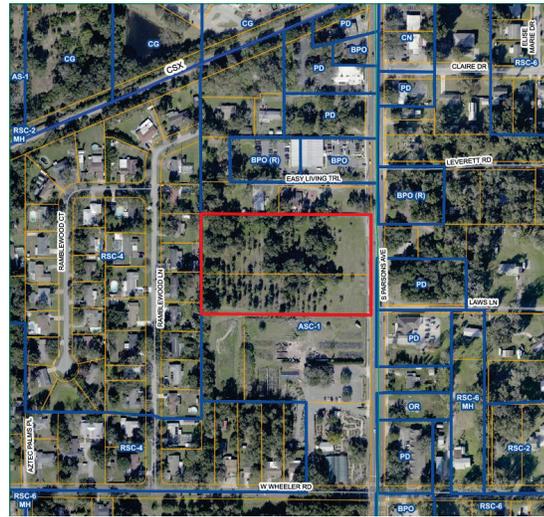


**Rezoning Application:** 21-0558  
**Zoning Hearing Master Date:** August 16, 2021  
**BOCC Land Use Meeting Date:** October 12, 2021

**1.0 APPLICATION SUMMARY**

**Applicant:** AMQ International Corp  
**FLU Category:** Res 4  
**Service Area:** Urban  
**Site Acreage:** 5.5 Acres  
**Community Plan Area:** Seffner Mango  
**Overlay:** None  
**Request:** Rezone from ASC-1 to PD



**Request Summary:**

The existing zoning is ASC-1 which permits agricultural and residential uses pursuant to the development standards in the table below. The proposed zoning for Planned Development is to allow Professional and Medical Office uses pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

**Zoning:**

	Current ASC-1 Zoning	Proposed PD Zoning
Uses	Vacant, Agricultural Uses Residential lots permitted.	Professional and Medical Office with Maximum 55,000 Square Feet (sf), structures
Mathematical Maximum Entitlements*	5 Residential Lots Permitted	59,895 (sf) of Prof. Med. Office Uses

\*Mathematical maximum entitlements may be reduced due to roads, stormwater and other improvements.

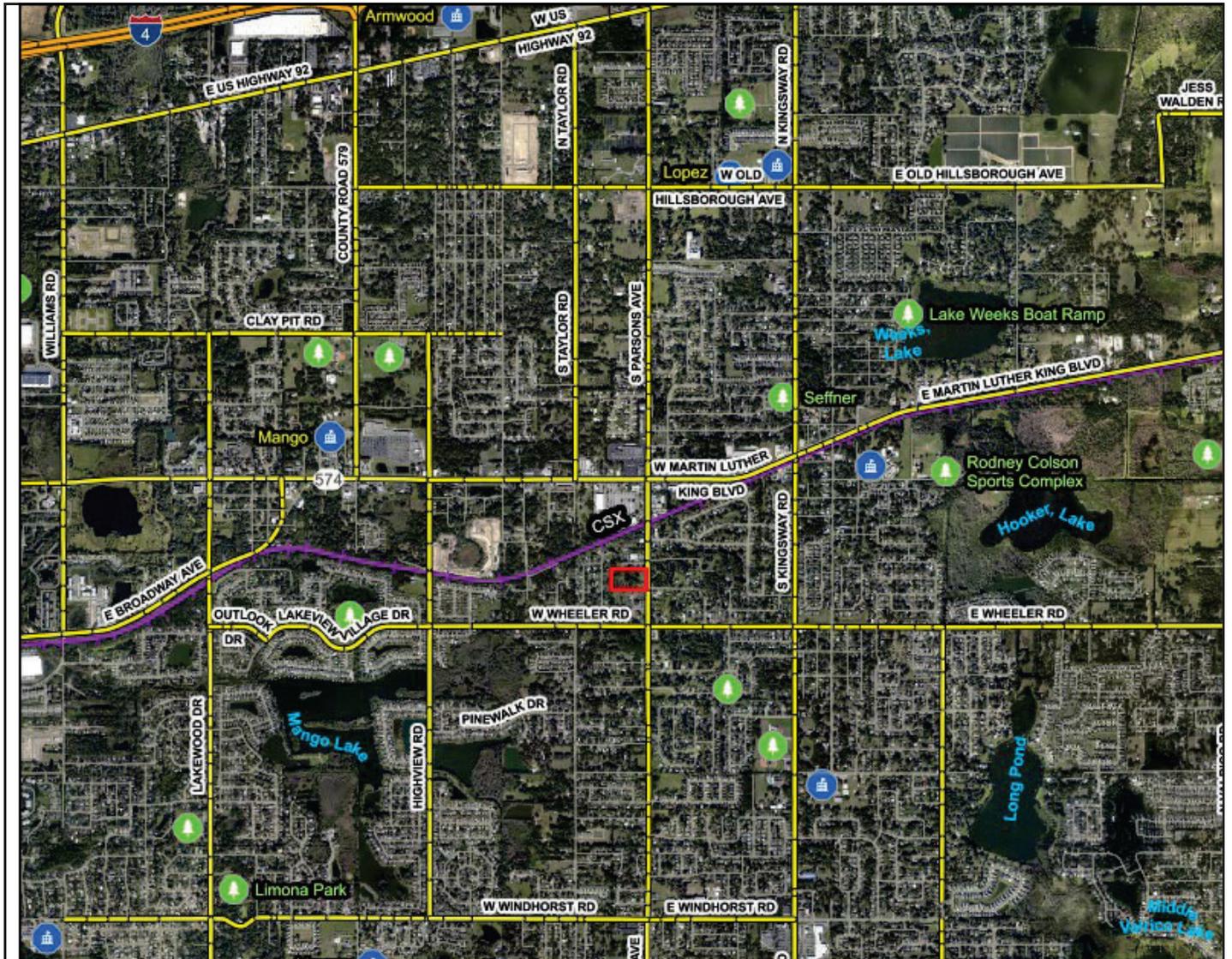
**Development Standards:**

	Current ASC-1 Zoning	Proposed PD Zoning
Density / Intensity	1 dwelling unit (du)/acre (ac)	0.25 Floor Area Ratio (FAR) - 55,000 square feet (sf)
Lot Size / Lot Width	43,560 sf / 150'	5.5 ac/217'
Setbacks/Buffering and Screening	50' Front 50' rear/none 25' sides/none	30' Front 20' sides/20' Type B 20' rear/20' Type B
Height	50'	35'

• Additional Information:	
• PD Variations	• None
• Waiver(s) to the Land Development Code	• None
Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable Subject to Conditions

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map



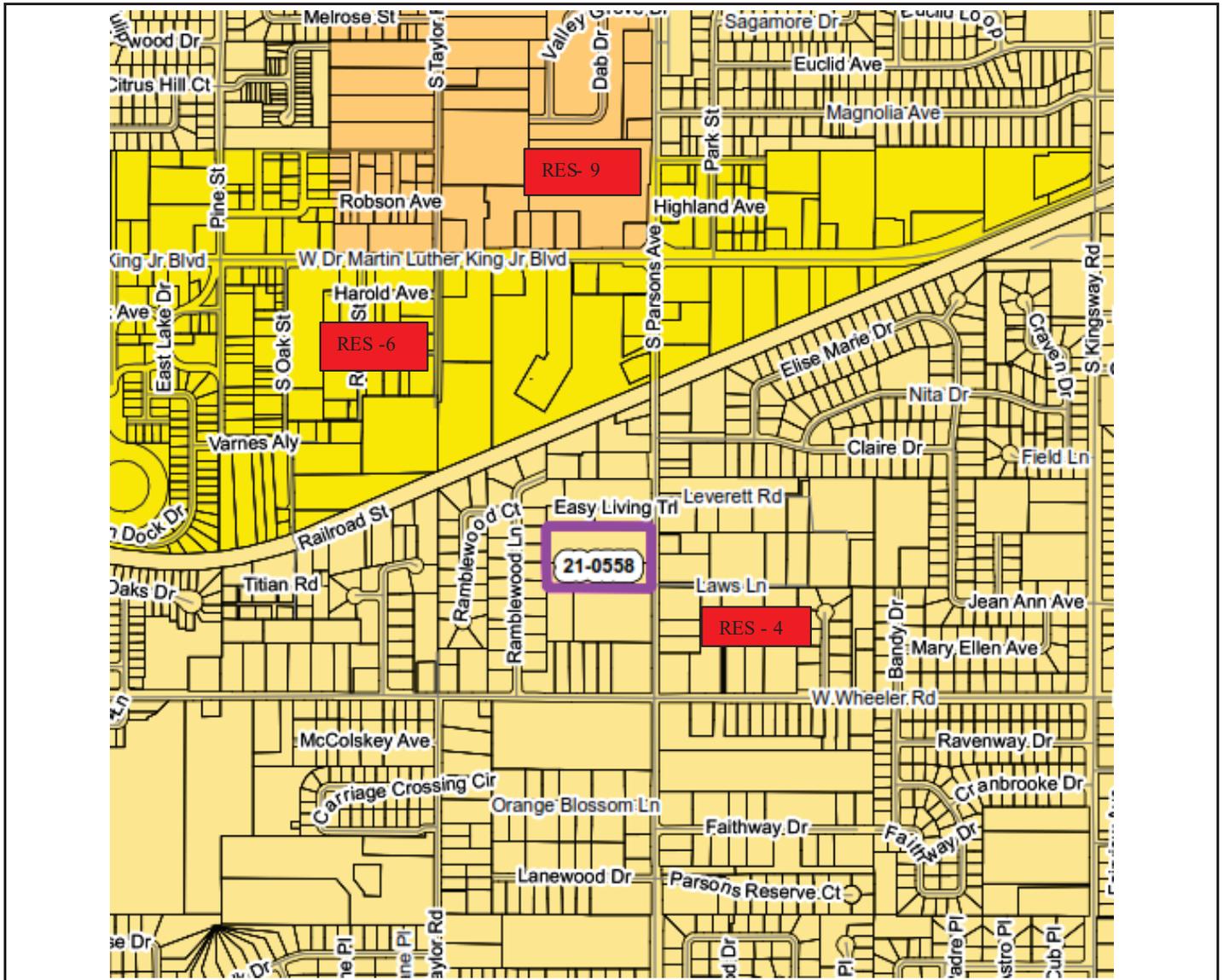
#### Context of Surrounding Area:

The subject parcels are located on west side of Parsons Avenue north of Wheeler Road and south of MLK Boulevard which is approximately 0.5 miles in length. Approximately 75 percent of the existing parcel frontage along this section of Parsons Avenue has zoning designations that include commercial entitlements, or agricultural zoning with commercial nursery uses.

While the subject parcels are in a commercial corridor, the immediate adjacent uses are more residential in character. The subject parcels are located immediately south of two parcels zoned ASC-1 with residential uses. The parcels to the west of the subject parcels are zoned RSC-4 with residential uses. The parcels to the south include a commercial nursery zoned ASC-1 and a county owned parcel used as a retention pond. The parcels located east of Parsons Avenue are zoned BPO with a single-family use, ASC-1 with a single-family use and a vacant PD with BPO uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential - 4
Maximum Density/F.A.R (Floor Area Ratio):	4 unit per acre / .25 FAR
Typical Uses:	Low density residential, suburban scale neighborhood commercial office, multi-purpose and mixed-use projects.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



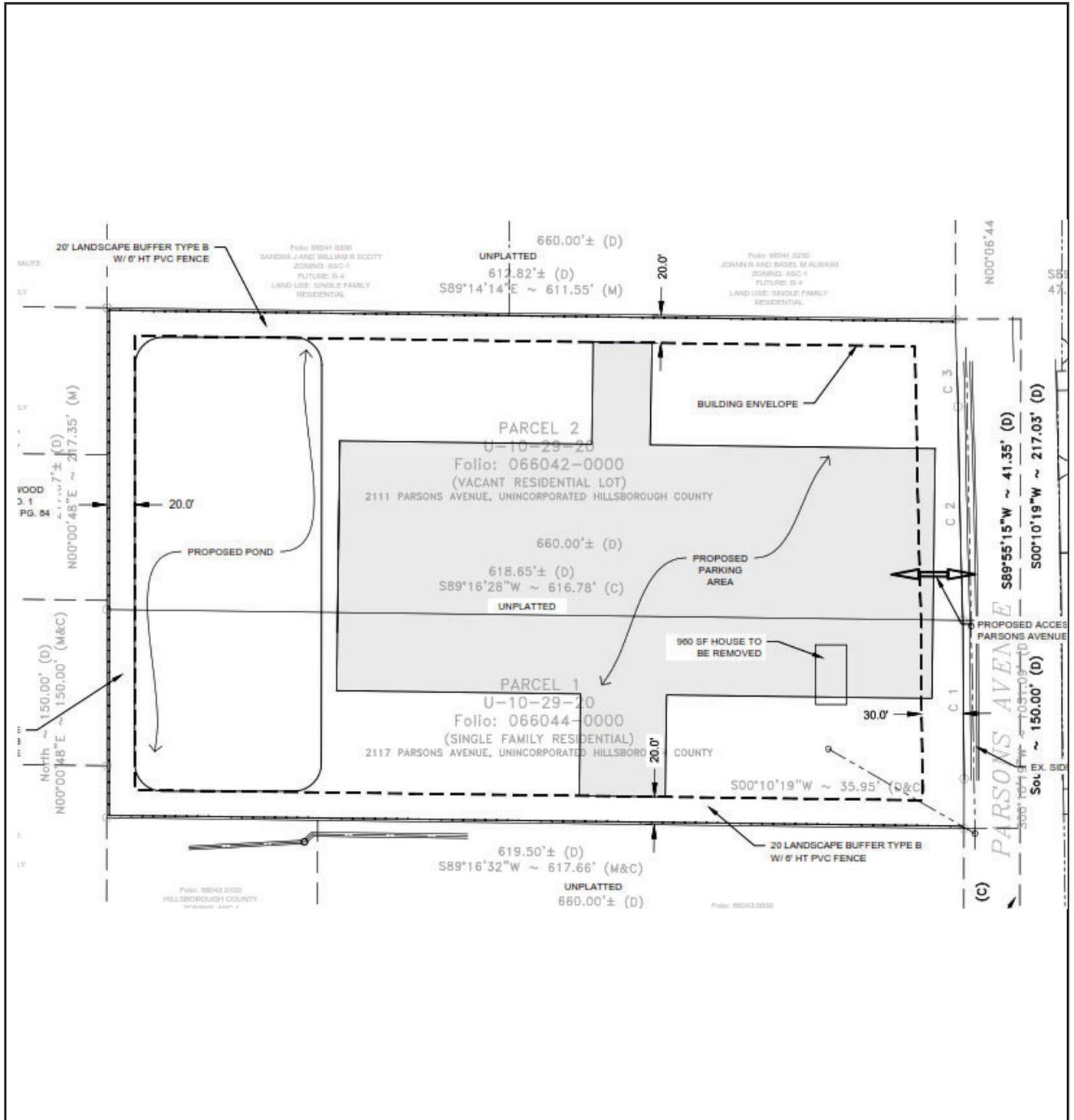
Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	ASC-1	1 dwelling unit (du) /acre	Agricultural, Residential	Single Family (SF) Homes
South	ASC-1	1 du/acre	Agricultural, Residential	Commercial Nursery / Retention Pond
West	RSC-4	4 du/acre	Residential	SF Homes

East	BPO ASC-1 PD PD	.19 FAR (10,000 square feet (sf)) 1 du/acre .11 FAR (6,000 sf) .09 FAR (4,500 sf)	BPO Zoning District Uses Agricultural/Residential BPO Zoning District Uses BPO Zoning District Uses	SF Home SF Home Vacant Vet Clinic
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2.0 LAND USE MAP SET AND SUMMARY DATA

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



**APPLICATION NUMBER: PD 21-0558**

ZHM HEARING DATE: August 16, 2021

BOCC LUM MEETING DATE: October 12, 2021

Case Reviewer: Steve Beachy, AICP

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APPLICATION NUMBER: PD 21-0558

ZHM HEARING DATE: August 16, 2021  
BOCC LUM MEETING DATE: October 12, 2021

Case Reviewer: Steve Beachy, AICP

### 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
Parsons Ave.	County Arterial - Urban	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request	
	Average Annual Daily Trips
Existing	47
Proposed	1,913
Difference (+/-)	+1,866

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

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

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Parsons Ave./Substandard Roadway	Administrative Variance Requested	Approvable
Notes:		

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

INFORMATION/REVIEWING AGENCY										
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments						
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No Wetlands Present						
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No							
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No							
Check if Applicable: <ul style="list-style-type: none"> <li><input type="checkbox"/> Wetlands/Other Surface Waters</li> <li><input type="checkbox"/> Use of Environmentally Sensitive Land Credit</li> <li><input type="checkbox"/> Wellhead Protection Area</li> <li><input type="checkbox"/> Surface Water Resource Protection Area</li> <li><input type="checkbox"/> Potable Water Wellfield Protection Area</li> <li><input type="checkbox"/> Significant Wildlife Habitat</li> <li><input type="checkbox"/> Coastal High Hazard Area</li> <li><input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor</li> <li><input type="checkbox"/> Adjacent to ELAPP property</li> <li><input type="checkbox"/> Other _____</li> </ul>										
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments						
<b>Transportation</b> <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Staff Report						
<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Site should be served by Hillsborough County Water and Waste Water						
<b>Hillsborough County School Board</b> Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
<b>Impact/Mobility Fees</b> (Various office uses)										
<table style="width: 100%; border: none;"> <tr> <td style="width: 33%; vertical-align: top;">                             General Office                              (Per 1,000 s.f.)                              Mobility: \$6,669                              Fire: \$158                         </td> <td style="width: 33%; vertical-align: top;">                             Single Tenant Office                              (Per 1,000 s.f.)                              Mobility: \$8,004                              Fire: \$158                         </td> <td style="width: 33%; vertical-align: top;">                             Medical Office (10,000 s.f. or less)                              (Per 1,000 s.f.)                              Mobility: \$17,488                              Fire: \$158                         </td> </tr> <tr> <td colspan="3" style="vertical-align: top;">                             Medical Office (greater than 10,000 s.f.)                              (Per 1,000 s.f.)                              Mobility: \$25,167                              Fire: \$158                         </td> </tr> </table>					General Office (Per 1,000 s.f.) Mobility: \$6,669 Fire: \$158	Single Tenant Office (Per 1,000 s.f.) Mobility: \$8,004 Fire: \$158	Medical Office (10,000 s.f. or less) (Per 1,000 s.f.) Mobility: \$17,488 Fire: \$158	Medical Office (greater than 10,000 s.f.) (Per 1,000 s.f.) Mobility: \$25,167 Fire: \$158		
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Medical Office (greater than 10,000 s.f.) (Per 1,000 s.f.) Mobility: \$25,167 Fire: \$158										

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

**5.0 IMPLEMENTATION RECOMMENDATIONS**

**5.1 Compatibility**

The applicant is proposing a medical office use with a maximum of 55,000 sf and just under the maximum 0.25 FAR for the subject site located in the Seffner-Mango Community Plan area and the RES-4 Comprehensive Plan category.

The proposed project is located on the west side of Parsons Avenue along a portion of the corridor which is approved for, or developed with, commercial /office uses along 75 percent of the corridor. Approval of this request will not introduce any new incompatible uses to the area.

Immediately adjacent to the north and west of the site are existing residential uses with ASC-1 and RSC-4 zoned parcels to the north and west respectively. The applicant has proposed shielding these uses from the proposed project with a 20-foot buffer and Type B screening consisting of a 6-foot PVC fence. The applicant’s site plan shows four building envelopes with parking areas oriented internal to the site. The applicant is proposing buildings that shall have pitched roofs and be architecturally finished on all sides and no single building shall exceed 8,000 sf in area.

With these accommodations to the nearby residential uses staff finds that the applicant has proposed a use and form of development that is compatible with the Parsons Avenue corridor and the adjacent residences.

**5.2 Recommendation**

Given the overall compatibility of the proposed use with the Parsons Avenue corridor staff recommendation is for support.

**6.0 PROPOSED CONDITIONS REVISED**

Prior to site plan certification, the applicant shall revise site plan as follows:

- Identify the access connection serving folio# 63310.0000 (on the east side of Parson's Ave.), and adjust the project access connection arrow to align with the said driveway.
- Identify the 30' label on the eastern boundary of the site as a front yard setback.
- Identify the 20' label on the northern and southern and western boundaries of the site as side, side and rear yard setbacks respectively.

**Approval**- Approval of the request, subject to the conditions listed below, is based on the general site plan submitted July 8, 2019.

1. The be limited to up to 55,000 square feet of professional and medical office use.
2. The structures shall be developed to the following standards:
 

Minimum Front Yard Setback	30 feet
Minimum Side Yard Setback	20 feet
Minimum Rear Yard Setback	20 feet
Maximum Height	35 feet
3. Structures with a permitted height greater than 20 feet shall be set back an additional two feet for every one foot of structure height over 20 feet.
4. Buildings coverage shall not cover exceed more than twenty-five (25%) of the site, and the site's maximum impervious area shall not exceed seventy-five percent (75%).
5. The following buffering and screening standards shall apply:
  - a. A twenty-foot (20') type "B" landscape buffer and six-foot (6') vinyl fence shall be provided along the development's northern boundary;
  - b. A twenty-foot (20') type "B" landscape buffer and six-foot (6') vinyl fence shall be provided along the development's western boundary; and,
  - c. A twenty-foot (20') type "B" landscape buffer and six-foot (6') vinyl fence shall be provided along the development's southern boundary.
6. All buildings shall have pitched roofs, be architecturally finished on all sides, and no single building shall exceed eight thousand square feet (8,000 SF) in size. Each building's front elevation shall face the internal proposed parking area.
7. The site shall be limited to one access connection on Parsons Avenue. All existing access connections shall be removed, and curbing restored to meet typical standards.
8. The stormwater management system shall be designed to comply with the Stormwater Technical Manual, latest edition, and the water quality requirements of the Southwest Florida Water Management District (SWFWMD).

- 9. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- 10. The construction and location of any proposed environmental impacts are not approved by this review but shall be considered by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code (LDC).
- 11. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval, unless otherwise stated herein
- 12. The development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

<b>Zoning Administrator Sign Off:</b>	 <p>J. Brian Grady Mon Aug 9 2021 09:20:19</p>
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**SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.**

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

## **7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS**



**9.0 FULL TRANSPORTATION REPORT (see following pages)**

**AGENCY REVIEW COMMENT SHEET**

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**TO:** Zoning Technician, Development Services Department  
**REVIEWER:** Richard Perez, AICP  
**PLANNING AREA:** SM/Central

**DATE:** 08/03/2021  
**AGENCY/DEPT:** Transportation  
**PETITION NO:** RZ-21-0558

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

**REPORT SUMMARY AND CONCLUSIONS**

- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 1,866 average daily trips, 149 trips in the a.m. peak hour, and 185 trips in the p.m. peak hour.
- Parsons Ave. is a substandard arterial roadway. The applicant requested a Section 6.04.02.B Administrative Variance from the Section 6.04.03.L. requirement to improve the substandard roadway, which was found approvable by the County Engineer. If the rezoning is approved, the County Engineer will approve the Administrative Variance, upon which the developer will not be required to make improvements to Parsons Ave.
- Transportation Review Section staff has no objection to this request, subject to the proposed conditions herein.

**CONDITIONS OF APPROVAL**

- The site shall be limited to one access connection on Parsons Avenue. All existing access connections shall be removed, and curbing restored to meet typical standards.

*OTHER CONDITIONS:*

- Prior to site plan certification, the applicant shall revise site plan to identify the access connection serving folio# 63310.0000 (on the east side of Parson’s Ave.), and adjust the project access connection arrow to align with the said driveway.

**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone two parcels totaling +/- 5.5 acres from Agricultural Single-Family Conventional (ASC-1) to Planned Development (PD) to construct a maximum of 55,000 sq. ft. of general office and medical office uses. The site is located on Parsons Ave., approximately 750 feet north of Wheeler Rd. The Future Land Use designation of the site is R-4.

***Trip Generation Analysis***

The applicant submitted a trip generation and site access analysis as required by the Development Review Procedures Manual (DRPM). 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, 10<sup>th</sup> Edition.

**Approved Zoning:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1: 5 Single Family Detached (ITE LUC 210)	47	4	5

**Proposed Zoning:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 55,000 Sq Ft Medical-Dental Office (ITE LUC 720)	1,913	153	190

**Trip Generation Difference:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>(+) 1,866</b>	<b>(+) 149</b>	<b>(+) 185</b>

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 1,866 average daily trips, 149 trips in the a.m. peak hour and 185 p.m. peak hour trips.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

Parsons Avenue is a substandard, 4-lane, undivided, urban county arterial roadway with +/- 11-foot travel lanes and a 14-foot two-way center turn lane. Along the project frontage, the roadway consists of +/- 58 feet of pavement within a +/- 82-foot wide right-of-way. There are +/- 5-foot sidewalks and curb and gutter on both sides of Parsons Avenue; and no bike lanes in the vicinity of the proposed project.

Pursuant to the Hillsborough County Transportation Technical Manual, an urban arterial roadway shall meet the typical section TS-6 standard. TS-6 standard includes 11-foot-wide lanes, 18-foot raised medians, 7-foot buffered bike lanes, and 5-foot wide sidewalks within a minimum of 110 feet of right-of-way.

Parsons Avenue is not included on the Hillsborough County Corridor Preservation Plan.

**SITE ACCESS**

The site plan proposes one pedestrian and vehicular access connection on Parsons Avenue. The two existing driveway connections shall be removed at the time of site construction.

Note, the proposed PD site plan is not showing an existing driveway on the east side of the Parsons Ave. (folio# 63310.0000) that appears on the County GIS viewer to be slightly offset from the site plan’s

proposed access connection. Staff is recommending that prior to PD site plan certification that the applicant depict the said existing driveway on the site plan and adjust the project’s access connection to align with it.

The site access analysis submitted by the applicant demonstrates that the potential traffic generated by the proposed office uses do not meet warrants to require turn lane improvements.

**REQUESTED ADMINISTRATIVE VARIANCE: PARSONS AVE SUBSTANDARD ROADWAY**

The applicant submitted a Section 6.04.02.B. Administrative Variance Request (dated July 22, 2021) from the Section 6.04.03. L. LDC requirement, governing improvements to substandard roadways. Based upon the substandard condition of Parsons Ave. the LDC requires that improvements to meet the current standards of the Hillsborough County Transportation Technical Manual (TTM) TS-6 Typical Section (for 4-Lane, divided, Urban Arterial Roadways). The applicant is requesting to be exempted from improving Parsons Ave. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on July 29, 2021. If this rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request.

**LEVEL OF SERVICE (LOS)**

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
PARSONS AVE	WINDHORST RD	M L KING BLVD	D	C

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



**M E M O R A N D U M**

**TO:** Michael J. Williams, P.E. Hillsborough County Engineer

**FROM:** Shumaker, Loop & Kendrick, LLP

**DATE:** July 22, 2021

**RE:** Request for Administrative Variance to LDC Part 6.04.00  
PD 21-0558

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**BACKGROUND**

PD 21-0558 is a rezoning application that seeks professional and medical office entitlements on 5.18 acres of land at a density of 0.25 FAR. The land has access exclusively from Parsons Avenue. The proposed development is located west of Parsons Avenue just north of its intersection with Wheeler Road. The segment of Parsons is a 4-lane urban roadway classified as a county arterial road on Map 2B of Hillsborough County's Comprehensive Plan. Hillsborough County Comprehensive Plan's Map 25 does not indicate the impacted segment of Parsons Avenue as a right-of-way preservation corridor.

The Applicant submitted a traffic study dated June 17, 2021 to demonstrate that the adjacent segment of Parsons Avenue will acceptably operate at peak hour after development without improvements (copy enclosed). This study is premised on a trip generation estimate of both medical and professional office uses, an evaluation of the site access driveway to Parsons and the adjacent segment of Parsons Avenue (applying an analysis-horizon of 2024), current and future projected traffic volumes (adjusted for seasonal factors and the COVID-19 ongoing public emergency), a level of service analysis of the adjacent segment of Parsons Avenue, an review of the intersection of Parsons Avenue and the project's driveway, and an evaluation on whether a turn lane at the project's site driveway is warranted. The study concludes that the adjacent segment of Parsons Avenue is anticipated to operate acceptably for future 2024 peak hour traffic conditions both with and without development of the subject project, the study intersection is anticipated to operate acceptably for peak hour post-development traffic conditions, and that new site access turn lanes are not warranted.

This administrative variance application seeks relief from the parameters of drawing number TS-6 of Hillsborough County's technical manual as it is impossible to reach precise compliance with the standards with available right-of-way. The following table demonstrates areas of compliance and noncompliance:

Area of Parsons Road Impacted by PD 21-0558			
	TS-6 REQUIREMENT	EXISTING ROAD	COMPLIANT
Right of Way Width	110'	≈80'*	No
Lane Width	22' from median to bike lane	≈22'* from center lane to edge of pavement	Yes
Sidewalk Width	5'	≈5'*	Yes
Sidewalk to Pavement Landscape Buffer	6'	≈5'*	No
Bicycle Lane Width	7'	∅	No
Median	18' raised	≈14'* two-way center left turn lane	No
Curbs and Gutters	Present	Present	Yes

\* Dimensions are estimated from publicly available GIS software

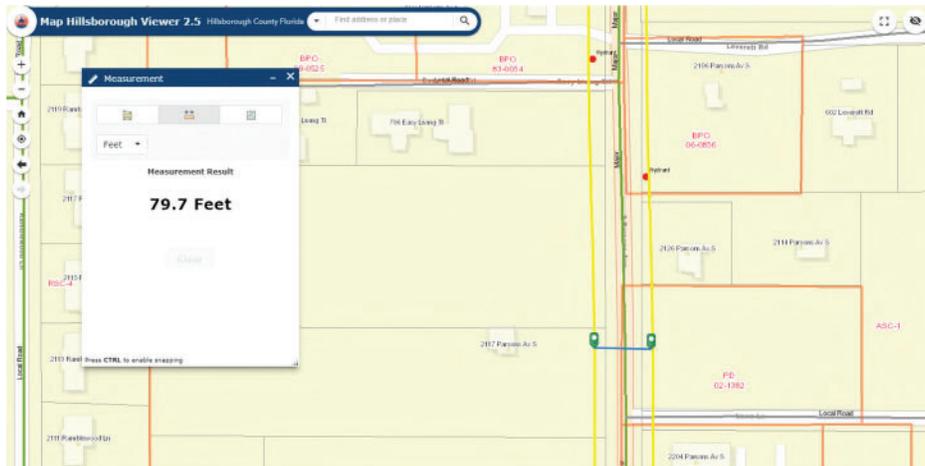
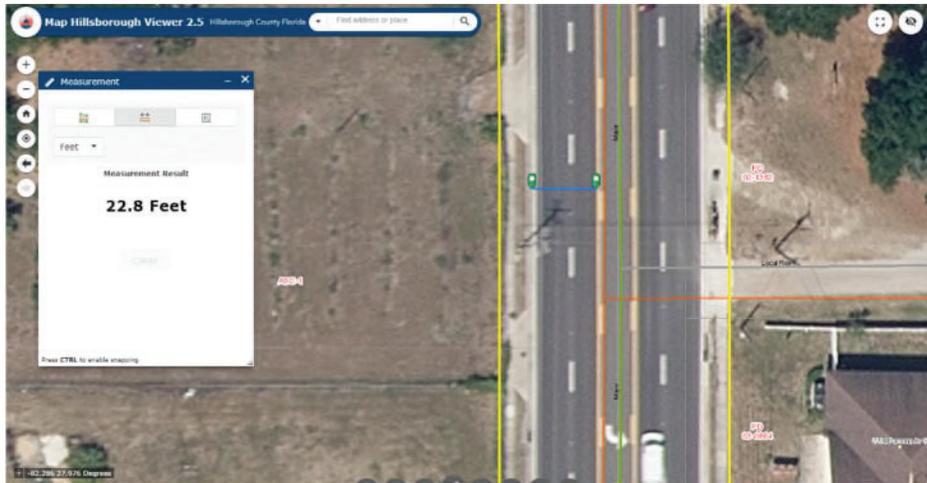
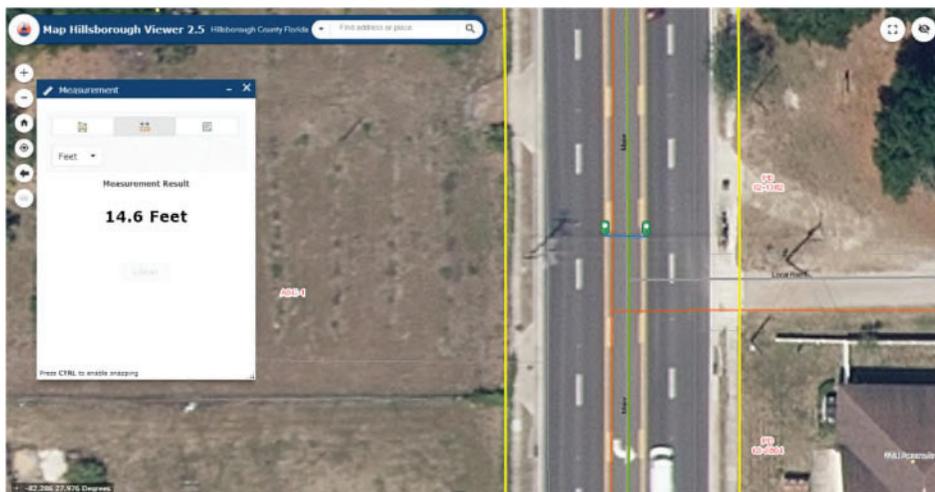


Figure 1. GIS Measurement of Hillsborough County's GIS Map showing an estimated ROW distance of eighty feet.



*Figure 2. GIS Measurement of Hillsborough County's GIS Map showing an estimated lane width of distance of twenty-two feet.*



*Figure 3. GIS Measurement of Hillsborough County's GIS Map showing an estimated center lane width of fourteen feet.*

#### STANDARD OF REVIEW

Hillsborough County's County Engineer may grant administrative variances to the County's Access Management Standards under the following circumstances:

1. There is an unreasonable burden on the applicant,
2. The variance would not be detrimental to the public health, safety, and welfare; and,
3. Without the variance, reasonable access cannot be provided.

In the evaluation of the variance request, the issuing authority shall give valid consideration to the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas.

ANALYSIS

Here, Applicant satisfies all three criteria necessary for an administrative variance to Part 6.04.00 of Hillsborough County's Land Development Code:

**Conforming the adjacent segment of Parsons Avenue to TS-6 standards would be an unreasonable burden on the applicant.** Compliance with TS-6 standards within existing right of way is geometrically impossible. Based on aerial photography of the area, this segment of Parsons Avenue is generally consistent with the character of this road; no segments of Parsons Road exist to which any developer may connect bicycle lanes or a raised median. Furthermore, with existing available right of way at about 80' in width, the introduction of an 18' raised median, two 7' buffered bike lanes, and other features required by strict adherence to TS-6 standards would require use of private property. As Applicant is not a public entity with the power of eminent domain, the burden of acquiring the full 110' of right of way required by Hillsborough County's Transportation Technical Manual to achieve compliance is not proportionate to the impacts of Applicant's proposed use of Parsons Road. Furthermore, this segment of Parsons Avenue is not a preservation corridor, and compelling the acquisition of additional right-of-way as a condition of approval would not have an essential nexus to a legitimate public purpose under the laws of Florida regulating unlawful exactions.

**Allowing access to Parsons Avenue without requiring conformance to TS-6 standards would not be detrimental to the public health, safety, and welfare.** A professional engineer has examined the trip generation estimate of both medical and professional office uses, evaluated the site access driveway to Parsons and the adjacent segment of Parsons Avenue (applying an analysis-horizon of 2024), reviewed current and future projected traffic volumes (adjusted for seasonal factors and the COVID-19 ongoing public emergency), analyzed the level of service of the adjacent segment of Parsons Avenue, reviewed the intersection of Parsons Avenue and the project's driveway, and evaluated whether a turn lane at the project's site driveway is warranted for Applicant's proposed development. As the study concluded that the adjacent segment of Parsons Avenue is anticipated to operate acceptably for future 2024 peak hour traffic conditions both with and without the proposed development of the subject project, concluded that the study intersection is anticipated to operate acceptably for peak hour post-development traffic conditions, and concluded that new site access turn lanes are not in fact warranted, granting Applicant's proposed variance without additional improvements would not be detrimental to the public health, safety, and welfare (a copy of the traffic study is enclosed with this request).

**Without a variance to allow access to Parsons Avenue, Applicant is deprived of reasonable access to its property.** Applicant's only possible access to its land is via Parsons Avenue. Without a variance to permit access onto this road, Applicant is plainly deprived of meaningful access to its property.

Accordingly, Applicant respectfully requests the following administrative variance:

*To permit access onto a 4 lane divided urban collector with less than 110' of right of way, no raised median, and no buffered bike lanes, when 110' of right of way, an 18' raised median, and 7' buffered bike lanes would otherwise be required.*

Respectfully submitted,



Matt Newton  
Shumaker, Loop & Kendrick, LLP

Enclosures:

- Google Street view image of affected segment of Parsons Avenue captured March 2021;
- Aerial photograph of affected segment of Parsons Avenue captured March 5, 2021;
- Drawing No. TS-6 of Hillsborough County’s Transportation Technical Manual;
- PD 21-0558 Site Plan dated July 7, 2021;
- Parsons Avenue Office Site Traffic Impact Study dated June 17, 2021.

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

- \_\_\_\_\_ Disapproved
- \_\_\_\_\_ Approved
- \_\_\_\_\_ Approved with Conditions

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

Date: \_\_\_\_\_

Sincerely,

Michael J. Williams, P.E.  
Hillsborough County Engineer

Received July 26, 2021  
Development Services



21-0558

# 2111-2117 Parsons Avenue

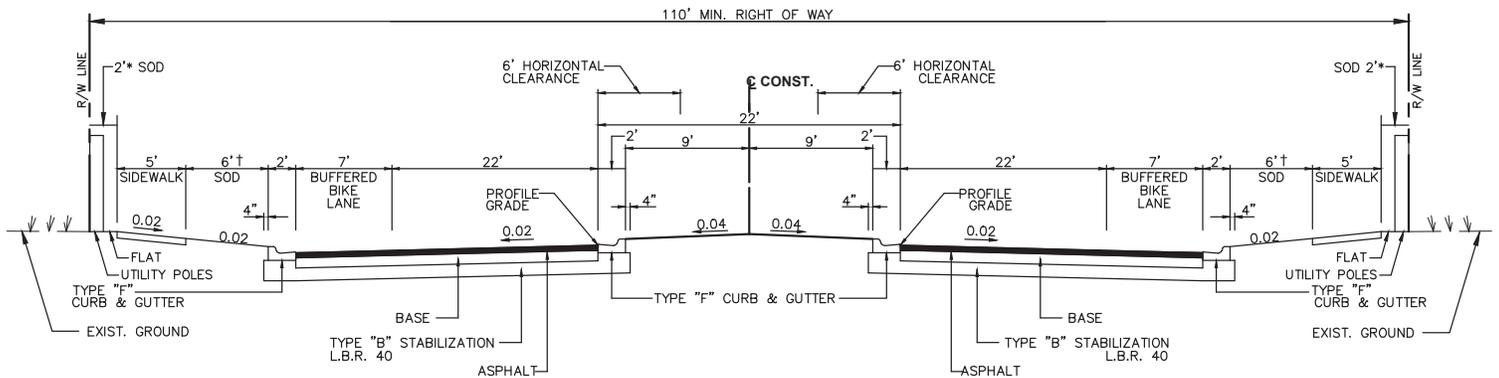
Received July 26, 2021  
Development Services



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03/05/2021

21-0558



**TYPICAL SECTION**

N.T.S.

10,000 TO LESS THAN 20,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 45 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- \* 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
- † 4. SEE SIDEWALK PROTECTION OPTIONS, DRAWING NO. TD-16 SHEET 7 OF 7 FOR USE WHEN TREES ARE PLANTED IN THE PARKWAY AREA (BETWEEN THE BACK OF CURB AND SIDEWALK).
5. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)

REVISION DATE: 10/17	<b>TRANSPORTATION TECHNICAL MANUAL</b>	 <b>Hillsborough County Florida</b>	<b>URBAN COLLECTORS (4 LANE DIVIDED) TYPICAL SECTION</b>	DRAWING NO. <b>TS-6</b>
				SHEET NO. 1 OF 1

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
Parsons Ave.	County Arterial - Urban	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	47	4	5
Proposed	1,913	153	190
Difference (+/-)	+1,866	+149	+185

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

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

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Parsons Ave./Substandard Roadway	Administrative Variance Requested	Approvable
Notes:		

4.0 Additional Site Information & Agency Comments Summary

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

**COUNTY OF HILLSBOROUGH**

**RECOMMENDATION OF THE  
LAND USE HEARING OFFICER**

**APPLICATION NUMBER:** RZ PD 21-0558

**DATE OF HEARING:** August 16, 2021

**APPLICANT:** AMQ International Corp.

**PETITION REQUEST:** A request to rezone property from ASC-1 to PD to permit a maximum 55,000 square foot professional and medical office

**LOCATION:** West side of South Parsons Ave. and Laws Lane Intersection

**SIZE OF PROPERTY:** 5.5 acres, m.o.l.

**EXISTING ZONING DISTRICT:** ASC-1

**FUTURE LAND USE CATEGORY:** RES-4

**SERVICE AREA:** Urban

**COMMUNITY PLAN:** Seffner Mango Community Plan

# DEVELOPMENT REVIEW STAFF REPORT

## 1.0 APPLICATION SUMMARY



Applicant: AMQ International Corp

FLU Category: Res 4

Service Area: Urban

Site Acreage: 5.5 Acres

Community Plan Area: Seffner Mango

Overlay: None

Request: Rezone from ASC-1 to PD

### Request Summary:

The existing zoning is ASC-1 which permits agricultural and residential uses pursuant to the development standards in the table below. The proposed zoning for Planned Development is to allow Professional and Medical Office uses pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

**Zoning:**

	Current ASC-1 Zoning	Proposed PD Zoning
Uses	Vacant, Agricultural Uses Residential lots permitted.	Professional and Medical Office with Maximum 55,000 Square Feet (sf), structures
Mathematical Maximum Entitlements*	5 Residential Lots Permitted	59,895 (sf) of Prof. Med. Office Uses

\*Mathematical maximum entitlements may be reduced due to roads, stormwater and other improvements.

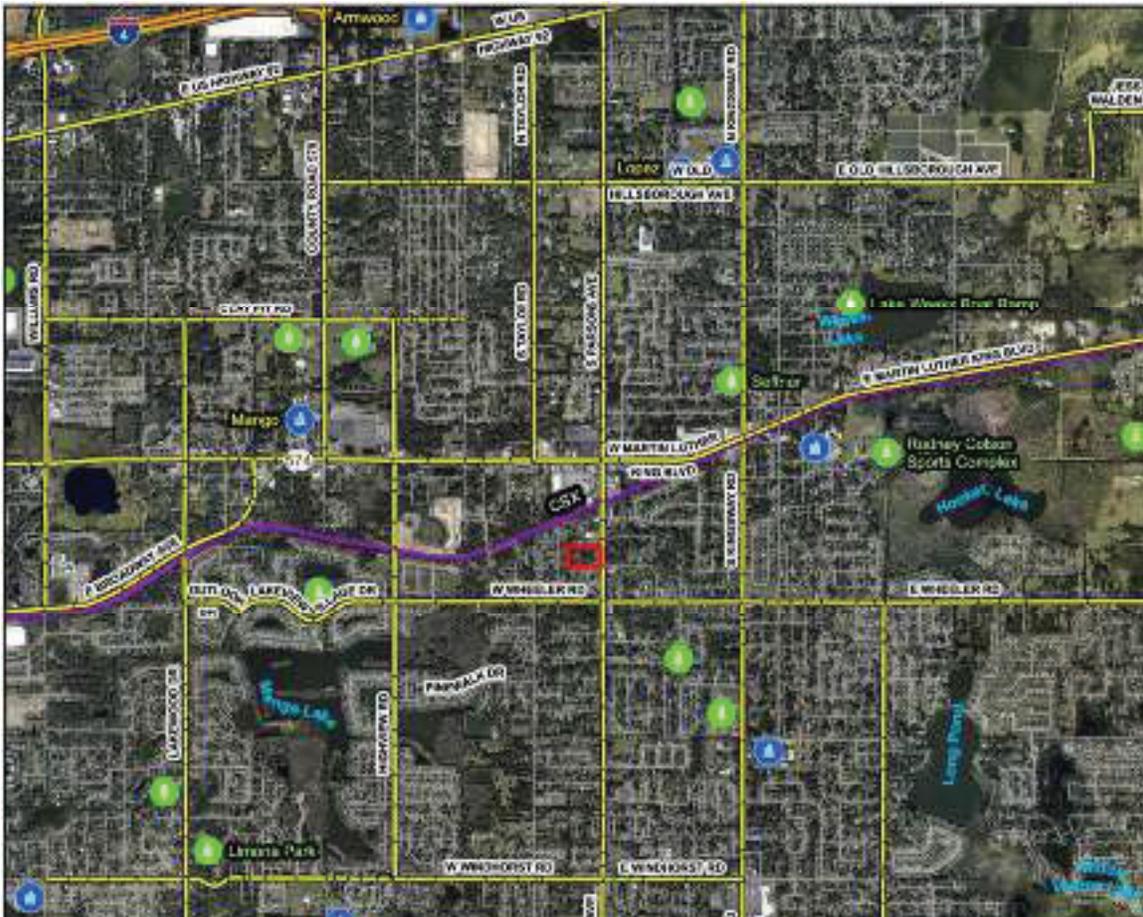
**Development Standards:**

	Current ASC-1 Zoning	Proposed PD Zoning
Density / Intensity	1 dwelling unit (du)/acre (ac)	0.25 Floor Area Ratio (FAR) - 55,000 square feet (sf)
Lot Size / Lot Width	43,560 sf / 150'	5.5 ac/217'
Setbacks/Buffering and Screening	50' Front 50' rear/none 25' sides/none	30' Front 20' sides/20' Type B 20' rear/20' Type B
Height	50'	35'

• Additional Information: •

• PD Variations	• None
• Waiver(s) to the Land Development Code	• None
Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable Subject to Conditions

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

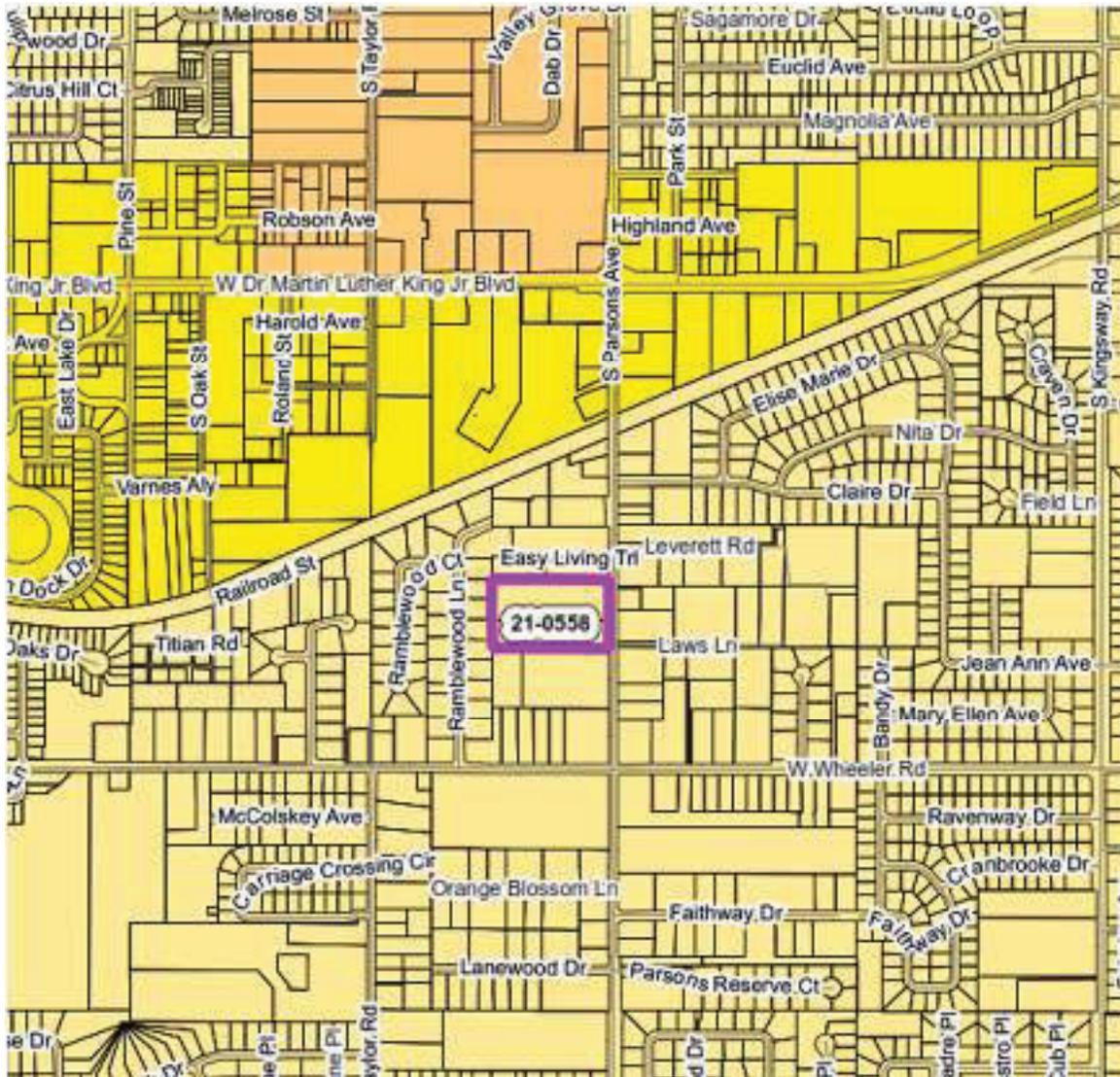


**Context of Surrounding Area:**

The subject parcels are located on west side of Parsons Avenue north of Wheeler Road and south of MLK Boulevard which is approximately 0.5 miles in length. Approximately 75 percent of the existing parcel frontage along this section of Parsons Avenue has zoning designations that include commercial entitlements, or agricultural zoning with commercial nursery uses.

While the subject parcels are in a commercial corridor, the immediate adjacent uses are more residential in character. The subject parcels are located immediately south of two parcels zoned ASC-1 with residential uses. The parcels to the west of the subject parcels are zoned RSC-4 with residential uses. The parcels to the south include a commercial nursery zoned ASC-1 and a county owned parcel used as a retention pond. The parcels located east of Parsons Avenue are zoned BPO with a single-family use, ASC-1 with a single-family use and a vacant PD with BPO uses.

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



Subject Site Future Land Use Category:	Residential - 4
Maximum Density/F.A.R (Floor Area Ratio):	4 unit per acre / .25 FAR
Typical Uses:	Low density residential, suburban scale neighborhood commercial office, multi-purpose and mixed-use projects.

**2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map**



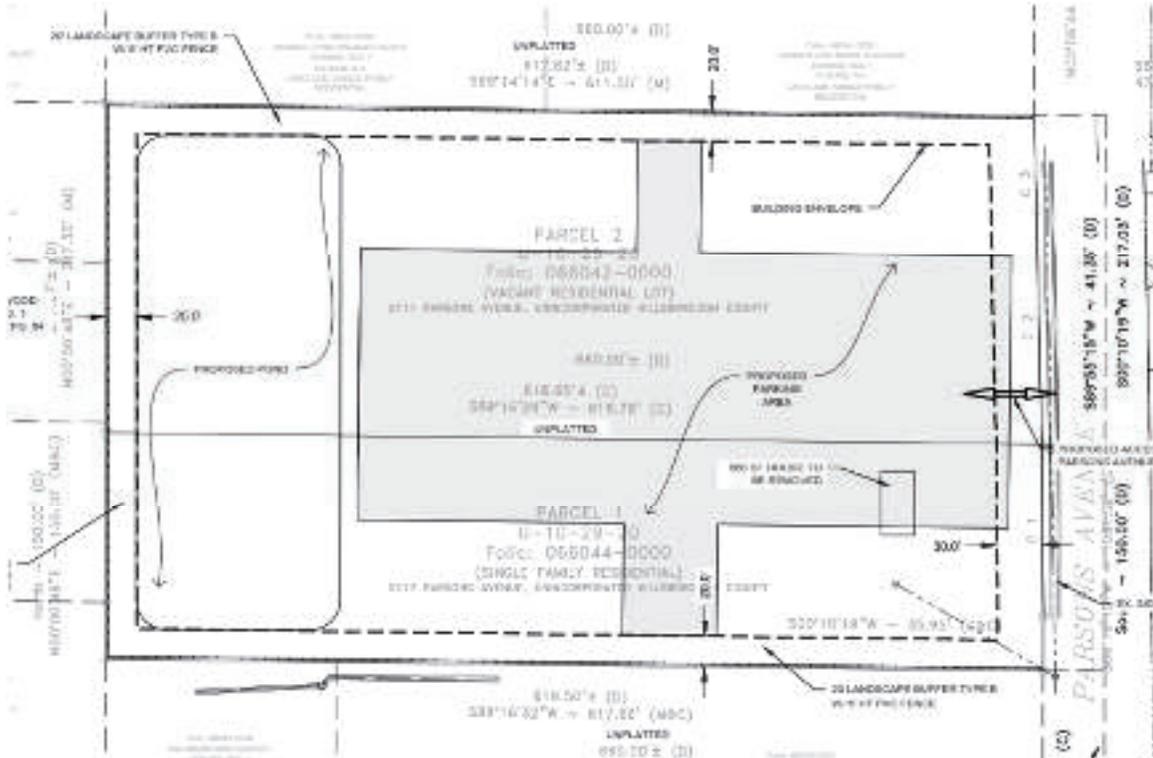
### Adjacent Zonings and Uses

Location :	Zoning :	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	ASC-1	1 dwelling unit (du) /acre	Agricultural, Residential	Single Family (SF) Homes
South	ASC-1	1 du/acre	Agricultural, Residential	Commercial Nursery / Retention Pond
West	RSC-4	4 du/acre	Residential	SF Homes

East	BPO ASC-1 PD	.19 FAR (10,000 square feet (sf)) 1 du/acre .11 FAR (6,000 sf) .09 FAR (4,500 sf)	BPO Zoning District Uses Agricultural/Residential BPO Zoning District Uses BPO Zoning District Uses	SF Home SF Home Vacant Vet Clinic
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**2.0 LAND USE MAP SET AND SUMMARY DATA**

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



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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Parsons Ave.	County Arterial - Urban	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

### Average Annual Daily Trips

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

<b>Connectivity and Cross Access</b> <input type="checkbox"/> Not applicable for this request				
<b>Project Boundary</b>	<b>Primary Access</b>	<b>Additional Connectivity/Access</b>	<b>Cross Access</b>	<b>Finding</b>
North		None	None	Meets LDC
South		None	None	Meets LDC
East	X	None	None	Meets LDC
West		None	None	Meets LDC
Notes:				
<b>Design Exception/Administrative Variance</b> <input type="checkbox"/> Not applicable for this request				
<b>Road Name/Nature of Request</b>		<b>Type</b>		<b>Finding</b>
Parsons Ave./Substandard Roadway		Administrative Variance Requested		Approvable
Notes:				

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

<b>INFORMATION/REVIEWING AGENCY</b>				
<b>Environmental:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No Wetlands Present
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters  <input type="checkbox"/> Use of Environmentally Sensitive Land Credit  <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area  <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property  <input type="checkbox"/> Other _____				
<b>Public Facilities:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Transportation</b> <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Staff Report
<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Site should be served by Hillsborough County Water and Waste Water

<b>Hillsborough County School Board</b>  Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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**Impact/Mobility Fees**

(Various office uses)

General Office (Per1,000 s.f.) Mobility: \$6,669 Fire: \$158

Single Tenant Office (Per1,000 s.f.)

Mobility: \$8,004 Fire: \$158

Medical Office (10,000 s.f. or less) (Per1,000 s.f.)  
Mobility: \$17,488  
Fire: \$158

Medical Office (greater than 10,000 s.f.) (Per1,000 s.f.)  
Mobility: \$25,167  
Fire:\$158

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

## **5.0 IMPLEMENTATION RECOMMENDATIONS**

### **5.1 Compatibility**

The applicant is proposing a medical office use with a maximum of 55,000 sf and just under the maximum 0.25 FAR for the subject site located in the Seffner-Mango Community Plan area and the RES-4 Comprehensive Plan category.

The proposed project is located on the west side of Parsons Avenue along a portion of the corridor which is approved for, or developed with, commercial /office uses along 75 percent of the corridor. Approval of this request will not introduce any new incompatible uses to the area.

Immediately adjacent to the north and west of the site are existing residential uses with ASC-1 and RSC-4 zoned parcels to the north and west respectively. The applicant has proposed shielding these uses from the proposed project with a 20-foot buffer and Type B screening consisting of a 6-foot PVC fence. The applicant's site plan shows four building envelopes with parking areas oriented internal to the site. The applicant is proposing buildings that shall have pitched roofs and be architecturally finished on all sides and no single building shall exceed 8,000 sf in area.

With these accommodations to the nearby residential uses staff finds that the applicant has proposed a use and form of development that is compatible with the Parsons Avenue corridor and the adjacent residences.

### **5.2 Recommendation**

Given the overall compatibility of the proposed use with the Parsons Avenue corridor staff recommendation is for support.

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

## **SUMMARY OF HEARING**

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on August 16, 2021. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Mr. Matt Newton 101 East Kennedy Blvd. Suite 2800 Tampa testified on behalf of the applicant. Mr. Newton stated that the request is to rezone the subject property from ASC-1 to PD for a 55,000 square foot professional and medical office uses. Mr. Newton showed a PowerPoint presentation and submitted it into the record. He stated that 75 percent of the frontage along Parsons Avenue is

office or commercial development. Mr. Newton testified that there will be a 20-foot buffer with Type B screening that includes a six-foot PVC fence on the north, west and south. He added that a neighbor called with concerns regarding the height of the building. The building is limited to one-store / 35 feet which is consistent with the area. A letter of support was filed into the record from a resident to the north. A condition is proposed to be added to state that the front elevation of all of the buildings are required to face internal toward the parking area which was a point raised by the Planning Commission. Mr. Newton concluded his presentation by stating that the project will be consistent with the Seffner Mango planning area as there will be pitched roofs and all structures will be agriculturally finished to keep with the area character and charm.

Mr. Steve Beachy, Development Services Department testified regarding the County's staff report. Mr. Beachy stated that the current zoning permits five parcels and the request is for 55,000 square feet of professional office. He stated that support of the request by staff is based on several accommodations that the applicant has made including the buffers and residential character of the building including a pitched roof.

Hearing Master Finch asked Mr. Beachy about mention in the staff report of a variation for a technical manual standard but that would not be a PD variation. Mr. Beachy replied that they will revise the staff report.

Ms. Andrea Papandrew of the Planning Commission staff testified that the property is within the Residential 4 Future Land Use category and located in the Urban Service Area and Seffner Mango Community Planning Area. She stated that the property does not meet commercial locational criteria and that a waiver was submitted. Staff supports the waiver as this segment of Parsons Avenue has transitioned to office uses and that the request includes a commitment to architectural restrictions that would prevent the appearance of strip development. Ms. Papandrew described the surrounding uses and stated that the request is consistent with Policy 16.3 regarding the integration of development with adjacent land uses and Policy 16.10 regarding compatibility. The Planning Commission asked the applicant to redesign the site plan such that the buildings are oriented inward toward the parking area. In summary, the Planning Commission found the request is consistent with the Comprehensive Plan.

Hearing Master Finch asked audience members if there were any proponents of the application. No one replied.

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

Mr. Grady of the Development Services Department stated that a revised staff report was submitted into the record.

Mr. Newton did not have additional comments.

The hearing was then concluded.

### **EVIDENCE SUBMITTED**

Mr. Grady submitted a revised staff report into the record.

Mr. Newton submitted a copy of his PowerPoint presentation and well as a hand-written proposed zoning condition into the record.

### **PREFACE**

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

### **FINDINGS OF FACT**

1. The subject site is 5.5 acres in size and is zoned Agricultural Single-Family Conventional-1 (ASC-1). The property is designated Residential-4 (RES-4) by the Comprehensive Plan and located in the Urban Service Area and the Seffner Mango Community Planning Area.
2. The request to rezone from ASC-1 to Planned Development (PD) is to permit up to 55,000 square feet of professional and medical office land uses.
3. The Planning Commission staff stated that the parcel does not meet commercial locational criteria but supported the requested waiver as this segment of Parsons Avenue has transitioned to office uses and that the request includes a commitment to architectural restrictions that would prevent the appearance of strip development. Staff added that the request is consistent with Policy 16.3 regarding the integration of development with adjacent land uses and Policy 16.10 regarding compatibility. The Planning Commission asked the applicant to redesign the site plan such that the buildings are oriented inward toward the parking area. The Planning Commission found the rezoning is consistent with the Comprehensive Plan.
4. No waivers or Planned Development variations are requested as a part of the rezoning application.
5. The maximum height of the buildings is 35 feet which is consistent with the residential homes in the area.
6. The applicant has committed to an architectural style for the buildings that includes a pitched roof to ensure compatibility with the surrounding area.

7. The applicant has also agreed to the Planning Commission's request to orient the front of the buildings internal to the site toward the parking areas.
8. Approval of the Planned Development zoning with the conditions proposed by the Development Services Department result in an office development that is compatible with the surrounding area and consistent with the intent of the Land Development Code and Comprehensive Plan.

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

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

### **CONCLUSIONS OF LAW**

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

### **SUMMARY**

The request is to rezone 5.5 acres from ASC-1 to PD to permit the development of 55,000 square feet of professional and medical office land uses.

The Planning Commission stated that the parcel does not meet commercial locational criteria but supported the requested waiver as this segment of Parsons Avenue has transitioned to office uses and that the request includes a commitment to architectural restrictions that would prevent the appearance of strip development. Staff found the request consistent with Policy 16.3 regarding the integration of development with adjacent land uses and Policy 16.10 regarding compatibility. The Planning Commission found the rezoning is consistent with the Comprehensive Plan.

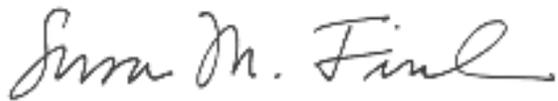
No waivers or Planned Development variations are requested as a part of the rezoning application. The maximum height of the buildings is 35 feet which is consistent with the residential homes in the area. The applicant has committed to an architectural style for the buildings that includes a pitched roof to ensure compatibility with the surrounding area. The applicant has also agreed to the Planning Commission's request to orient the front of the buildings internal to the site toward the parking areas.

Approval of the Planned Development zoning with the conditions proposed by the Development Services Department result in an office development that is

compatible with the surrounding area and consistent with the intent of the Land Development Code and Comprehensive Plan.

### RECOMMENDATION

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



September 7, 2021

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

**Date**



**Hillsborough County  
City-County  
Planning Commission**

<b>Unincorporated Hillsborough County Rezoning</b>	
<b>Hearing Date:</b> August 16, 2021  <b>Report Prepared:</b> August 3, 2021	<b>Petition: PD 21-0558</b>  <b>2111 &amp; 2117 PARSONS AVE</b>  <i>Northeast of north of the West Wheeler Road and South Parsons Avenue intersection</i>
<b>Summary Data:</b>	
<b>Comprehensive Plan Finding:</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use:</b>	<b>Residential-4 (4 du/ga; 0.25 FAR)</b>
<b>Service Area</b>	<b>Urban</b>
<b>Community Plan:</b>	<b>Seffner-Mango</b>
<b>Requested Modification:</b>	From Agricultural Single-Family Conventional-1 (ASC-1) to a Planned Development (PD) to allow for an in-fill planned development with 55,000 square feet and 0.25 FAR of medical and professional office uses.
<b>Parcel Size (Approx.):</b>	5.18 +/- acres (22,5641 sq. ft.)
<b>Street Functional Classification:</b>	S Parsons Avenue – <b>County Arterial</b> W Wheeler Road – <b>Collector</b> Easy Living Trail – <b>Local</b>
<b>Locational Criteria</b>	The site does not meet Commercial Locational Criteria; a waiver has been submitted for review.
<b>Evacuation Zone</b>	The subject property is not located within an Evacuation Zone.



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

## **Context**

- The subject property is located on approximately 5.49 acres northeast of north of the West Wheeler Road and South Parsons Avenue intersection. The site is located in the Urban Service Area and is within the Seffner-Mango Community Planning Area.
- The subject property's Future Land Use designation is Residential-4 (RES-4). RES-4 surrounds the property on all sides. The Residential-6 (RES-6) Future Land Use category is located further north of the site.
- The subject property is comprised of vacant residential and single-family lots and is zoned Agricultural Single-Family Conventional-1 (ASC-1). Single-family properties are located to the north and west with ASC-1 and Residential - Single-Family Conventional (RSC-4) zoning. Single-family, light commercial and vacant commercial lots are located to the east with ASC-1, PD and Business - Professional Office (BPO) zoning. Public institutional and agricultural uses are located to the south with ASC-1 zoning.
- The applicant requests to rezone from Agricultural Single-Family Conventional-1 (ASC-1) to a Planned Development to allow for an in-fill planned development with 55,000 square feet and 0.25 FAR of medical and professional office uses

## **Compliance with Comprehensive Plan:**

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

### **Future Land Use Element**

#### ***Urban Service Area (USA)***

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

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

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

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

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

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

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

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

*in those locations*

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

## **Conservation and Aquifer Recharge Element**

### **Wetlands and Floodplain Resources**

**Objective 4:** *The County shall continue to apply a comprehensive planning-based approach to the protection of wetland ecosystems assuring no net loss of ecological values provided by the functions performed by wetlands and other surface waters authorized for projects in Hillsborough County, consistent with the Uniform Mitigation Assessment Method. The County shall work with the Environmental Protection Commission, the Southwest Florida Water Management District, the Florida Department of Environmental Protection, and the Tampa Bay Estuary Program to achieve a measurable annual increase in ecological values provided by the functions performed*

by wetlands and other surface waters. It shall be the County's intent to maintain optimum wetland functions as well as acreage.

**Policy 4.1:** The County shall, through the land use planning and development review processes, and in cooperation with the Environmental Protection Commission, continue to conserve and protect wetlands from detrimental physical and hydrological alteration.

**Policy 4.3:** The County shall, through the land planning and development review processes, and in cooperation with the Environmental Protection Commission, continue to prohibit unmitigated encroachment into wetlands.

**Policy 4.12:** Priority shall be given to avoiding the disturbance of wetlands in the County and to encourage their use only for purposes which are compatible with their natural functions and environmental benefits.

**Policy 4.13:** Development which impacts wetlands may be deemed appropriate only as a last resort; where:

1. reasonable use of the property is otherwise unavailable and/or onsite preservation of a functioning wetland system is deemed unsustainable;
2. the adverse impact is offset by the benefit of the development to the public such that it is reasonable, in the public interest and an acceptable mitigation plan is proposed.

This determination shall be made by Hillsborough County and/or the Environmental Protection Commission of Hillsborough County.

**Policy 4.14:** The development review process, part of a comprehensive program for the protection of wetlands, shall make every effort to maintain natural undisturbed wetlands by way of a sequential review process that first evaluates all means of avoiding wetland impacts in regard to a particular project; if necessary, secondly, evaluates and requires measures to minimize wetland impacts; and if necessary, thirdly, evaluates and requires the mitigation of wetland impacts.

#### **Livable Communities Element: Mango Seffner Community Plan**

- Discourage commercial encroachment into the residential areas between US 92 and Martin Luther King Boulevard and south of Martin Luther King Boulevard
- Support in-fill development and redevelopment within the Urban Service Area while providing for compatibility with existing uses.
- Commercial development should be directed to the US 92 and Martin Luther King Boulevard corridors.
- Support office and light industrial uses along US 92 and Martin Luther King Boulevard between I-75 and CR 579 (Mango Road).
- Support office uses along Martin Luther King Boulevard between CR 579 (Mango Road) and Kingsway Road
- The Plan seeks to enhance community character and ensure quality residential and nonresidential development by discouraging commercial encroachment into the residential areas between US 92 and Martin Luther King Boulevard and south

*of Martin Luther King Boulevard. The subject property is south of Martin Luther King Boulevard.*

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

The subject property is located on approximately 5.49 acres northeast of north of the West Wheeler Road and South Parsons Avenue intersection. The site is in the Urban Service Area and is within the limits of Seffner-Mango Community Planning Area. The applicant requests to rezone from Agricultural Single-Family Conventional-1 (ASC-1) to a Planned Development to allow for an in-fill planned development with 55,000 square feet and 0.25 FAR of medical and professional office uses.

The subject property is designated Residential-4 (RES-4) on the Future Land Use Map. The intent of the RES-4 Future Land Use category is to designate areas that are suitable for low density residential development. In addition, suburban scale neighborhood commercial, office, multi-purpose and mixed use projects serving the area may be permitted subject to the Goals, Objectives, and Policies of the Land Use Element and applicable development regulations and conforming to established locational criteria for specific land use.

At least 75% of the site is not within 900 feet of a qualifying intersection and does not meet Commercial Locational Criteria as outlined in Policy 22.2 (FLUE). A Commercial Locational Criteria waiver is required per Policy 22.8 (FLUE). The subject site does not meet Commercial Locational Criteria. The applicant has submitted a waiver request.

According to the waiver, the proposed development of professional and medical office uses with restrictions to square footage and architectural appearance in accordance with a marked trend towards office use in the area over the last 23 years. The waiver states that multiple rezoning applications has made this section of Parsons Avenue an office corridor and additional office uses is consistent with this pattern. In addition, the waiver states that locational criteria restricts convenience, retail and other general commercial uses to discourage strip commercial development, ensure any commercial scale is compatible with any nearby residential uses, and cluster daily trip generators at intersections to ensure adequate access and minimize trip generation. The request proposes professional office with square footage and architectural restrictions to prevent any typical strip aesthetic.

The subject property is comprised of vacant residential and single-family lots and single-family properties are located to the north and west. Single-family, light commercial and vacant commercial lots are located to the east and public institutional and agricultural uses are located to the south. Policy 16.1 of the Future Land Use Element (FLUE) requires the use of locational criteria for placement of non-residential uses. Policy 16.3 requires that development and redevelopment be integrated with adjacent land uses through creation of complementary uses. Policy 16.10 requires that any density increase be compatible with existing, proposed or planned development.

Compatibility does not mean “the same as.” It refers to the sensitivity of development proposals in maintaining the character of existing development. The applicant proposes a 20 foot buffer on the north, west and south boundaries. The requested office use is consistent with other office uses on Parsons Avenue. Planning Commission staff have advised the applicant to redesign the site to orient the buildings inwards towards the

parking lot and nonresidential main corridor, Parsons Avenue. The applicant has agreed to redesign the site to orient the buildings internally to the site. This will be documented in the conditions of approval. With this site redesign, staff finds the proposed office and medical buildings to be compatible with the immediately adjacent single family residential properties to the north. Due to the proposed conditions, Planning Commission staff recommends the waiver for Commercial Locational Criteria.

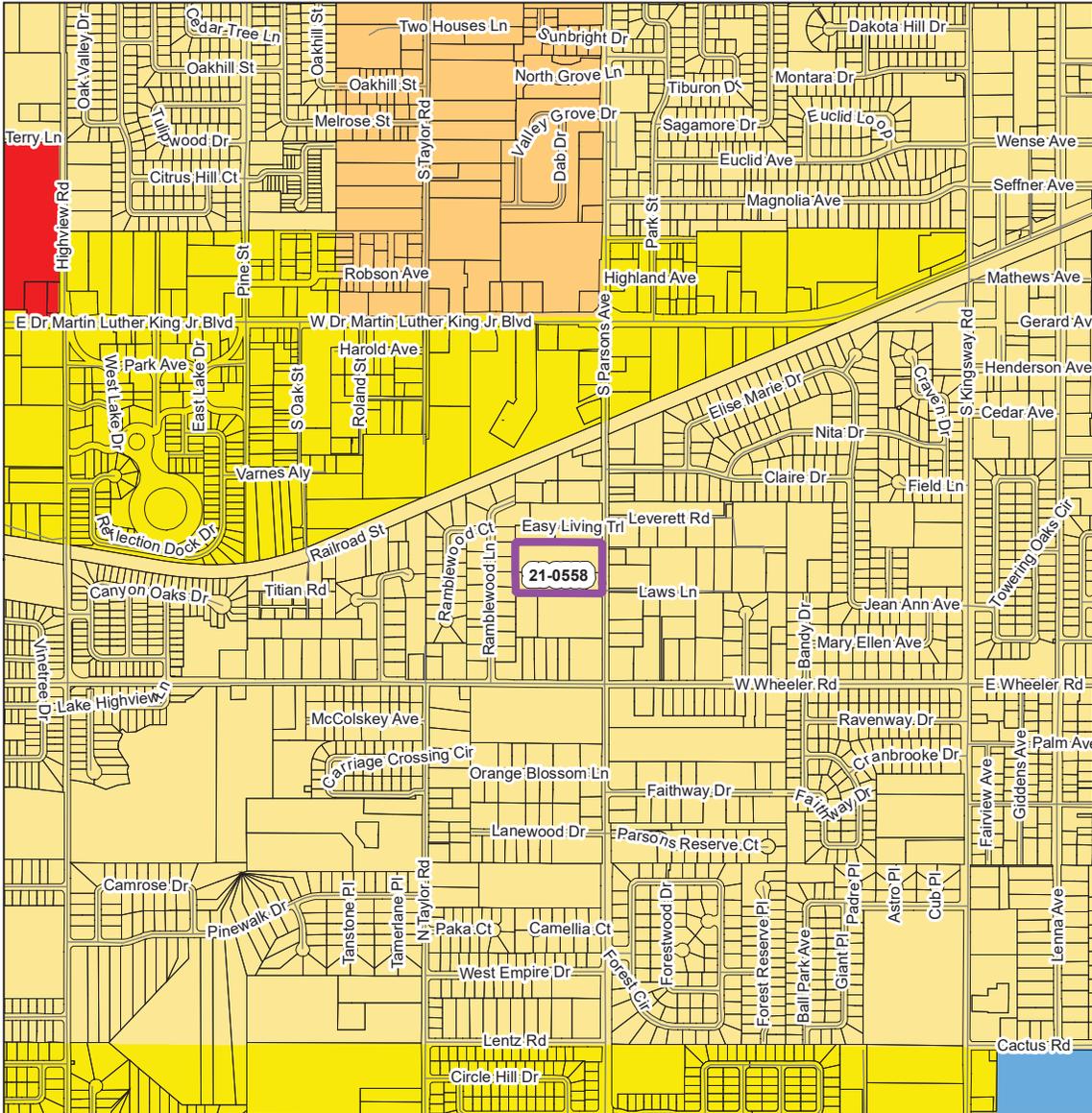
The subject site is located within the limits of the Mango Seffner Community Plan. The Community Plan lists specific locations for commercial and office developments. Commercial encroachment is discouraged in residential areas south of Martin Luther King Boulevard. The proposed development will incorporate residential features and is an office use which is not discouraged south of Martin Luther King Boulevard. In addition, the proposed development would support in-fill development within the Urban Service Area and the surrounding light commercial and business professional office uses.

Overall, the proposed Planned Development is consistent with the Goals, Objectives, and Policies of the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County, as it is compatible with the existing development pattern.

#### **Recommendation**

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

# HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 21-0558



- Rezoning**
- <all other values>
- STATUS**
- APPROVED
  - CONTINUED
  - DENIED
  - WITHDRAWN
  - PENDING
- Tampa Service Area
  - Urban Service Area
  - Shoreline
  - County Boundary
  - Jurisdiction Boundary
  - Roads
  - Parcels
- AGRICULTURAL/MINING-1/20 (.25 FAR)
  - PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
  - AGRICULTURAL-1/10 (.25 FAR)
  - AGRICULTURAL/RURAL-1/5 (.25 FAR)
  - AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
  - RESIDENTIAL-1 (.25 FAR)
  - RESIDENTIAL-2 (.25 FAR)
  - RESIDENTIAL PLANNED-2 (.35 FAR)
  - RESIDENTIAL-4 (.25 FAR)
  - RESIDENTIAL-6 (.25 FAR)
  - RESIDENTIAL-9 (.35 FAR)
  - RESIDENTIAL-12 (.35 FAR)
  - RESIDENTIAL-16 (.35 FAR)
  - RESIDENTIAL-20 (.35 FAR)
  - RESIDENTIAL-35 (1.0 FAR)
  - NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
  - SUBURBAN MIXED USE-6 (.35 FAR)
  - COMMUNITY MIXED USE-12 (1.0 FAR)
  - URBAN MIXED USE-20 (1.0 FAR)
  - REGIONAL MIXED USE-35 (2.0 FAR)
  - OC-20
  - RESEARCH CORPORATE PARK (1.0 FAR)
  - ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, 25 FAR RETAIL/COMMERCE)
  - LIGHT INDUSTRIAL PLANNED (.50 FAR)
  - LIGHT INDUSTRIAL (.50 FAR)
  - HEAVY INDUSTRIAL (.50 FAR)
  - PUBLIC/QUASI-PUBLIC
  - NATURAL PRESERVATION
  - WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
  - CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser.

REPRODUCTION: This sheet may not be reproduced in part or full for sale to anyone without specific approval of the Hillsborough County City/County Planning Commission.

ACCURACY: It is intended that the accuracy of the base map comply with U.S. national map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City/County Planning Commission. This map is for illustrative purposes only. For the most current data and information, see the appropriate source.



Map Printed from Rezoning System: 3/29/2021  
 Author: Beverly F. Daniels  
 File: G:\Rezoning\System\MapProjects\H\CG\Greg\_hrRezoning - Copy.mxd





**CURRENTLY  
APPROVED**



DEVELOPMENT SERVICES

PO Box 1110, Tampa, FL 33601-1110

HILLSBOROUGH COUNTY  
DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

DEPUTY COUNTY ADMINISTRATOR

Lucia E. Garsys

Project Name: 21-0558

Zoning File: RZ-PD (21-0558) Modification: None

Atlas Page: None Submitted: 09/15/21

To Planner for Review: 09/15/21 Date Due: 09/21/21

Contact Person: Shumaker Loop & Kendrick LLP/ David Singer Phone: 813-227-2353/dsinger@shumaker.com

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

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

Reviewed by: Steve Beachy Date: 09-15-21

Date Agent/Owner notified of Disapproval:





# **AGENCY COMMENTS**

**AGENCY REVIEW COMMENT SHEET**

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**TO:** Zoning Technician, Development Services Department  
**REVIEWER:** Richard Perez, AICP  
**PLANNING AREA:** SM/Central

**DATE:** 08/03/2021  
**AGENCY/DEPT:** Transportation  
**PETITION NO:** RZ-21-0558

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

**REPORT SUMMARY AND CONCLUSIONS**

- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 1,866 average daily trips, 149 trips in the a.m. peak hour, and 185 trips in the p.m. peak hour.
- Parsons Ave. is a substandard arterial roadway. The applicant requested a Section 6.04.02.B Administrative Variance from the Section 6.04.03.L. requirement to improve the substandard roadway, which was found approvable by the County Engineer. If the rezoning is approved, the County Engineer will approve the Administrative Variance, upon which the developer will not be required to make improvements to Parsons Ave.
- Transportation Review Section staff has no objection to this request, subject to the proposed conditions herein.

**CONDITIONS OF APPROVAL**

- The site shall be limited to one access connection on Parsons Avenue. All existing access connections shall be removed, and curbing restored to meet typical standards.

*OTHER CONDITIONS:*

- Prior to site plan certification, the applicant shall revise site plan to identify the access connection serving folio# 63310.0000 (on the east side of Parson’s Ave.), and adjust the project access connection arrow to align with the said driveway.

**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone two parcels totaling +/- 5.5 acres from Agricultural Single-Family Conventional (ASC-1) to Planned Development (PD) to construct a maximum of 55,000 sq. ft. of general office and medical office uses. The site is located on Parsons Ave., approximately 750 feet north of Wheeler Rd. The Future Land Use designation of the site is R-4.

***Trip Generation Analysis***

The applicant submitted a trip generation and site access analysis as required by the Development Review Procedures Manual (DRPM). 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, 10<sup>th</sup> Edition.

**Approved Zoning:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1: 5 Single Family Detached (ITE LUC 210)	47	4	5

**Proposed Zoning:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 55,000 Sq Ft Medical-Dental Office (ITE LUC 720)	1,913	153	190

**Trip Generation Difference:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>(+) 1,866</b>	<b>(+) 149</b>	<b>(+) 185</b>

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 1,866 average daily trips, 149 trips in the a.m. peak hour and 185 p.m. peak hour trips.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

Parsons Avenue is a substandard, 4-lane, undivided, urban county arterial roadway with +/- 11-foot travel lanes and a 14-foot two-way center turn lane. Along the project frontage, the roadway consists of +/- 58 feet of pavement within a +/- 82-foot wide right-of-way. There are +/- 5-foot sidewalks and curb and gutter on both sides of Parsons Avenue; and no bike lanes in the vicinity of the proposed project.

Pursuant to the Hillsborough County Transportation Technical Manual, a urban arterial roadway shall meet the typical section TS-6 standard. TS-6 standard includes 11-foot-wide lanes, 18-foot raised medians, 7-foot buffered bike lanes, and 5-foot wide sidewalks within a minimum of 110 feet of right-of-way.

Parsons Avenue is not included on the Hillsborough County Corridor Preservation Plan.

**SITE ACCESS**

The site plan proposes one pedestrian and vehicular access connection on Parsons Avenue. The two existing driveway connections shall be removed at the time of site construction.

Note, the proposed PD site plan is not showing an existing driveway on the east side of the Parsons Ave. (folio# 63310.0000) that appears on the County GIS viewer to be slightly offset from the site plan’s

proposed access connection. Staff is recommending that prior to PD site plan certification that the applicant depict the said existing driveway on the site plan and adjust the project’s access connection to align with it.

The site access analysis submitted by the applicant demonstrates that the potential traffic generated by the proposed office uses do not meet warrants to require turn lane improvements.

**REQUESTED ADMINISTRATIVE VARIANCE: PARSONS AVE SUBSTANDARD ROADWAY**

The applicant submitted a Section 6.04.02.B. Administrative Variance Request (dated July 22, 2021) from the Section 6.04.03. L. LDC requirement, governing improvements to substandard roadways. Based upon the substandard condition of Parsons Ave. the LDC requires that improvements to meet the current standards of the Hillsborough County Transportation Technical Manual (TTM) TS-6 Typical Section (for 4-Lane, divided, Urban Arterial Roadways). The applicant is requesting to be exempted from improving Parsons Ave. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on July 29, 2021. If this rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request.

**LEVEL OF SERVICE (LOS)**

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
PARSONS AVE	WINDHORST RD	M L KING BLVD	D	C

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



**M E M O R A N D U M**

**TO:** Michael J. Williams, P.E. Hillsborough County Engineer  
**FROM:** Shumaker, Loop & Kendrick, LLP  
**DATE:** July 22, 2021  
**RE:** Request for Administrative Variance to LDC Part 6.04.00  
PD 21-0558

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**BACKGROUND**

PD 21-0558 is a rezoning application that seeks professional and medical office entitlements on 5.18 acres of land at a density of 0.25 FAR. The land has access exclusively from Parsons Avenue. The proposed development is located west of Parsons Avenue just north of its intersection with Wheeler Road. The segment of Parsons is a 4-lane urban roadway classified as a county arterial road on Map 2B of Hillsborough County's Comprehensive Plan. Hillsborough County Comprehensive Plan's Map 25 does not indicate the impacted segment of Parsons Avenue as a right-of-way preservation corridor.

The Applicant submitted a traffic study dated June 17, 2021 to demonstrate that the adjacent segment of Parsons Avenue will acceptably operate at peak hour after development without improvements (copy enclosed). This study is premised on a trip generation estimate of both medical and professional office uses, an evaluation of the site access driveway to Parsons and the adjacent segment of Parsons Avenue (applying an analysis-horizon of 2024), current and future projected traffic volumes (adjusted for seasonal factors and the COVID-19 ongoing public emergency), a level of service analysis of the adjacent segment of Parsons Avenue, an review of the intersection of Parsons Avenue and the project's driveway, and an evaluation on whether a turn lane at the project's site driveway is warranted. The study concludes that the adjacent segment of Parsons Avenue is anticipated to operate acceptably for future 2024 peak hour traffic conditions both with and without development of the subject project, the study intersection is anticipated to operate acceptably for peak hour post-development traffic conditions, and that new site access turn lanes are not warranted.

This administrative variance application seeks relief from the parameters of drawing number TS-6 of Hillsborough County's technical manual as it is impossible to reach precise compliance with the standards with available right-of-way. The following table demonstrates areas of compliance and noncompliance:

Area of Parsons Road Impacted by PD 21-0558			
	TS-6 REQUIREMENT	EXISTING ROAD	COMPLIANT
Right of Way Width	110'	≈80'*	No
Lane Width	22' from median to bike lane	≈22'* from center lane to edge of pavement	Yes
Sidewalk Width	5'	≈5'*	Yes
Sidewalk to Pavement Landscape Buffer	6'	≈5'*	No
Bicycle Lane Width	7'	∅	No
Median	18' raised	≈14'* two-way center left turn lane	No
Curbs and Gutters	Present	Present	Yes

\* Dimensions are estimated from publicly available GIS software

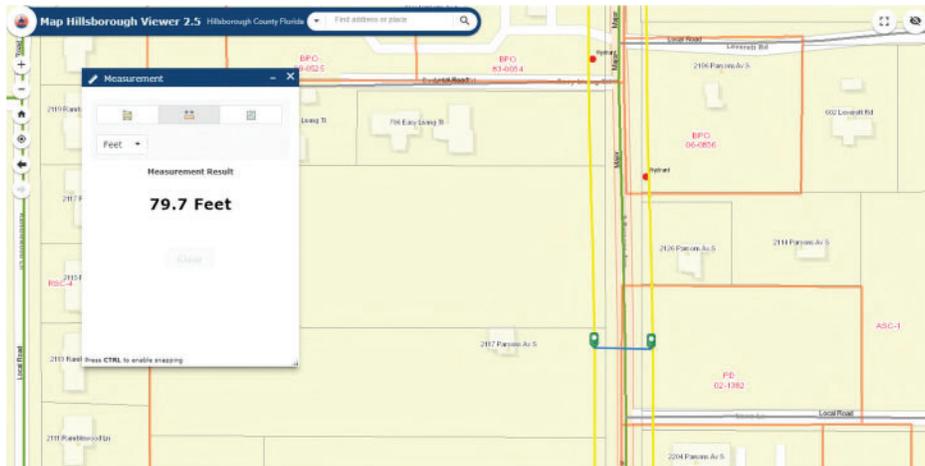
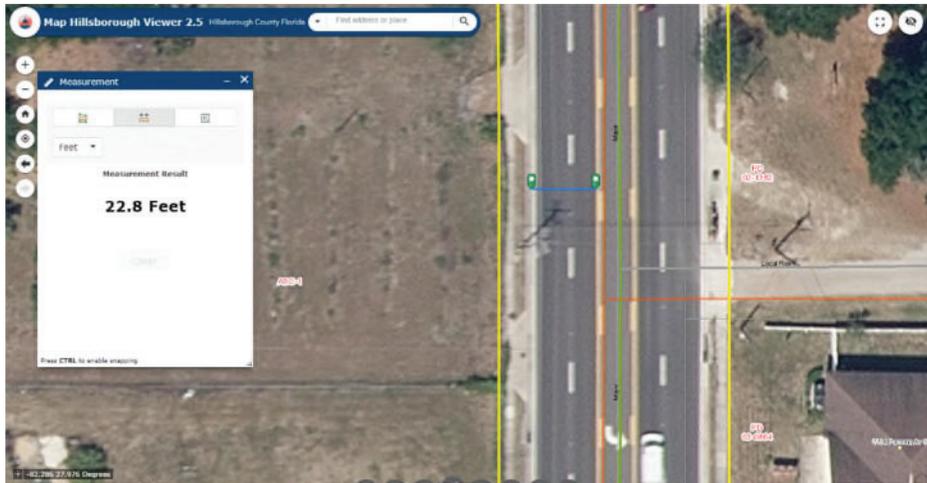
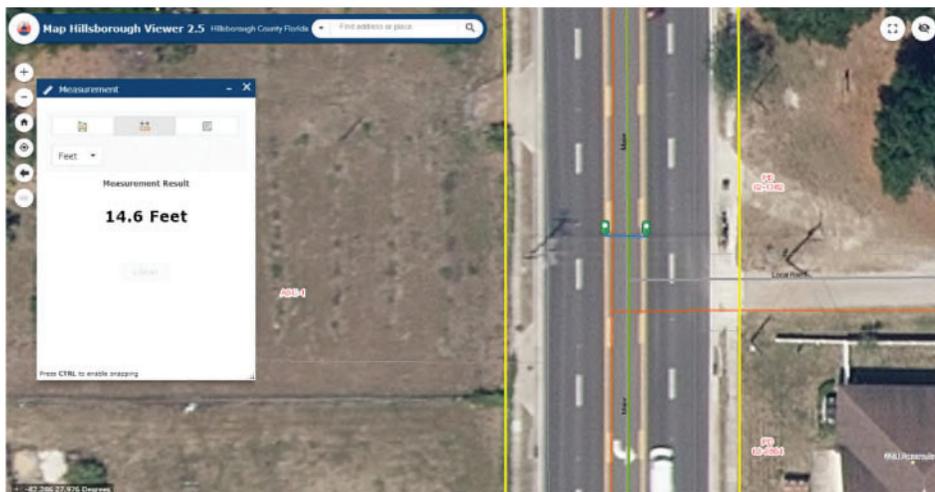


Figure 1. GIS Measurement of Hillsborough County's GIS Map showing an estimated ROW distance of eighty feet.



*Figure 2. GIS Measurement of Hillsborough County’s GIS Map showing an estimated lane width of distance of twenty-two feet.*



*Figure 3. GIS Measurement of Hillsborough County’s GIS Map showing an estimated center lane width of fourteen feet.*

#### STANDARD OF REVIEW

Hillsborough County’s County Engineer may grant administrative variances to the County’s Access Management Standards under the following circumstances:

1. There is an unreasonable burden on the applicant,
2. The variance would not be detrimental to the public health, safety, and welfare; and,
3. Without the variance, reasonable access cannot be provided.

In the evaluation of the variance request, the issuing authority shall give valid consideration to the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas.

ANALYSIS

Here, Applicant satisfies all three criteria necessary for an administrative variance to Part 6.04.00 of Hillsborough County's Land Development Code:

**Conforming the adjacent segment of Parsons Avenue to TS-6 standards would be an unreasonable burden on the applicant.** Compliance with TS-6 standards within existing right of way is geometrically impossible. Based on aerial photography of the area, this segment of Parsons Avenue is generally consistent with the character of this road; no segments of Parsons Road exist to which any developer may connect bicycle lanes or a raised median. Furthermore, with existing available right of way at about 80' in width, the introduction of an 18' raised median, two 7' buffered bike lanes, and other features required by strict adherence to TS-6 standards would require use of private property. As Applicant is not a public entity with the power of eminent domain, the burden of acquiring the full 110' of right of way required by Hillsborough County's Transportation Technical Manual to achieve compliance is not proportionate to the impacts of Applicant's proposed use of Parsons Road. Furthermore, this segment of Parsons Avenue is not a preservation corridor, and compelling the acquisition of additional right-of-way as a condition of approval would not have an essential nexus to a legitimate public purpose under the laws of Florida regulating unlawful exactions.

**Allowing access to Parsons Avenue without requiring conformance to TS-6 standards would not be detrimental to the public health, safety, and welfare.** A professional engineer has examined the trip generation estimate of both medical and professional office uses, evaluated the site access driveway to Parsons and the adjacent segment of Parsons Avenue (applying an analysis-horizon of 2024), reviewed current and future projected traffic volumes (adjusted for seasonal factors and the COVID-19 ongoing public emergency), analyzed the level of service of the adjacent segment of Parsons Avenue, reviewed the intersection of Parsons Avenue and the project's driveway, and evaluated whether a turn lane at the project's site driveway is warranted for Applicant's proposed development. As the study concluded that the adjacent segment of Parsons Avenue is anticipated to operate acceptably for future 2024 peak hour traffic conditions both with and without the proposed development of the subject project, concluded that the study intersection is anticipated to operate acceptably for peak hour post-development traffic conditions, and concluded that new site access turn lanes are not in fact warranted, granting Applicant's proposed variance without additional improvements would not be detrimental to the public health, safety, and welfare (a copy of the traffic study is enclosed with this request).

**Without a variance to allow access to Parsons Avenue, Applicant is deprived of reasonable access to its property.** Applicant's only possible access to its land is via Parsons Avenue. Without a variance to permit access onto this road, Applicant is plainly deprived of meaningful access to its property.

Accordingly, Applicant respectfully requests the following administrative variance:

*To permit access onto a 4 lane divided urban collector with less than 110' of right of way, no raised median, and no buffered bike lanes, when 110' of right of way, an 18' raised median, and 7' buffered bike lanes would otherwise be required.*

Respectfully submitted,



Matt Newton  
Shumaker, Loop & Kendrick, LLP

Enclosures:

- Google Street view image of affected segment of Parsons Avenue captured March 2021;
- Aerial photograph of affected segment of Parsons Avenue captured March 5, 2021;
- Drawing No. TS-6 of Hillsborough County's Transportation Technical Manual;
- PD 21-0558 Site Plan dated July 7, 2021;
- Parsons Avenue Office Site Traffic Impact Study dated June 17, 2021.

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

- \_\_\_\_\_ Disapproved
- \_\_\_\_\_ Approved
- \_\_\_\_\_ Approved with Conditions

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

Date: \_\_\_\_\_

Sincerely,

Michael J. Williams, P.E.  
Hillsborough County Engineer

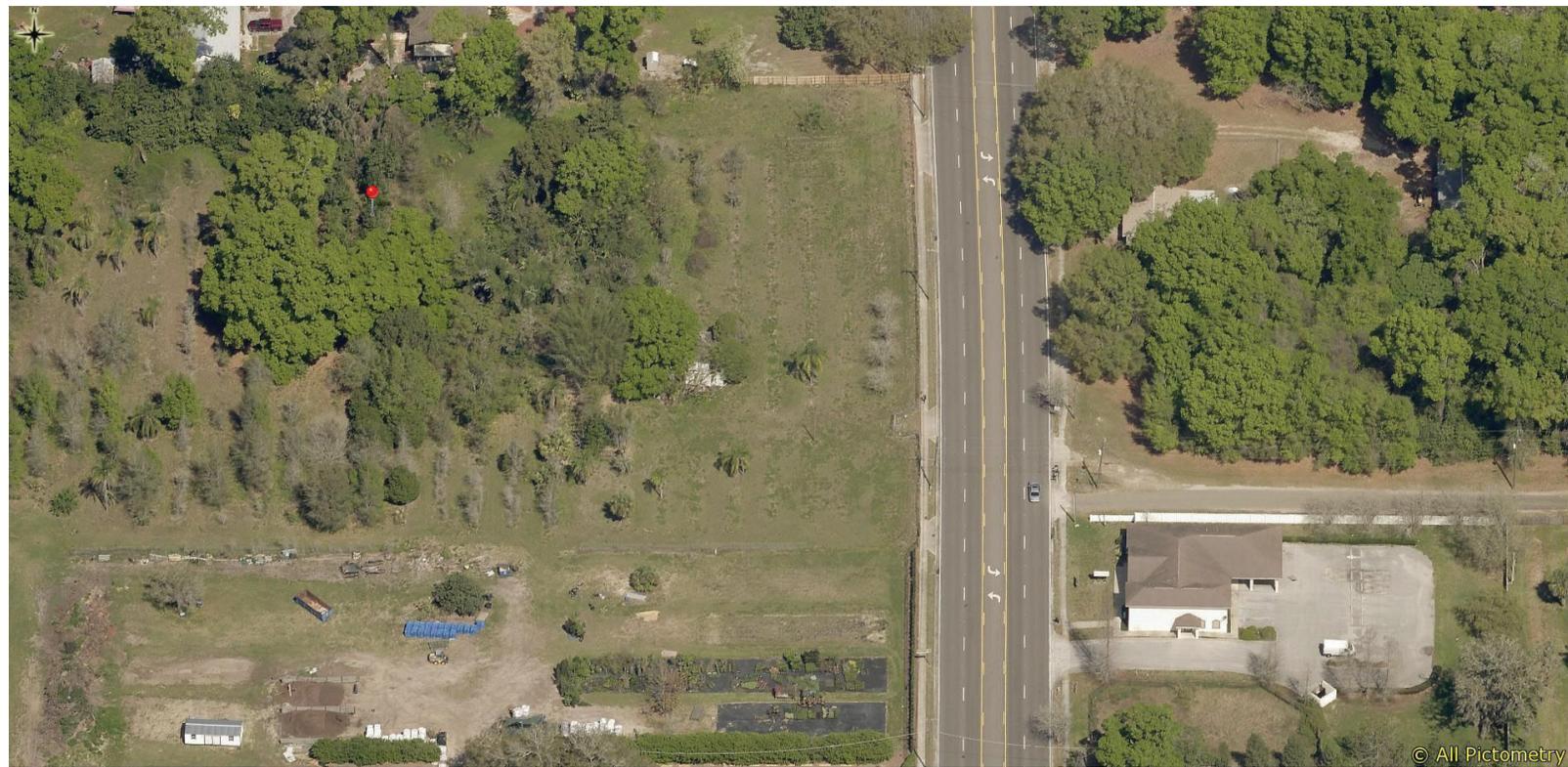
Received July 26, 2021  
Development Services



21-0558

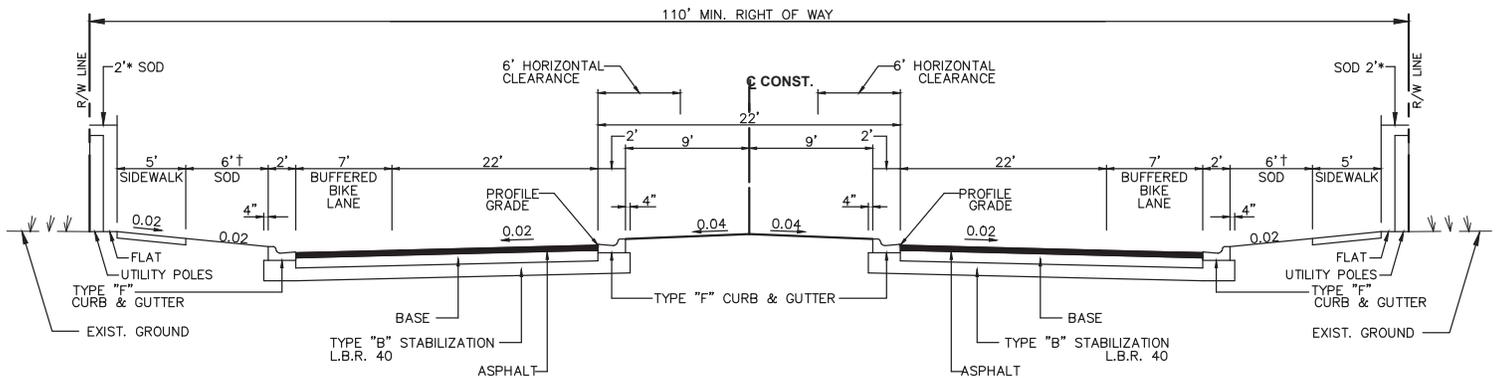
# 2111-2117 Parsons Avenue

Received July 26, 2021  
Development Services



03/05/2021

21-0558



**TYPICAL SECTION**

N.T.S.

10,000 TO LESS THAN 20,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 45 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- \* 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
- † 4. SEE SIDEWALK PROTECTION OPTIONS, DRAWING NO. TD-16 SHEET 7 OF 7 FOR USE WHEN TREES ARE PLANTED IN THE PARKWAY AREA (BETWEEN THE BACK OF CURB AND SIDEWALK).
5. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)

REVISION DATE: 10/17	<b>TRANSPORTATION TECHNICAL MANUAL</b>	 <b>Hillsborough County Florida</b>	<b>URBAN COLLECTORS (4 LANE DIVIDED) TYPICAL SECTION</b>	DRAWING NO. <b>TS-6</b>
				SHEET NO. 1 OF 1

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
Parsons Ave.	County Arterial - Urban	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	47	4	5
Proposed	1,913	153	190
Difference (+/-)	+1,866	+149	+185

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

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

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Parsons Ave./Substandard Roadway	Administrative Variance Requested	Approvable
Notes:		

4.0 Additional Site Information & Agency Comments Summary

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

**COMMISSION**

Mariella Smith CHAIR  
Pat Kemp VICE-CHAIR  
Harry Cohen  
Ken Hagan  
Gwendolyn "Gwen" W. Myers  
Kimberly Overman  
Stacy White



**DIRECTORS**

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

**AGENCY COMMENT SHEET**

REZONING	
<b>HEARING DATE:</b> June 14, 2021  <b>PETITION NO.:</b> 21-0558  <b>EPC REVIEWER:</b> Abbie Weeks  <b>CONTACT INFORMATION:</b> (813)627-2600 X1101  <b>EMAIL:</b> <a href="mailto:weeksa@epchc.org">weeksa@epchc.org</a>	<b>COMMENT DATE:</b> April 13, 2021  <b>PROPERTY ADDRESS:</b> 2111 & 2117 Parsons Ave, Seffner  <b>FOLIO #:</b> 066042.0000 & 066044.0000  <b>STR:</b> 10-29E-20E
<b>REQUESTED ZONING:</b> ASC-1 to PD	
FINDINGS	
<b>WETLANDS PRESENT</b>	NO
<b>SITE INSPECTION DATE</b>	04/9/2021
<b>WETLAND LINE VALIDITY</b>	N/A
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	N/A
<b>INFORMATIONAL COMMENTS:</b>  <p>Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.</p> <p>Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application". Once approved, the formal wetland delineation would be binding for five years.</p>	

cc: [dsinger@shumaker.com](mailto:dsinger@shumaker.com)



**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:** 08/05/2021

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

**APPLICANT:** AMQ International Corp

**PETITION NO:** 21-0558

**LOCATION:** 2111-2117 Parsons Ave

**FOLIO NO:** 66042.0000; 66044.0000

**Estimated Fees:**

(Various office uses)

General Office

(Per 1,000 s.f.)

Mobility: \$6,669

Fire: \$158

Single Tenant Office

(Per 1,000 s.f.)

Mobility: \$8,004

Fire: \$158

Medical Office (10,000 s.f. or less)

(Per 1,000 s.f.)

Mobility: \$17,488

Fire: \$158

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

(Per 1,000 s.f.)

Mobility: \$25,167

Fire: \$158

**Project Summary/Description:**

Urban Mobility, Central Fire - Medical Professional Office mixed use up to 55,000 s.f.

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

**PETITION NO.:** PD21-0558      **REVIEWED BY:** Randy Rochelle      **DATE:** 3/29/2021

**FOLIO NO.:** 66042.0000 & 66044.0000

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

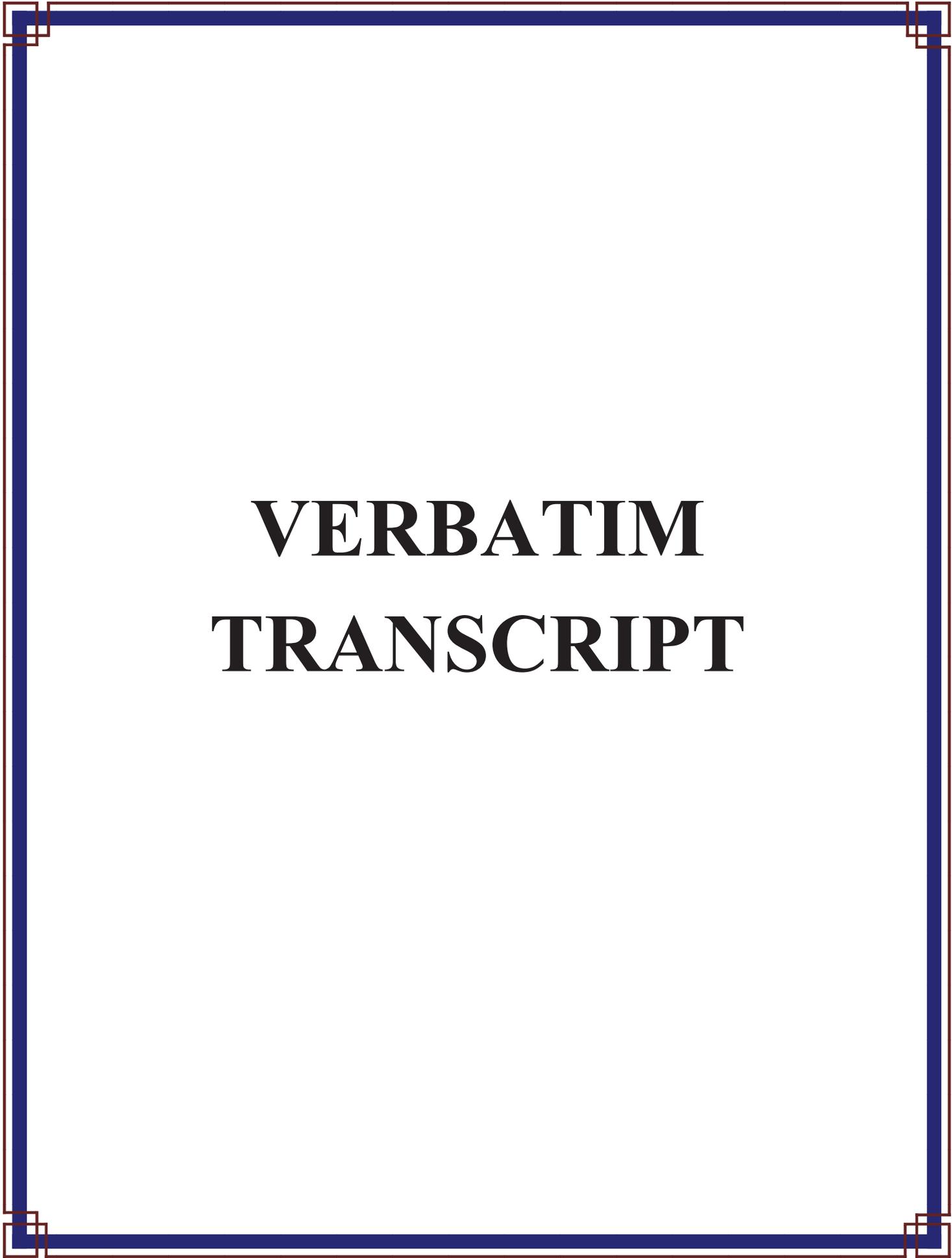
**WATER**

- The property lies within the Hillsborough County Water Service Area. The applicant should contact the provider to determine the availability of water service.
- No Hillsborough County water line of adequate capacity is presently available.
- A 6 inch water main exists  (adjacent to the site),  (approximately 70 feet from the site) and is located north of the subject property within the west Right-of-Way of S. Parsons Avenue.
- Water distribution improvements may be needed prior to connection to the County's water system.
- No CIP water line is planned that may provide service to the proposed development.
- The nearest CIP water main (       inches), will be located  (adjacent to the site),  (feet from the site at       ). Expected completion date is       .

**WASTEWATER**

- The property lies within the Hillsborough County Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- No Hillsborough County wastewater line of adequate capacity is presently available.
- A 8 inch wastewater gravity main exists  (adjacent to the site),  (approximately     feet from the site) and is located within the west Right-of-Way of of S. Parsons Avenue.
- Wastewater distribution improvements may be needed prior to connection to the County's wastewater system.
- No CIP wastewater line is planned that may provide service to the proposed development.
- The nearest CIP wastewater main (       inches), will be located  (adjacent to the site),  (feet from the site at       ). Expected completion date is       .

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



# **VERBATIM TRANSCRIPT**

HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

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 ZONING HEARING MASTER (ZHM) )  
 HEARING )  
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ZONING HEARING MASTER HEARING  
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH  
 Zoning Hearing Master

DATE: Monday, August 16, 2021

TIME: Commencing at 6:00 p.m.  
 Concluding 8/17/21 at 12:04 a.m.

PLACE: Hybrid Meeting/Cisco Webex  
 R.W. Saunders Sr. Public Library  
 Ada T. Payne Community Room  
 1505 Nebraska Avenue  
 Tampa, Florida

Andrew Mayes  
 Executive Reporting Service  
 Ulmerton Business Center, Suite 130  
 Clearwater, FL 33762

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HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARING

Monday, August 16, 2021

ZONING HEARING MASTER: SUSAN FINCH

D.8.

Application Number: RZ-PD 21-0558  
Applicant: AMQ International Corp.  
Location: W side of S Parsons Ave &  
Laws Ln Intersection  
Folio Number: 066042.0000 & 066044.0000  
Acreage (+/-): 5.5 acres, more or less  
Comprehensive Plan: R-4  
Service Area: Urban  
Existing Zoning: ASC-1  
Request: Rezone to Planned  
Development

1           MR. GRADY: The next item is agenda item D.8.,  
2 rezoning PD 21-0558. The request is to rezone  
3 from ASC-1 to planned development. Steve Beachy  
4 will provide staff recommendation after  
5 presentation by the applicant.

6           HEARING MASTER FINCH: Good evening.

7           MR. NEWTON: Good evening.

8           HEARING MASTER FINCH: Just press that button.  
9 There you go.

10          MR. NEWTON: Thank you. Matt Newton for the  
11 applicant, 101 East Kennedy Boulevard, Suite 2800.

12          I know midnight is quickly approaching. I  
13 don't want anybody to lose their spot because of  
14 me. And this is much more straightforward than a  
15 lot of the ones we've heard tonight, so I will  
16 abbreviate.

17          HEARING MASTER FINCH: I appreciate it.

18          MR. NEWTON: This is a request to rezone from  
19 ASC-1 to PD for 55,000 square feet of business  
20 and -- professional office and medical office.  
21 It's here at the northwest corner of Wheeler Road  
22 and Parsons Avenue. I will be submitting this  
23 PowerPoint into the record. But this is to  
24 demonstrate, as described in Mr. Beachy's staff  
25 report, 75 percent of the frontage along Parsons

1 Avenue here is office or commercial. This has  
2 been trending towards the office organic corridor  
3 over the last couple of years.

4 I want to highlight a few points on the PD  
5 plan. We have a 20-foot landscape buffer with a  
6 type B with a 6-foot PVC fence on the north, west,  
7 and south, with a 30-foot setback here along the  
8 east from Parsons Avenue.

9 We received a call from a neighborhood here to  
10 the west concerned about height. I do want to  
11 point out that the height is limited to one story  
12 and 35 feet, which is consistent with the area.  
13 And an optics you will see there is a letter of  
14 support from a single-family resident to the north  
15 here. There's just a little copy here, but it is  
16 on file.

17 One thing that I do want to point out, we have  
18 agreed to a condition that didn't make it to the  
19 staff report. I spoke with Steve here tonight,  
20 and we're going to be putting it in and I'm  
21 putting a handwritten version. We are going to  
22 have the front elevation of all the buildings that  
23 are built to face internally towards the proposed  
24 parking area. That was a point raised by the  
25 Planning Commission.

1           This will speak for itself. This is kind of a  
2           growing trend of office in the vicinity between  
3           1998 and 2009. This proposal fits within that  
4           character. I've highlighted a lot of the  
5           architectural conditions that are included on each  
6           of these approvals. And then to juxtapose with  
7           the architectural conditions that we're putting on  
8           ours as well fits the character of what's already  
9           been approved.

10           We're going to make sure that, as consistent  
11           with the Seffner-Mango planning area, that we do  
12           have pitched roofs, that everything is  
13           agriculturally finished on each side so that we're  
14           not kind of putting bulky offices in an area that  
15           does have that character and charm.

16           With that, I'm happy to answer any questions.

17           HEARING MASTER FINCH: I don't have any at  
18           this time. Thank you. If you could submit those  
19           documents into the record.

20           MR. NEWTON: Absolutely.

21           HEARING MASTER FINCH: Development Services,  
22           please.

23           MR. BEACHY: Good evening. Steve Beachy,  
24           Development Services.

25           I think Mr. Newton was pretty thorough in what

1 he was presenting. The only thing that I would  
2 say is this lot -- this parcel would currently be  
3 allowed 5 residential lots. It's now -- they're  
4 asking for 55,000 square feet of professional  
5 office. The surrounding zonings are agricultural  
6 ASC-1 and RSC-4 and ASC-1 right next to it. But  
7 as Mr. Newton said, 75 percent of that corridor  
8 right there is developed with commercial office  
9 uses.

10 Our recommendation for support is based on the  
11 several accommodations that the applicant has made  
12 such as the buffers and the residential character  
13 of the building that they -- or the pitched roofs  
14 and smaller buildings. So based on these  
15 considerations, staff recommendation is support.  
16 I'm available for any questions.

17 HEARING MASTER FINCH: Just one quick one,  
18 Mr. Beachy, and it's the front page of your staff  
19 report. Under PD variations, you list that the  
20 applicant is looking for a waiver or has received  
21 an administrative variance for the technical  
22 manual, but I don't believe that is appropriate to  
23 call it a PD variation because that requires my  
24 approval. So if you could just revise that report  
25 to move that as to not being labeled PD variation

1 or something.

2 MR. BEACHY: Sure. We'll do that.

3 HEARING MASTER FINCH: I'd appreciate it. All  
4 right, perfect.

5 Planning Commission, please.

6 MS. PAPANDREW: Andrea Papandrew, Planning  
7 Commission staff.

8 The property is in the residential 4 Future  
9 Land Use category, in the Urban Service Area, and  
10 the Seffner-Mango Community Plan. At least 75  
11 percent of the site is not within 900 feet of a  
12 qualifying intersection. It does not meet  
13 commercial locational criteria. A commercial  
14 locational criteria waiver is required per Policy  
15 22.8, and the applicant has submitted a waiver  
16 request.

17 Based on the waiver request, the proposed  
18 development and professional medical office uses  
19 with restrictions to square footage and  
20 agricultural appearance is in accordance with the  
21 market trend towards office use in the area over  
22 the last 23 years, and the waiver states that  
23 multiple rezoning applications have made this  
24 section of Parsons Avenue an office corridor and  
25 additional office uses is consistent.

1           Additionally the waiver states that the  
2           locational criteria restricts convenience retail  
3           and other general commercial uses to discourage  
4           commercial development and ensure that the  
5           commercial scale is compatible with any nearby  
6           residential uses.

7           In addition, did a trip generated at  
8           intersections to ensure adequate access and  
9           minimize trip generation. And so the request  
10          proposes professional office with square footage  
11          and architectural restrictions to prevent any  
12          typical strip aesthetic development.

13          The subject property is composed of vacant,  
14          residential, and single-family lots, and  
15          single-family lot properties are located to the  
16          north and the west. Single-family, light  
17          commercial, and vacant commercial lots are located  
18          to the east, and public institution and  
19          agricultural uses are located to the south.

20          This meets the intent of Policy 16.1 of the  
21          Future Land Use Element which requires the use of  
22          locational criteria for placement of  
23          nonresidential uses. Policy 16.3 requires that  
24          development or redevelopment be integrated with  
25          adjacent land uses. And Policy 16.10 requires any

1 density increase be compatible with existing,  
2 proposed, or planned development. Compatibility  
3 does not mean the same as, it refers to  
4 sensitivity to development proposals and maintain  
5 the character of existing development.

6 As the applicant has stated, they are  
7 proposing a 20-foot buffer on the north, west, and  
8 south boundaries. And the requested office use is  
9 consistent with other office uses on Parsons  
10 Avenue.

11 Planning Commission staff had advised the  
12 applicant to redesign the site to orient the  
13 buildings inwards towards the parking lot, a  
14 nonresidential main corridor of Parsons Avenue,  
15 and the applicant has agreed to redesign the site.

16 With this set redesign, staff finds the  
17 proposed office and medical buildings to be  
18 compatible with the immediately adjacent  
19 single-family residential properties to the north.  
20 And due to this, Planning Commission staff  
21 recommends a waiver, approval for the waiver for  
22 commercial locational criteria.

23 The subject height is located within the  
24 limits of the Mango-Seffner Community Plan, and  
25 the plan lists specific locations for commercial

1 and office developments. Commercial encroachment  
2 is discouraged in residential areas south of  
3 Martin Luther King Boulevard. And the development  
4 will incorporate residential features and it is  
5 office use which is not discouraged south of  
6 Martin Luther King Boulevard.

7 Additionally, the development would support  
8 infill development within the Urban Service Area  
9 and the surrounding light commercial and business  
10 professional office uses.

11 Based upon these considerations, Planning  
12 Commission staff finds the proposed major  
13 modification consistent with the Future of  
14 Hillsborough Comprehensive Plan for unincorporated  
15 Hillsborough County subject to conditions proposed  
16 by the Development Services department. Thank  
17 you.

18 HEARING MASTER FINCH: Thank you very much.

19 Is there anyone that wants to speak in support  
20 or in opposition to this request? No one online,  
21 no one in the room. All right. County staff,  
22 anything else?

23 MR. GRADY: Just real quick, we did submit  
24 into the record a revised formatted report. Just  
25 wanted to take that into the record.

1 HEARING MASTER FINCH: All right, perfect.

2 Thank you so much.

3 Anything else, sir, before we close?

4 MR. NEWTON: Nothing more. Have a good night.

5 HEARING MASTER FINCH: Thank you so much.

6 We'll close rezoning 21-0558 and go to the next

7 case.

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1           Item A-9, Major Mod Application 21-0227.

2           This application is continued by the applicant to  
3           the August 16, 2021, Zoning Hearing Master Hearing.

4           Item A-10, Major Mod Application 21-0310.

5           This application is out of order to be heard and is  
6           being continued to the August 16, 2021, Zoning  
7           Hearing Master Hearing.

8           Item A-11, Major Mod Application 20-0313

9           (sic). This application has been continued by the  
10          applicant to the August 16, 2021, Zoning Hearing  
11          Master Hearing.

12          Item A-12, Major Mod Application 21-316.

13          This application is out of order to be heard and is  
14          being continued to the August 16, 2021, Zoning  
15          Hearing Master Hearing.

16          Item A-13, we handled this part of the  
17          changes to the agenda.

18          Item A-14, Rezoning-PD 21-0557. This  
19          application is being continued by the applicant to  
20          the August 16, 2021, Zoning Hearing Master Hearing.

21          Item A-15, Rezoning-PD 21-0558. This  
22          application is continued by the applicant to the  
23          August 16, 2021, Zoning Hearing Master Hearing.

24          Item A-16, Rezoning-PD 21-0560. This  
25          application is being continued by staff to the



1 Hearing Master Hearing.

2 Item A-9, Major Mod Application 21-0316.

3 This application is out of order to be heard and is  
4 being continued to the July 26th, 2021, Zoning  
5 Hearing Master Hearing.

6 Item A-10, Major Mod Application 21-0417.

7 This application is being continued by staff to the  
8 July 26th, 2021, Zoning Hearing Master Hearing.

9 Item A-11, Rezoning-PD 21-0420. This  
10 application has been continued by the applicant to  
11 the July 26th, 2021, Zoning Hearing Master Hearing.

12 Item A-12, Rezoning-PD 21-0422. This  
13 application is being continued by the applicant to  
14 the July 26th, 2021, Zoning Hearing Master Hearing.

15 Item A-13, Rezoning-PD 21-0551. This  
16 application is being continued by staff to the  
17 July 26th, 2021, Zoning Hearing Master Hearing.

18 Item A-14, we had handled this part of the  
19 changes, and that's a continuance by staff to the  
20 August 16th, 2021, Zoning Hearing Master Hearing.

21 Item A-15, Rezoning-PD 21-0557. This  
22 application is being continued by the applicant to  
23 the July 26th, 2021, Zoning Hearing Master Hearing.

24 Item A-16, Rezoning-PD 21-0558. This  
25 application is being continued by the applicant to

1 the July 26th, 2021, Zoning Hearing Master Hearing.

2 Item A-17, Rezoning-PD 21-0560. This  
3 application is being continued by the applicant to  
4 the July 26th, 2021, Zoning Hearing Master Hearing.

5 Item A-18, Major Mod Application 21-0562.  
6 This application is being continued by staff to the  
7 July 26th, 2021, Zoning Hearing Master Hearing.

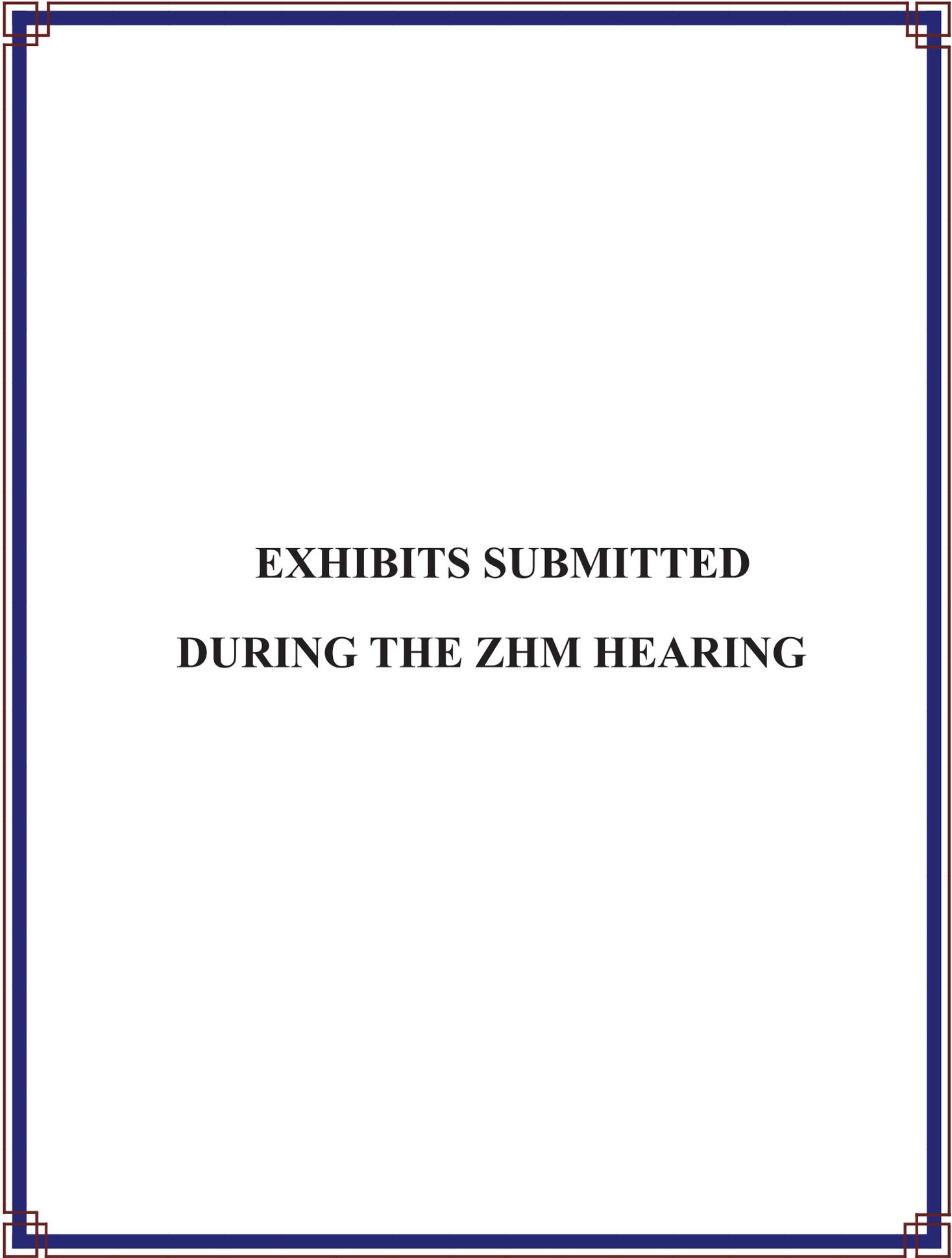
8 That concludes all withdrawals and  
9 continuances.

10 HEARING MASTER FINCH: All right. Thank you  
11 so much.

12 I'll start by going over tonight's  
13 procedures for our hearing. Tonight's agenda  
14 consists of agenda items that require a public  
15 hearing to be held by a Zoning Hearing Master prior  
16 to the final decision, which is made by the Board  
17 of County Commissioners.

18 I'll conduct the hearing tonight as the  
19 Hearing Master and will make a recommendation on  
20 each application within 15 business days following  
21 tonight's hearing.

22 That recommendation is then sent to the  
23 Hillsborough County Board of County Commissioners,  
24 who will make the final decision at that public  
25 meeting.



**EXHIBITS SUBMITTED  
DURING THE ZHM HEARING**

DATE/TIME: 8/16/21 6:00pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 21-0942</u>	PLEASE PRINT NAME <u>Dennis M. Taylor</u> MAILING ADDRESS <u>3210 Lark Lane</u> CITY <u>Mulberry</u> STATE <u>FL</u> ZIP <u>33866</u> PHONE <u>813-477-4631</u>
APPLICATION # <u>RZ 21-0970</u>	PLEASE PRINT NAME <u>CHASE CLARK</u> MAILING ADDRESS <u>2511 PEMBERTON CREEK DR</u> CITY <u>SEFFNER</u> STATE <u>FL</u> ZIP <u>3584</u> PHONE <u>813 789 4130</u>
APPLICATION # <u>RZ 20-1253</u>	PLEASE PRINT NAME <u>Kami Corbett</u> <u>813-227-8421</u> MAILING ADDRESS <u>101 E Kennedy Bluffs</u> <u>3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33610</u> PHONE <u>813 825 8277</u>
APPLICATION # <u>RZ 20-1253</u> <u>VS</u>	PLEASE PRINT NAME <u>Joshyla Blanco</u> MAILING ADDRESS <u>1345 SW 1st Ter</u> CITY <u>Pompano Beach</u> STATE <u>FL</u> ZIP <u>33060</u> PHONE _____
APPLICATION # <u>RZ 20-1253</u> <u>VS</u>	PLEASE PRINT NAME <u>Michael Alfieri</u> MAILING ADDRESS <u>13620 Metropolis Ave Ste 110</u> CITY <u>Ft. Myers</u> STATE <u>FL</u> ZIP <u>33912</u> PHONE _____
APPLICATION # <u>RZ 20-1253</u>	PLEASE PRINT NAME <u>Michael Yates</u> MAILING ADDRESS <u>PALM TRAFFIC</u> <u>400 N. Tampa St, 15th Floor</u> <u>STATE FL 33601</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 205 8057</u>

DATE/TIME: 8/16/21 6:00 pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #  RZ 20-1253	PLEASE PRINT NAME <u>Betty R. Willis</u> MAILING ADDRESS <u>1440 Howards Hollow Ct</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813 949-1072</u>
APPLICATION #  RZ 20-1253	PLEASE PRINT NAME <u>Natalie Davis</u> MAILING ADDRESS <u>17980 N. US. 41 Lutz, FL 33549</u> CITY <u>→</u> STATE <u>→</u> ZIP <u>→</u> PHONE <u>413-300-7570</u>
APPLICATION #  RZ 20-1253	PLEASE PRINT NAME <u>Gus Weekeley</u> MAILING ADDRESS <u>2502 W. Palm Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33629</u> PHONE <u>813-251-2463</u>
APPLICATION #  RZ 20-1253	PLEASE PRINT NAME <u>Sam Calvo</u> MAILING ADDRESS <u>18422 SWANLAKE DR</u> CITY <u>Lutz</u> STATE <u>F</u> ZIP <u>33549</u> PHONE <u>813 500-0202</u>
APPLICATION #  RZ 20-1253	PLEASE PRINT NAME <u>Jay MUFFLY</u> MAILING ADDRESS <u>102 5TH AVE SE</u> CITY <u>LUTZ</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813 949-2224</u>
APPLICATION #  RZ 20-1253	PLEASE PRINT NAME <u>Elizabeth Nevel</u> MAILING ADDRESS <u>18811 4th Street SE</u> CITY <u>Lutz</u> STATE <u>Fla</u> ZIP <u>33549</u> PHONE <u>813-553-0107</u>

DATE/TIME: 8/6/21 6:00 P.M. HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 20-1253	PLEASE PRINT NAME <u>JESSE BLACKSTOCK</u> MAILING ADDRESS <u>1646 W. SALVAD AVE. SUITE 114</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>727.220.9440</u>
APPLICATION # MM 21-0116	PLEASE PRINT NAME <u>KRISTIN BURT</u> MAILING ADDRESS <u>9504 EDDINGS RD</u> CITY <u>ODessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>837071433</u>
APPLICATION # MM 21-0116	PLEASE PRINT NAME <u>William Moley</u> MAILING ADDRESS <u>325 S Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP _____ PHONE <u>251-7152</u>
APPLICATION # MM 21-0116	PLEASE PRINT NAME <u>Jeremy Coul</u> MAILING ADDRESS <u>17937 Hunting Bow Circle</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33558</u> PHONE <u>813 920 2005</u>
APPLICATION # MM 21-0116 VS	PLEASE PRINT NAME <u>Borberg Adorhold</u> MAILING ADDRESS <u>P.O. Box 272 879</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33688</u> PHONE _____
APPLICATION # MM 21-0116 VS	PLEASE PRINT NAME <u>Gina Mc Nairy</u> MAILING ADDRESS <u>11615 Pine Tree Rd</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE _____

DATE/TIME: 8/16/21 6:00 ZHM HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>MM 21-0116</u> <u>VS</u>	PLEASE PRINT NAME <u>Steve Medendorp</u> MAILING ADDRESS <u>7531 Dunbridge Dr.</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE _____
APPLICATION # <u>MM 21-0116</u> <u>VS</u>	PLEASE PRINT NAME <u>christopher Johnson</u> MAILING ADDRESS <u>17906 Simms Rd</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE _____
APPLICATION # <u>MM</u> <u>21-0116</u>	PLEASE PRINT NAME <u>Jim Griffin</u> MAILING ADDRESS <u>18530 wagne rd</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>813-299-9223</u>
APPLICATION # <u>MM 21-0116</u>	PLEASE PRINT NAME <u>Paul Crowell</u> MAILING ADDRESS <u>PO Box 1025</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>813-920-2639</u>
APPLICATION # <u>MM 21-0116</u>	PLEASE PRINT NAME <u>Stuart Sutton</u> MAILING ADDRESS <u>9474 Eddings Rd.</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>813 838 3189</u>
APPLICATION # <u>MM 21-0116</u>	PLEASE PRINT NAME <u>Dwight Lowkford</u> MAILING ADDRESS <u>17438 Isbell Lane</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>813 970-2064</u>

DATE/TIME: 8/16/21 6:00 pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #  MM 21-0116	PLEASE PRINT NAME <u>Clara Lawhead</u> MAILING ADDRESS <u>7340 COLLEY RD</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>316-0474</u>
APPLICATION #  MM 21-0116	PLEASE PRINT NAME <u>Joshea Butts</u> MAILING ADDRESS <u>9504 Eddys Rd.</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>813 893 5222</u>
APPLICATION #  MM 21-0116	PLEASE PRINT NAME <u>Steve Henry</u> MAILING ADDRESS <u>5023 W. LANIER ST</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813 289 0039</u>
APPLICATION #  RZ 21-0222	PLEASE PRINT NAME <u>M.D. HANER, AICP</u> MAILING ADDRESS <u>14505 N. BREEZEMAR</u> CITY <u>T</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>962 2395</u>
APPLICATION #  RZ 21-0222	PLEASE PRINT NAME <u>Michael Yates</u> MAILING ADDRESS <u>PALM TRAFFIC 400 N. Tampa St, 15th FLOOR</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 205 8057</u>
APPLICATION #  RZ 21-0222	PLEASE PRINT NAME <u>Todd Prosser</u> MAILING ADDRESS <u>2000 1st Ave. S. #451</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33721</u> PHONE <u>727-404 1760</u>

DATE/TIME: 8/16/21 6:00 pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #  21-0222 VS	PLEASE PRINT NAME <u>Ada Janossy Tores</u> MAILING ADDRESS <u>5409 Watson Rd</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE _____
APPLICATION #  21-0222 VS	PLEASE PRINT NAME <u>Denah Butts</u> MAILING ADDRESS <u>11306 J And B Dr.</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE _____
APPLICATION #  21-0222 VS	PLEASE PRINT NAME <u>Kelly Davis</u> MAILING ADDRESS <u>5331 Watson Rd</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE _____
APPLICATION #  21-0222 VS	PLEASE PRINT NAME <u>Toni Boggie</u> MAILING ADDRESS <u>5414 Lindburg St.</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE _____
APPLICATION #  21-0222 VS	PLEASE PRINT NAME <u>Jean a Wynja</u> MAILING ADDRESS <u>5820 Tulip Flower Dr</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE _____
APPLICATION #  MM 21-0227	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33610</u> PHONE <u>813-207-8421</u>

DATE/TIME: 8/16/21 1:00 P.M. HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>MM 21-0227</u>	PLEASE PRINT NAME <u>Patricia Ortiz AICP</u> MAILING ADDRESS <u>2810 N Central Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33612</u> PHONE <u>813-817-8492</u>
APPLICATION # <u>MM 21-0227</u>	PLEASE PRINT NAME <u>STEVE HANZM</u> MAILING ADDRESS <u>5023 W. LAUREL ST</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289-0039</u>
APPLICATION # <u>MM 21-0227</u>	PLEASE PRINT NAME <u>AMARJIT S. DHALIWAL</u> MAILING ADDRESS <u>P.O. BOX 3590</u> CITY <u>BRANDON</u> STATE <u>FL</u> ZIP <u>33509</u> PHONE <u>813-334-9333</u>
APPLICATION # <u>MM 21-0227</u>	PLEASE PRINT NAME <u>Charanjit S. Manu.</u> MAILING ADDRESS <u>11810 Shir Wycliffe CT.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33626</u> PHONE <u>(904) 210-7346</u>
APPLICATION # <u>MM 21-0227</u>	PLEASE PRINT NAME <u>Surveen Sahni</u> MAILING ADDRESS <u>11917 Meridian Point Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33626</u> PHONE <u>224-258-3623</u>
APPLICATION # <u>MM 21-0227</u>	PLEASE PRINT NAME <u>Sartaraj Sahni</u> MAILING ADDRESS <u>11917 Meridian Point Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33626</u> PHONE <u>224-623-4991</u>

DATE/TIME: 8/16/21 6:00 PM HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #  <u>MM 21-0227</u>	PLEASE PRINT NAME <u>DIMITAR ARTZIBUSHEV</u> MAILING ADDRESS <u>16555 Hutchison Rd</u> CITY <u>Ossage</u> STATE <u>FL</u> ZIP <u>3356</u> PHONE <u>95-363-9764</u>
APPLICATION #  <u>mm 21-0227</u>	PLEASE PRINT NAME <u>Kam Johal</u> MAILING ADDRESS <u>822 Christing Cir</u> CITY <u>Homos</u> STATE <u>FL</u> ZIP <u>34677</u> PHONE <u>408.910.7048</u>
APPLICATION #  <u>MM 21-0227</u>	PLEASE PRINT NAME <u>PARAMJIT SINGH</u> MAILING ADDRESS <u>11411 GLENMONT DR</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33635</u> PHONE <u>813-9562412</u>
APPLICATION #  <u>MM 21-0227</u>	PLEASE PRINT NAME <u>JASPREET DHALU</u> MAILING ADDRESS <u>15258 ANACILDA 151E AVE</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33647</u> PHONE <u>8134515081</u>
APPLICATION #  <u>MM 21-0227</u>	PLEASE PRINT NAME <u>Manvinder. S. Taner</u> MAILING ADDRESS <u>9104 Tillinghast Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33626</u> PHONE <u>622056668</u>
APPLICATION #  <u>MM 21-0227</u>	PLEASE PRINT NAME <u>BALJINDER SINGH</u> MAILING ADDRESS <u>12419 Seabrook dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33621</u> PHONE <u>2566521655</u>

DATE/TIME: 8/16/21 5:00 pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>MM 21-0227</u>	PLEASE PRINT NAME <u>Jason Collins</u> MAILING ADDRESS <u>201 E. Kennedy Blvd #950</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE _____
APPLICATION # <u>MM 21-0227</u>	PLEASE PRINT NAME <u>Stephen Bien</u> MAILING ADDRESS <u>8508 Kentucky Derby Dr</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>813 731 1244</u>
APPLICATION # <u>MM 21-0227</u>	PLEASE PRINT NAME <u>CHHS MILAN</u> MAILING ADDRESS <u>8925 DONNA LD DRIVE</u> CITY <u>ODESSA</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>813 242 3023</u>
APPLICATION # <u>MM 21-0227</u>	PLEASE PRINT NAME <u>Keith Hill</u> MAILING ADDRESS <u>9213 Post Road</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>813-394-2822</u>
APPLICATION # <u>MM 21-0227</u>	PLEASE PRINT NAME <u>Jonathan Vila</u> MAILING ADDRESS <u>8505 Kentucky Derby Dr</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>813-600-0570</u>
APPLICATION # <u>MM 21-0227</u> <u>US</u>	PLEASE PRINT NAME <u>Barbara Adairhold</u> MAILING ADDRESS <u>P.O. Box 272879</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33688</u> PHONE _____

DATE/TIME: 8/16/21 6:00 PM HEARING MASTER: Susan Finch

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

<p>APPLICATION # <u>MM 21-0227</u>  <u>US</u></p>	<p>PLEASE PRINT NAME <u>John Thomas</u> MAILING ADDRESS <u>6493 Emerson Ave. So</u> CITY <u>St. Petersburg</u> STATE <u>FL</u> ZIP <u>33707</u> PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>

DATE/TIME: 8/16/21 6:00 PM HEARING MASTER: Susan Finch

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<p>APPLICATION #</p> <p>MM 21-0227</p>	<p>PLEASE PRINT NAME <u>Jeremy Coul</u></p> <p>MAILING ADDRESS <u>17937 Hunting Bow Court</u></p> <p>CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33558</u> PHONE <u>8139202005</u></p>
<p>APPLICATION #</p> <p>MM 21-0227</p>	<p>PLEASE PRINT NAME <u>Dhane Mallie</u></p> <p>MAILING ADDRESS <u>11811 Shire Wychiffe Ct.</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33626</u> PHONE <u>530-218-3536</u></p>
<p>APPLICATION #</p> <p>MM 21-0417</p>	<p>PLEASE PRINT NAME <u>John Grandoff</u></p> <p>MAILING ADDRESS <u>Suite 3700 Bank of America Plaza</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>221 3900</u></p>
<p>APPLICATION #</p> <p>MM 21-0417</p> <p>US</p>	<p>PLEASE PRINT NAME <u>Tammie Morris</u></p> <p>MAILING ADDRESS <u>16813 Banner Shell PL</u></p> <p>CITY <u>Wimauma</u> STATE <u>FL</u> ZIP <u>33598</u> PHONE _____</p>
<p>APPLICATION #</p> <p>MM 21-0417</p>	<p>PLEASE PRINT NAME <u>STANLEY RYAN</u></p> <p>MAILING ADDRESS <u>5023 W. CANAL ST</u></p> <p>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289-0039</u></p>
<p>APPLICATION #</p> <p>RZ 21-0420</p>	<p>PLEASE PRINT NAME <u>Kami Corbett</u></p> <p>MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700 TAMPA FL</u></p> <p>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-887-8421</u></p>

DATE/TIME: 8/16/21 6:00 pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #  21-0420 US	PLEASE PRINT NAME <u>Alex's Crespo</u> MAILING ADDRESS <u>28100 Bonita Grande Dr</u> CITY <u>Bonita Springs</u> STATE <u>FL</u> ZIP <u>34135</u> PHONE _____
APPLICATION #  21-0420	PLEASE PRINT NAME <u>STATE HENRY</u> MAILING ADDRESS <u>823 W. LAUREL ST</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289-0039</u>
APPLICATION #  21-0420	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 1/4 Ave S. Hwy 1</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>3374</u> PHONE <u>787-864</u>
APPLICATION #  21-0420 US	PLEASE PRINT NAME <u>Shawn Wilson</u> MAILING ADDRESS <u>5300 W Cypress St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE _____
APPLICATION #  21-0554	PLEASE PRINT NAME <u>MATT NEWTON</u> MAILING ADDRESS <u>101 E KENNEDY BLVD #2800</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33617</u> PHONE <u>813 727-4026</u>
APPLICATION #  21-0742	PLEASE PRINT NAME <u>MA HENRY, AICP</u> MAILING ADDRESS <u>1450 N. JACE PLAZA</u> CITY <u>T</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>762-2375</u>

DATE/TIME: 8/16/21 6:00 AM HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #  EZ 21-0742	PLEASE PRINT NAME <u>Michael Raysor</u> MAILING ADDRESS <u>19046 Bruce B. Downs Blvd #308</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33647</u> PHONE <u>813-625-1699</u>
APPLICATION #  RZ 21-0742	PLEASE PRINT NAME <u>Tamala Smith</u> MAILING ADDRESS <u>10203 Laid Back Ln</u> CITY <u>Thonotosassa</u> STATE <u>FL</u> ZIP <u>33592</u> PHONE <u>813-644-0101</u>
APPLICATION #  RZ 21-0747	PLEASE PRINT NAME <u>M. D. ARNER, ACP</u> MAILING ADDRESS <u>14505 N. AZEE PASSY. AVE</u> CITY <u>T</u> STATE <u>K</u> ZIP <u>33618</u> PHONE <u>762-5575</u>
APPLICATION #  RZ 21-0747	PLEASE PRINT NAME <u>Michael Yates</u> MAILING ADDRESS <u>PALM TRAFFIC</u> <u>400 N. Tampa St, 15th Floor</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 205 8057</u>
APPLICATION #  RZ 21-0747	PLEASE PRINT NAME <u>James Wheeler</u> MAILING ADDRESS <u>Coldwell Banker Realty</u> <u>14502 N. Dale Mabry Hwy 1 Ste 100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>813 285 1229</u>
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 21-0942	Brian Grady	1. Revised Summary Report	Yes (Copy)
RZ 20-1253	Kami Corbett	1. Applicant's Presentation packet	No
RZ 20-1253	Sam Calco	2. Opposition Presentation	No
RZ 20-1253	Jay Muffly	3. Opposition Presentation	No
MM 21-0116	Brian Grady	1. Agency Comments and Revised Summary	Yes (Copy)
MM 21-0116	William Molloy	2. Applicant's Presentation Packet	No
MM 21-0116	Brian Grady	3. Planning Commission Report	Yes (Copy)
MM 21-0116	Josh Butts	4. Water Quality Report	No
RZ 21-0222	Michael Horner	1. Applicant's Presentation packet	No
RZ 21-0222	Michael Yates	2. Traffic Report	No
RZ 21-0222	Todd Pressman	3. Opposition Presentation and Letters	No
RZ 21-0227	Brian Grady	1. Revised Summary Report	Yes (Copy)
RZ 21-0227	Kami Corbett	2. Applicant's Presentation packet	No
RZ 21-0227	Steve Henry	3. Traffic analysis	No
RZ 21-0227	Jason Collins	4. Technical Sufficiency Review	No
RZ 21-0227	Patricia Ortiz	5. Applicant Rep Resume	No
RZ 21-0227	Jonathan Vila	6. Traffic Videos	No
MM 21-0417	Steve Henry	1. Applicant's Presentation packet	No
RZ 21-0420	Kami Corbett	1. Applicant's Presentation packet	No
RZ 21-0420	Steve Henry	2. Transportation Presentation	No
RZ 21-0558	Brian Grady	1. Revised Summary Report	Yes (Copy)
RZ 21-0558	Matt Newton	2. Applicant's Presentation packet	No
RZ 21-0742	Brian Grady	1. Revised Summary Report	Yes (Copy)
RZ 21-0742	Michael Horner	2. Applicant's Presentation Packet	No
MM 21-0747	Brian Grady	1. Revised Summary Report	Yes (Copy)
MM 21-0747	Michael Yates	2. Traffic Comparison	No

AUGUST 16, 2021 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, August 16, 2021, at 6:00 p.m., held virtually.

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

A. WITHDRAWALS AND CONTINUANCES

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

D.7. RZ-PD 21-0557

▶ Brian Grady, Development Services, calls RZ 21-0557.

▶ Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/continues RZ 21-0557 to September 13, 2021.

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

▶ Susan Finch, ZHM, reviews the meeting procedures.

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

▶ Susan Finch, ZHM, oath.

B. REMANDS - Not Addressed.

C. REZONING STANDARD (RZ-STD):

C.1. RZ-STD 21-0942

▶ Brian Grady, Development Services, calls RZ 21-0942.

▶ Dennis Taylor, applicant rep, presents testimony.

▶ Isis Brown, Development Services, staff report.

▶ Andrea Papandrew, Planning Commission, staff report.

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

▶ Dennis Taylor, applicant, gave rebuttal.

▶ Susan Finch, ZHM, closes RZ 21-0942.

C.2. RZ-STD 21-0970

▶ Brian Grady, Development Services, calls RZ 21-0970.

▶ Chase Clark, applicant rep, presents testimony.

▶ Christopher Grandlienard, Development Services, staff report.

▶ Andrea Papandrew, Planning Commission, staff report.

▶ Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 21-0970.

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

D.1. RZ-PD 20-1253

▶ Brian Grady, Development Services, calls RZ 20-1253.

▶ Kami Corbett, applicant rep, presents testimony.

▶ Joshua Blanco, applicant rep, presents testimony.

▶ Michael Alfieri, applicant rep, presents testimony.

▶ Michael Yates, applicant rep, presents testimony.

▶ Kami Corbett, applicant rep, presents testimony.

▶ Kevie Defranc, Development Services, staff report.

▶ Andrea Papendrew, Planning Commission, staff report.

▶ Susan Finch, ZHM, calls proponents.

▶ Betty Willis, proponent, presents testimony.

▶ Natalie Davis, proponent, presents testimony.

▶ Gus Weekley, proponent, presents testimony.

▶ Susan Finch, ZHM, calls opponents.

▶ Sam Calco, opponent, presents testimony.

MONDAY, AUGUST 16, 2021

- ▶ Jay Muffly, opponent, presents testimony.
- ▶ Elizabeth Nevel, opponent, presents testimony.
- ▶ Susan Finch, ZHM, question to Planning Commission.
- ▶ Andrea Papendrew, Planning Commission, responds to ZHM.
- ▶ Susan Finch, ZHM, calls Development Services/applicant rep.
- ▶ Susan Finch, ZHM, question to applicant.
- ▶ Jesse Blackstock, applicant rep, responds to ZHM.
- ▶ Kami Corbett, applicant rep, gave rebuttal.
- ▶ Michael Alfieri, applicant rep, gave rebuttal.
- ▶ Kami Corbett, applicant rep, gave rebuttal.
- ▶ Susan Finch, ZHM, question to applicant.
- ▶ Kami Corbett, applicant rep, responds to ZHM
- ▶ Susan Finch, ZHM, closes RZ 20-1253.

D.2. MM 21-0116

- ▶ Brian Grady, Development Services, calls MM 21-0116.
- ▶ William Molloy, applicant rep, presents testimony.
- ▶ Kristin Butts, applicant rep, presents testimony.
- ▶ William Molloy, applicant rep, presents testimony.
- ▶ Jeremy Couch, applicant rep, presents testimony.
- ▶ Michelle Heinrich, Development Services, staff report.
- ▶ Susan Finch, ZHM, questions to staff.
- ▶ Michelle Heinrich, Development Services, responds to ZHM.
- ▶ Susan Finch, ZHM, questions to County Attorney.
- ▶ Senior Assistant County Attorney Cameron Clark responds to ZHM.

- ▶ Andrea Papendrew, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, calls proponents.
- ▶ Barbara Aderhold, proponent, presents testimony.
- ▶ Gina McNairy, proponent, presents testimony.
- ▶ Steve Medendorp, proponent, presents testimony.
- ▶ Christopher Johnson, proponent, presents testimony.
- ▶ Jim Griffin, proponent, presents testimony.
- ▶ Paul Crowell, proponent, presents testimony.
- ▶ Stuart Sutton, proponent, presents testimony.
- ▶ Christopher Johnson, proponent, presents testimony.
- ▶ Susan Finch, ZHM, calls opponents.
- ▶ Dwight Lankford, opponent, presents testimony.
- ▶ Claire Lawhead, opponent, presents testimony.
- ▶ Susan Finch, ZHM, calls Development Services/applicant rep.
- ▶ Susan Finch, ZHM, question to applicant rep.
- ▶ William Molloy, applicant rep, responds to ZHM.
- ▶ William Molloy, applicant rep, gave rebuttal.
- ▶ Joshua Butts, applicant rep, gave rebuttal.
- ▶ Steve Henry, applicant rep, gave rebuttal.
- ▶ Susan Finch, ZHM, closes MM 21-0116.

D.3. RZ 21-0222

- ▶ Brian Grady, Development Services, calls RZ 21-0222.
- ▶ Michael Horner, applicant rep, presents testimony.
- ▶ Susan Finch, ZHM, questions to applicant rep.

MONDAY, AUGUST 16, 2021

- ▶ Michael Horner, applicant rep, responds to ZHM.
- ▶ Michael Yates, applicant rep, presents testimony.
- ▶ Steve Beachy, Development Services, staff report.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, questions to staff.
- ▶ Andrea Papendrew, Planning Commission, responds to ZHM.
- ▶ Susan Finch, ZHM, calls proponents/opponents.
- ▶ Todd Pressman, opponent representative, presents testimony.
- ▶ Ada Vanessa Toves, opponent, presents testimony.
- ▶ Denah Butts, opponent, presents testimony.
- ▶ Kelly Davis, opponent, presents testimony.
- ▶ Toni Boggie, opponent, presents testimony.
- ▶ Jeana Wynja, opponent, presents testimony.
- ▶ Susan Finch, ZHM, calls Development Services.
- ▶ James Ratliff, Development services, presents testimony.
- ▶ Susan Finch, ZHM, calls applicant rep.
- ▶ Michael Horner, applicant rep, gave rebuttal.
- ▶ Michael Yates, applicant rep, gave rebuttal.
- ▶ Susan Finch, ZHM, closes RZ 21-0222.

D.4. MM 21-0227

- ▶ Brian Grady, Development Services, calls MM 21-0227.
- ▶ Kami Corbett, applicant rep, presents testimony.
- ▶ Patricia Ortiz, applicant rep, presents testimony.
- ▶ Steve Henry, applicant rep, presents testimony.

MONDAY, AUGUST 16, 2021

- ▶ Israel Monsanto, Development Services, staff report.
- ▶ James Ratliff, Development Services, staff report.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, calls proponents.
- ▶ Amarjit Dhaliwal, proponent, presents testimony.
- ▶ Charanjit Marwah, proponent, presents testimony.
- ▶ Surleen Sahni, proponent, presents testimony.
- ▶ Sartaaaj Sahni, proponent, presents testimony.
- ▶ Dimitri Artzibushev, proponent, presents testimony.
- ▶ Kam Johal, proponent, presents testimony.
- ▶ Paramjit Singh, proponent, presents testimony.
- ▶ Jaspreet Dhau, proponent, presents testimony.
- ▶ Manvinder Taneja, proponent, presents testimony.
- ▶ Baljinder Singh, proponent, presents testimony.
- ▶ Susan Finch, ZHM, calls opponents.
- ▶ Jason Collins, opponent representative, presents testimony.
- ▶ Stephen Bien, opponent, presents testimony.
- ▶ Chris Milan, opponent, presents testimony.
- ▶ Keith Hall, opponent, presents testimony.
- ▶ Jonathan Vila, opponent, presents testimony.
- ▶ Barbara Aderhold, opponent, presents testimony.
- ▶ John Thomas, opponent, presents testimony.
- ▶ Susan Finch, ZHM, calls Development Services.
- ▶ James Ratliff, Development Services, presents testimony.

- ▶ Susan Finch, ZHM, questions to Development Services.
- ▶ James Ratliff, Development Services, responds to ZHM.
- ▶ Susan Finch, ZHM, calls applicant rep.
- ▶ Kami Corbett, applicant representative, gave rebuttal.
- ▶ Steve Henry, applicant representative, gave rebuttal.
- ▶ Jeremy Couch, applicant representative, gave rebuttal.
- ▶ Dhanna Malhi, applicant representative, gave rebuttal.
- ▶ Susan Finch, ZHM, closes MM 21-0227.

D.5. MM 21-0417

- ▶ Brian Grady, Development Services, calls MM 21-0417.
- ▶ John Grandoff, applicant rep, presents testimony.
- ▶ Israel Monsanto, Development Services, staff report.
- ▶ Susan Finch, ZHM, comment to Development Services.
- ▶ James Ratliff, Development Services, staff report.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, calls proponents/opponents.
- ▶ Tammi Morris, opponent, presents testimony.
- ▶ Susan Finch, ZHM, calls Development Services/applicant rep.
- ▶ John Grandoff, applicant rep, gave rebuttal.
- ▶ Steve Henry, applicant rep, gave rebuttal.
- ▶ Susan Finch, ZHM, closes MM 21-0417.

D.6. RZ-PD 21-0420

- ▶ Brian Grady, Development Services, calls RZ 21-0420.
- ▶ Kami Corbett, applicant rep, presents testimony.

- ▶ Alexis Crespo, applicant rep, presents testimony.
- ▶ Steve Henry, applicant rep, presents testimony.
- ▶ Michelle Heinrich, Development Services, staff report.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, calls for proponents.
- ▶ Todd Pressman, proponent rep, presents testimony.
- ▶ Shawn Wilson, proponent, presents testimony.
- ▶ Susan Finch, ZHM, calls opponents/Development Services.
- ▶ Brian Grady, Development Services, offers comments.
- ▶ Susan Finch, ZHM, calls applicant rep/closes RZ 21-0420.

D.8. RZ-PD 21-0558

- ▶ Brian Grady, Development Services, calls RZ 21-0558.
- ▶ Matt Newton, applicant rep, presents testimony.
- ▶ Steven Beachy, Development Services, staff report.
- ▶ Susan Finch, ZHM, questions to Development Services.
- ▶ Steven Beachy, Development Services, responds to ZHM.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, calls proponents/opponents/Development Services.
- ▶ Brian Grady, Development Services, presents testimony.
- ▶ Susan Finch, ZHM, calls applicant rep/closes RZ 21-0558.

D.9. RZ-PD 21-0742

- ▶ Brian Grady, Development Services, calls RZ 21-0742.
- ▶ Michael Horner, applicant rep, presents testimony.
- ▶ Michael Raysor, applicant rep, presents testimony.

MONDAY, AUGUST 16, 2021

- ▶ Israel Monsanto, Development Services, staff report.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, calls proponents/opponents.
- ▶ Tamala Smith, opponent, presents testimony.
- ▶ Susan Finch, ZHM, calls Development Services/applicant rep.
- ▶ Michael Horner, applicant rep, gave rebuttal.
- ▶ Susan Finch closes RZ 21-0742.

D.10. MM 21-0747

- ▶ Brian Grady, Development Services, calls MM 21-0747.
- ▶ Michael Horner, applicant rep, presents testimony.
- ▶ Michael Yates, applicant rep, presents testimony.
- ▶ Kevie Defranc, Development Services, staff report.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, calls proponents/opponents.
- ▶ James Wheeler, opponent, presents testimony.
- ▶ Susan Finch calls Development Services/applicant rep.
- ▶ Michael Horner, applicant rep, gave rebuttal.
- ▶ Susan Finch, ZHM, closes MM 21-0747.

D.11. RZ-PD 21-0749

- ▶ Brian Grady, Development Services, continues RZ 21-0749 to September 13, 2021.

ADJOURNMENT

- ▶ Susan Finch, ZHM, adjourns the meeting.

**Rezoning Application:** 21-0558  
**Zoning Hearing Master Date:** August 16, 2021  
**BOCC Land Use Meeting Date:** October 12, 2021

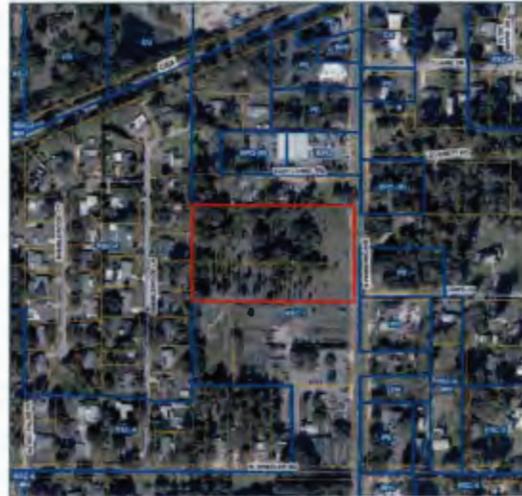


**Hillsborough  
 County Florida**

Development Services Department

**1.0 APPLICATION SUMMARY**

**Applicant:** AMQ International Corp  
**FLU Category:** Res 4  
**Service Area:** Urban  
**Site Acreage:** 5.5 Acres  
**Community Plan Area:** Seffner Mango  
**Overlay:** None  
**Request:** Rezone from ASC-1 to PD



**Request Summary:**

The existing zoning is ASC-1 which permits agricultural and residential uses pursuant to the development standards in the table below. The proposed zoning for Planned Development is to allow Professional and Medical Office uses pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

**Zoning:**

	Current ASC-1 Zoning	Proposed PD Zoning
Uses	Vacant, Agricultural Uses Residential lots permitted.	Professional and Medical Office with Maximum 55,000 Square Feet (sf), structures
Mathematical Maximum Entitlements*	5 Residential Lots Permitted	59,895 (sf) of Prof. Med. Office Uses

\*Mathematical maximum entitlements may be reduced due to roads, stormwater and other improvements.

**Development Standards:**

	Current ASC-1 Zoning	Proposed PD Zoning
Density / Intensity	1 dwelling unit (du)/acre (ac)	0.25 Floor Area Ratio (FAR) - 55,000 square feet (sf)
Lot Size / Lot Width	43,560 sf / 150'	5.5 ac/217'
Setbacks/Buffering and Screening	50' Front 50' rear/none 25' sides/none	30' Front 20' sides/20' Type B 20' rear/20' Type B
Height	50'	35'

Application No. 21-0558  
 Name: Brian Grady  
 Entered at Public Hearing: ZHM  
 Exhibit # 1 Date: 8/16/21

APPLICATION NUMBER: PD 21-0558

ZHM HEARING DATE: August 16, 2021

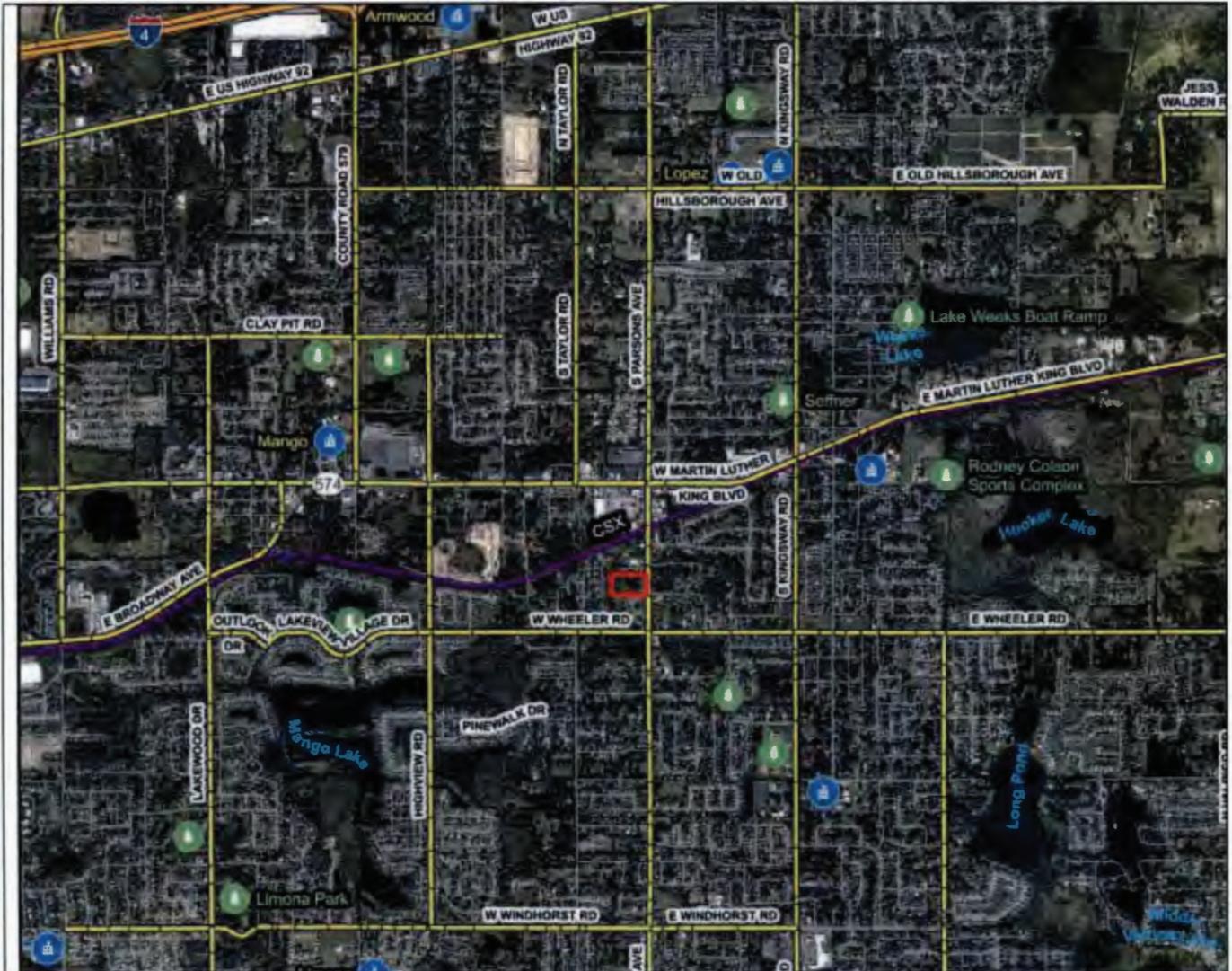
BOCC LUM MEETING DATE: October 12, 2021

Case Reviewer: Steve Beachy, AICP

• Additional Information:	
• PD Variations	• Applicant seeks relief from the requirement that they comply with the Hillsborough County Technical Manual TS-6 Standards
• Waiver(s) to the Land Development Code	• None
Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable Subject to Conditions

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map



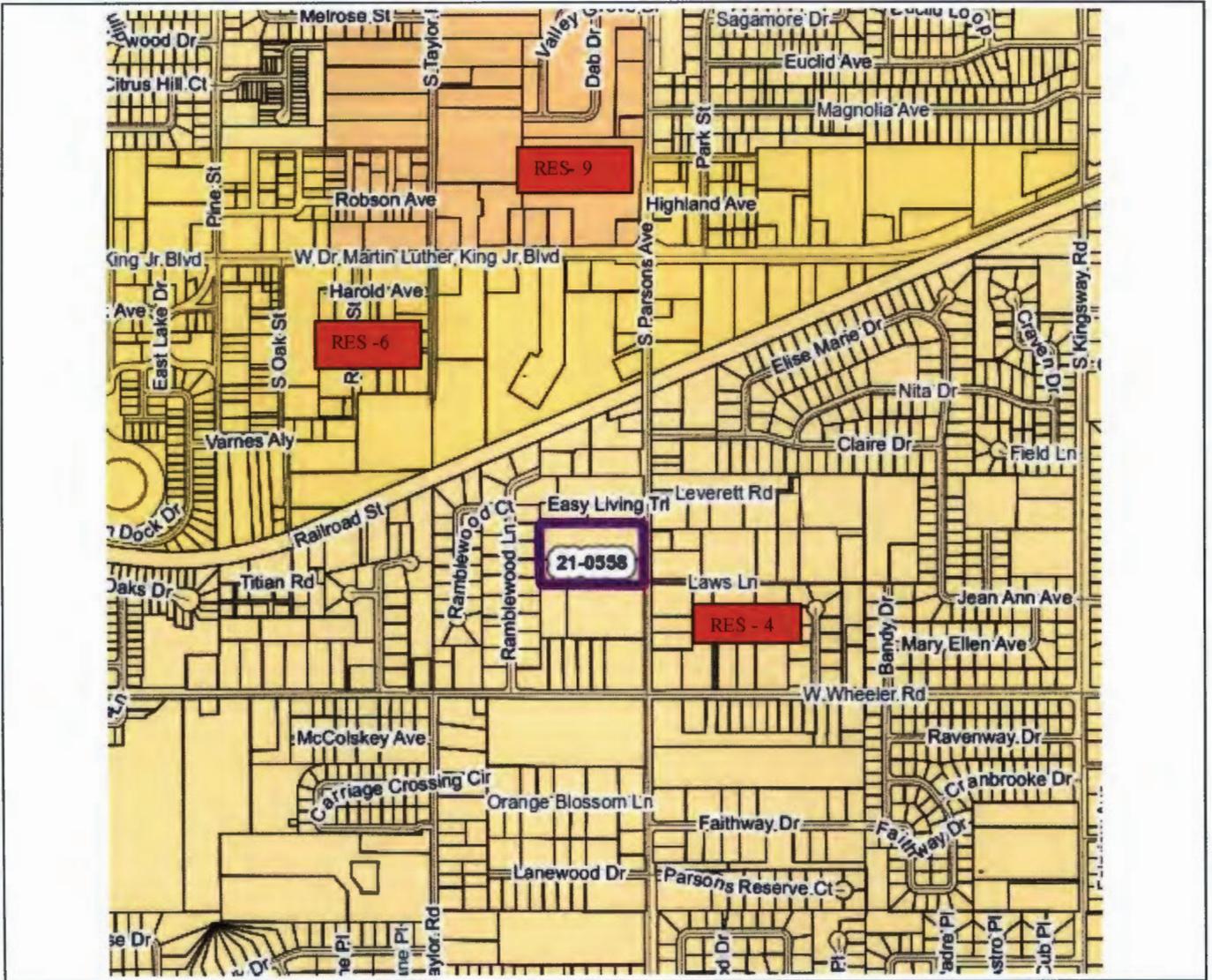
#### Context of Surrounding Area:

The subject parcels are located on west side of Parsons Avenue north of Wheeler Road and south of MLK Boulevard which is approximately 0.5 miles in length. Approximately 75 percent of the existing parcel frontage along this section of Parsons Avenue has zoning designations that include commercial entitlements, or agricultural zoning with commercial nursery uses.

While the subject parcels are in a commercial corridor, the immediate adjacent uses are more residential in character. The subject parcels are located immediately south of two parcels zoned ASC-1 with residential uses. The parcels to the west of the subject parcels are zoned RSC-4 with residential uses. The parcels to the south include a commercial nursery zoned ASC-1 and a county owned parcel used as a retention pond. The parcels located east of Parsons Avenue are zoned BPO with a single-family use, ASC-1 with a single-family use and a vacant PD with BPO uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

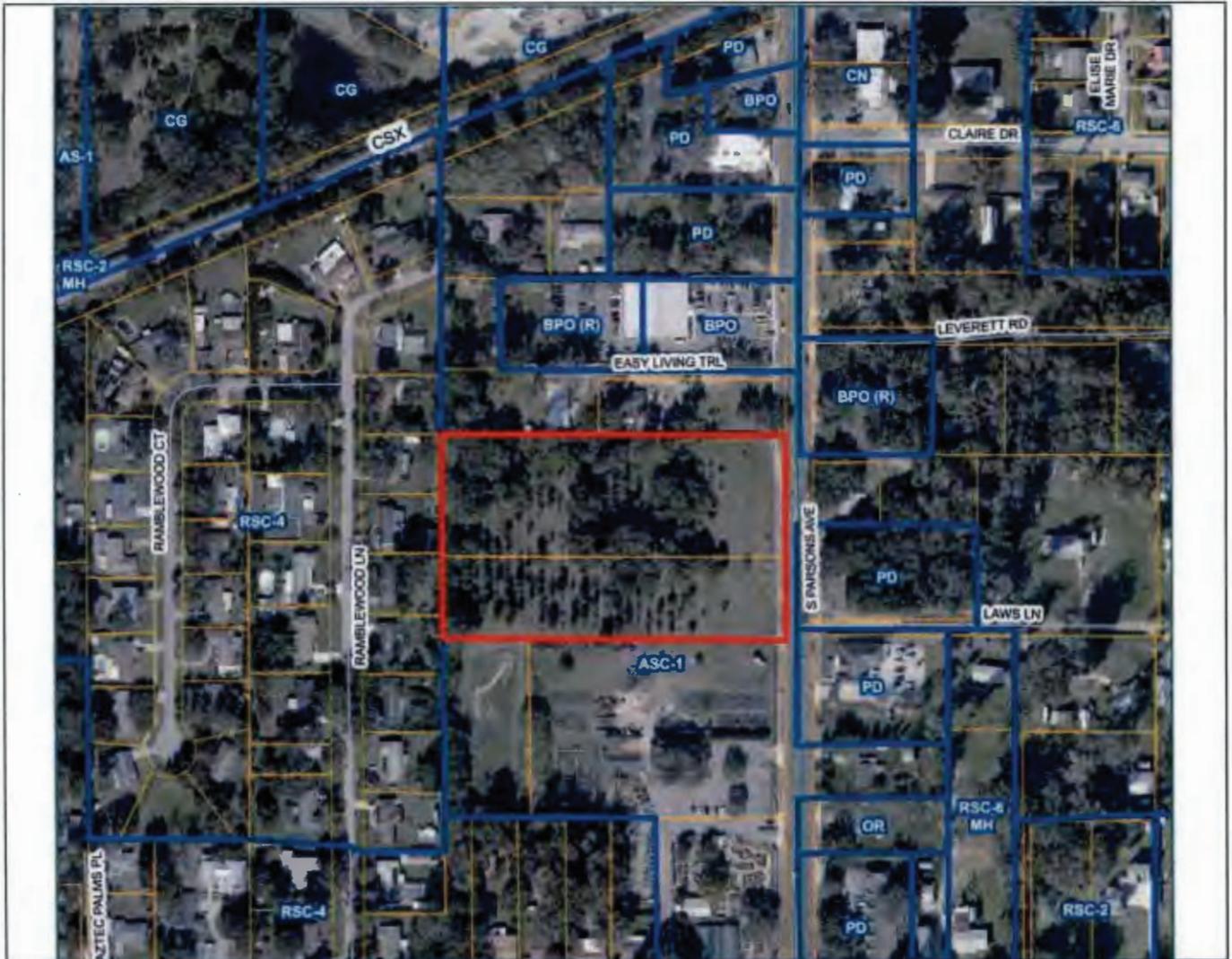
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential - 4
Maximum Density/F.A.R (Floor Area Ratio):	4 unit per acre / .25 FAR
Typical Uses:	Low density residential, suburban scale neighborhood commercial office, multi-purpose and mixed-use projects.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



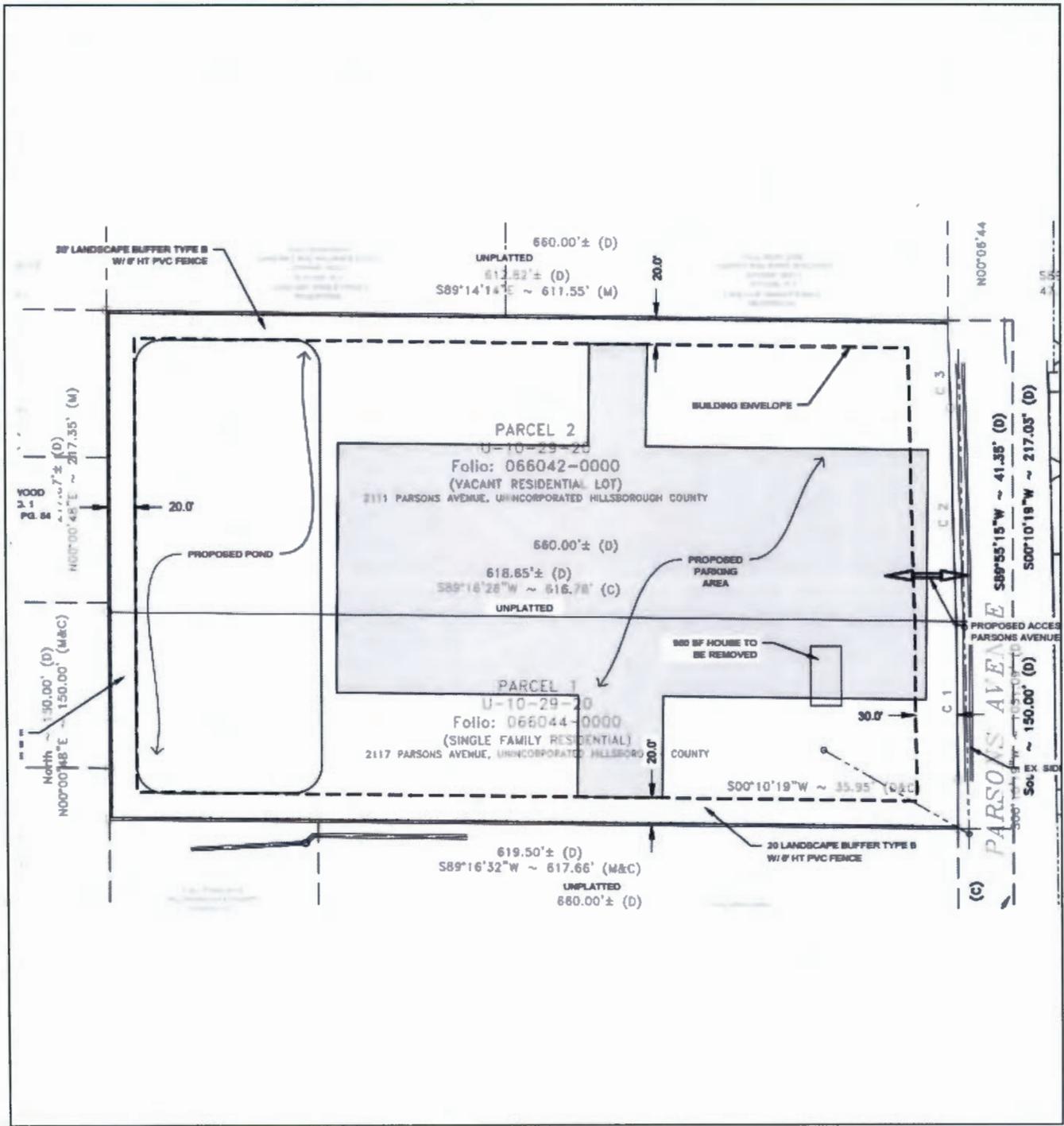
Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	ASC-1	1 dwelling unit (du) /acre	Agricultural, Residential	Single Family (SF) Homes
South	ASC-1	1 du/acre	Agricultural, Residential	Commercial Nursery / Retention Pond
West	RSC-4	4 du/acre	Residential	SF Homes

East	BPO ASC-1 PD PD	.19 FAR (10,000 square feet (sf)) 1 du/acre .11 FAR (6,000 sf) .09 FAR (4,500 sf)	BPO Zoning District Uses Agricultural/Residential BPO Zoning District Uses BPO Zoning District Uses	SF Home SF Home Vacant Vet Clinic
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2.0 LAND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER: PD 21-0558

ZHM HEARING DATE: August 16, 2021

BOCC LUM MEETING DATE: October 12, 2021

Case Reviewer: Steve Beachy, AICP

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APPLICATION NUMBER: PD 21-0558

ZHM HEARING DATE: August 16, 2021

BOCC LUM MEETING DATE: October 12, 2021

Case Reviewer: Steve Beachy, AICP

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
Parsons Ave.	County Arterial - Urban	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation  Not applicable for this request

	Average Annual Daily Trips
Existing	47
Proposed	1,913
Difference (+/-)	+1,866

\*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		None	None	Meets LDC
South		None	None	Meets LDC
East	X	None	None	Meets LDC
West		None	None	Meets LDC

Notes:

Design Exception/Administrative Variance  Not applicable for this request

Road Name/Nature of Request	Type	Finding
Parsons Ave./Substandard Roadway	Administrative Variance Requested	Approvable

Notes:

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

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No Wetlands Present
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <li><input type="checkbox"/> Wetlands/Other Surface Waters</li> <li><input type="checkbox"/> Use of Environmentally Sensitive Land Credit</li> <li><input type="checkbox"/> Wellhead Protection Area</li> <li><input type="checkbox"/> Surface Water Resource Protection Area</li> <li><input type="checkbox"/> Potable Water Wellfield Protection Area</li> <li><input type="checkbox"/> Significant Wildlife Habitat</li> <li><input type="checkbox"/> Coastal High Hazard Area</li> <li><input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor</li> <li><input type="checkbox"/> Adjacent to ELAPP property</li> <li><input type="checkbox"/> Other _____</li> </ul>				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b> <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Staff Report
<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Site should be served by Hillsborough County Water and Waste Water
<b>Hillsborough County School Board</b> Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Impact/Mobility Fees</b> (Various office uses)				
General Office (Per 1,000 s.f.) Mobility: \$6,669 Fire: \$158	Single Tenant Office (Per 1,000 s.f.) Mobility: \$8,004 Fire: \$158	Medical Office (10,000 s.f. or less) (Per 1,000 s.f.) Mobility: \$17,488 Fire: \$158		
Medical Office (greater than 10,000 s.f.) (Per 1,000 s.f.) Mobility: \$25,167 Fire: \$158				

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

**5.0 IMPLEMENTATION RECOMMENDATIONS**

**5.1 Compatibility**

The applicant is proposing a medical office use with a maximum of 55,000 sf and just under the maximum 0.25 FAR for the subject site located in the Seffner-Mango Community Plan area and the RES-4 Comprehensive Plan category.

The proposed project is located on the west side of Parsons Avenue along a portion of the corridor which is approved for, or developed with, commercial /office uses along 75 percent of the corridor. Approval of this request will not introduce any new incompatible uses to the area.

Immediately adjacent to the north and west of the site are existing residential uses with ASC-1 and RSC-4 zoned parcels to the north and west respectively. The applicant has proposed shielding these uses from the proposed project with a 20-foot buffer and Type B screening consisting of a 6-foot PVC fence. The applicant’s site plan shows four building envelopes with parking areas oriented internal to the site. The applicant is proposing buildings that shall have pitched roofs and be architecturally finished on all sides and no single building shall exceed 8,000 sf in area.

With these accommodations to the nearby residential uses staff finds that the applicant has proposed a use and form of development that is compatible with the Parsons Avenue corridor and the adjacent residences.

**5.2 Recommendation**

Given the overall compatibility of the proposed use with the Parsons Avenue corridor staff recommendation is for support.

**6.0 PROPOSED CONDITIONS**

Prior to site plan certification, the applicant shall revise site plan as follows:

- Identify the access connection serving folio# 63310.0000 (on the east side of Parson's Ave.), and adjust the project access connection arrow to align with the said driveway.
- Identify the 30' label on the eastern boundary of the site as a front yard setback.
- Identify the 20' label on the northern and southern and western boundaries of the site as side, side and rear yard setbacks respectively.

**Approval-** Approval of the request, subject to the conditions listed below, is based on the general site plan submitted July 8, 2019.

1. The be limited to up to 55,000 square feet of professional and medical office use.
2. The structures shall be developed to the following standards:
 

Minimum Front Yard Setback	30 feet
Minimum Side Yard Setback	20 feet
Minimum Rear Yard Setback	20 feet
Maximum Height	35 feet
3. Structures with a permitted height greater than 20 feet shall be set back an additional two feet for every one foot of structure height over 20 feet.
4. Buildings coverage shall not cover exceed more than twenty-five (25%) of the site, and the site's maximum impervious area shall not exceed seventy-five percent (75%).
5. The following buffering and screening standards shall apply:
  - a. A twenty-foot (20') type "B" landscape buffer and six-foot (6') vinyl fence shall be provided along the development's northern boundary;
  - b. A twenty-foot (20') type "B" landscape buffer and six-foot (6') vinyl fence shall be provided along the development's western boundary; and,
  - c. A twenty-foot (20') type "B" landscape buffer and six-foot (6') vinyl fence shall be provided along the development's southern boundary.
6. All buildings shall have pitched roofs, be architecturally finished on all sides, and no single building shall exceed eight thousand square feet (8,000 SF) in size.
7. The site shall be limited to one access connection on Parsons Avenue. All existing access connections shall be removed, and curbing restored to meet typical standards.
8. The stormwater management system shall be designed to comply with the Stormwater Technical Manual, latest edition, and the water quality requirements of the Southwest Florida Water Management District (SWFWMD).

- 9. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- 10. The construction and location of any proposed environmental impacts are not approved by this review but shall be considered by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code (LDC).
- 11. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval, unless otherwise stated herein
- 12. The development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

<b>Zoning Administrator Sign Off:</b>	 J. Brian Grady Mon Aug 9 2021 09:20:19
<b>SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN &amp; BUILDING REVIEW AND APPROVAL</b>	
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.	

APPLICATION NUMBER: PD 21-0558

ZHM HEARING DATE: August 16, 2021

BOCC LUM MEETING DATE: October 12, 2021

Case Reviewer: Steve Beachy, AICP

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## 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS



APPLICATION NUMBER: PD 21-0558

ZHM HEARING DATE: August 16, 2021

BOCC LUM MEETING DATE: October 12, 2021

Case Reviewer: Steve Beachy, AICP

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**9.0 FULL TRANSPORTATION REPORT (see following pages)**

**AGENCY REVIEW COMMENT SHEET**

**TO:** Zoning Technician, Development Services Department  
**REVIEWER:** Richard Perez, AICP  
**PLANNING AREA:** SM/Central

**DATE:** 08/03/2021  
**AGENCY/DEPT:** Transportation  
**PETITION NO:** RZ-21-0558

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

**REPORT SUMMARY AND CONCLUSIONS**

- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 1,866 average daily trips, 149 trips in the a.m. peak hour, and 185 trips in the p.m. peak hour.
- Parsons Ave. is a substandard arterial roadway. The applicant requested a Section 6.04.02.B Administrative Variance from the Section 6.04.03.L. requirement to improve the substandard roadway, which was found approvable by the County Engineer. If the rezoning is approved, the County Engineer will approve the Administrative Variance, upon which the developer will not be required to make improvements to Parsons Ave.
- Transportation Review Section staff has no objection to this request, subject to the proposed conditions herein.

**CONDITIONS OF APPROVAL**

- The site shall be limited to one access connection on Parsons Avenue. All existing access connections shall be removed, and curbing restored to meet typical standards.

*OTHER CONDITIONS:*

- Prior to site plan certification, the applicant shall revise site plan to identify the access connection serving folio# 63310.0000 (on the east side of Parson's Ave.), and adjust the project access connection arrow to align with the said driveway.

**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone two parcels totaling +/- 5.5 acres from Agricultural Single-Family Conventional (ASC-1) to Planned Development (PD) to construct a maximum of 55,000 sq. ft. of general office and medical office uses. The site is located on Parsons Ave., approximately 750 feet north of Wheeler Rd. The Future Land Use designation of the site is R-4.

**Trip Generation Analysis**

The applicant submitted a trip generation and site access analysis as required by the Development Review Procedures Manual (DRPM). 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, 10<sup>th</sup> Edition.

**Approved Zoning:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1: 5 Single Family Detached (ITE LUC 210)	47	4	5

**Proposed Zoning:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 55,000 Sq Ft Medical-Dental Office (ITE LUC 720)	1,913	153	190

**Trip Generation Difference:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>(+) 1,866</b>	<b>(+) 149</b>	<b>(+) 185</b>

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 1,866 average daily trips, 149 trips in the a.m. peak hour and 185 p.m. peak hour trips.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

Parsons Avenue is a substandard, 4-lane, undivided, urban county arterial roadway with +/- 11-foot travel lanes and a 14-foot two-way center turn lane. Along the project frontage, the roadway consists of +/- 58 feet of pavement within a +/- 82-foot wide right-of-way. There are +/- 5-foot sidewalks and curb and gutter on both sides of Parsons Avenue; and no bike lanes in the vicinity of the proposed project.

Pursuant to the Hillsborough County Transportation Technical Manual, a urban arterial roadway shall meet the typical section TS-6 standard. TS-6 standard includes 11-foot-wide lanes, 18-foot raised medians, 7-foot buffered bike lanes, and 5-foot wide sidewalks within a minimum of 110 feet of right-of-way.

Parsons Avenue is not included on the Hillsborough County Corridor Preservation Plan.

**SITE ACCESS**

The site plan proposes one pedestrian and vehicular access connection on Parsons Avenue. The two existing driveway connections shall be removed at the time of site construction.

Note, the proposed PD site plan is not showing an existing driveway on the east side of the Parsons Ave. (folio# 63310.0000) that appears on the County GIS viewer to be slightly offset from the site plan’s

proposed access connection. Staff is recommending that prior to PD site plan certification that the applicant depict the said existing driveway on the site plan and adjust the project's access connection to align with it.

The site access analysis submitted by the applicant demonstrates that the potential traffic generated by the proposed office uses do not meet warrants to require turn lane improvements.

**REQUESTED ADMINISTRATIVE VARIANCE: PARSONS AVE SUBSTANDARD ROADWAY**

The applicant submitted a Section 6.04.02.B. Administrative Variance Request (dated July 22, 2021) from the Section 6.04.03. L. LDC requirement, governing improvements to substandard roadways. Based upon the substandard condition of Parsons Ave. the LDC requires that improvements to meet the current standards of the Hillsborough County Transportation Technical Manual (TTM) TS-6 Typical Section (for 4-Lane, divided, Urban Arterial Roadways). The applicant is requesting to be exempted from improving Parsons Ave. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on July 29, 2021. If this rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request.

**LEVEL OF SERVICE (LOS)**

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
PARSONS AVE	WINDHORST RD	M L KING BLVD	D	C

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



MEMORANDUM

**TO:** Michael J. Williams, P.E. Hillsborough County Engineer  
**FROM:** Shumaker, Loop & Kendrick, LLP  
**DATE:** July 22, 2021  
**RE:** Request for Administrative Variance to LDC Part 6.04.00  
PD 21-0558

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BACKGROUND

PD 21-0558 is a rezoning application that seeks professional and medical office entitlements on 5.18 acres of land at a density of 0.25 FAR. The land has access exclusively from Parsons Avenue. The proposed development is located west of Parsons Avenue just north of its intersection with Wheeler Road. The segment of Parsons is a 4-lane urban roadway classified as a county arterial road on Map 2B of Hillsborough County's Comprehensive Plan. Hillsborough County Comprehensive Plan's Map 25 does not indicate the impacted segment of Parsons Avenue as a right-of-way preservation corridor.

The Applicant submitted a traffic study dated June 17, 2021 to demonstrate that the adjacent segment of Parsons Avenue will acceptably operate at peak hour after development without improvements (copy enclosed). This study is premised on a trip generation estimate of both medical and professional office uses, an evaluation of the site access driveway to Parsons and the adjacent segment of Parsons Avenue (applying an analysis-horizon of 2024), current and future projected traffic volumes (adjusted for seasonal factors and the COVID-19 ongoing public emergency), a level of service analysis of the adjacent segment of Parsons Avenue, an review of the intersection of Parsons Avenue and the project's driveway, and an evaluation on whether a turn lane at the project's site driveway is warranted. The study concludes that the adjacent segment of Parsons Avenue is anticipated to operate acceptably for future 2024 peak hour traffic conditions both with and without development of the subject project, the study intersection is anticipated to operate acceptably for peak hour post-development traffic conditions, and that new site access turn lanes are not warranted.

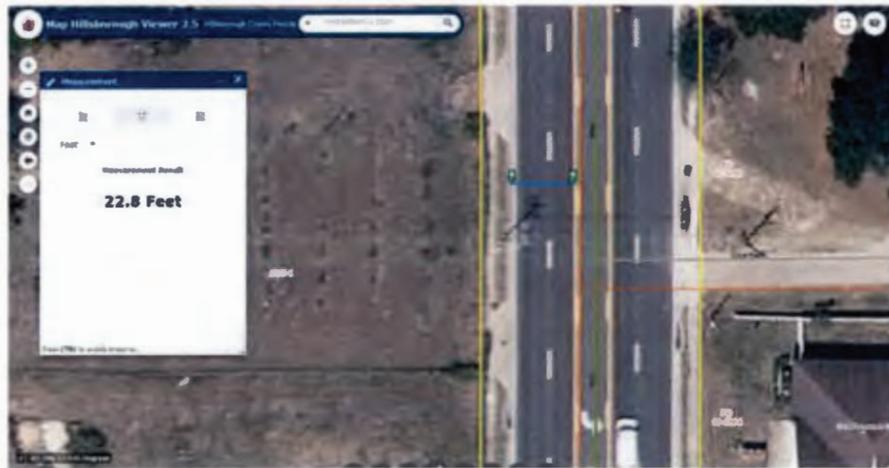
This administrative variance application seeks relief from the parameters of drawing number TS-6 of Hillsborough County's technical manual as it is impossible to reach precise compliance with the standards with available right-of-way. The following table demonstrates areas of compliance and noncompliance:

Area of Parsons Road Impacted by PD 21-0558			
	TS-6 REQUIREMENT	EXISTING ROAD	COMPLIANT
Right of Way Width	110'	≈80'*	No
Lane Width	22' from median to bike lane	≈22'* from center lane to edge of pavement	Yes
Sidewalk Width	5'	≈5'*	Yes
Sidewalk to Pavement Landscape Buffer	6'	≈5'*	No
Bicycle Lane Width	7'	∅	No
Median	18' raised	≈14'* two-way center left turn lane	No
Curbs and Gutters	Present	Present	Yes

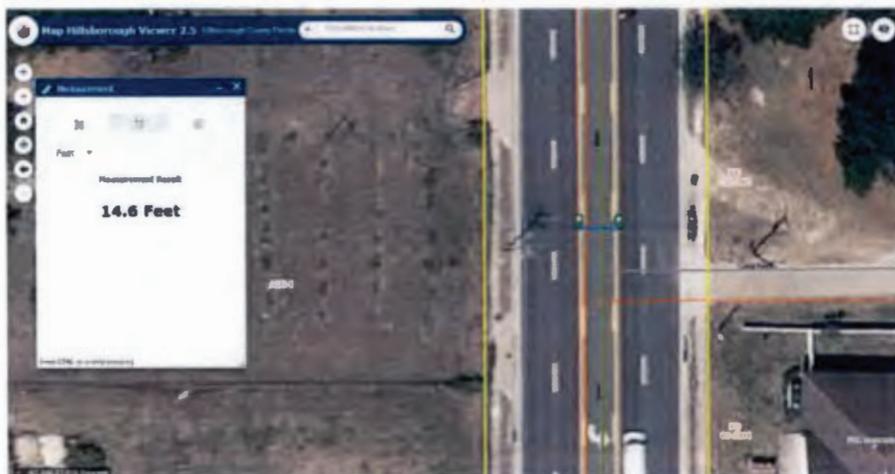
\* Dimensions are estimated from publicly available GIS software



Figure 1. GIS Measurement of Hillsborough County's GIS Map showing an estimated ROW distance of eighty feet.



*Figure 2. GIS Measurement of Hillsborough County's GIS Map showing an estimated lane width of distance of twenty-two feet.*



*Figure 3. GIS Measurement of Hillsborough County's GIS Map showing an estimated center lane width of fourteen feet.*

#### STANDARD OF REVIEW

Hillsborough County's County Engineer may grant administrative variances to the County's Access Management Standards under the following circumstances:

1. There is an unreasonable burden on the applicant,
2. The variance would not be detrimental to the public health, safety, and welfare; and,
3. Without the variance, reasonable access cannot be provided.

In the evaluation of the variance request, the issuing authority shall give valid consideration to the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas.

ANALYSIS

Here, Applicant satisfies all three criteria necessary for an administrative variance to Part 6.04.00 of Hillsborough County's Land Development Code:

**Conforming the adjacent segment of Parsons Avenue to TS-6 standards would be an unreasonable burden on the applicant.** Compliance with TS-6 standards within existing right of way is geometrically impossible. Based on aerial photography of the area, this segment of Parsons Avenue is generally consistent with the character of this road; no segments of Parsons Road exist to which any developer may connect bicycle lanes or a raised median. Furthermore, with existing available right of way at about 80' in width, the introduction of an 18' raised median, two 7' buffered bike lanes, and other features required by strict adherence to TS-6 standards would require use of private property. As Applicant is not a public entity with the power of eminent domain, the burden of acquiring the full 110' of right of way required by Hillsborough County's Transportation Technical Manual to achieve compliance is not proportionate to the impacts of Applicant's proposed use of Parsons Road. Furthermore, this segment of Parsons Avenue is not a preservation corridor, and compelling the acquisition of additional right-of-way as a condition of approval would not have an essential nexus to a legitimate public purpose under the laws of Florida regulating unlawful exactions.

**Allowing access to Parsons Avenue without requiring conformance to TS-6 standards would not be detrimental to the public health, safety, and welfare.** A professional engineer has examined the trip generation estimate of both medical and professional office uses, evaluated the site access driveway to Parsons and the adjacent segment of Parsons Avenue (applying an analysis-horizon of 2024), reviewed current and future projected traffic volumes (adjusted for seasonal factors and the COVID-19 ongoing public emergency), analyzed the level of service of the adjacent segment of Parsons Avenue, reviewed the intersection of Parsons Avenue and the project's driveway, and evaluated whether a turn lane at the project's site driveway is warranted for Applicant's proposed development. As the study concluded that the adjacent segment of Parsons Avenue is anticipated to operate acceptably for future 2024 peak hour traffic conditions both with and without the proposed development of the subject project, concluded that the study intersection is anticipated to operate acceptably for peak hour post-development traffic conditions, and concluded that new site access turn lanes are not in fact warranted, granting Applicant's proposed variance without additional improvements would not be detrimental to the public health, safety, and welfare (a copy of the traffic study is enclosed with this request).

**Without a variance to allow access to Parsons Avenue, Applicant is deprived of reasonable access to its property.** Applicant's only possible access to its land is via Parsons Avenue. Without a variance to permit access onto this road, Applicant is plainly deprived of meaningful access to its property.

Accordingly, Applicant respectfully requests the following administrative variance:

*To permit access onto a 4 lane divided urban collector with less than 110' of right of way, no raised median, and no buffered bike lanes, when 110' of right of way, an 18' raised median, and 7' buffered bike lanes would otherwise be required.*

Respectfully submitted,



Matt Newton  
Shumaker, Loop & Kendrick, LLP

Enclosures:

- Google Street view image of affected segment of Parsons Avenue captured March 2021;
- Aerial photograph of affected segment of Parsons Avenue captured March 5, 2021;
- Drawing No. TS-6 of Hillsborough County's Transportation Technical Manual;
- PD 21-0558 Site Plan dated July 7, 2021;
- Parsons Avenue Office Site Traffic Impact Study dated June 17, 2021.

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

- Disapproved
- Approved
- Approved with Conditions

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

Date: \_\_\_\_\_

Sincerely,

Michael J. Williams, P.E.  
Hillsborough County Engineer



# 2111-2117 Parsons Avenue

Received July 26, 2021  
Development Services



© All Pictometry

03/05/2021

21-0558



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
Parsons Ave.	County Arterial - Urban	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	47	4	5
Proposed	1,913	153	190
Difference (+/-)	+1,866	+149	+185

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

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

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Parsons Ave./Substandard Roadway	Administrative Variance Requested	Approvable
Notes:		

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

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

# PD 21-0558

Application No. 21-0558  
Name: Mr & Mrs Newman  
Entered at Public Hearing: ZHM  
Exhibit # 2 Date: 8/16/21





**PROJECT DATA TABLE**

PLAT NUMBERS: 06044.0000, 06042.0000

SECTION/TOWNSHIP/RANGE	S10 T28S R02E
GRASSLAND DISTRICT	41 18 AC
COMMUNITY PLANNING AREA	ASC-1
FUTURE LAND USE	SEFFNER MANHO R-4
CURRENT USE	SINGLE FAMILY, VACANT
PROPOSED ZONING	OFFICE / MEDICAL
MAXIMUM DEVELOPMENT	50,000 SF OF OFFICE/MEDICAL USE
UNIT HEIGHT	1 STORY
BOARDS OF WATER	NONE

SETBACKS: REFER TO DEVELOPMENT SUMMARY TABLE  
 WATER & SEWER CURRENTLY PROVIDED BY HILLSBOROUGH COUNTY PUBLIC UTILITIES  
 ROADS WITHIN THE PROJECT ARE PRIVATE

**DEVELOPMENT SUMMARY**

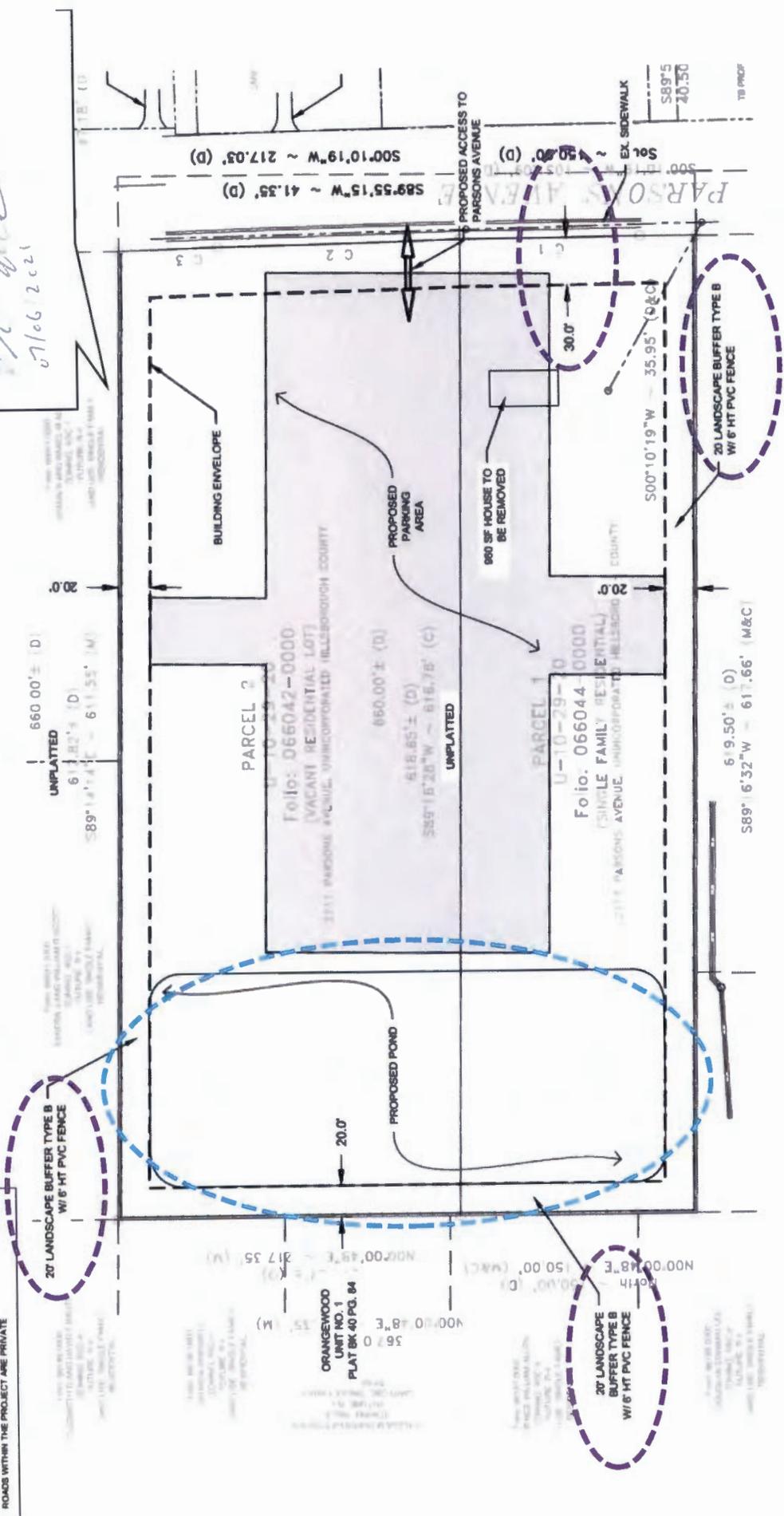
Acres	Proposed Use	Minimum Building Setbacks				Max. Bldg Area	Max. Impervio Area	Max. Height F.A.R.
		Front	Side	Rear				
±5.18	OFFICE / MEDICAL	30'	20'	20'	25%	75%	35 FT	

To whom it may concern:

Dear Zoning Hearing Master and Board of County Commissioners  
 I reside at 706 Easy Living Trail in Seffner, just south of 2111 Parsons Avenue. This is the same parcel as the site plan and proposed rezoning for PG 21-0539. I believe it is consistent with the character of the area and I support the development as proposed.

Basel Ahnen

3/26/21  
 07/06/2021



# Proposal within character of past approvals in area

- **1998:** Via RZ 98-0632-BR, Hillsborough County rezoned 1.08 acres from ASC-1 to planned development allowing business professional uses;
- **2002:** Via RZ 02-1382, Hillsborough County rezoned 1.13 acres from ASC-1 to planned development allowing business professional uses (with architectural conditions);
- **2003:** Via RZ 03-0864, Hillsborough County rezoned 1.1 acres from ASC-1 to planned development allowing business professional office uses (with architectural conditions);
- **2004:** Via RZ 04-156, Hillsborough County rezoned 0.45 acres from ASC-1 to planned development allowing business professional office uses (with architectural conditions);
- **2006:** Via RZ 06-0856 BR, Hillsborough County rezoned 1.63 acres from ASC-1 to BPO-R (site shall be limited to 10,000 SF of Business Professional Office uses with no individual building exceeding 5,000 SF of floor area; all buildings shall have a pitched roof and be architecturally finished on all sides);
- **2009:** Via RZ 09-0093 BR, Hillsborough County rezoned 0.53 acres from ASC-1 to OR;
- **2009:** Via RZ-09-0525 BR, Hillsborough County rezoned an acre of land from ASC-1 to BPO-R (site shall architecturally be residential in style with a pitched roof; maximum building height shall be 35 feet).

# Conditions consistent with character of past approvals in area

1. The be limited to up to 55,000 square feet of professional and medical office use.
2. The structures shall be developed to the following standards:

Minimum Front Yard Setback	30 feet
Minimum Side Yard Setback	20 feet
Minimum Rear Yard Setback	20 feet
Maximum Height	35 feet
3. Structures with a permitted height greater than 20 feet shall be set back an additional two feet for every one foot of structure height over 20 feet.
4. Buildings coverage shall not cover exceed more than twenty-five (25%) of the site, and the site's maximum impervious area shall not exceed seventy-five percent (75%).
5. The following buffering and screening standards shall apply:
  - a. A twenty-foot (20') type "B" landscape buffer and six-foot (6') vinyl fence shall be provided along the development's northern boundary.
  - b. A twenty-foot (20') type "B" landscape buffer and six-foot (6') vinyl fence shall be provided along the development's western boundary; and,
  - c. A twenty-foot (20') type "B" landscape buffer and six-foot (6') vinyl fence shall be provided along the development's southern boundary.
6. All buildings shall have pitched roofs, be architecturally finished on all sides, and no single building shall exceed eight thousand square feet (8,000 SF) in size.
7. The site shall be limited to one access connection on Parsons Avenue. All existing access connections shall be removed, and curbing restored to meet typical standards.

# Proposal is consistent with Seffner-Mango Community Plan

2. **Goal:** Enhance community character and ensure quality residential and nonresidential development.

**Strategies:**

- Support in-fill development and redevelopment within the Urban Service Area while providing for compatibility with existing uses.

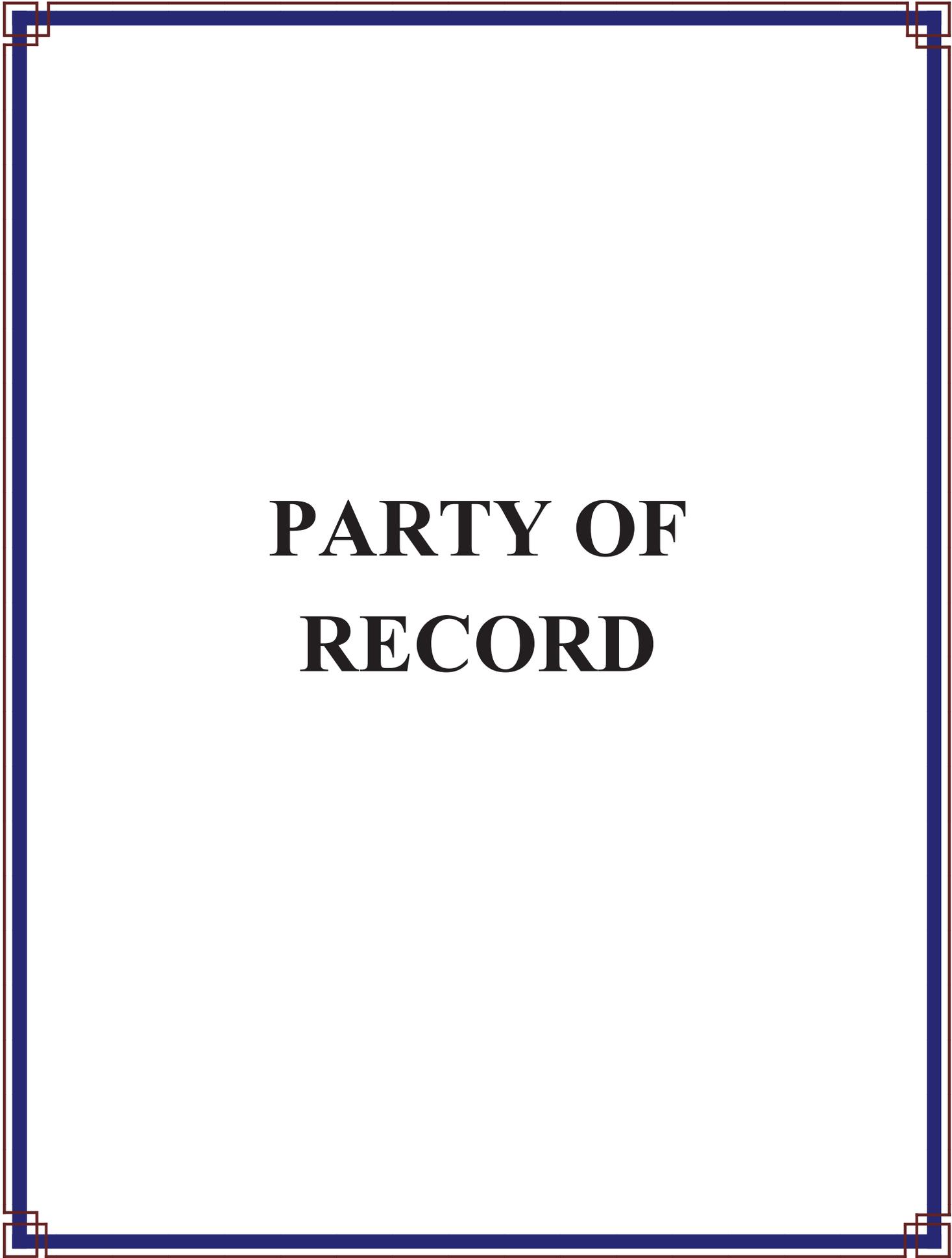
4. **Goal:** Enhance public safety and community appearance.

**Strategies:**

- Public buildings shall reflect a small town character by limiting height to thirty-five (35'), having pitched roofs, a defined entrance, and regular fenestration along the front façade.

21-0558 PROPOSED CONDITION

- 13.) EACH BUILDING'S FRONT ELEVATION SHALL FACE THE INTERNAL PROPOSED PARKING AREA.



**PARTY OF  
RECORD**



**Hillsborough  
County Florida**  
Development Services

601 E. Kennedy Blvd., 19th Floor | (813) 272 5600

# Additional / Revised Information Sheet

Received July 7, 2021  
Development Services

Date Stamp Here

Application Number: PD 21-0558 Applicant's Name: AMQ International Corp.

Reviewing Planner's Name: Stephen Beachy, AICP Date: July 6, 2021

Application Type:

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

Current Hearing Date (if applicable): 07 / 26 / 2021

### The following must be attached to this Sheet.

Cover Letter with summary of the changes and/or additional information provided. If a revised Site Plan is being submitted, all changes on the site plan must be listed in detail in the Cover Letter.

An updated Project Narrative consistent with the changes or additional information provided, if applicable.

Submittal Via:

Email (Preferred). Note that no follow up paper file is necessary. Pdf format only. Maximum attachment(s) size is 15 MB.

Email this sheet along all the additional/revised submittal items in pdf to: [ZoningIntake-DSD@hcflgov.net](mailto:ZoningIntake-DSD@hcflgov.net)

Mail or delivery. Number of Plans Submitted: Large \_\_\_\_\_ Small \_\_\_\_\_

For PD, MM, PRS and SU: 7 large copies 24"X36", one small 8.5X11".  
 For RZ-Standard: if plot plan is larger than 8.5"X11", 7 large copies should be submitted.  
 For Minor Change: 6 large copies.  
 For Variances or Conditional Use permits: one 8.5"X11" or larger)

**Mail to:**  
 Development Services Department  
 Community Development Division  
 P.O. Box 1110  
 Tampa, FL 33601-1110

**Hand Deliver to:**  
 County Center  
 Development Services Department  
 19th Floor  
 601 E. Kennedy Blvd., Tampa

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

Signature

**07/06/2021**

Date

FOR OFFICE USE ONLY

- Notification E-Mail Sent  Scanned into OPTIX  
 Transmittal Completed

In-Take Completed by: \_\_\_\_\_

To whom it may concern

Dear Zoning Hearing Master and Board of County  
Commissioners:

I reside at 706 Easy Living Trail in Seffner, just north of 2111  
Parsons Avenue. This is our homestead and primary  
residence. After reviewing the site plan and proposed  
conditions for PD 21-0558, I believe it is consistent with the  
character of the area and I support the development as  
proposed.

Basel Alwawi



07/06/2021