following uses be prohibited: Schools,
14 drive-through banks, bowling alleys, drug stores,
15 taverns, funeral homes, Laundromats, fast-food
16 restaurants with drive-through windows, sexually
17 oriented businesses, smoke shops, supermarkets,
18 wedding chapels, ambulance services, and gas
19 stations.

20 Transit service is located to the site -- to
21 service the site. The closest transit stop is
22 located approximately 126 feet from the southeast
23 corner of the site along Waters Avenue.

24 Transportation Staff has reviewed the
25 application and has no objections. The site has

1 frontage on West Waters Avenue. Based on the Comp
2 Plan consistency, the subject parcel is designated
3 RSC -- Residential-9 on the Future Land Use Map.

4 The subject property does not meet
5 commercial locational criteria. However, a waiver
6 request to the commercial locational criteria was
7 submitted. Planning Commission staff has concerns
8 with the proposed use and finds that the proposed
9 use is inconsistent with the Comp Plan.

10 The site is located in an area compromised
11 of low, mid, and high density urban, residential,
12 and commercial office uses. A major -- I'm sorry.
13 The echo.

14 The majority of the area on the south side
15 of west Waters Avenue has a Future Land Use of mid
16 and high density urban, residential, and office
17 commercial uses.

18 The site is adjacent to property zoned PD
19 00-0246 and PD 71-0267 to the north, PD 00-246 and
20 Agricultural Rural to the east and PD 71-0267 to
21 the west. And Commercial General -- PD Commercial
22 General 88-0131 to the south.

23 The applicant proposes restricted use
24 including -- the applicant's proposed use
25 restrictions include fast-food restaurants with

1 drive-through gas stations, two of the more
2 intensive general -- Commercial General zoning
3 districts use the term of the general -- I'm sorry.

4 Staff finds -- Development Services staff
5 finds that the request approval with the following
6 restrictions: Commercial General uses will exclude
7 schools, drive-through banks, bowling alleys, drug
8 stores, taverns, funeral homes, Laundromats,
9 fast-food restaurants with drive-through windows,
10 sexually oriented businesses, smoke shops,
11 supermarkets, wedding chapels, ambulance services,
12 and gas stations.

13 I'm available for any questions.

14 HEARING MASTER FINCH: I do have a question,
15 but it relates to a comment in your staff report
16 from transportation. So I don't know if you want
17 to fill that or if we have one of the
18 Transportation Staff people online available.

19 MR. GRADY: We do have Transportation Staff
20 online.

21 HEARING MASTER FINCH: All right. Well,
22 I'll pose my question and hopefully one of them
23 will appear. There's a comment which stems from
24 the transportation comments that says the proposed
25 rezoning would result in a decrease of trips

1 potentially generated by the development by about a
2 thousand daily trips. And it further goes on to
3 clarify that the proposal is a 9,000-square-foot
4 retail commercial building.

5 So I'm wondering if that's a misprint or if
6 I'm missing something in the analysis.

7 MR. RATLIFF: Hello. This is James Ratliff
8 with Transportation Review section.

9 HEARING MASTER FINCH: Hi, Mr. Ratliff.

10 MR. RATLIFF: I am currently fighting with
11 my computer to try to get it pull up the staff
12 report here. It decided to not work at exactly the
13 wrong moment. So bear with me. One second.

14 MR. GRADY: And while James is looking for
15 that, I think the 9,000-square-foot came from --
16 the applicant as part of their submittal had
17 submitted like a proposed layout that I think
18 showed a 9,000-square-foot building on the
19 property.

20 But again, it is a standard district. So
21 there wasn't any specific site plan or restriction
22 with respect to building size. But I would imagine
23 that's probably where that figure came from.

24 HEARING MASTER FINCH: All right.

25 Understood. And then back to the question of how

1 it's the 9,000-square-foot or some commercial
2 retail building would be a decrease of trips over
3 what is currently zoned to Agricultural Rural. I
4 just wanted to clarify that.

5 MR. RATLIFF: It is coming up now. It
6 certainly sounds like an error. But let's see
7 here. That is an increase of 1,001 daily trips, 88
8 a.m. peak-hour trips and 87 p.m. peak-hour trips.

9 HEARING MASTER FINCH: Okay. Fair enough.
10 I just wanted to make sure. All right. That was
11 the extent of my questions for Development
12 Services. Thank you.

13 The Planning Commission, please.

14 MS. MILLS: Yeneka Mills, Planning
15 Commission staff.

16 The subject property is located within the
17 Residential-9 Future Land Use classification, the
18 Urban Service Area, and the Town N Country
19 Community Planning Area.

20 I do want to make a correction on our
21 report. In the box, the site locational criteria,
22 the applicant has submitted a waiver to locational
23 criteria.

24 The proposal is inconsistent with the
25 Residential-9 Future Land Use classification.

1 Future Land Use Element Objective 16 and its
2 accompany policies require the protection of
3 existing neighborhoods from new development and
4 redevelopment of adjacent properties through
5 various instruments such as buffering and
6 screening.

7 And that's Future Land Use Element Policy
8 16.1 and 16.3. The proposed rezoning does not meet
9 the specific criteria of Future Land Use Element
10 16.2, which identifies the use of (unintelligible)
11 transitions of intensities between different lands
12 uses.

13 A rezoning to Commercial General would not
14 provide for a proper transition of Land Use
15 intensities between the adjoining residential and
16 Commercial General uses along West Waters Avenue.

17 Mitigation measures will likely not be able
18 to achieve the degree of compatibility needed to
19 the adjacent residential uses. Future Land Use
20 Element Policy 16.5, higher intensity uses along
21 arterials away from established neighborhoods.

22 Though the site is located along an arterial
23 roadway, it is adjacent to residential properties
24 which present a compatibility concern. Future Land
25 Use Element Policy 16.1 includes the language about

1 limiting commercial development and residential
2 land use categories to neighborhood scale.

3 The intent of this policy is to protect less
4 intense uses, such as residential uses and to
5 locate more intensive uses in appropriate
6 locations. The site is on the edge of the
7 commercial node where uses should be transitioning
8 to less intense uses.

9 A rezoning to Commercial General would not
10 support this policy direction. The subject site
11 does not meet commercial locational criteria.
12 Commercial locational criteria is based on the
13 Future Land Use category of the property as well as
14 the classification of the intersection of roadways
15 as shown on the adopted 2040 Highway Cost
16 Affordable Map.

17 Four intersections were analyzed to
18 determine whether the subject property meets
19 commercial locational criteria. The closest
20 intersection to the subject property is Edgewater
21 Place Boulevard and Waters Avenue. Edgewater Place
22 is not on the 2040 Cost Affordable Map, and it does
23 not meet the definition of a major local roadway
24 per the Comp Plan.

25 A major local roadway must connect to at

1 least two or more collectors or highway -- higher
2 roadways and/or be primary access to 500 dwelling
3 units from a collector or arterial roadway.

4 The second closest intersection is Waters
5 Avenue and Pinehurst Drive. Pinehurst Drive is
6 considered a major local roadway as it appears to
7 be the primary access to over 500 homes. However,
8 the subject property is outside of the 300-foot
9 node formed at this intersection.

10 Per Future Land Use Element Policy 22.2,
11 75 percent of the site must fall within the node of
12 a qualifying intersection to meet commercial
13 locational criteria. The third intersection is
14 Waters Avenue and Wilksy Boulevard.

15 This segment of Wilksy Boulevard dead ends
16 to the north and is not a qualifying intersection
17 on the 2040 Highway Cost Affordable Map.

18 The last intersection at Waters Avenue and
19 Hanley Road is located approximately 2,000 feet
20 east of the subject property. This is a qualifying
21 intersection on the 2040 Highway Cost Affordable
22 Map, but the subject property is beyond the maximum
23 allowed 1,000-foot node.

24 Per Policy 22.2, 75 percent of the site must
25 fall within the qualifying intersection to meet

1 commercial locational criteria. The applicant has
2 submitted a waiver to commercial locational
3 criteria citing the commercial development pattern
4 is a specific CG-zoned properties north and south
5 along Waters Avenue.

6 However, Future Land Use Element Policy 22.7
7 states that commercial locational criteria is not
8 the only factual to be considered. Factors such as
9 Land Use compatibility must also be considered.

10 The site is adjacent to Commercial
11 General-zoned parcels; however, there are
12 compatibility concerns with the proposed CG
13 rezoning adjacent to residential properties.

14 The proposed rezoning does not support the
15 vision of the Town N Country Community Plan as
16 stated in goal one, goal two, and strategy one.

17 These goals focus on creating opportunities
18 for small professional businesses and specialty
19 neighborhood retail in a town center along Hanley
20 Road and Waters Avenue, as well as improving the
21 appearance of the roadway corridor.

22 Permitting this site to be rezoned to
23 Commercial General is inconsistent with the Town N
24 Country Community Plan, and based upon those
25 considerations, Planning Commission staff finds the

1 proposed rezoning inconsistent with the Future of
2 Hillsborough Comp Plan. Thank you.

3 HEARING MASTER FINCH: Ms. Mills, let me ask
4 you a follow-up question. It appears from your
5 report and your comments tonight that the Planning
6 Commission reviewed this as a straight Euclidean
7 Commercial General application without
8 restrictions. There's no mention of restrictions
9 anywhere in the report; is that correct?

10 MS. MILLS: That's correct.

11 HEARING MASTER FINCH: All right. And so
12 are you aware that the applicant has submitted a
13 laundry list of prohibited uses to restrict certain
14 uses that might be found objectionable in CG?

15 MS. MILLS: I am aware of that. Planning
16 Commission is aware of the restrictions here
17 tonight. Yes.

18 HEARING MASTER FINCH: All right. Were you
19 made aware of that prior to tonight's hearing?

20 MS. MILLS: That, I'm not exactly sure of.
21 Being that I was not planner on this, I can't say
22 for sure that Planning Commission -- other Planning
23 Commission staff that was in charge of this was
24 made aware of that.

25 HEARING MASTER FINCH: All right. Well,

1 then that would lead me to ask you if it would
2 change your recommendation or would you reconsider
3 your opinion -- your staff opinion based on the
4 listed restricted uses?

5 MS. MILLS: I would say that Planning
6 Commission staff is not in a posture to make that
7 decision tonight. We would have to look at the
8 uses as -- the restricted uses being proposed
9 before a final decision could be made to further
10 analyze what's being proposed.

11 HEARING MASTER FINCH: Okay. All right.
12 Thank you very much.

13 Is there anyone that would like to speak in
14 support to this application? Anyone in favor?

15 All right. Seeing no one in the room, no one
16 online, is there anyone in opposition to this
17 request? All right. Seeing no one in the room or
18 online. Right.

19 MR. LAMPE: I believe we just have Hung Mai,
20 who's an applicant.

21 HEARING MASTER FINCH: Yes. Okay.
22 County Staff, any further comments?

23 MR. GRADY: No further comments.

24 HEARING MASTER FINCH: Okay. Then Ms. Mai,
25 you have five minutes for rebuttal. I would ask

1 for your consideration of Ms. Mills' comments from
2 the Planning Commission that they have not reviewed
3 this from your request for restricted Commercial
4 General rezoning.

5 And so did you have conversations with them
6 to present them your request? I'm assuming it was
7 amended after you filed it.

8 MS. MAI: No. We submitted the application
9 with restricted uses. As Ms. Mills said, she came
10 on late into the review process. Therefore, I
11 believe she did not see the restricted uses that we
12 proposed.

13 Therefore, we would like to request, you
14 know, the Planning Commission to reconsider their
15 recommendation with the proposed restrictions that
16 we did along with the locational criteria waiver
17 that we submitted.

18 HEARING MASTER FINCH: All right. Well,
19 from the sounds of her comments, she can speak for
20 herself, but it doesn't seem like she's going to do
21 that on the fly. So are you requesting a
22 continuance?

23 MS. MAI: What would be our options?

24 HEARING MASTER FINCH: Mr. Grady.

25 MR. GRADY: Again, I think at this point,

1 for the Planning Commission to -- to evaluate it, I
2 think as Ms. Mills said they would require a
3 continuance.

4 So if the applicant is amenable to a
5 continuance to allow for further considerations of
6 that, I mean, we would have to continue to the next
7 hearing, which is the April -- what's the April
8 hearing? Whatever -- 19th, the April 19th hearing.

9 HEARING MASTER FINCH: So, Ms. Mai,
10 Mr. Grady is stating that the next -- if the
11 Planning Commission were to reevaluate your request
12 based on those restrictions that you've submitted
13 to the CG requirement, that that Zoning Hearing
14 Master date would be April 19th at 6:00 p.m. Is
15 that what you're requesting?

16 MS. MAI: Yes, ma'am.

17 HEARING MASTER FINCH: All right. Then
18 Mr. Grady, is that just procedural at that point?

19 MR. GRADY: I think we just announce for the
20 record that the item is being continued to the
21 April 19th, that'll be fine.

22 HEARING MASTER FINCH: All right. Based on
23 that -- and, Ms. Mai, I would strongly suggest that
24 you get with Ms. Mills, obviously, and go over
25 these restrictions to make sure that they have

1 adequately evaluated your request given their
2 current recommendation on the table.

3 But with that, then we'll continue Rezoning
4 21-0242 to the April 19th Zoning Hearing Master
5 Hearing for the purpose of having the Planning
6 Commission evaluate the restricted zoning that
7 you've presented. All right.

8 MS. MAI: Yes, ma'am.

9 HEARING MASTER FINCH: Then with that, we'll
10 close that hearing or we'll continue it, rather,
11 and go to the next hearing, Mr. Grady.

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
Land Use Hearing Master

DATE: Monday, February 15, 2021

TIME: Commencing at 6:00 p.m.
Concluding at 11:35 p.m.

PLACE: Appeared via Cisco Webex
Videoconference

Reported By:

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

1 application is being continued by staff to the
2 March 15th, 2021, Zoning Hearing Master Hearing.

3 Item A-22, Rezoning-PD 21-0113. This
4 application is being continued by the applicant to
5 the May 17th, 2021, Zoning Hearing Master Hearing.

6 Item A-23, Major Mod 21-0116. This
7 application is being continued by staff to the
8 March 15th, 2021, Zoning Hearing Master Hearing.

9 Item A-24, Rezoning-PD 21-121. This
10 application is out of order to be heard and is
11 being continued to the March 15th, 2021, Zoning
12 Hearing Master Hearing.

13 Item A-25, RZ-PD 21-0123. This application
14 is being continued by the applicant to the
15 March 15th, 2021, Zoning Hearing Master Hearing.

16 And item A-26, Rezoning-Standard 21-0242.
17 This application is being continued by staff to the
18 March 15th, 2021, Zoning Hearing Master.

19 That concludes all withdrawals and
20 continuances.

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

23 All right. Before we get into the hearings
24 tonight, I'm going to go over some procedures. The
25 agenda tonight consists of items that require a



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

DATE/TIME: 4/19/21HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>21-0242</u>	PLEASE PRINT NAME <u>Tu Mai (H.T. MAI, Inc.)</u> ADDRESS <u>14031 N. Dale Mabry Highway</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>(813) 962-6230</u>
APPLICATION # <u>21-042a</u>	PLEASE PRINT NAME <u>William L Brown III</u> ADDRESS <u>2810 Broken Rd</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33546</u> PHONE <u>813 335 4765</u>
APPLICATION # <u>19-1458</u>	PLEASE PRINT NAME <u>Kami Corbett</u> ADDRESS <u>101 E Kennedy Blvd, Ste 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-830-3442</u>
APPLICATION # <u>19-1458</u>	PLEASE PRINT NAME <u>Isabelle Albert</u> ADDRESS <u>1000 Washley Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813 620 4500</u>
APPLICATION # <u>19-1458</u>	PLEASE PRINT NAME <u>STEVE HENRY</u> 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 # <u>19-1458</u>	PLEASE PRINT NAME <u>STEVEN K LUCE</u> ADDRESS <u>111 S. ARMENIA Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33629</u> PHONE <u>813-767-5263</u>

DATE/TIME: 4/19/21

HEARING MASTER: Susan Finch

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

<p>APPLICATION # 20 - 1256</p>	<p>PLEASE PRINT NAME <u>William J Molloy</u></p> <p>ADDRESS <u>308 S Blvd</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP _____ PHONE <u>254-7157</u></p>
<p>APPLICATION # 20 - 1256</p>	<p>PLEASE PRINT NAME <u>Reinaldo (RAY) Rose</u></p> <p>ADDRESS <u>114 S. Westland Ave</u></p> <p>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>813 245 1069</u></p>
<p>APPLICATION # 20 - 1256 VS</p>	<p>PLEASE PRINT NAME <u>Frank Zasa</u></p> <p>ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION # 21 - 0024</p>	<p>PLEASE PRINT NAME <u>DIEGO DURAN</u></p> <p>ADDRESS <u>12100 RACETRACK RD</u></p> <p>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33626</u> PHONE <u>7276571789</u></p>
<p>APPLICATION # 21 - 0024</p>	<p>PLEASE PRINT NAME <u>Taylor Moser</u></p> <p>ADDRESS <u>12100 Racetrack Road</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33626</u> PHONE <u>9042480839</u></p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>

HEARING TYPE: **ZHM**, PHM, VRH, LUHO

DATE: 4//19/2021

HEARING MASTER: Susan Finch

PAGE: 1 OF 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 21-0024	Brian Grady	1. Revised Staff Report	Yes (copy)
RZ 21-0242	Tu Mai	1. Applicant Presentation Packet	No
RZ 19-1458	Steve Henry	1. Applicant Presentation Packet	No
RZ 19-1458	Isabelle Albert	2. Applicant Presentation Packet	No
RZ 19-1458	Kami Corbett	3. Applicant Presentation Packet	No
RZ 20-1256	William Molloy	1. Applicant Presentation Packet	No

APRIL 19, 2021 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, April 19, 2021, at 6:00 p.m., held virtually.

▶ Susan Finch, ZHM, called the meeting to order and led in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

▶ Brian Grady, Development Services, reviewed changes/withdrawals/continuances.

▶ Susan Finch, ZHM, overview of ZHM process.

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

▶ Susan Finch, ZHM, Oath

B. REMANDS - Not Addressed.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 21-0242

▶ Brian Grady, Development Services, calls RZ 21-0242.

▶ Tu Mai, applicant rep, presents testimony.

▶ Susan Finch, ZHM, questions to applicant rep.

▶ Tu Mai, applicant rep, answers ZHM questions and continues testimony.

▶ Susan Finch, ZHM, questions to applicant rep.

▶ Tu Mai, applicant rep, answers ZHM questions.

▶ Isis Brown, Development Services, staff report.

▶ Susan Finch, ZHM, questions to Development Services Staff.

▶ Isis Brown, Development Services, answers ZHM questions.

▶ Brian Grady, Development Services Staff, answers ZHM questions.

▶ Jiwuan Haley, Planning Commission, staff report.

MONDAY, APRIL 19, 2021

- ▶ Susan Finch, ZHM, questions to Planning Commission Staff.
- ▶ Jiwuan Haley, Planning Commission, answers ZHM questions.
- ▶ Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep.
- ▶ Tu Mai, applicant rep, provides rebuttal.
- ▶ Susan Finch, ZHM, closes RZ 21-0242.

C.2. RZ 21-0429

- ▶ Brian Grady, Development Services, calls RZ 21-0429.
- ▶ William L. Brown III, applicant, presents testimony.
- ▶ Christopher Grandienard, Development Services, staff report.
- ▶ Susan Finch, ZHM, questions to Development Services Staff.
- ▶ Christopher Grandienard, Development Services, answers ZHM questions.
- ▶ Brian Grady, Development Services, answers ZHM questions.
- ▶ James Ratliff, Development Services Transportation, answers ZHM questions.
- ▶ Jiwuan Haley, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant/closes RZ 21-0429.

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

D.1. RZ 19-1458

- ▶ Brian Grady, Development Services, calls RZ 19-1458.
- ▶ Susan Finch, ZHM, questions to County Attorney.
- ▶ Cameron Clark, Senior Assistant County Attorney, answers ZHM.
- ▶ Kami Corbett, applicant rep, presents testimony.
- ▶ Susan Finch, ZHM, questions applicant rep.

MONDAY, APRIL 19, 2021

- ▶ Kami Corbett, Isabelle Albert, Steve Henry, and Steve Luce, applicant reps, answer ZHM questions and continue testimony.
- ▶ Cameron Clark, Senior Assistant County Attorney, answers applicant rep.
- ▶ Michelle Heinrich, Development Services, staff report.
- ▶ Jiwuan Haley, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, questions County Attorney.
- ▶ Susan Finch, ZHM, calls proponents/opponents/Development Services.
- ▶ Susan Finch, ZHM, questions County Attorney.
- ▶ Cameron Clark, Senior Assistant County Attorney, answers ZHM questions.
- ▶ Kami Corbett, applicant rep, provides rebuttal.
- ▶ Susan Finch, ZHM, questions to applicant rep.
- ▶ Kami Corbett, applicant rep, answers ZHM questions and continues rebuttal.
- ▶ Susan Finch, ZHM, closes RZ 19-1458.

D.2. RZ 20-1256

- ▶ Brian Grady, Development Services, calls RZ 20-1256.
- ▶ William Molloy, applicant rep, presents testimony.
- ▶ Susan Finch, ZHM, questions to applicant rep.
- ▶ William Molloy, applicant rep, answers ZHM questions and continues testimony.
- ▶ Reinaldo Rose, applicant rep, presents testimony.
- ▶ Michelle Heinrich, Development Services, staff report.
- ▶ Jiwuan Haley, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, calls proponents/opponents.
- ▶ Frank Zasa, opponent, presents testimony.
- ▶ Susan Finch, ZHM, questions Development Services Staff.

MONDAY, APRIL 19, 2021

- ▶ Brian Grady, Development Services, answers ZHM questions.
- ▶ William Malloy, applicant rep, provides rebuttal.
- ▶ Susan Finch, ZHM, closes RZ 20-1256.

D.3. MM 21-0024

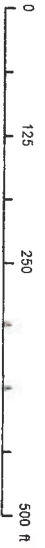
- ▶ Brian Grady, Development Services, calls MM 21-0024.
- ▶ Taylor Moser, applicant rep, presents testimony.
- ▶ Brian Grady, Development Services, statement for the record.
- ▶ Diego Duran, applicant rep, provides authorization.
- ▶ Taylor Moser, applicant rep, continues testimony.
- ▶ Steve Beachy, Development Services, staff report.
- ▶ Jiwuan Haley, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, calls proponents/opponents/Development Services.
- ▶ Brian Grady, Development Services, statement for record.
- ▶ Susan Finch, ZHM, calls applicant rep/closes MM 21-0024.

ADJOURNMENT

- ▶ Susan Finch, ZHM, adjourns meeting.



Application No. TU No. 2020-12
 Name: W H 2
 Entered at Public Hearing: 12/16/21 Date: 12/16/21
 Exhibit # _____



ZHM HEARING DATE: April 19, 2021
 BOCC MEETING DATE: June 8, 2021
 APPLICANT(S): Thomas & Emily Mang

EXHIBIT “A”

Commercial Compatibility



H.T. MAI, INC.

Civil-Environmental-Transportation-Water Resource Engineering & Real Estate Development Consulting

14031 N. DALE MABRY HIGHWAY, TAMPA, FL 33618 * PHONE: (813) 962-6230 * FAX: (813) 962-6420

E-MAIL: htmai@aol.com

CERTIFICATE OF AUTHORIZATION NO. 6542

STD 21-0242

AERIAL



HANLEY RD/WATERS AVE.

584

HANLEY RD/WATERS AVE.

EXHIBIT "A"

COMPATIBILITY: NEIGHBORHOOD/COMMUNITY DEVELOPMENT

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.

NOTE: Fig. 1-9 are existing commercial developments on the same side of subject property. Progression of photos show commercial establishments located near or between the Pinehurst Drive/Waters Ave. intersection heading east toward Hanley Road/Waters Ave. intersection.



FIG. 1. Suncoast Credit Union located on W. Waters Ave.



FIG. 2. Chevron located adjacent to subject property.



FIG. 3: Entrance to Edgewater adjacent to subject property with large area of wetland/retention.



FIG. 4: Public Storage adjacent to Edgewater Apartments



FIG. 5: Traveling east on W. Waters Ave. Progressive is adjacent to Public Storage.



FIG. 6: Adjacent to the Progressive is Waffle House.



FIG. 6: Directly behind the Waffle House is BJ's.



FIG. 7: Adjacent to BJ's is GTE Credit Union.



FIG. 8: Directly behind GTE Credit Union is SAVE-A-LOT in a large shopping plaza.



FIG. 9: Caddy corner to SAVE-A-LOT is Boston Market

NOTE: Fig. 10-18 are existing commercial developments on the opposite side of subject property. Progression of photos show commercial establishments located near or between Hanley Road/Waters Ave. intersection heading west toward Pinehurst Drive/Waters Ave. intersection toward subject site.



FIG. 10: Bank of America located within a shopping plaza at Hanley Road/Waters intersection.



PETITION: 21-0242 _ ZHM 04-19-2021
APPLICANTS: THOMAS & EMILY MANG
FIG. 11: Adjacent to Bank of America is AMSCOT



FIG.12: Mike's Auto Center



FIG. 13: Life Storage adjacent to Mike's Auto Center



FIG. 14: Adjacent to Life Storage is WestEnd at 76Ten Apartment Complex.



FIG. 15: Water's Pediatric Center located within Brookside Professional Park.



FIG. 16: Tiny Feet Learning Academy located within Hunter's Plaza.



FIG. 17: Shopping Plaza

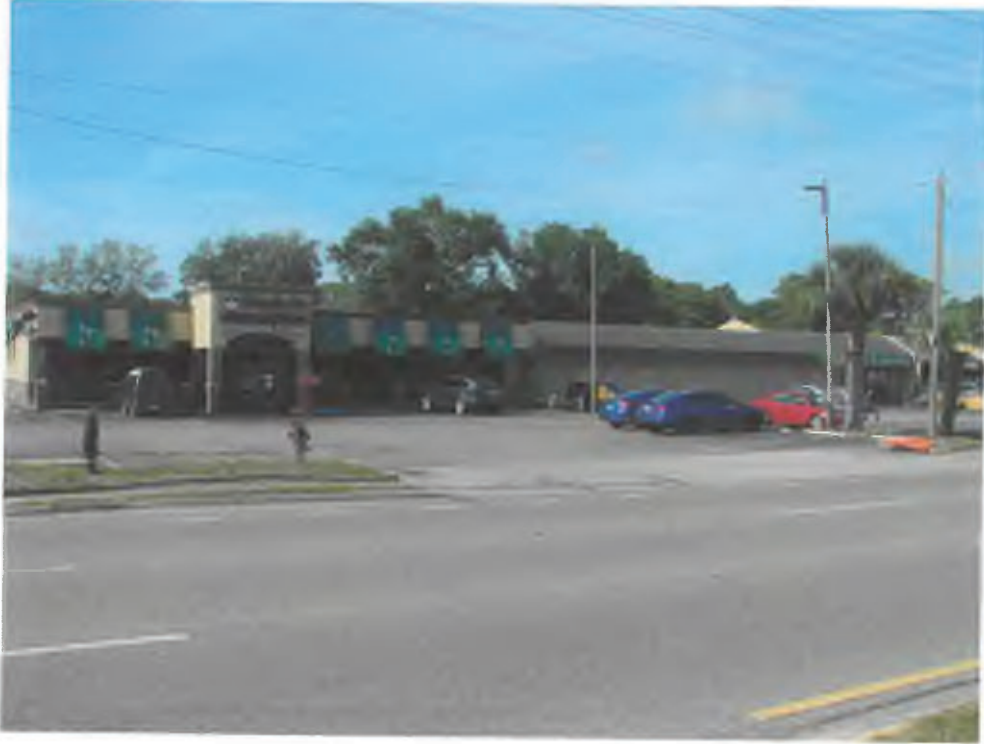


FIG. 18: Value Pawn Shop and Think An Kitchen & Tofu within shopping plaza.

Future Land Use Element (FLUE)
Policy 16.2
Justifications



H.T. MAI, INC.

Civil-Environmental-Transportation-Water Resource Engineering & Real Estate Development Consulting

14031 N. DALE MABRY HIGHWAY, TAMPA, FL 33618 * PHONE: (813) 962-6230 * FAX: (813) 962-6420

E-MAIL: htmai@aol.com

CERTIFICATE OF AUTHORIZATION NO. 6542

JUSTIFICATIONS PROPOSED DEVELOPMENT MEETS TRANSITION POLICY – 16.2 REZONING PETITION NO.: STD 21-0242

On behalf of our client, we are submitting justifications that the proposed development meets FLUE Transition Policy:

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

- The applicant is proposing a 20' buffer with Type B screening along the property boundary to the adjacent residentially zoned properties to the north, east, and west. Trees will be planted and staggered 20' on center. The proposed trees will fill in the gap of existing trees onsite.
- There is an existing 8' solid PVC fence along the west and north. In addition, the applicant proposes a 6' high solid PVC fence along the east property boundary or Edgewater Place Blvd. (the entrance of the multi-family development). The solid PVC fence and trees will provide a landscape buffer and privacy to the residential development next door.
- The potential building will have a setback of at least 80' from the north property boundary to provide separation from the residential-zoned property to the north. The applicant shall abide by the DSD condition.
- The potential building will have a setback of at least 20' from the east property boundary or Edgewater Place Blvd. which is the entrance to the multi-family development. The applicant shall abide by the DSD condition.
- The applicant is proposing the following uses be prohibited: Schools, Drive-Thru Banks, Bowling Alleys, Drug Stores, Taverns, Funeral Homes, Laundromats, Fast Food Restaurants (with drive-thru windows), Sexually Oriented Businesses, Smoke Shops, Supermarkets, Wedding Chapels, Ambulance Services, Gas Station. With the restrictions, this would be less intense as allowed by the CG uses in conjunction with the buffer and screening along the residential-zoned parcels. Thus, it would meet the intent of Policy 16.2 of the Comprehensive Plan.

Respectfully submitted,

Hung T. Mai Digitally signed by Hung T. Mai
Date: 2021.03.31 15:56:28
-04'00'

Hung T. Mai, P.E.

03-31-2021

Date

EDGEWATER APARTMENTS

EDGEWATER APARTMENTS

PROPOSED 6' SOLID PVC FENCE

EXISTING 8' SOLID PVC FENCE

EDGEWATER PLACE PLAT BOOK 90, PAGE 73

EDGEWATER PLACE PLAT BOOK 90, PAGE 73

TRACK B-1 COMMON AREA

TRACK B-2

RECREATIONAL AREA

8' VINYL FENCE CO. CRETE METAL FENCE F.C.

75.46'

50.36' 8' VINYL FENCE

80.0'

PROP. 20' BUFFER W/ TYPE "B" SCREENING

POTENTIAL BUILDING ENVELOPE

VACANT FOLIO NO. 004379-0600 0.94 ACRES, MORE OR LESS

5' VINYL FENCE

EDGEWATER PLACE PLAT BOOK 90, PAGE 73 TRACK B-3 COMMON AREA

EDGEWATER PLACE BLVD.

EXISTING GAS STATION

166.00'

STD 21-0242

47'15"

MASONRY SIGN

GRASS

50.51' (P)

4' CONCRETE WALK 2.0 CURB & GUTTER

WEST WATERS AVENUE

STATE ROAD NO. S-584

SOUTHWEST CORNER OF RIGHT-OF-WAY VARIES

IS AGE 93 FENCE WDRY 1/4 1/4

PAVEMENT

OF INING

RY 1/4 1/4

55' (C)

Future Land Use Element (FLUE)
Policy 22.2
Justifications



H.T. MAI, INC.

Civil-Environmental-Transportation-Water Resource Engineering & Real Estate Development Consulting

14031 N. DALE MABRY HIGHWAY, TAMPA, FL 33618 * PHONE: (813) 962-6230 * FAX: (813) 962-6420

E-MAIL: htmai@aol.com

CERTIFICATE OF AUTHORIZATION NO. 6542

REQUEST A WAIVER TO THE INTERSECTION CRITERIA FOR THE LOCATION OF COMMERCIAL USES REZONING PETITION NO.: STD 21-0242

On behalf of our client, we are requesting a waiver of locational criteria for FLUE Policy 22.2 based on the distance from qualifying intersection of Waters Ave./Sheldon Rd. or Waters Ave./Hanley Rd.

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

- **The proposed project is not a strip commercial development even though it is located approximately 2,500 ± ft. from Hanley Road. Please note that this is only property in the AR zoning district along the entire Waters Ave. Corridor to Hanley Rd. On both sides, the majority of parcels are zoned in the CG district for commercial uses.**
- **Immediately to the west of the subject property is a convenience store with gas station then a signalized intersection of Pinehurst Street which is a local collector road. Adjacent to that is a big bank with four drive-thru windows.**
- **To the east of the subject site is Edgewater Place Blvd. and the entrance to a multi-family apartment complex. East of the apartments is a retention pond. East of the retention pond is public self-storage facility, a commercial/office development and a Waffle House.**
- **East of the Waffle House is Wilsky Blvd. and adjacent to the restaurant is O'Reilly Auto Parts.**
- **East of O'Reilly's is a massive shopping center which includes BJ's, Save-A-Lot grocery store, GTE Credit Union and a Boston Market.**
- **On the south side of Waters Ave. directly across from the subject site is a Vietnamese restaurant called "Thin An Kitchen" and a pawn shop called "Value Pawn."**
- **Immediately to the west of Value Pawn is a small shopping center with 10 different commercial/retail stores.**
- **Going east toward Hanley Rd., just east of Pat Blvd. is a automobile repair shop and Sunshine Animal Hospital.**
- **East of the Sunshine Animal Hospital is Hunter's Plaza which is a shopping center with**

10 different variety of commercial/retail stores.

- East of Hunter's Plaza is a vacant commercial parcel and a commercial/office development with several individual buildings.
- East of the commercial/office development is a massive "West End at 76ten" multi-family apartment complex.
- East of West End 76ten apartment complex is an auto repair shop with other commercial developments to Hanley Road.
- By listing all the above commercial development pattern from a major intersection (Hanley/Waters Ave.), we illustrate that commercial/retail uses already exists well passed the subject site. Therefore, it is consistent with the character of the entire Waters Ave. Corridor and the surrounding area.
- Public facilities (water, sewer, fire, police, etc.) are available to serve the area.
- The Town n' Country population supports such existing commercial development and continues to support future developments such as this project and recent multi-family development projects in the surrounding area.

Policy 22.1: The locational criteria for neighborhood serving non-residential uses is specified and uses categories will:

Provide a means of ensuring appropriate neighborhood serving commercial development without requiring that all neighborhood commercial sites be designated on the Future Land Use Map.

- The staff of DSD and PC recognizes that the subject site's land use and zoning are unusual because it is in an AR zoning district with a FLU R-9. The parcel is enclaved inside commercial uses. The proposed standard rezoning from AR to CG restricted is appropriate for commercial use serving the neighborhood while still maintaining a FLU of R-9.

Establish a maximum square footage for each proposed neighborhood serving commercial intersection node to ensure that the scale of neighborhood serving commercial development defined as convenience, neighborhood, and general types of commercial uses, is generally consistent with surrounding residential character.

- The applicant seeks a standard CG restricted rezoning to recognize the parcels residentially zoned to the north and at their entrance (roadway) to the east. The following restricted uses have been proposed:

Schools, Drive-thru banks, Bowling alleys, Drug stores, Taverns, Funeral homes, Laundromats, Fast food restaurants (with drive-thru windows), Sexually oriented businesses, Smoke shops, Supermarkets, Wedding chapels and Ambulance services.

Establish maximum frontages for neighborhood serving commercial uses at intersections ensuring that adequate access exists or can be provided.

- **The parcel has adequate frontage on Waters Ave. to provide a safe ingress/egress to the project.**

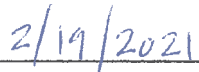
Policy 22.2: The maximum amount of neighborhood-serving commercial uses permitted in an area shall be consistent with the locational criteria outlined in the table and diagram below. The table identifies the intersection nodes that may be considered for non-residential uses. The locational criteria is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

- **The applicant does not seek to maximize the allowable FAR for CG. In fact, they recognize and are sensitive to the residentially zoned parcels to the north and has proposed open/green space. Therefore, the building square footage is much less than the allowable FAR.**

Respectfully submitted,



Hung T. Mai, P.E.



Date

STD 21-0242

Legend



LETTER(S) OF SUPPORT



H.T. MAI, INC.

Civil-Environmental-Transportation-Water Resource Engineering & Real Estate Development Consulting

14031 N. DALE MABRY HIGHWAY, TAMPA, FL 33618 * PHONE: (813) 962-6230 * FAX: (813) 962-6420

E-MAIL: htmai@aol.com

CERTIFICATE OF AUTHORIZATION NO. 6542

From: tkmai@aol.com,
To: tkmai@aol.com,
Subject: RZ-STD 21-0242
Date: Mon, Apr 19, 2021 8:39 am

From: Thanhmy Nguyen <thanhmynguyen1@gmail.com>
Date: April 19, 2021 at 1:05:59 AM EDT
To: Brownl@hillsboroughcounty.org, GradyB@hillsboroughcounty.org
Subject: **RZ-STD 21-0242**

Dear Ms. Finch and Ms. Brown:

I am writing you to offer my support of the Rezoning RZ-STD 21-0242 from Agricultural Residential (AR) to Commercial General Restricted (CG-R). The property owners are Vietnamese refugees who escaped from the war-torn country with their parents and persecution from Communism to call this their second homeland. They have worked so hard to raise family and becoming very productive citizens in Hillsborough County with the American dream. They bought this land not knowing all the proper zoning and future land use because they saw first hand this parcel is surrounding by commercial development and they wish to do the same to cater for Asian community needs because it locates in the heart of Town' N Country area which is heavily concentrated Asian-American population.

As you are well aware, based on the current census data, Asian-American in Hillsborough County is over 4.5% of the County population or approx. 55,000+ people which the majority is Town' N Country and along the busy Waters Avenue Corridor. The fact of the matter is they already volunteer to restrict (excluding) numerous intense developments in this parcel. The Oriental/Asian/Hispanic small shops catering for the melting pot in Town' N Country is much needed based on the demand of this area.

Thank you very much for your consideration.

Sincerely,

Dr Thanhmy Nguyen, MD
11933 Wandsworth Dr, Tampa, FL 33626

From: tkmai@aol.com,
To: tkmai@aol.com,
Subject: Request for Rezoning RZ-STD 21-0242 (Thin and Hoang M Mang)
Date: Mon, Apr 19, 2021 8:38 am

-----Original Message-----

From: Ann Truong <anntruong_2000@yahoo.com>
To: browni@hillsboroughcounty.org <browni@hillsboroughcounty.org>; gradyB@hillsboroughcounty.org <gradyB@hillsboroughcounty.org>
Cc: Hung Mai <htmai@aol.com>
Sent: Fri, Apr 16, 2021 2:36 pm
Subject: Request for Rezoning RZ-STD 21-0242 (Thin and Hoang M Mang)

Dear Ms. Finch and Ms. Brown:

I am writing to you to offer my support of the Rezoning RZ-STD 21-0242 from Agricultural Residential (AR) to Commercial General Restricted (CG-R). The property owners are Vietnamese refugees who escaped from the worn-torn country and persecution from Communism to call this is their second homeland. They have worked so hard to raise their family and become very productive and dutiful citizens in Hillsborough County with the American dream. They bought this land not knowing all the proper zoning and future land use because they saw first hand this parcel is surrounded by commercial development and they wish to do the same to cater for Asian community needs for its locations in the heart of Town' N Country area which has a heavily concentrated Asian-American population.

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Thank you very much for your consideration.

Sincerely

Ann Truong
11627 Sunshine Pond Rd
Tampa, FL 33635

From: htmai@aol.com,
To: tkmai@aol.com,
Subject: FW: RZ-STD 21-0242
Date: Sat, Apr 17, 2021 8:06 am

From: [LongVy Huynh](#)
Sent: Saturday, April 17, 2021 6:57 AM
To: browni@hillsboroughcounty.org
Cc: gradyB@hillsboroughcounty.org
Subject: RZ-STD 21-0242

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Thank you very much for your consideration.

Sincerely,

Long Vy Huynh

Date:

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

Subject: RZ 21-0242 – IN SUPPORT
Folio No(s): 004379.0000

Dear Zoning Hearing Master:

I am writing in support of RZ 21-0242 requested by the applicants, Thomas and Emily Mang. The standard rezoning application filed on December 22, 2020 is scheduled for the ZHM Public Hearing on April 19, 2021. I have no objection to RZ 21-0242.

Respectfully submitted,



Name:
Address:
Email:

Dustin W Colburn
1203 Easton Park
dustin.colburn@usail.com

Date:

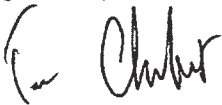
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Respectfully submitted,



Name: *Kloudi Chulikant*
Address: *4944 W Sun Bradford St. 33629 Tampa FL*
Email: *kloudi@icloud.com*

Date:

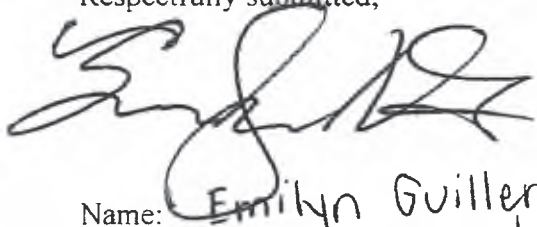
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Respectfully submitted,



Name: Emilyn Guillermo
Address: 8131 Marauder Dr.
Email: eminem.gmo@gmail.com

Date:

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

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Respectfully submitted,

Name: *No objection*
Address: *817 ROMEA@V*
Email: *TAM pha, FL 33604*

Date:

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

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Respectfully submitted,



Name: Thuc To
Address: quangthuc1996@gmail.com
Email: 4115 Chatham Oak Ct Apt 219

Date:

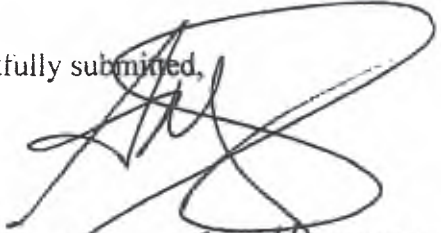
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Respectfully submitted,


Name: *Angelica M. Hammer*
Address: *7322 Solano Ct. Apt 201 Tampa FL 33634*
Email:

Date: 4-

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

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Respectfully submitted,



Name: MARGARET FLORENDO
Address: 1832 WEST DRIVE, CLEARWATER, FL 33755
Email: mfflorendo@gmail.com

Date:

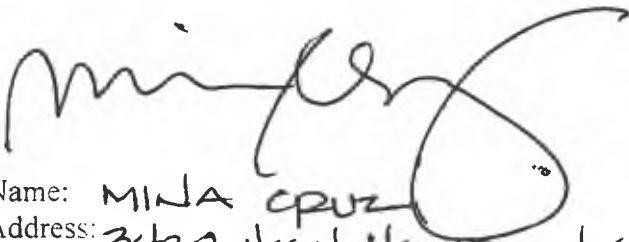
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Respectfully submitted.



Name: MINA CRUZ
Address: 3430 HIGH HAMPTON CIR. TAMPA FL 33610
Email: GREENWOOD1205@GMAIL.COM

Date:

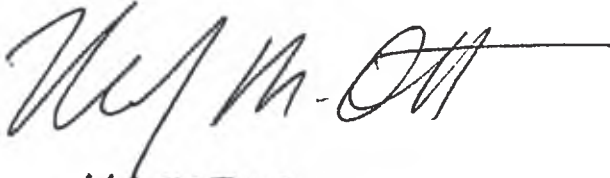
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Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Mackenzie M. Ott', with a long horizontal line extending to the right.

Name: MACKENZIE M. OTT
Address: 8861 OAK CIR
Email: MOTT@GMAIL.COM

Date:

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

Subject: RZ 21-0242 – IN SUPPORT
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Respectfully submitted,



Name: JOE FERNANDEZ
Address: 802 CLEAR LANE Lutz FL 33549
Email:

Date:

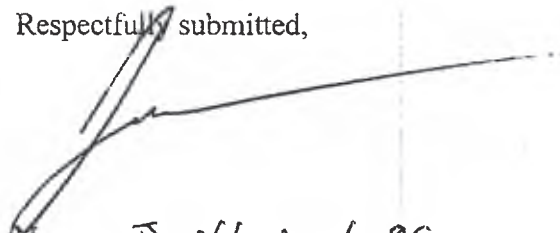
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Respectfully submitted,



Name: Justine Lac
Address: 18535 Snowdenia dr. Land O Lakes
Email:

Date:

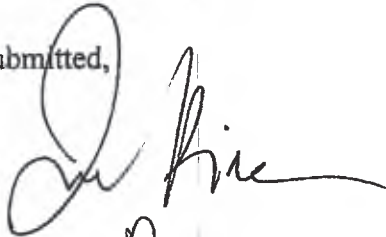
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Respectfully submitted,



Name:

Address:

Email:

Jemea Piammana
4015 Bayshore, Tampa 33611

Date:

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

Subject: RZ 21-0242 – IN SUPPORT
Folio No(s): 004379.0000

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Respectfully submitted,



Name: KIT JEERAPAET
Address:
Email: Kit_florida@hotmail.com

Date:

DSD -- Community Development Division
Post Office Box 1110
Tampa, FL 33601

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Dear Zoning Hearing Master:

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Respectfully submitted,



Name: DO QUOC TRAN
Address: 6911 N. CAMERON AVE
Email:

Date:

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

Subject: RZ 21-0242 – IN SUPPORT

Folio No(s): 004379.0000

Dear Zoning Hearing Master:

I am writing in support of RZ 21-0242 requested by the applicants, Thomas and Emily Mang. The standard rezoning application filed on December 22, 2020 is scheduled for the ZHM Public Hearing on April 19, 2021. I have no objection to RZ 21-0242.

Respectfully submitted,



Name:

Address:

Email:

BA VU BANG NGHIEM
2908 62nd AVEN
nghiemba.vubang@gmail.com

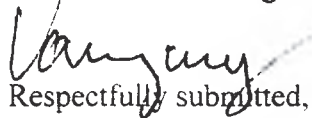
Date:

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

Subject: RZ 21-0242 – IN SUPPORT
Folio No(s): 004379.0000

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Respectfully submitted,

Name: *Van Nguyen*
Address: *9002 Arndale Cir*
Email: *Tampa, FL 33615*

Date:

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

Subject: RZ 21-0242 – IN SUPPORT
Folio No(s): 004379.0000

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Respectfully submitted,



Name: Sadiel Castro
Address: 7322 Solano Ct Apt 201
Email: Tampa FL 33634

Date:

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

Subject: RZ 21-0242 – IN SUPPORT
Folio No(s): 004379.0000

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Respectfully submitted, _____



H I E N H U Y N H

Name:

Address:

Email:

8303 N. NEWPORT AVE

Tampa FL 33604

Date:

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

Subject: RZ 21-0242 – IN SUPPORT
Folio No(s): 004379.0000

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Respectfully submitted,



Name: *Pham Thi Nai Han*
Address: *9610 Lambuok - Tampa - Florida*
Email:

Date:

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

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Respectfully submitted,



Name: *Louis Guillerma*
Address: *8131 Marauder Dr, Tampa, FL 33621*
Email: *louis.guillerma@gmail.com*

Date:

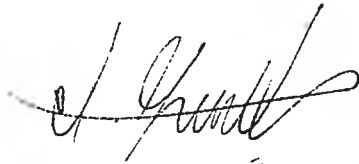
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Respectfully submitted,



Name: *Isaac Guillone*
Address: *idguille@ucsd.edu 5131 marauder Dr*
Email: *idguille@ucsd.edu*

Date:

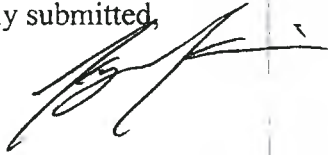
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Respectfully submitted,



Name: Hyundae Kim
Address: 8013 Whitetail Deer Way, Tampa, FL 33635
Email: hyundae.kim@gmail.com

Date:

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

Subject: RZ 21-0242 – IN SUPPORT
Folio No(s): 004379.0000

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Respectfully submitted,



Name: Changran Kim
Address: 553rd Sheldon Rd, Tampa, FL 33615 Suite VW
Email: pynchong11@gmail.com



Date:

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

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Respectfully submitted,



Name: Meghan Borysova
Address: 3308 Cheriote Dr Tampa, FL 33608
Email: meghanekb@gmail.com

Date:

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

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Folio No(s): 004379.0000

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Respectfully submitted,



Name:
Address:
Email:

Yin Nguyen

Date:

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

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Folio No(s): 004379.0000

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Respectfully submitted,



Name:
Address:
Email:

Viet Hoang Dang
8216 N NEWPORT AVE
Tampa, FL 33604-1240

Date:

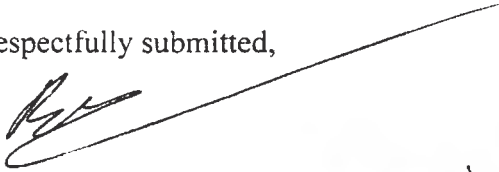
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Respectfully submitted,



Name: BINHUR BU
Address: 7902 N PACKWOOD AVE
Email: TAMPA FL 33604

Date:

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

Subject: RZ 21-0242 – IN SUPPORT
Foio No(s): 004379.0000

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Respectfully submitted,



Name: **CÔNG DUC PHAM**
Address: **7216 N HUBERT AVE TAMPA, FL 33614**
Email:

Date:

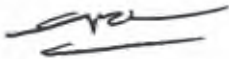
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Respectfully submitted,



Name: HUNG CONG VAN
Address: 8335 W FOREST CIR TAMPA FL 33615
Email:

Date:

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

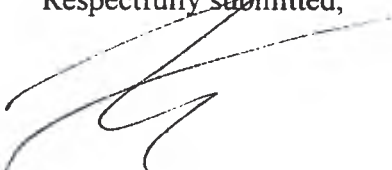
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Respectfully submitted,

Name:
Address:
Email:


Thao-hy-Vo
PACKWOOD AVE
TAMPA FL 33604

Date:

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

Subject: RZ 21-0242 – IN SUPPORT
Folio No(s): 004379.0000

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Respectfully submitted,



Name: *Thi Thu Huyen Nguyen*
Address: *5705 Middlesex Dr, Tampa, Florida, 33615*
Email:

Date: 4/16/21

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

Subject: RZ 21-0242 – IN SUPPORT
Folio No(s): 004379.0000

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Respectfully submitted,

Blanca Cabrera

Name: Blanca Cabrera
Address: 7621 Abonado Rd. Tampa Fla. 33615
Email:

Date: 4/16/2021

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

Subject: RZ 21-0242 – IN SUPPORT
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Respectfully submitted,



Name: Adriana Nunn
Address:
Email: adriis312@icloud.com

Date:

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

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Respectfully submitted,

Name: TAN NGUYEN
Address: 15205 WIDEN DR VERBAUDALE JA 50323
Email: TAN92392@yahoo.com

Date:

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

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Respectfully submitted,

Name: *Kal Nguyen*
Address: *15285 WINDFAN DR WINDFAN LA 50323*
Email: *PN 92398 @ P12100.COM*

Date:

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

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Respectfully submitted,



Name: Julie Nguyen
Address: 12723 Starryck Circle
Email: main.julienguyen@gmail.com

Date:

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

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Respectfully submitted,



Name: Vivian Guita
Address: 1520 Nautilus Rd Naples FL 34102
Email: VivianRose123@gmail.com

Date:

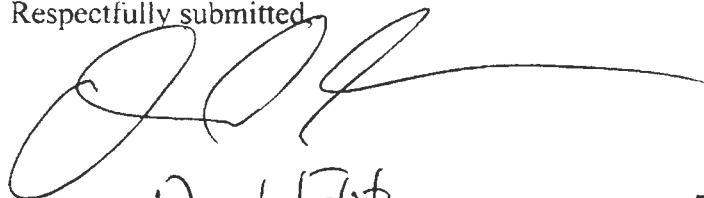
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Respectfully submitted,



Name:

Address:

Email:

David Flitman
4101 Carr. llwood Village Forest DR
dflitman@yahoo.com

Date:

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

Subject: RZ 21-0242 – IN SUPPORT
Folio No(s): 004379.0000

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Respectfully submitted, *Amanda Morales*

Name: *Amanda Morales*
Address: *7907 W. Paris St*
Email:

Date:

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

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Folio No(s): 004379.0000

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Respectfully submitted,



Name: EDEAN LADOJA
Address: 11431 Georgetown Circle
Email: eladja

Date:

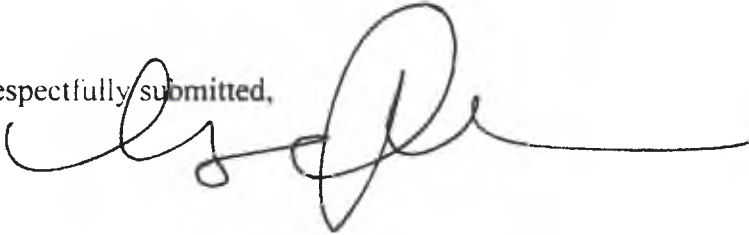
DSD – Community Development Division
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Respectfully submitted,



Name: NIGEL KHAN
Address: 8518 HEPP ST TAMPA, FL
Email: NIGELKHAN@GMAIL.COM 33615

Date:

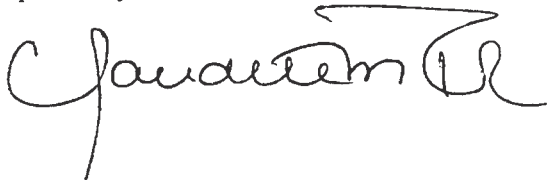
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Respectfully submitted,



Name: Claudette Fondeur
Address: 8518 Hepp St Tampa FL 33615
Email: Claud44711@gmail.com.

Date:

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

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Folio No(s): 004379.0000

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Respectfully submitted,

Name:
Address:
Email:



Janyoung Jang

Date:

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

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Respectfully submitted,



Name:

Kevin Houben

Address:

11904 Meridian Point Drive

Email:

Tampa

Date:

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

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Respectfully submitted,



Name: *Geoffrey Kerms*
Address: *1729 Compton Street Bramp FL 33511*
Email:

Date:

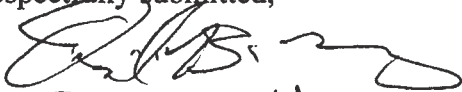
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Respectfully submitted,



Name: Daniel May
Address: 19711 Fernwood Plz.
Email: daniel.b.may@gmail.com

Date:

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

Subject: RZ 21-0242 – IN SUPPORT
Folio No(s): 004379.0000

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Respectfully submitted,



Name: Dalaina May
Address: 5114 Vista Montana
Email: dalaina@daranddalaina.com

Date:

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

Subject: RZ 21-0242 – IN SUPPORT
Folio No(s): 004379.0000

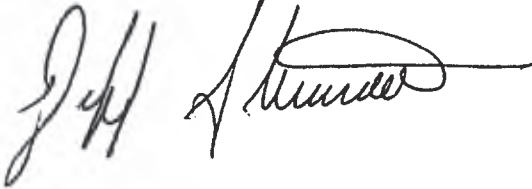
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Respectfully submitted,

Name:
Address:
Email:

Jeff Stewart
8703 Waterway Drive
Tampa, FL 33635.



Date:

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

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Folio No(s): 004379.0000

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Respectfully submitted,

Samantha Stewart

Name: *Samantha Stewart*
Address: *8703 Waterway Dr Tpa, FL 33635*
Email: *📧 samiam119@icloud.com*

Date:

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

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Respectfully submitted,



Name: Kimberly Grotelveschen
Address: 221 GAY ST. RUTLAND, ND 58067
Email: kgrotelveschen@gmail.com

Date:

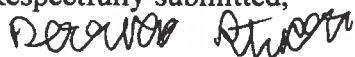
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Respectfully submitted,



Name: Derrick Stewart
Address: 221 gay ~~in~~ Intlene ND 56067
Email:



Date:

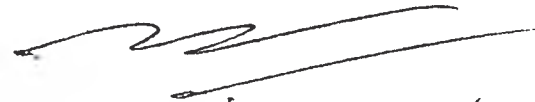
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Respectfully submitted,



Name: HAI NGUYEN
Address:
Email: 225. W. HUMPHREY ST. .
TAMPA, FL 33604

Date:

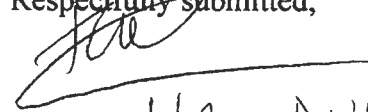
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Respectfully submitted,



Name:

Address:

Email:

HA DUONG
3599 E. SUZIE LN. INVERNESS FLORIDA
34452

Date:

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

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Folio No(s): 004379.0000

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Respectfully submitted,



Name: Linda Vu

Address: 3057 Anderson Snow Rd.

Email: LindaVu12@gmail.com

Date:

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

Subject: RZ 21-0242 – IN SUPPORT
Folio No(s): 004379.0000

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Respectfully submitted,



Name: My Hang Nguyen
Address: 5096 Roble Ave
Email: hangnguyen_408@yahoo.com

Date:

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

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Folio No(s): 004379.0000

Dear Zoning Hearing Master:

I am writing in support of RZ 21-0242 requested by the applicants, Thomas and Emily Mang. The standard rezoning application filed on December 22, 2020 is scheduled for the ZHM Public Hearing on April 19, 2021. I have no objection to RZ 21-0242.

Respectfully submitted,



Name: Phuong Chau
Address: 5122 Springwood Rd. Spring Hill, FL 34609
Email: pchau12@gmail.com

Date:

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

Subject: RZ 21-0242 – IN SUPPORT
Folio No(s): 004379.0000

Dear Zoning Hearing Master:

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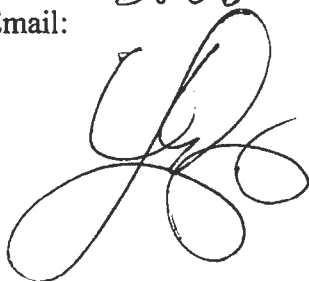
Respectfully submitted,

EFRON RODRIGUEZ

Name:

Address:

Email:

8502 Azure CT


Date:

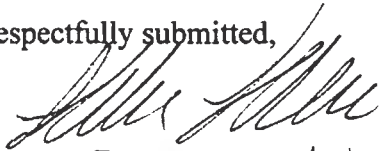
DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

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Respectfully submitted,



Name: Sharlen Labres
Address: 8502 Azure court Tampa FL 33634
Email:

Date:

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

Subject: RZ 21-0242 – IN SUPPORT
Folio No(s): 004379.0000

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Respectfully submitted,



Name: Judson Cabatana
Address: jecabatana@gmail.com
Email:

Date:

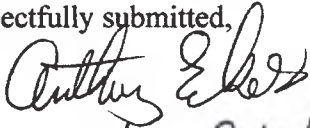
DSD – Community Development Division
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Respectfully submitted,



Name: Anthony Eckels
Address: 8714 Cobblestone Tampa FL 33615
Email: Eckels5829@comcast.net

Date:

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

Subject: RZ 21-0242 – IN SUPPORT
Folio No(s): 004379.0000

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Respectfully submitted,

Name: Robin Vantoorenburg
Address: 515 Carriage Hills Dr TT, FL 33617
Email: SVRV@verizon.net

Date:

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

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Folio No(s): 004379.0000

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Respectfully submitted,

Name: Sang Tran
Address: 8210 Pennywell pl, Tampa, FL 33615
Email: sangbobby9698@gmail.com

Date:

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

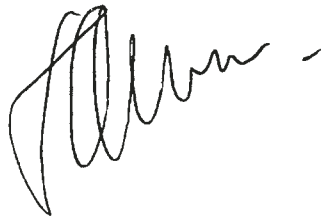
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Respectfully submitted,

Name: *Quyen H. Nguyen.*
Address: *8210 Lennywell Place, Tampa, FL 33615.*
Email:



Date:

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

Subject: RZ 21-0242 – IN SUPPORT
Folio No(s): 004379.0000

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Respectfully submitted,



Name: Ni Le
Address: 8854 Cypress Hammock Drive
Email: nini6370@gmail.com

Date:

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

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Folio No(s): 004379.0000

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Respectfully submitted,

Name: Chi Phan
Address: 2201 Groveland Dr, Lutz, FL, 33549
Email: hoangchi.phando@gmail.com

A handwritten signature in black ink that reads "Hoangchi". The signature is written in a cursive style and is underlined with a single horizontal line.

Date:

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

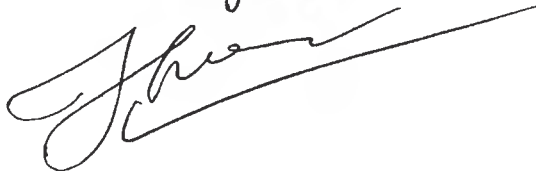
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Respectfully submitted,

Name: *Thuan Nguyen*
Address: *2201 Grove land Dr. Lutz, FL 33549*
Email: *tom.tofu@gmail.com*



Date:

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

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Respectfully submitted,

Name: NICOLE BOOTES
Address: 5822 Gallean Way
Email: nbootes@yahoo.com

Tampa FL 33615

Date: 4/15/21

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

Subject: RZ 21-0242 – IN SUPPORT
Folio No(s): 004379.0000

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Respectfully submitted,



Name: Alexia VO
Address: 3622 E Northbay St
Email: AlexiaVO@gmail.com

Date:

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

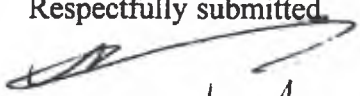
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Respectfully submitted

Name:
Address:
Email:


Alexander Serna
alexander.serna@gmail.com



Date:

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

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Folio No(s): 004379.0000

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Respectfully submitted,



Name: ALAN HO
Address: 1463 HARBOUR WALK RD TAMPA FL 33602
Email: alanho26@GMAIL.COM

Date:

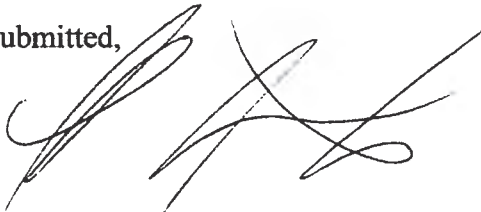
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Respectfully submitted,



Name:
Address:
Email:

Leslie A-G
4402 W Burke ST
Tampa 33614

Date:

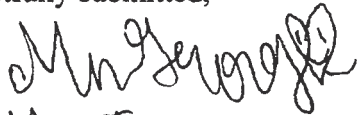
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Respectfully submitted,



Name: Min Trong

Address: 8802 Bell Crest Ct, Tampa, FL, 33634

Email: ~~mintr~~ twinklex6@gmail.com

Date:

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

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Respectfully submitted,



Name: Myna He
Address: 4811 Bellechere Circle Tampa FL 33635
Email: mynake@gmail.com

Date: 4/15/2021

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

Subject: RZ 21-0242 – IN SUPPORT
Folio No(s): 004379.0000

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Respectfully submitted,



Name: Dany Thomas Dany
Address: 8515 Sea Harbor Ln apt 202
Email: dnydany@wf.edu

Date:

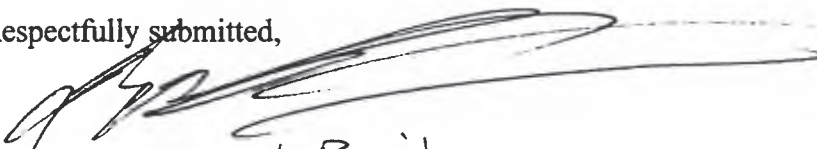
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Respectfully submitted,



Name: Michael Bailey
Address: 4824 Alvarado Dr
Email: Mike.Bailey3388@gmail.com

Date:

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

Subject: RZ 21-0242 – IN SUPPORT
Folio No(s): 004379.0000

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Respectfully submitted,



Name:

Address:

Email:

DANG CHHIONG

6434-LAR MON-ST

TAMPA-FL-33634

Date: 4 / 15 / 21


DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

Subject: RZ 21-0242 – IN SUPPORT
Folio No(s): 004379.0000

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Respectfully submitted,


Name: Quyên Truong
Address: ~~7515~~ 8854 Cypress Hammock Dr, Tampa, FL
Email: quyentruong123@icloud.com

Date: 04/15/21

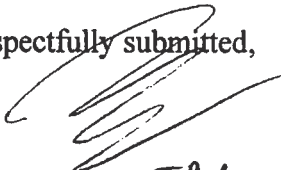
DSD – Community Development Division
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Respectfully submitted,



Name: FU TRAN
Address: 8854 CYPRESS HAMMOCK DR
Email: CUBINDEBU@YAHOO.COM

Date:

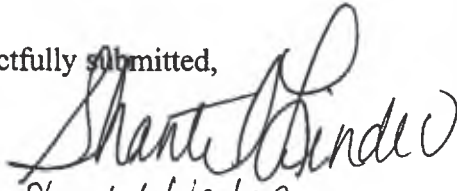
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Respectfully submitted,


Name: Shantel Linden
Address: 11503 Quiet Forest Drive Tampa, FL 33635
Email: Shantel.Linden@yahoo.com

Date: April 15

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

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Folio No(s): 004379.0000

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Respectfully submitted,



Name: Trevor Parks
Address: 2006 Palm Key Ave
Email: twparks1@gmail.com

Date: 4/15/2021

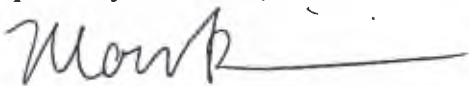
DSD – Community Development Division
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Respectfully submitted,



Name: Marisa Palmieri
Address: 11711 Gothic Ln, 33626
Email: marisa@palmierilaw.com

Date: 4.15.21

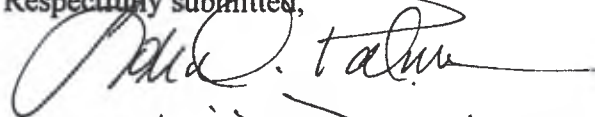
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Respectfully submitted,



Name: Lori D. Palmieri
Address: 11711 ~~Rock~~ Gothic Ln, Tampa, FL 33626
Email: lori@palmierilaw.com

Date: 4/15/21

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

Subject: RZ 21-0242 – IN SUPPORT
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Respectfully submitted,

Mai-Li Estorga

Name: Mai-Li Estorga

Address: 4157 Shrewsbury Place, Land O Lakes, FL 34638

Email:

mestorgaa@gmail.com

Date: 4/15/21

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

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Respectfully submitted,



Name: *Cristal Sustaita*

Address: ~~400000~~ *4157 Shrewsbury Place, Land O Lakes, FL, 34638*

Email: *daniela.sustaita@yahoo.com*

Date:

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

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Respectfully submitted,



Name: BEN LEE
Address: BENLEE12@GMAIL.COM
Email: 4401 W. HIAWATHA ST TAMPA, FL 33614

Date:

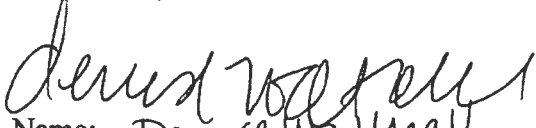
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Respectfully submitted,


Name: Denise Wa Hnaill
Address: 10207 Heronkey Way
Email: Tampa FL 33625

Date:

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

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Folio No(s): 004379.0000

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Respectfully submitted,



Name: Ashley Hismrick-Dence

Address: 11233 Clayridge Dr

Email:

aselha@aol.com

Date:

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

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Respectfully submitted,

Name:
Address:
Email:

Jennifer Ricca
441 Springdale St.
Clearwater, FL 33755



Date:

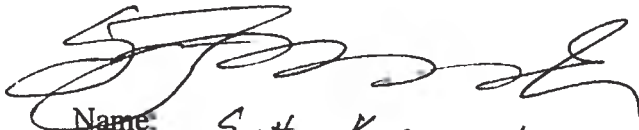
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Respectfully submitted,



Name: Scott Kasprzyk
Address: 5710 Butterfield St Riverview, FL 33578
Email:

Date:

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

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Respectfully submitted,



Name: *Israel O. Cardona*

Address: *10316 norwick Ave Brooksville FL 34608*

Email: *Pototo45@gmail.com*

Date:

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

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Respectfully submitted,



Name: Yoanniel Luis
Address:
Email: yoanniel@yahoo.com

Date:

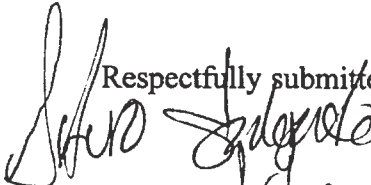
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Respectfully submitted,


Name: Arturo Salgado
Address: 4407 Leto Lakes Blvd #304
Email: 12+2nw@gmail.com

Date:

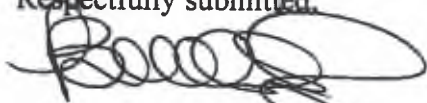
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Respectfully submitted,



Name: Angelica Enriquez

Address: 4407 Leto Lakes Blvd #304 Tampa, FL 33614

Email:

Date:

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

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Respectfully submitted,

Name: *Haley Vantorenburg*
Address: *515 Carriage Hills Dr. Temple Terrace, FL 33617*
Email: *Haley.Vantorenburg@gmail.com*

Date:

DSD – Community Development Division
Post Office Box 1110
Tampa, FL 33601

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Folio No(s): 004379.0000

Dear Zoning Hearing Master:

I am writing in support of RZ 21-0242 requested by the applicants, Thomas and Emily Mang. The standard rezoning application filed on December 22, 2020 is scheduled for the ZHM Public Hearing on April 19, 2021. I have no objection to RZ 21-0242.

Respectfully submitted,

Name: Robin Vantoorenburg
Address: 515 Carriage Hills Dr TT, FL 33617
Email: SVRV@verizon.net



**PARTY OF
RECORD**

NONE