Rezoning Application: 24-1210

Zoning Hearing Master Date: January 14, 2025

BOCC Land Use Meeting Date: March 11, 2025



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

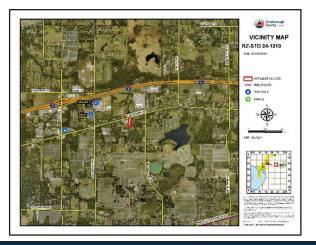
Overlay: None

Request: Rezone from Agricultural Single-

Family 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: | 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 Ration (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 |

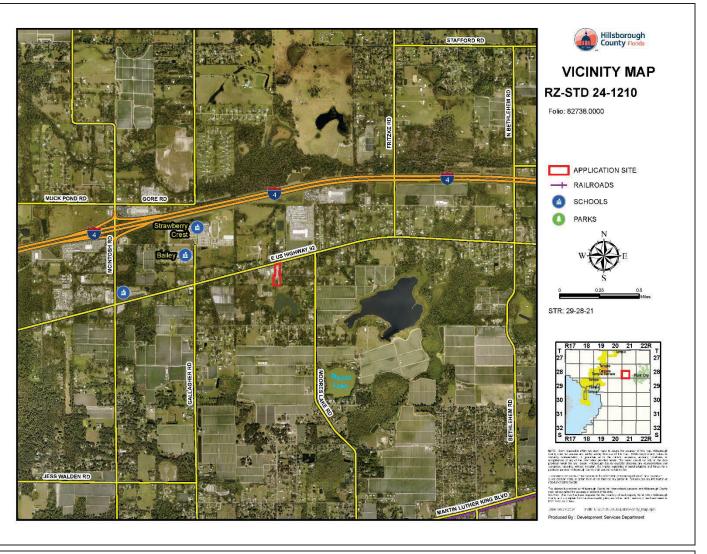
APPLICATION NUMBER: RZ STD 24-1210

ZHM HEARING DATE: January 14, 2025

BOCC LUM MEETING DATE: March 11, 2025 Case Reviewer: Isis Brown

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.

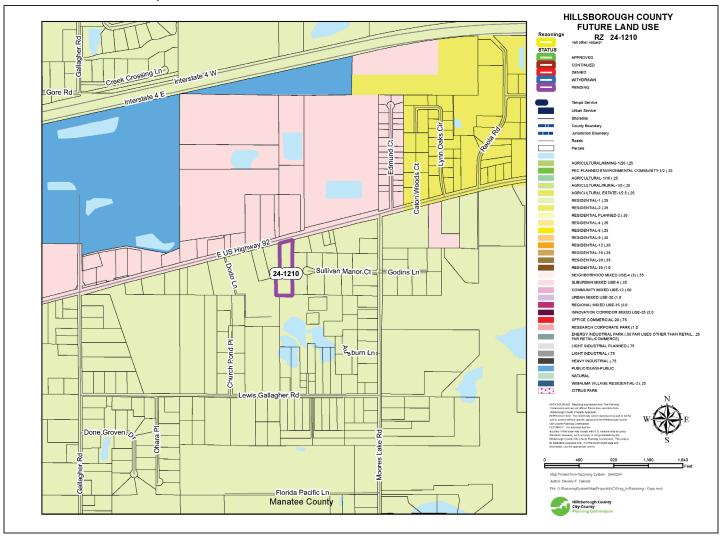
APPLICATION NUMBER: RZ STD 24-1210

ZHM HEARING DATE: January 14, 2025

BOCC LUM MEETING DATE: March 11, 2025 Case Reviewer: Isis Brown

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map

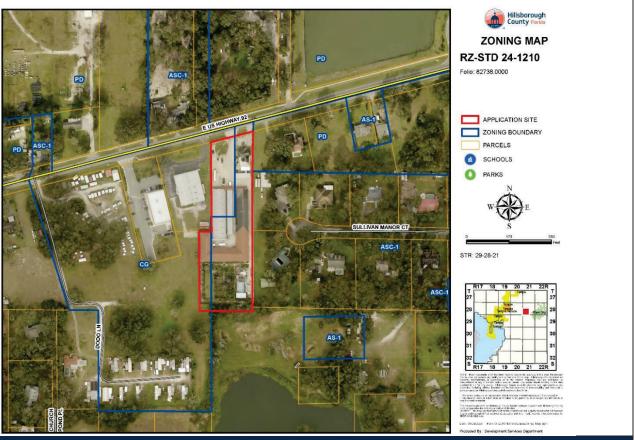


| Subject Site Future Land Use Category: | Residential 1 (Res-1) |
|--|--|
| Maximum Density/F.A.R.: | 1 dwelling unit per Gross Acre (ga)/ 0.25 F.A.R. |
| Typical Uses: | Agricultural, farms, ranches, residential, neighborhood commercial, offices, and multi-purpose projects. |

ZHM HEARING DATE: January 14, 2025 BOCC LUM MEETING DATE: March 11, 2025

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Case Reviewer: Isis Brown

| | | Adjacent Zoi | nings and Uses | | |
|-----------|--|--|---|--|--|
| Location: | Zoning: | Maximum Density/F.A.R. Permitted by Zoning District: | Allowable Use: | Existing Use: | |
| | N. US Highway 92 | n/a | Street | Street | |
| North | ASC-1 | 1 du/1 ac | Single-family conventional only/ Agricultural and related uses. | Single Family Residential | |
| | PD 23-0780 173,086 sf (Max. Building sf) | | RV Dealership | RV Dealership | |
| | ASC-1 | 1 du/1 ac | Single-family conventional / Agricultural and related uses. | Vacant | |
| South | CG | FAR 0.25 | General Commercial, Office and Personal Services | Commercial Plaza | |
| West | CG | FAR 0.25 | General Commercial, Office and Personal Services | Automotive/equipment repair, sales and service | |
| | ASC-1 | 1 du/1 ac | Single-family conventional / Agricultural and related uses. | Single Family Residential Home | |
| East | PD 02-1387 | 1 du/1 ac | Mini-warehouse, office, convenience store with gas, commercial apartment and single-family residential. | Single Family Residential Home | |

| APPLICATION NUMBER: | RZ STD 24-1210 | | | | | |
|---|---|---------------------------|--|--|--|--|
| ZHM HEARING DATE: BOCC LUM MEETING DATE: | January 14, 2025 March 11, 2025 | Case Reviewer: Isis Brown | | | | |
| | | | | | | |
| 2.0 LAND USE MAP SET | AND SUMMARY | DATA | | | | |
| 2.4 Proposed Site Plan | 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 Roadway | s (check if applicable |) | |
|--------------------------|------------------------------------|---|--|
| Road Name | Classification | Current Conditions | Select Future Improvements |
| U.S. Hwy 92 | FDOT Principal Arterial - Urban | 2 Lanes □Substandard Road □Sufficient ROW Width | ☑ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☒ Other (TBD) |

| Project Trip Generati | on □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.

| Primary Access | Additional Connectivity/Access | Cross Access | Finding |
|----------------|--------------------------------|--|---|
| | Choose an item. | Choose an item. | Choose an item. |
| | Choose an item. | Choose an item. | Choose an item. |
| | Choose an item. | Choose an item. | Choose an item. |
| | Choose an item. | Choose an item. | Choose an item. |
| | Primary Access | Primary Access Connectivity/Access Choose an item. Choose an item. Choose an item. | Primary Access Connectivity/Access Choose an item. Choose an item. |

| 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: | • | | | | |

APPLICATION NUMBER: RZ STD 24-1210
ZHM HEARING DATE: January 14, 2025

BOCC LUM MEETING DATE: March 11, 2025 Case Reviewer: Isis Brown

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

| INFORMATION/REVIEWING AGENCY | | | |
|--|---------------------------------------|-------------------------|------------------------------------|
| Environmental: | Objections | Conditions Requested | Additional Information/Comments |
| Environmental Protection Commission | ☐ Yes ⊠ No | ☐ Yes ☐ No | |
| Natural Resources | ☐ Yes ☑ No | ☐ Yes ⊠ No | |
| Conservation & Environmental Lands Mgmt. | ☐ Yes ☐ No | ☐ Yes ☐ No | This agency has no comments. |
| Check if Applicable: | | | |
| ☐ Wetlands/Other Surface Waters | ☐ Significant Wil | dlife Habitat | |
| ☐ Use of Environmentally Sensitive Land Credit | ☐ Coastal High H | azard Area | |
| ☐ Wellhead Protection Area | ☐ Urban/Suburb | an/Rural Scenic | Corridor |
| ☐ Surface Water Resource Protection Area | ☐ Adjacent to EL | APP property | |
| ☐ Potable Water Wellfield Protection Area | ☐ Other | | |
| Public Facilities: | Objections | Conditions | Additional |
| Transportation | | Requested | Information/Comments |
| ☐ Design Exception/Adm. Variance Requested | ☐ Yes | □ Vaa | |
| ☐ Off-site Improvements Provided | □ Yes □ No | ☐ Yes ☐ No | See Staff Report |
| N/A N/A | □ N/A | ⊠ N/A | |
| Utilities Service Area/ Water & Wastewater | | | |
| ☐ Urban ☐ City of Tampa | □ Yes | ☐ Yes | |
| ⊠Rural ☐ City of Temple Terrace | □ No | □ No | |
| , , | | | |
| Hillsborough County School Board | □ Yes | ☐ Yes | |
| Adequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☐ N/A | □ No | □ No | |
| Inadequate □ K-5 □6-8 □9-12 ⊠N/A | _ | _ | |
| | | | |
| Impact/Mobility Fees N/A | | | |
| • | Findings | Conditions Requested | Additional |
| N/A | Findings | Conditions Requested | Additional Information/Comments |
| N/A Comprehensive Plan: | | Requested | |
| N/A Comprehensive Plan: Planning Commission | Findings ⊠ Inconsistent □ Consistent | | |

APPLICATION NUMBER: RZ STD 24-1210

ZHM HEARING DATE: January 14, 2025

BOCC LUM MEETING DATE: March 11, 2025 Case Reviewer: Isis Brown

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 92the 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 Pumo 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.

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

APPLICATION NUMBER: RZ STD 24-1210

ZHM HEARING DATE: January 14, 2025

BOCC LUM MEETING DATE: March 11, 2025

Case Reviewer: Isis Brown

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

N/A

| ZHM HEARING DATE: BOCC LUM MEETING DATE: | January 14, 2025 March 11, 2025 | Case Reviewer: Isis Brown |
|---|------------------------------------|---------------------------|
| 8.0 PROPOSED SITE PLA | AN (FULL) | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | Not Applicable |
| | | |
| | | |
| | | |
| | | |
| | | |

APPLICATION NUMBER:

RZ STD 24-1210

APPLICATION NUMBER: RZ STD 24-1210
ZHM HEARING DATE: January 14, 2025

BOCC LUM MEETING DATE: March 11, 2025 Case Reviewer: Isis Brown

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

| REVI | oning Technician, Development Services Department EWER: Sarah Rose, Senior Planner NING AREA/SECTOR: NE/East Rural | DATE: 01/05/2025 AGENCY/DEPT: Transportation PETITION NO: RZ 24-1210 |
|------|--|--|
| | This agency has no comments. | |
| X | This agency has no objection. | |
| | This agency has no objection, subject to the listed or attached con | ditions. |
| | 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 1.07acres zoned CG and 2.08acres 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 Hour | |
|--|----------------------------|---------------|-----|
| | way volume | 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 |
| Total | 5,956 | 568 | 420 |

APPLICATION NUMBER: RZ STD 24-1210

ZHM HEARING DATE: January 14, 2025

BOCC LUM MEETING DATE: March 11, 2025 Case Reviewer: Isis Brown

Proposed Uses:

| Zoning, Land Use/Size | 24 Hour Two- Way Volume | Total Hour | |
|--|----------------------------|---------------|-----|
| | way volume | 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 |
| Total | 8,302 | 630 | 662 |

^{*}Estimated by Staff. ITE Trip Generation Manual 11th 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 |
| Difference | +2,346 | +62 | +242 |

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 \pm 12 ft wide travel lanes, \pm 4 ft wide bike lanes, and \pm 5 ft wide sidewalks on both sides of the roadway, within \pm 5 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 22nd, 2024, between county staff, the applicant and FDOT to discuss this re-zoning and allow FDOT to provide comments.

| APPLICATION NUMBER: | RZ STD 24-1210 | |
|------------------------|------------------|---------------------------|
| ZHM HEARING DATE: | January 14, 2025 | |
| BOCC LUM MEETING DATE: | March 11, 2025 | Case Reviewer: Isis Brown |

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.

| | FDO | Γ Generalized Lev | el of Service | |
|----------------|-----------------|-------------------|-----------------|-----------------------------------|
| Roadway | From | То | LOS Standard | Peak Hr. Directional LOS |
| E. U.S. HWY 92 | McIntosh Rd. | Forbes Rd. | D | С |

Source: 2020 Hillsborough County Level of Service (LOS) Report

COUNTY OF HILLSBOROUGH

RECOMMENDATION OF THE LAND USE HEARING OFFICER

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

Rural

SERVICE AREA:

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:

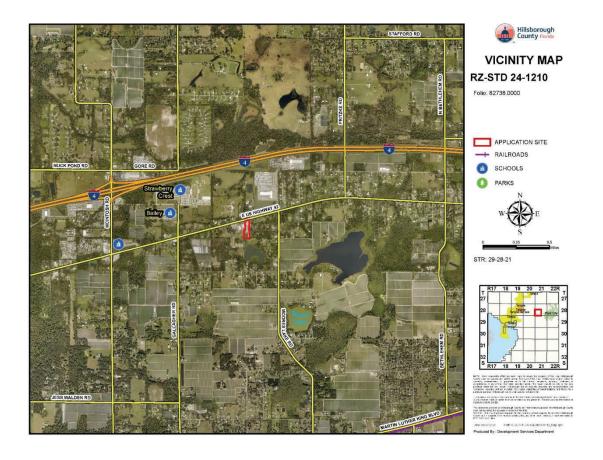
Planning Commission Recommendation: Inconsistent

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

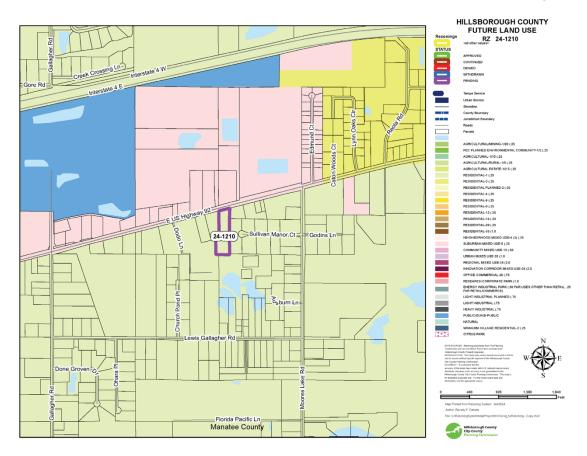


Context of Surrounding Area:

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.

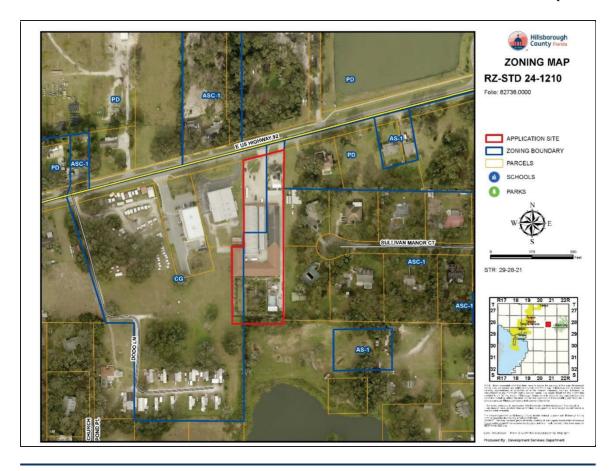
3

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



Typical Agricultural, farms, ranches, residential, neighborhood commercial, Uses: 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

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

| Adjoining Roadway | g Roadways (check if applicable) | | |
|-------------------|------------------------------------|---|--|
| Road Name | Classification | Current Conditions | Select Future Improvements |
| U.S. Hwy 92 | FDOT Principal Arterial - Urban | 2 Lanes □Substandard Road □Sufficient ROW Width | ☑ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☒ Other (TBD) |

| Project Trip Generat | ion □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.

| 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. |

| 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. |

| 4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY | | | | | |
|--|--------------------|----------------------------|---------------------------------|--|--|
| INFORMATION/REVIEWII AGENCY | NG | | | | |
| Environmental: | Objection | ns Conditions Requested | Additional Information/Comments | | |
| | T | T | | | |
| Conservation & Environmental Lands Mgmt. | □ Yes □ No | □ Yes □ No | This agency has no comments. | | |
| 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 | | Conditions | Additional | | |
| Public Facilities: | Objections | | Information/Comments | | |
| Transportation ☐ Design Exception/Adm. Variance Requested ☐ Off-site Improvements Provided ☒ N/A | □ Yes ⊠No □ N/A | □ Yes □ No ⊠ N/A | See Staff Report | | |
| Utilities Service Area/ Water & Wastewater □Urban □ City of Tampa □Rural □ City of Temple Terrace | □ Yes □No | □ Yes □No | | | |
| Hillsborough County School Board Adequate □ K-5 □6-8 □9-12 □N/A Inadequate □ K-5 □6-8 □9-12 図N/A | □ Yes □ No | □ Yes □ No | | | |

Impact/Mobility Fees

N/A

| Comprehensive Plan: | Findings | Conditions Requested | Additional Information/Comments |
|---------------------|-----------------------------------|-------------------------|------------------------------------|
| Planning Commission | | | |
| | ⊠ Inconsistent □ Consistent | □ Yes ⊠ 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 92the 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.

Susan M. Finch, AICP

Sum M. Fine

Land Use Hearing Officer

February 5, 2025

Date



Plan Hillsborough planhillsborough.org planner@plancom.org 813 - 272 - 5940 601 E Kennedy Blvd 18th floor Tampa, FL, 33602

| Unincorporated Hillsborough County Rezoning Consistency Review | | | | |
|--|--|--|--|--|
| Hearing Date: January 14, 2025 | Case Number: RZ 24-1210 | | | |
| Report Prepared: January 3, 2025 | Folio(s): 82738.0000 | | | |
| | General Location : South of East US Highway 92 and west of Moores Lake Road | | | |
| Comprehensive Plan Finding | INCONSISTENT | | | |
| Adopted Future Land Use | Residential-1 (1 du/ga; 0.25 FAR) | | | |
| Service Area | Rural Area | | | |
| Community Plan(s) | N/A | | | |
| Rezoning Request | 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. | | | |
| Parcel Size | 3.15 ± acres | | | |
| Street Functional Classification | East US Highway 92 – State Principal Arterial Moores Lake Road – County Collector | | | |
| Commercial Locational Criteria | Does not meet; waiver request submitted | | | |
| Evacuation Area | 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 $3.15 \pm$ 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-feet 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*.

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

RZ 24-1210

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

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 AGRICULTURAL-1/10 (.25

AGRICULTURAL ESTATE-1/2.5 (.25 AGRICULTURAL/RURAL-1/5 (.25

RESIDENTIAL PLANNED-2 (.35

RESIDENTIAL-35 (1.0

NEIGHBORHOOD MIXED USE-4 (3) (.35

COMMUNITY MIXED USE-12 (.50 SUBURBAN MIXED USE-6 (.35 URBAN MIXED USE-20 (1.0

REGIONAL MIXED USE-35 (2.0

INNOVATION CORRIDOR MIXED USE-35 (2.0

RESEARCH CORPORATE PARK (1.0 OFFICE COMMERCIAL-20 (.75

LIGHT INDUSTRIAL PLANNED (.75

HEAVY INDUSTRIAL (.75 LIGHT INDUSTRIAL (.75 PUBLIC/QUASI-PUBLIC WIMAUMA VILLAGE RESIDENTIAL-2 (.25



Map Printed from Rezoning System: 9/4/2024

FIe: G\RezoningSystem\MapProjects\HC\Greg_hcRezoning - Copy.mxd



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

| TO: Zoning Technician, Development Services Department DATE: 01/05/2025 | | DATE: 01/05/2025 |
|---|---|-------------------------|
| REVIEWER: Sarah Rose, Senior Planner AGENCY/DEPT: Transpe | | |
| PLAN | NNING AREA/SECTOR: NE/East Rural | PETITION NO: RZ 24-1210 |
| | This agency has no comments. | |
| X | This agency has no objection. | |
| | This agency has no objection, subject to the listed or attached con | ditions. |
| | 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 1.07acres zoned CG and 2.08acres 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 | |
|---|----------------------------|--------------------------|-----|
| | way volume | AM | PM |
| ASC-1, Single Family Detached Housing | 18 | 1 | 1 |
| (ITE Code 210) 2 Units | 10 | 1 | 1 |
| CG, Fast Food with Drive Thru (ITE Code 934) 12,702sqft | 5,938 | 567 | 419 |
| Total | 5,956 | 568 | 420 |

Proposed Uses:

| Zoning, Land Use/Size | 24 Hour Two- Way Volume | Total Peak Hour Trips | |
|---|----------------------------|--------------------------|-----|
| | way volume | 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 |
| Total | 8,302 | 630 | 662 |

^{*}Estimated by Staff. ITE Trip Generation Manual 11th Edition does not provide 24 trip counts for this use.

Trip Generation Difference:

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

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 22nd, 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 Hr. Standard Directional LOS | | | | Hr. Directional |
| E. U.S. HWY 92 | McIntosh Rd. | Forbes Rd. | D | С |

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 | |
| | FDOT Principal | 2 Lanes | ☑ Corridor Preservation Plan☐ Site Access Improvements | |
| U.S. Hwy 92 | Arterial - Urban | □Substandard Road □Sufficient ROW Width | ☐ Substandard Road Improvements ☐ 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 & Agency Comments Summary | | | |
|---|------------|------------|----------------------|
| Transportation | Objections | Conditions | Additional |
| Transportation | Objections | Requested | Information/Comments |
| ☐ Design Exception/Adm. Variance Requested | ☐ Yes ☐N/A | ☐ Yes | |
| ☐ Off-Site Improvements Provided | · | □ No | |
| ⊠ N/A | ⊠ No | ⊠ N/A | |



2822 Leslie Road Tampa, FL 33612-6456 JARED W. PERDUE, P.E. SECRETARY

October 22nd 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 Schaill, 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.



2822 Leslie Road Tampa, FL 33612-6456 JARED W. PERDUE, P.E. SECRETARY

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



2822 Leslie Road Tampa, FL 33612-6456 JARED W. PERDUE, P.E. SECRETARY

- 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 <u>Jason.Jordan@dot.state.fl.us</u> or (813) 975-6169
- 13. Contact Leanna Schaill or Tammer Al-Turk for any traffic or access related questions at leanna.schaill@dot.state.fl.us, 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, 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 or 813-262-8257.

Summary:



2822 Leslie Road Tampa, FL 33612-6456 JARED W. PERDUE, P.E. SECRETARY

| After reviewing and determined we are | discussing the information presented in this meeting, the Department has |
|---------------------------------------|---|
| | □ in favor (considering the conditions stated above)□ not in favor |
| | ⊠ willing to revisit a revised plan |
| The access, as prop | osed in this meeting, would be considered |
| | □ conforming |
| | □ non-conforming □ |
| | □ N/A (no access proposed) |
| | he rule chapters 1996/97 for connection spacing. The following state be applied for by visiting our One Stop Permitting website (osp.fdot.gov): |
| - | □ access-category A or B |
| | ⊠ access-category C, D, E, or F |
| | ⊠traffic study required |
| | □ access safety upgrade |
| | □ drainage <mark>or</mark> |
| | ☐ 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





2822 Leslie Road Tampa, FL 33612-6456 JARED W. PERDUE, P.E. SECRETARY

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)

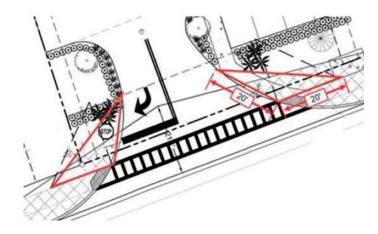


(white

- . 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.



2822 Leslie Road Tampa, FL 33612-6456 JARED W. PERDUE, P.E. SECRETARY



- 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=b5ecc163fe04491dafeb44194851ba93



2822 Leslie Road Tampa, FL 33612-6456 JARED W. PERDUE, P.E. SECRETARY

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 | |
| СЗ | Suburban | 6 | |
| C4 | Urban General | 6 | |
| C5 | Urban Center | 10 | |
| C6 | Urban Core | 12 | |

Notes:

- 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 FDM 260.2.2 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



2822 Leslie Road Tampa, FL 33612-6456 JARED W. PERDUE, P.E. SECRETARY

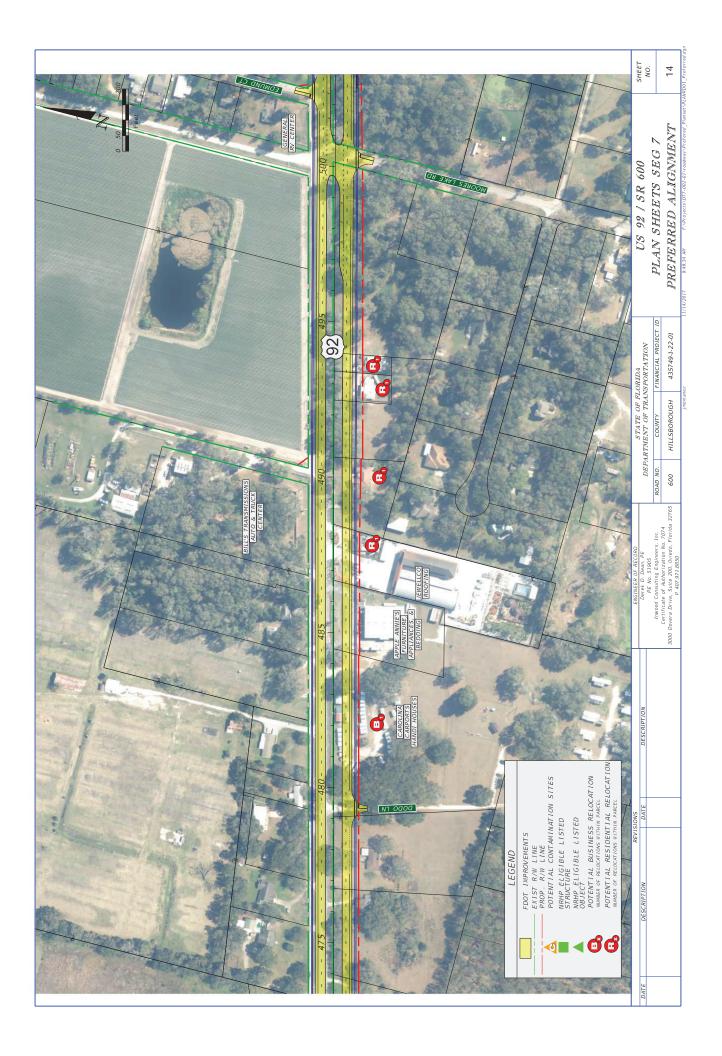
Topic #625-000-002 FDOT Design Manual

January 1, 2020

Table 231.2.1 Lighting Initial Values

| Roadway Classification | Illumination L Foot C | | | uniformity tios | Veiling Luminance Ratio |
|--|--------------------------|----------------------|-------------|--------------------|---------------------------------------|
| Or Project Type | Horizontal (H.F.C.) | Vertical (V.F.C.) | Avg./Min. | Max./Min. | L _{V(MAX)} /L _{AVG} |
| | С | onventional Lig | ghting | | |
| 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 Ligh | nting | | |
| All Roadway Classifications | 0.8 to 1.0 | N/A | 3:1 or Less | 10:1 or Less | N/A |
| | Signal | ized Intersection | on 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. | | | |
| | Midb | lock Crosswall | Lighting | | |
| Low Ambient Luminance | N/A | 2.3 | N/A | N/A | N/A |
| Medium & High Ambient Luminance | N/A | 3.0 | N/A | | |
| | Sidewa | lks and Shared | Use Paths | | |
| Facilities Separated from the Roadway | 2.5 | N/A | 4:1 or Less | 10:1 or Less | N/A |
| | | Sign Lightin | g | | |
| Low Ambient Luminance | 15-20 | | | | |
| Medium & High Ambient Luminance | 25-35 | N/A | N/A | 6:1 | N/A |
| | | Rest Area Ligh | ting | | |
| 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 Harry Cohen VICE-CHAIR Donna Cameron Cepeda Ken Hagan Pat Kemp Christine Miller Ioshua Wostal



DIRECTORS

Janet D. Lorton EXECUTIVE DIRECTOR Elaine S. DeLeeuw ADMIN DIVISION Sam Elrabi, P.E. WATER DIVISION Diana M. Lee, P.E. AIR DIVISION Michael Lynch WETLANDS DIVISION Rick Muratti, Esq. LEGAL DEPT Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

| REZONING | | |
|---|---|--|
| HEARING DATE: 10/15/2024 | COMMENT DATE: 9/25/2024 | |
| PETITION NO.: 24-1210 | PROPERTY ADDRESS: 13309 E 92 Hwy, Dover, FL 33527 | |
| EPC REVIEWER: Melissa Yanez | | |
| CONTACT INFORMATION: (813) 627-2600 X 1360 | FOLIO #: 0827380000 | |
| EMAIL: yanezm@epchc.org | STR: 29-28S-21E | |
| DEOLIESTED ZONING: ASC 1 newtion of authiost now | 11, 00 | |

| REQUESTED ZONING: ASC-1 portion of subject parcel to CG | | |
|---|---|--|
| FINDINGS | | |
| WETLANDS PRESENT | NO | |
| SITE INSPECTION DATE | NA | |
| WETLAND LINE VALIDITY | NA | |
| WETLANDS VERIFICATION (AERIAL PHOTO, | Desktop Review - Aerial review, soil survey and | |
| SOILS SURVEY, EPC FILES) | EPC file search | |

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.

INFORMATIONAL COMMENTS:

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.

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.

my/cb

ec: art.jewell1953@gmail.com / ialbert@halff.com

ENVIRONMENTAL SERVICES DIVISION



PO Box 1110 Tampa, FL 33601-1110

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: <u>Isabelle Albert</u> PETITION NO: <u>RZ-STD 24-1210</u> | |
| 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. | |
| | |
| ☐ This agency has no objection, subject to listed or attached conditions. | |
| | |
| This are a subject to be and another listed an effect of an efficient | |
| 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. | |
| COMN | MENTS: 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)

Fire: \$57.00 Fire: \$313.00 Fire: \$34.00

High Turnover Restaurant Mini-Warehouse (Per 1,000 s.f.) (Per 1,000 s.f.) Mobility: \$51,533.00 Mobility: \$1,084.00

Fire: \$313.00 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

| HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS | | | | |
|---|---|--|--|--|
| | | | | |
| X | | | | |
| IN RE: | | | | |
| ZONE HEARING MASTER) HEARINGS) | | | | |
| HEARINGS | | | | |
| | | | | |
| | HEARING MASTER HEARING 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. DIGITAL REPORTER | . 1660 | | | |

```
1
                            The next item is Item C.2, Rezoning
             MS. MARSHALL:
 2
    24-1210.
             The applicant is Arthur Jewell. The request is to
    rezone to CG restricted. I'll present staff findings after
 3
    presentation by the applicant.
 5
              HEARING MASTER: All right.
              MS. ALBERT: Good evening. Isabelle Albert.
 6
             HEARING MASTER: Good evening.
              MS. ALBERT: Yes, Todd was trying to hack my case.
 8
              Isabelle Albert with Halff, 1000 North Ashley Drive.
 9
    I'm here representing the applicant. And thank you very much.
10
11
                   So what we have here is the site is highlighted
    in purple. It's approximately 3.15 acres in the rural area.
12
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.
             Let's take us a bit closer. What we have here is,
16
    this is the site in question tonight. And it's along, again,
17
    the US Highway 92. And there's different businesses and
18
    single-family around the property. Mostly commercial uses along
19
    US-92.
20
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
           We have a portion of it, that's commercial general,
24
    while the remainder of the site is agricultural single-family.
25
```

And here's a little bit of history of the site. This 1 is -- you know, you're looking at the site right now. It's been in operation there for about 35 years. It's been growing over time. Obviously, it didn't start like that back then. And the applicant is also the property owner, lives on the property right over here. And over the years, built the -- built his business there. And back in the 70s, this was a weird area, US-92 it's 8 kind of like the wild west. You know, it was agricultural all around it. But then they had these pockets of highway 10 11 commercial. Highway commercial uses are uses that are you know, gas station and -- and motels and fast restaurants and things 12 13 like that. 14 And then in the 80s, again, there was some changes 15 I could not find anything into the record of why this yellow portion was taken out of the highway commercial. But 16 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. And this is what we're proposing. This is the 19 20

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

21

22

23

24

25

Again, this is the existing site over here.

```
HEARING MASTER: Let me ask you about that slide.
 1
    The -- the shading is confusing me.
 2
              So the -- the parcel boundary is in yellow, is that
 3
    correct, the rezoning --
              MS. ALBERT: That is correct.
              HEARING MASTER: -- the rezoning parcel boundary?
 6
             MS. ALBERT: Yes.
             HEARING MASTER: And so, what is the shading for
 8
 9
    everything west of it, what does that indicate?
              MS. ALBERT: This here?
10
             HEARING MASTER: The sort of a salmon color that's
11
    west of the yellow line.
12
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.
             HEARING MASTER: -- the actual zoning.
17
18
             MS. ALBERT: We were -- yes. We were part of that
    pocket. And now, we just want to bring it all together under
19
    one parcel. We're just bringing it all together, which kind of,
20
    you know, matches the shape of this highway commercial. So it's
21
22
    iust to --
23
              HEARING MASTER: I see.
2.4
              MS. ALBERT: -- clean it all up together.
             HEARING MASTER: Okay. I understand. Thank you.
25
```

1 MS. ALBERT: You're welcome. So, again, you know, discussion with different agencies. The first one was, 2 obviously, this is -- and it's FDOT. In meeting with FDOT, the 3 only concern they had was drive-thrus, how that was going to function onsite and with our highway there. And the other point too was that because there's two driveways, they requested that one driveway be closed out. And this is where you see the X over here. 8 We also eliminated uses that have greater impacts, like gas stations and -- and convenience stores and things like 10 that. So we did eliminate those to just compatibility concerns. 11 And also, to not allow any non-commercial development within the 12 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 the expansion of US Highway 92. The current right-of-way is at 16 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 as division of 92 is being a commercial corridor. 19 20 And what does that mean to our property? It means that there's a portion of the property that's going to be in the 21 22 take, which results in the, you know, the elimination of this 23 structure. But with that, we still meet all the development

standards, that this is over 100 feet through the setbacks and

24

25

everything.

Most importantly, the neighbors have been such great 1 neighbors. And they've been all in support and they've 2 submitted letters in support, which are into the record. 3 Development Services, they did state in the report that it is supportable. And they consider the continuation of existing commercial use. But for the 20-foot buffer that's required on the east side. And most specifically, and I point out the area in red because the area other areas, it could be 8 digged up and we can provide that 20-foot buffer there, type B. But the area -- in -- highlighted in red is more -- it's 10 11 permanent -- it's like a permanent structure, which is the residence. 12 The residence has been built ten feet from the 13 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 really difficult to meet at this point. But also keep in mind 16 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, have an opportunity to address this while we're under current 19 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 special experience, I disagreed with. And this is, you know, 24 base -- they base their findings on incorrect or even lack of 25

information.

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

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

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

This -- they are in -- in, you know, in conjunction with all the 1 other commercial uses along 92. And the residential development that they're referring to was developed after around 2000s. they work together quite like -- they happily coexist ever And that shows with the support letters that you -- that we've put into the record. There's also some mentions that there's because, you know, those residential families to the east and to the south, immediately to the east and to the south. Well again, these -there was that 30-foot easement to the east. To the south, the 10 11 RV park or the mobile home park is about approximately 400 feet to the south. And the other single-family residence is about 12 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. 19 was, like I said the wild west. US-92, a pocket of commercial. It's been like that. As slowly as you can see, back -- you 20 know, this was taken like in the 90s. Slowly, development 21 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 protecting the area to the east. 24

And that brings us to the commercial location

25

```
criteria. The -- it was stated that we have to be 1,300 feet
 1
    away from a qualifying intersection. The closest qualifying
    intersection is over here. And sorry, we have to be -- sorry,
    650 feet. But because we are at 1,300 feet and the
    compatibility concern, they felt like we do not meet that
    policy. But if you further look, Policy 22.8, it does say that
    there's, you know, unique circumstances that -- that you can
    look at to support this such waiver.
              And, again, there's no mention that just to the west
    of us, there's a huge pocket of commercial. There's commercial
10
    all around us. Part of our site is commercial. And it's been
11
    in operation for 30 years, 30 plus years without any issues. I
12
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
    that I've made. The compat -- there's no compatibility
16
    concerns. A portion of the site is already zoned for
17
18
    commercial. It's located adjacent to the -- the commercial
    packet -- pocket. FDOT is doing expansion, undergoing expansion
19
20
           We know that's going to take a big portion of the road
    that's going to make this road even more commercial corridor.
21
22
    There's overwhelming support from the neighborhood. And, you
23
    know, we believe that we're consisting -- consistent with all
    these objectives and policies in the comprehensive plan.
24
    also in my report.
25
```

And that concludes my presentation from now. I'm here 1 if you have any questions. 2 3 HEARING MASTER: I do. A couple. MS. ALBERT: Okay. HEARING MASTER: First, I just wanted to clarify. your initial comments, you mentioned that the -- the Future Land 6 Use Category is RES-1 and SMU I believe six or 12 you said? MS. ALBERT: Correct. To the north. 8 HEARING MASTER: All right. Because I don't see that 9 in the Planning Commission report, the agenda. And it -- so I 10 11 just -- I'll ask the Planning Commission when we -- when we get there. But I only -- everything indicated it's just that it's 12 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 there for 30 years, you said, correct? 16 17 MS. ALBERT: 30 plus years. HEARING MASTER: All right. And the -- the split 18 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 first? 23 MS. ALBERT: I think the building -- the home was 24 The building was there in I believe, around the 90s when 25 there.

he started. And I think the split zone happened in 85, around 1 that time. 2 3 HEARING MASTER: Okay. MS. ALBERT: So, yeah. HEARING MASTER: All right. And then the reason for the rezoning, your -- your restrictions limit certain commercial 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. HEARING MASTER: The -- so, the opportunity is there 16 17 for redevelopment, not just asking for your existing use, is 18 that correct? MS. ALBERT: That is correct. 19 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 that south end. 2.4 MS. ALBERT: It's unique. So like I said, the 25

property owner lived onsite and at his business. And so, you're 1 2 talking about the southern portion behind the business? HEARING MASTER: Yes. 3 MS. ALBERT: This is his area. This is where he would garden and have his pool and raise his dogs. HEARING MASTER: Oh, okay. So, almost functioning as 6 a residential area? MS. ALBERT: Yes. 8 HEARING MASTER: I see, okay. And then the use to the 9 west, the CG, if you could tell me, because I haven't been out 10 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. MS. ALBERT: Prior to that, it was a furniture store. 16 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 mobile home were there since probably like the 90s. It's been 19 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 north, it's a mismatch of -- of different -- one of them, like 24 the big site to the northwest is like 400,000 square feet of 25

```
commercial uses. And I don't have that in front of -- front of
 1
 2
    me, but commercial use.
 3
              And then, again, you have all these little repair
    shops, motor repair shops. And then you have the RV World where
    they have an access there. Further to the east of us at the
    corner of the intersection, there's a gas station approved
    there. So, I mean, it's -- it's -- as you drive there,
    that's -- that's what it is.
              HEARING MASTER: Okay. And I did see all the letters
 9
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.
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.
              The subject site is located in the RES-1 Future Land
2.4
    Use Category and located south of properties within the SMU-6
25
```

Future land Use Category.

The immediate adjacent properties are zone planned development 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.

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

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

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

Therefore, based on these considerations, staff --

Development Services staff finds this request not supportable. 1 HEARING MASTER: Let me just highlight that point, 3 just to make sure I'm -- I'm clear. So if they met the -- if they agreed to meet the buffer and screening requirements, that is the only issue in terms of Development Services. Otherwise they find it -- staff finds it compatible. MS. MARSHALL: Yes. 8 HEARING MASTER: Okay. All right. Thank you so much. 9 Planning Commission. 10 11 MS. MYERS: Alexis Myers, Planning Commission staff. The subject site is located in the residential one 12 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. The split zoning was put in place to preserve the 16 17 rural residential development pattern to the east. Approving 18 the site to fully rezone to commercial general restricted would be contrary to the established neighborhood character to the 19 20 east and inconsistent with policy direction under Future Land Use Element, Objective 16. 21 22 The subject site also does not meet commercial 23 locational criteria. The applicant did provide a waiver for the proposed rezoning. However, since the site is located 24 approximately 1,300 feet away from the nearest major 25

intersection with significant compatibility concerns, it is 1 inconsistent with policy -- I'm sorry, objective 22 and its accompanying policies. 3 4 Based upon those considerations, the Planning Commission Staff finds he proposed rezoning inconsistent with the Unincorporated Hillsborough County Comprehensive Plan subject to the proposed conditions by the -- the Development Services Department. 8 HEARING MASTER: So your reading of the map that 9 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 would like to speak in support, anyone in favor? I'm seeing no 16 17 one. 18 Anyone in opposition to this request? Okay. Ms. Marshall, anything else? 19 20 MS. MARSHALL: Nothing further. Thank you. 21 HEARING MASTER: All right. Thank you. All right. Ms. Albert, you have five minutes for 22 23 rebuttal. MS. ALBERT: Nothing big. There's -- I want to say 24 there's SMU-6 on our property. There's none. 25

Zoning Hearing Master Hearing January 14, 2025

```
1
             HEARING MASTER:
                               Okay.
              MS. ALBERT: It's on the north side of the property.
 3
              HEARING MASTER:
                               Okay.
              MS. ALBERT: The north side of US-92. So sorry if I
    wasn't clear about that.
              And that's -- that's all I had to say.
 6
              HEARING MASTER: Let me just ask you about -- my
    question to Ms. Marshall regarding the buffering and screening.
 8
              So, would your client be amenable to agreeing to
 9
    comply with the required buffering and screening?
10
11
              MS. ALBERT: We want to comply with the buffer and
    screening where ever we could. However, there is a residence
12
13
    there, so we're going to try and see what we can do.
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.
              HEARING MASTER: But that doesn't -- that's not a yes
16
17
    to my question that -- is what you're saying as I understand
18
         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.
    There's a -- like a process separately from this in order to --
24
    to get relief. If that doesn't work, then we would have to move
25
```

Zoning Hearing Master Hearing January 14, 2025

| 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. | |
| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |
| 11 | | |
| 12 | | |
| 13 | | |
| 14 | | |
| 15 | | |
| 16 | | |
| 17 | | |
| 18 | | |
| 19 | | |
| 20 | | |
| 21 | | |
| 22 | | |
| 23 | | |
| 24 | | |
| 25 | | |
| | | |

Zoning Hearing Master Hearing CORRECTED December 16, 2024

| | 0011201 107 1011 |
|--|---|
| | OROUGH COUNTY, FLORIDA F COUNTY COMMISSIONERS |
| IN RE: | X))) |
| ZONE HEARING MASTER HEARINGS |)) X |
| | HEARING MASTER HEARING F 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. Digital Reporter | 1660 |

Zoning Hearing Master Hearing CORRECTED December 16, 2024

1 Item A.16, PD 24-1139. This application is being continued by the applicant to the January 14, 2025 ZHM Hearing. 2 Item A.17, Major Mod 24-1141. This application is out 3 of order to be heard and is being continued to the January 14, 2025 ZHM Hearing. Item A.18, PD 24-1147. This application, is out of 6 order to be heard and is being continued to the February 18, 2025 ZHM -- 2025 ZHM Hearing. 8 Item A.19, Major Mod 24-1152. This application is 9 being continued by staff to the January 14, 2025 ZHM Hearing. 10 11 Item A.20, PD 24-1155. This application is out of order to be heard and is being continued January 14, 2025 ZHM 12 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 February 18, 2025 ZHM Hearing. 16 Item A.22, PD 24-1172. This application has been 17 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 Hearing. 24 25 Item A.25, Standard Rezoning 24-1210. This

Zoning Hearing Master Hearing CORRECTED December 16, 2024

application is out of order to be heard and is being continued 1 to the January 14, 2025 ZHM Hearing. Item A.26, PD Rezoning 24-1212. This application is 3 out of order to be heard and is being continued to the January 14, 2025 ZHM Hearing. Item A.27, PD 24-1240. This application is out of 6 order to be heard and is being continued to the January 14, 2025 8 ZHM Hearing. Item A.28, PD 24-1257. This application is out of 9 order to be heard and is being continued to the January 14, 2025 10 11 ZHM Hearing. Item A.29, PD 24-1261. This application is out of 12 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 order to be heard and is being continued to the January 14, 2025 16 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 ZHM Hearing. 20 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. Item A.33, Standard Rezoning 24-1289. 24 application is out of order to be heard and is being continued 25

Transcript of Proceedings CORRECTED 2 November 12, 2024

| NOVERIDEL 12, 2024 | | | | | |
|---|--|--|--|--|--|
| HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS | | | | | |
| X IN RE:) ZONE HEARING MASTER HEARINGS) X | | | | | |
| | G HEARING MASTER HEARING 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 | | | | | |

Transcript of Proceedings CORRECTED 2 November 12, 2024

| 1 | Page 12 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 <mark>24-1210</mark> . 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 |

Transcript of Proceedings CORRECTED 2 November 12, 2024

| | Page 118 | | | | |
|----|---|--|--|--|--|
| 1 | HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS | | | | |
| 2 | X | | | | |
| 3 |) IN RE: | | | | |
| 4 |) | | | | |
| 5 | ZONE HEARING MASTER) HEARINGS) | | | | |
| 6 |) X | | | | |
| 7 | TRANSCRIBER'S CERTIFICATE ON CORRECTIONS | | | | |
| 8 | TO THE ZONING HEARING MASTER HEARING WHICH TOOK PLACE ON November 12, 2024 | | | | |
| 9 | Under penalties of perjury, I declare that I, Austin Goodrich, have reviewed the transcript audio and found the following | | | | |
| 10 | errors: | | | | |
| 11 | Page 7, Line 12, "26" and "24-2924" should be "D.6." and | | | | |
| 12 | | | | | |
| 13 | Page 104, Line 7, "24-0983" should be "24-0933". | | | | |
| 14 | Per additional correction: | | | | |
| 15 | Page 12, Line 15, "26" and "24-1257 " should be "24-1297 ". | | | | |
| 16 | DATED this 21st day of November 2024. | | | | |
| 17 | | | | | |
| 18 | austin Doodack | | | | |
| 19 | Austin Goodrich, TRANSCRIPTIONIST | | | | |
| 20 | | | | | |
| 21 | | | | | |
| 22 | | | | | |
| 23 | | | | | |
| 24 | | | | | |
| 25 | | | | | |
| | | | | | |

Zoning Hearing Master Hearing October 15, 2024

| | OROUGH COUNTY, FLORIDA OF COUNTY COMMISSIONERS |
|---------------------------------|--|
| IN RE: | X)) |
| ZONE HEARING MASTER HEARINGS |))) |
| | X |
| | HEARING MASTER HEARING F 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

December 16, 2024 Zoning Hearing Master Hearing. 1 Item A.21, Rezoning Standard 24-1203. This application is out of order to be heard and is being continued 3 to the November 12, 2024 Zoning Hearing Master Hearing. Item A.22, Rezoning Standard 24-1204. application is out of order to be heard and is being continued to the November 12, 2024 Zoning Hearing Master Hearing. Item A.23, Rezoning Standard 24-1206. This 8 application is being continued by staff to the November 12, 2024 9 Zoning Hearing Master Hearing. 10 And Item A.24, Rezoning Standard 24-1210. It's being 11 continued by the applicant to the November 12, 2024 Zoning 12 13 Hearing Master Hearing. 14 And that includes the published withdrawals and 15 continuances. Now, the following items, which were scheduled to be 16 heard tonight, again, are con -- are being continued by staff to 17 18 the October 28, 2024 Zoning Hearing Master Hearing at 6:00 p.m. Again, due to hurricane recovery reasons associated with the 19 recent hurricane, they're being continued to a rescheduled 20 21 hearing. The first item is Item C.1, Rezoning Standard 24-1023. 22 23 Again, it's being continued to October 28th. Next item is Item C.2, Rezoning Standard 24-1082 and 24 being continued by staff to the October 28, 2024 Zoning Hearing 25

EXHIBITS SUBMITTED DURING THE ZHM HEARING

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

PAGE / OF 5

DATE/TIME: 12/16/2024 6pm HEARING MASTER: Pamela To Hattey

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT APPLICATION # NAME RZ 24-0775 COSTATE A ZIP PLEASE PRINT TAY Muffly **APPLICATION #** RZ 24-0775 MAILING ADDRESS 102 SAVESE CITY LUTZ STATE FL ZIP 33549 HONE 949-2224 NAME Elizabeth "Beth" Nevel Rader APPLICATION # MAILING ADDRESS 18811 4th St. SE RZ 24-0775 CITY 112 STATE Ha ZIP 33549PHONE 513-553 6167 NAME Johna Phillips APPLICATION # MAILING ADDRESS 21388 Meadow craft Ave. RZ24-0775 CITY WESLY CHIEL STATEFL ZIPSBY4PHONE 813-949-1457 PLEASE PRINT APPLICATION # NAME WESTEY 13012 WID MAILING ADDRESS 513 Procla mation Dr. Tampa FL RZ 24-0775 CITY Jampa STATE FL ZIP 33613PHONE 55-600-199 NAME Erica Hamblen APPLICATION # MAILING ADDRESS 18320 Litation 5 RZ 24-0775 CITY LUTZ STATE FU ZIP 335PHONE (513)

PAGE 2 OF 5

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

DATE/TIME: 12/16/2024 6pm HEARING MASTER: Pamela To Hatley

| PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING | | | | |
|---|---|--|--|--|
| APPLICATION # | PLEASE PRINT NAME TRENT CONNOR ANDERSON | | | |
| RZ24-0775 | MAILING ADDRESS 8230 CYPRESS COVE ROAD | | | |
| , | CITY LUTZ STATE FL ZIP 33549 PHONE 813 576 8748 | | | |
| APPLICATION # | NAME Wendy Sugney | | | |
| RZ 24-1060 | MAILING ADDRESS 104 Steven Street | | | |
| | CITY RUSKM STATE FL ZIP 335 PHONE (813) 841564 | | | |
| APPLICATION # | PLEASE PRINT NAME VADE PHAN | | | |
| RZ 24-1060 | MAILING ADDRESS 10721 ROCKEDIGE VIEW DR | | | |
| CITY RIVER VIEWSTATE FL ZIP355 PHONE 813 | | | | |
| APPLICATION # | PLEASE PRINT NAME Brian Sheppard | | | |
| MAILING ADDRESS 1519 Yale Castle at | | | | |
| RZ 24-1060 CITY Ruskin STATE FL ZIP33570 PHONE NA | | | | |
| APPLICATION # | NAME D Levas KRUSE | | | |
| RZ 24-1203 | MAILING ADDRESS 136/ Tall Re wood Lone | | | |
| | CITY Power STATE FL ZIP 335 PHONE \$13.3401325 | | | |
| APPLICATION # | PLEASE PRINT NAME VESSUAY | | | |
| RZ 24-1203 | MAILING ADDRESS 200 July Sup 1995 | | | |
| | CITY T PER STATE FE ZIP PHONE SOS | | | |

DATE/TIME: 2 16 2024 6pm HEARING MASTER: Pamela Jo Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT APPLICATION # 1. CARL Reacks NAME MAILING ADDRESS 400 H. Tamps St 1910 RZ 25-0059 STATE FL ZIPSSASPHONE 545.5900 PLEASE PRINT APPLICATION # NAME David Highera VS MAILING ADDRESS 2815 W. Waters Ave RZ 24-1297 CITY Tampa STATE FL ZIP 33614 PHONE 239-565-7408 NAME Hannig IManda Gonzale APPLICATION # MAILING ADDRESS 1000 S N. Hyacinth Aue RZ 24-1297 MASTATE FLZIP3366 HONE SB 5076367 NAME Wetter Littkamp Walter Rottkamp APPLICATION # MAILING ADDRESS 2806 W. Xavy 40357. RZ 24-1297 CITY 6 ME STATE L ZIP 3347/PHONE \$ 13-24 3-8568 NAME GOOD Schiff APPLICATION # MAILING ADDRESS 4155 W Cypress St mm 24-0384 CITY Tange STATE FC ZIP 360 PHONE \$135757978 PLEASE PRINT APPLICATION # NAME Tristan Lamontagne MAILING ADDRESS 180 Fountain PhwyN., Sute 100, MM 24 0384 CITY & Peterspurg STATE FL ZIP 33716 PHONE 561-568-9189

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

PAGE 4 OF 5

DATE/TIME: 12/10/2024 6 pm HEARING MASTER: Pamela To Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT DWYS APPLICATION # Creso NAME MAILING ADDRESS 2810 Bonita Grande DE.
Bonita Syrrys STATE ZIP PHONE PHONE MM 24-0384 PLEASE PRINTED APPLICATION # MAILING ADDRESS SUZ3 W. LAVIEL ST mm 24-0384 PLEASE PRINT APPLICATION # NAME Jeren & Coul MAILING ADDRESS 17931 Henting Bow CI-cl mm 24-0384 CITY Litz STATE FC ZIP 33558 PHONE NAME Anne Pollack **APPLICATION #** MAILING ADDRESS 200 Central Ave Ste 1600 BZ 24-1040 CITY St Peta STATE FL ZIP 3370 PHONE 723-83 PLEASE PRINT **APPLICATION #** MAILING ADDRESS SUZ3 W. LAMEL 5 RZ 24-1231 NAME David M. Smith APPLICATION # MAILING ADDRESS 401 E. Jackson of 33601 Site 2 BZ 24-1231 CITY JAMPA STATE FI ZIPSHO PHONE 83 221 5010

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

PAGE 5 OF 5

DATE/TIME: 12/16/2024 6pm HEARING MASTER: Pamela Jo Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING NAME Elise Butsel APPLICATION # MAILING ADDRESS 401 E. Jackson St. \$ 2100 RZ 24-1231 CITY Tampa STATE FL ZIP 33607 PHONE 813.222 NAME AT KILKER APPLICATION # RZ 24-1231 NAME Jovenny Coul APPLICATION # MAILING ADDRESS 17937 Huntin Bow Circl BZ 24-1231 CITY Lv+2 STATE FL ZIP 33558 PHONE 813 920 PLEASE PRINT **APPLICATION #** NAME MAILING ADDRESS CITY _____STATE ____ZIP___PHONE PLEASE PRINT APPLICATION # NAME MAILING ADDRESS CITY STATE ZIP PHONE PLEASE PRINT APPLICATION # NAME MAILING ADDRESS CITY _____STATE ___ZIP__PHONE

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

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.
- lacksquareMichelle 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: HEARING MASTER:

ZHM, PHM, VRH, LUHO

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 |
| RZ 24-1231 | S. Elise Batsel, Esq | 6. Applicant Presentation Packet | No |
| | | | |

PAGE 1 OF 5

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

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

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT APPLICATION # NAME BRENT DAVE RZ MAILING ADDRESS 10609 DIXON Da. 24-0924 CITY (NEWNEW STATE FL ZIP33579 PHONE 813-853-1467 PLEASE PRINT APPLICATION # WILLIAM KIRBERS NAME KZ MAILING ADDRESS /0722 DIYON DIZIVE 24-0924 CITY / 10572VIEWSTATE /2 ZIP 3574 PHONE 813-677-7917 PLEASE PRINT APPLICATION # NAME Isabelle albert 12 MAILING ADDRESS 1000 W PShley Dr. 24-0924 CITY Tampae STATE & ZIP 3360 PHONE 43138 NAME SUSAN SERIET APPLICATION # KZ MAILING ADDRESS 607 S. Alexander St # 102 24-1180 CITY LANGE STATE FL ZIP3856 PHONE 747-9180 PLEASE PRINT APPLICATION # KZ MAILING ADDRESS 4/2 E. Madisa St, Suit 1100 24-1180 CITY JAMPA STATE FT ZIP 38 02 PHONE \$ 13-226-272 PLEASE PRINT Isabelle albert **APPLICATION #** RZ MAILING ADDRESS 1000 W. askley Dr # 960 24-1210 CITY TAMPE STATE PC ZIP 33602 PHONE 331-0971

PAGE 2 OF 5

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

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

PLEASE PRINT CLEARLY. THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT **APPLICATION #** Todd Pressman NAME RZ. 25-0175 STATE ZIP PLEASE PRINT APPLICATION # William Smith NAME MAILING ADDRESS 1003 S Alexander St 24-0459 CITY Hant City STATE H ZIP 33653 PHONE (813) 257-2003 PLEASE PRINT **APPLICATION #** Campo (matt campo NAME mm MAILING ADDRESS 1725 STATE TO ZIP BOPHONE 8B 420-0872 24-0468 BRAD Gregory (Brad Gregory PLEASE PRINT APPLICATION # NAME RZ MAILING ADDRESS (715 L. Shig 24-1212 CITY Brandon STATE FL ZIP33511 PHONE 813 381 3839 PLEASE PRINT Eric Hendra **APPLICATION #** RZ MAILING ADDRESS 5028 W. Longfellow Ave 24-1212 CITY Taupa STATE FL ZIP 3304 PHONE 727 4054875 PLEASE PRINT **APPLICATION #** NAME LAYRON FRICKL RZ MAILING ADDRESS 101 E. LENNETT 24-1261 CITY AMPA STATE ZIP 3360 PHONE

PAGE <u>3</u> OF <u>5</u>

SIGN-IN SHEET: RFR, ZHM PHM, LUHO

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

| PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING | | | | |
|---|--|--|--|--|
| APPLICATION # | NAME Jevening Coul (Jeveny Cach) | | | |
| RZ | MAILING ADDRESS 17937 Hunty Bon Circl | | | |
| 24-1261 | CITY Ltz STATE FL ZIP 3355 PHONE 813 9202005 | | | |
| APPLICATION # | PLEASE PRINT NAME MICHAEL YATES | | | |
| RZ | MAILING ADDRESS 4006 S. MACDIL AVE | | | |
| 24-1261 | CITY AMOA STATE FL ZIP 33611 PHONE 813 205 8057 | | | |
| APPLICATION # | NAME Enach Hand | | | |
| RZ | MAILING ADDRESS 5 COS & Reach AVE) | | | |
| 24-1261 | CITY Seffner STATE FL ZIP 3779 PHONE 913-439 (Seffner) 33584 4063 | | | |
| APPLICATION # | PLEASE PRINT NAME ALAN MOYET | | | |
| RZ | MAILING ADDRESS 309 N PARSON AU | | | |
| 24-1261 | CITY Settler STATEF 1 ZIP33584 PHONE 813299483 | | | |
| APPLICATION # | NAME Steven D. Jaques | | | |
| RZ | MAILING ADDRESS 493 N. Taylor Rd. (403 n. Taylor Rd) | | | |
| 24-1261 | CITY Seffor STATE FC ZIP 33514 PHONE (1/8) 355-)101 | | | |
| APPLICATION # | NAME Mark Mark Merrill) | | | |
| KZ | | | | |
| 24-1261 | MAILING ADDRESS 203 N. Taxl- R6 CITY Soft not State Z ZIP33564 PHONE SB-298-7972 | | | |
| <u> </u> | The state of the s | | | |

PAGE $\frac{4}{9}$ of $\frac{5}{9}$

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

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

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT Change Stanfor APPLICATION # RZ MAILING ADDRESS WOOL alta DV 24-1261 CITY STATE FL ZIP33584HONE 813-235-NAME Stoon Round (Steven Popovich) APPLICATION # RZ MAILING ADDRESS 321 TO POYOR PO 24-1261 CITY Secret STATE TIP 33354 PHONE 813 789 5055 NAME Frank L. Italiano (Frank) **APPLICATION #** RZ MAILING ADDRESS 35 N. Taylor PD 24-1261 CITY STATE E ZIP 3358 PHONE 8/3-8/3-3324 APPLICATION # NAME Anna Wirkpatrick PZ MAILING ADDRESS UBOS N Otis Ave 24-1262 CITY TAMPA STATE FL ZIP 33604 PHONE 850-712-905 NAME Stepher Sposalo APPLICATION # RZ MAILING ADDRESS 505 & Jacks St. 24-1262 CITY Tampa STATE 4 ZIP 33602 PHONE 973-375-NAME Andree Shultz **APPLICATION #** RZ MAILING ADDRESS 10335 Steelee Rd 24-1262 CITY Conduscia STATE FC ZIP 33592 PHONE 727-439-4343

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

PAGE <u>5</u> of <u>5</u>

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

| PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING | | | | |
|---|---|--|--|--|
| APPLICATION# RZ 24-1262 | MAILING ADDRESS D935 Skewlee Rd CITY Thomotosassa STATE FZ ZIP 3359 PHONE 8/3 / 1830 PLEASE PRINT NAME Adam Varney MAILING ADDRESS 10935 Skewlee Rd CITY Thomotosassa STATE FL ZIP 3359 2 PHONE 8/3 / 10-1017 | | | |
| APPLICATION# R2 24-1262 | | | | |
| APPLICATION # | PLEASE PRINT NAME MAILING ADDRESS CITYSTATEPHONE | | | |
| APPLICATION # | PLEASE PRINT NAME MAILING ADDRESS CITY STATE ZIP PHONE | | | |
| APPLICATION # | PLEASE PRINT NAME MAILING ADDRESS CITYSTATEPHONE | | | |
| APPLICATION # | PLEASE PRINT NAME MAILING ADDRESS CITYSTATEZIPPHONE | | | |

HEARING TYPE: ZHM, PHM, VRH, LUHO DATE: 1-14-2025

HEARING MASTER: Susan Finch PAGE: 1 of 1

| APPLICATION # | SUBMITTED BY | EXHIBITS SUBMITTED | HRG. MASTER YES OR NO |
|---------------|---------------------|--|--------------------------|
| RZ 24-1180 | Susan Swift | Applicant Presentation Packet | No |
| RZ 24-1180 | Ashley Rome | 2. Revised Staff Report | Yes (Copy) |
| RZ 24-1210 | Isabella Albert | 1. Applicant Presentation Packet – thumb drive | No |
| RZ 25-0175 | Todd Pressman | 1. Applicant Presentation Packet – thumb drive | No |
| RZ 24-1261 | Ashley Rome | 1. Revised Staff Report | Yes (Copy) |
| RZ 24-1261 | Clayton Brickelmyer | 2. Applicant Presentation Packet - Resumes | No |
| RZ 24-1261 | Cheryl Stanton | 3. Opposition Packet | No |
| RZ 24-1262 | Ashley Rome | 1. Revised Staff Report | Yes (Copy) |
| RZ 24-1262 | Stephen Sposato | 2. Applicant Presentation Packet | No |
| | | | |

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

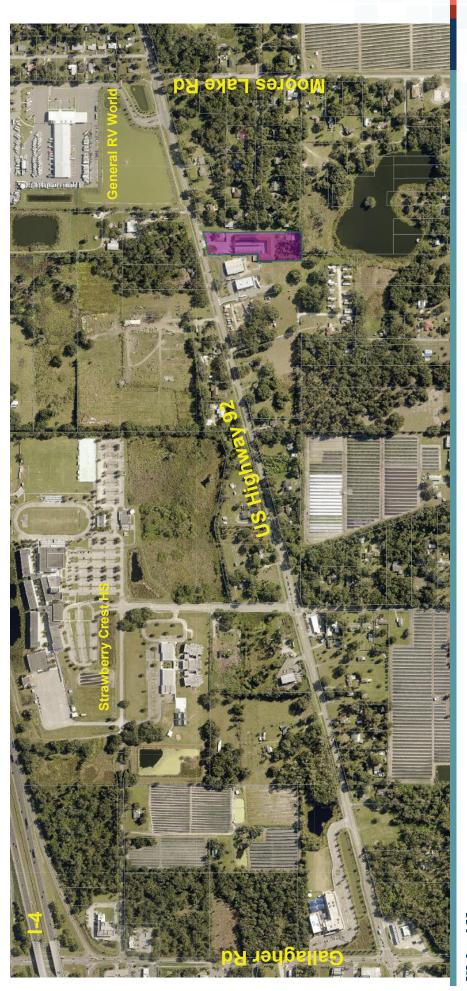
January 14, 2025

Application No. RZ 24-1210

Name: Isabelle Albert Entered at PH: ZHM Exhibit # 1

Date: 1-14-2025

in f v connect with US, LIKE US, FOLLOW US.



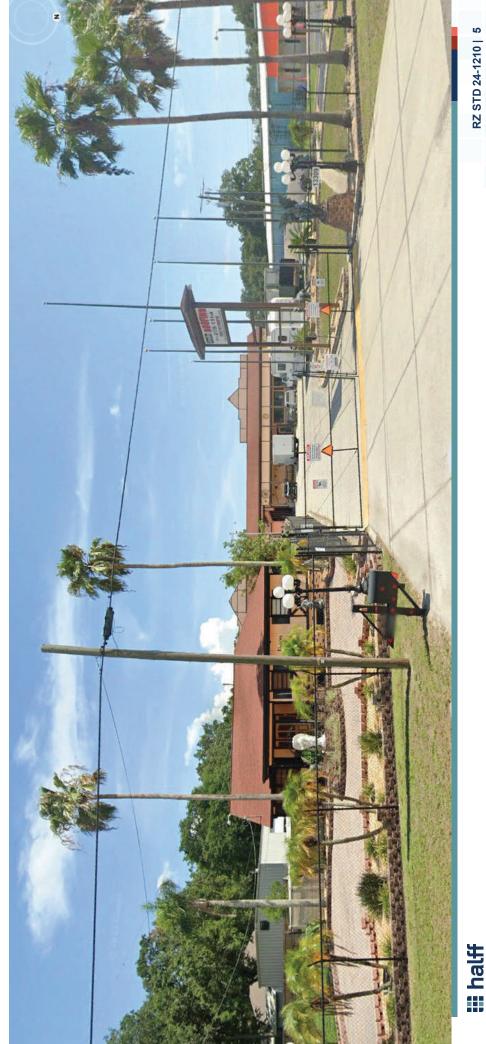
RZ STD 24-1210 | 2 **≣** halff





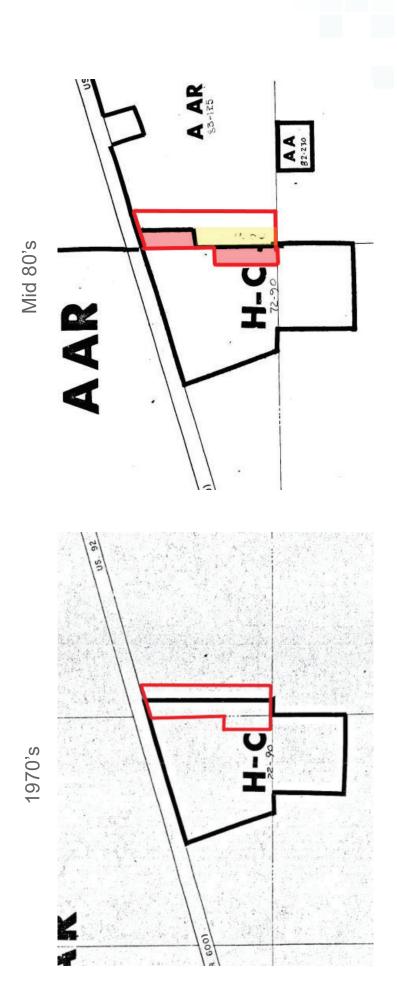


HISTORY - JEWEL EMPIRE ROOFING (+ 35 YEARS)



iii halff

HISTORICAL ZONING



≣ halff

REQUEST

COMMERCIAL GENERAL RESTRICTED (CG(R))

EXISTING

PROPOSED





REQUEST

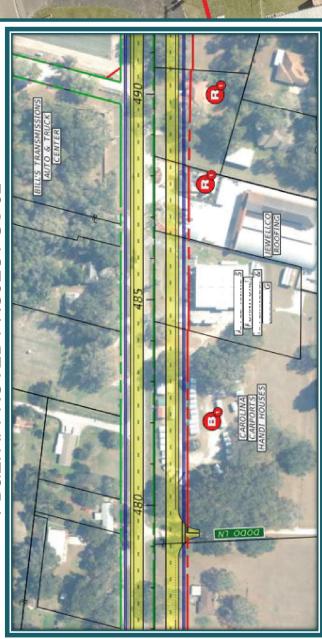
COMMERCIAL GENERAL RESTRICTED (CG(R))

- **Drive-throughts**
- 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



FDOT

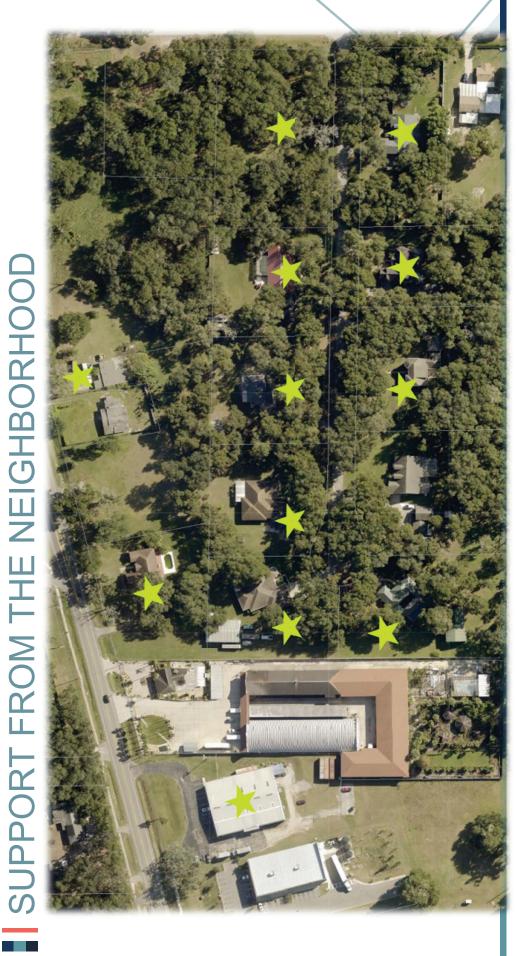
PD&E: APPROVED PROJECT US 92



80' ROW to 170' ROW

Yr2020 - 11,000 daily trips





≣ halff

DEVELOPMENT SERVICES

pattern along this portion East US Highway 92... Currently developed without and considered to be a continuation of the existing commercial development "Although the proposed uses and CG-R zoning district could be supportable 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.



RZ STD 24-1210 | 11

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.



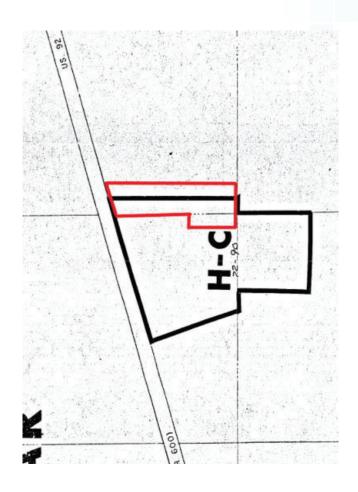


PLANNING COMMISSION

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

- Incorrect, It's natural progression of development





≣ halff

RZ STD 24-1210 | 15

PLANNING COMMISSION — COMMERCIAL LOCATIONAL CRITERIA

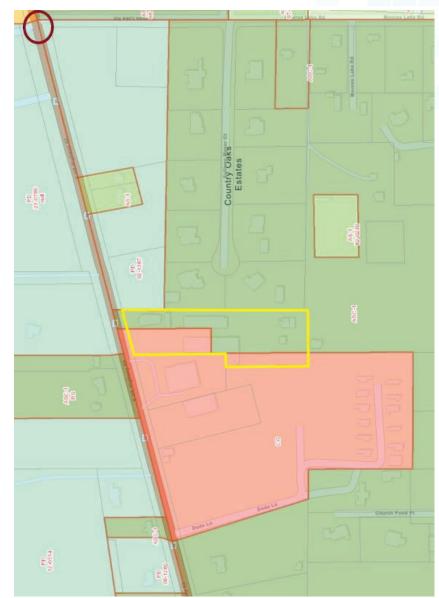
The distance from the subject site and the closest qualifying intersection *is roughly 1,300 feet as opposed to the required 660 feet,* and therefore the site does not meet CLC – Therefore, inconsistent with Objective 22

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 COMPATIBLITY 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 BUIDING 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



REQUEST

COMMERCIAL GENERAL RESTRICTED (CG(R))

EXISTING



PROPOSED



iii halff

RZ STD 24-1210 | 7

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 <u>must</u> be included indicating the additional/revised documents being submitted with this form.

| | nust list any new folio number(s) added. Addition tional/revised documents being submitted with the submitte | |
|---|--|--|
| Application Number: | 24-1210 Applicant's Name: Isa | abelle Albert |
| Reviewing Planner's Name: | lsis Brown | 12/13/2024 |
| Application Type: | | |
| Planned Development (Pl | D) In Minor Modification/Personal Appearance (I | 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 appl | icable): 01/14/2025 | |
| Important Project Size C Changes to project size may re | change Information esult in a new hearing date as all reviews will be su | bject to the established cut-off dates. |
| Will this revision add land to If "Yes" is checked on the above | the project? | * on the last page. |
| | d from the project? | on the last page. |
| Email this form a | along with all submittal items indicated on the ZoningIntake-DSD@hcflgov.net | ne next page in pdf form to: |
| titled according to its conten | and minimum resolution of 300 dpi. Each item nts. All items should be submitted in one email w Maximum attachment(s) size is 15 MB. | · · · · · · · · · · · · · · · · · · · |
| For additional help and s | ubmittal questions, please call (813) 277-1633 or | email ZoningIntake-DSD@hcflgov.ne <u>t</u> . |
| I certify that changes describ will require an additional su | ed above are the only changes that have been mo bmission and certification. | ade to the submission. Any further changes |
| Ckakelu a | lbust | 12/13/2024 |
| | Signature | Date |

1 of 3 02/2022



Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to <u>Chapter 119 Florida Statutes</u>, 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 <u>Hillsborough County Development Services</u> to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under <u>Florida Statutes §119.071(4)</u> will need to contact <u>Hillsborough County Development</u> Services to obtain a release of exempt parcel information.

| | ublic disclosure of selected information submitted with your application pursuant No |
|--|--|
| I hereby confirm that the material sub Includes sensitive and/or | |
| Type of information inclu | ided and location |
| Does not include sensitiv | ve and/or protected information. |
| Please note: Sensitive/protected information v | vill not be accepted/requested unless it is required for the processing of the application. |
| | quest will be reviewed to determine if the applicant can be processed with the data signing this form I acknowledge that any and all information in the submittal will |
| become public information if not requ | |
| Signature: | albuso |
| - | st be signed by applicant or authorized representative) |
| | |
| Intake Staff Signature | Date: |

2 of 3 02/2022



Additional / Revised Information Sheet

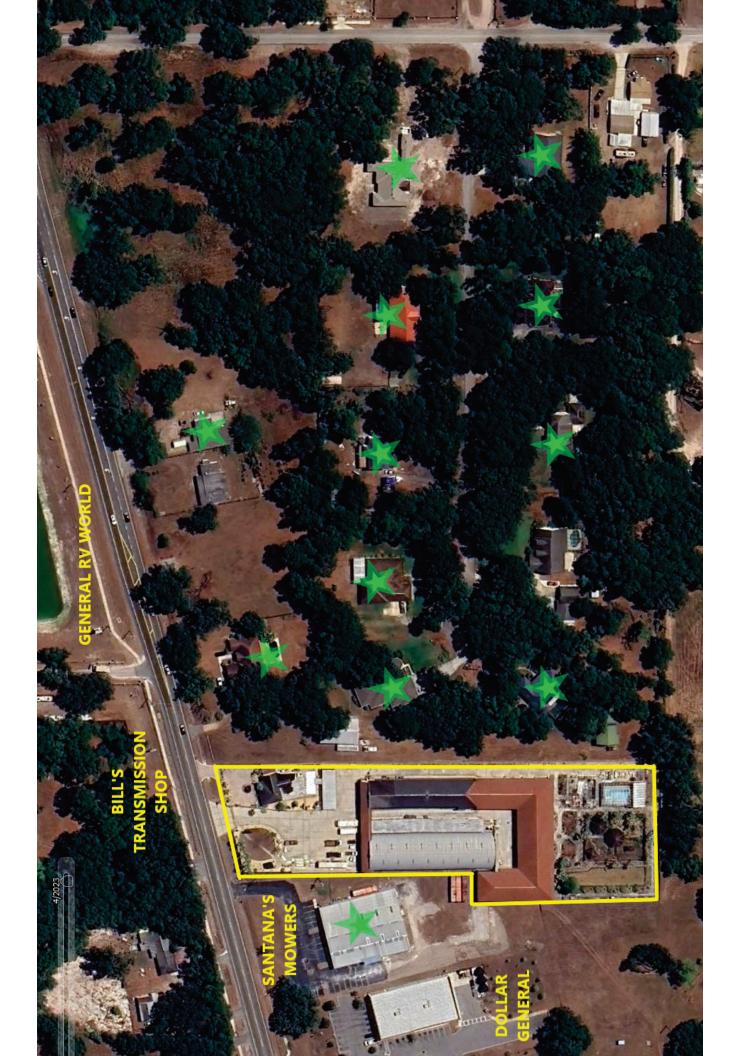
Please indicate below which revised/additional items are being submitted with this form.

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

3 of 3 02/2022

^{*}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.



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 Ilores

Printed Name

Ima ger

Signature

13349 E. Huy 92 Dover F1 33527

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 compatible with the surrounding neighborhood.

Please support this rezoning.

Richard Whited!

13317 Sullivan Waner CT

Sincerely,

Printed Name

Signature

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

Please support this rezoning.

Sincerely,

Eusabio D. Savtawa

SA

Printed Name

Signature

5+08 BOB Head nd PlanTcity, FL 335

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

Please support this rezoning.

| Cin | cerely, | |
|------|---------------------|--|
| OIII | cerety. | |
| | ATTENDED TO COMPANY | |

Nelly English Edwin Contaliz

Printed Name

Edin J.

Signature

13321 E US HWY 92 Dover FL 3352

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

Please support this rezoning.

Sincerely,

Arabeisy HARTINEZ

Printed Name

Signature

13310 Bullivan Marros Co Dover FL 335

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

13309 Sullivan Manor, Dover, FL Address We agree that the change will be not different than We agree that the change will be not different than Lynd

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

In L Ku

Printed Name

Signature

13301 SULLIVAN MANUSE CT Address BOVER FL 33527

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 compatib with the surrounding neighborhood.

Please support this rezoning.

Sincerely,

Shirley E. Hooston

Printed Name

Shirty E. Hou

Signature

13306 Sullivan MANOR CT. DOVER, F1 3352

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

Signature

Ben lotty

13302 SULLIVAN MANON CT. DEVER FL 33527

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.

1 CHRISTIANISEN ,

Please support this rezoning.

Sincerely,

13313 SHLIVAN MARIOR CT DOVER FL 3
Address

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 compatibil with the surrounding neighborhood.

13318 Sullivan masor Ct. Done, Re

Please support this rezoning.

Carlos A. Awsh

Sincerely,

Printed Name

Signature

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 compatible with the surrounding neighborhood.

Please support this rezoning.

Sincerely,

RUSS Bethr

Signature

MILLE 12

Printed Name

Address

13314 Sallium nuor C+ now FC