

**Rezoning Application: 24-1210**  
**Zoning Hearing Master Date:** January 14, 2025  
**BOCC Land Use Meeting Date:** March 11, 2025

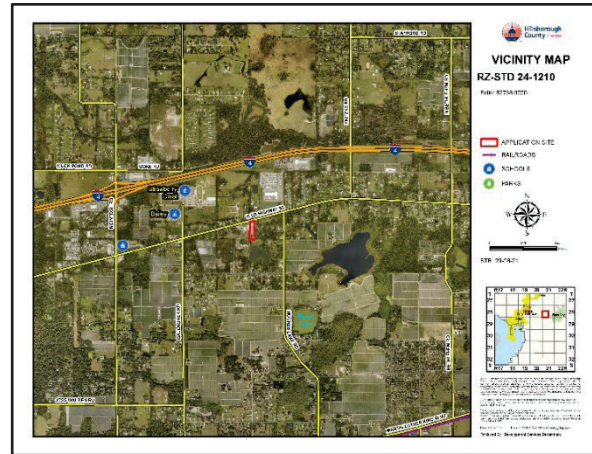


**Hillsborough  
County Florida**

Development Services Department

## 1.0 APPLICATION SUMMARY

**Applicant:** Arthur Jewell  
**FLU Category:** Residential -1 (Res-1)  
**Service Area:** Rural  
**Site Acreage:** 3.15 +/-  
**Community Plan Area:** None  
**Overlay:** None  
**Request:** Rezone from **Agricultural Single-Family Conventional-1 (ASC -1)** and **Commercial General (CG)** to **Commercial General with Restrictions (CG -R)**.



### Request Summary:

The request is to rezone from the existing from **Agricultural Single-Family Conventional-1 (ASC -1)** and **Commercial General (CG)** to **Commercial General with Restrictions (CG -R)**. The proposed zoning for CG permits Commercial, Office and Personal Services development on lots containing a minimum of 10, 000 square feet (sf). The applicant has proposed: restrictions to certain commercial uses and to the location of such uses; and the elimination of eastern driveway to mitigate and enhance an appropriate transition between residential and proposed commercial zoned parcel.

Zoning:	Current Zoning		Proposed Zoning
	ASC-1 Zoning	CG Zoning	CG -R Zoning
Uses	Single-Family Conventional Residential/Agricultural	General Commercial, Office and Personal Services	General Commercial, Office and Personal Services
Acreage	2.1 +/- Acres (ac)	1.05+/- ac/ 45,738 sf	3.15+/- ac/ 137,214 sf
Density / Intensity	1 du per 1 acre	Floor Area Ratio (FAR) 0.25 **	FAR 0.25**
Mathematical Maximum*	2 Dwelling Unit (du)	11,434.50 sf	34,303.50 sf
* Mathematical Maximum entitlements may be reduced due to roads, stormwater and other improvements.			
** LDC Sec. 6.01.01 – footnote 29 - In the RES-1 ... land use categories, the maximum F.A.R. shall be .25.			

Development Standards:	Current ASC-1 Zoning	Current CG Zoning	Proposed CG-R Zoning
Density / Intensity	1 du per 1 acre	FAR 0.25 (11,434.50 sf)	FAR 0.25 (34,303.50 sf)
Lot Size / Lot Width	43,560 sf / 150'	10,000 sf / 75'	10,000 sf / 75'
Setbacks/Buffering and Screening	50' - Front 50' - Rear 15' - Sides	30' - Front (North) 20' Type B Buffer – Side (East) 0' Type B Buffer – Side (West) 20' Type B Buffer –Rear (South)	30' - Front (North) 20' Type B Buffer – Side (East) 0' Type B Buffer – Side (West) 20' Type B Buffer –Rear (South)
Height	50'	50'	50'

### Additional Information:

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

### Additional Information:

Planning Commission Recommendation	Inconsistent
Development Services Department Recommendation	Not Supported

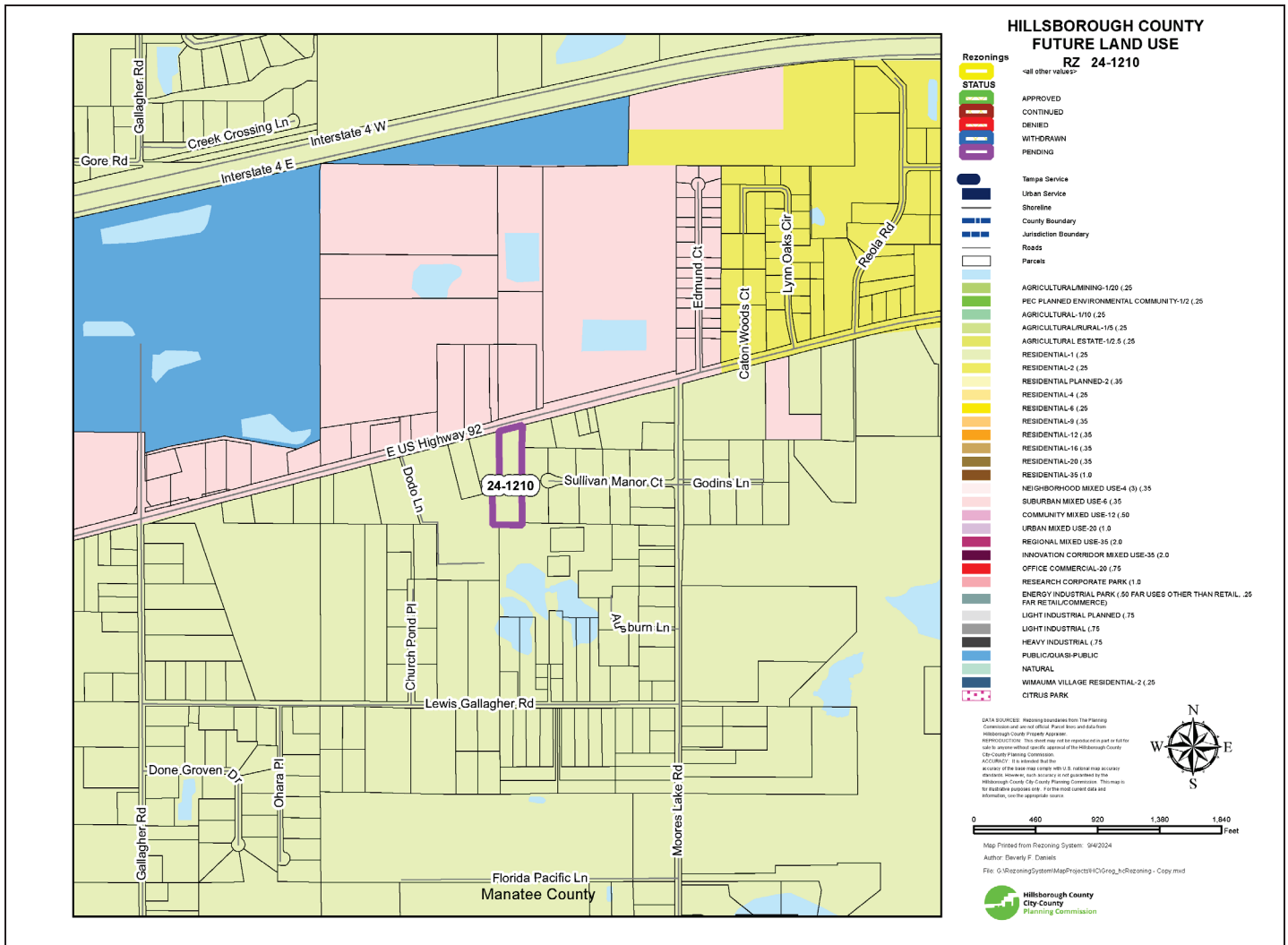
## 2.1 Vicinity Map



The subject site is located in the Res-1 Future Land Use (FLU) category, and located south of properties within the SMU-6 FLU category. The immediate adjacent properties are zoned: Planned Developments and ASC-1 to the north, CG to the west, ASC-1 and CG to the south, and ASC-1 and Planned Development to the west.

## 2.0 LAND USE MAP SET AND SUMMARY DATA

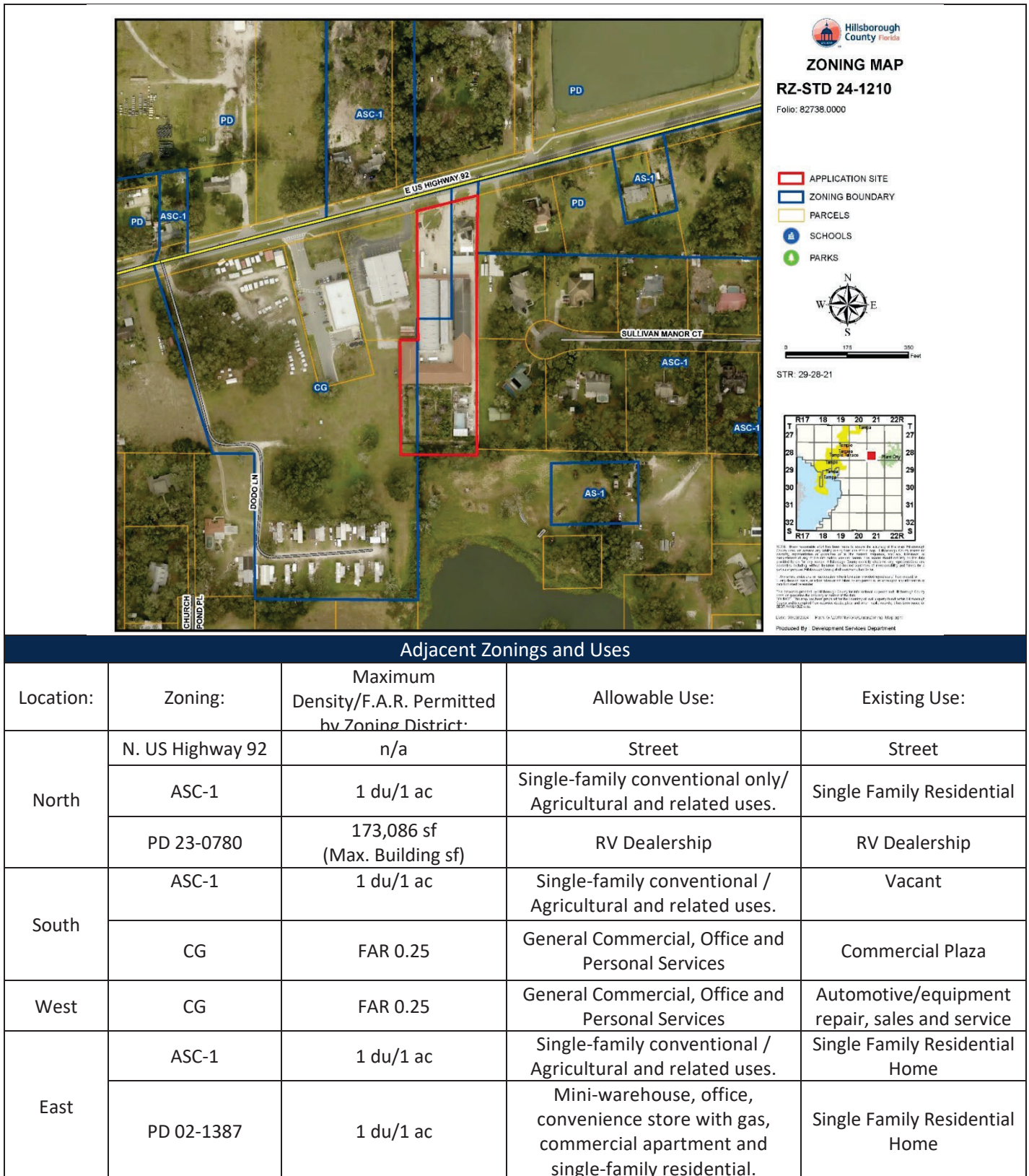
### 2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential 1 (Res-1)
Maximum Density/F.A.R.:	1 dwelling unit per Gross Acre (ga)/ 0.25 F.A.R.
Typical Uses:	Agricultural, farms, ranches, residential, neighborhood commercial, offices, and multi-purpose projects.

## 2.0 LAND USE MAP SET AND SUMMARY DATA

## 2.3 Immediate Area Map



## 2.0 LAND USE MAP SET AND SUMMARY DATA

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

Not Applicable

APPLICATION NUMBER: RZ STD 24-1210

ZHM HEARING DATE: January 14, 2025

BOCC LUM MEETING DATE: March 11, 2025

Case Reviewer: Isis Brown

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

#### Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
U.S. Hwy 92	FDOT Principal Arterial - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (TBD)

#### Project Trip Generation ☐ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	5,956	568	420
Proposed	8,302	630	662
Difference (+/-)	+2,346	+62	+242

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

#### Connectivity and Cross Access ☒ Not applicable for this request

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

#### Design Exception/Administrative Variance ☒ Not applicable for this request

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

## 4.0 ADDITIONAL SITE INFORMATION &amp; AGENCY COMMENTS SUMMARY

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

## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

Although the proposed uses and CG-R zoning district could be supportable and considered to be a continuation of the existing commercial development pattern along this portion East US Highway 92, staff finds the request incompatible. The site is currently developed with existing buildings and pavement that do not meet required buffering and screening (20 foot wide buffer with Type B screening) where adjacent to single-family development (eastern boundary). If approved, the applicant intends to use the site as it is currently developed and would not alter the site to meet buffering and screening requirements.

To mitigate the proposed CG zoning district in-fill along East US Highway 92 the applicant has proposed the following restrictions:

1. The following uses shall be restricted from the property:
  - a. Drive-thrus
  - b. Banquet/Reception Hall
  - c. Canopies and Gasoline Pumps as Accessory Uses
  - d. Gasoline Sales and Services
  - e. Car Wash Facilities
  - f. Convenience stores, with / without gas
  - g. Laundries (Self-Serve)
  - h. Motor Vehicle Repair Major
  - i. Free Standing Emergency Room
2. The maximum Floor Area Ratio shall be 0.25.
3. There shall be no commercial use/activity within the rear 150'
4. The eastern driveway shall be eliminated

### 5.2 Recommendation

Based on the above considerations Development Services staff finds the request is not supportable.

## 6.0 PROPOSED CONDITIONS:

N/A

Zoning Administrator Sign Off:

*J. Brian Grady*

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

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

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## 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

N/A

## **8.0 PROPOSED SITE PLAN (FULL)**

Not Applicable

**9.0 FULL TRANSPORTATION REPORT (see following pages)****AGENCY REVIEW COMMENT SHEET**

TO: Zoning Technician, Development Services Department

DATE: 01/05/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: NE/East Rural

PETITION NO: RZ 24-1210

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

**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone a parcel totaling +/- 3.15 acres from Commercial General (CG) to Commercial General – Restricted (CG-R). The subject parcel currently has 1.07 acres zoned CG and 2.08 acres zoning ASC-1. The restriction proposed by the applicant states that the following uses will be prohibited; All drive-thru uses, banquet/reception halls, self-service laundries, convenience stores with or without gas stations, motor vehicle repair, car washes, and free-standing emergency rooms. Additionally, the application proposes to restrict the number of access points to one. The site is located +/- 1,200 feet west of the corner of Moores Lake Road and E. U.S. Hwy 92. The Future Land Use designation of the site is Residential 1 (R-1).

***Trip Generation Analysis***

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

**Approved Uses:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1, Single Family Detached Housing (ITE Code 210) 2 Units	18	1	1
CG, Fast Food with Drive Thru (ITE Code 934) 12,702sqft	5,938	567	419
<b>Total</b>	<b>5,956</b>	<b>568</b>	<b>420</b>

## Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG-R, Fast Food Without Drive Thru (ITE Code 933) 6,500sqft	2,928	281	216
CG-R, Fast Food Without Drive Thru (ITE Code 933) 6,500sqft	2,928	281	216
CG-R, Copy, Print, and Express Ship Store (ITE Code 920) 11,000sqft	820*	31	82
CG-R, Grocery Store (ITE Code 850) 13,048sqft	1,626	37	148
<b>Total</b>	<b>8,302</b>	<b>630</b>	<b>662</b>

\*Estimated by Staff. ITE Trip Generation Manual 11<sup>th</sup> Edition does not provide 24 trip counts for this use.

## Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>+2,346</b>	<b>+62</b>	<b>+242</b>

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on E. U.S. Hwy 92. E. U.S. Hwy 92 is a 2-lane, undivided, FDOT maintained, urban arterial roadway. The roadway is characterized by +/- 12 ft wide travel lanes, +/- 4 ft wide bike lanes, and +/- 5 ft wide sidewalks on both sides of the roadway, within +/- 80 ft of the right of way.

Pursuant to the Hillsborough County corridor preservation plan E. US Highway 92 is designated for a future four lane enhancement.

SITE ACCESS

It is anticipated that the site will have access to E. U.S. Hwy 92.

As E. U.S. Hwy 92 is an FDOT maintained roadway, staff notified the applicant that they will need to coordinate access with and obtain access permits from FDOT to be permitted access to E. U.S. Hwy 92 from the subject parcel. A meeting was scheduled and took place on October 22<sup>nd</sup>, 2024, between county staff, the applicant and FDOT to discuss this re-zoning and allow FDOT to provide comments.

FDOT staff provided the applicant and county staff with comments, which were uploaded to Optix.

**ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

The roadway level of service provided for E. U.S. Hwy 92 is for information purposes only.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
E. U.S. HWY 92	McIntosh Rd.	Forbes Rd.	D	C

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

**COUNTY OF HILLSBOROUGH**

**RECOMMENDATION OF THE  
LAND USE HEARING OFFICER**

<b>APPLICATION NUMBER:</b>	RZ STD 24-1210
<b>DATE OF HEARING:</b>	January 14, 2025
<b>APPLICANT:</b>	Arthur Jewell
<b>PETITION REQUEST:</b>	The request is to rezone a parcel of land from CG and ASC-1 to CG with Restrictions
<b>LOCATION:</b>	13309 E. 92 Hwy.
<b>SIZE OF PROPERTY:</b>	3.15 acres m.o.l.
<b>EXISTING ZONING DISTRICT:</b>	CG & ASC-1
<b>FUTURE LAND USE CATEGORY:</b>	RES-1
<b>SERVICE AREA:</b>	Rural

## DEVELOPMENT REVIEW STAFF REPORT

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

### 1.0 APPLICATION SUMMARY

Applicant: Arthur Jewell

FLU Category: Residential -1 (Res-1)

Service Area: Rural

Site Acreage: 3.15 +/-

Community Plan Area: None

Overlay: None

Request: Rezone from **Agricultural Single- Family Conventuonal-1 (ASC -1) and Commercial General (CG)** to **Commercial General with Restrictions (CG -R)**.

#### Request Summary:

The request is to rezone from the existing from **Agricultural Single- Family Conventuonal-1 (ASC -1) and Commercial General (CG)** to **Commercial General with Restrictions (CG -R)**. The proposed zoning for CG permits Commercial, Office and Personal Services development on lots containing a minimum of 10, 000 square feet (sf). The applicant has proposed: restrictions to certain commercial uses and to the location of such uses; and the elimination of eastern driveway to mitigate and enhance an appropriate transition between residential and proposed commercial zoned parcel.

Zoning: ASC-1 Zoning CG Zoning

Proposed Zoning: CG -R Zoning

#### Additional Information:

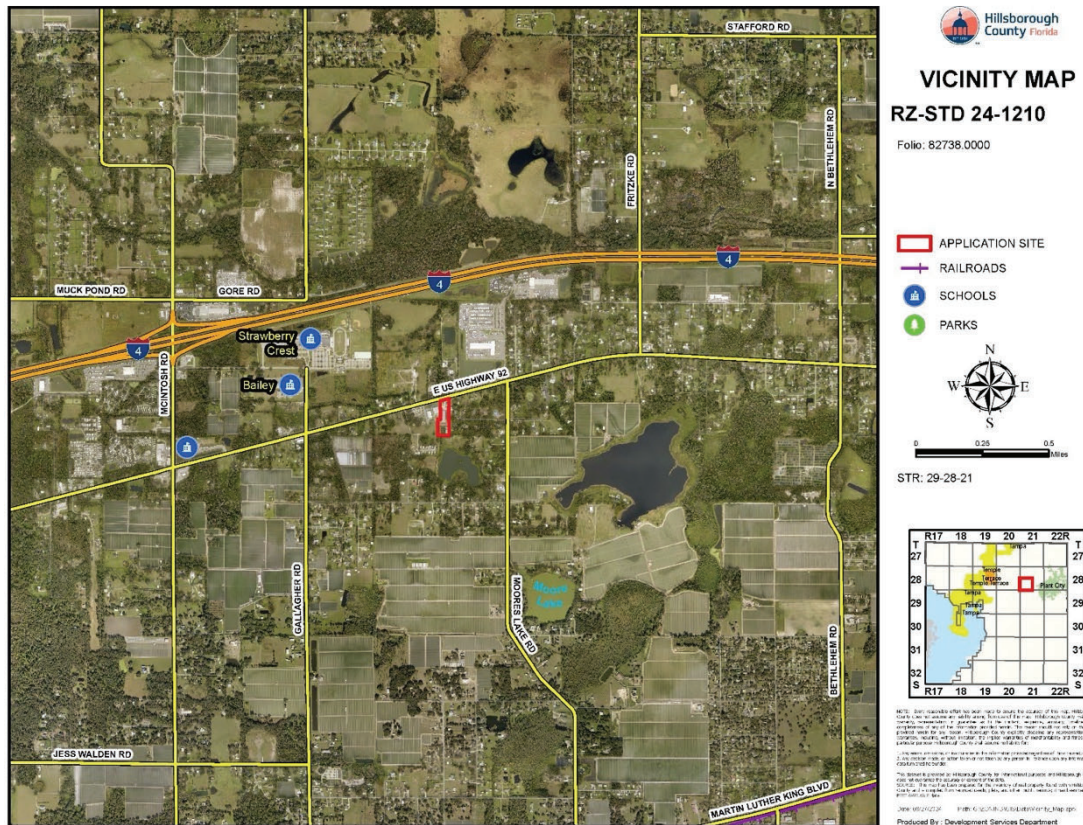
Planning Commission Recommendation: Inconsistent

Development Services Department Recommendation: Not Supported

PD Variations: N/A

Waiver to the Land Development Code: None

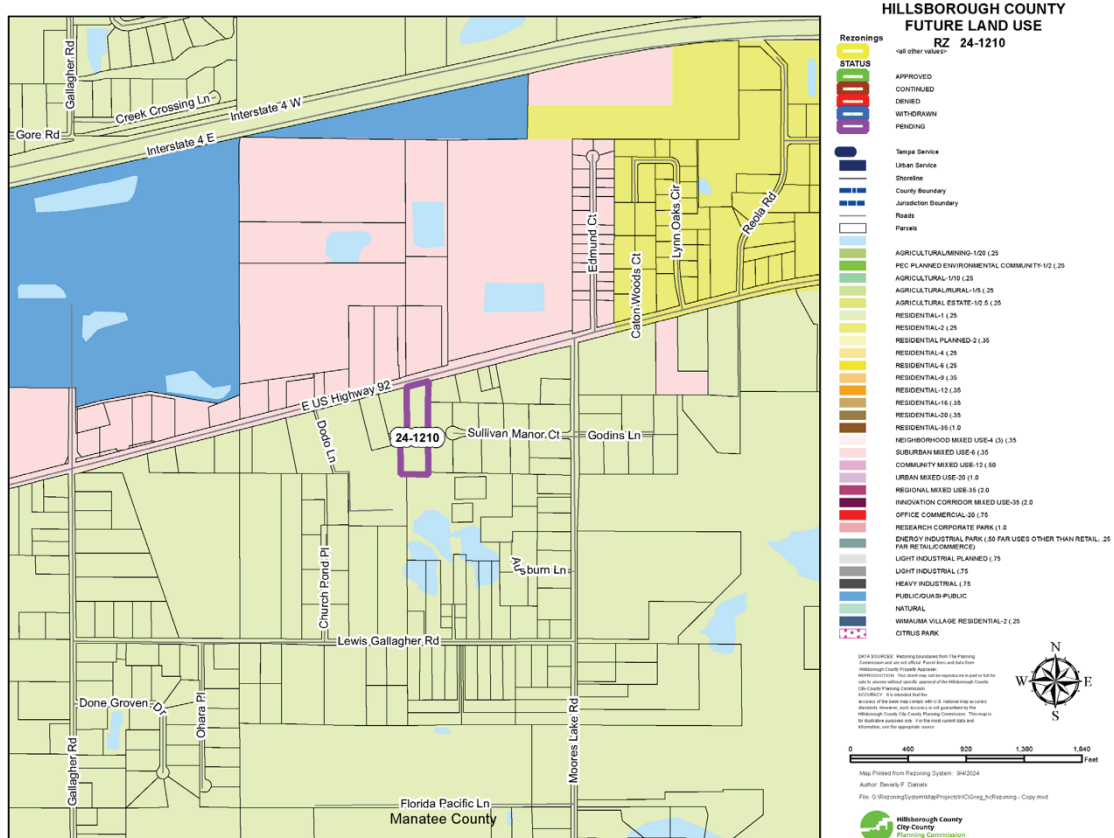
## 2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



### Context of Surrounding Area:

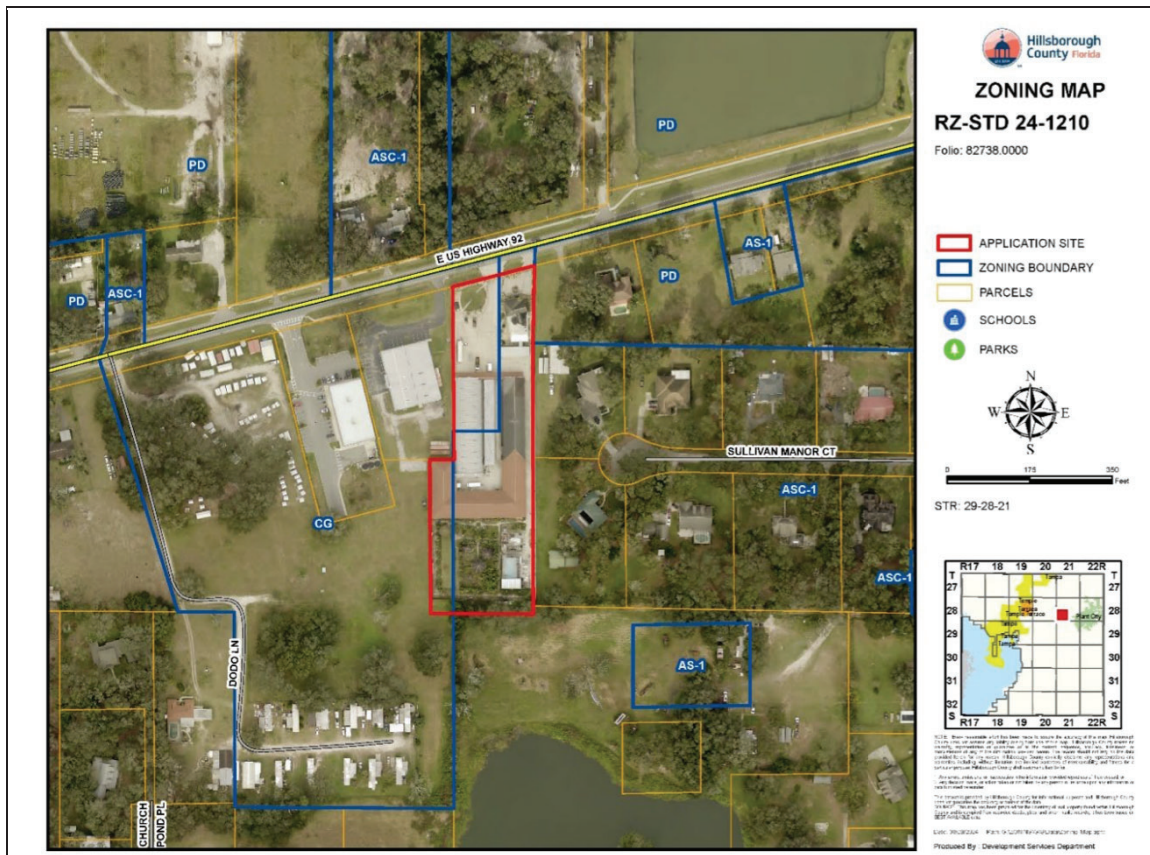
The subject site is located in the Res-1 Future Land Use (FLU) category, and located south of properties within the SMU-6 FLU category. The immediate adjacent properties are zoned: Planned Developments and ASC-1 to the north, CG to the west, ASC-1 and CG to the south, and ASC-1 and Planned Development to the west.

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



Typical Uses:	Agricultural, farms, ranches, residential, neighborhood commercial, offices, and multi-purpose projects.
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## 2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map



## 2.0 LAND USE MAP SET AND SUMMARY DATA

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

Not Applicable

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
U.S. Hwy 92	FDOT Principal Arterial - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (TBD)

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	5,956	568	420
Proposed	8,302	630	662
Difference (+/-)	+2,346	+62	+242

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

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

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

#### 4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY			
Environmental:	Objections	Conditions Requested	Additional Information/Comments

Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<b>This agency has no comments.</b>
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Check if Applicable:

☐ Wetlands/Other Surface Waters

☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area

☐ Surface Water Resource Protection Area

☐ Potable Water Wellfield Protection Area

☐ Significant Wildlife Habitat

☐ Coastal High Hazard Area

☐ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property

☐ Other \_\_\_\_\_

Public Facilities:	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b>  <input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	See Staff Report
<b>Utilities Service Area/ Water &amp; Wastewater</b>  <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Hillsborough County School Board</b>  Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	

## Impact/Mobility Fees

N/A

Comprehensive Plan:	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b>  <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

Although the proposed uses and CG-R zoning district could be supportable and considered to be a continuation of the existing commercial development pattern along this portion East US Highway 92, staff finds the request incompatible. The site is currently developed with existing buildings and pavement that do not meet required buffering and screening (20 foot wide buffer with Type B screening) where adjacent to single-family development (eastern boundary). If approved, the applicant intends to use the site as it is currently developed and would not alter the site to meet buffering and screening requirements.

To mitigate the proposed CG zoning district in-fill along East US Highway 92 the applicant has proposed the following restrictions:

1. The following uses shall be restricted from the property:
  - a. Drive-thrus
  - b. Banquet/Reception Hall
  - c. Canopies and Gasoline Pump Islands as Accessory Uses
  - d. Gasoline Sales and Services
  - e. Car Wash Facilities
  - f. Convenience stores, with / without gas
  - g. Laundries (Self-Serve)
  - h. Motor Vehicle Repair Major
  - i. Free Standing Emergency Room
2. The maximum Floor Area Ratio shall be 0.25.
3. There shall be no commercial use/activity within the rear 150'

4. The eastern driveway shall be eliminated

## **5.2 Recommendation**

Based on the above considerations Development Services staff finds the request is not supportable.

### **SUMMARY OF HEARING**

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on January 14, 2025. Ms. Colleen Marshall of the Hillsborough County Development Services Department introduced the petition.

Ms. Isabelle Albert 1000 North Ashley Drive Tampa testified on behalf of the applicant. Ms. Albert showed a PowerPoint presentation to discuss the requested rezoning of 3.15 acres located along US Highway 92. She stated that a portion of the property is zoned CG and the remainder is zoned ASC-1. Ms. Albert testified that the parcel has been in operation as a roofing business for about 35 years and that the property owner lives on-site. She discussed the zoning history including the Highway Commercial zoning district that permitted the development of gas stations, motels and fast food restaurants. She stated that she could not determine why a portion of the subject property was taken out of the Highway Commercial zoning district.

Hearing Master Finch asked Ms. Albert about a zoning graphic and its meaning. Ms. Albert replied that the zoning graphic shows that the subject property was previously part of a larger commercially zoned pocket and the rezoning request is to restore the zoning to the shape of the former Highway Commercial.

Ms. Albert continued her presentation by stating that she had met with FDOT who had a concern regarding drive-thrus and that there are two access points on-site. The applicant agreed to limit land uses like gas stations and convenience stores and to not allow any commercial development within 125 feet to the south of the property. She discussed the planned expansion of US Highway 92 which will include a portion of the subject property. She added that the proposed taking will eliminate the residential home on-site. Ms. Albert testified that the neighbors in the area have submitted letters of support into the record regarding the requested rezoning application. The Development Services Department stated that the request could be supportable except for the required 20 foot buffer on the eastern side. The residence prevents compliance with the buffering and screening standards. The residential structure will be converted into an office. Regarding the Planning Commission's findings, Ms. Albert stated that she disagreed with them pertaining to the statement that expanding the CG to the remainder of the parcel will bring commercial uses along US 92. She stated that the request does not include an increase in square footage and is not a new introduction of the commercial as the area is a mix of land uses and that

the subject use has been on-site and in operation for the past 35 years. She stated that the Planning Commission's description of the area does not include the RV World to the north and approximately 400,000 square feet of commercial to the northwest corner as well as a 30-foot utility easement between the subject property and the parcel to the east. Ms. Albert stated that the residential uses were developed after 2000 and happily coexist. She testified that the parcel does not meet commercial locational criteria but that Policy 22.8 allows consideration under unique circumstances to support a waiver. Ms. Albert concluded her presentation by stating that a portion of the site is already zoned commercial and that FDOT will expand US 92 which will affect the subject property which has support from the neighbors and is consistent with the Comprehensive Plan.

Hearing Master Finch asked Ms. Albert to confirm that the Future Land Use Category is RES-1 and SMU. Ms. Albert replied that was correct to the north. Hearing Master Finch asked Ms. Albert to confirm that the business has been in place for over 30 years. Ms. Albert replied that was correct. Hearing Master Finch asked if the split zoning predates the building being on-site. Ms. Albert replied no and stated that she believed that the residence was there first and that the commercial building was built around the 1990's when the business was started. She added that the split zoning occurred in around 1985.

Hearing Master Finch asked Ms. Albert about the proposed Restriction that consider other commercial land uses. Ms. Albert replied that the Restrictions would permit redevelopment.

Hearing Master Finch asked Ms. Albert about the use of the southern portion of the property. Ms. Albert replied that area is used by the property owner for his pool and garden and functions as a residential area.

Hearing Master Finch asked about the adjacent use to the west. Ms. Albert replied that it is a lawnmower repair facility and was previously a furniture store. She stated that next to that is a Dollar General store and to the north is approximately 400,000 square feet of commercial uses. She added that there are repair shops, motor repair shops, RV World and a gas station to the east.

Ms. Colleen Marshall, Development Services staff, testified regarding the County's staff report. Ms. Marshall stated that the applicant is requesting to rezone from ASC-1 to CG with Restrictions. The Restrictions proposed to limit the commercial land uses and eliminate the eastern access point. She described the surrounding zoning districts and stated that no objections were received from reviewing agencies. Ms. Marshall testified that while the proposed CG Restricted uses could be supportable in the area and considered a continuation of the existing commercial development pattern, the existing buildings and pavement do not meet the required buffering and screening standards as the applicant does not intend to alter the existing use if approved.

Hearing Master Finch asked Ms. Marshall to confirm that the only issue from the Development Services Department if the buffering and screening, otherwise staff would find it compatible. Ms. Marshall replied yes.

Ms. Alexis Myers, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Myers stated that the subject property is within the Residential-1 Future Land Use classification and the Rural Service Area. She stated that the split zoning was put in place to protect the rural residential development pattern and that approving the CG Restricted zoning would be contrary to the established neighborhood character to the east and inconsistent with Objective 16. Ms. Myers testified that the site does not meet commercial locational criteria and that the applicant submitted a waiver. Staff does not support the waiver due to compatibility concerns. She testified that staff found the proposed rezoning inconsistent with the Future of Hillsborough Comprehensive Plan.

Hearing Master Finch asked Ms. Myers to confirm that her review of the Future Land Use Map was that there is no SMU-6 on-site. Ms. Myers replied that was correct.

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.

Ms. Albert testified during the rebuttal period that she meant that there was SMU-6 on the north side of US 92.

Hearing Master Finch asked Ms. Albert if her client would be amendable to complying with the required buffering and screening standards. Ms. Albert replied that her client would where possible. However, the existing residence would have to be torn down to comply. She added that there is a process separate from the rezoning to get relief and if that didn't work, then it would have to be moved.

The hearing was then concluded.

### **EVIDENCE SUBMITTED**

Ms. Albert submitted a copy of her PowerPoint presentation 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 3.15 acres in size and is currently zoned Commercial General (CG) (1.05 acres) and Agricultural Single-Family Conventional-1 (ASC-1) (2.1 acres) and is designated Residential-1 (RES-1) by the Comprehensive Plan. The property is located within the Rural Service Area.
2. The applicant is requesting a rezoning to the Commercial General-Restricted (CG-R) zoning district for the entire parcel. The applicant proposes Restrictions that prohibit certain commercial land uses such as drive-thrus, gasoline sales, car wash, convenience stores, motor vehicle repair and free-standing emergency room. Additionally, the proposed Restrictions limit the maximum Floor Area Ratio (FAR) to 0.25, prohibit commercial development within the rear 150 feet and require that the existing eastern driveway be eliminated.
3. The applicant's representative testified that the property owner has operated a roofing company on-site for over 30 years. Additionally, the property owner lives in a residence on-site.
4. The Planning Commission staff does not support the rezoning request. Staff stated in their report that the request for a contractor's office without open storage does not meet the intent of Objective 16 regarding compatibility with the surrounding neighborhood. Staff testified that the site does not meet commercial locational criteria and that staff does not support a waiver of the requirement due to compatibility concerns with the existing development pattern in the area. The Planning Commission found the application to be inconsistent with the Comprehensive Plan.
5. The Development Services Department does not support the requested rezoning application. Staff stated that the existing and proposed uses could be compatible with the area, the existing structures on-site prevent compliance with the required buffering and screening standards found in the Land Development Code.

The applicant's representative testified that the existing structure preventing compliance with the buffering standards is the property owner's residence.

6. The subject property fronts US Highway 92 and is surrounded by the RV World dealership to the northeast, agricultural zoning and a commercial plaza to the south, commercial zoning and automotive equipment sales and a Dollar General store to the west and single-family residential to the east.
7. The request for CG with Restrictions does not limit the use of the property to only the existing roofing business but also permits other commercial uses with the exception of certain land uses cited in the Development Services staff report.
8. It is emphasized that the roofing company has operated on-site for over 30 years therefore no new impacts to the surrounding residential parcels is anticipated for that land use.
9. Several letters in support were submitted by the residential homeowners to the east of the subject property.
10. No testimony in opposition was filed into the record or presented at the Zoning Hearing Master.
11. The surrounding area is a mix of residential and commercial land uses of which the subject property has coexisted with for over 30 years. This condition could serve as a basis for a waiver of locational criteria as a unique circumstance.
12. It is noted that approximately one acre of the subject property is currently zoned CG. The applicant provided historical zoning information that indicates a portion of the currently zoned ASC-1 parcel was previously zoned Highway Commercial and changed around 1985.
13. The Development Services Department objection is based solely on the applicant's failure to comply with the required buffering and screening standards. This issue could be addressed through the Planned Development (PD) zoning process which requires a site plan and site specific zoning conditions. Zoning conditions could be drafted to provide certainty of the removal of the residential home thereby providing the ability to meet the Land Development Code buffering and screening standards. The PD process also provides the Planning Commission the opportunity to propose requirements that may increase compatibility.
14. The proposed rezoning to CG R is consistent with the development pattern in the area but is not consistent with the Land Development Code and the Comprehensive Plan.

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

The rezoning request is not in compliance with and does not 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 not 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 3.15 acres in size and is currently zoned ASC-1 (2.1 acres) and CG (1.05 acres) and designated RES-1 by the Comprehensive Plan. The parcel is located within the Rural Service Area. The applicant provided historical zoning information that indicates a portion of the currently zoned ASC-1 parcel was previously zoned Highway Commercial and changed to an agricultural district around 1985.

The applicant's representative testified that the property owner has operated a roofing company on-site for over 30 years. Additionally, the property owner lives in a residence on-site.

The applicant is requesting a rezoning to the Commercial General zoning district with Restrictions (CG R). The proposed Restrictions 1) prohibit certain commercial land uses such as drive-thru's, gasoline sales, car wash, convenience stores, motor vehicle repair and free-standing emergency room, 2) limit the maximum Floor Area Ratio (FAR) to 0.25, 3) prohibit commercial development within the rear 150 feet and 4) require that the existing eastern driveway be eliminated.

The Planning Commission staff does not support the rezoning request. Staff stated in their report that the request for a contractor's office without open storage does not meet the intent of Objective 16 regarding compatibility with the surrounding neighborhood and that the site does not meet commercial locational criteria. Staff does not support a waiver of the requirement due to compatibility concerns with the existing development pattern in the area.

The Development Services Department does not support the requested rezoning application. Staff found that while the existing and proposed uses could be compatible with the area, the existing structures on-site prevent compliance with the required buffering and screening standards found in the Land Development Code. The applicant's representative testified that the existing structure preventing compliance with the buffering standards is the property owner's residence.

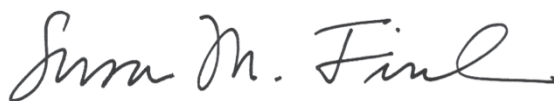
The subject property fronts US Highway 92 and is surrounded by the RV World dealership to the northeast, agricultural zoning and a commercial plaza to the south, commercial zoning and automotive equipment sales and a Dollar General store to the west and single-family residential to the east. Residential neighbors to the east submitted several letters in support and no opposition was provided at the hearing or submitted into the record.

The Development Services Department objection is based solely on the applicant's failure to comply with the required buffering and screening standards. This issue could be addressed through the Planned Development (PD) zoning process which requires a site plan and site specific zoning conditions. Zoning conditions could be drafted to provide certainty of the removal of the residential home thereby providing the ability to meet the Land Development Code buffering and screening standards. The PD process also provides the Planning Commission an opportunity to propose requirements that may increase compatibility.

The proposed rezoning to CG R is consistent with the development pattern in the area but is not consistent with the Land Development Code and the Comprehensive Plan.

### **RECOMMENDATION**

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

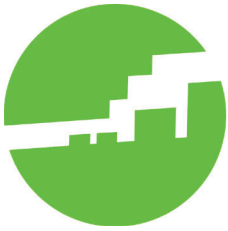


February 5, 2025

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**Susan M. Finch, AICP**  
**Land Use Hearing Officer**

**Date**



**Hillsborough County  
City-County  
Planning Commission**

**Plan Hillsborough**  
[planhillsborough.org](http://planhillsborough.org)  
[planner@plancom.org](mailto:planner@plancom.org)  
813 – 272 – 5940  
601 E Kennedy Blvd  
18<sup>th</sup> floor  
Tampa, FL, 33602

Unincorporated Hillsborough County Rezoning Consistency Review	
<b>Hearing Date:</b> January 14, 2025 <b>Report Prepared:</b> January 3, 2025	<b>Case Number:</b> RZ 24-1210 <b>Folio(s):</b> 82738.0000 <b>General Location:</b> South of East US Highway 92 and west of Moores Lake Road
<b>Comprehensive Plan Finding</b>	<b>INCONSISTENT</b>
<b>Adopted Future Land Use</b>	Residential-1 (1 du/ga; 0.25 FAR)
<b>Service Area</b>	Rural Area
<b>Community Plan(s)</b>	N/A
<b>Rezoning Request</b>	Rezoning from Agricultural Single Family Conventional (ASC-1) and Commercial General (CG) to CG-R to allow for the existing use as a contractor's office without open storage.
<b>Parcel Size</b>	3.15 ± acres
<b>Street Functional Classification</b>	East US Highway 92 – <b>State Principal Arterial</b> Moores Lake Road – <b>County Collector</b>
<b>Commercial Locational Criteria</b>	Does not meet; waiver request submitted
<b>Evacuation Area</b>	N/A

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-1	ASC-1 + CG	Light Commercial
North	Suburban Mixed Use-6 + Public/Quasi-Public + Residential-1	PD + ASC-1 + AR + AS-1	Single Family Residential + Light Commercial + Vacant Land + Light Industrial + Heavy Commercial
South	Residential-1	ASC-1 + AS-1 + CG	Single Family Residential + Mobile Home Park + 2 Agriculture
East	Residential-1 + Suburban Mixed Use-6 + Residential-2	PD + ASC-1 + AS-1 + AR + CG	Single Family Residential + Vacant Land + Agriculture
West	Residential-1 + Suburban Mixed Use-6	CG + ASC-1 + CI + CN + PD + AI	Light Commercial + Mobile Home Park + Single Family Residential + Agriculture

**Staff Analysis of Goals, Objectives and Policies:**

The 3.15 ± acre subject site is located south of East US Highway 92 and west of Moores Lake Road. The site is in the Rural Area and not within the limits of any Community Plan. The applicant is requesting a rezoning from Agricultural Single Family Conventional (ASC-1) and Commercial General (CG) to CG-R to allow for the existing use as a contactor's office without open storage.

The Future Land Use Element (FLUE) permits new development within the Rural Area that is similar in character to the existing community. Objective 4 of the FLUE of the Comprehensive Plan notes that 20% of the growth in the region will occur within the Rural Area without the threat of urban or suburban encroachment. FLUE Policy 4.1 characterizes the Rural Area as low-density, large lot residential. Expanding the parcel entirely to CG would allow Commercial uses in the area and increase development in the Rural Area. FLUE Policy 1.4 requires all new development to be compatible with the surrounding area, nothing that "Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development". The proposed rezoning from ASC-1 and CG to CG-R would not be compatible with the surrounding development patten, which includes existing residential development directly to the east and south. The request is therefore inconsistent with FLUE Objective 4 and Policy 4.1.

FLUE Objective 7, FLUE Objective 8 and each of their respective policies establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each Future Land Use category. The character of each land use category is defined by building type, residential density, functional use and the physical composition of the land. The integration of these factors set the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive but are intended to be illustrative of the character of uses within the land use designation. Appendix A contains a description of the character and intent permitted in each of the Future Land use categories. The site is in the Residential-1 (RES-1) Future Land Use category. The RES-1 Future Land Use category allows for the consideration of farms, ranches, residential uses, rural scale neighborhood commercial uses, offices and multi-purpose projects. Commercial, office, and multi-purpose uses are subject to Commercial Locational Criteria.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2). At the time of uploading this report, the Florida Department of Transportation (FDOT) had recommendations for the applicant that will need to be met before a permitting approval.

The proposal does not meet the intent of FLUE Objective 16 and its accompanying policies 16.1, 16.2, 16.3, 16.5 and 16.10 that require new development to be compatible to the surrounding neighborhood. Goal 12 and Objective 12-1 of the Community Design Component (CDC) of the FLUE require new developments to recognize the existing community and be designed to relate to and be compatible with the predominant character of the surrounding area. In this case, the surrounding land use pattern is comprised of a mix of uses. Directly to the east and south north and directly adjacent to the subject property are single family residential homes. A mobile home park is also adjacent to the subject site to the southwest. The proposed rezoning does not align with the residential character of the surrounding area and presents significant compatibility concerns given the rural nature of the area, which is inconsistent with FLUE Objective 16 and its accompanying policies related to neighborhood protection. The subject site is currently zoned CG on the western portion of the property with ASC-1 zoning on the eastern portion. The split zoning reflects the surrounding development pattern, as the current CG zoned portion of the subject property is located adjacent to another CG zoned property. The ASC-1 located on the eastern portion of the site abuts Planned Development (PD) zoning and ASC-1 zoning, both areas that contain residential uses. While the proposed conditions on the revised request which was uploaded into Optix on December 3, 2024, would help, this split zoning was put in place to preserve the rural residential development pattern to the east. Approving the site to fully rezone to CG-R would be contrary to the established neighborhood character to the east and inconsistent with policy direction under FLUE Objective 16.

FLUE Policy 16.2 states that 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. There should be a gradual transition of intensities between the different land uses given the residential uses around the subject site. The applicant included in the revised request that a 25' setback would be provided for buffering and screening. FLUE Policy 16.5 directs development of higher intensity non-residential land uses to be restricted to locations external to established and developing neighborhoods. The transition to CG-R would cause development that is not compatible with the surrounding area, rendering the request inconsistent with this adopted policy direction.

The subject site does not meet Commercial Locational Criteria (CLC). According to FLUE Policy 22.2, a site in the RES-1 Future Land Use category must be within 660 feet of a qualifying intersection that includes a

two-lane roadway. The closest qualifying intersection to the subject site is East US Highway 92, a two-lane State Principal Arterial roadway and Moores Lake Road, a two-lane County Collector roadway. The distance from the subject site and the closest qualifying intersection is roughly 1,300 feet as opposed to the required 660 feet, and therefore the site does not meet CLC. FLUE Policy 22.7 notes that meeting Commercial Locational Criteria is not the only factor to be taken into consideration when granting approval for an application. Considerations involving land use compatibility, adequacy and availability of public services, environmental impacts, adopted service levels of affected 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 commercial use. Commercial Locational Criteria only designates locations that could be considered, and they in no way guarantee the approval of a particular non-residential use. The 660-foot measurement requirement demonstrates the scale of development expected for the Rural Area and the proposed rezoning would not be in scale with the area. In addition, per FLUE Policy 22.8, an applicant may submit a request to waive the CLC criteria. The applicant did provide a CLC waiver for the proposed rezoning. This site is located approximately 1,300 feet away from the nearest major intersection with significant compatibility concerns, and therefore is inconsistent with FLUE Objective 22 and its accompanying policies.

Overall, staff finds that the proposed rezoning is not compatible with the existing development pattern found within the surrounding area and does not meet Commercial Locational Criteria. The proposed rezoning would allow for development that is not consistent with the Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

#### **Recommendation**

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed rezoning **INCONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*.

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#### **Staff Identified Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan* Related to the Request:**

##### **FUTURE LAND USE ELEMENT**

##### ***Rural Area***

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

**Policy 4.1:** *Rural Area Densities Within rural areas, densities shown on the Future Land Use Map will be no higher than 1 du/5 ga unless located within an area identified with a higher density land use category on the Future Land Use Map as a suburban enclave, planned village, a Planned Development pursuant to the PEC ½ category, or rural community which will carry higher densities.*

##### ***Land Use Categories***

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

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

#### **Relationship to Land Development Regulations**

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

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

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

#### **Neighborhood/Community Development**

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

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

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

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

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

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

## **COMMERCIAL-LOCATIONAL CRITERIA**

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

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

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

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

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

*The locational criteria outlined in Policy 22.2 are not the only factors to be considered for approval of a neighborhood commercial or office use in a proposed activity center. Considerations involving land use compatibility, adequacy and availability of public services, environmental impacts, adopted service levels of effected roadways and other policies of the Comprehensive Plan and zoning regulations would carry more weight than the locational criteria in the approval of the potential neighborhood commercial use in an activity center. The locational criteria would only designate locations that could be considered, and*

*they in no way guarantee the approval of a particular neighborhood commercial or office use in a possible activity center.*

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

## **Community Design Component (CDC)**

### **5.0 NEIGHBORHOOD LEVEL DESIGN**

#### **5.1 COMPATIBILITY**

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

**Policy 12-1.4:** *Compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses, buffering, setbacks, open space and graduated height restrictions, to affect elements such as height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture.*

### **7.0 SITE DESIGN**

#### **7.1 DEVELOPMENT PATTERN**

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

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

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

HILLSBOROUGH COUNTY  
FUTURE LAND USE

RZ 24-1210

<all other values>

Rezoning

STATUS

APPROVED

CONTINUED

DENIED

WITHDRAWN

PENDING

Tampa Service

Urban Service

Shoreline

County Boundary

Jurisdiction Boundary

Roads

Parcels

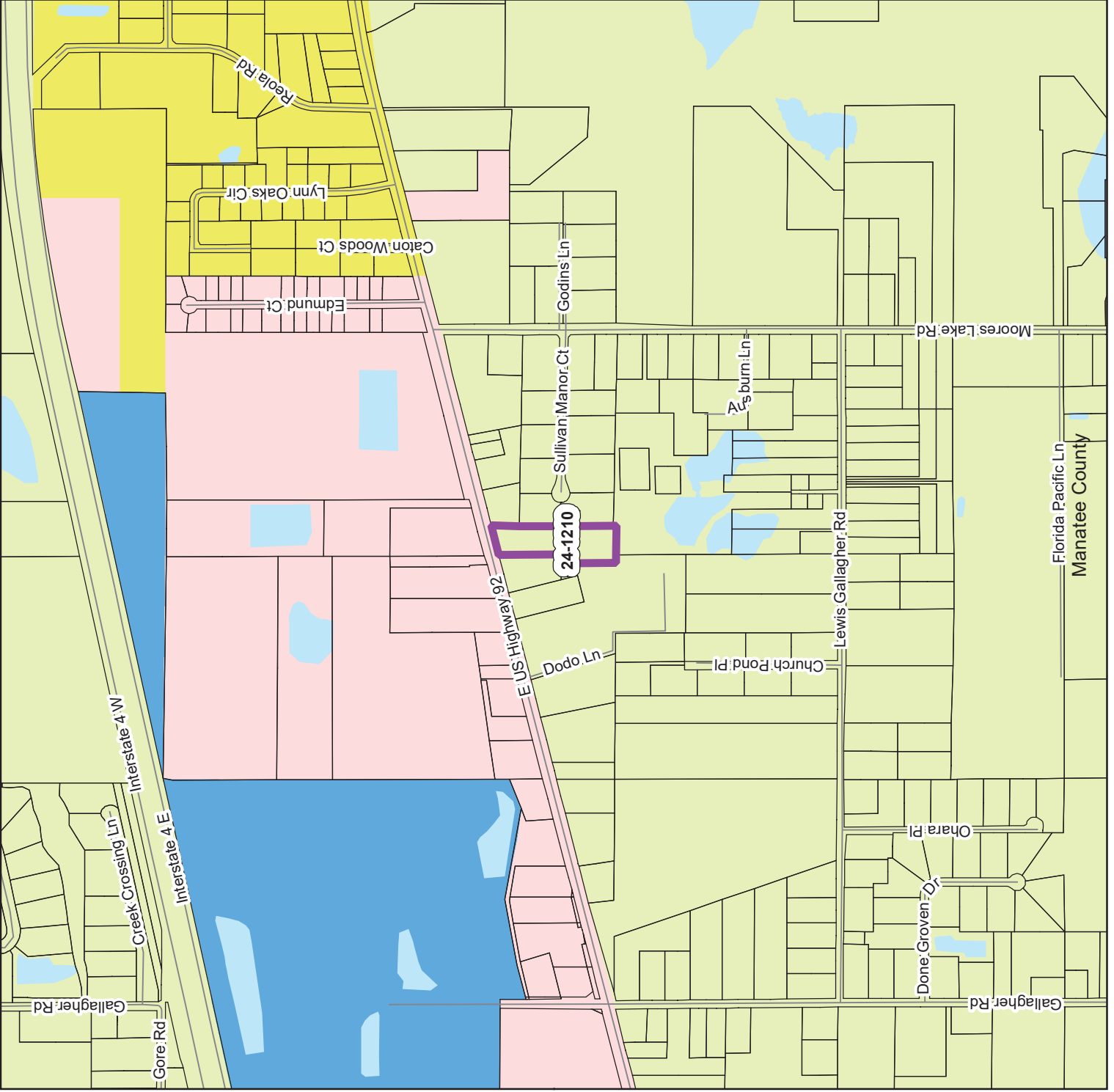
- AGRICULTURAL/MINING-1/20 (.25)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25)
- AGRICULTURAL-1/10 (.25)
- AGRICULTURAL/RURAL-1/5 (.25)
- AGRICULTURAL ESTATE-1/2.5 (.25)
- RESIDENTIAL-1 (.25)
- RESIDENTIAL-2 (.25)
- RESIDENTIAL PLANNED-2 (.35)
- RESIDENTIAL-4 (.25)
- RESIDENTIAL-6 (.25)
- RESIDENTIAL-9 (.35)
- RESIDENTIAL-12 (.35)
- RESIDENTIAL-16 (.35)
- RESIDENTIAL-20 (.35)
- RESIDENTIAL-35 (1.0)
- NEIGHBORHOOD MIXED USE-4 (3) (.35)
- SUBURBAN MIXED USE-6 (.35)
- COMMUNITY MIXED USE-12 (.50)
- URBAN MIXED USE-20 (1.0)
- REGIONAL MIXED USE-35 (2.0)
- INNOVATION CORRIDOR MIXED USE-35 (2.0)
- OFFICE COMMERCIAL-20 (.75)
- RESEARCH CORPORATE PARK (1.0)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL (.25)
- FAR RETAIL/COMMERCE
- LIGHT INDUSTRIAL PLANNED (.75)
- LIGHT INDUSTRIAL (.75)
- HEAVY INDUSTRIAL (.75)
- PUBLIC/QUASI-PUBLIC
- NATURAL
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25)
- CITRUS PARK

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is for informational purposes only and is not intended to be used as a legal document. It is intended that the user verify the accuracy of the information presented on this map. The user assumes all responsibility for the accuracy of the information presented on this map. The user assumes all responsibility for the accuracy of the information presented on this map. The user assumes all responsibility for the accuracy of the information presented on this map.

Map Printed from Rezoning System: 9/4/2024

Author: Beverly F. Daniels

File: G:\Rezoning\System\Map\Projects\Hill\Green\_h\Rezoning - Copy.mxd





# **AGENCY COMMENTS**

## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 01/05/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: NE/East Rural

PETITION NO: RZ 24-1210

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

### **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone a parcel totaling +/- 3.15 acres from Commercial General (CG) to Commercial General – Restricted (CG-R). The subject parcel currently has 1.07 acres zoned CG and 2.08 acres zoning ASC-1. The restriction proposed by the applicant states that the following uses will be prohibited; All drive-thru uses, banquet/reception halls, self-service laundries, convenience stores with or without gas stations, motor vehicle repair, car washes, and free-standing emergency rooms. Additionally, the application proposes to restrict the number of access points to one. The site is located +/- 1,200 feet west of the corner of Moores Lake Road and E. U.S. Hwy 92. The Future Land Use designation of the site is Residential 1 (R-1).

#### ***Trip Generation Analysis***

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1, Single Family Detached Housing (ITE Code 210) 2 Units	18	1	1
CG, Fast Food with Drive Thru (ITE Code 934) 12,702sqft	5,938	567	419
<b>Total</b>	<b>5,956</b>	<b>568</b>	<b>420</b>

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG-R, Fast Food Without Drive Thru (ITE Code 933) 6,500sqft	2,928	281	216
CG-R, Fast Food Without Drive Thru (ITE Code 933) 6,500sqft	2,928	281	216
CG-R, Copy, Print, and Express Ship Store (ITE Code 920) 11,000sqft	820*	31	82
CG-R, Grocery Store (ITE Code 850) 13,048sqft	1,626	37	148
<b>Total</b>	<b>8,302</b>	<b>630</b>	<b>662</b>

\*Estimated by Staff. ITE Trip Generation Manual 11<sup>th</sup> Edition does not provide 24 trip counts for this use.

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>+2,346</b>	<b>+62</b>	<b>+242</b>

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site has frontage on E. U.S. Hwy 92. E. U.S. Hwy 92 is a 2-lane, undivided, FDOT maintained, urban arterial roadway. The roadway is characterized by +/- 12 ft wide travel lanes, +/- 4 ft wide bike lanes, and +/- 5 ft wide sidewalks on both sides of the roadway, within +/- 80 ft of the right of way.

Pursuant to the Hillsborough County corridor preservation plan E. US Highway 92 is designated for a future four lane enhancement.

**SITE ACCESS**

It is anticipated that the site will have access to E. U.S. Hwy 92.

As E. U.S. Hwy 92 is an FDOT maintained roadway, staff notified the applicant that they will need to coordinate access with and obtain access permits from FDOT to be permitted access to E. U.S. Hwy 92 from the subject parcel. A meeting was scheduled and took place on October 22<sup>nd</sup>, 2024, between county staff, the applicant and FDOT to discuss this re-zoning and allow FDOT to provide comments.

FDOT staff provided the applicant and county staff with comments, which were uploaded to Optix.

**ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

The roadway level of service provided for E. U.S. Hwy 92 is for information purposes only.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
E. U.S. HWY 92	McIntosh Rd.	Forbes Rd.	D	C

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

## Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
U.S. Hwy 92	FDOT Principal Arterial - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (TBD)

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	5,956	568	420
Proposed	8,302	630	662
Difference (+/-)	+2,346	+62	+242

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

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

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

#### 4.0 Additional Site Information & Agency Comments Summary

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



## Florida Department of Transportation

RON DESANTIS  
GOVERNOR

2822 Leslie Road  
Tampa, FL 33612-6456

JARED W. PERDUE, P.E.  
SECRETARY

October 22<sup>nd</sup> 2024

### Contractor's Office Pre-App 13309 E US Hwy 92, Seffner, FL

SR 600  
10 030 000  
MP 13.504  
Class 5 @ 55 MPH  
Connection/signal spacing – 440' / 2640'  
Directional/full median opening spacing – 660' / 2640'  
Folio # 082738-0000

RE: Pre-Application Meeting

#### THIS DOCUMENT IS NOT A PERMIT APPROVAL

THE COMMENTS AND FINDINGS FROM THIS PRE-APPLICATION MEETING MAY BE SUBJECT TO CHANGE AND ARE NOT BINDING ON THE DEPARTMENT OR THE APPLICANT.

#### Attendees:

**Guests:** Isabelle Albert, Richard Perez, James Ratliff, Sarah Rose

**FDOT:** Todd Croft, Mecale' Roth, Nancy Porter, Leanna Schail, Anna Geismar, Dan Santos, Lindsey Mineer, Justin An

#### Proposed Conditions:

This development is **not** proposing new access to **SR 600** a **Class 5** roadway with a posted speed limit of **55 MPH**. Florida Administrative Code, Rule Chapter 14-97, requires 440' driveway spacing, 660' directional, 2640' full median opening spacing, and 2640' signal spacing requirements.

The project does not have a Site Plan and is being reviewed as Euclidean until the proposed use of the parcel is determined.



## ***Florida Department of Transportation***

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### **FDOT Recommendations:**

1. The Department will require a complete permit application to include all proposed onsite uses, site development plan, and ITE trip generation for the ADT and AM and PM peak hour trips to accurately determine the overall impacts to the state roadway.
2. Please note the comments provided are based upon the preliminary information discussed at the referenced pre-application meeting and the estimated trip generation for highest and best possible use for an approved Euclidean Zoning change per Hillsborough County.
3. As this section of the state roadway is a Class 05 roadway with a posted speed of 55 mph, the minimum required spacing for a driveway connection is 440-feet between driveway connections.
4. Please note that permits are issued to property owners, not developers, therefore the Department will require the applicant to submit for an access connection permit application for the connection to the state roadway based upon the highest and best use possible for the approved zoning.
5. Please note that the Department will not permit two access connections from this parcel to remain. The site is to be brought into compliance with one access connection to the state roadway by removing the easternmost connection.
6. In addition, the Department will require the proposed development to include sufficient driveway throat depth to ensure that there is no potential for internal site development traffic to stack back out onto the FDOT right of way. Please be aware that any future development on this parcel which includes a drive-through use will potentially create safety and operational concerns.
7. The Department will also require the provision of a right turn lane on US 92 for any proposed use which may generate the need for deceleration because of significant trips into the plaza. Due to the insufficient frontage of the parcel, this requirement may be difficult to meet and will require the development to mitigate the impacts on site, potentially impacting the onsite parking.
8. Please note that the Department will require verification of the ability of the largest anticipated vehicles to enter and exit the site with no adverse impacts to the driveway and roadway. Please provide an AutoTurn exhibit illustrating the inbound and outbound movements and internal site circulation demonstrating all movement can be accommodated within the Department's design parameters. Based on the internal site design, larger vehicles may have difficulties negotiating the entrance and exiting the



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site. The Department will require sufficient internal throat depth and will not be permitted to reverse into the state road to exit the site, and all movements must be made internally.

9. As the site does not have sufficient frontage to provide a conforming access with sufficient spacing for the adjacent driveway connections, a non-conforming access connection will be considered with the provision of an internal cross-access connection to the adjacent properties on either side of the development. The Department will consider the provision of a right-in/right-out access connection only, which is non-conforming until such time as a conforming access can be achieved. Any proposed development which meets right turn lane warrants will be required to return to the Department for additional review as the existing parcel does not possess sufficient frontage to construct the necessary improvements, resulting in potential safety and operational challenges on the state roadway.
  - a. This internal connection is to be constructed as an internal stub out and include the provision of a one-way cross-access agreement for the parcel.
10. The required permit applications will be required to be submitted for review and approval via the Department's One-Stop Permitting (OSP) website for review. Please note that any required improvements within the FDOT right-of-way will necessitate the submittal of a construction agreement for review and approval.
11. **Drainage:**
  - a. No drainage discussion of the proposed project until the proposed use of the parcel is determined.
12. There is a FDOT project in design within the proposed work zone that may impact this project. Please reach out to the FDOT Project Manager for current project status:
  - a. FPID 450339-1 (Resurfacing US 92/SR 600 from Eureka Springs Rd to Thonotosassa Rd); Letting Date is 12/3/2025; Project Manager: Jason Jordan [Jason.Jordan@dot.state.fl.us](mailto:Jason.Jordan@dot.state.fl.us) or (813) 975-6169
13. Contact Leanna Schail or Tammer Al-Turk for any traffic or access related questions at [leanna.schail@dot.state.fl.us](mailto:leanna.schail@dot.state.fl.us), [Tammer.Alturk@dot.state.fl.us](mailto:Tammer.Alturk@dot.state.fl.us), or at 813-975-6000.
14. Contact Mecale' (makayla) or Nancy for permit, pre app, or general questions at [mecale.roth@dot.state.fl.us](mailto:mecale.roth@dot.state.fl.us), [Nancy.porter@dot.state.fl.us](mailto:Nancy.porter@dot.state.fl.us) or 813-612-3200.
15. Contact Amanda Serra for drainage related questions at [amanda.serra@dot.state.fl.us](mailto:amanda.serra@dot.state.fl.us) or 813-262-8257.

### **Summary:**



## Florida Department of Transportation

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After reviewing and discussing the information presented in this meeting, the Department has determined we are

- ☐ in favor (considering the conditions stated above)
- ☐ not in favor
- ☒ willing to revisit a revised plan

The access, as proposed in this meeting, would be considered

- ☐ conforming
- ☒ non-conforming
- ☐ N/A (no access proposed)

in accordance with the rule chapters 1996/97 for connection spacing. The following state permits will need to be applied for by visiting our One Stop Permitting website ([osp.fdot.gov](http://osp.fdot.gov)):

- ☐ access-category A or B
- ☒ access-category C, D, E, or F
  - ☒ traffic study required
- ☐ access safety upgrade
- ☐ drainage
- or**
- ☐ drainage exception
- ☐ construction agreement
- ☐ utility
- ☐ general Use
- ☒ other\_ **Proposed Use will determine appropriate permits**

Thank you for allowing us the opportunity to review and discuss this project in advance. Please feel free to contact me with any questions. We look forward to working with you again.

Respectfully,

*Nancy Porter*

Permit Coordinator II  
2822 Leslie Rd.  
Tampa, FL 33619  
Office - 813-612-3237  
M-F 7:00 AM – 3:30 PM





## Florida Department of Transportation

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### Additional Comments/Standard Information:

(These comments may or may not apply to this project, they are standard comments)

1. Document titles need to reflect what the document is before it is uploaded into OSP, and please do not upload unnecessary documents.
2. Documents need to be signed and sealed or notarized.
3. Include these notes with the application submittal.
4. Permits that fall within the limit of a FDOT project must contact project manager, provide a work schedule, and coordinate construction activities prior to permit approval. Ask Mecale' for information if not provided in the notes.
5. Plans shall be per the current Standard Plans and FDM.
6. All the following project identification information must be on the Cover Sheet of the plans:
  - a. all associated FDOT permit #'s
  - b. state road # (& local road name) and road section ID #
  - c. mile post # and left (Lt) or right (Rt) side of the roadway (when facing north or east)
  - d. roadway classification # and posted speed limit (MPH)
7. All typical driveway details are to be placed properly:
  - a. 24" thermoplastic white stop bar equal to the lane width placed 4' behind crosswalk or a minimum of 25' in front of it
  - b. 36" stop sign mounted on a 3" round post, aligned with the stop bar
  - c. if applicable, a "right turn only" sign mounted below the stop sign (FTP-55R-06 or FTP-52-06)
  - d. double yellow 6" lane separation lines
  - e. 6' wide, high emphasis, ladder style crosswalk straddling the detectable warning mats
  - f. warning mats to be red in color unless specified otherwise
  - g. directional arrow(s) 25' behind the stop bar
  - h. all markings on concrete are to be high contrast with black border
  - i. all striping within and approaching FDOT ROW shall be thermoplastic
8. Maintain 20' x 20' pedestrian sight triangles and draw the triangles on the plans to show there are no obstructions taller than 24" within the triangles. Also, no parking spaces can be in these triangles Measure 20' up the sidewalk and 20' up the driveway from the point at which the sidewalk meets the driveway. Here is an example of what these triangles look like and how they are positioned.



(white

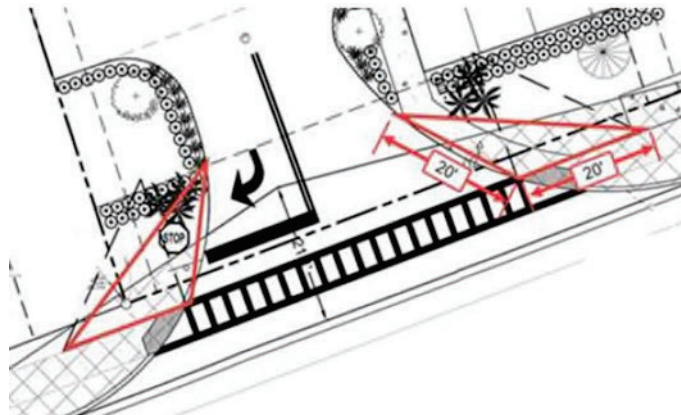


## *Florida Department of Transportation*

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9. Any relocation of utilities, utility poles, signs, or other agency owned objects must be coordinated with the Department and the **existing and proposed location** must be clearly labeled on the plans. Contact the Permits Department for more details and contact information.
10. Make note on plans that it is the responsibility of the contractor to not only restore the ROW, but they are also responsible for maintaining the ROW for the duration of the project.

### **Context Classification:**

Here is the link to find information about context classification to see what class standards the proposed project needs to be built to. Below is the standard table for sidewalk width for each class:

<https://kai.maps.arcgis.com/apps/webappviewer/index.html?id=b5ecc163fe04491d4feb44194851ba93>



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Topic #625-000-002  
FDOT Design Manual

January 1, 2020

**Table 222.1.1 Standard Sidewalk Widths**

Context Classification	Sidewalk Width (feet)
C1 Natural	5
C2 Rural	5
C2T Rural Town	6
C3 Suburban	6
C4 Urban General	6
C5 Urban Center	10
C6 Urban Core	12
Notes: (1) For C2T, C3 and C4, sidewalk width may be increased up to 8 feet when the demand is demonstrated. (2) For C5 and C6, when standard sidewalk width cannot be attained, provide the greatest attainable width possible, but not less than 6 feet. (3) For RRR projects, unaltered sidewalk with width 4 feet or greater may be retained within any context classification. (4) See <b>FDM 260.2.2</b> for sidewalk width requirements on bridges.	

Provide the following minimum unobstructed sidewalk width (excluding the width of the curb) when there is no practical alternative to placing a pole within the sidewalk:

- 36 inches for aboveground utilities. This 36 inch width may be reduced to 32 inches, not exceeding 24 inches in length, when there is no practical alternative available to avoid an obstruction.
- 48 inches for signal, light, sign poles

When used for plantings and street furniture, the area between the back of curb and the sidewalk should be 5 feet or greater in width. Consider providing treewells in areas where on-street parking is provided.

## Lighting:

Lighting of sidewalks and/or shared paths must be to current standards (FDM section 231). Newly implemented FDOT Context classifications updated the required sidewalk widths (FDM section 222.2.1.1). Where sidewalk is being added and/or widened, the lighting will be analyzed to ensure sidewalks are properly lit per FDOT FDM standards. Reference the following link and table for details:

[https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf\\_2](https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf_2)



# Florida Department of Transportation

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Topic #625-000-002  
FDOT Design Manual

January 1, 2020

**Table 231.2.1 Lighting Initial Values**

Roadway Classification	Illumination Level Average Foot Candle		Illumination Uniformity Ratios		Veiling Luminance Ratio
Or Project Type	Horizontal (H.F.C.)	Vertical (V.F.C.)	Avg./Min.	Max./Min.	$L_v(\text{MAX})/L_{\text{AVG}}$
Conventional Lighting					
Limited Access Facilities	1.5	N/A	4:1 or Less	10:1 or Less	0.3:1 or Less
Major Arterials	1.5				
Other Roadways	1.0				
High Mast Lighting					
All Roadway Classifications	0.8 to 1.0	N/A	3:1 or Less	10:1 or Less	N/A
Signalized Intersection Lighting					
New Reconstruction	3.0	2.3	4:1 or Less	10:1 or Less	N/A
Lighting Retrofit	1.5 Std. 1.0 Min.	1.5 Std. 1.0 Min.			
Midblock Crosswalk Lighting					
Low Ambient Luminance	N/A	2.3	N/A	N/A	N/A
Medium & High Ambient Luminance		3.0			
Sidewalks and Shared Use Paths					
Facilities Separated from the Roadway	2.5	N/A	4:1 or Less	10:1 or Less	N/A
Sign Lighting					
Low Ambient Luminance	15-20	N/A	N/A	6:1	N/A
Medium & High Ambient Luminance	25-35				
Rest Area Lighting					
All Roadways and Parking Areas	1.5	N/A	4:1 or Less	10:1 or Less	N/A

231-Lighting



## COMMISSION

Gwendolyn "Gwen" W. Myers CHAIR  
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Rick Muratti, Esq. LEGAL DEPT  
Steffanie L. Wickham WASTE DIVISION

### AGENCY COMMENT SHEET

REZONING	
<b>HEARING DATE:</b> 10/15/2024	<b>COMMENT DATE:</b> 9/25/2024
<b>PETITION NO.:</b> 24-1210	<b>PROPERTY ADDRESS:</b> 13309 E 92 Hwy, Dover, FL 33527
<b>EPC REVIEWER:</b> Melissa Yanez	<b>FOLIO #:</b> 0827380000
<b>CONTACT INFORMATION:</b> (813) 627-2600 X 1360	<b>STR:</b> 29-28S-21E
<b>EMAIL:</b> <a href="mailto:yanezm@epchc.org">yanezm@epchc.org</a>	
<b>REQUESTED ZONING:</b> ASC-1 portion of subject parcel to CG	
FINDINGS	
<b>WETLANDS PRESENT</b>	NO
<b>SITE INSPECTION DATE</b>	NA
<b>WETLAND LINE VALIDITY</b>	NA
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	Desktop Review – Aerial review, soil survey and EPC file search
<p><b>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again.</b></p> <p><b>INFORMATIONAL COMMENTS:</b></p> <p>Future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.</p> <p>EPC staff reviewed the above referenced parcel 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 aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite/ within the proposed construction boundaries. Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application". Once approved, the formal wetland delineation would be binding for five years.</p>	

my/cb

ec: [art.jewell1953@gmail.com](mailto:art.jewell1953@gmail.com) / [ialbert@halff.com](mailto:ialbert@halff.com)

*Environmental Excellence in a Changing World*

**Roger P. Stewart Center**

**3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - [www.epchc.org](http://www.epchc.org)**

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## Agency Review Comment Sheet

**NOTE:** Wellhead Resource Protection Areas (WRPA), Potable Water Wellfield Protection Areas (PWWPA), and Surface Water Resource Protection Areas (SWRPA) reviews are based on the most current available data on the Hillsborough County maps, as set forth in Part 3.05.00 of the Land Development Code.

**TO:** Zoning Review, Development Services      **REQUEST DATE:** 8/26/2024

**REVIEWER:** Kim Cruz, Environmental Supervisor      **REVIEW DATE:** 9/9/2024

**PROPERTY OWNER:** Arthur Jewell      **PID:** 24-1210

**APPLICANT:** Arthur Jewell

**LOCATION:** 13309 E. US Highway 92 Dover, FL 33527

**FOLIO NO.:** 82738.0000

### AGENCY REVIEW COMMENTS:

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site does not appear to be located within a Wellhead Resource Protection Area (WRPA), Potable Water Wellfield Protection Area (PWWPA) and/or Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

Hillsborough County EVSD has no recommended conditions and no request for additional information associated with wellhead protection.

## AGENCY REVIEW COMMENT SHEET

---

**TO: ZONING TECHNICIAN, Planning Growth Management**

**DATE:** 29 Aug. 2024

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

**APPLICANT:** Isabelle Albert

**PETITION NO:** RZ-STD 24-1210

**LOCATION:** 13309 E. HWY 92., Dover, FL 33527

**FOLIO NO:** 82738.0000

**SEC:** 29 **TWN:** 28 **RNG:** 21

---

- ☒ This agency has no comments.
- ☐ This agency has no objection.
- ☐ This agency has no objection, subject to listed or attached conditions.
- ☐ This agency objects, based on the listed or attached conditions.

COMMENTS: \_\_\_\_\_.

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

---

PETITION NO.: RZ-STD 24-1210 REVIEWED BY: Clay Walker, E.I. DATE: 8/27/2024

FOLIO NO.: 82738.0000

---

**WATER**

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

**WASTEWATER**

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

COMMENTS: The subject site is located outside of the Hillsborough County Urban Service Area, therefore water and/or wastewater service is not generally allowed. If the site is required or otherwise allowed to connect to the potable water and/or wastewater systems, there will be offsite improvements required that extend beyond a connection to the closest location with existing infrastructure. These points-of-connection will have to be determined at time of application of service as additional analysis will be required to make the final determination .



**AGENCY REVIEW COMMENT SHEET**

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

**TO:** Zoning Review, Development Services

**DATE:** 01/06/2025

**REVIEWER:** Ron Barnes, Impact & Mobility Fee Coordinator

**APPLICANT:** Southcreek, Arthur Jewell

**PETITION NO:** 24-1210

**LOCATION:** 13309 E US Hwy 92

**FOLIO NO:** 82738.0000

**Estimated Fees:**

(Various use types allowed. Estimates are a sample of potential development)

Industrial (Per 1,000 s.f.) Mobility: \$5,982.00 Fire: \$57.00	Retail - Shopping Center (Per 1,000 s.f.) Mobility: \$15,962.00 Fire: \$313.00	Warehouse (Per 1,000 s.f.) Mobility: \$1,992.00 Fire: \$34.00
High Turnover Restaurant (Per 1,000 s.f.) Mobility: \$51,533.00 Fire: \$313.00	Mini-Warehouse (Per 1,000 s.f.) Mobility: \$1,084.00 Fire: \$32.00	

**Project Summary/Description:**

Rural Mobility, Norhteast Fire - CG uses (shopping center, non-drive thru restaurants, warehouse, industrial; no drive thru projects, gas stations, car wash, laundry, ER, or major repair facilities.



# **VERBATIM TRANSCRIPT**

Zoning Hearing Master Hearing  
January 14, 2025

HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

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

ZONING HEARING MASTER HEARING  
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch  
Land Use Hearing Master

DATE: Tuesday, January 14, 2025

TIME: Commencing at 6:00 p.m.  
Concluding at 9:09 p.m.

LOCATION: Hillsborough County BOCC  
601 East Kennedy Boulevard,  
Second Floor  
Tampa, Florida 33601

Reported by:  
Crystal Reyes, AAERT No. 1660  
DIGITAL REPORTER

1 MS. MARSHALL: The next item is Item C.2, Rezoning  
2 24-1210. The applicant is Arthur Jewell. The request is to  
3 rezone to CG restricted. I'll present staff findings after  
4 presentation by the applicant.

5 HEARING MASTER: All right.

6 MS. ALBERT: Good evening. Isabelle Albert.

7 HEARING MASTER: Good evening.

8 MS. ALBERT: Yes, Todd was trying to hack my case.

9 Isabelle Albert with Halff, 1000 North Ashley Drive.  
10 I'm here representing the applicant. And thank you very much.

11 Okay. So what we have here is the site is highlighted  
12 in purple. It's approximately 3.15 acres in the rural area.  
13 It's along US Highway 92, which is a state highway. And then  
14 you'll find -- see over here, the Interstate I-4 and Gallagher  
15 Intersection is over here. And then it's between Wolonex Road.

16 Let's take us a bit closer. What we have here is,  
17 this is the site in question tonight. And it's along, again,  
18 the US Highway 92. And there's different businesses and  
19 single-family around the property. Mostly commercial uses along  
20 US-92.

21 Future Land Use is residential one on the south side  
22 of the highway. And SMU-6 on the north side. But the reason  
23 why we're here tonight is because you see the site is split  
24 zoned. We have a portion of it, that's commercial general,  
25 while the remainder of the site is agricultural single-family.

1           And here's a little bit of history of the site. This  
2 is -- you know, you're looking at the site right now. It's been  
3 in operation there for about 35 years. It's been growing over  
4 time. Obviously, it didn't start like that back then. And the  
5 applicant is also the property owner, lives on the property  
6 right over here. And over the years, built the -- built his  
7 business there.

8           And back in the 70s, this was a weird area, US-92 it's  
9 kind of like the wild west. You know, it was agricultural all  
10 around it. But then they had these pockets of highway  
11 commercial. Highway commercial uses are uses that are you know,  
12 gas station and -- and motels and fast restaurants and things  
13 like that.

14           And then in the 80s, again, there was some changes  
15 there. I could not find anything into the record of why this  
16 yellow portion was taken out of the highway commercial. But  
17 again, I tried to find the record and the clerk said they could  
18 not find anything based on that case due to the age.

19           And this is what we're proposing. This is the  
20 existing zoning. Again, the split zoning. And we're proposing  
21 just to like bring the whole site into one you know, current  
22 zoning district. It's commercial general and we are proposing  
23 restricted on there based on different discussions that we have  
24 from different agencies.

25           Again, this is the existing site over here.

1 HEARING MASTER: Let me ask you about that slide.  
2 The -- the shading is confusing me.

3 So the -- the parcel boundary is in yellow, is that  
4 correct, the rezoning --

5 MS. ALBERT: That is correct.

6 HEARING MASTER: -- the rezoning parcel boundary?

7 MS. ALBERT: Yes.

8 HEARING MASTER: And so, what is the shading for  
9 everything west of it, what does that indicate?

10 MS. ALBERT: This here?

11 HEARING MASTER: The sort of a salmon color that's  
12 west of the yellow line.

13 MS. ALBERT: All of this here is commercial zoning.

14 HEARING MASTER: I see. So it's just your point that  
15 the -- that's --

16 MS. ALBERT: Yes.

17 HEARING MASTER: -- the actual zoning.

18 MS. ALBERT: We were -- yes. We were part of that  
19 pocket. And now, we just want to bring it all together under  
20 one parcel. We're just bringing it all together, which kind of,  
21 you know, matches the shape of this highway commercial. So it's  
22 just to --

23 HEARING MASTER: I see.

24 MS. ALBERT: -- clean it all up together.

25 HEARING MASTER: Okay. I understand. Thank you.

1 MS. ALBERT: You're welcome. So, again, you know,  
2 discussion with different agencies. The first one was,  
3 obviously, this is -- and it's FDOT. In meeting with FDOT, the  
4 only concern they had was drive-thrus, how that was going to  
5 function onsite and with our highway there. And the other point  
6 too was that because there's two driveways, they requested that  
7 one driveway be closed out. And this is where you see the X  
8 over here.

9 We also eliminated uses that have greater impacts,  
10 like gas stations and -- and convenience stores and things like  
11 that. So we did eliminate those to just compatibility concerns.  
12 And also, to not allow any non-commercial development within the  
13 125 feet to the south of the property.

14 And, again, with discussion with FDOT, they did inform  
15 us that there was a PD study that was approved and this is for  
16 the expansion of US Highway 92. The current right-of-way is at  
17 80 feet and they're going to expand it to 175 feet on the south  
18 side of the property to expand the two lane to -- to four lane  
19 as division of 92 is being a commercial corridor.

20 And what does that mean to our property? It means  
21 that there's a portion of the property that's going to be in the  
22 take, which results in the, you know, the elimination of this  
23 structure. But with that, we still meet all the development  
24 standards, that this is over 100 feet through the setbacks and  
25 everything.

1 Most importantly, the neighbors have been such great  
2 neighbors. And they've been all in support and they've  
3 submitted letters in support, which are into the record.

4 Development Services, they did state in the report  
5 that it is supportable. And they consider the continuation of  
6 existing commercial use. But for the 20-foot buffer that's  
7 required on the east side. And most specifically, and I point  
8 out the area in red because the area other areas, it could be  
9 dugged up and we can provide that 20-foot buffer there, type B.  
10 But the area -- in -- highlighted in red is more -- it's  
11 permanent -- it's like a permanent structure, which is the  
12 residence.

13 The residence has been built ten feet from the  
14 property line. Obviously, that's going to be converted to an --  
15 like an office. But it was required a 20-foot buffer, which is  
16 really difficult to meet at this point. But also keep in mind  
17 that, you know, with the right-of-way take of FDOT, that  
18 portion's going to be taken out. But we can't really, you know,  
19 have an opportunity to address this while we're under current  
20 zoning. So we -- once we go from commercial general  
21 restriction, you know, we would at that time have the  
22 opportunity to address this.

23 Planning Commission made some points that in -- in my  
24 special experience, I disagreed with. And this is, you know,  
25 base -- they base their findings on incorrect or even lack of

1 information.

2 First being that expanding the parcel to all of CG  
3 would allow commercial uses in the area. I've shown earlier  
4 that there is a lot of commercial use along US-92. This is not  
5 a new introduction of commercial uses. This area is you know,  
6 mixed use development. And it'll increase development in the  
7 rural area. The -- it's not really an increase. It's already  
8 existing. It's already there. And I feel like that's being  
9 missed and especially there for over 35 years.

10 They felt that the rezoning would not be compatible  
11 with a surrounding development pattern. And they described the  
12 development pattern as a residential development pattern, which  
13 is again, incorrect. There's -- this is not just again, a  
14 residential. There -- the report states to fail that -- failed  
15 to say that there's commercial use to the north and to the west.  
16 To the north, you have the RV World. You have on the northwest  
17 corner, it's like 400,000 square feet of different commercial  
18 uses permitted there. This pattern of development is a mixed  
19 use commercial residential. And they also failed to -- to  
20 mention that there is also a 30-foot utility easement between  
21 the subject site and the properties to the west, sorry, to the  
22 east.

23 And in terms of objectives with compatible with the  
24 surrounding neighborhood, this development is a compatible with  
25 surrounding development. They've been there for a long time.

1 This -- they are in -- in, you know, in conjunction with all the  
2 other commercial uses along 92. And the residential development  
3 that they're referring to was developed after around 2000s. And  
4 they work together quite like -- they happily coexist ever  
5 since. And that shows with the support letters that you -- that  
6 we've put into the record.

7           There's also some mentions that there's because, you  
8 know, those residential families to the east and to the south,  
9 immediately to the east and to the south. Well again, these --  
10 there was that 30-foot easement to the east. To the south, the  
11 RV park or the mobile home park is about approximately 400 feet  
12 to the south. And the other single-family residence is about  
13 950 feet on the other side of the south of that lake. So,  
14 again, the character of the area is not a residential in nature.  
15 It's really described as a mixed use development.

16           And then they had said that the split zone was in  
17 place to preserve the rural residential development pattern of  
18 the -- to the east. Again, that's not really the case. This  
19 was, like I said the wild west. US-92, a pocket of commercial.  
20 It's been like that. As slowly as you can see, back -- you  
21 know, this was taken like in the 90s. Slowly, development  
22 occurred as time went on and the residents came in and it all  
23 worked out cohesively together. This was not put in place for  
24 protecting the area to the east.

25           And that brings us to the commercial location

1 criteria. The -- it was stated that we have to be 1,300 feet  
2 away from a qualifying intersection. The closest qualifying  
3 intersection is over here. And sorry, we have to be -- sorry,  
4 650 feet. But because we are at 1,300 feet and the  
5 compatibility concern, they felt like we do not meet that  
6 policy. But if you further look, Policy 22.8, it does say that  
7 there's, you know, unique circumstances that -- that you can  
8 look at to support this such waiver.

9 And, again, there's no mention that just to the west  
10 of us, there's a huge pocket of commercial. There's commercial  
11 all around us. Part of our site is commercial. And it's been  
12 in operation for 30 years, 30 plus years without any issues. I  
13 think this would -- is good unique circumstances for waiving the  
14 commercial location criteria.

15 So we're requesting approval based on numerous points  
16 that I've made. The compat -- there's no compatibility  
17 concerns. A portion of the site is already zoned for  
18 commercial. It's located adjacent to the -- the commercial  
19 packet -- pocket. FDOT is doing expansion, undergoing expansion  
20 of 92. We know that's going to take a big portion of the road  
21 that's going to make this road even more commercial corridor.  
22 There's overwhelming support from the neighborhood. And, you  
23 know, we believe that we're consisting -- consistent with all  
24 these objectives and policies in the comprehensive plan. That's  
25 also in my report.

1 And that concludes my presentation from now. I'm here  
2 if you have any questions.

3 HEARING MASTER: I do. A couple.

4 MS. ALBERT: Okay.

5 HEARING MASTER: First, I just wanted to clarify. In  
6 your initial comments, you mentioned that the -- the Future Land  
7 Use Category is RES-1 and SMU I believe six or 12 you said?

8 MS. ALBERT: Correct. To the north.

9 HEARING MASTER: All right. Because I don't see that  
10 in the Planning Commission report, the agenda. And it -- so I  
11 just -- I'll ask the Planning Commission when we -- when we get  
12 there. But I only -- everything indicated it's just that it's  
13 residential one. But we'll ask them. We'll ask them.

14 MS. ALBERT: Okay.

15 HEARING MASTER: All right. The business has been  
16 there for 30 years, you said, correct?

17 MS. ALBERT: 30 plus years.

18 HEARING MASTER: All right. And the -- the split  
19 zoning, you've gone through that history, were they -- that  
20 predates the building being onsite?

21 MS. ALBERT: I don't think so.

22 HEARING MASTER: You think the building was there  
23 first?

24 MS. ALBERT: I think the building -- the home was  
25 there. The building was there in I believe, around the 90s when

1 he started. And I think the split zone happened in 85, around  
2 that time.

3 HEARING MASTER: Okay.

4 MS. ALBERT: So, yeah.

5 HEARING MASTER: All right. And then the reason for  
6 the rezoning, your -- your restrictions limit certain commercial  
7 uses, but also remains an opportunity to develop it under other  
8 other --

9 MS. ALBERT: Other --

10 HEARING MASTER: -- uses.

11 MS. ALBERT: Other commercial uses, yes.

12 HEARING MASTER: All right. So --

13 MS. ALBERT: Let me --

14 HEARING MASTER: Go ahead, I'm sorry.

15 MS. ALBERT: Sorry. Go ahead.

16 HEARING MASTER: The -- so, the opportunity is there  
17 for redevelopment, not just asking for your existing use, is  
18 that correct?

19 MS. ALBERT: That is correct.

20 HEARING MASTER: Okay. All right. And then the  
21 surrounding development -- well first, let me go onsite. The --  
22 the -- southern end of the property from the aerial appears to  
23 be unpaved. And if you could just tell me what they're doing in  
24 that south end.

25 MS. ALBERT: It's unique. So like I said, the

1 property owner lived onsite and at his business. And so, you're  
2 talking about the southern portion behind the business?

3 HEARING MASTER: Yes.

4 MS. ALBERT: This is his area. This is where he would  
5 garden and have his pool and raise his dogs.

6 HEARING MASTER: Oh, okay. So, almost functioning as  
7 a residential area?

8 MS. ALBERT: Yes.

9 HEARING MASTER: I see, okay. And then the use to the  
10 west, the CG, if you could tell me, because I haven't been out  
11 there yet, what are they doing there? What is that commercial  
12 use?

13 MS. ALBERT: So, the first use next to it is a --  
14 currently, it's a repair for lawnmowers.

15 HEARING MASTER: Okay.

16 MS. ALBERT: Prior to that, it was a furniture store.  
17 And it's been there, if you -- I don't know if you saw in the  
18 aerial, those were like that one use, the shed company and the  
19 mobile home were there since probably like the 90s. It's been  
20 there for a very long time.

21 And then next to it is the Dollar General. They came  
22 in 2018. And further to the west you have the shed company  
23 where they stored all their shes on that side. And then to the  
24 north, it's a mismatch of -- of different -- one of them, like  
25 the big site to the northwest is like 400,000 square feet of

1 commercial uses. And I don't have that in front of -- front of  
2 me, but commercial use.

3 And then, again, you have all these little repair  
4 shops, motor repair shops. And then you have the RV World where  
5 they have an access there. Further to the east of us at the  
6 corner of the intersection, there's a gas station approved  
7 there. So, I mean, it's -- it's -- as you drive there,  
8 that's -- that's what it is.

9 HEARING MASTER: Okay. And I did see all the letters  
10 in support. I did note that.

11 All right. I think that's the end of my questions.

12 MS. ALBERT: All right.

13 HEARING MASTER: Thank you so much.

14 MS. ALBERT: Thank you very much.

15 HEARING MASTER: Please sign in.

16 MS. ALBERT: Yes.

17 HEARING MASTER: All right. Development Services.

18 MS. MARSHALL: The request is to rezone the subject  
19 property from ASC-1 and CG to CG with restrictions. The  
20 applicant's proposed restrictions to certain commercial usage  
21 into the location of such uses and the elimination the eastern  
22 driveway to mitigate and enhance an -- an appropriate transition  
23 between residential and proposed commercial zoning parcel.

24 The subject site is located in the RES-1 Future Land  
25 Use Category and located south of properties within the SMU-6

1 Future land Use Category.

2 The immediate adjacent properties are zone planned  
3 development and ASC-1 to the north, CG to the west, ASC-1 and CG  
4 to the south and ASC-1 and planned development to the west.

5 No objections were received by reviewing agencies. To  
6 mitigate the proposed CG zoning district in fill along east  
7 US Highway 92, the applicant's proposed restrictions contained  
8 in the staff report, which include restrictions on certain uses,  
9 limiting the floor area ratio to -- 0.25, restricting commer --  
10 commercial uses and activities from being located within the  
11 rear 150 feet of the site and eliminate -- eliminating the  
12 eastern driveway.

13 Although the proposed uses in CG restricted district  
14 could be supportable within the -- this area and considered a  
15 continuation of the eastern -- of the existing commercial  
16 development pattern along this portion of US Highway 92, the  
17 staff finds the request incompatible. The site's currently  
18 developed with existing buildings and pavement that do not meet  
19 the required buffer and screening, where adjacent to  
20 single-family development along the eastern boundary, where a  
21 20-foot wide buffer with type B screening would be required.

22 If -- if -- if approved, the applicant intends to use  
23 this site as it's currently developed and would not alter the  
24 site to meet buffer and screening requirements.

25 Therefore, based on these considerations, staff --

1 Development Services staff finds this request not supportable.

2 HEARING MASTER: Let me just highlight that point,  
3 just to make sure I'm -- I'm clear.

4 So if they met the -- if they agreed to meet the  
5 buffer and screening requirements, that is the only issue in  
6 terms of Development Services. Otherwise they find it -- staff  
7 finds it compatible.

8 MS. MARSHALL: Yes.

9 HEARING MASTER: Okay. All right. Thank you so much.  
10 Planning Commission.

11 MS. MYERS: Alexis Myers, Planning Commission staff.

12 The subject site is located in the residential one  
13 Future Land Use Category. Not the -- the suburban mixed use six  
14 Future Land Use Category. It is in the rural area and not  
15 within the limits of any community plan.

16 The split zoning was put in place to preserve the  
17 rural residential development pattern to the east. Approving  
18 the site to fully rezone to commercial general restricted would  
19 be contrary to the established neighborhood character to the  
20 east and inconsistent with policy direction under Future Land  
21 Use Element, Objective 16.

22 The subject site also does not meet commercial  
23 locational criteria. The applicant did provide a waiver for the  
24 proposed rezoning. However, since the site is located  
25 approximately 1,300 feet away from the nearest major

1 intersection with significant compatibility concerns, it is  
2 inconsistent with policy -- I'm sorry, objective 22 and its  
3 accompanying policies.

4 Based upon those considerations, the Planning  
5 Commission Staff finds the proposed rezoning inconsistent with  
6 the Unincorporated Hillsborough County Comprehensive Plan  
7 subject to the proposed conditions by the -- the Development  
8 Services Department.

9 HEARING MASTER: So your reading of the map that  
10 it's -- that there's no SMU-6 on this property?

11 MS. MYERS: Yes, there's not. There is to the north,  
12 but not on the property.

13 HEARING MASTER: All right. Thank you so much. I  
14 appreciate it.

15 All right. At this time, we'll call for anyone who  
16 would like to speak in support, anyone in favor? I'm seeing no  
17 one.

18 Anyone in opposition to this request?

19 Okay. Ms. Marshall, anything else?

20 MS. MARSHALL: Nothing further. Thank you.

21 HEARING MASTER: All right. Thank you.

22 All right. Ms. Albert, you have five minutes for  
23 rebuttal.

24 MS. ALBERT: Nothing big. There's -- I want to say  
25 there's SMU-6 on our property. There's none.

1 HEARING MASTER: Okay.

2 MS. ALBERT: It's on the north side of the property.

3 HEARING MASTER: Okay.

4 MS. ALBERT: The north side of US-92. So sorry if I  
5 wasn't clear about that.

6 And that's -- that's all I had to say.

7 HEARING MASTER: Let me just ask you about -- my  
8 question to Ms. Marshall regarding the buffering and screening.

9 So, would your client be amenable to agreeing to  
10 comply with the required buffering and screening?

11 MS. ALBERT: We want to comply with the buffer and  
12 screening where ever we could. However, there is a residence  
13 there, so we're going to try and see what we can do. If that  
14 doesn't work, then we have to tear down the residence and do the  
15 20. He's fully aware that that has to be done.

16 HEARING MASTER: But that doesn't -- that's not a yes  
17 to my question that -- is what you're saying as I understand  
18 you. I don't want to put words in your mouth, but. You -- you  
19 wouldn't agree to a restriction that says you'll meet all the  
20 applicable buffering and screening?

21 MS. ALBERT: By doing that means that we would have to  
22 tear down the house, things like that. And any other  
23 circumstances where you would have this kind of after the fact.  
24 There's a -- like a process separately from this in order to --  
25 to get relief. If that doesn't work, then we would have to move

1 that.

2 HEARING MASTER: Understood, okay. Thank you so much.

3 MS. ALBERT: Thank you.

4 HEARING MASTER: Appreciate it.

5 With that, we'll close 24-1210 and go to the next

6 case.

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Zoning Hearing Master Hearing CORRECTED  
December 16, 2024

HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

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

BEFORE: Pamela Jo Hatley  
Land Use Hearing Master

DATE: Monday, December 16, 2024

TIME: Commencing at 6:00 p.m.  
Concluding at 9:07 p.m.

LOCATION: Hillsborough County BOCC  
601 East Kennedy Boulevard, Second  
Floor  
Tampa, Florida 33601

Reported by:  
Crystal Reyes, AAERT No. 1660  
Digital Reporter

1 Item A.16, PD 24-1139. This application is being  
2 continued by the applicant to the January 14, 2025 ZHM Hearing.

3 Item A.17, Major Mod 24-1141. This application is out  
4 of order to be heard and is being continued to the  
5 January 14, 2025 ZHM Hearing.

6 Item A.18, PD 24-1147. This application, is out of  
7 order to be heard and is being continued to the  
8 February 18, 2025 ZHM -- 2025 ZHM Hearing.

9 Item A.19, Major Mod 24-1152. This application is  
10 being continued by staff to the January 14, 2025 ZHM Hearing.

11 Item A.20, PD 24-1155. This application is out of  
12 order to be heard and is being continued January 14, 2025 ZHM  
13 Hearing.

14 Item A.21, PD 24-1169. This application is out of  
15 order to be heard and is being continued to the  
16 February 18, 2025 ZHM Hearing.

17 Item A.22, PD 24-1172. This application has been  
18 withdrawn from the hearing process.

19 Item A.23, Standard Rezoning 24-1180. This  
20 application is out of order to be heard and is being continued  
21 to the January 14, 2025 ZHM Hearing.

22 Item A.24, PD Rezoning 24-1202. This application is  
23 being continued by the applicant to January 14, 2025 ZHM  
24 Hearing.

25 Item A.25, Standard Rezoning 24-1210. This

1 application is out of order to be heard and is being continued  
2 to the January 14, 2025 ZHM Hearing.

3 Item A.26, PD Rezoning 24-1212. This application is  
4 out of order to be heard and is being continued to the  
5 January 14, 2025 ZHM Hearing.

6 Item A.27, PD 24-1240. This application is out of  
7 order to be heard and is being continued to the January 14, 2025  
8 ZHM Hearing.

9 Item A.28, PD 24-1257. This application is out of  
10 order to be heard and is being continued to the January 14, 2025  
11 ZHM Hearing.

12 Item A.29, PD 24-1261. This application is out of  
13 order to be heard and is being continued to the January 14, 2025  
14 ZHM Hearing.

15 Item A.30, PD 24-1262. This application is out of  
16 order to be heard and is being continued to the January 14, 2025  
17 ZHM Hearing.

18 Item A.31, PD 24-1263. This application is out of  
19 order to be heard and is being continued to the January 14, 2025  
20 ZHM Hearing.

21 Item A.32, PD 24-1264. This application is out of  
22 order to be heard and is being continued to the January 14, 2025  
23 ZHM Hearing.

24 Item A.33, Standard Rezoning 24-1289. This  
25 application is out of order to be heard and is being continued

HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

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

BEFORE: SUSAN FINCH  
Zoning Hearing Master

DATE: Tuesday, November 12, 2024

TIME: Commencing at 6:01 p.m.  
Concluding at 8:42 p.m.

LOCATION: Hillsborough County BOCC  
Development Services Department  
601 East Kennedy Boulevard, 2nd Floor  
Tampa, Florida 33601

Reported by:  
Crystal Reyes, AAERT No. 1660  
Notary Public for the State of Florida

1 being continued by the applicant to the December 16th, 2024 ZHM  
2 hearing.

3 Item A.18. Standard Rezoning 24-1203. This  
4 application is out of order to be heard and is being continued  
5 to the December 16th, 2024 ZHM hearing.

6 Item A.19. Standard Rezoning 24-1210. This  
7 application is being continued by the applicant to the December  
8 16th, 2024 ZHM hearing.

9 Item A.20. PD 24-1212. This application is out of  
10 order to be heard and is being continued to the December 16th,  
11 2024 ZHM hearing.

12 Standard Rezoning 24-1289, which is Item A.21. This  
13 application is out of order to be heard and is being continued  
14 to the December 16th, 2024 ZHM hearing.

15 And, lastly, Item A.22. Standard Rezoning 24-1297.  
16 This application is being continued by the applicant to the  
17 December 16th, 2024 hearing.

18 And that concludes our with withdrawals and  
19 continuances.

20 HEARING MASTER: Thank you so much. I appreciate it.

21 Let me start by going over our procedures for  
22 tonight's hearing. Our hearing today consists of agenda items  
23 that require a public hearing by a zoning hearing master. I'll  
24 conduct a hearing on each agenda item, and we'll file a  
25 recommendation within 15 business days following tonight's

HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

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IN RE: )  
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ZONE HEARING MASTER )  
HEARINGS )  
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TRANSCRIBER'S CERTIFICATE ON CORRECTIONS  
TO THE ZONING HEARING MASTER HEARING WHICH TOOK PLACE ON  
November 12, 2024

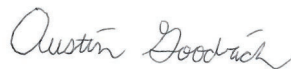
Under penalties of perjury, I declare that I, Austin Goodrich,  
have reviewed the transcript audio and found the following  
errors:

Page 7, Line 12, "26" and "24-2924" should be "D.6." and  
"24-0924".

Page 32, Line 22, "24-0360" should be "24-0368".  
Page 104, Line 7, "24-0983" should be "24-0933".

Per additional correction:  
Page 12, Line 15, "26" and "24-1257 " should be "24-1297 ".

DATED this 21st day of November 2024.



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Austin Goodrich, TRANSCRIPTIONIST

Zoning Hearing Master Hearing  
October 15, 2024

HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

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

ZONING HEARING MASTER HEARING  
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Brian Grady  
Development Services

DATE: Tuesday, October 15, 2024

TIME: Commencing at 6:00 p.m.  
Concluding at 6:06 p.m.

LOCATION: Hillsborough County BOCC  
601 East Kennedy Boulevard  
Tampa, Florida 33601

Reported by:  
Diane DeMarsh, AAERT No. 1654

Zoning Hearing Master Hearing  
October 15, 2024

1 December 16, 2024 Zoning Hearing Master Hearing.

2           Item A.21, Rezoning Standard 24-1203. This  
3 application is out of order to be heard and is being continued  
4 to the November 12, 2024 Zoning Hearing Master Hearing.

5           Item A.22, Rezoning Standard 24-1204. This  
6 application is out of order to be heard and is being continued  
7 to the November 12, 2024 Zoning Hearing Master Hearing.

8           Item A.23, Rezoning Standard 24-1206. This  
9 application is being continued by staff to the November 12, 2024  
10 Zoning Hearing Master Hearing.

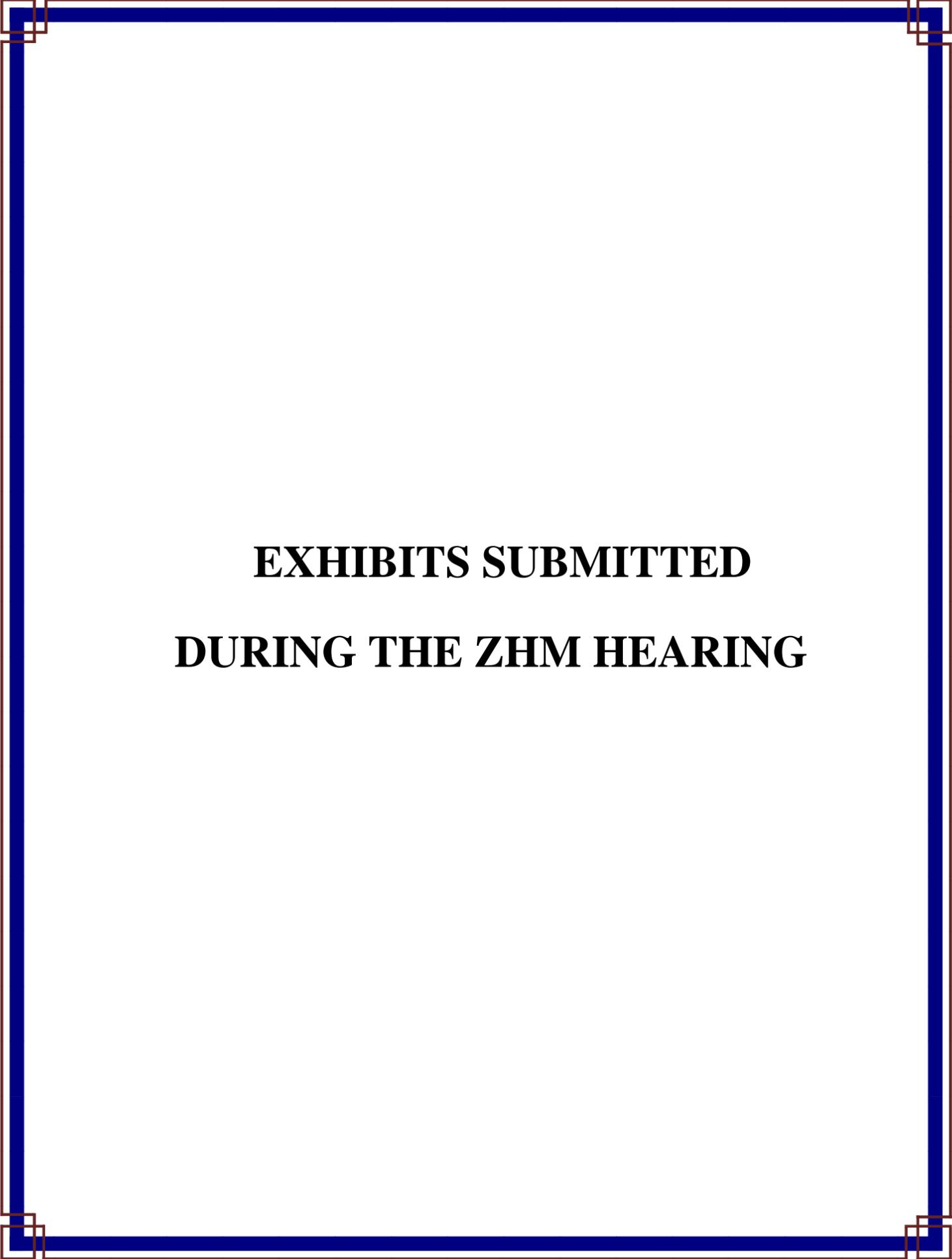
11           And Item A.24, Rezoning Standard 24-1210. It's being  
12 continued by the applicant to the November 12, 2024 Zoning  
13 Hearing Master Hearing.

14           And that includes the published withdrawals and  
15 continuances.

16           Now, the following items, which were scheduled to be  
17 heard tonight, again, are con -- are being continued by staff to  
18 the October 28, 2024 Zoning Hearing Master Hearing at 6:00 p.m.  
19 Again, due to hurricane recovery reasons associated with the  
20 recent hurricane, they're being continued to a rescheduled  
21 hearing.

22           The first item is Item C.1, Rezoning Standard 24-1023.  
23 Again, it's being continued to October 28th.

24           Next item is Item C.2, Rezoning Standard 24-1082 and  
25 being continued by staff to the October 28, 2024 Zoning Hearing



**EXHIBITS SUBMITTED  
DURING THE ZHM HEARING**

DATE/TIME: 12/16/2024 6pmHEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 24-0775</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 1st Ave S. #451</u> CITY <u>St Pet</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>727-804-1760</u>
APPLICATION # <u>RZ 24-0775</u>	PLEASE PRINT NAME <u>Jay Muffly</u> MAILING ADDRESS <u>102 S. AVE. SE.</u> CITY <u>LUTZ</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813-949-2224</u>
APPLICATION # <u>RZ 24-0775</u>	PLEASE PRINT NAME <u>Elizabeth "Beth" Nerek Rader</u> MAILING ADDRESS <u>18811 4th St. SE</u> CITY <u>Lutz</u> STATE <u>Fla</u> ZIP <u>33549</u> PHONE <u>513-553-0107</u>
APPLICATION # <u>RZ 24-0775</u>	PLEASE PRINT NAME <u>Joshua Phillips</u> MAILING ADDRESS <u>21388 Meadowcroft Ave.</u> CITY <u>Wesley Chapel</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813-949-1452</u>
APPLICATION # <u>RZ 24-0775</u>	PLEASE PRINT NAME <u>Wesley Baldwin</u> MAILING ADDRESS <u>513 Proclamation Dr. Tampa FL</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33613</u> PHONE <u>656-600-2400</u>
APPLICATION # <u>RZ 24-0775</u>	PLEASE PRINT NAME <u>Erica Hamblen</u> MAILING ADDRESS <u>18320 Citation St</u> CITY <u>LUTZ</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>(513) 550-4295</u>

SIGN-IN SHEET: RFR, ZHM PHM, LUHOPAGE 2 OF 5DATE/TIME: 12/16/2024 6pm HEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #  RZ 24-0775	PLEASE PRINT NAME <u>TRENT CONNOR ANDERSON</u> MAILING ADDRESS <u>18230 CYPRESS COVE ROAD</u> CITY <u>LUTZ</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813 576 8748</u>
APPLICATION #  RZ 24-1060	PLEASE PRINT NAME <u>Wendy Duong</u> MAILING ADDRESS <u>104 Steven Street</u> CITY <u>Ruskin</u> STATE <u>FL</u> ZIP <u>33570</u> PHONE <u>(813) 841 5641</u>
APPLICATION #  RZ 24-1060	PLEASE PRINT NAME <u>Vuong PHAN</u> MAILING ADDRESS <u>10721 ROCKLEDGE VIEW DR</u> CITY <u>RIVERVIEW</u> STATE <u>FL</u> ZIP <u>33579</u> PHONE <u>813-486-1079</u>
APPLICATION #  VS RZ 24-1060	PLEASE PRINT NAME <u>Brian Sheppard</u> MAILING ADDRESS <u>1519 Yale Castle Ct.</u> CITY <u>Ruskin</u> STATE <u>FL</u> ZIP <u>33570</u> PHONE <u>NA</u>
APPLICATION #  RZ 24-1203	PLEASE PRINT NAME <u>Kevin Kruse</u> MAILING ADDRESS <u>13611 Tall Redwood Lane</u> CITY <u>Donal</u> STATE <u>FL</u> ZIP <u>33577</u> PHONE <u>813-340-1325</u>
APPLICATION #  RZ 24-1203	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>2000 1<sup>st</sup> Ave S #451</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33709</u> PHONE <u>824 1760</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 3 OF 5DATE/TIME: 12/16/2024 6pm HEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #  RZ 25-0059	PLEASE PRINT NAME <u>Michael I. Brooks</u> MAILING ADDRESS <u>400 N. Tampa St / 1910</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33605</u> PHONE <u>543-5900</u>
APPLICATION #  VS RZ 24-1297	PLEASE PRINT NAME <u>David Higuera</u> MAILING ADDRESS <u>2815 W. Waters Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33614</u> PHONE <u>239-565-7408</u>
APPLICATION #  RZ 24-1297	PLEASE PRINT NAME <u>Hanniq Irlanda Gonzalez</u> MAILING ADDRESS <u>1000 S. N. Hyacinth Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33613</u> PHONE <u>813 802 6207</u>
APPLICATION #  RZ 24-1297	PLEASE PRINT NAME <u>Walter Rottkamp</u> Walter Rottkamp MAILING ADDRESS <u>2806 W. Hawthorn St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33627</u> PHONE <u>813-263-8568</u>
APPLICATION #  MM 24-0384	PLEASE PRINT NAME <u>Gordon Schiff</u> MAILING ADDRESS <u>4155 W Cypress St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813 515 7975</u>
APPLICATION #  MM 24 0384	PLEASE PRINT NAME <u>Tristan Lamontagne</u> MAILING ADDRESS <u>140 Fountain Parkway N., Suite 100.</u> CITY <u>St Petersburg</u> STATE <u>FL</u> ZIP <u>33716</u> PHONE <u>561-568-9189</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 4 OF 5DATE/TIME: 12/16/2024 6pm HEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #  mm 24-0384	PLEASE PRINT NAME <u>Alexis Crespo</u>  MAILING ADDRESS <u>28100 Bonita Grande Dr.</u> <u>Bonita Springs</u> <u>FL</u> <u>34135</u> <u>239 850 8529</u> CITY STATE ZIP PHONE
APPLICATION #  mm 24-0384	PLEASE PRINT NAME <u>STEVE Henry</u>  MAILING ADDRESS <u>5023 W. LAMAR ST</u> <u>TPA</u> <u>FL</u> <u>33607</u> <u>813-289-0039</u> CITY STATE ZIP PHONE
APPLICATION #  mm 24-0384	PLEASE PRINT NAME <u>Jerome &amp; Carol</u>  MAILING ADDRESS <u>17931 Hunting Bow Circle</u> <u>Lutz</u> <u>FL</u> <u>33558</u> <u>813 920 2005</u> CITY STATE ZIP PHONE
APPLICATION #  RZ 24-1040	PLEASE PRINT NAME <u>Anne Pollack</u>  MAILING ADDRESS <u>200 Central Ave Ste 1600</u> <u>St Peter</u> <u>FL</u> <u>33701</u> <u>727-820-3489</u> CITY STATE ZIP PHONE
APPLICATION #  RZ 24-1231	PLEASE PRINT NAME <u>STEVE HENRY</u>  MAILING ADDRESS <u>5023 W. LAMAR ST</u> <u>TPA</u> <u>FL</u> <u>33607</u> <u>813-289-0039</u> CITY STATE ZIP PHONE
APPLICATION #  RZ 24-1231	PLEASE PRINT NAME <u>David M. Smith</u>  MAILING ADDRESS <u>401 E. Jackson St. Suite 21</u> <u>Tampa</u> <u>FL</u> <u>33601</u> <u>813 222 5010</u> CITY STATE ZIP PHONE

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 5 OF 5DATE/TIME: 12/16/2024 6pmHEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #  RZ 24-1231	PLEASE PRINT NAME <u>Elise Butsel</u>  MAILING ADDRESS <u>401 E. Jackson St. # 2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813.222 5557</u>
APPLICATION #  RZ 24-1231	PLEASE PRINT NAME <u>TAT KILKER</u>  MAILING ADDRESS <u>7025 DOREEN ST</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33617</u> PHONE <u>813 407 5321</u>
APPLICATION #  RZ 24-1231	PLEASE PRINT NAME <u>Jeremy Couch</u>  MAILING ADDRESS <u>17937 Hunting Bow Cir</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33558</u> PHONE <u>813 920 2005</u>
APPLICATION #	PLEASE PRINT NAME _____  MAILING ADDRESS _____  CITY _____ STATE _____ ZIP _____ PHONE _____
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HEARING TYPE: **ZHM,** PHM, VRH, LUHO  
 HEARING MASTER: Pamela Jo Hatley

DATE: 12/16/2024  
 PAGE: 1 of 1


APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 24-1210	Ashley Rome	1. Revised Staff Report	No
RZ 24-0775	Ashley Rome	1. Revised Staff Report	No
RZ 24-0775	Tyrek Royal	2. Revised Zoning Conditions	No
RZ 24-0775	Todd Pressman	3. Applicant Presentation Packet - Thumb Drive	No
RZ 24-0775	Jay Muffly	4. Letter of Opposition	No
RZ 24-0775	Elizabeth "Beth" Nevel-Rader	5. Letter of Opposition	No
RZ 24-0775	Wesley Baldwin	6. Letter of Opposition	No
RZ 24-0775	Erica Hamblen	7. Letter of Opposition	No
RZ 24-1060	Ashley Rome	1. Revised Staff Report	No
RZ 24-1060	Wendy Duong	2. Applicant Presentation Packet	No
RZ 24-1203	Ashley Rome	1. Revised Staff Report	No
RZ 24-1203	Todd Pressman	2. Applicant Presentation Packet - Thumb Drive	No
RZ 25-0059	Ashley Rome	1. Revised Staff Report	No
RZ 25-0059	Michael Brooks	2. Applicant Presentation Packet	No
RZ 24-1297	Ashley Rome	1. Revised Staff Report	No
RZ 24-1297	Hannia Irlander-Gonzalez	2. Applicant Presentation Packet	No
MM 24-0384	Ashley Rome	1. Revised Staff Report	No
MM 24-0384	Gordon Schiff	2. Applicant Presentation Packet	No
RZ 24-1040	Ashley Rome	1. Revised Staff Report	No
RZ 24-1040	Anne Pollack	2. Applicant Presentation Packet - Thumb Drive	No
RZ 24-1231	Ashley Rome	1. Revised Staff Report	No
RZ 24-1231	David Smith	2. Applicant Presentation Packet	Yes (Copy)
RZ 24-1231	S. Elise Batsel, Esq	3. Applicant Presentation Packet	No
RZ 24-1231	Jeremy Couch	4. Applicant Presentation Packet	No
RZ 24-1231	Steve Henry	5. Applicant Presentation Packet	No


DECEMBER 16, 2024 - ZONING HEARING MASTER


The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, December 16, 2024, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.


 Pamela Jo Hatley, ZHM, called the meeting to order at 6:00 p.m., led in the pledge of allegiance to the flag, and introduction.

A. WITHDRAWALS AND CONTINUANCES

 Michelle Heinrich, Development Services (DS), reviewed the changes to the agenda.

 Pamela Jo Hatley, ZHM, overview of ZHM process.

 Senior Assistant County Attorney Mary Dorman, overview of evidence/ZHM/BOCC Land Use process.

 Pamela Jo Hatley, ZHM, Oath.

B. REMANDS - **None**.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 24-0775

 Michelle Heinrich, DS, called RZ 24-0775.

 Testimony provided.

 Pamela Jo Hatley, ZHM, closed RZ 24-0775.

C.2. RZ 24-1060

 Michelle Heinrich, DS, called RZ 24-1060.

 Testimony provided.

 Pamela Jo Hatley, ZHM, closed RZ 24-1060.

C.3. RZ 24-1203

 Michelle Heinrich, DS, called RZ 24-1203.

 Testimony provided.


 Pamela Jo Hatley, ZHM, closed RZ 24-1203.

MONDAY, DECEMBER 16, 2024

C.4. RZ 24-1297

 Michelle Heinrich, DS, called RZ 24-1297.

 Testimony provided.

 Postponed for verification of authorized agent.

 Proxy confirmed.

 Testimony provided.

 Pamela Jo Hatley, ZHM, closed RZ 24-1297.

C.5. RZ 25-0059

 Michelle Heinrich, DS, called RZ 25-0059.

 Testimony provided.

 Pamela Jo Hatley, ZHM, closed RZ 25-0059.

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

D.1. MM 24-0384

 Michelle Heinrich, DS, called MM 24-0384.

 Testimony provided.

 Pamela Jo Hatley, ZHM, closed MM 24-0384.


D.2. RZ 24-1040

 Michelle Heinrich, DS, called RZ 24-1040.

 Testimony provided.


 Pamela Jo Hatley, ZHM, closed RZ 24-1040.

D.3. RZ 24-1231

 Pamela Jo Hatley, ZHM, advised applicant representative of possible conflict of interest.

 Michelle Heinrich, DS, called RZ 24-1231.

MONDAY, DECEMBER 16, 2024

 Attorney Elise Batsel had no objections to the ZHM hearing the application and approved moving forward.

 Testimony provided.

 Pamela Jo Hatley, ZHM, closed RZ 24-1231.

E. ZHM SPECIAL USE - **None**.

ADJOURNMENT

 Pamela Jo Hatley, ZHM, adjourned the meeting at 9:05 p.m.

HEARING TYPE: **ZHM**, PHM, VRH, LUHO  
 HEARING MASTER: Pamela Jo Hatley

DATE: 12/16/2024  
 PAGE: 1 of 1

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RZ 24-1060	Wendy Duong	2. Applicant Presentation Packet	No
RZ 24-1203	Ashley Rome	1. Revised Staff Report	No
RZ 24-1203	Todd Pressman	2. Applicant Presentation Packet - Thumb Drive	No
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RZ 24-1297	Ashley Rome	1. Revised Staff Report	No
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MM 24-0384	Ashley Rome	1. Revised Staff Report	No
MM 24-0384	Gordon Schiff	2. Applicant Presentation Packet	No
RZ 24-1040	Ashley Rome	1. Revised Staff Report	No
RZ 24-1040	Anne Pollack	2. Applicant Presentation Packet - Thumb Drive	No
RZ 24-1231	Ashley Rome	1. Revised Staff Report	No
RZ 24-1231	David Smith	2. Applicant Presentation Packet	Yes (Copy)
RZ 24-1231	S. Elise Batsel, Esq	3. Applicant Presentation Packet	No
RZ 24-1231	Jeremy Couch	4. Applicant Presentation Packet	No
RZ 24-1231	Steve Henry	5. Applicant Presentation Packet	No
RZ 24-1231	S. Elise Batsel, Esq	6. Applicant Presentation Packet	No

DATE/TIME: 1-14-25 6:00pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>24-0924</u>	PLEASE PRINT NAME <u>BRENT DAVIS</u> MAILING ADDRESS <u>10609 Dixon Dr.</u> CITY <u>RIVERVIEW</u> STATE <u>FL</u> ZIP <u>33579</u> PHONE <u>813-853-1467</u>
APPLICATION # <u>RZ</u> <u>24-0924</u>	PLEASE PRINT NAME <u>William Kirberg /</u> MAILING ADDRESS <u>10122 Dixon Drive</u> CITY <u>RIVERVIEW</u> STATE <u>FL</u> ZIP <u>3579</u> PHONE <u>813-677-7917</u>
APPLICATION # <u>RZ</u> <u>24-0924</u>	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 N Ashley Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-471-3381</u> <u>331-0976</u>
APPLICATION # <u>RZ</u> <u>24-1180</u>	PLEASE PRINT NAME <u>Susan Swift</u> MAILING ADDRESS <u>607 S. Alexander St #102</u> CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>813-747-9180</u>
APPLICATION # <u>RZ</u> <u>24-1180</u>	PLEASE PRINT NAME <u>Stephen J. Stanley (Stephen J. Stanley)</u> MAILING ADDRESS <u>412 E. Madison St, Suite 1100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-226-2727</u>
APPLICATION # <u>RZ</u> <u>24-1210</u>	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 N. Ashley Dr #900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-331-0976</u>

DATE/TIME: 1-14-25 6:00pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>25-0175</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2<sup>nd</sup> Ave # 45</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>3379</u> PHONE <u>727-984-1700</u>
APPLICATION # <u>RZ</u> <u>24-0459</u>	PLEASE PRINT NAME <u>William Smith</u> MAILING ADDRESS <u>1003 S Alexander St STE 5</u> CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33653</u> PHONE <u>(813) 251-2003</u>
APPLICATION # <u>mm</u> <u>24-0468</u>	PLEASE PRINT NAME <u>Matt Campo (Matt Campo)</u> MAILING ADDRESS <u>1725 5th Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33605</u> PHONE <u>813-420-0872</u>
APPLICATION # <u>RZ</u> <u>24-1212</u>	PLEASE PRINT NAME <u>BRAD Gregory (Brad Gregory)</u> MAILING ADDRESS <u>1715 L. King Pkwy Unit 20</u> CITY <u>Brandon</u> STATE <u>FL</u> ZIP <u>33511</u> PHONE <u>813 381 3839</u>
APPLICATION # <u>RZ</u> <u>24-1212</u>	PLEASE PRINT NAME <u>Eric Hendra</u> MAILING ADDRESS <u>5028 W. Longfellow Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33626</u> PHONE <u>727 4054800</u>
APPLICATION # <u>RZ</u> <u>24-1261</u>	PLEASE PRINT NAME <u>Clayton Brickermyer</u> MAILING ADDRESS <u>101 E. Kennedy Blvd, Suite 3700</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>(813) 457-7227</u>

SIGN-IN SHEET: RFR, ZHM PHM, LUHOPAGE 3 OF 5DATE/TIME: 1-14-25 6:00pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>24-1261</u>	PLEASE PRINT NAME <u>Jeremy Couch (Jeremy Couch)</u> MAILING ADDRESS <u>17937 Huntingdon Circle</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33558</u> PHONE <u>813 920 2005</u>
APPLICATION # <u>RZ</u> <u>24-1261</u>	PLEASE PRINT NAME <u>MICHAEL YATES</u> MAILING ADDRESS <u>PALM TRAFFIC</u> <u>4006 S. MacDill Ave</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813 205 8057</u>
APPLICATION # <u>RZ</u> <u>24-1261</u>	PLEASE PRINT NAME <u>Erick Hand (Erick Hand)</u> MAILING ADDRESS <u>5405 Peach Ave</u> <u>5405 Peach Ave</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813 925 4862</u>
APPLICATION # <u>RZ</u> <u>24-1261</u>	PLEASE PRINT NAME <u>ALAN Moyer</u> MAILING ADDRESS <u>309 N PARSON AV</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813 299 4835</u>
APPLICATION # <u>RZ</u> <u>24-1261</u>	PLEASE PRINT NAME <u>Steven D. Jaques</u> MAILING ADDRESS <u>403 N. Taylor Rd. (403 N. Taylor Rd)</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33514</u> PHONE <u>(813) 355-1101</u>
APPLICATION # <u>RZ</u> <u>24-1261</u>	PLEASE PRINT NAME <u>Mark Merrill (Mark Merrill)</u> MAILING ADDRESS <u>203 N. Taylor Rd</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813 298-7972</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 4 OF 5DATE/TIME: 1-14-25 6:00pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 24-1261	PLEASE PRINT NAME <u>Cheryl Stanton</u> MAILING ADDRESS <u>1001 Alta Dr</u> CITY <u>Seftner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813-235-8233</u>
APPLICATION # RZ 24-1261	PLEASE PRINT NAME <u>Steen Branch (Steven Popovich)</u> MAILING ADDRESS <u>321 W Taylor Rd</u> CITY <u>Seftner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813-789-5055</u>
APPLICATION # RZ 24-1261	PLEASE PRINT NAME <u>Frank L. Italiano (Frank)</u> MAILING ADDRESS <u>315 N. Taylor Rd</u> CITY <u>Seftner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813-833-3324</u>
APPLICATION # RZ 24-1262	PLEASE PRINT NAME <u>Anna Kirkpatrick</u> MAILING ADDRESS <u>6308 N Otis Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33604</u> PHONE <u>850-712-9051</u>
APPLICATION # RZ 24-1262	PLEASE PRINT NAME <u>Stephen Sposalo</u> MAILING ADDRESS <u>505 E Jaker St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-375-0616</u>
APPLICATION # RZ 24-1262	PLEASE PRINT NAME <u>Andrea Schultz</u> MAILING ADDRESS <u>10335 Skeeler Rd</u> CITY <u>Thonotosassa</u> STATE <u>FL</u> ZIP <u>33592</u> PHONE <u>727-439-4343</u>

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

PAGE 5 OF 5

DATE/TIME: 1-14-25 6:00pm HEARING MASTER: Susan Finch

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

APPLICATION # <u>R2</u> <u>24-1262</u>	PLEASE PRINT NAME <u>Chelsea Varney</u> MAILING ADDRESS <u>10935 Skewlee Rd</u> CITY <u>Thonotosassa</u> STATE <u>FL</u> ZIP <u>33592</u> PHONE <u>813/31-1830</u>
APPLICATION # <u>R2</u> <u>24-1262</u>	PLEASE PRINT NAME <u>Adam Varney</u> MAILING ADDRESS <u>10935 Skewlee Rd</u> CITY <u>Thonotosassa</u> STATE <u>FL</u> ZIP <u>33592</u> PHONE <u>813/610-1017</u>
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
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APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____



**DATE: 1-14-2025**

**PAGE: 1 of 1**

[illegible]

## JANUARY 14, 2025 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Tuesday, January 14, 2025, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

▶ Susan Finch, ZHM, called the meeting to order at 6:00 p.m., led in the pledge of allegiance to the flag, and introduction.

### A. WITHDRAWALS AND CONTINUANCES

▶ Colleen Marshall, Development Services (DS), introduced staff and reviewed the changes to the agenda. ▶ Continued with the changes/withdrawals/continuances.

▶ Susan Finch, ZHM, overview of ZHM process.

▶ Senior Assistant County Attorney Mary Dorman, overview of evidence/ZHM/BOCC Land Use process.

▶ Susan Finch, ZHM, Oath.

### B. REMANDS - ▶ **None.**

### C. REZONING STANDARD (RZ-STD):

#### C.1. RZ 24-1180

▶ Colleen Marshall, DS, called RZ 24-1180.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ 24-1180.

#### C.2. RZ 24-1210

▶ Colleen Marshall, DS, called RZ 24-1210.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ 24-1210.

#### C.3. RZ 25-0175

▶ Colleen Marshall, DS, called RZ 25-0175.

▶ Testimony provided.

TUESDAY, JANUARY 14, 2025

▶ Susan Finch, ZHM, closed RZ 25-0175.

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

D.1. RZ 24-0459

▶ Colleen Marshall, DS, called RZ 24-0459.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ 24-0459.

D.2. MM 24-0468

▶ Colleen Marshall, DS, called MM 24-0468.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed MM 24-0468.

D.3. RZ 24-0924

▶ Colleen Marshall, DS, called RZ 24-0924.

▶ Testimony provided.

▶ Susan Finch, ZHM, continued RZ 24-0924 to March 24, 2025, ZHM hearing.

D.4. RZ 24-1212

▶ Colleen Marshall, DS, called RZ 24-1212.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ 24-1212.

D.5. RZ 24-1261

▶ Colleen Marshall, DS, called RZ 24-1261.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ 24-1261.

D.6. RZ 24-1262

▶ Colleen Marshall, DS, called RZ 24-1262.

TUESDAY, JANUARY 14, 2025

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ 24-1262.

E. ZHM SPECIAL USE - **None**.

ADJOURNMENT

▶ Susan Finch, ZHM, adjourned the meeting at 9:08 p.m.

**APPLICATION:** RZ STD 24-1210

**ZHM HEARING DATE:** December 16, 2024

**BOCC LUM MEETING DATE:** N/A

**CASE REVIEWER:** Isis Brown

This application is out of order to be heard and is being Continued to the **January 14, 2025** ZHM Hearing.

Zoning  
Administrator  
Sign-off:

*J. Brian Grady*



# RZ STD 24-1210

Zoning Hearing Master Hearing

January 14, 2025

Application No. RZ 24-1210  
Name: Isabelle Albert  
Entered at PH: ZHM  
Exhibit # 1  
Date: 1-14-2025



CONNECT WITH US. LIKE US. FOLLOW US.

half.com

**LOCATION 13309 US Highway 92 - 3.15 Acres - Rural Area**



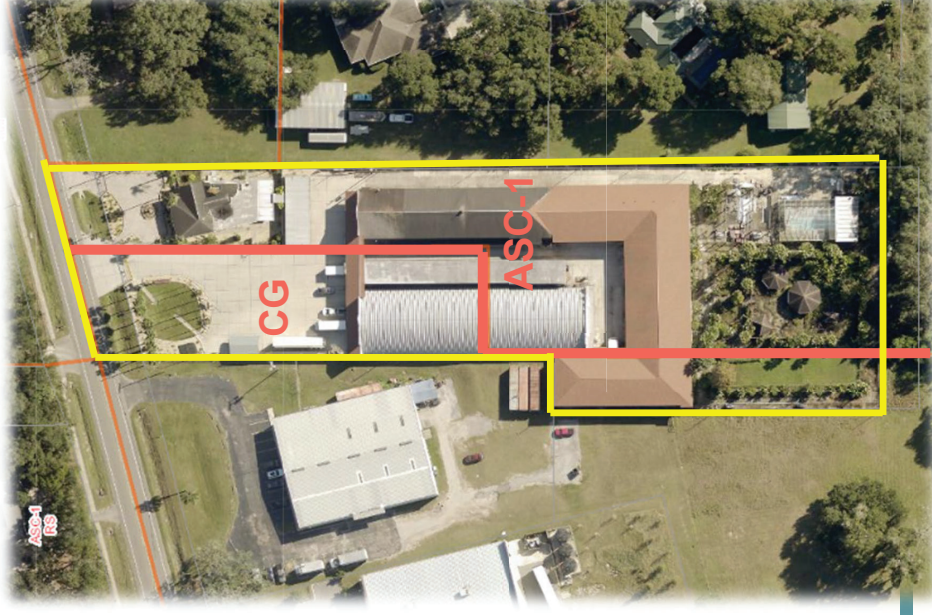




## FUTURE LAND USE



## ZONING

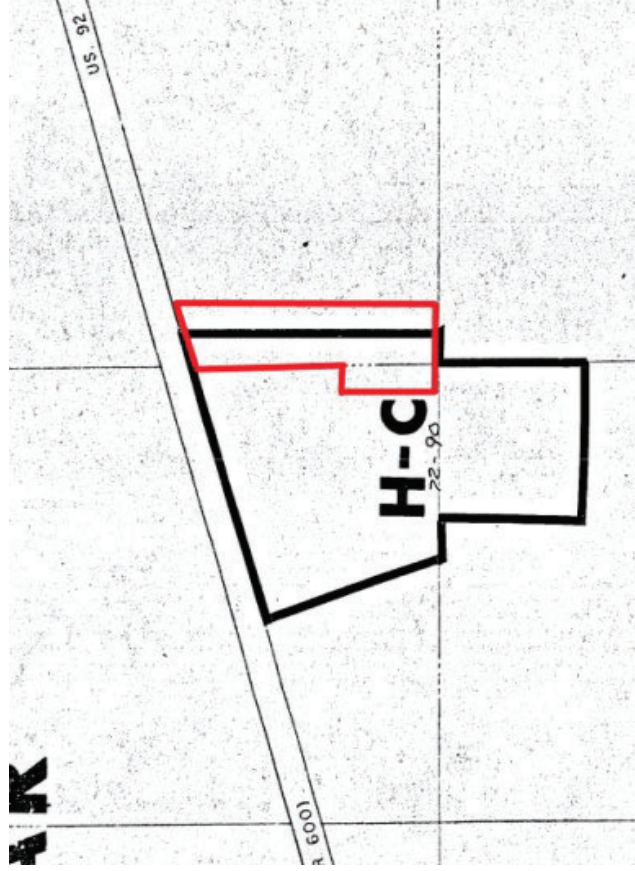


# HISTORY – JEWEL EMPIRE ROOFING (+ 35 YEARS)

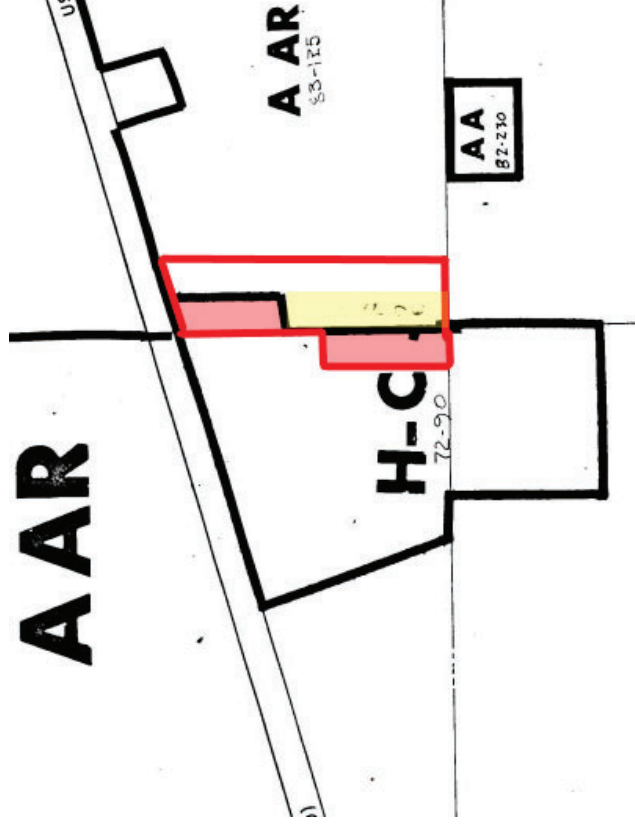


# HISTORICAL ZONING

1970's



Mid 80's







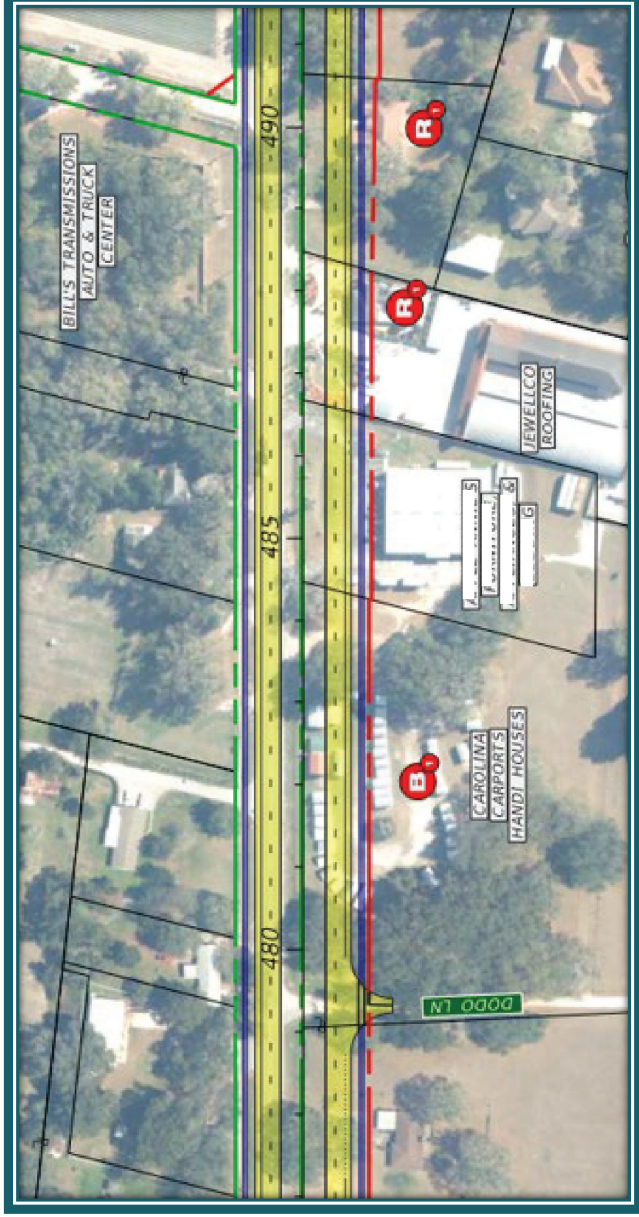
# REQUEST

## COMMERCIAL GENERAL RESTRICTED (CG(R))

- Drive-throughs
- Banquet/Reception Hall
- Canopies and Gasoline Pump Islands as Accessory Uses
- Gasoline Sales and Services
- Car Wash Facilities
- Convenience stores, with / without gas
- Laundries (Self Serve)
- Motor Vehicle Repair Major
- Free Standing Emergency Room



PD&E: APPROVED PROJECT US 92



80' ROW to 170' ROW

Yr2020 – 11,000 daily trips



# SUPPORT FROM THE NEIGHBORHOOD





## DEVELOPMENT SERVICES

“Although the proposed uses and CG-R zoning district could be supportable and considered to be a continuation of the existing commercial development pattern along this portion East US Highway 92... Currently developed without the 20-foot buffer and type B screening”

Once the site is zoned to CG(R), the applicant will have the opportunity to address this.



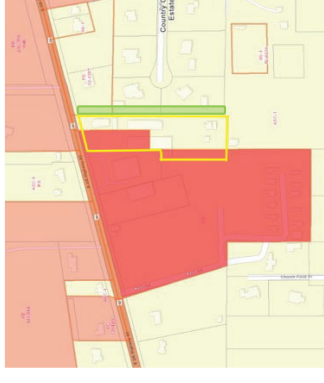
# PLANNING COMMISSION

Expanding the parcel entirely to CG would allow Commercial uses in the area & increase development in the Rural Area

- There is NO increase
- It is an existing commercial development for the last +/- 35 years.

The proposed rezoning from ASC-1 and CG to CG-R would not be compatible with the surrounding development pattern, which includes existing residential development directly to the east and south

- There are no compatibility concerns
- The report fails to state commercial uses to the north and west
- The development pattern is mixed use.
- The report fails to state the 30-foot utility easement directly to the east.



FLUE Objective 16 and its accompanying policies 16.1 ,16.2, 16.3, 16.5 and 16.10 that require new development to be compatible to the surrounding neighborhood

- This is an existing commercial site for the last +/- 35 years
- No mentioned of the commercial use along US Hwy 92
- Residential pocket to the east was developed afterwards and happily coexisted ever since (Support)

# PLANNING COMMISSION

*Directly to the east and south north and directly adjacent to the subject property are single family residential homes. A mobile home park is also adjacent to the subject site to the southwest. The proposed rezoning does not align with the residential character of the surrounding area*

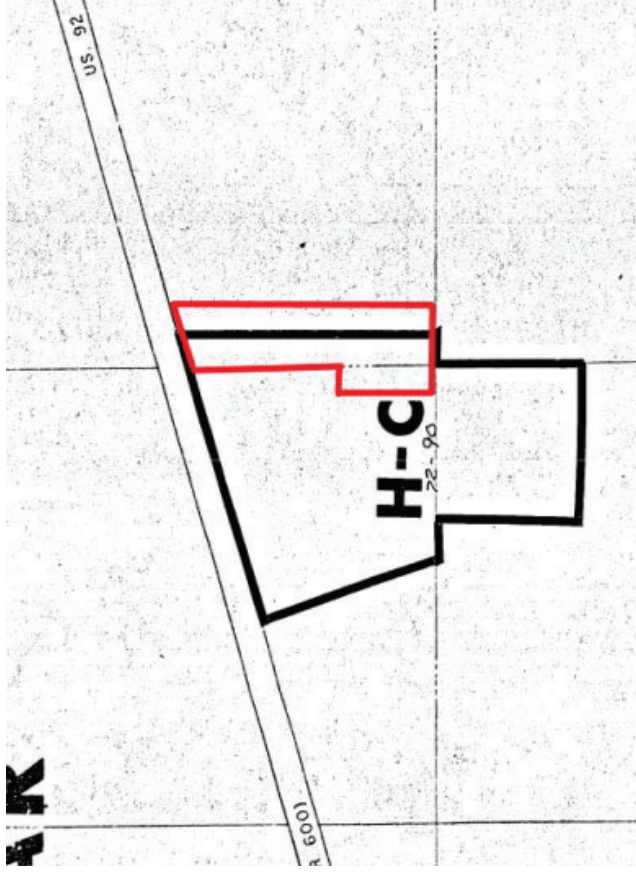
- The character of the area is more appropriately described as a Mixed Use development.



# PLANNING COMMISSION

*...this split zoning was put in place to preserve the rural residential development pattern to the east*

– Incorrect, It's natural progression of development



# PLANNING COMMISSION — COMMERCIAL LOCATIONAL CRITERIA

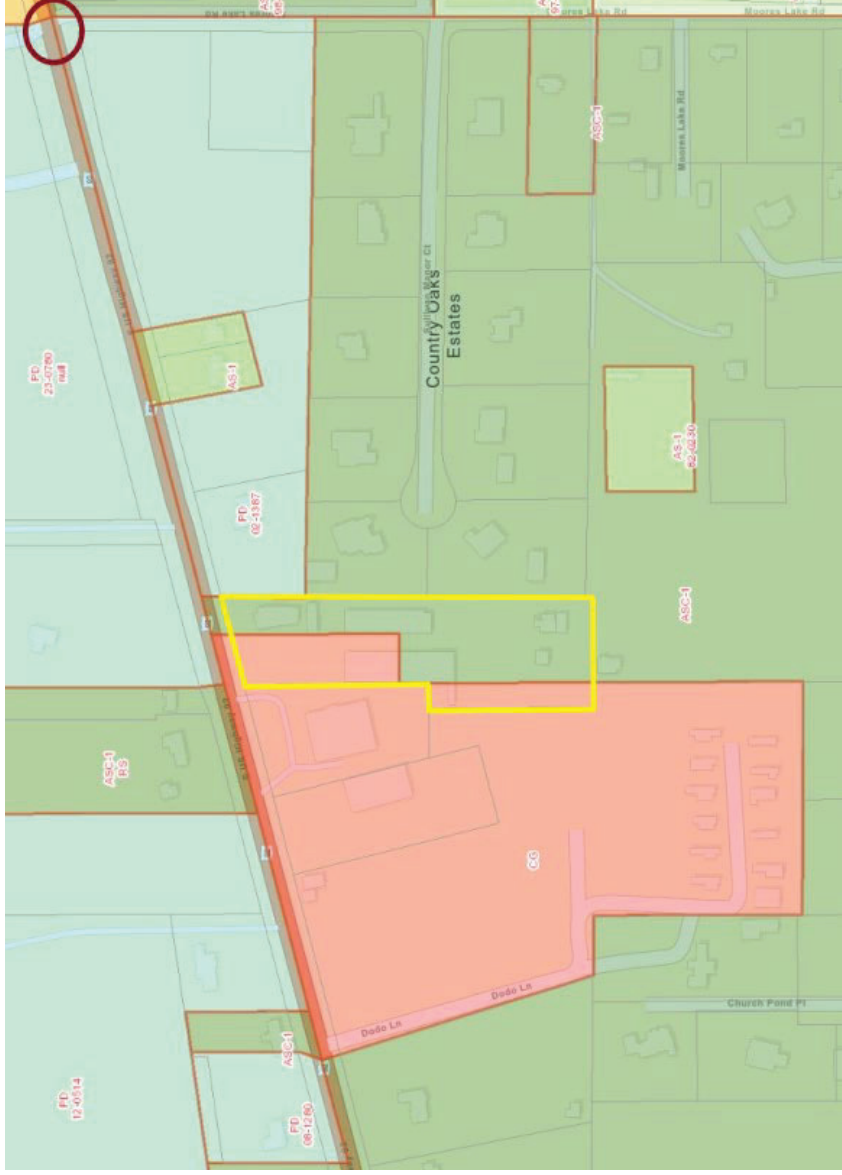
The distance from the subject site and the closest qualifying intersection is *roughly 1,300 feet as opposed to the required 660 feet*, and therefore the site does not meet CLC – Therefore, inconsistent with Objective 22

Policy 22.8 The BOCC may grant a waiver to the intersection criteria for CLC use... Unique circumstances and specific findings should be identified

The report fails to state and recognize the exiting commercial pocket to the west

The site has been in operation as commercial use for +/- 30 years.

Portion of the site is currently zoned CG.



# REQUESTING APPROVAL

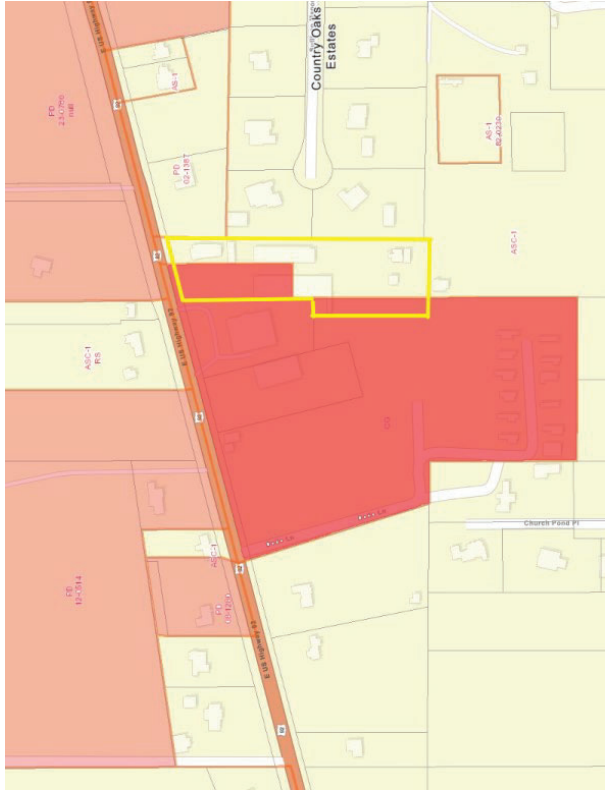
- NO COMPATIBILITY CONCERS
- PORTION OF THE SITE IS ZONED CG AND LOCATED WITHIN A POCKET OF CG ZONING DISTRICT
- FDOT UNDERGOING EXPANSION OF US 92, RESULTING IN THE TAKE OF THE BUILDING ALONG US 92
- OVERWHELMING SUPPORT FROM THE NEIGHBORHOOD (BUSINESS OWNERS AND RESIDENTS)
- CONSISTENT WITH OBJECTIVES 8, 9, 16, AND POLICY 22.8 WAIVER TO CLC

Thank you  
RZ STD 24-1210

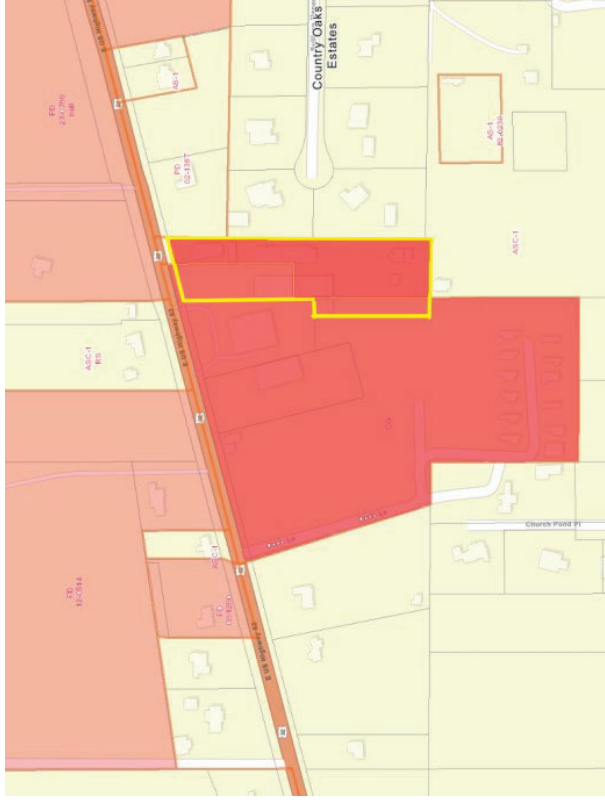


COMMERCIAL GENERAL RESTRICTED (CG(R))

EXISTING



PROPOSED





# **PARTY OF RECORD**



# Additional / Revised Information Sheet

Office Use Only

Application Number: PD 24-1210

Received Date:

Received By:

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form.**

Application Number: PD 24-1210 Applicant's Name: Isabelle Albert  
Reviewing Planner's Name: Isis Brown Date: 12/13/2024

Application Type:

- ☐ Planned Development (PD) ☐ Minor Modification/Personal Appearance (PRS) ☒ Standard Rezoning (RZ)  
☐ Variance (VAR) ☐ Development of Regional Impact (DRI) ☐ Major Modification (MM)  
☐ Special Use (SU) ☐ Conditional Use (CU) ☐ Other \_\_\_\_\_

Current Hearing Date (if applicable): 01/14/2025

## Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project? ☐ Yes ☒ No

If "Yes" is checked on the above please ensure you include all items marked with \* on the last page.

Will this revision remove land from the project? ☐ Yes ☒ No

If "Yes" is checked on the above please ensure you include all items marked with \* on the last page.

Email this form along with all submittal items indicated on the next page in pdf form to:

[ZoningIntake-DSD@hcflgov.net](mailto:ZoningIntake-DSD@hcflgov.net)

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 277-1633 or email [ZoningIntake-DSD@hcflgov.net](mailto:ZoningIntake-DSD@hcflgov.net).

***I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.***

Isabelle Albert

Signature

12/13/2024

Date



**Hillsborough  
County Florida**  
Development Services

## Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to [Chapter 119 Florida Statutes](#), all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact [Hillsborough County Development Services](#) to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under [Florida Statutes §119.071\(4\)](#) will need to contact [Hillsborough County Development Services](#) to obtain a release of exempt parcel information.

**Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS?** ☐ Yes ☒ No

I hereby confirm that the material submitted with application PD 24-1210

☐ Includes sensitive and/or protected information.

Type of information included and location \_\_\_\_\_

☒ Does not include sensitive and/or protected information.

**Please note:** Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: Isabella Alberto  
(Must be signed by applicant or authorized representative)

Intake Staff Signature: \_\_\_\_\_ Date: \_\_\_\_\_



# Additional / Revised Information Sheet

Please indicate below which revised/additional items are being submitted with this form.

Included	Submittal Item
1 <input type="checkbox"/>	<b>Cover Letter**</b> If adding or removing land from the project site, the final list of folios must be included
2 <input type="checkbox"/>	<b>Revised Application Form**</b>
3 <input type="checkbox"/>	<b>Copy of Current Deed*</b> Must be provided for any new folio(s) being added
4 <input type="checkbox"/>	<b>Affidavit to Authorize Agent*</b> (If Applicable) Must be provided for any new folio(s) being added
5 <input type="checkbox"/>	<b>Sunbiz Form*</b> (If Applicable) Must be provided for any new folio(s) being added
6 <input type="checkbox"/>	<b>Property Information Sheet**</b>
7 <input type="checkbox"/>	<b>Legal Description of the Subject Site**</b>
8 <input type="checkbox"/>	<b>Close Proximity Property Owners List**</b>
9 <input type="checkbox"/>	<b>Site Plan**</b> All changes on the site plan must be listed in detail in the Cover Letter.
10 <input type="checkbox"/>	<b>Survey</b>
11 <input type="checkbox"/>	<b>Wet Zone Survey</b>
12 <input type="checkbox"/>	<b>General Development Plan</b>
13 <input type="checkbox"/>	<b>Project Description/Written Statement</b>
14 <input type="checkbox"/>	<b>Design Exception and Administrative Variance requests/approvals</b>
15 <input type="checkbox"/>	<b>Variance Criteria Response</b>
16 <input type="checkbox"/>	<b>Copy of Code Enforcement or Building Violation</b>
17 <input type="checkbox"/>	<b>Transportation Analysis</b>
18 <input type="checkbox"/>	<b>Sign-off form</b>
19 <input checked="" type="checkbox"/>	<b>Other Documents</b> (please describe): <div>Support Letters</div>

\*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

+Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.

4/2023

GENERAL RV WORLD

BILL'S  
TRANSMISSION  
SHOP

SANTANA'S  
MOWERS

DOLLAR  
GENERAL



Dear Hearing Officer and Board Members,

I wish to express my strong support of rezoning RZ 24-1210 to Commercial Neighb (CN). The business has been there for some time without causing compatibility co with the surrounding neighborhood.

Please support this rezoning.

Sincerely,

Irma Flores

Printed Name

Irma Flores

Signature

13345 E. Hwy 92 Dover F1 33527

Address

Dear Hearing Officer and Board Members,

I wish to express my strong support of rezoning RZ 24-1210 to Commercial N (CN). The business has been there for some time without causing compatibility with the surrounding neighborhood.

Please support this rezoning.

Sincerely,

Richard Whitted

Printed Name

[Signature]

Signature

13317 Sullivan Manor CT

Address

Dear Hearing Officer and Board Members,

I wish to express my strong support of rezoning RZ 24-1210 to Commercial Neighborhood (CN). The business has been there for some time without causing compatibility concerns with the surrounding neighborhood.

Please support this rezoning.

Sincerely,

Eusebio D. Santana



Printed Name

Signature

5708 Bob Head rd Plant City, FL 335

Address

Dear Hearing Officer and Board Members,

I wish to express my strong support of rezoning RZ 24-1210 to Commercial Neigh (CN). The business has been there for some time without causing compatibility with the surrounding neighborhood.

Please support this rezoning.

Sincerely,

Nelly English  
Edwin Gonzalez

Nelly English  
Edwin J.

Printed Name

Signature

13321 E US Hwy 92 Dover FL 33527

Address

Dear Hearing Officer and Board Members,

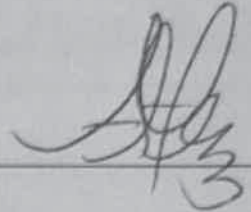
I wish to express my strong support of rezoning RZ 24-1210 to Commercial Ne (CN). The business has been there for some time without causing compatibility with the surrounding neighborhood.

Please support this rezoning.

Sincerely,

ARABEISY MARTINEZ

Printed Name



Signature

13310 Sullivan Manor Cir Dover FL 335

Address

Dear Hearing Officer and Board Members,

I wish to express my strong support of rezoning RZ 24-1210 to Commercial Neighbor (CN). The business has been there for some time without causing compatibility con with the surrounding neighborhood.

Please support this rezoning.

Sincerely,

Lynn Calhoun

Printed Name

Lynn Calhoun

Signature

13309 Sullivan Manor, Dover, FL

Address

We agree that the change will be not different than

Lynn  
11/1

Dear Hearing Officer and Board Members,

I wish to express my strong support of rezoning RZ 24-1210 to Commercial Neighb (CN). The business has been there for some time without causing compatibility co with the surrounding neighborhood.

Please support this rezoning.

Sincerely,

SAM L KROLL

Sam L Kroll

Printed Name

Signature

13301 SULLIVAN MANOR CT

Address DOVER FL 33527

Dear Hearing Officer and Board Members,

I wish to express my strong support of rezoning RZ 24-1210 to Commercial N (CN). The business has been there for some time without causing compatibility with the surrounding neighborhood.

Please support this rezoning.

Sincerely,

Shirley E. Hooston

Printed Name

Shirley E. Hooston

Signature

13306 SULLIVAN MANOR CT, DOVER, FL 3352

Address

Dear Hearing Officer and Board Members,

I wish to express my strong support of rezoning RZ 24-1210 to Commercial Neighbor (CN). The business has been there for some time without causing compatibility con with the surrounding neighborhood.

Please support this rezoning.

Sincerely,

BEN WORTHY JR

Printed Name

Ben Worthy Jr.

Signature

13302 SULLIVAN MANOR CT. DAVEN FL 33527

Address

Dear Hearing Officer and Board Members,

I wish to express my strong support of rezoning RZ 24-1210 to Commercial Neighbor (CN). The business has been there for some time without causing compatibility co with the surrounding neighborhood.

Please support this rezoning.

Sincerely,

TRACY CHRISTIANSEN

Printed Name

Tracy Christian

Signature

13313 SULLIVAN MANOR CT DOVER FL 3

Address

Dear Hearing Officer and Board Members,

I wish to express my strong support of rezoning RZ 24-1210 to Commercial Ne (CN). The business has been there for some time without causing compatibility with the surrounding neighborhood.

Please support this rezoning.

Sincerely,

Carlos A. Acosta

Printed Name

Carlos A. Acosta

Signature

13318 Sullivan Manor Ct., Dover, Pa

Address

Dear Hearing Officer and Board Members,

I wish to express my strong support of rezoning RZ 24-1210 to Commercial N (CN). The business has been there for some time without causing compatibility with the surrounding neighborhood.

Please support this rezoning.

Sincerely,

Ross Butler

Printed Name

[Signature]

Signature

13314 Scallion Run Ct DCW FL

Address