

Rezoning Application: 22-1303 (REMAND)

Zoning Hearing Master Date: February 20, 2023

BOCC Land Use Meeting Date: April 11, 2023

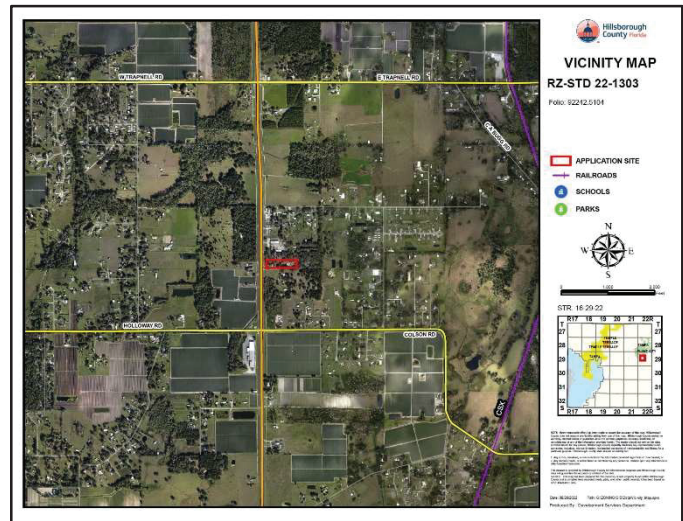


**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: David Mullen
 FLU Category: Residential -1 (Res-1)
 Service Area: Rural
 Site Acreage: 2.51 +/-
 Community Plan Area: East Rural
 Overlay: None
 Request: Rezone from **Agricultural Single Family-1 (AS-1)** to **Commercial General- Restricted (CG-R)**.



Request Summary:

The request is to rezone from the existing from Agricultural Single Family -1 (AS-1) to Commercial General - Restricted (CG-R) zoning district. The proposed zoning for CG permits Commercial, Office and Personal Services development on lots containing a minimum of 10, 000 square feet. The application was remanded at the January BOCC Land Use Meeting to further address an objection raised by Transportation Review Staff. The applicant has offered a restriction limiting the parcel to one access to be built in accordance with Hillsborough County standards.

Zoning:

Uses	Current AS-1 Zoning	Proposed CG Zoning
		Single-Family Residential/Agricultural
Acreage	2.51+/- Acres (ac)	2.51+/- ac/ 109,335.6 square feet (sf)
Density / Intensity	1 du per 1 acre	F.A.R. 0.27
Mathematical Maximum*	1 Dwelling Unit (du)	29,520.61 sf
* Mathematical Maximum entitlements may be reduced due to roads, stormwater and other improvements.		

Development Standards:

	Current AS-1 Zoning	Proposed CG Zoning
Density / Intensity	1 du per 1 acre	F.A.R. 0.27
Lot Size / Lot Width	43,560 sf / 150'	10,000 sf / 75'
Setbacks/Buffering and Screening	50' - Front 50' - Rear 15' - Sides	30' - Front (West) 20' Type B Buffer - Rear (East) 20' Type B Buffer - Side (Southeast boundary)
Height	50'	50'

Additional Information:

PD Variations N/A

Waiver(s) to the Land Development Code None

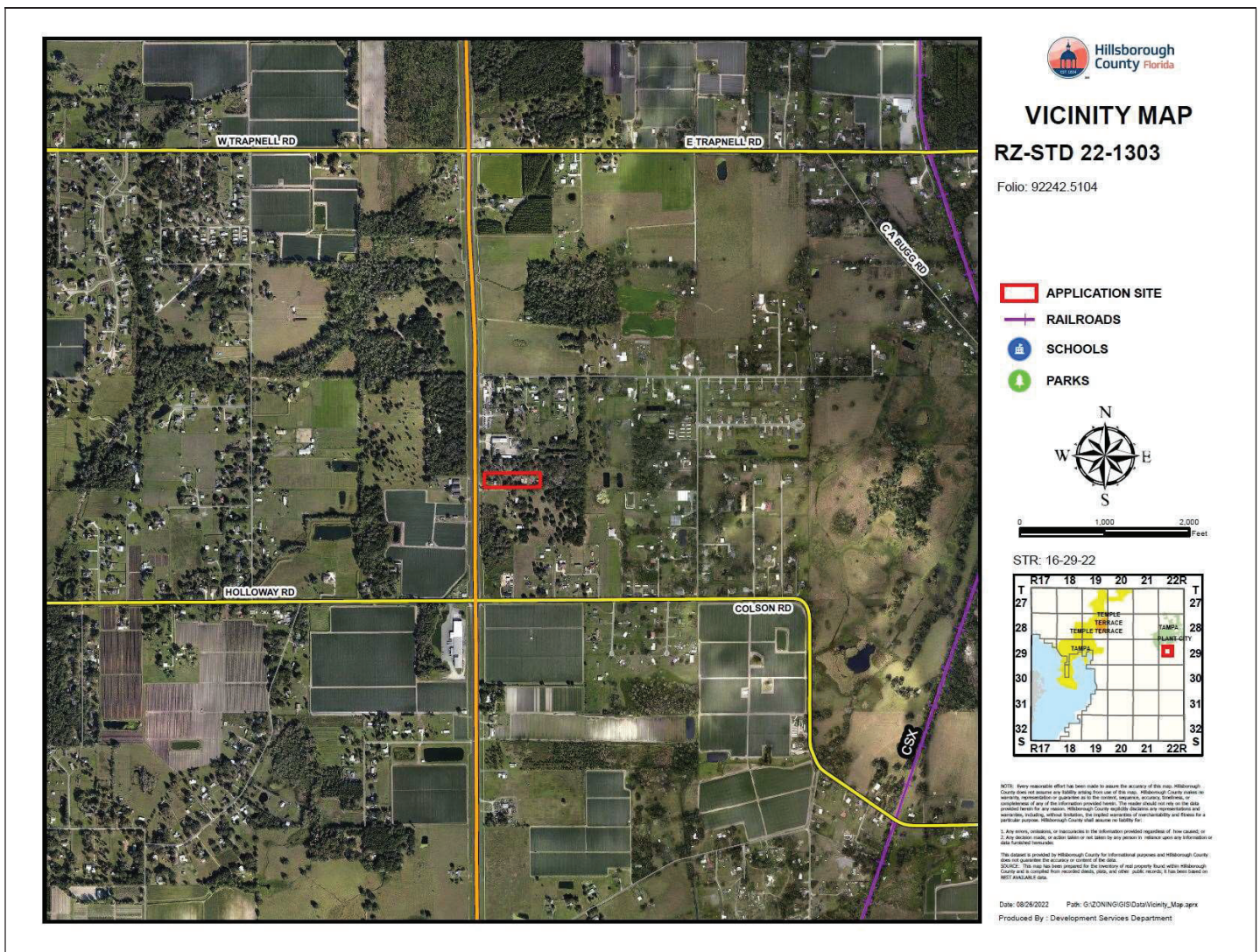
Additional Information:

Planning Commission Recommendation Inconsistent

Development Services Department Recommendation Approvable, with Restrictions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

The site is located in an area comprised of mixed and commercial uses and rural-agricultural. The subject site is surrounded by properties with a Res -1 category which permits commercial, office and multi-purpose uses. The site is adjacent to commercial, agricultural, and residential type use properties. The adjacent properties are zoned (AS-1) Agricultural Single-Family - 1 (to the west, south and east), (CG) Commercial General and (AS-1) Agricultural Single-Family (to the north).

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Zoning Hearing Master Date: February 20, 2023

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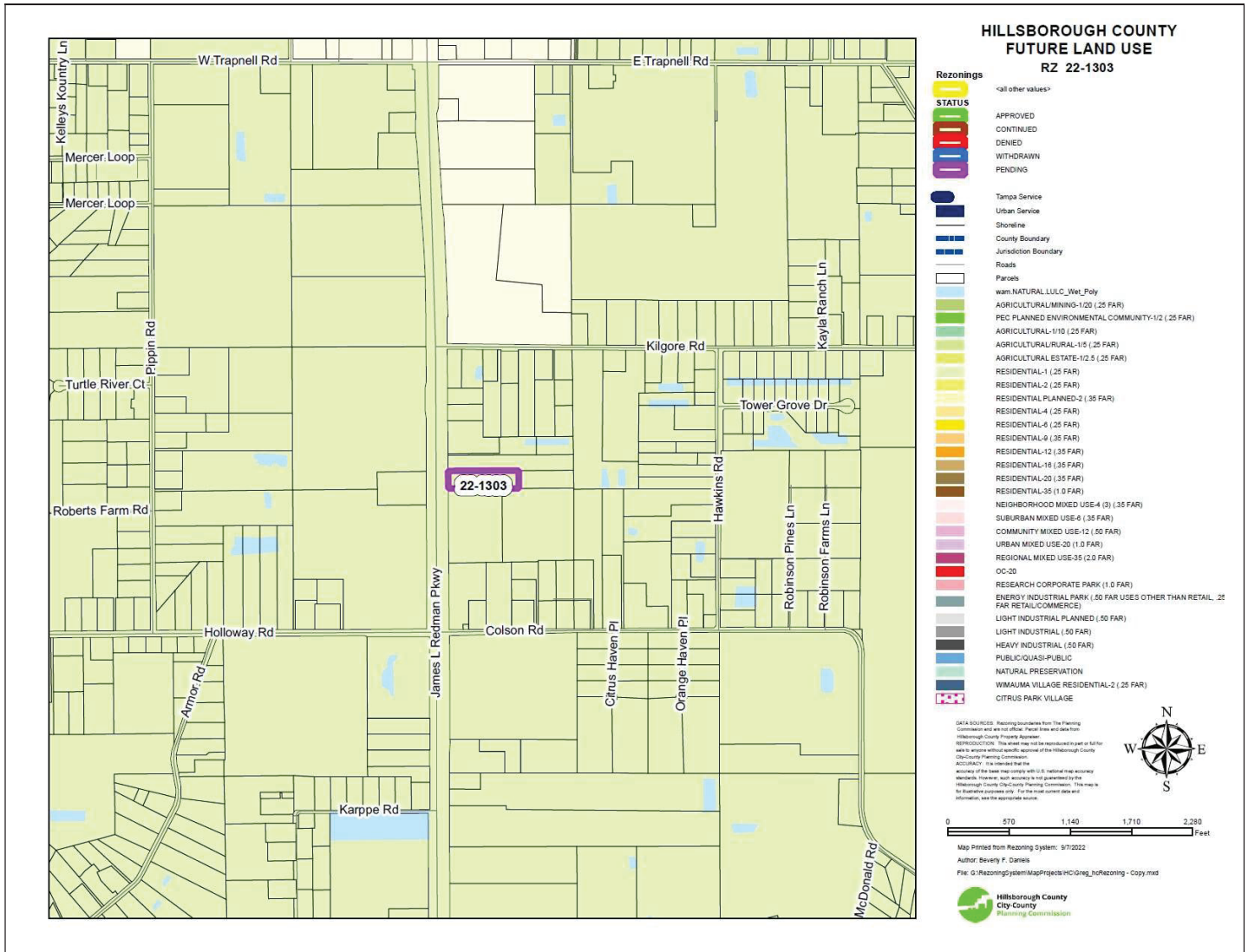


Hillsborough County Florida

Development Services Department

2.0 LAND USE MAP SET AND SUMMARY DATA

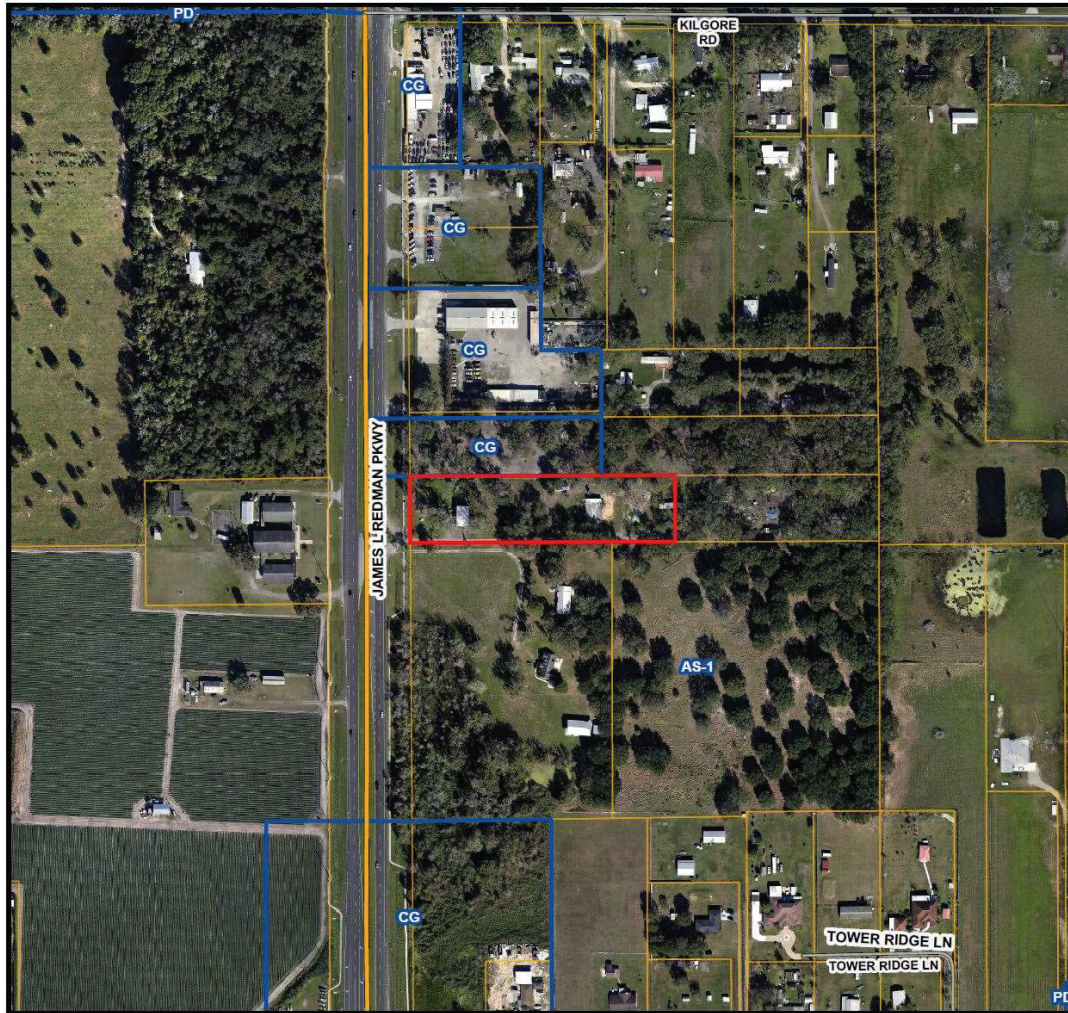
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential 1 (Res-1)
Maximum Density/F.A.R.:	1 dwelling unit per Gross Acre (ga)/ 0.25 F.A.R.
Typical Uses:	Residential, community scale retail commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. Non-residential land uses must be compatible with residential uses through established techniques of transition or by restricting the location of incompatible uses. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



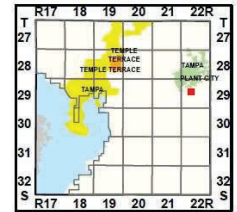
ZONING MAP
RZ-STD 22-1303
 Folio: 92242.5104

- APPLICATION SITE
- ZONING BOUNDARY
- PARCELS
- S SCHOOLS
- P PARKS
- SDEINT.DBO.ROADS



0 250 500 Feet

STR: 16-29-22



NOTE: Some reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map. Hillsborough County neither warrants, represents or guarantees the accuracy or content of this map. Hillsborough County neither warrants nor represents that the information is current, complete, accurate, reliable or that the information is for any purpose. Hillsborough County neither warrants nor represents that the information is for any purpose. Hillsborough County shall assume no liability for:

1. Any errors, omissions, or inaccuracies in the information presented regardless of how caused or
2. Any decision made, or action taken or not taken by any person in reliance upon any information or data contained herein.

This document is provided to Hillsborough County for informational purposes and Hillsborough County does not guarantee the accuracy or content of this map. Hillsborough County neither warrants nor represents that the information is current, complete, accurate, reliable or that the information is for any purpose. Hillsborough County shall assume no liability for:

Date: 08/26/2022 Path: G:\ZONING\GIS\Data\Zoning_Map.aprx
 Produced By: Development Services Department

Adjacent Zonings and Uses

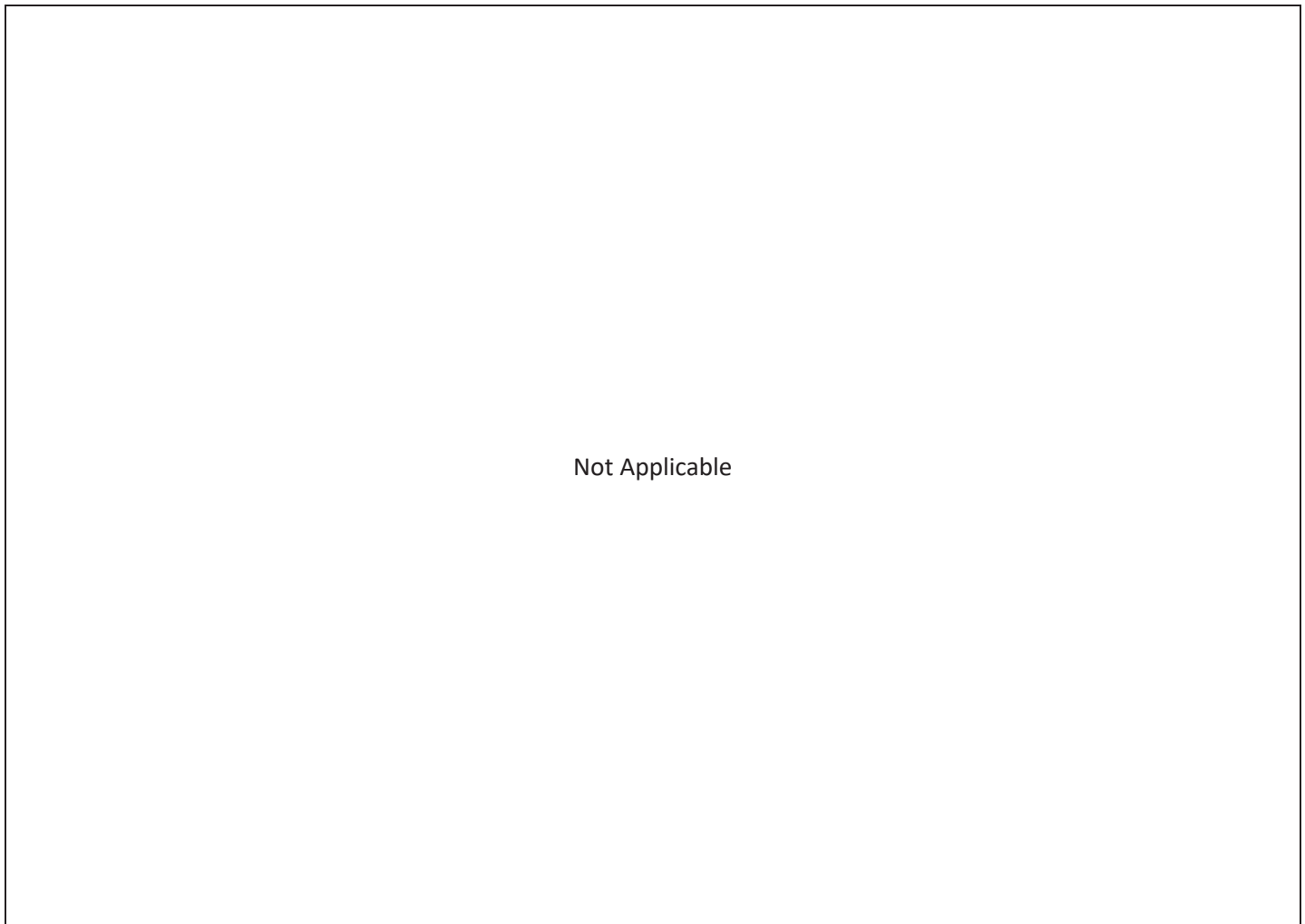
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	CG	0.27 FAR	Commercial, Office and Personal Services	Vacant
	AS-1	1 du/1 ac	Single-family conventional and mobile home/ Agricultural and related uses.	Single Family Residential
South	AS-1	1 du/1 ac	Single-family conventional and mobile home/ Agricultural and related uses.	Single Family Residential

Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
East	AS-1	1 du/1 ac	Single-family conventional and mobile home/ Agricultural and related uses.	Single Family Residential Home
West	AS-1	1 du/1 ac	Single-family conventional and mobile home/ Agricultural and related uses.	Single Family Residential Home

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)



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
James L Redman Parkway	FDOT Principal Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	19	1	2
Proposed	6,738	284	244
Difference (+/-)	+6,719	+283	+242

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

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

Notes:

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

Notes:

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY			
Environmental:	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No Comments
Natural Resources	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No Comments
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	This agency has no comments.
Check if Applicable: <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 checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____			
Public Facilities:	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	See Staff Report
Utilities Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No Comment
Impact/Mobility Fees N/A			
Comprehensive Plan:	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <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 type="checkbox"/> N/A	<input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located in an area comprised of mixed and commercial uses and rural-agricultural. The subject site is surrounded by properties with a Res -1 category which permits commercial, office and multi-purpose uses.

The site is adjacent to commercial, agricultural, and residential type use properties. The adjacent properties are zoned (AS-1) Agricultural Single-Family - 1 (to the west, south and east), (CG) Commercial General and (AS-1) Agricultural Single-Family (to the north).

Staff finds the request consistent and compatible with the existing and emerging zoning and development pattern along this portion of James L. Redman Parkway. The majority (approximately 66 percent) of the property frontage along the east side of James L. Redman Parkway to the north and south of the subject parcel between the block formed by Kilgore Road (to the north) and Holloway/Colson Road (to the south) is zoned CG. Only the subject parcel and the adjacent parcel to the south are not zoned CG. The parcel to the immediate north was rezoned in 2010 (RZ 10-0780) and was found approvable by staff. The proposed CG zoning district is similarly situated and is, therefore, a continuation of the existing commercial development pattern along this portion of James L Redman Parkway and a compatible infill development.

Additionally, James L Redman Parkway which is designated as a scenic corridor. As a result, this may trigger additional buffering and tree plantings as required by Part 6.06.03.I of the Land Development Code.

The subject site is located outside of the Hillsborough County Urban Service Area, therefore water and/or wastewater service is not generally allowed. If the site is required or otherwise allowed to connect to the potable water and/or wastewater systems, there will be offsite improvements required that extend beyond a connection to the closest location with existing infrastructure.

5.2 Recommendation

Transportation Review staff originally objected to the application due to concerns regarding the number and design of access to the parcel to John L. Redman Parkway. In response as part of the remand, the applicant has offered the following restriction:

1. Access to the subject site will be restricted to only one access on James L. Redman Parkway and will be built as a roadway consistent with Hillsborough County standards.


With this restriction, Transportation Review staff is no longer in objection to the application.

Based on the above considerations, staff finds the request approvable.

6.0 PROPOSED RESTRICTION:

1. Access to the subject site will be restricted to only one access on James L. Redman Parkway and will be built as a roadway consistent with Hillsborough County standards.

Zoning Administrator Sign Off:



J. Brian Grady
Mon Feb 13 2023 14:10:39

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

N/A

8.0 PROPOSED SITE PLAN (FULL)

Not Applicable

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
 REVIEWER: Alex Steady, Senior Planner
 PLANNING AREA/SECTOR: East Rural/ Northeast

DATE: 02/09/2023
 AGENCY/DEPT: Transportation
 PETITION NO.: STD 22-1303

- This agency has no comments.
- This agency has no objection.
- This agency objects for the reasons set forth below.

REPORT SUMMARY AND CONCLUSIONS

- Transportation staff objected to the previous request because it did not include any proposed restrictions that addressed issues with developing the site in accordance with the Hillsborough County Land Development Code. These issues were the inability to guarantee that only one access would be allowed on the site and that the roadway would be built to LDC standards.
- The applicant has since proposed a restriction to the rezoning that states "Access to the subject site will be restricted to only one access on James L Redman Parkway and will be built as a roadway consistent with Hillsborough County standards." This restriction addresses both the access and the roadway standard issues and as such transportation staff has no objection to the request.
- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 6,719 average daily trips, 283 trips in the a.m. peak hour, and 242 trips in the p.m. peak hour.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 2.51 acres from Agricultural Single Family – 1 (AS-1) to Commercial General - Restricted (CG-R). The proposed restriction is that access to the subject site will be restricted to only one access on James L Redman Parkway and will be built as a roadway consistent with Hillsborough County standards. The site is located on the eastern side of James L Redman Parkway +/- 0.22 miles south of the James L Redman Parkway and Kilgore Road. The Future Land Use designation of the site is Residential – 1 (RES-1).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1, 2 Single Family Dwelling Unit (ITE Code 210)	19	1	2

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG, 14,000 sf Pharmacy/Drugstore with Drive - Through Window (ITE Code 881)	1,528	54	144
CG, 5,000 sf Fast Food Restaurant with Drive Through Window (ITE Code 934)	2,355	201	163
CG, 5,000 sf Drive in Bank (ITE Code 912)	500	48	102
CG, 5,000 sf Fast Food Restaurant with Drive Through Window (ITE Code 934)	2,355	201	163
Subtotal	6,738	504	572
Less Internal Capture:	Not Available	10	114
Passerby Trips:	Not Available	210	214
Net External Trips:	6,738	284	244

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+6,719	+283	+242

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on James L Redman Parkway. James Redman Parkway is a 4-lane, divided, Florida Department of Transportation (FDOT) maintained, Principal Arterial roadway with +/- 12-foot travel lanes. James Redman Parkway has sidewalks and bike facilities on both sides of the roadway within the vicinity of the project. James Redman Parkway does not have curb and gutter on either side of the roadway within the vicinity of the project.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
JAMES REDMAN PARKWAY (SR39)	SR 60	TRAPNELL RD	D	C

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

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER:	RZ STD 22-1303- REMAND
DATE OF HEARING:	February 20, 2023
APPLICANT:	David Mullen
PETITION REQUEST:	The request is to rezone a parcel of land from AS-1 to CG-R
LOCATION:	4308 James L. Redman Pkwy.
SIZE OF PROPERTY:	2.5 acres m.o.l.
EXISTING ZONING DISTRICT:	AS-1
FUTURE LAND USE CATEGORY:	RES-1
SERVICE AREA:	Urban

DEVELOPMENT REVIEW STAFF REPORT

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

1.0 APPLICATION SUMMARY

Applicant: David Mullen

FLU Category: Residential -1 (Res-1)

Service Area: Rural

Site Acreage: 2.51 +/-

Community Plan Area: East Rural

Overlay: None

Request: Rezone from **Agricultural Single Family-1 (AS-1)** to **Commercial General-Restricted (CG-R)**.



Request Summary:

The request is to rezone from the existing from Agricultural Single Family -1 (AS-1) to Commercial General-Restricted (CG-R) zoning district. The proposed zoning for CG permits Commercial, Office and Personal Services development on lots containing a minimum of 10,000 square feet. The application was remanded at the January BOCC Land Use Meeting to further address an objection raised by Transportation Review Staff. The applicant has offered a restriction limiting the parcel to one access to be built in accordance with Hillsborough County standards.

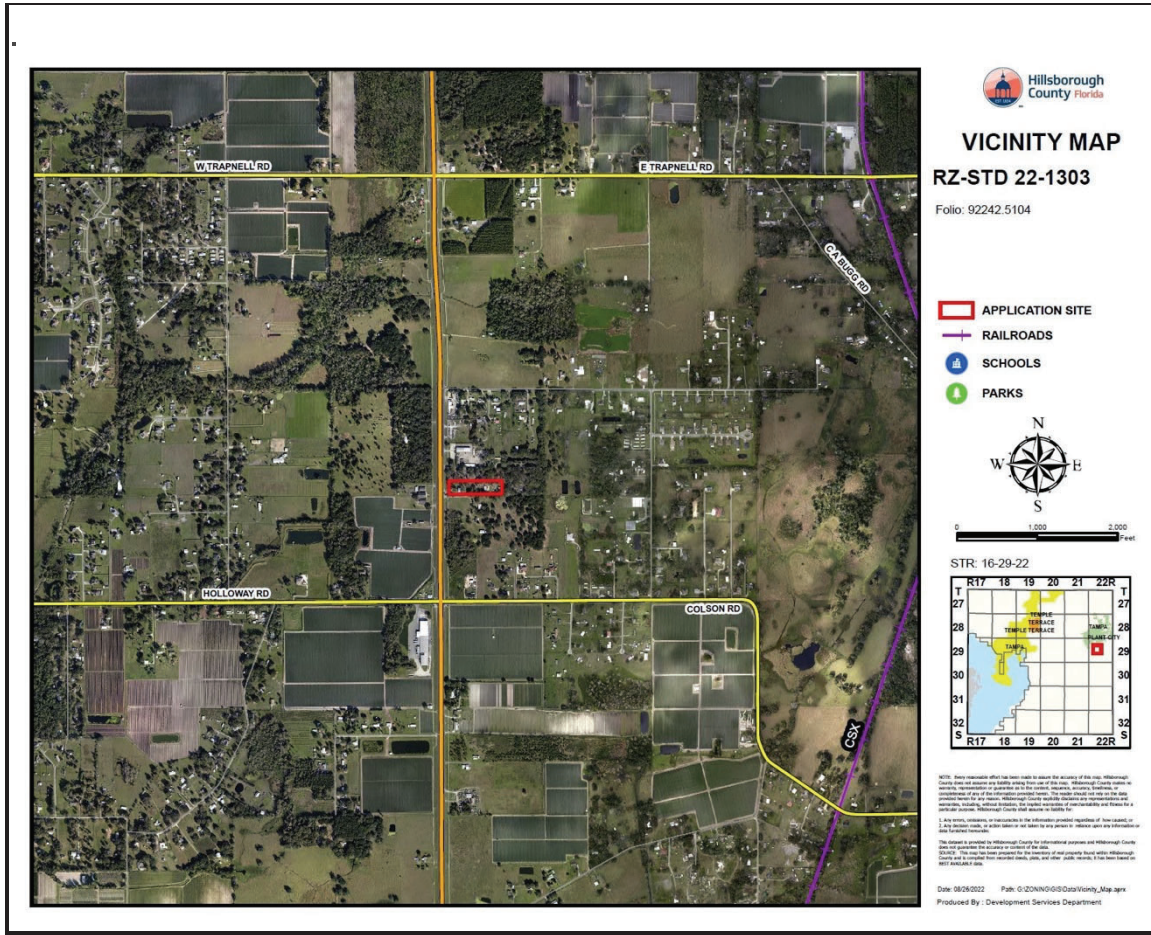
Additional Information:

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

Additional Information:

Planning Commission Recommendation	Inconsistent
Development Services Department Recommendation	Approvable with Restrictions

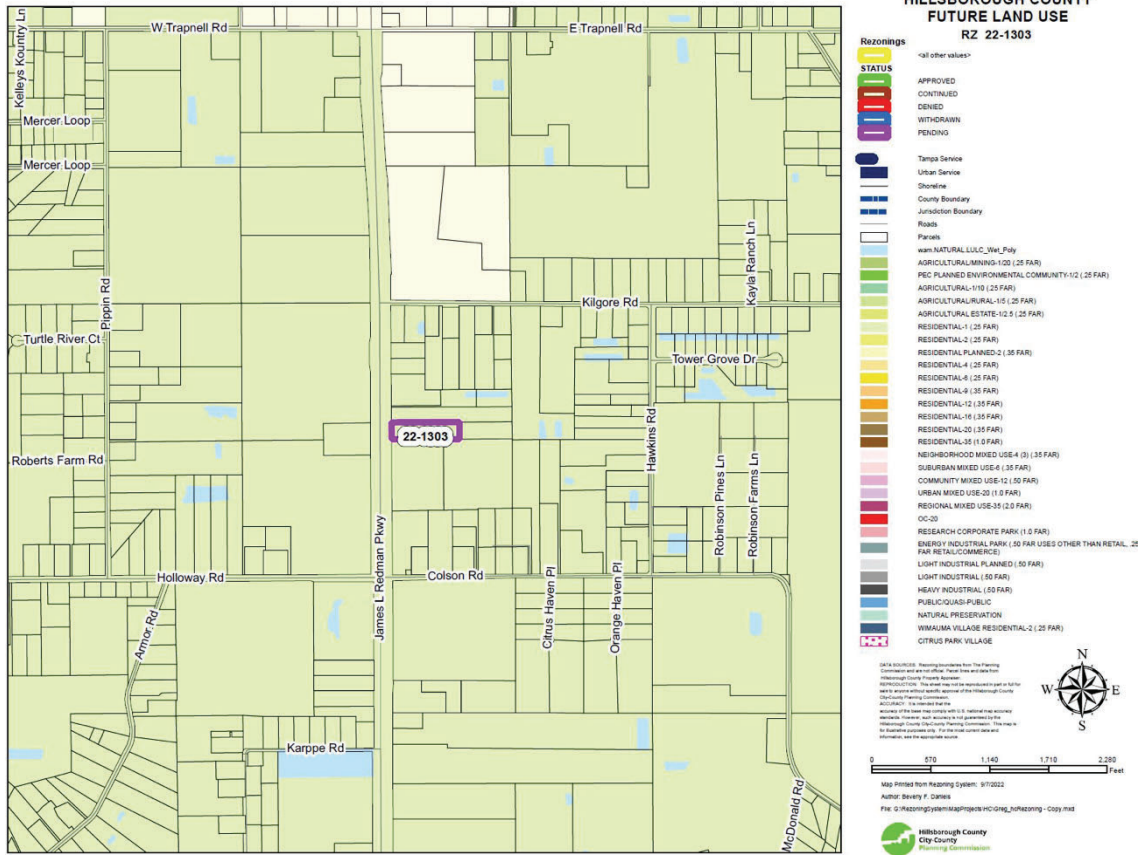
2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



Context of Surrounding Area:

The site is located in an area comprised of mixed and commercial uses and rural-agricultural. The subject site is surrounded by properties with a Res -1 category which permits commercial, office and multi-purpose uses. The site is adjacent to commercial, agricultural, and residential type use properties. The adjacent properties are zoned (AS-1) Agricultural Single-Family - 1 (to the west, south and east), (CG) Commercial General and (AS-1) Agricultural Single-Family (to the north).

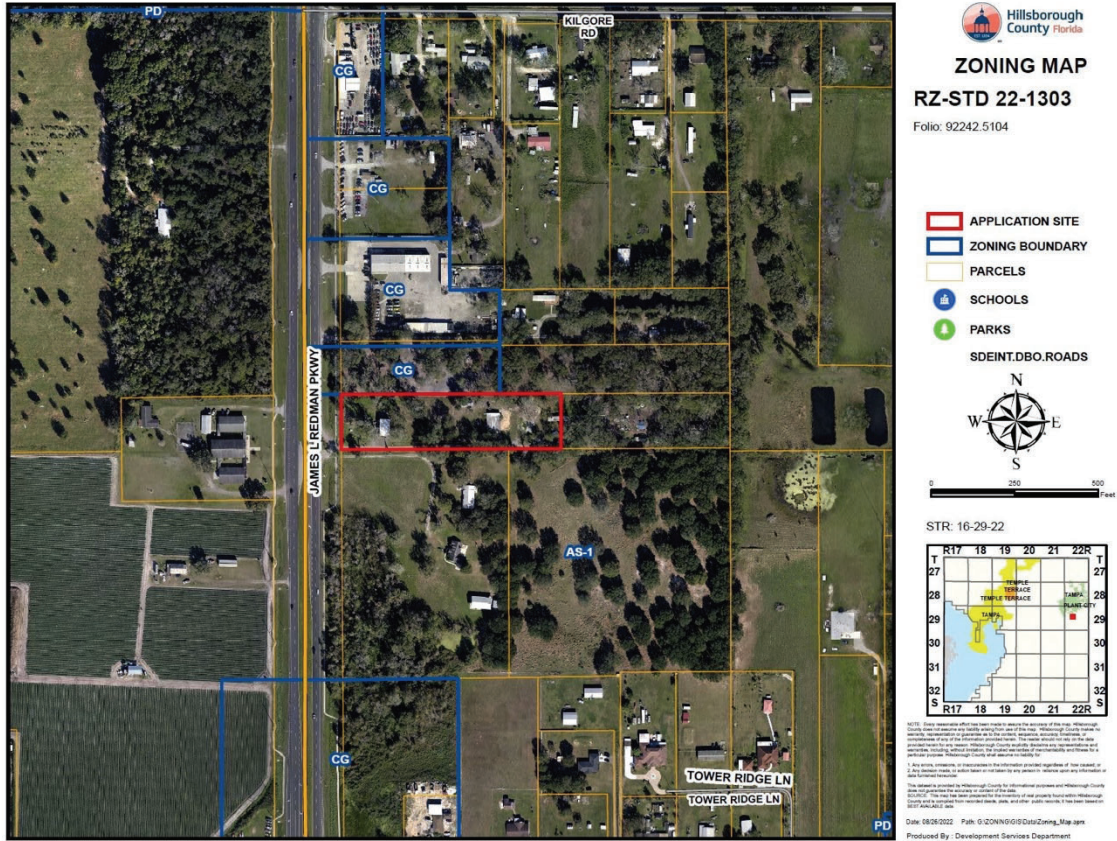
2.0 LAND USE MAP SET AND SUMMARY DATA 2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential 1 (Res-1)
Maximum Density/F.A.R.:	1 dwelling unit per Gross Acre (ga)/ 0.25 F.A.R.
Typical Uses:	Residential, community scale retail commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. Non-residential land uses must be compatible with residential uses through established techniques of transition or by restricting the

location of incompatible uses. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

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



2.0 LAND USE MAP SET AND SUMMARY DATA

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

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
US Hwy 92	FDOT Principal Arterial - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input 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	3,903	168	158
Proposed	4,143	174	162
Difference (+/-)	+240	+6	+4

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

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Choose an item.
South		None	None	Choose an item.
East		None	None	Choose an item.
West		None	None	Choose an item.
Notes:				
Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request				
Road Name/Nature of Request	Type	Finding		
		Choose an item.	Choose an item.	
		Choose an item.	Choose an item.	
Notes:				

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

Environmental:

No Comments.

Environmental Protection Commission

No Comments

Natural Resources

No Comments

Conservation & Environmental Lands Mgmt.

Check if Applicable:

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

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

Yes No

Yes No

This agency has no comments.

Transportation

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

Utilities Service Area/ Water & Wastewater

Urban City of Tampa Rural City of Temple Terrace

Yes No N/A

Yes No N/A

See Staff Report

Hillsborough County School Board

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

Impact/Mobility Fees

N/A

Yes No

Yes No

No Comment

Comprehensive Plan:

Planning Commission

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

Findings

Inconsistent Consistent

Yes No

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located in an area comprised of mixed and commercial uses and rural-agricultural. The subject site is surrounded by properties with a Res -1 category which permits commercial, office and multi-purpose uses.

The site is adjacent to commercial, agricultural, and residential type use properties. The adjacent properties are zoned (AS-1) Agricultural Single-Family - 1 (to the west, south and east), (CG) Commercial General and (AS-1) Agricultural Single- Family (to the north).

Staff finds the request consistent and compatible with the existing and emerging zoning and development pattern along this portion of James L. Redman Parkway. The majority (approximately 66 percent) of the property frontage along the east side of James L. Redman Parkway to the north and south of the subject parcel between the block formed by Kilgore Road (to the north) and Holloway/Colson Road (to the south) is zoned CG. Only the subject parcel and the adjacent parcel to the south are not zoned CG. The parcel to the immediate north was rezoned in 2010 (RZ 10- 0780) and was found approvable by staff. The proposed CG zoning district is similarly situated and is, therefore, a continuation of the existing commercial development pattern along this portion of James L Redman Parkway and a compatible infill development.

Additionally, James L Redman Parkway which is designated as a scenic corridor. As a result, this may trigger additional buffering and tree plantings as required by Part 6.06.03.I of the Land Development Code.

The subject site is located outside of the Hillsborough County Urban Service Area, therefore water and/or wastewater service is not generally allowed. If the site is required or otherwise allowed to connect to the potable water and/or wastewater systems, there will be offsite improvements required that extend beyond a connection to the closest location with existing infrastructure.

5.2 Recommendation

Transportation Review staff originally objected to the application due to concerns regarding the number and design of access to the parcel to John L. Redman Parkway. In response as part of the remand, the applicant has offered the following restriction:

1. Access to the subject site will be restricted to only one access on James L. Redman Parkway and will be built as a roadway consistent with the Hillsborough County standards.

With this restriction, Transportation Review staff is no longer in objection to the application.

Based on the above considerations, staff finds the request approvable.

6.0 PROPOSED RESTRICTION

1. Access to the subject site will be restricted to only one access on James L. Redman Parkway and will be built as a roadway consistent with the Hillsborough County standards.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on February 20, 2023. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition and stated that the petition was remanded to allow for further discussions with the County's transportation staff regarding the prior objection to the case. He added that the issues were addressed with the restrictions.

Mr. David Mullen 625 East North Broadway Columbus Ohio testified and stated that he is a professional engineer. Mr. Mullen stated that there are several other businesses adjacent and fairly close to the property that are commercial. These include an auto sales facility located at 4114 James L. Redman Parkway, a Dollar General at 102 Colson Road, the Austin Strawberry Exchange at 107 Holloway Drive and Ray's Smoke located at 4511 James L. Redman Parkway. Mr. Mullen testified that he has worked out some of the prior issues and the applicant agrees to a single access point.

Ms. Isis Brown of the Development Services Department testified regarding the County's staff report. Ms. Brown stated that the property is currently zoned Agricultural Single-Family-1 (AS-1) . The application remanded at the January BOCC to further address objections raised by the County's transportation staff. The applicant has since offered up some restrictions to limit the parcel to one access point in accordance with County standards. Based upon the restriction, transportation staff no longer has an objection and staff finds the request approvable.

Hearing Master Finch asked County transportation review staff if they would like to comment as the transportation comments was the reason for the remand.

Mr. Alex Steady of the Development Services Department testified that the proposed restriction addresses the access concern.

Ms. Karla Llanos, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Llanos stated that the remand did not include any

Comprehensive Plan issues but she stated that she was prepared to give a full presentation if needed.

Hearing Master Finch asked Ms. Llanos to focus her testimony on the Planning Commission's staff recommendation given the significant amount of commercial in the block frontage on James L. Redman Parkway.

Ms. Llanos stated that the site does not meet commercial locational criteria and staff does not support the requested waiver. She added that Planning Commission staff believes that the rezoning will allow for commercial uses that directly conflict with the rules and objectives of the Comprehensive Plan. The area is mostly developed with agricultural and single-family uses. She stated that the proposed uses would proliferate the commercial development in the area. Ms. Llanos testified that the request is inconsistent with the Future of Hillsborough Comprehensive Plan.

Hearing Master Finch asked Ms. Llanos what is the policy in the Comprehensive Plan that addresses block frontage if a parcel does not meet commercial locational criteria given the significant amount of commercial between Colson Road north to Kilgore. Ms. Llanos replied that if the parcel does not meet commercial locational criteria, a waiver may be applied for. She added that the proposed use must be compatible with the surrounding uses. The Planning Commission is trying to avoid a strip commercial pattern. Ms. Llanos testified that there is no rationale behind the approvals for the other CG uses to the north. She added that there were not many Comprehensive Plan policies cited when the adjacent commercial parcels were rezoned. She testified that the area is rural and there is agricultural and single-family uses to the east, south and west.

Hearing Master Finch asked for members of the audience in support of the application.

Mr. Taner Tavlan testified as the co-owner of the property and stated that his sister is the main title holder. He stated that there is no house or agricultural use as described by the Planning Commission staff. He added that a Dollar General store was recently built next to the subject property approximately 300 yards away. He concluded his comments by stating that there are commercial uses in the area.

Ms. Jade Loy 625 East Broadway Columbus Ohio testified in support and stated that the parcel to the east is owned by the same property owner as the subject property and therefore in support. The parcel to the south is agriculturally zoned but there is a buffer with a six-foot high fence. Ms. Loy testified that the property to the north is zoned AS-1 but the owner is willing to provide a buffer with a fence or install bushes as the buffer. She concluded her remarks by stating that the area is a mix of commercial.

Mr. Ray West 13716 Glen Harwell Road testified in support and stated that there is a lot of commercial on both sides of the subject property. He added that he had served in the Army and fought for people to but in a business. He questioned the reasons to deny it as there is a Dollar General and car lot within site of the property.

Hearing Master Finch replied to Mr. West that the hearing was part of the rezoning process where public testimony is obtained and that County staff would be happy to provide him a copy of the staff report which details why one planning staff is supporting the rezoning application and why the other planning staff is not. She added that when all testimony has been received a recommendation is made by the Hearing Master to the Board of County Commissioners who make the final decision.

Hearing Master Finch asked for members of the audience in opposition to the application. None replied.

County staff did not have additional comments.

Mr. Taner Tavlan testified during the rebuttal period of the hearing. Mr. Tavlan stated that he and his sister and husband recently retired and now are in the business of importing and exporting cabinets from overseas. He would like the rezoning to have a place for his business.

Mr. David Mullen also testified during the rebuttal period and stated that the Dollar General and other commercial uses adjacent to the subject property would generate more traffic that what is proposed.

The hearing was then concluded.

EVIDENCE SUBMITTED

Mr. Mullen submitted photographs of commercial land uses in the immediate area 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.

REMAND FINDINGS OF FACT

1. The subject property is 2.5 acres in size and is currently zoned Agricultural Single-Family-1 (AS-1) and is designated Residential-1 (RES-1) by the Comprehensive Plan. The property is located within the Rural Service Area.
2. The rezoning application was remanded at the January Board of County Commission to provide the applicant an opportunity to address an objection raised by County transportation staff to the original request for Commercial General (CG) zoning.
3. In response to the County's transportation comments, the applicant has revised their application and is now requesting a rezoning to the Commercial General-Restricted (CG-R) zoning district. The applicant has agreed to the following Restriction:
 - *Access to the subject site will be restricted to only one access on James L. Redman Parkway and will be built as a roadway consistent with Hillsborough County standards.
4. Based upon the revised request for CG-R and no objection from County transportation staff, the Development Services Department has changed their recommendation from Not Supportable to Approvable, with Restrictions.
5. The Planning Commission staff continues to not support the request. The Planning Commission stated that because the remand did not include any Comprehensive Plan issues, their recommendation would remain as originally filed. Staff stated that the site does not meet commercial locational criteria and staff does not support the requested waiver. Staff testified that the rezoning would allow for commercial uses that directly conflict with the rules and objectives of the Comprehensive Plan as the area is mostly developed with agricultural and single-family uses. Staff added that the proposed uses would proliferate the commercial development in the area. Regarding the Hearing Master's question about the significant amount of existing commercial zoning north and immediately north and also south the subject property, staff replied that that there were not many Comprehensive Plan policies cited when the adjacent commercial parcels were rezoned. Planning Commission staff testified that the rezoning is inconsistent with the Future of Hillsborough Comprehensive Plan.

6. Testimony in support was provided at the Zoning Hearing Master hearing. No testimony in opposition was provided.
7. The subject property owner testified in response to the Planning Commission's concerns regarding compatibility with the adjacent residential use that the parcel to the immediate east of the rezoning parcel which is developed with a single-family home is also owned by the subject property owner who supports the requested rezoning application.
8. The parcels north of the subject property are zoned CG. The parcel to the immediate south is zoned AS-1 and then property also zoned CG. The commercial parcels to the north are developed with a large auto parts and salvage yard, used car lot, a concrete contractor. A Dollar General store was recently developed at the intersection of James L. Redman Parkway and Colson Road south of the subject parcel.
9. The request for CG-R with the proposed Restriction limiting the site to one access point resolved the original concerns of the County's transportation and Development Services staff.
10. The existing zoning map for the parcels fronting on the east side of James L. Redman Parkway between Kilgore Road to the north and Colson Road to the south are all zoned Commercial General (CG) with the exception of the subject property and the immediately adjacent parcel to the south. County staff testified that this amount of commercial development equates to approximately 66 percent of the James L. Redman Parkway frontage between Kilgore Road and Colson Road.
11. The request for CG-R is consistent with the zoning pattern along this segment of James L. Redman Parkway and is 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 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 subject property is 2.5 acres in size and is currently zoned Agricultural Single-Family-1 and is designated Residential-1 (RES-1) by the Comprehensive Plan. The property is located within the Rural Service Area.

The rezoning application was remanded at the January Board of County Commission to provide the applicant an opportunity to address an objection raised by County transportation staff to the original request for Commercial General (CG) zoning. In response to the County's transportation comments, the applicant has revised their application and is now requesting a rezoning to the Commercial General-Restricted (CG-R) zoning district. The applicant has agreed to the following Restriction:

*Access to the subject site will be restricted to only one access on James L. Redman Parkway and will be built as a roadway consistent with Hillsborough County standards.

Based upon the revised request for CG-R and no objection from County transportation staff, the Development Services Department has changed their recommendation from Not Supportable to Approvable, with Restrictions.

The Planning Commission staff continues to not support the request. The Planning Commission stated that because the remand did not include any Comprehensive Plan issues, their recommendation would remain as originally filed. Staff stated that the site does not meet commercial locational criteria and staff does not support the requested waiver. Staff testified that the rezoning would allow for commercial uses that directly conflict with the rules and objectives of the Comprehensive Plan as the area is mostly developed with agricultural and single-family uses. Staff added that the proposed uses would proliferate the commercial development in the area. Regarding the Hearing Master's question about the significant amount of existing commercial zoning north and immediately north and also south the subject property, staff replied that that there were not many Comprehensive Plan policies cited when the adjacent commercial parcels were rezoned. Planning Commission staff testified that the rezoning is inconsistent with the Future of Hillsborough Comprehensive Plan.

Testimony in support was provided at the Zoning Hearing Master hearing. No testimony in opposition was provided. The subject property owner testified that

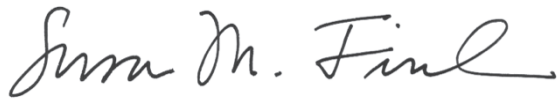
the parcel to the immediate east of the rezoning parcel which is developed with a single-family home is also owned by the subject property owner who supports the requested rezoning application.

The parcels north of the subject property are zoned CG. The parcel to the immediate south is zoned AS-1 and then property also zoned CG. The commercial parcels to the north are developed with a large auto parts and salvage yard, used car lot, a concrete contractor. A Dollar General store was recently developed at the intersection of James L. Redman Parkway and Colson Road south of the subject parcel.

The request for CG-R is consistent with the zoning pattern along this segment of James L. Redman Parkway and is consistent with the intent of the Land Development Code and Comprehensive Plan.

RECOMMENDATION

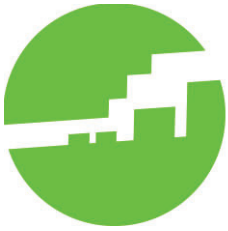
Based on the foregoing, this recommendation is for **APPROVAL** of the CG-R rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above subject to the Restriction prepared by the Development Services Department.



March 10, 2023

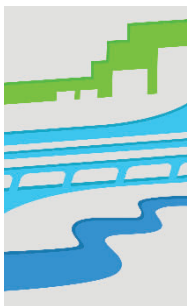
Susan M. Finch, AICP
Land Use Hearing Officer

Date



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: February 20, 2023 Report Prepared: February 8, 2023	Petition: RZ 22-1303 REMAND 4308 James L Redman Parkway <i>On the east side of James L Redman Parkway, north of Colson Road</i>
Summary Data:	
Comprehensive Plan Finding	INCONSISTENT
Adopted Future Land Use	Residential-1 (1 du/ga; 0.25 FAR)
Service Area	Rural
Community Plan	None
Request	Rezone from Agricultural, Single-Family (AS-1) to Commercial General (CG)
Parcel Size	2.5 +/- acres
Street Functional Classification	James L Redman Parkway – State Principal Arterial Colson Road – County Collector
Locational Criteria	Does not meet, waiver requested Qualifying intersection node at Hwy 39 and Colson Rd. is over 660 feet away.
Evacuation Zone	None



Context

- The approximately 2.5 +/- acre subject site is located on the east side of James L Redman Parkway, north of Colson Road and south of Kilgore Road.
- The subject site is located within the Rural Area and is not located within the limits of a Community Plan.
- The subject site's Future Land Use classification is Residential-1 (RES-1) on the Future Land Use Map. The intent of the RES-1 Future Land Use category is to designate areas for rural residential uses, compatible with short-term Agricultural Uses. Typical uses of RES-1 include residential, community scale retail commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. Non-residential land uses must be compatible with residential uses through established techniques of transition or by restricting the location of incompatible uses. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- RES-1 surrounds the subject site on all sides.
- According to the Hillsborough County Property Appraiser data, the existing land use on the subject site is currently single family residential. Agricultural uses are located immediately to the north and south. Parcels located further north along James L Redman Parkway utilize light industrial, heavy industrial, and heavy commercial land uses. Agricultural and single-family uses are located east of the site. A combination of agricultural and public/quasi-public uses are located west of the site across James L Redman Parkway. The area is agricultural and large lot, rural residential in character with notable industrial and commercial uses located north of the subject site.
- The subject site is currently zoned as Agricultural Single Family (AS-1). AS-1 zoning is located directly east, south and west of the site. Commercial General (CG) is located directly north.
- The applicant is requesting to rezone the subject site from Agricultural Single Family (AS-1) to Commercial General (CG).

Compliance with Comprehensive Plan:

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

FUTURE LAND USE ELEMENT

Rural Area

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

Policy 4.1: *Within rural areas, densities shown on the Future Land Use Map will be no higher than 1 du/5 ga unless located within an area identified with a higher density land use category on*

the Future Land Use Map as a suburban enclave, planned village, a Planned Development pursuant to the PEC ½ category, or rural community which will carry higher densities.

Relationship to Land Development Regulations

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

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

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

Neighborhood/Community Development

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

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

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

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

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

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

Commercial Locational Criteria

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

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

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

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

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

Policy 22.7: *Neighborhood commercial activities that serve the daily needs of residents in areas designated for residential development in the Future Land Use Element shall be considered provided that these activities are compatible with surrounding existing and planned residential development and are developed in accordance with applicable development regulations, including phasing to coincide with long range transportation improvements. The locational criteria outlined in Policy 22.2 are not the only factors to be considered for approval of a neighborhood commercial or office use in a proposed activity center. Considerations involving land use compatibility, adequacy and availability of public services, environmental impacts, adopted service levels of effected roadways and other policies of the Comprehensive Plan and zoning regulations would carry more weight than the locational criteria in the approval of the potential neighborhood commercial use in an activity center. The locational criteria would only designate locations that could be considered, and they in no way guarantee the approval of a particular neighborhood commercial or office use in a possible activity center.*

Policy 22.8: *The Board of County Commissioners may grant a waiver to the intersection criteria for the location of commercial uses outlined in Policy 22.2. The waiver would be based on the compatibility of the use with the surrounding area and would require a recommendation by the Planning Commission staff. Unique circumstances and specific findings should be identified by the staff or the Board of County Commissioners which would support granting a waiver to this section of the Plan. The Board of County Commissioners may reverse or affirm the Planning Commission staff's recommendation through their normal review of rezoning petitions. The waiver can only be related to the location of the neighborhood serving commercial or agriculturally*

oriented community serving commercial zoning or development. The square footage requirement of the plan cannot be waived.

4.1 RURAL RESIDENTIAL CHARACTER

GOAL 7: Preserve existing rural uses as viable residential alternatives to urban and suburban areas.

OBJECTIVE 7-1: Support existing agricultural uses for their importance as a historical component of the community, their economic importance to the County and for the open space they provide.

4.3 COMMERCIAL CHARACTER

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

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

7.0 SITE DESIGN

7.1 DEVELOPMENT PATTERN

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

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

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

Staff Analysis of Goals, Objectives and Policies

This rezoning request was remanded by Development Services Department staff at the January 10, 2023, Board of County Commissioners Land Use meeting. There were no Comprehensive Plan related issues related to the remand request.

The approximately 2.5 +/- acre subject site is located on the east side of James L Redman Parkway, north of Colson Road and south of Kilgore Road. The subject site is located within the Rural Area and is not located within the limits of a Community Plan. The subject site's Future Land Use classification on the Future Land Use Map (FLUM) is Residential-1 (RES-1). The applicant is requesting to rezone the subject site from Agricultural Single-Family (AS-1) to Commercial General (CG).

The subject site is located in the Rural Area where according to Objective 4 of the Future Land Use Element (FLUE), no more than 20% of all population growth within the County will occur. The proposed request is inconsistent with this policy direction, as the site does not meet Commercial Locational Criteria and the request to rezone to Commercial General zoning is incompatible with the surrounding land uses to the north, east and south.

The proposed rezoning does not meet the intent of FLUE Objective 4 or FLUE Policy 4.1. Objective 4 seeks to provide areas for long term, agricultural uses and large lot, low

density rural residential uses which can exist without the threat of urban or suburban encroachment, with the goal that no more than 20% of all population growth within the County will occur in the Rural Area. The proposed CG zoning district would not be consistent with these goals and objectives as they relate to the surrounding area of the subject site.

The proposed rezoning does not meet the intent of FLUE Objective 16 and FLUE Policies 16.1, 16.2 and 16.3. The proposed rezoning to CG would not allow for gradual transition or the utilization of buffer areas between the residential and agricultural land uses that currently surround the subject site. Freestanding commercial uses are subject to Commercial Locational Criteria in the Residential-1 Future Land Use category.

The subject site does not meet Commercial Locational Criteria as defined in FLUE Objective 22 and modifying FLUE Policies 22.1, 22.2, 22.7 and 22.8, as it is not located within the required distance from an intersection node. The nearest qualifying intersection is identified at James L Redman Parkway and Colson Road and is located approximately 1,400 linear feet away from the subject property, which is greater than the 660-foot distance as required per FLUE Policy 22.2. The applicant has requested a waiver to Commercial Locational Criteria as permitted by FLUE Policy 22.8. The waiver (submitted on October 26th, 2022) states that the proposed use is compatible with the existing commercial uses located directly north and further south of the subject site. The applicant also contends that allowing a commercial use would meet the owner of the subject site's needs and would also serve the needs of the residents of the surrounding area by bringing in more traffic and revenue.

Planning Commission Staff have reviewed the waiver request and finds the request inconsistent for the following reasons: Commercial General uses are subject to Commercial Locational Criteria regardless of the applicant's interpretation of the intended uses and benefits. The waiver request is contradictory to Objective 22 of the Future Land Use Element, as permitting additional commercial use along James L Redman Parkway would allow the opportunity for future strip development patterns. Although the proposed rezoning resembles similar development patterns directly north of the subject site, allowing a Commercial General use would conflict with the surrounding parcels that currently utilize residential, agricultural and quasi-public uses. Based upon the aforementioned reasons, Planning Commission Staff recommends that the Board of County Commissioners not grant the applicant a waiver to Commercial Locational Criteria.

Goal 7 and Objective 7-1 of The Community Design Component (CDC) in the FLUE aim to preserve existing rural and agricultural uses, as they provide viable residential alternatives to urban and suburban areas. Such uses also provide historical and economic importance to their respective communities. The proposed rezoning to allow for commercial uses would directly conflict with these Goals and Objectives, as it would remove the agricultural single-family uses that are currently utilized on the subject site and proliferate strip commercial development in the area that is generally dominated by an agricultural and rural residential development pattern.

Goal 9 and Policy 9.1.3 of The Community Design Component (CDC) in the FLUE also contain policy direction about the prevention of strip commercial uses by scaling them to the existing character of the community. As the site does not meet Commercial Locational Criteria, it does not meet this policy direction in the Community Design Component.

Goal 17 of the CDC encourages developments that improve the ambiance of commercial development in the county. CDC Objective 17-1, and Policy 17-1.4 seek to facilitate patterns of development that are organized and purposeful. A rezoning to CG would not meet this intent as the existing commercial uses surrounding the subject site are not unified or cohesive with one another.

Overall, the proposed rezoning would conflict with the goals and objectives regarding the Rural Area and would allow for a development that is inconsistent with the Goals, Objectives, and Policies of the Unincorporated Hillsborough County Comprehensive Plan.

Recommendation

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

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ 22-1303

<all other values>

Rezoning

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

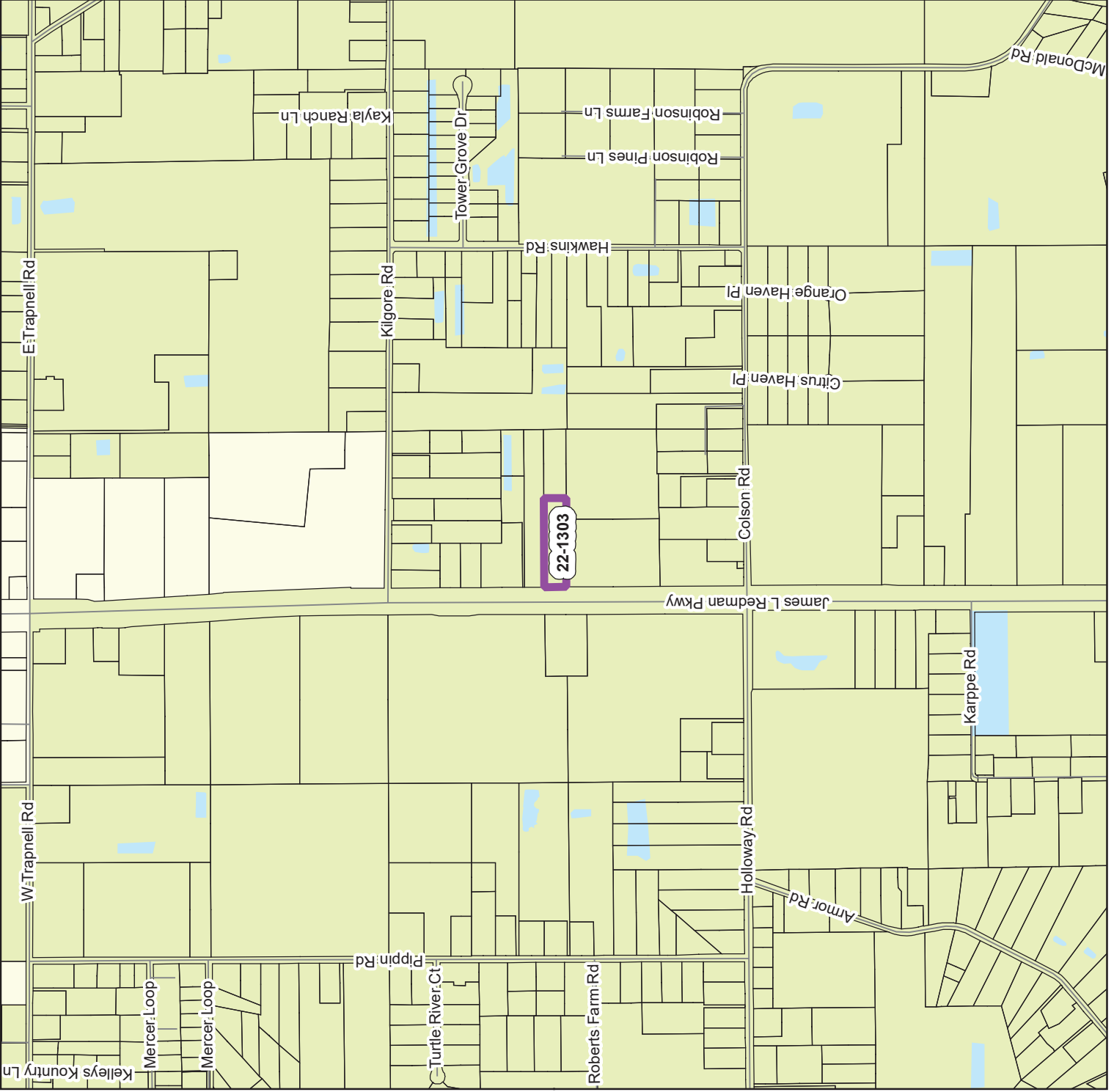
- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels

- WATER NATURAL LULC, Wet Poly
- AGRICULTURAL/MINING-1/20 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- OC-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

Map Printed from Rezoning System: 9/7/2022
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\HCG\Rezoning - Copy.mxd

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. All other data is subject to approval without specific approval of the Hillsborough County City-County Planning Commission.

ACCURACY: It is intended that the information shown on this map is accurate to the best of our knowledge and belief. Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, visit the appropriate website.





AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Alex Steady, Senior Planner
PLANNING AREA/SECTOR: East Rural/ Northeast

DATE: 02/09/2023
AGENCY/DEPT: Transportation
PETITION NO.: STD 22-1303

- This agency has no comments.
- This agency has no objection.
- This agency objects for the reasons set forth below.

REPORT SUMMARY AND CONCLUSIONS

- Transportation staff objected to the previous request because it did not include any proposed restrictions that addressed issues with developing the site in accordance with the Hillsborough County Land Development Code. These issues were the inability to guarantee that only one access would be allowed on the site and that the roadway would be built to LDC standards.
- The applicant has since proposed a restriction to the rezoning that states “Access to the subject site will be restricted to only one access on James L Redman Parkway and will be built as a roadway consistent with Hillsborough County standards.” This restriction addresses both the access and the roadway standard issues and as such transportation staff has no objection to the request.
- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 6,719 average daily trips, 283 trips in the a.m. peak hour, and 242 trips in the p.m. peak hour.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 2.51 acres from Agricultural Single Family – 1 (AS-1) to Commercial General - Restricted (CG-R). The proposed restriction is that access to the subject site will be restricted to only one access on James L Redman Parkway and will be built as a roadway consistent with Hillsborough County standards. The site is located on the eastern side of James L Redman Parkway +/- 0.22 miles south of the James L Redman Parkway and Kilgore Road. The Future Land Use designation of the site is Residential – 1 (RES-1).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1, 2 Single Family Dwelling Unit (ITE Code 210)	19	1	2

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG, 14,000 sf Pharmacy/Drugstore with Drive - Through Window (ITE Code 881)	1,528	54	144
CG, 5,000 sf Fast Food Restaurant with Drive Through Window (ITE Code 934)	2,355	201	163
CG, 5,000 sf Drive in Bank (ITE Code 912)	500	48	102
CG, 5,000 sf Fast Food Restaurant with Drive Through Window (ITE Code 934)	2,355	201	163
Subtotal	6,738	504	572
<i>Less Internal Capture:</i>	Not Available	10	114
<i>Passerby Trips:</i>	Not Available	210	214
<i>Net External Trips:</i>	6,738	284	244

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+6,719	+283	+242

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on James L Redman Parkway. James Redman Parkway is a 4-lane, divided, Florida Department of Transportation (FDOT) maintained, Principal Arterial roadway with +/- 12-foot travel lanes. James Redman Parkway has sidewalks and bike facilities on both sides of the roadway within the vicinity of the project. James Redman Parkway does not have curb and gutter on either side of the roadway within the vicinity of the project.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
JAMES REDMAN PARKWAY (SR39)	SR 60	TRAPNELL RD	D	C

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

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
James L Redman Parkway	FDOT Principal Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	19	1	2
Proposed	6,738	284	244
Difference (+/-)	+6,719	+283	+242

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

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

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

4.0 Additional Site Information & Agency Comments Summary

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

COMMISSION

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 Sterlin Woodard, P.E. WETLANDS DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: October 17, 2022</p> <p>PETITION NO.: 22-1303</p> <p>EPC REVIEWER: Sarah Hartshorn</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1237</p> <p>EMAIL: hartshorns@epchc.org</p>	<p>COMMENT DATE: October 5, 2022</p> <p>PROPERTY ADDRESS: 4308 James L Redman Pkwy, Plant City, FL 33567</p> <p>FOLIO #: 0922425104</p> <p>STR: 10-29S-20E</p>
<p>REQUESTED ZONING: AS-1 to C1 Commercial</p>	
FINDINGS	
<p>WETLANDS PRESENT</p>	<p>NO</p>
<p>SITE INSPECTION DATE</p>	<p>10/5/22</p>
<p>WETLAND LINE VALIDITY</p>	<p>NA</p>
<p>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</p>	<p>No wetlands per site inspection</p>
<p>INFORMATIONAL COMMENTS:</p> <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>	

Sjh/cb

Environmental Excellence in a Changing World

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

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

PETITION NO.: STD22-1303 REVIEWED BY: Randy Rochelle DATE: 10/5/2022

FOLIO NO.: 92242.5104

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.

- A ___ inch water main exists (adjacent to the site), (approximately ___ feet from the site) _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.

- A ___ inch wastewater gravity main exists (adjacent to the site), (approximately ___ feet from the site) _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

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

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 6 Sep. 2022

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

APPLICANT: Jade Loy

PETITION NO: RZ-STD 22-1303

LOCATION: Not listed

FOLIO NO: 92242.5104

SEC: _____ TWN: _____ RNG: _____

- This agency has no comments.

- This agency has no objection.

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

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

COMMENTS: _____.



VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
Land Use Hearing Master

DATE: Monday, February 20, 2023

TIME: Commencing at 6:00 p.m.
Concluding at 8:11 p.m.

LOCATION: Hillsborough County Planning
Commission Board Room-2nd Floor
601 East Kennedy Boulevard
Tampa, Florida 36602

Reported via Cisco Webex Videoconference by:
Samantha Kozlowski, CER

1 MR. GRADY: As we discussed at the beginning of the
2 agenda, since Hearing Officer Finch is hearing item B.2, the
3 remand case is the only item she's hearing tonight, we'll take
4 up Item B.2 first.

5 This is application standard 22-1303. The applicant
6 is David Mullen. The request is a rezone from AS-1 to
7 commercial general. Madam Hearing Officer, you heard this case
8 before. It was remanded in order to corrob for further
9 discussions with the transportation staff regarding the prior
10 objection to this case. As you can see in the record those
11 issues were addressed with restrictions.

12 In support of this, Isis Brown will provide staff
13 recommendation after presentation by the applicant.

14 HEARING MASTER: All right. Thank you, Mr. Grady. Is
15 the applicant here? Good evening, sir.

16 MR. MULLEN: Good evening.

17 HEARING MASTER: How are you?

18 MR. MULLEN: Good.

19 HEARING MASTER: Can you give us your name and address
20 please?

21 UNIDENTIFIED SPEAKER: Sir, can you move the
22 microphone closer to you?

23 MR. MULLEN: My name is David --

24 (Simultaneous conversation.)

25 HEARING MASTER FINCH: You can move it towards you

1 MR. GRADY: As we discussed at the beginning of the
2 agenda, since Hearing Officer Finch is hearing item B.2, the
3 remand case is the only item she's hearing tonight, we'll take
4 up Item B.2 first.

5 This is application standard 22-1303. The applicant
6 is David Mullen. The request is a rezone from AS-1 to
7 commercial general. Madam Hearing Officer, you heard this case
8 before. It was remanded in order to corrob for further
9 discussions with the transportation staff regarding the prior
10 objection to this case. As you can see in the record those
11 issues were addressed with restrictions.

12 In support of this, Isis Brown will provide staff
13 recommendation after presentation by the applicant.

14 HEARING MASTER: All right. Thank you, Mr. Grady. Is
15 the applicant here? Good evening, sir.

16 MR. MULLEN: Good evening.

17 HEARING MASTER: How are you?

18 MR. MULLEN: Good.

19 HEARING MASTER: Can you give us your name and address
20 please?

21 UNIDENTIFIED SPEAKER: Sir, can you move the
22 microphone closer to you?

23 MR. MULLEN: My name is David --

24 (Simultaneous conversation.)

25 HEARING MASTER FINCH: You can move it towards you

1 and -- there you go.

2 MR. MULLEN: My name is David W. Mullen, professional
3 engineer. And the prior (inaudible) to basically submit the
4 application for rezoning of the current parcel to commercial.
5 The argument is that there are several other businesses adjacent
6 fairly close to this property. One is at (inaudible) Auto Sales
7 411 -- 4114 James L. Redman Parkway. There's LS Car Service at
8 4206 James L. Redman Parkway. There is Dollar General at 102
9 Colson Road, Plant City, Florida. Austin Strawberry Exchange,
10 107 Holloway Drive, Plant City, Florida. Ray's Smoke, 4511
11 James L. Redman Parkway. Complaints that we have since gone
12 over our requests with the Zoning Board and with transportation.
13 And we have worked out some of the prior issues that there were
14 involving this parcel. And we are in agreement to the agreement
15 for a single entry with, you know, separation to allow access to
16 the rear parcel of the property.

17 HEARING MASTER FINCH: All right. Thank you so much.
18 Does that complete presentation?

19 MR. MULLEN: Yes.

20 HEARING MASTER FINCH: All right. If you could please
21 sign in with the clerk's office.

22 UNIDENTIFIED SPEAKER: Can you please sign in?

23 HEARING MASTER FINCH: Thank you so much. Development
24 Services.

25 MS. BROWN: Good evening. Isis Brown, Hillsborough

1 County Development Services. The request in this case was
2 existing AS-1 to commercial general. Initially, the application
3 was remanded at the January BOCC land use hearing meeting to
4 further address objections raised by the transportation staff
5 review.

6 The applicant has since offered up some restrictions
7 limited -- limiting the parcel to the -- to one access to build
8 in accordance with the Hillsborough County standards for -- to
9 access the parcel to the east. Based on the restrictions
10 offered up by the applicant, the recommend -- transportation
11 review staff originally objected to the application due to
12 concerns regarding a number and design of access to the parcel
13 to James L. Redmond Parkway. In response, as part of the remand
14 the applicant has offered the following restrictions.

15 One, access to the subject site will be restricted to
16 only one access on James L. Redmond Parkway and will be built as
17 a roadway consistent with the Hillsborough County standards.
18 With this restriction and transportation staff no longer having
19 an objection to the application based on this, Staff finds the
20 request approvable.

21 HEARING MASTER FINCH: All right. Thank you. And
22 because this remand pertains to the transportation comments,
23 Mr. Steady or Mr. Ratliff, will -- did they want to comment?
24 I've read their agency comments and it's clear to me. I just
25 want to give them an opportunity.

1 MS. BROWN: I believe Alex is standing by. I don't
2 know if he's online or not, but --

3 MR. STEADY: I'm online. Good evening Madam Hearing
4 Officer. This is Alex Steady, Development Services. I'm here
5 to answer any questions, but the restrictions, they -- they've
6 complied with our concerns. Our concerns were access and the
7 county standard roadway. And they've both been addressed with
8 the restrictions. So I'm here to answer any questions if you
9 have.

10 HEARING MASTER FINCH: No. None at this time. Thank
11 you for those comments. I appreciate it. We'll go to Planning
12 Commission.

13 MS. LLANOS: Karla Llanos with Planning Commission
14 Staff. This rezoning request, and again, as stated by the
15 Development Services Staff, was remanded. At the current
16 (inaudible), there were no comprehensive plan related issues
17 with regards to the remand request, but I am prepared to give a
18 full presentation if you need.

19 HEARING MASTER FINCH: Just if you could focus -- I
20 understand you're Planning Commission staff's (inaudible) of
21 inconsistency.

22 MS. LLANOS: That is correct.

23 HEARING MASTER FINCH: All right. And if you could
24 focus on that rationale given the block frontage of commercial
25 that's already existing on that James L. Redman Parkway.

1 MS. LLANOS: Correct. Okay. So currently the site
2 doesn't meet COC. So it is not consistent with FLU Objective 22
3 or subsequent policies. It is not located within the required
4 distance from the intersection out of Qualifying-1. James L.
5 Redman Parkway and Colson Road is located about 1,400 linear
6 feet away from the subject site, which is greater than 660 foot
7 distance that it be required by Future Land Use Policy 22-2.

8 Now, the applicant did request a waiver. They
9 basically stated that it would be complementary to the
10 surrounding uses and it would bring more and right-of-way.
11 Planning Commission Staff is not in support of the COC waiver.
12 In addition, the proposed rezoning will allow for commercial
13 uses that directly conflicts with these rules and objectives.
14 The area is mostly agricultural and single-family uses. And as
15 it currently states, the proposed use actually proliferates to
16 commercial development in the area. And it's -- again stated
17 it's generally agricultural rural residential development
18 pattern. So this is not something that (inaudible) objectives
19 (inaudible) comprehensive plan. And currently based upon those
20 considerations and from the previous hearing and the
21 documentation in the county records, Planning Commission finds
22 this proposed rezoning inconsistent with the Hillsborough County
23 Comprehensive Plan.

24 HEARING MASTER FINCH: Let me just ask you one
25 follow-up question. And that is, I understand that qualifying

1 intersection is Colson, is that correct?

2 MS. LLANOS: Correct.

3 HEARING MASTER FINCH: With -- James Redman Parkway.

4 And so when you have -- just looking at the zoning map, a
5 significant amount of already zoned CG parcels between Colson
6 north to Kilgore, what is that policy in the plan that addresses
7 block frontage if you don't meet commercial locational criteria?

8 MS. LLANOS: If you don't meet commercial locational
9 criteria, you cannot apply for the waiver. However, it needs to
10 be compatible with the surrounding uses. On top of that, we're
11 looking at avoidance of strict commercial patterns, which is one
12 of the policies in the comprehensive plan. By having more
13 commercial of this type, it actually generates more strict
14 commercial patterns, which is something that we're trying to
15 avoid. Now, we -- we would refer that -- or we support usually,
16 you know, policies or -- or development -- proposed development
17 that is consistent with a comp plan and that means kind of
18 targeting areas closer to the CLC meeting commercial locational.
19 But in this case, it doesn't. There was really no rationale
20 behind the previous approvals for the other CG and C uses to the
21 north. We don't have any type of rational assets behind why
22 they -- those were approached previously. And we can tell that
23 it had been several years ago. And as we look through it, they
24 really didn't sign a lot of comprehensive policies during that
25 time.

1 However, we are taking a thorough look at this and we
2 feel like since the area is more rural and it's just
3 incompatible with that surrounding uses. On top of the site
4 plan that we were looking at, there was many issues with it,
5 particularly with the residential component to the east, I
6 believe. It's agricultural, single-family. And then on top of
7 that, you know, you have, you know, all these mixture of
8 zonings. You have agricultural single-family AS-1. And then
9 directly to the east, south and west of the site. So there's a
10 few uses in there, but it's not really consistent with a
11 development pattern.

12 HEARING MASTER FINCH: All right. Thank you for that
13 clarification. I appreciate it. At this time. We'll call for
14 anyone who would like to speak in support. Is anyone in favor
15 that would like to address this application? Sir, would you
16 like to speak in support?

17 Yes.

18 HEARING MASTER FINCH: Come forward and give us your
19 name and address please.

20 MR. TANNER: My name is Taylor Tanner.

21 UNIDENTIFIED SPEAKER: Can you turn on the microphone?

22 MR. TANNER: Sorry.

23 HEARING MASTER FINCH: If you could just say your name
24 and address again.

25 MR. TANNER: Hello. My name's Taylor Tanner

1 (phonetically) and I'm the co-owner. Actually, my sister is the
2 main holder of the title. And I heard the discussion. But the
3 problem is her saying it's -- it's not an agricultural place.
4 There is no house. There is no strawberry field, nothing. They
5 just build general store right next to us. Dollar General. 400
6 houses have 300 yards from us. And big circle that company. I
7 think all that stuff and then we cross the street, 15,000 square
8 foot (inaudible). And all surrounded by commercial. I think we
9 do all this (inaudible) the result. That's all.

10 HEARING MASTER FINCH: All right. Thank you for your
11 comments.

12 MR. TANNER: You're welcome.

13 HEARING MASTER FINCH: If you could please sign in
14 with the clerk's office. Anyone else either in the room or
15 online that would like to speak in support? I'm seeing no one.
16 Is there anyone in opposition to this request? Oh, you do want
17 to speak in support?

18 MS. NOY: Yes, ma'am.

19 HEARING MASTER FINCH: Good evening.

20 MS. NOY: Good evening. My name is Jane Noy
21 (phonetically). I am -- represent the owner.

22 MR. GRADY: Ma'am can you verify the address for the
23 record?

24 MS. NOY: I'm sorry. What --

25 MR. GRADY: Can you provide your address?

1 MS. NOY: Yes. 625 East North Broadway, Columbus,
2 Ohio. Yes.

3 First of all, the parcel due east to the parcel in
4 question is also owned by the same owner (inaudible). And then
5 his sister (inaudible) also owns the partial due east. And she
6 obviously is for the rezoning. The parcel south of -- due south
7 of parcel in question is agricultural, yes. But there is a
8 buffer. There is a 320 feet, six-foot high fence that goes
9 right across from James Redman Parkway all the way towards back.
10 So that -- that is a buffer.

11 The property due north of the said property is I
12 believe it's AS-1, but the owner is willing to put up a buffer
13 there if, you know, the Board requires him to. So he can either
14 put a fence -- a six-foot fence up, 320 feet, you know, into the
15 property from James Redman or he can can plant bushes, you know,
16 to -- as a buffer. I -- I hope that would satisfy the
17 Planning Commission. But as far as the other surrounding
18 area -- other surrounding parcel of the parcel in -- in question
19 right now, is predominantly mixed usage of commercials and
20 that's basically it's mixed usage.

21 So basically that's why I have to say. And I think
22 Mr. Devan has addressed all the mixed usages surrounding the
23 parcel.

24 HEARING MASTER FINCH: All right. Well, thank you for
25 your testimony.

1 MS. NOY: Thank you. If you have other questions, do
2 feel free to ask us.

3 HEARING MASTER FINCH: I will. Thank you so much. I
4 would appreciate if you could please sign it. All right. So
5 that closes testimony in support.

6 Is there anyone who would like to speak in opposition?

7 UNIDENTIFIED SPEAKER: I want to speak in support.

8 HEARING MASTER FINCH: Okay. Is there -- whil you're
9 coming up, is there anyone else who would like to speak in
10 support of this? All right. Yes, sir. Give us your name.

11 MR. WEST: I don't believe the gentleman this morning.

12 HEARING MASTER FINCH: Oh, is there anyone in the room
13 that was not -- that would like to speak on this case or any of
14 the cases hereafter that was not in the room to be sworn in, if
15 you could please stand up and raise your right hand. All right.
16 There you go. Do you solemnly swear to tell the truth, the
17 whole truth and nothing but the truth?

18 MR. WEST: I do.

19 HEARING MASTER FINCH: Thank you so much. Please
20 continue with your name and address please.

21 MR. WEST: It's Ray West. 13716 Glen Harwell Road.

22 HEARING MASTER FINCH: Thank you, sir.

23 MR. WEST: I -- I just have questions. I know this
24 property and I know this gentleman. There's a lot of commercial
25 on both sides of this piece of property. And I'm confused as

1 how were controlling him not being able to -- to put this
2 business here. I -- I served in the army my whole life and I
3 thought that this is what we fought for was for people like
4 Mr. Devan to come here and be able to put a business in amongst
5 other business. It's not like he's trying to do this in the
6 middle where houses are at.

7 Now, my daughter lives in one of the residents of
8 properties that -- that he has. That would not be affected, but
9 it would be close to this place. And -- and I don't see an
10 issue with it. So I don't understand how you know, we -- we
11 claim to be one of the greatest countries in the world and I
12 believe that with all my heart. I lost a lot of my friends in
13 Iraq and Afghanistan. I -- I don't see how we can stop somebody
14 when you have the same things going on, not miles away, like
15 literally you can stand in the driveway and see the
16 Dollar General sign. So you can stand in the driveway and you
17 can see the car lot. It doesn't make sense to me how we can
18 say, oh, well, they can't do it. What are we -- what are we
19 representing when we tell somebody come to America, live the
20 dream? Oh, you can't do that, but they can. It doesn't -- it
21 doesn't make sense to me.

22 So can -- can I get clarification as to why they won't
23 let somebody do something like that? It doesn't make sense.

24 HEARING MASTER FINCH: Sir, this is part of the
25 process where we take public testimony. And the county staff

1 would be happy to provide you a copy of the staff report with
2 the -- the backup of why one staff is supporting his application
3 and the other planning staff is not. The reasons are all
4 written down. It's public record. It's very accessible and
5 they'd be glad to give you a copy of it. But this is part of
6 the process of rezoning property. And so this first step, we
7 hear all the testimony and then we make a recommendation to the
8 Board of County Commissioners. And then that Board decides
9 whether the reason it will be granted or not. So the decision
10 is not made tonight.

11 MR. WEST: Okay.

12 HEARING MASTER FINCH: But I appreciate you coming
13 down. Thank you.

14 MR. WEST: I would like a copy of that.

15 HEARING MASTER FINCH: Yeah. Absolutely. We can help
16 you get that. And if you could sign it with Allison. She's
17 right there in the clerk's office, I'd appreciate it. Thank you
18 so much.

19 All right. Anyone else in support that would like to
20 speak tonight? All right. Thank you. Anyone in opposition to
21 this request? I'm seeing no one. No one online. All right.
22 Then we'll go back to Development Services. Mr. Grady, anything
23 else?

24 MR. GRADY: Nothing further.

25 HEARING MASTER FINCH: Okay. The applicant then, sir,

1 you have five minutes for rebuttal if you'd like it, but you
2 don't have to take it.

3 MR. TANNER: I'm sorry. But after this --

4 HEARING MASTER FINCH: If you could give us your name
5 just one more time?

6 MR. TANNER: Taylor Tanner.

7 HEARING MASTER FINCH: Thank you.

8 MR. TANNER: And (inaudible) we go through this
9 process. And my sister, her husband he just retired after 35
10 years at some (inaudible). And I'm tired. I've been working
11 construction 30 years. And now I'm in the business of like
12 cabinets importing from overseas and exporting. And -- anyway,
13 I need a place to put my -- like all my stuff living in the
14 papers, you know, getting rats in there, you know. Bending all
15 the cabinets and stuff. I need a place. I can't go rent a
16 place \$10,000 a month. I have a place there. Why I can't make
17 it commercial. How I'm going to create a traffic in the
18 James L. Redman Parkway?

19 (Inaudible) you know, people going to come, take their
20 stuff, leave. And only two people can work in the warehouse.
21 And I think honestly, this needs to go through. I really need
22 it. Thank you.

23 HEARING MASTER FINCH: All right. Thank you for your
24 testimony. Then with that, we'll close application for
25 rezoning --

1 MR. TANNER: One more --

2 HEARING MASTER FINCH: Sir, if we could be --

3 MR. TANNER: -- one more.

4 HEARING MASTER FINCH: Sorry. Excuse me. You need to
5 come forward to the microphone. Give us your name please.

6 MR. MULLEN: David Mullen. I want to further state
7 that businesses like Dollar General and the other ones adjacent
8 to us generate ten times the traffic we would generate. We're
9 going to be a warehouse with minimal traffic, minimal impact of
10 James L. Redman Parkway. We cannot stop progress. And I feel
11 that we are heading to a wrong direction.

12 We allow other businesses similar that will have more
13 traffic, more issues on James L. Redman Parkway than our
14 warehouse. And I feel almost appalled that we are being
15 subjected this other look that when we clearly have demonstrated
16 this area is clearly going commercial and you are trying to
17 restrict us from putting on a place that is really not going to
18 impact James L. Redman Parkway at all. So I just want to make
19 that statement.

20 HEARING MASTER FINCH: I appreciate your comments.
21 Thank you so much. With that, we'll close rezoning standard
22 22-1303, the remand. And I'll turn the hearing back over to
23 Hearing Officer Hatley.

24 HEARING MASTER: Thank you, Ms. Finch. All right.
25 We're ready to call the -- the next case, Mr. Grady.

1 opposition to this request? I'm seeing no one. All right.
2 County Staff, Mr. Grady, anything else?

3 MR. GRADY: Nothing further.

4 HEARING MASTER: All right. Mr. Wright, you have the
5 last say, last word if you'd like it.

6 MR. WRIGHT: I have nothing further. Thank you.

7 HEARING MASTER: All right. Thank you. With that
8 then, we'll close rezoning 22-0698 and go to the next case.

9 MR. GRADY: The next item is item C.2 Rezoning
10 Standard 22-1303. The applicant is David Mullen. The request
11 is rezone from AS-1 to commercial general. Isis Brown will
12 provide staff recommendation presentation by the applicant.

13 HEARING MASTER: All right. Is the applicant here?

14 MR. MULLEN: Yes.

15 HEARING MASTER: Good evening. Please come forward.
16 If you could start by giving us your name and address.

17 MR. MULLEN: My name is David W. Mullen, professional
18 engineer. And my address is 625 East North Broadway, Columbus,
19 Ohio.

20 HEARING MASTER: Thank you so much.

21 MR. MULLEN: We are requesting that the parcel located
22 at 4308 James L. Redmond Parkway, Plant City, Florida be rezoned
23 from AS-1 to CG. We have submitted a request to -- for the
24 commercial location criteria waiver as per Policy 22.8 of the
25 commercial location criteria. Proposed plan amendments to the

1 planning commission. The parcel is currently zoned as an AS-1
2 with future land use of RES-1, which no longer meets the needs
3 of the owner. The current zoning for the parcel restricts the
4 owner from commercial usage. Granting the CLC waiver will in
5 turn, may allow the owner to have the parcel rezoned commercial
6 general, which would be less restrictive of the usage. As a
7 commercial property, it would bring not only more revenue in for
8 the city of Plant City, but more revenue for the county of
9 Hillsborough. It is also -- would bring more traffic load to
10 Plant City, which in turn would aid economy in the local area.

11 The parcel is located in the midst of other commercial
12 properties and mixed usage. So granting a CLC waiver for the
13 commercial property of mixed uses. As evidence shows, north of
14 the parcel, there is at 4114 Guillermo's Auto Sales at south of
15 the parcel is LS Curb Services at 4206. Dollar General is
16 located at 102 Colson Road, Plant City. Austin's Strawberry
17 Exchange, 107 Holloway Road, Plant City. HMRV, 4511 James L.
18 Redmond Parkway. Race Smokes Mullets, 4511 James L. Redmond
19 Parkway, Plant City. So we've -- basically we are just
20 requesting it to be commercial and that's -- that's it.

21 HEARING MASTER: All right. Thank you so much. If
22 you could please sign-in with the clerk's office. Development
23 Services?

24 MS. BROWN: Good evening. Isis Brown, Development
25 Services. Case Standard Rezone 22-1303. The request is to

1 rezone from the existing AS-1 agricultural single-family zoning
2 district to the proposed commercial general, CG, zoning
3 district. The proposed zoning for CG from its commercial office
4 and personal services and personal services development on lots
5 containing a minimum of -- of 10,000 square feet. Current
6 acreage, 2.51 acres. And the density is one dwelling unit per
7 acre with a maximum mathematical of one dwelling unit per acre.
8 Proposed zoning district will allow -- which has an F.A.R. of
9 0.27 and that will allow for 29,520 square feet.

10 The site is located in an area comprised of mixed and
11 commercial uses and rural agricultural. The subject site is
12 surrounded by properties with RES-1 category, which permits
13 commercial and office and multipurpose uses. The site is
14 adjacent to commercial agricultural and residential type
15 properties. The adjacent properties are zoned AS-1 to the west,
16 south and east and CG commercial general and AS-1 to the north.
17 Staff finds that the request -- that the request consist are
18 compatible with the existing and emerging zoning and development
19 pattern along the portion of James L. Redmond Parkway. The
20 majority approximately 60% of the property frontage along the
21 east side of James L. Redmond Parkway to the north and south of
22 the subject parcel between the block from -- formed by Kilgore
23 Road to the north and Halloway Colson Road to the south is zoned
24 CG. Along the subject parcel and the adjacent parcel to the
25 south are not zone CG.

1 The parcel is immediate to the north or zoned in the
2 2020 R -- RZ Zone 2 -- 10-0780 and was found approvable by
3 staff.

4 The proposed CG Zoning District is similar situated
5 and is therefore continual -- continuation of existing
6 commercial development pattern along the portion of James L.
7 Redmond Parkway and compatible in field development.

8 Additionally, James L. Redmond Parkway is designated
9 as a scenic corridor and as a result, this may trigger
10 additional buffering and tree plantings as required by Part
11 6.06.03-I of the Land Development Code. The subject site is
12 located outside the Hillsborough County urban service area.
13 Therefore, water and/or wastewater services are not generally
14 allowed. The site is required otherwise allowed to conduct a
15 portable and/or wastewater systems. Therefore, offsite
16 improvements required that extend beyond the connection of the
17 closest infrastructure.

18 Based on the above consideration, Staff finds the
19 request approvable. I'm available for any questions.

20 HEARING MASTER: I have a question, Ms. Brown. In
21 reading the backup, I see that Transportation objects to this
22 rezoning. And pretty strong comments, honestly, that they
23 talked to FDOT and FDOT said no to the additional access and
24 that it -- it's not warranted by the Land Development Code. And
25 then their final comment says that they object to it and it

1 would likely -- if it were approved, it would -- the site would
2 likely be unbuildable. So how does that impact your staff
3 recommendation?

4 MS. BROWN: Can you -- can you hear me?

5 HEARING MASTER: Ms. Brown, can you hear?

6 MS. BROWN: Yeah. There we go. Okay. Based on
7 comp -- compatible to the -- to the -- to the north --

8 HEARING MASTER: I understand your compatibility
9 argument from looking at the zoning map, I understand that. But
10 the -- the Transportation piece is what I'm asking about, that
11 they -- they clearly don't think that the site is buildable if
12 it were approved because DOT won't give them an additional
13 access point. And I don't -- we can ask -- see -- is Mr. Perez
14 on the line or Mr. Ratliff?

15 MS. BROWN: Alex -- Alex is on the line. Can you
16 chime in please?

17 MR. STEADY: Good evening, Madam Hearing Officer.
18 Yes, you are correct. The Transportation -- I think the
19 Transportation comments may have come after she had filed her
20 report when maybe that's the miscommunication here. But -- but
21 yes, you are correct that -- that Transportation cannot support
22 this rezoning based on those objections from that -- from our
23 report.

24 HEARING MASTER: Okay. So there aren't any updated
25 comments. This is it, you object to the rezoning?

1 MR. STEADY: Right. Right. That is our -- that is
2 our final --

3 HEARING MASTER: All right.

4 MR. STEADY: -- our final report.

5 HEARING MASTER: Thank you so much. Mr. Grady, any
6 additional comments before I moved to the Planning Commission?

7 MR. GRADY: Yeah. I -- I -- I think -- yeah, I think
8 the objections from Transportation is problematic. I think -- I
9 think there must have been some internal miscommunications
10 regarding that objection because generally, if Transportation
11 objects, we generally would not be supportive of an application.
12 So -- so I'll note that for the record.

13 HEARING MASTER: Okay.

14 MR. GRADY: I think that's -- yeah, I think that that
15 certainly is an issue of concern given their objections to the
16 request regarding a -- DOT issue.

17 HEARING MASTER: Okay. Thank you for that
18 clarification. I appreciate it. So next we'll go to the
19 Planning Commission.

20 MS. PAPANDREW Andrea Papandrew, Planning Commission
21 Staff. The subject property is within the Residential-1 future
22 land use category. The site is within the rural area and is not
23 located within the limits of the community plan. The subject
24 site is located in the rural area where object -- according to
25 Objective four of the future land use element, no more than 20%

1 of all population growth within the county will occur. The
2 proposed rezoning does not meet the intent of Objective four or
3 Policy 4.1. Objective four seeks to provide areas for long term
4 agricultural uses and large lot, low density rural residential
5 uses which can exist without the threat of urban or suburban
6 encroachment. The proposed request is inconsistent with this
7 policy direction as a site does not meet commercial locational
8 criteria and the request to rezone to commercial general zoning
9 is incompatible with the surrounding land uses to the north and
10 east. The proposed rezoning does not meet the intent of
11 Objective 16 and Policy 16.1, 16.2, 16.3 and 16.5 that require
12 proposed uses to meet the intent of the future land use category
13 and the goals, objectives and policies of the comprehensive
14 plan. The subject's future land use classification is
15 Residential-1 and the proposed rezoning would not allow for
16 gradual transition or the utilization of buffer areas between
17 the residential and agricultural land uses that currently
18 surround the site.

19 The site does not meet commercial locational criteria
20 as defined in Objective 22 as it's not located within the
21 required distance from intersection node. The nearest
22 qualifying intersection is the James L. Redman Parkway and
23 Colson Road and it's approximately 1,400 feet away from the
24 subject property, which is greater than the 660-foot distance as
25 required per Policy 22.2.

1 The applicant has requested a waiver to commercial
2 locational criteria permitted by Policy 22.8 of the future land
3 use element. The waiver states that the proposed use is
4 compatible, the existing commercial uses located directly north
5 and further south of the subject site. The applicant also
6 contends that allowing a commercial use to meet the owner of the
7 subject site -- site's needs and it would also serve the needs
8 of the residents of the surrounding area by bringing in more
9 traffic and revenue.

10 Planning Commission Staff have reviewed the waiver
11 request and find it inconsistent for the following reasons.
12 Commercial general uses are subject to the commercial locational
13 criteria, regardless of the applicant's interpretation, intended
14 uses and benefits. The waiver request is contradictory to
15 Objective 22, as permitting additional commercial uses along
16 James L. Redman Parkway would allow the opportunity for future
17 strip development patterns. Although the proposed rezoning
18 resembles similar development patterns directly north of the
19 subject site, allowing a commercial general use would conflict
20 with the surrounding parcels that currently utilize residential,
21 agricultural and quasi-public uses. Based upon this, Planning
22 Commission Staff recommends that the Board of County
23 Commissioners not grant the applicant a waiver to commercial
24 locational criteria.

25 Goal seven, Objective 7-1 of the community design

1 component aim to preserve existing rural and agricultural uses
2 as they provide viable residential -- residential alternatives
3 to urban and suburban areas. The proposed rezoning to allow for
4 commercial uses would directly conflict with the goals and
5 objectives as it would remove the agricultural single-family
6 uses that are currently utilized in the subject site and
7 proliferate strip commercial development, an area that is
8 generally dominated by an agricultural and rural residential
9 development pattern.

10 Goal 17, the community design component encourages
11 developments that prove the ambiance of commercial development
12 in the county. Objective 17-1 and Policy 17-1.4 seek to
13 facilitate patterns and development that are organized and
14 purposeful. A rezoning to commercial general would not meet
15 this intent as the existing commercial uses surrounding the site
16 are not unified or cohesive with one another. The site does not
17 meet the intent of FLUE Policy 25.3. Though the Policy does not
18 explicitly state a site must be in an urban service area, the
19 definition the comp plan for in-fill is as follows, development
20 unscattered, facet sites within the urbanized, suburbanized area
21 of the community in a predominantly developed area. The site is
22 in the rural area and not within the urban service area. And
23 this site does not meet the definition for in-fill.

24 Based upon the above considerations, Planning
25 Commission Staff finds the proposed rezoning inconsistent with

1 the Unincorporated Hillsborough County Comprehensive Plan.

2 Thank you.

3 HEARING MASTER: Thank you. So much. I appreciate
4 it. Is there anyone in the room or online that would like to
5 speak in support of this application? Anyone in support? I'm
6 seeing no none. Anyone in opposition to this request? No. All
7 right. Mr. Grady, anything else?

8 MR. GRADY: Nothing further.

9 HEARING MASTER: Okay. Sir, you have the last word,
10 if you'd like to take it. You -- you have to come forward and
11 speak on the microphone. And before you start, if you could
12 give us your name and address? If you could give us your name
13 and address. Thank you.

14 MR. TAVLAN: My name is Taner Tavlan. T-A-N-E-R
15 T-A-V-L-A-N. And address, 2112 Crosby Road, Valrico 33594.

16 HEARING MASTER: Thank you. Go ahead.

17 MR. TAVLAN: Well, the -- this property left and right
18 it's all commercial. And I like to build a -- a warehouse for
19 my business. And I'm importing stuff from China. And I'm
20 selling in the community. Yeah. And I have no reason -- like
21 I'm going to create traffic or anything like that. And I like
22 to go to and get my property commercial. Yeah. And I don't see
23 any other way because me and my neighbor, the only residents
24 for -- the rest is commercial. And we are under James L.
25 Parkway, you know. I -- I have no reason to seek, except maybe

1 traffic-wise like turning to the property. But there's a
2 traffic light 300 feet away from the place. I can make my turn
3 and I -- that's what I'll be doing. And other than that, they
4 just built the Dollar General 300 from me. And there's a --
5 next store and he's ready to build something. And his is
6 commercial. And then after that, there's a place, you know,
7 like big warehouse. There's all around commercial. There is no
8 residential around, me and my neighbor that's it. That's all.

9 HEARING MASTER: All right. Thank you so much. I
10 appreciate it.

11 MR. TAVLAN: You're welcome.

12 HEARING MASTER: If you could please sign in with the
13 clerk's office. All right. So that was the applicant's
14 rebuttal. So we'll close the hearing. We'll close rezoning
15 22-1452 and go to the next case.

16 MR. GRADY: The next item is general item C.3 Rezoning
17 Standard 22-1449. The applicant's Kelli Conte. The requestor
18 is rezone from RSC six to RSC-6 the RSC-6 with a mobile home
19 overlay. I'll provide staff recommendation after presentation
20 by the applicant.

21 HEARING MASTER: Let me just correct that. There's
22 a -- there's an issue with the header of that last case that has
23 the wrong application number. It said 1452 and it should be
24 1303 on that last case, correct?

25 MR. GRADY: In the staff report?

1 HEARING MASTER: In the staff report.

2 MR. GRADY: Okay.

3 HEARING MASTER: That's just a head with the wrong
4 number.

5 MR. GRADY: Okay. All right.

6 HEARING MASTER: But anyway, go ahead. I'm sorry. So
7 we're ready for the applicant.

8 MR. GRADY: Yes.

9 HEARING MASTER: Yes. Is the applicant here?

10 MS. CONTE: Yes, I'm here. Good evening, Madam
11 Hearing Officer. How are you doing today?

12 HEARING MASTER: I am good. Thank you.

13 MS. CONTE: Great. My name is. Kelli Conte and my
14 address is P.O. Box 34, Wimauma, Florida 33598. And I am the
15 agent for Ms. Diana Sanchez. We are requesting to change the
16 zoning from an RSC-6 to an RSC-6 with a mobile home overlay.
17 There are several properties in the -- in the same street, in
18 the same neighborhood that has been changed to RSC-6 with a
19 mobile home overlay. And directly across the street the
20 property also has a mobile home overlay. Thank you.

21 HEARING MASTER: All right. Thank you so much.
22 Development Services.

23 MR. GRADY: Brian Grady, Hillsborough -- Hillsborough
24 County Development Services. The request is rezone an
25 approximately .27 acre parcel from residential single-family

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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IN RE:)
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LAND USE HEARING OFFICER)
HEARINGS)
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LAND USE HEARING OFFICER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
Land Use Hearing Master

DATE: Monday, October 17, 2022

TIME: Commencing at 6:00 p.m.
Concluding at 9:10 p.m.

PLACE: Robert W. Saunders, Sr. Public
Library
Ada T. Payne Community Room
1505 N. Nebraska Avenue
Tampa, Florida 33602

Reported via Zoom Videoconference by:

Julie Desmond, Court Reporter
U.S. Legal Support

1 Master Hearing.

2 Item A.34, Rezoning PD 22-1229. This
3 application is being continued by the applicant to
4 the November 14, 2022, Zoning Hearing Master
5 Hearing.

6 Item A.35, Major Mod Application 22-1301.
7 This application is being continued by the
8 applicant to the November 14, 2022, Zoning Hearing
9 Master Hearing.

10 Item A.36, Rezoning Standard 22-1303. This
11 application is not awarded to be heard. It's being
12 continued to the November 14, 2022, Zoning Hearing
13 Master Hearing.

14 Item A.37, Major Mod Application 22-1392.
15 This application is being continued by the
16 applicant to the November 14, 2022, Zoning Hearing
17 Master Hearing.

18 That concludes all the withdrawals and
19 continuances.

20 HEARING MASTER HATLEY: All right. Thank you,
21 Mr. Grady. All right. The agenda tonight consists
22 of items that require a public hearing by Hearing
23 Master before going to the Board of County
24 Commissioners for a final decision.

25 I will conduct a hearing on each item today



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

NONE



**PARTY OF
RECORD**

NONE