

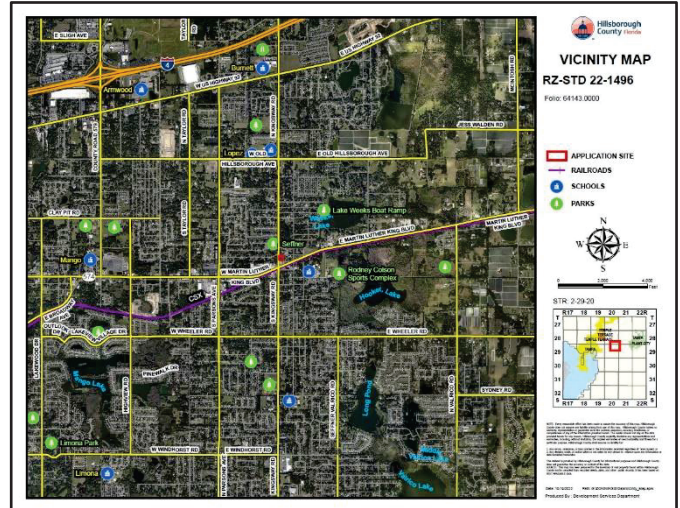
Rezoning Application: 22-1496
Zoning Hearing Master Date: December 12, 2022
BOCC Land Use Meeting Date: February 14, 2023



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Yordany Salvia Betancourt
FLU Category: Residential-4 (Res-4)
Service Area: Urban
Site Acreage: 0.77+/-
Community Plan Area: Seffner Mango
Overlay: None
Request: Rezone from **Residential-Single-Family Conventional – 6 – (RSC-6) to Commercial General with Restrictions (CG – R).**



Request Summary:

The request is to rezone from the existing **Residential- Single-Family Conventional – 6 (RSC-6)** zoning district to the proposed to **Commercial General (CG - R)** zoning district with Restrictions. The proposed zoning for CG permits Commercial, Office and Personal Services development on lots containing a minimum of 10, 000 square feet. The applicant is proposing a restriction limiting uses to a contractor’s office, retail and professional office.

Zoning:

Uses	Current RSC-6 Zoning	Proposed CG - R Zoning
		Single-Family Residential (Conventional Only)
Acreage	0.77+/- Acres; 33,541 sq. ft	0.77+/- ac
Density / Intensity	1 dwelling Unit (du)/ 7, 000 sq. ft	0.27 F.A.R.
Mathematical Maximum*	4 dwelling units	9, 056 sq. ft

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

Development Standards:

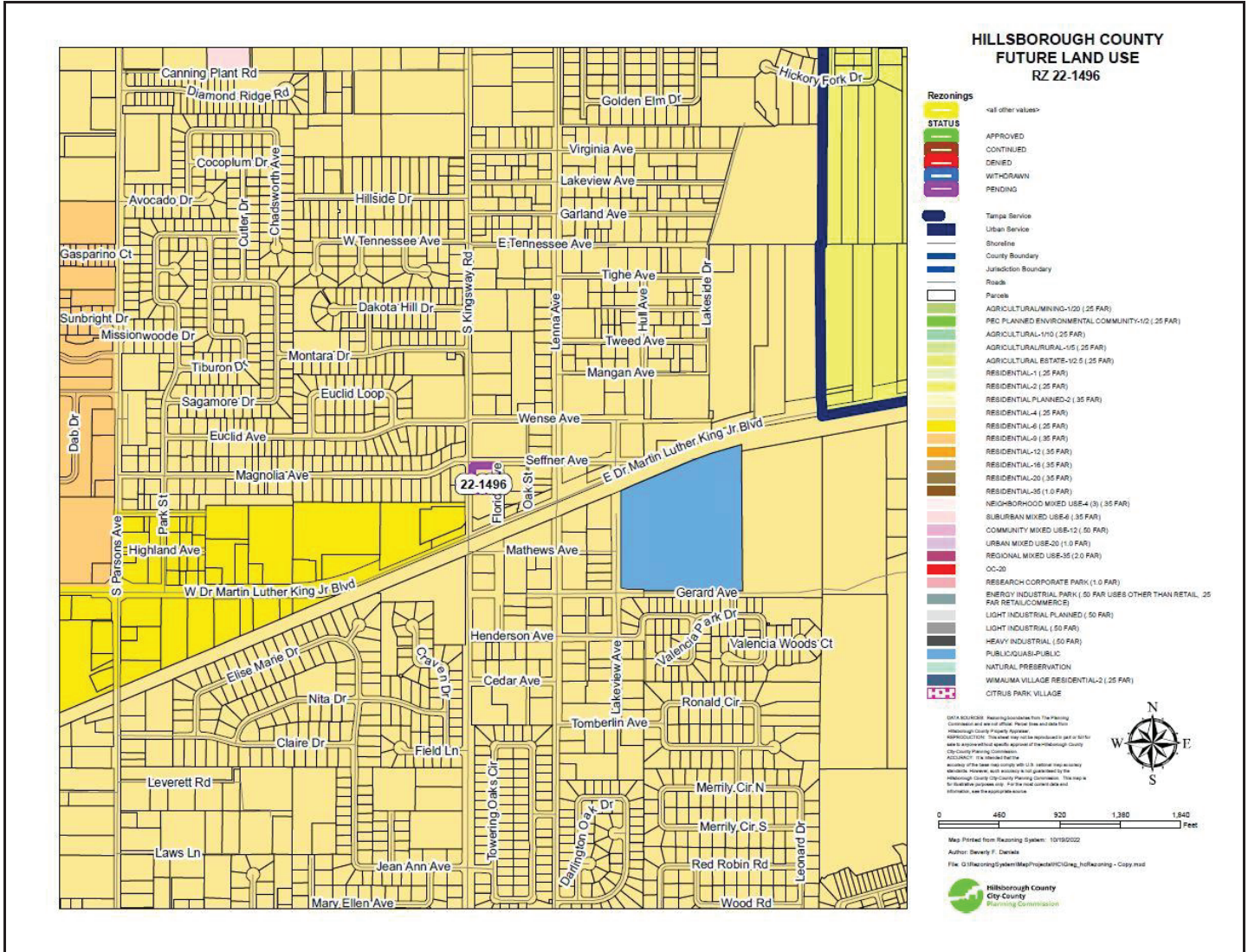
	Current RSC-6 Zoning	Proposed CG-R Zoning
Density/ Intensity	1 du/ 7, 000 sq. ft	0.27 F.A. R / 9,056 sq. ft
Lot Size / Lot Width	7, 000 sq. ft/ 70’	10, 000 sq. ft/ 75’
Setbacks/Buffering and Screening	25’ - Front 7.5’ – Sides 25’ - Rear	30’ – Front (North, East West) 0’ – Rear (South)
Height	35’	50’

Additional Information:

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

2.0 LAND USE MAP SET AND SUMMARY DATA

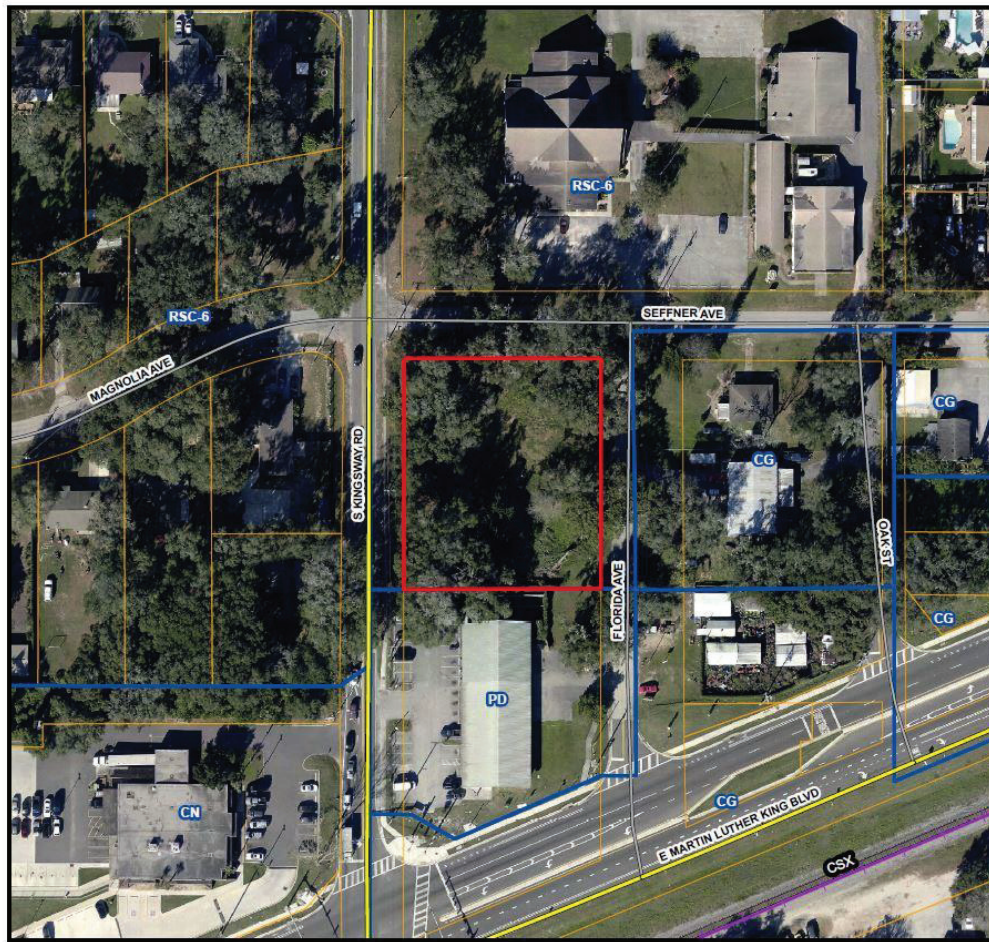
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential 4 (Res-4)
Maximum Density/F.A.R.:	4 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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Hillsborough County Florida

ZONING MAP
RZ-STD 22-1496
 Folio: 64143.0000

- APPLICATION SITE
- ZONING BOUNDARY
- PARCELS
- S SCHOOLS
- P PARKS

0 50 100 Feet

STR: 2-29-20

This map is provided by Hillsborough County for informational purposes and does not constitute an official zoning map. It is not intended to be used as a legal document. The map is not intended to be used as a legal document. It is not intended to be used as a legal document. It is not intended to be used as a legal document.

Date: 10/14/2022 File: G:\ZONING\GIS\Zoning_Map.aprx
 Produced By: Development Services Department

Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning	Allowable Use:	Existing Use:
North	Seffner Avenue	n/a	Street	Street
	RSC-6	1 du/7,000 sq. ft	Single-family Residential Conventional uses.	Single Family Residential Home
South	East MLK Blvd	n/a	Street	Street
	PD 14-0166	Max. 6,800 sq ft Floor Space	General Commercial, Office and Personal Services	Retail/ Shopping Center
East	Florida Avenue	n/a	Street	Street
	CG	0.27 F.A.R.	General Commercial, Office and Personal Services	Business Office
West	S. Kingsway Road	n/a	Street	Street
	RSC-6	1 du/7,000 sq. ft	Single-family Residential Conventional 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)

Not Applicable

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Kingsway Road	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Seffner Avenue	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Florida Avenue	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	38	3	4
Proposed	2,755	129	135
Difference (+/-)	+2,717	+126	+131

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

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

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY			
Environmental:	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No comments provided
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No comments provided
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 checked="" type="checkbox"/> Surface Water Resource Protection Area <input checked="" 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Utilities Service Area/ Water & Wastewater			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No comments provided
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 comments provided
Impact/Mobility Fees			
N/A			
Comprehensive Plan:	Findings	Conditions Requested	Additional Information/Comments
Planning Commission			
<input checked="" type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located on the southeast corner of the intersection of Seffner Ave. and S. Kingsway Road. The adjacent properties are zoned Residential Single-Family Conventional – 6 (RSC-6) to the north and west; Commercial General (CG) to the east, and to the south CG and a Planned Development (PD 14-0166) with CG uses. The residentially zoned property to the north is development with a church. The residential zoning/uses to the west are separated from the parcel by North Kingsway Road, which is a 2-lane collector roadway, with approximately 55 feet of right-of-way.

The subject site’s immediate surrounding area consist of properties within the Residential -4 FLU category. The site meets commercial location criteria. The Planning Commission staff found the request inconsistent. To address compatibility concerns raised by the Planning Commission staff the applicant has proposed the following restriction:

- 1. Uses shall be limited to contractor’s office, retail and professional office

The site is located along the S Kingsway Road and is designated as a scenic corridor. As a result, this may trigger additional buffering and tree plantings as required by Part 6.06.03.1 of the Land Development Code. Additionally, the parcel is located in a Wellhead Resource Protection Area, Zone 2. Therefore, allowable uses may be further prohibited or restricted in accordance with the requirements of Part 3.05.00 of the Land Development Code. Moreover, the parcel is located in a Wellhead Resource Protection Area, Zone 1. Therefore, allowable uses may be further prohibited or restricted in accordance with the requirements of Part 3.05.00 of the Land Development Code.


The overall area is also within the Urban Service Area with publicly owned and operated potable water and wastewater facilities available. Thus, the proposed rezoning is consistent with the surrounding development pattern.

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

5.2 Recommendation

Based on the above considerations, staff finds the proposed CG-R zoning district is compatible with the existing zoning districts and development pattern in the area, with the following restriction:

- 1. Uses shall be limited to contractor’s office, retail and professional office

<p>Zoning Administrator Sign Off:</p>	 <p>J. Brian Grady Fri Dec 2 2022 15:10:35</p>
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SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

ZHM HEARING DATE: December 12, 2022

BOCC LUM MEETING DATE: February 14, 2023

Case Reviewer: Isis Brown

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

N/A

8.0 PROPOSED SITE PLAN (FULL)

Not Applicable

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department	DATE: 12/01/2022
REVIEWER: Alex Steady, Senior Planner	AGENCY/DEPT: Transportation
PLANNING AREA/SECTOR: Seffner Mango/Northeast	PETITION NO.: STD 22-1496

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

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 2,717 average daily trips, 126 trips in the a.m. peak hour, and 131 trips in the p.m. peak hour.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.
- Transportation Review Section staff has no objection to the proposed rezoning.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 0.77 acres from Residential Single Family Conventional – 6 to Commercial General (CG). The site is located +/- 350 feet north of the intersection of Martin Luther King Blvd and Kingsway Road. The Future Land Use designation of the site is Residential - 4 (RES-4).

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, 4 Single Family Dwelling Units (ITE Code 210)	38	3	4

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG, 5,000 sf Fast Food Restaurant with Drive Through Window (ITE Code 934)	2,355	201	163
CG, 4,000 sf Drive in Bank (ITE Code 912)	400	38	82

Subtotal	2,755	239	245
Less Internal Capture:	Not Available	0	0
Passerby Trips:	Not Available	110	110
Net External Trips:	2,755	129	135

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+2,717	+126	+131

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 2,717 average daily trips, 126 trips in the a.m. peak hour, and 131 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Kingsway Road, Seffner Avenue, and Florida Avenue. Kingsway road is a 2-lane undivided, Hillsborough County maintained, substandard, collector roadway with +/- 10-foot travel lanes. Kingsway Road does not have curb or bicycle facilities on either side of the roadway within the vicinity of the project. Kingsway Road has a sidewalk along the eastern side within the vicinity of the project. Kingsway lies within +/- 55 feet of ROW within the vicinity of the project. Seffner Avenue is a 2-lane undivided, Hillsborough County maintained, substandard, local roadway with +/- 18-feet of pavement. Seffner Avenue does not have curb, bicycle facilities, or sidewalks on either side of the roadway within the vicinity of the project. Seffner Avenue lies within +/- 60 feet of ROW within the vicinity of the project. Florida Avenue is a 2-lane undivided, Hillsborough County maintained, substandard, local roadway with +/- 15-feet of pavement. Florida Avenue does not have curb, bicycle facilities, or sidewalks on either side of the roadway within the vicinity of the project. Florida Avenue lies within +/- 60 feet of ROW within the vicinity of the project.

SITE ACCESS

It is anticipated that the site will have access to Seffner Avenue or Florida Avenue. As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.

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
KINGSWAY RD	M L KING BLVD	US HWY 92	D	C

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

**COUNTY OF HILLSBOROUGH
LAND USE HEARING OFFICER'S RECOMMENDATION**

Application number:	RZ-STD 22-1496
Hearing date:	December 12, 2022
Applicant:	Yordany Salvia Betancourt
Request:	Rezone to CG with restrictions
Location:	111 Seffner Avenue, Seffner
Parcel size:	0.77 acres +/-
Existing zoning:	RSC-6
Future land use designation:	Res-4
Service area:	Urban
Community planning area:	Seffner Mango

A. APPLICATION REVIEW

**DEVELOPMENT SERVICES STAFF REPORT
APPLICATION REVIEW SUMMARY AND RECOMMENDATION**

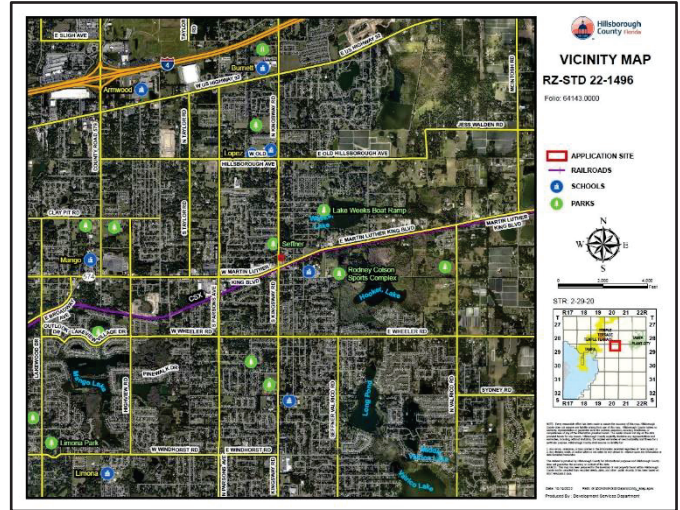
Rezoning Application: 22-1496
Zoning Hearing Master Date: December 12, 2022
BOCC Land Use Meeting Date: February 14, 2023



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Yordany Salvia Betancourt
FLU Category: Residential-4 (Res-4)
Service Area: Urban
Site Acreage: 0.77+/-
Community Plan Area: Seffner Mango
Overlay: None
Request: Rezone from **Residential-Single-Family Conventional – 6 – (RSC-6) to Commercial General with Restrictions (CG – R).**



Request Summary:

The request is to rezone from the existing **Residential- Single-Family Conventional – 6 (RSC-6)** zoning district to the proposed to **Commercial General (CG - R)** zoning district with Restrictions. The proposed zoning for CG permits Commercial, Office and Personal Services development on lots containing a minimum of 10, 000 square feet. The applicant is proposing a restriction limiting uses to a contractor’s office, retail and professional office.

Zoning:

Uses	Current RSC-6 Zoning	Proposed CG - R Zoning
	Single-Family Residential (Conventional Only)	General Commercial, Office and Personal Services
Acreage	0.77+/- Acres; 33,541 sq. ft	0.77+/- ac
Density / Intensity	1 dwelling Unit (du)/ 7, 000 sq. ft	0.27 F.A.R.
Mathematical Maximum*	4 dwelling units	9, 056 sq. ft

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

Development Standards:

	Current RSC-6 Zoning	Proposed CG-R Zoning
Density/ Intensity	1 du/ 7, 000 sq. ft	0.27 F.A. R / 9,056 sq. ft
Lot Size / Lot Width	7, 000 sq. ft/ 70’	10, 000 sq. ft/ 75’
Setbacks/Buffering and Screening	25’ - Front 7.5’ – Sides 25’ - Rear	30’ – Front (North, East West) 0’ – Rear (South)
Height	35’	50’

Additional Information:

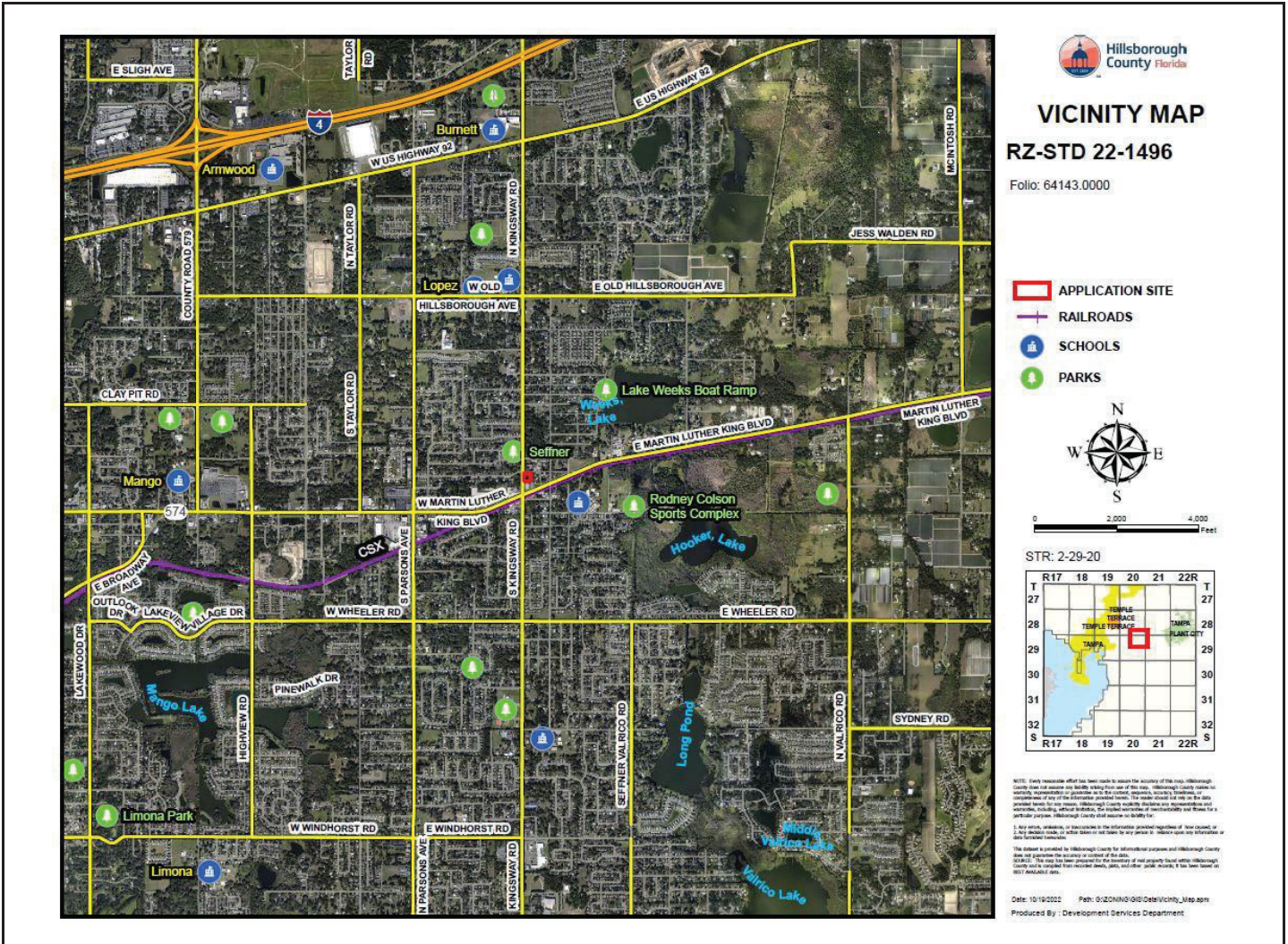
PD Variations	N/A
Waiver(s) to the Land Development Code	None

Additional Information:

Planning Commission Recommendation	Inconsistent
Development Services Department Recommendation	Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

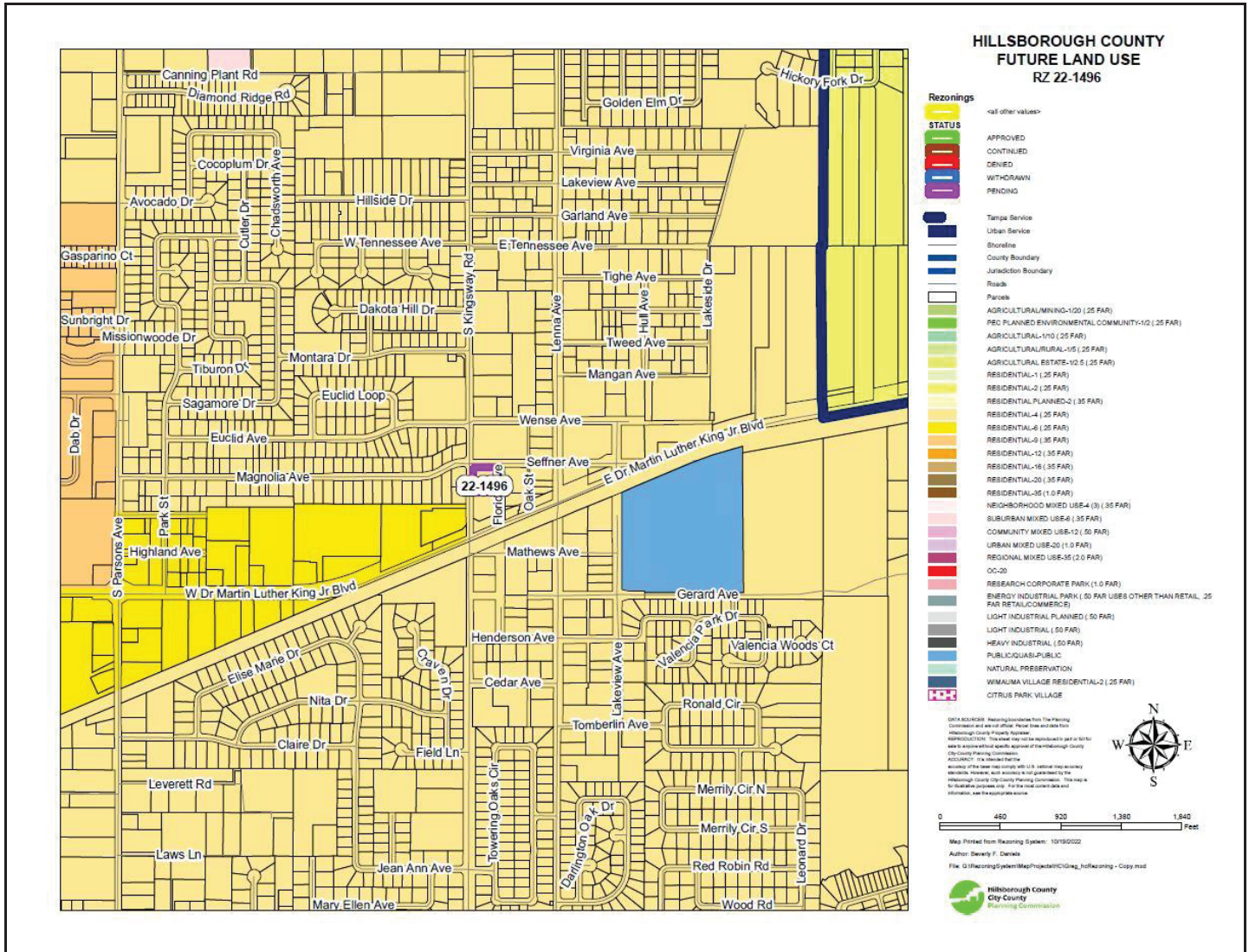


Context of Surrounding Area:

The site is surrounded by properties with Single-Family Residential and Commercial General type uses. The adjacent properties are zoned Residential Single-Family Conventional – 6 (RSC-6) to the north, south and west; Commercial General (CG) to the east, and to the south Planned Development (PD 14-0166) with CG uses. Subject site’s immediate surrounding area consist of properties within the Residential -4 FLU category.

2.0 LAND USE MAP SET AND SUMMARY DATA

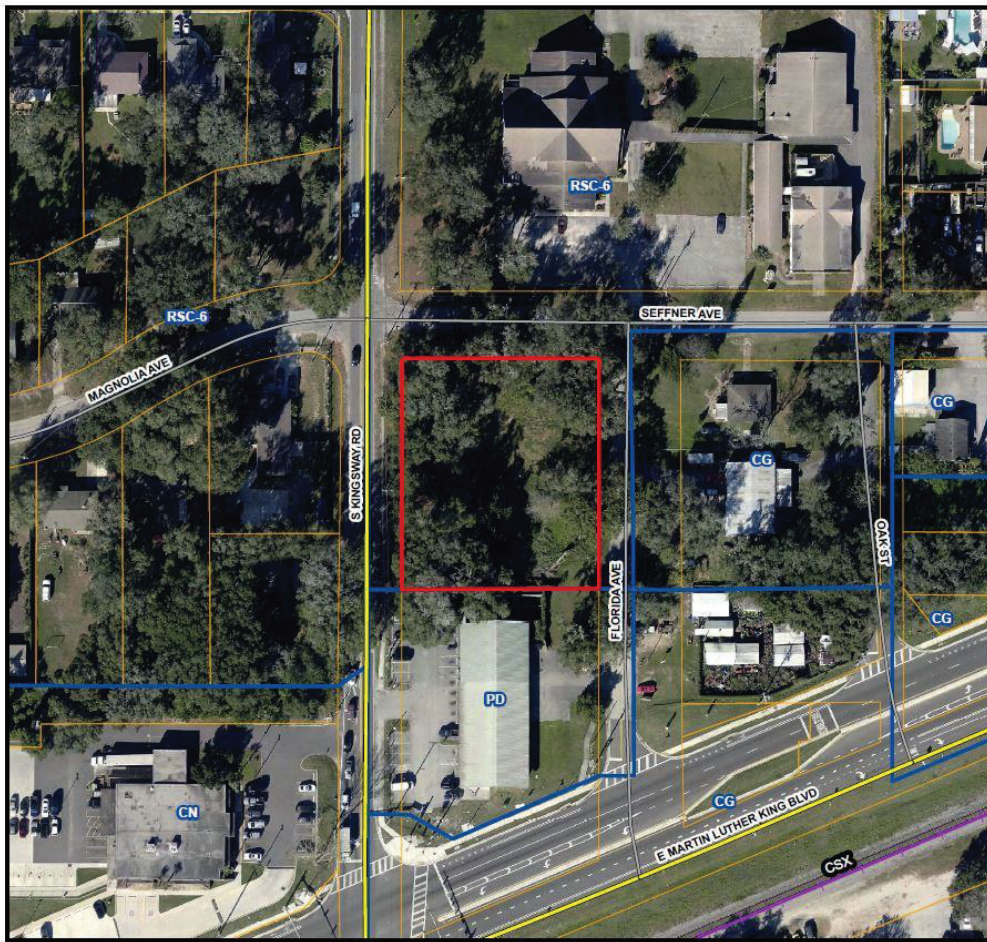
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential 4 (Res-4)
Maximum Density/F.A.R.:	4 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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Hillsborough County Florida

ZONING MAP
RZ-STD 22-1496
 Folio: 64143.0000

- APPLICATION SITE
- ZONING BOUNDARY
- PARCELS
- S SCHOOLS
- P PARKS

0 50 100 Feet

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Date: 10/14/2022 File: G:\ZONING\GIS\Zoning_Map.aprx
 Produced By: Development Services Department

Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning	Allowable Use:	Existing Use:
North	Seffner Avenue	n/a	Street	Street
	RSC-6	1 du/7,000 sq. ft	Single-family Residential Conventional uses.	Single Family Residential Home
South	East MLK Blvd	n/a	Street	Street
	PD 14-0166	Max. 6,800 sq ft Floor Space	General Commercial, Office and Personal Services	Retail/ Shopping Center
East	Florida Avenue	n/a	Street	Street
	CG	0.27 F.A.R.	General Commercial, Office and Personal Services	Business Office
West	S. Kingsway Road	n/a	Street	Street
	RSC-6	1 du/7,000 sq. ft	Single-family Residential Conventional 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)

Not Applicable

APPLICATION NUMBER: RZ STD 22-1496

ZHM HEARING DATE: December 12, 2022

BOCC LUM MEETING DATE: February 14, 2023

Case Reviewer: Isis Brown

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

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
Kingsway Road	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Seffner Avenue	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Florida Avenue	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	38	3	4
Proposed	2,755	129	135
Difference (+/-)	+2,717	+126	+131

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

Connectivity and Cross Access Not applicable for this request

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

Design Exception/Administrative Variance Not applicable for this request

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY			
Environmental:	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No comments provided
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No comments provided
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 checked="" type="checkbox"/> Surface Water Resource Protection Area <input checked="" 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Utilities Service Area/ Water & Wastewater			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No comments provided
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 comments provided
Impact/Mobility Fees			
N/A			
Comprehensive Plan:	Findings	Conditions Requested	Additional Information/Comments
Planning Commission			
<input checked="" type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located on the southeast corner of the intersection of Seffner Ave. and S. Kingsway Road. The adjacent properties are zoned Residential Single-Family Conventional – 6 (RSC-6) to the north and west; Commercial General (CG) to the east, and to the south CG and a Planned Development (PD 14-0166) with CG uses. The residentially zoned property to the north is development with a church. The residential zoning/uses to the west are separated from the parcel by North Kingsway Road, which is a 2-lane collector roadway, with approximately 55 feet of right-of-way.

The subject site’s immediate surrounding area consist of properties within the Residential -4 FLU category. The site meets commercial location criteria. The Planning Commission staff found the request inconsistent. To address compatibility concerns raised by the Planning Commission staff the applicant has proposed the following restriction:

- 1. Uses shall be limited to contractor’s office, retail and professional office

The site is located along the S Kingsway Road and is designated as a scenic corridor. As a result, this may trigger additional buffering and tree plantings as required by Part 6.06.03.1 of the Land Development Code. Additionally, the parcel is located in a Wellhead Resource Protection Area, Zone 2. Therefore, allowable uses may be further prohibited or restricted in accordance with the requirements of Part 3.05.00 of the Land Development Code. Moreover, the parcel is located in a Wellhead Resource Protection Area, Zone 1. Therefore, allowable uses may be further prohibited or restricted in accordance with the requirements of Part 3.05.00 of the Land Development Code.


The overall area is also within the Urban Service Area with publicly owned and operated potable water and wastewater facilities available. Thus, the proposed rezoning is consistent with the surrounding development pattern.

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

5.2 Recommendation

Based on the above considerations, staff finds the proposed CG-R zoning district is compatible with the existing zoning districts and development pattern in the area, with the following restriction:

- 1. Uses shall be limited to contractor’s office, retail and professional office

<p>Zoning Administrator Sign Off:</p>	 <p>J. Brian Grady Fri Dec 2 2022 15:10:35</p>
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B. HEARING SUMMARY

This case was heard by the Hillsborough County Land Use Hearing Officer on December 12, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Applicant

Mr. Arianny Salvia Cartaya spoke on behalf of the applicant. Mr. Cartaya presented the rezoning request, responded to the hearing officer's questions, and provided testimony as reflected in the hearing transcript, a copy of which is attached to and made a part of this recommendation.

Development Services Department

Ms. Isis Brown, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted into the record, and responded to the hearing officer's questions.

Planning Commission

Ms. Yaneka Mills, Hillsborough County City-County Planning Commission, presented a summary of the findings and analysis as detailed in the Planning Commission report previously submitted into the record, and responded to the hearing officer's questions.

Proponents

The hearing officer asked whether there was anyone at the hearing in person or online to speak in support of the application. There were none.

Opponents

The hearing officer asked whether there was anyone at the hearing in person or online to speak in opposition to the application. There were none.

Development Services Department

Mr. Grady stated Development Services Department had nothing further.

Applicant Rebuttal

Mr. Cartaya stated he submitted the restriction, but Planning Commission did not receive it. The hearing officer told Mr. Cartaya she would review what is in the record and submit a recommendation and the case would go before the Board of County Commissioners for a final decision.

C. EVIDENCE SUBMITTED

Mr. Grady submitted to the record at the hearing a revised Agency Review Comment Sheet from county transportation staff.

D. FINDINGS OF FACT

1. The Subject Property consists of approximately 0.77 acres of undeveloped land at 111 Seffner Avenue, Seffner.

2. The Subject Property is designated Res-4 on the Future Land Use Map and is zoned RSC-6.
3. The Subject Property is located within the boundaries of the Seffner Mango Community Plan and is within the Urban Services Area.
4. The Subject Property is located on South Kingsway Road, which is designated as a scenic corridor. The Subject Property is in a Wellhead Resource Protection Area.
5. The general area surrounding the Subject Property consists of single-family residential and commercial general type uses. Adjacent properties include Seffner Avenue and a church property zoned RSC-6 to the north; Florida Avenue and properties zoned CG to the east; property zoned PD 14-0166 with CG uses to the south; South Kingsway Road and residential single-family properties zoned RSC-6 to the west.
6. The area surrounding the Subject Property consists of properties designated Res-4 on the Future Land Use Map. The Subject Property meets commercial locational criteria.
7. The applicant is requesting to rezone Subject Property to CG with a restriction limiting the uses to a contractor's office, retail, and professional office.
8. Development Services staff found the proposed rezoning with the restriction would be consistent with the surrounding development pattern.
9. Planning Commission staff found the proposed rezoning to CG would encroach into the existing single-family and residential uses to the north, west, and east sides of the Subject Property and therefore is not consistent with FLU Policy 1.4, which requires all new developments to be compatible with the surrounding area. Planning Commission staff found a property directly east of the Subject Property was zoned CG but was in single-family land use. The Property Appraiser's website shows that property, folio 064146.0000, is developed with an approximately 800-square-foot dwelling and a 2,400-square-foot prefabricated metal building. Street views on Google Maps show the metal building is an apparent commercial use. The Property Appraiser's website shows no homestead exemption on folio 064146.0000, and the owner's address is different from the property address. Records in Optix show when the property, folio 064146.0000, was zoned to CG in 05-1849 and the Planning Commission staff found that rezoning to be consistent with the comprehensive plan at the time.
10. Planning Commission staff found the proposed rezoning does not meet the intent of the Neighborhood Protection Policies of FLU Objective 16 and policies 16.1, 16.2, 16.3, and 16.5 because the development pattern of the surrounding area has a concentration of the most intense uses towards the South Kingsway Road and East

Martin Luther King Jr. Boulevard intersection and transitions to lower intensity uses farther north along South Kingsway Road.

11. Planning Commission staff found the proposed rezoning not consistent with the comprehensive plan's Community Design Component, Goal 9 and Policy 9-1.2, and Goal 12, Objective 12-1, and Policy 12-1.4. Planning Commission also found the rezoning does not meet the intent of Goal 2 and Goal 3 of the Seffner-Mango Community Plan.
12. At the time of its report, Planning Commission staff had not received any formal restrictions that would limit the applicant's proposed use to a contractor's office or specialty retail.
13. The applicant did not submit any evidence in the form of expert witness testimony or report on the proposed rezoning's consistency with the comprehensive plan.

E. FINDINGS OF COMPLIANCE OR NON-COMPLIANCE WITH COMPREHENSIVE PLAN

It is the applicant's burden to present evidence demonstrating a proposed development order is consistent with the comprehensive plan and meets all other criteria enumerated by the local government. In this case, the only record evidence on comprehensive plan consistency was the Planning Commission staff report, which found the proposed rezoning inconsistent with the comprehensive plan. Therefore, there is no record evidence demonstrating the proposed rezoning request is in compliance with, and does further the intent of the Goals, Objectives, and Policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*.

F. CONCLUSIONS OF LAW

A development order is consistent with the comprehensive plan if "the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government." § 163.3194(3)(a), Fla. Stat. (2020). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant's testimony and evidence, there is no substantial competent evidence demonstrating the rezoning request is consistent with the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County, and complies with the applicable requirements of the Hillsborough County Land Development Code.

G. SUMMARY

The applicant is requesting to rezone the Subject Property to CG with restrictions that would limit the uses to a contractor's office, retail, and professional office.

H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **DENIAL** of the rezoning request.

Pamela Jo Hatley
Pamela Jo Hatley PhD, JD
Land Use Hearing Officer

January 5, 2023
Date:

1 MR. GRADY: The next item again, that's C.2 was
2 withdrawn, so the next Item is Agenda Item C.3, Rezoning
3 Standard 22-1496. The request is rezone from RSC-6 to
4 commercial general with restrictions. Isis Brown will provide
5 staff recommendation after presentation by the applicant.

6 The next item is, again, Item C.3 Rezoning Standard
7 22-1496. The applicant.

8 MR. CARTAYA: My name is Arianny. The address is 111
9 Seffner Avenue. There was a nightmare on that property. So
10 yeah, we decide go to commercial because in the beginning, we
11 called the zoning and they give me a wrong information about the
12 residential. They recommend -- zoning recommend (inaudible)
13 commercial and that's what we do. We want to build an office
14 for ours company and a warehouse for the vans. So and it's easy
15 because it's -- we're surrender for commercials property around.

16 HEARING MASTER: Okay. Sir, you're requesting zoning
17 to commercial general --

18 MR. CARTAYA: Yeah.

19 HEARING MASTER: -- is that correct? And then there
20 is a restriction that will be attached to it. If it's approved,
21 the uses shall be limited to a contractor's office, retail and
22 professional office, is that acceptable to you, that --

23 MR. CARTAYA: I'm already agree with that.

24 HEARING MASTER: -- that restriction? Okay. Anything
25 further you wish to -- to state on the rezoning?

1 MR. CARTAYA: No.

2 HEARING MASTER: Okay. All right. Be sure and sign
3 in with the Clerk here to my right. All right. We'll hear from
4 Development Services, please.

5 MS. BROWN: Good evening. Isis Brown, Hillsborough
6 County Development Services. Standard Rezone Case 22-1496. The
7 request is to rezone from an existing RS -- RSC-6 zoning
8 district to the proposed commercial generals CG with -- with
9 restrictions CGR. The proposed zoning for CG permits
10 commercial, office and personal services developments on lots
11 containing a minimum of 10,000 square feet.

12 The applicant is proposing restrictions limiting the
13 uses -- the uses to con -- contractors office, retail and a
14 professional office. The side is approximately 0.77 acres,
15 which is approximately 33,541 square feet under current zoning
16 district of RSC-6. The -- the -- the density -- the density is
17 one dwelling unit per 7,000 square feet. For the proposed, it
18 has -- will have an FAR of 0.27. And per the lot size, maximum
19 mathematical would be four units on there and the allowed bill
20 out would be 9,056 square feet. The site is located on the
21 southeast corner of the intersection of Seffner Avenue and South
22 Kingsway Road. The adjacent properties are zoned residential
23 RSC-6 to the north and west, commercial general to the east and
24 to the south, CG and plan development, PD 14-0166 with CG uses.
25 The residentially zoned property to the north is developed with

1 a church. The residential zone uses to the west are separate
2 for parcels by -- are separated by parcels of -- of the North
3 Kingsway Road, which is a two-lane collector road with
4 approximately 55 feet of right-of-way. The subject site
5 immediately surrounding the area consists of properties within
6 the Residential-4 Future Land Use Category. The site permits --
7 the site meets commercial criteria. Commercial -- commercial
8 location criteria.

9 The Planning Staff finds the requests inconsistent to
10 address compatible -- compatibility concerns raised by the
11 Planning Commission Staff. The applicant has proposed the
12 following restrictions, uses shall be limited to a contractor's
13 office, retail and professional office. The sites and -- the
14 size and depth of the property in relation to other adjacent
15 commercial uses will create a zoning pattern that is consistent
16 with the zoning pattern and development -- and residential
17 commercial uses in the zoning district.

18 Based on the above consideration, Staff finds that the
19 proposed CGR zoning district is compatible with the existing
20 zoning districts and development pattern in the area with the
21 following restrictions, uses shall be limited to the contractors
22 office, retail and professional office. This ends my report.
23 I'm available for any questions.

24 HEARING MASTER: All right. Thank you, Ms. Brown.
25 We'll hear from Planning Commission, please.

1 MS. MILLS: Yeneka Mills, Planning Commission Staff.
2 The subject property is within the Residential-4 future land use
3 category, the urban service area in the Seffner Mango Community
4 Planning area. The proposed rezoning to commercial general
5 would encroach into the existing single-family and residential
6 uses to the north, west and east side of the subject site and is
7 therefore not consistent with the policy direction of Policy 1.4
8 for future land use element.

9 The proposed rezoning does not meet the intent of
10 neighborhood protection policies as outlined under Objective 16
11 and Policy 16.1, 16.2, 16.3 and 16.5. The development pattern
12 of the surrounding area has a concentration of the most intense
13 uses towards South Kings Road and east Martin Luther King Jr.
14 Boulevard intersection and transitions to lower intensity uses
15 farther north along South Kingsway Road.

16 A commercial general rezoning would not reflect a
17 development pattern that is in keeping with an existing
18 development pattern. Objective 22 sets locational criteria for
19 neighborhood commercial serving uses for new developments that
20 meet commercial locational criteria. Policy 22.5 encourages a
21 transition in land use that recognizes the existing surrounding
22 community character. The transition encourages the most intense
23 land use -- uses to be clustered to locate toward the qualifying
24 intersection while providing less intense uses such as offices,
25 professional services or specialty retail towards the edges of

1 the activity center.

2 At the time of this report submission, Planning
3 Commission Staff had not received any formal restrictions that
4 would limit the proposed uses to the specialty retail and
5 contractor's offices. A rezoning to commercial general would
6 allow the opportunity for more intense uses that are outside of
7 the scope of this policy direction. Therefore, the request is
8 inconsistent with Policy 22.5. Policy 12-1.4 of the community
9 design component outlines site design techniques, including
10 transition and uses, buffering, setbacks, open space and
11 graduated height restrictions. Such design techniques would
12 highly be encouraged for the proposed standard rezoning to
13 commercial general. The proposed rezoning lacks such design
14 text -- technique and does not adhere to those policies.

15 The proposed use does not meet the intent of the
16 Seffner Mango Community plan, which discourages encroachment
17 into residential areas. And based on those considerations,
18 Planning Commission Staff finds the proposed rezoning
19 inconsistent with the Unincorporated Hillsborough Comprehensive
20 Plan. Thank you.

21 HEARING MASTER: All right. Ms. Brown, if I might ask
22 you, your report says that at the time of the report submission,
23 Planning Commission Staff had not received any formal
24 restrictions that would limit the proposed use. But now, of
25 course, we -- we understand that there's -- there is a proposed

1 restriction to limit the use to a contractor's office retail.
2 And would that change -- do you believe that would change the
3 Staff's recommend -- or the Staff's finding in this report or
4 has Staff had an opportunity to review that?

5 MS. BROWN: Yes, ma'am. It will change that because
6 that was the -- the restrictions discussed. It just wasn't
7 officially on the record and when Planning Commission filed. So
8 yes, that will change based on that.

9 MR. GRADY: Madam Hearing Officer --
10 (Simultaneous conversation.)

11 MR. GRADY: -- Madam Hearing Officer, we had filed a
12 support recommendation that I -- I -- I would assume your
13 question was more geared towards the Planning Commission, so
14 that might be a --

15 HEARING MASTER: Yes.

16 MR. GRADY: -- question better answered by the
17 Planning Commission instead of Development Services.

18 HEARING MASTER: And I think I misspoke. I meant to
19 ask Ms. Mills, I'm sorry.

20 MS. MILLS: That's okay.

21 HEARING MASTER: Ms. Mills, same question, please.

22 MS. MILLS: Yes. Unfortunately, you know, a the
23 timing was such that the Planning Commission Staff had not
24 received the formal request for those restrictions. So we had
25 to move forward with an inconsistency finding. So Staff

Zoning Master Hearing
December 12, 2022

1 would -- we cannot change our finding on the dias this evening,
2 so we would still have to move forward with our inconsistency
3 finding and then -- yeah, we would still have to move forward
4 with that inconsistency finding.

5 HEARING MASTER: Okay.

6 MS. MILLS: Yeah, on the dias.

7 HEARING MASTER: I understand. I understand. Thank
8 you for addressing that question. Okay. We'll go to the public
9 then. Is there anyone here or online who wishes to speak to
10 this rezoning request in support of this rezoning request first?
11 I don't hear anyone. Is there anyone who wishes to speak in
12 opposition to this rezoning request? I do not hear anyone.

13 All right. Development Services, anything further?

14 MR. GRADY: Nothing further.

15 HEARING MASTER: All right. Applicant, anything
16 further?

17 MR. CARTAYA: What happened was the -- they -- they
18 said they received the -- the restriction, they don't receive
19 it.

20 HEARING MASTER: At the time of the Planning
21 Commission's Staff Report, they did not have that information,
22 that's correct.

23 MR. CARTAYA: And --

24 HEARING MASTER: Okay. So -- so their report doesn't
25 change. The finding doesn't change. But I will -- as the

Zoning Master Hearing
December 12, 2022

1 hearing officer, I'll review all the information before me
2 tonight.

3 MR. CARTAYA: Okay. It's another step to --

4 HEARING MASTER: From here, I make a recommendation
5 within three working days and then it goes before the Board of
6 County Commissioners for the final decision.

7 MR. CARTAYA: Perfect.

8 HEARING MASTER: Okay.

9 MR. CARTAYA: Thanks.

10 HEARING MASTER: Yes, sir. And you did sign in,
11 right?

12 MR. CARTAYA: Yeah. I already --

13 HEARING MASTER: Okay. All right. Thank you. That
14 closes the hearing on Rezoning Standard 22-1496.

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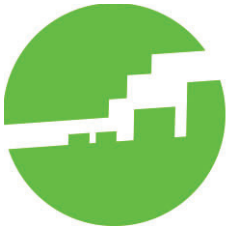
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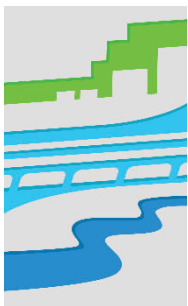
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**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: December 12, 2022	Petition: RZ 22-1496
Report Prepared: November 30, 2022	111 Seffner Avenue <i>Southeast corner of Seffner Avenue and South Kingsway Road</i>
Summary Data:	
Comprehensive Plan Finding:	INCONSISTENT
Adopted Future Land Use:	Residential – 4 (4 du/ga; 0.25 FAR)
Service Area:	Urban
Community Plan:	Seffner-Mango
Requested Zoning:	Residential Single-Family Conventional-6 (RSC-6) to Commercial General (CG)
Parcel Size (Approx.):	0.77 acres +/- (33,541 square feet)
Street Functional Classification:	South Kingsway Road – Collector East Dr. Martin Luther King Jr. Boulevard – Arterial
Locational Criteria:	Meets Commercial Locational Criteria (CLC)
Evacuation Zone:	N/A



Context

- The approximately 0.77 +/- acre subject site is located on the southeast corner of Seffner Avenue and South Kingsway Road.
- The subject site is located within the Urban Service Area and is within the limits of the Seffner-Mango Community Plan.
- The subject site's Future Land Use classification is Residential-4 (RES-4) on the Future Land Use Map. Typical uses of RES-4 include residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use. The subject site meets commercial locational criteria. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- RES-4 surrounds all immediate sides of the subject site. Residential-6 (RES-6) is located southwest of the site.
- The subject site is currently vacant. Light commercial uses are located to the south. A combination of single family residential, light commercial, and public institutional uses are located to the east. Public institutional and single-family residential uses extend north and west of the subject site. The area is residential in character with public institutional and light commercial uses interspersed throughout.
- The subject site is currently zoned as Residential Single-Family Conventional-6 (RSC-6). RSC-6 zoning is located directly west, northwest, north, and northeast of the subject site. Commercial General (CG) is located to the east and southeast. Planned Development (PD), Residential Single-Family Conventional-4 (RSC-4), and CG uses are located to the south. Commercial Neighborhood (CN) is also located southwest of the subject site.
- The applicant is requesting to rezone the subject site from Residential Single-Family Conventional-6 (RSC-6) 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

Urban Service Area (USA)

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

Policy 1.4: Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements

affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Relationship to Land Development Regulations

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

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

Commercial-Locational Criteria

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

Policy 22.5: When planning the location of new non-residential developments at intersections meeting the locational criteria, a transition in land use shall be established that recognizes the existing surrounding community character and supports the creation of a walkable environment. This transition will cluster the most intense land uses toward the intersection, while providing less intense uses, such as offices, professional services or specialty retail (i.e. antiques, boutiques) toward the edges of the activity center.

Community Design Component

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.

5.0 COMPATABILITY

GOAL 12: Design neighborhoods which are related to the predominant character of the surroundings.

OBJECTIVE 12-1: New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE policy 1.4) with the established character of the surrounding neighborhood.

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

LIVABLE COMMUNITIES ELEMENT – SEFFNER-MANGO COMMUNITY PLAN

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

- **Discourage commercial encroachment into the residential areas between US 92 and Martin Luther King Boulevard and south of Martin Luther King Boulevard.**

Goal 3: Commercial development should be directed to the US 92 and Martin Luther King Boulevard corridors.

- **Support office and light industrial uses along US 92 and Martin Luther King Boulevard between I-75 and CR 579 (Mango Road).**
- **Support office uses along Martin Luther King Boulevard between CR 579 (Mango Road) and Kingsway Road.**
- **Non-residential development at intersections south of US 92 and north of Martin Luther King Boulevard that meet locational criteria as established in the Hillsborough County Comprehensive Plan as of June 18, 2009, for consideration of**

commercial uses, shall be limited to office uses and childcare and places of worship. Buildings shall be residential in appearance with pitched roofs. Metal buildings shall not be allowed.

Staff Analysis of Goals, Objectives and Policies

The approximately 0.77 +/- acre subject site is located on the southeast corner of Seffner Avenue and South Kingsway Road. The subject site is located in the Urban Service Area and is within the limits of the Seffner-Mango Community Plan. The subject site's Future Land Use Classification on the Future Land Use Map (FLUM) is Residential-4 (RES-4). The applicant is requesting to rezone the subject site from Residential Single-Family Conventional-6 (RSC-6) to Commercial General (CG) to allow for the construction of two offices; one contractor's office and an additional general office to allow for retail and/or other professional services.

The subject site is located in the Urban Service Area where, according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed.

Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that *"Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development."* The subject site is currently surrounded by CG uses to the east as well as PD and CG uses to the south. RSC-6 surrounds the west and north sides of the site. One CG zoned parcel located directly east of the site utilizes single family land use. The proposed rezoning to CG would encroach into the existing single family and residential uses to the north, west, and east sides of the subject site and is therefore not consistent with this policy direction.

The proposed rezoning does not meet the intent of the Neighborhood Protection Policies of Objective 16 and policies 16.1, 16.2, 16.3 and 16.5. The development pattern of the surrounding area has a concentration of the most intense uses towards the South Kingsway Road and East Martin Luther King Jr. Boulevard intersection and transitions to lower intensity uses farther north along South Kingsway Road. A rezoning to CG would not reflect a development pattern that is in keeping with the existing development pattern, as it lacks transition into lower intensity and would encroach into the established neighborhoods along South Kingsway Boulevard.

Objective 22 sets locational criteria for neighborhood serving commercial uses. For new developments that meet Commercial-Locational Criteria (CLC), Policy 22.5 encourages a transition in land use that recognizes the existing surrounding community character. The transition encourages the most intense land use clusters to locate toward the qualifying intersection, while providing less intense uses, such as offices, professional services or specialty retail (i.e. antiques, boutiques) toward the edges of the activity center. At the time of this report's submission, Planning Commission staff had not received any formal restrictions that would limit the proposed use to specialty retail and contractor offices. A rezoning to CG would allow the opportunity for more intense uses that are outside the scope of this policy direction.

The Community Design Component provides guidance on commercial developments. Goal 9 evaluates the creation of commercial design standards in a scale and design that complements the character of the community and Policy 9-1.2 discourages "strip" development patterns for commercial uses. The proposed rezoning to CG would not be

complementary to the residential character of the community and it would allow for potential commercial strip development.

Goal 12 and Objective 12-1 of the Community Design Component provide guidance on neighborhood design and encourage developments that are related to the predominant character of their surroundings. Policy 12-1.4 outlines site design techniques including transitions in uses, buffering, setbacks, open space and graduated height restrictions. Such design techniques would be highly encouraged for the proposed standard rezoning to CG. The proposed rezoning lacks such design techniques and does not adhere to the predominant character of the surrounding single family and public institutional uses.

The subject site does not meet the intent of Goal 2 or Goal 3 of the Seffner-Mango Community Plan. Goal 2 discourages commercial encroachment into the residential areas between US 92 and Martin Luther King Boulevard. Goal 3 outlines the areas in which office and light industrial uses are encouraged; the subject site is not located within the desired areas for such uses. The proposed rezoning to CG would also allow for the potential development of uses other than offices, childcare facilities, or places of worship. The subject site and type of development that CG zoning would allow for are not consistent with the goals of the Seffner-Mango Community Plan.

Overall, the proposed rezoning would conflict with the goals and objectives regarding the Urban Service Area and the Seffner-Mango Community Plan and would allow for a development that is not consistent 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*.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

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

DATE: 12/01/2022
AGENCY/DEPT: Transportation
PETITION NO.: STD 22-1496

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

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 2,717 average daily trips, 126 trips in the a.m. peak hour, and 131 trips in the p.m. peak hour.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.
- Transportation Review Section staff has no objection to the proposed rezoning.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 0.77 acres from Residential Single Family Conventional – 6 to Commercial General (CG). The site is located +/- 350 feet north of the intersection of Martin Luther King Blvd and Kingsway Road. The Future Land Use designation of the site is Residential - 4 (RES-4).

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, 4 Single Family Dwelling Units (ITE Code 210)	38	3	4

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG, 5,000 sf Fast Food Restaurant with Drive Through Window (ITE Code 934)	2,355	201	163
CG, 4,000 sf Drive in Bank (ITE Code 912)	400	38	82

Subtotal	2,755	239	245
<i>Less Internal Capture:</i>	Not Available	0	0
<i>Passerby Trips:</i>	Not Available	110	110
<i>Net External Trips:</i>	2,755	129	135

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+2,717	+126	+131

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 2,717 average daily trips, 126 trips in the a.m. peak hour, and 131 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Kingsway Road, Seffner Avenue, and Florida Avenue. Kingsway road is a 2-lane undivided, Hillsborough County maintained, substandard, collector roadway with +/- 10-foot travel lanes. Kingsway Road does not have curb or bicycle facilities on either side of the roadway within the vicinity of the project. Kingsway Road has a sidewalk along the eastern side within the vicinity of the project. Kingsway lies within +/- 55 feet of ROW within the vicinity of the project. Seffner Avenue is a 2-lane undivided, Hillsborough County maintained, substandard, local roadway with +/- 18-feet of pavement. Seffner Avenue does not have curb, bicycle facilities, or sidewalks on either side of the roadway within the vicinity of the project. Seffner Avenue lies within +/- 60 feet of ROW within the vicinity of the project. Florida Avenue is a 2-lane undivided, Hillsborough County maintained, substandard, local roadway with +/- 15-feet of pavement. Florida Avenue does not have curb, bicycle facilities, or sidewalks on either side of the roadway within the vicinity of the project. Florida Avenue lies within +/- 60 feet of ROW within the vicinity of the project.

SITE ACCESS

It is anticipated that the site will have access to Seffner Avenue or Florida Avenue. As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.

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
KINGSWAY RD	M L KING BLVD	US HWY 92	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
Kingsway Road	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Seffner Avenue	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Florida Avenue	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	38	3	4
Proposed	2,755	129	135
Difference (+/-)	+2,717	+126	+131

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

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

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

4.0 Additional Site Information & Agency Comments Summary

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

COMMISSION

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 Steffanie L. Wickham WASTE DIVISION
 Sterlin Woodard, P.E. WETLANDS DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: December 12, 2022</p> <p>PETITION NO.: 22-1496</p> <p>EPC REVIEWER: Kelly M. Holland</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1222</p> <p>EMAIL: hollandk@epchc.org</p>	<p>COMMENT DATE: November 17, 2022</p> <p>PROPERTY ADDRESS: 111 Seffner Avenue, Seffner</p> <p>FOLIO #: 0641430000</p> <p>STR: 02-29S-20E</p>
<p>REQUESTED ZONING: : From RSC-6 to CG</p>	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	November 17, 2022
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	NA
<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>	

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



VERBATIM TRANSCRIPT

1 MR. GRADY: The next item again, that's C.2 was
2 withdrawn, so the next Item is Agenda Item C.3, Rezoning
3 Standard 22-1496. The request is rezone from RSC-6 to
4 commercial general with restrictions. Isis Brown will provide
5 staff recommendation after presentation by the applicant.

6 The next item is, again, Item C.3 Rezoning Standard
7 22-1496. The applicant.

8 MR. CARTAYA: My name is Arianny. The address is 111
9 Seffner Avenue. There was a nightmare on that property. So
10 yeah, we decide go to commercial because in the beginning, we
11 called the zoning and they give me a wrong information about the
12 residential. They recommend -- zoning recommend (inaudible)
13 commercial and that's what we do. We want to build an office
14 for ours company and a warehouse for the vans. So and it's easy
15 because it's -- we're surrender for commercials property around.

16 HEARING MASTER: Okay. Sir, you're requesting zoning
17 to commercial general --

18 MR. CARTAYA: Yeah.

19 HEARING MASTER: -- is that correct? And then there
20 is a restriction that will be attached to it. If it's approved,
21 the uses shall be limited to a contractor's office, retail and
22 professional office, is that acceptable to you, that --

23 MR. CARTAYA: I'm already agree with that.

24 HEARING MASTER: -- that restriction? Okay. Anything
25 further you wish to -- to state on the rezoning?

Zoning Master Hearing
December 12, 2022

1 MR. CARTAYA: No.

2 HEARING MASTER: Okay. All right. Be sure and sign
3 in with the Clerk here to my right. All right. We'll hear from
4 Development Services, please.

5 MS. BROWN: Good evening. Isis Brown, Hillsborough
6 County Development Services. Standard Rezone Case 22-1496. The
7 request is to rezone from an existing RS -- RSC-6 zoning
8 district to the proposed commercial generals CG with -- with
9 restrictions CGR. The proposed zoning for CG permits
10 commercial, office and personal services developments on lots
11 containing a minimum of 10,000 square feet.

12 The applicant is proposing restrictions limiting the
13 uses -- the uses to con -- contractors office, retail and a
14 professional office. The side is approximately 0.77 acres,
15 which is approximately 33,541 square feet under current zoning
16 district of RSC-6. The -- the -- the density -- the density is
17 one dwelling unit per 7,000 square feet. For the proposed, it
18 has -- will have an FAR of 0.27. And per the lot size, maximum
19 mathematical would be four units on there and the allowed bill
20 out would be 9,056 square feet. The site is located on the
21 southeast corner of the intersection of Seffner Avenue and South
22 Kingsway Road. The adjacent properties are zoned residential
23 RSC-6 to the north and west, commercial general to the east and
24 to the south, CG and plan development, PD 14-0166 with CG uses.
25 The residentially zoned property to the north is developed with

1 a church. The residential zone uses to the west are separate
2 for parcels by -- are separated by parcels of -- of the North
3 Kingsway Road, which is a two-lane collector road with
4 approximately 55 feet of right-of-way. The subject site
5 immediately surrounding the area consists of properties within
6 the Residential-4 Future Land Use Category. The site permits --
7 the site meets commercial criteria. Commercial -- commercial
8 location criteria.

9 The Planning Staff finds the requests inconsistent to
10 address compatible -- compatibility concerns raised by the
11 Planning Commission Staff. The applicant has proposed the
12 following restrictions, uses shall be limited to a contractor's
13 office, retail and professional office. The sites and -- the
14 size and depth of the property in relation to other adjacent
15 commercial uses will create a zoning pattern that is consistent
16 with the zoning pattern and development -- and residential
17 commercial uses in the zoning district.

18 Based on the above consideration, Staff finds that the
19 proposed CGR zoning district is compatible with the existing
20 zoning districts and development pattern in the area with the
21 following restrictions, uses shall be limited to the contractors
22 office, retail and professional office. This ends my report.
23 I'm available for any questions.

24 HEARING MASTER: All right. Thank you, Ms. Brown.
25 We'll hear from Planning Commission, please.

1 MS. MILLS: Yeneka Mills, Planning Commission Staff.
2 The subject property is within the Residential-4 future land use
3 category, the urban service area in the Seffner Mango Community
4 Planning area. The proposed rezoning to commercial general
5 would encroach into the existing single-family and residential
6 uses to the north, west and east side of the subject site and is
7 therefore not consistent with the policy direction of Policy 1.4
8 for future land use element.

9 The proposed rezoning does not meet the intent of
10 neighborhood protection policies as outlined under Objective 16
11 and Policy 16.1, 16.2, 16.3 and 16.5. The development pattern
12 of the surrounding area has a concentration of the most intense
13 uses towards South Kings Road and east Martin Luther King Jr.
14 Boulevard intersection and transitions to lower intensity uses
15 farther north along South Kingsway Road.

16 A commercial general rezoning would not reflect a
17 development pattern that is in keeping with an existing
18 development pattern. Objective 22 sets locational criteria for
19 neighborhood commercial serving uses for new developments that
20 meet commercial locational criteria. Policy 22.5 encourages a
21 transition in land use that recognizes the existing surrounding
22 community character. The transition encourages the most intense
23 land use -- uses to be clustered to locate toward the qualifying
24 intersection while providing less intense uses such as offices,
25 professional services or specialty retail towards the edges of

1 the activity center.

2 At the time of this report submission, Planning
3 Commission Staff had not received any formal restrictions that
4 would limit the proposed uses to the specialty retail and
5 contractor's offices. A rezoning to commercial general would
6 allow the opportunity for more intense uses that are outside of
7 the scope of this policy direction. Therefore, the request is
8 inconsistent with Policy 22.5. Policy 12-1.4 of the community
9 design component outlines site design techniques, including
10 transition and uses, buffering, setbacks, open space and
11 graduated height restrictions. Such design techniques would
12 highly be encouraged for the proposed standard rezoning to
13 commercial general. The proposed rezoning lacks such design
14 text -- technique and does not adhere to those policies.

15 The proposed use does not meet the intent of the
16 Seffner Mango Community plan, which discourages encroachment
17 into residential areas. And based on those considerations,
18 Planning Commission Staff finds the proposed rezoning
19 inconsistent with the Unincorporated Hillsborough Comprehensive
20 Plan. Thank you.

21 HEARING MASTER: All right. Ms. Brown, if I might ask
22 you, your report says that at the time of the report submission,
23 Planning Commission Staff had not received any formal
24 restrictions that would limit the proposed use. But now, of
25 course, we -- we understand that there's -- there is a proposed

1 restriction to limit the use to a contractor's office retail.
2 And would that change -- do you believe that would change the
3 Staff's recommend -- or the Staff's finding in this report or
4 has Staff had an opportunity to review that?

5 MS. BROWN: Yes, ma'am. It will change that because
6 that was the -- the restrictions discussed. It just wasn't
7 officially on the record and when Planning Commission filed. So
8 yes, that will change based on that.

9 MR. GRADY: Madam Hearing Officer --
10 (Simultaneous conversation.)

11 MR. GRADY: -- Madam Hearing Officer, we had filed a
12 support recommendation that I -- I -- I would assume your
13 question was more geared towards the Planning Commission, so
14 that might be a --

15 HEARING MASTER: Yes.

16 MR. GRADY: -- question better answered by the
17 Planning Commission instead of Development Services.

18 HEARING MASTER: And I think I misspoke. I meant to
19 ask Ms. Mills, I'm sorry.

20 MS. MILLS: That's okay.

21 HEARING MASTER: Ms. Mills, same question, please.

22 MS. MILLS: Yes. Unfortunately, you know, a the
23 timing was such that the Planning Commission Staff had not
24 received the formal request for those restrictions. So we had
25 to move forward with an inconsistency finding. So Staff

Zoning Master Hearing
December 12, 2022

1 would -- we cannot change our finding on the dias this evening,
2 so we would still have to move forward with our inconsistency
3 finding and then -- yeah, we would still have to move forward
4 with that inconsistency finding.

5 HEARING MASTER: Okay.

6 MS. MILLS: Yeah, on the dias.

7 HEARING MASTER: I understand. I understand. Thank
8 you for addressing that question. Okay. We'll go to the public
9 then. Is there anyone here or online who wishes to speak to
10 this rezoning request in support of this rezoning request first?
11 I don't hear anyone. Is there anyone who wishes to speak in
12 opposition to this rezoning request? I do not hear anyone.

13 All right. Development Services, anything further?

14 MR. GRADY: Nothing further.

15 HEARING MASTER: All right. Applicant, anything
16 further?

17 MR. CARTAYA: What happened was the -- they -- they
18 said they received the -- the restriction, they don't receive
19 it.

20 HEARING MASTER: At the time of the Planning
21 Commission's Staff Report, they did not have that information,
22 that's correct.

23 MR. CARTAYA: And --

24 HEARING MASTER: Okay. So -- so their report doesn't
25 change. The finding doesn't change. But I will -- as the

Zoning Master Hearing
December 12, 2022

1 hearing officer, I'll review all the information before me
2 tonight.

3 MR. CARTAYA: Okay. It's another step to --

4 HEARING MASTER: From here, I make a recommendation
5 within three working days and then it goes before the Board of
6 County Commissioners for the final decision.

7 MR. CARTAYA: Perfect.

8 HEARING MASTER: Okay.

9 MR. CARTAYA: Thanks.

10 HEARING MASTER: Yes, sir. And you did sign in,
11 right?

12 MR. CARTAYA: Yeah. I already --

13 HEARING MASTER: Okay. All right. Thank you. That
14 closes the hearing on Rezoning Standard 22-1496.

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**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

DATE/TIME: 12/12/2022

HEARING MASTER: Pamela Jo Hatley

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

<p>APPLICATION # RZ 22-0927</p>	<p>PLEASE PRINT NAME <u>Todd Pressman (Virtual)</u></p> <p>MAILING ADDRESS <u>334 S. East Lake Rd</u></p> <p>CITY <u>Palm Harbor</u> STATE <u>FL</u> ZIP <u>34685</u> PHONE <u>727-804-1760</u></p>
<p>APPLICATION # RZ 22-0927</p>	<p>PLEASE PRINT NAME <u>Michael McLANUS</u></p> <p>MAILING ADDRESS <u>5706 Neal Dr</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33617</u> PHONE <u>813-205-7824</u></p>
<p>APPLICATION # RZ 22-0927</p>	<p>PLEASE PRINT NAME <u>MARLYN STILLWELL</u></p> <p>MAILING ADDRESS <u>2802 W 58th St</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33617</u> PHONE <u>813-361-1785</u></p>
<p>APPLICATION # RZ 22-0927</p>	<p>PLEASE PRINT NAME <u>CARRIE KNOX</u></p> <p>MAILING ADDRESS <u>5610 NEAL DR</u></p> <p>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33617</u> PHONE <u>813-504-3396</u></p>
<p>APPLICATION # RZ 22-0927</p>	<p>PLEASE PRINT NAME <u>KELVIN BEST</u></p> <p>MAILING ADDRESS <u>7804 N 57TH ST</u></p> <p>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33617</u> PHONE <u>813-985-5206</u></p>
<p>APPLICATION # RZ 22-1496</p>	<p>PLEASE PRINT NAME <u>Crianny Salvia Cartaya</u></p> <p>MAILING ADDRESS <u>111 Seffner Ave</u></p> <p>CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813-789-7929</u></p>

DATE/TIME: 12/12/2022HEARING MASTER: Pamela Jo HarleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 22-0567	PLEASE PRINT NAME <u>DENNY PENTECOST</u> MAILING ADDRESS <u>1207 S HOWARD AVE</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>8135460908</u>
APPLICATION # RZ 22-0567	PLEASE PRINT NAME <u>TODD AMADEN</u> MAILING ADDRESS <u>8515 PALM RIVER RD</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813 4240800</u>
APPLICATION # RZ 22-0567	PLEASE PRINT NAME <u>TIM MYERS</u> MAILING ADDRESS <u>13126 LINCOLN RD</u> CITY <u>RIVERVIEW</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-601-5236</u>
APPLICATION # RZ 22-0648	PLEASE PRINT NAME <u>David Wright (virtual)</u> MAILING ADDRESS <u>P.O. Box 273417</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33688</u> PHONE _____
APPLICATION # ZZ-0606	PLEASE PRINT NAME <u>Michael Brooks</u> MAILING ADDRESS <u>400 N. Tampa Bazaar</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 543 5900</u>
APPLICATION # RZ 22-0877	PLEASE PRINT NAME <u>maleia STORUM</u> MAILING ADDRESS <u>1410 N. WESTSHORE DR. D. SUITE 11</u> CITY <u>tampa</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813-642-4924</u>

DATE/TIME: 12/12/2022HEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 22-0877	PLEASE PRINT NAME <u>Christopher Ferrari (virtual)</u> MAILING ADDRESS <u>3133 W. Frye Rd. #101</u> CITY <u>Chandler</u> STATE <u>AZ</u> ZIP <u>85226</u> PHONE <u>480-945-0400</u>
APPLICATION # MM-22-1120	PLEASE PRINT NAME <u>Hansh @HOWEE</u> MAILING ADDRESS <u>300 S. Kelch Ln</u> CITY <u>Clmt</u> STATE <u>FL</u> ZIP <u>33761</u> PHONE <u>727-709-0943</u>
APPLICATION # MM 22-1120	PLEASE PRINT NAME <u>Bruce Weir</u> MAILING ADDRESS <u>9025 Causeway Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-220-6052</u>
APPLICATION # 22-1195	PLEASE PRINT NAME <u>Sean Cashen</u> MAILING ADDRESS <u>13825 Toot Blvd Ste 605</u> CITY <u>Clearwater</u> STATE <u>FL</u> ZIP <u>33760</u> PHONE <u>727-241818</u>
APPLICATION # 22-1195	PLEASE PRINT NAME <u>William Sullivan</u> MAILING ADDRESS <u>26336 State Road 19</u> CITY <u>Howey in the Hills</u> STATE <u>FL</u> ZIP <u>34737</u> PHONE <u>407-465-3173</u>
APPLICATION # 22-1195	PLEASE PRINT NAME <u>Misty Leusch (virtual)</u> MAILING ADDRESS <u>11935 Twilight Danner Place</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33569</u> PHONE _____

DATE/TIME: 12/12/2022

HEARING MASTER: Pamela Jo Hatley

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<p>APPLICATION #</p> <p>MM 22-1339</p>	<p>PLEASE PRINT NAME <u>Anne Pollack</u></p> <p>MAILING ADDRESS <u>433 Central Ave Ste 400</u></p> <p>CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>813-898-2831</u></p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>

DECEMBER 12, 2022 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, December 12, 2022, at 6:00 p.m., in the Ada T. Payne Community Room, Robert W. Saunders Sr. Public Library, Tampa, Florida, and held virtually.

▶ Pamela Jo Hatley, ZHM, calls the meeting to order and leads in the pledge of allegiance to the flag.

▶ Brian Grady, Development Services, introduces staff and reviews the changes.

D.4. RZ 22-0696

▶ Brian Grady, Development Services, calls RZ 22-0696, withdrawn.

C.2. STD 22-1096

▶ Brian Grady, Development Services, calls STD 22-1096, withdrawn.

D.9. RZ 22-1387

▶ Brian Grady, Development Services, calls RZ 22-1387 and requests continuance.

▶ Pamela Jo Hatley, ZHM, calls for proponents/continues RZ 22-1387.

A. WITHDRAWALS AND CONTINUANCES

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

▶ Pamela Jo Hatley, ZHM, overview of ZHM process.

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

▶ Pamela Jo Hatley, ZHM, Oath.

B. REMANDS

C. REZONING STANDARD (RZ-STD):

C.1. RZ 22-0927

▶ Brian Grady, Development Services, calls RZ 22-0927.

▶ Todd Pressman, applicant rep, presents testimony.

- ▶ Pamela Jo Hatley, ZHM, question to applicant.
- ▶ Todd Pressman, applicant rep, answers ZHM question.
- ▶ Isis Brown, Development Services, staff report.
- ▶ Pamela Jo Hatley, ZHM, question to Development Services.
- ▶ Isis Brown, Development Services, answers ZHM question.
- ▶ Yeneka Mills, Planning Commission, staff report.
- ▶ Pamela Jo Hatley, ZHM, questions to Development Services.
- ▶ Brian Grady, Development Services, answers ZHM question.
- ▶ Todd Pressman, applicant rep, answers ZHM question.
- ▶ Pamela Jo Hatley, ZHM, calls for proponents/opponents.
- ▶ Michael McLanus, opponent, presents testimony and submits exhibits.
- ▶ Marilyn Stillwell, opponent, presents testimony.
- ▶ Carrie Knox, opponent, presents testimony.
- ▶ Kelvin Best, opponent, presents testimony.
- ▶ Pamela Jo Hatley, ZHM, calls Development Services/applicant rep.
- ▶ Todd Pressman, applicant rep, rebuttal.
- ▶ Pamela Jo Hatley, ZHM, questions to applicant rep.
- ▶ Todd Pressman, applicant rep, answers ZHM questions.
- ▶ Brian Grady, Development Services, statement for the record.
- ▶ Pamela Jo Hatley, ZHM, closes RZ 22-0927.

C.3. RZ 22-1496

- ▶ Brian Grady, Development Services, calls RZ 22-1496.
- ▶ Arianny Cartaya, applicant rep, presents testimony.
- ▶ Pamela Jo Hatley, ZHM, questions to applicant rep.

- ▶ Arianny Cartaya, applicant rep, answers ZHM questions.
- ▶ Isis Brown, Development Services, staff report.
- ▶ Yeneka Mills, Planning Commission, staff report.
- ▶ Pamela Jo Hatley, ZHM, questions to Development Services.
- ▶ Isis Brown, Development Services, answers ZHM questions.
- ▶ Brian Grady, Development Services, statement for the record.
- ▶ Yeneka Mills, Planning Commission, answers ZHM questions.
- ▶ Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep.
- ▶ Arianny Cartaya, applicant rep, questions to ZHM.
- ▶ Pamela Jo Hatley, ZHM, answers ZHM questions/closes RZ 22-1496.

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

D.1. RZ 22-0567

- ▶ Brian Grady, Development Services, calls RZ 22-0567.
- ▶ Denny Pentecost, applicant rep, presents testimony and submits exhibits.
- ▶ Pamela Jo Hatley, ZHM, questions to applicant rep.
- ▶ Denny Pentecost, applicant rep, answers ZHM questions and continues testimony.
- ▶ Michelle Heinrich, Development Services, staff report.
- ▶ James Ratliff, Development Services, staff report.
- ▶ Pamela Jo Hatley, ZHM, questions to Development Services.
- ▶ Michelle Heinrich, Development Services, answers ZHM questions.
- ▶ Yeneka Mills, Planning Commission, staff report.
- ▶ Pamela Jo Hatley, ZHM, calls for proponents.
- ▶ Tim Myers, proponent, presents testimony.

- ▶ Pamela Jo Hatley, ZHM, calls for opponents/Development Services.
- ▶ Brian Grady, Development Services, presents testimony.
- ▶ Pamela Jo Hatley, ZHM, questions to applicant rep.
- ▶ Denny Pentecost, applicant rep, answers ZHM questions.
- ▶ Pamela Jo Hatley, ZHM, closes RZ 22-0567.

D.2. RZ 22-0648

- ▶ Brian Grady, Development Services, calls RZ 22-0648.
- ▶ David Wright, applicant rep, presents testimony.
- ▶ Pamela Jo Hatley, ZHM, questions to applicant rep.
- ▶ David Wright, applicant rep, answers ZHM questions.
- ▶ Sam Ball, Development Services, staff report.
- ▶ Yeneka Mills, Planning Commission, staff report.
- ▶ Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 22-0648.

D.3. MM 22-0686

- ▶ Brian Grady, Development Services, calls MM 22-0686.
- ▶ Michael Brooks, applicant rep, presents testimony and submits exhibits.
- ▶ Pamela Jo Hatley, ZHM, questions to applicant rep.
- ▶ Michael Brooks, applicant rep, answers ZHM questions.
- ▶ Michelle Heinrich, Development Services, staff report.
- ▶ Yeneka Mills, Planning Commission, staff report.
- ▶ Pamela Jo Hatley, ZHM, questions to Planning Commission.
- ▶ Yeneka Mills, Planning Commission, answers ZHM questions.
- ▶ Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes MM 22-0686.

D.5. RZ 22-0877

- ▶ Brian Grady, Development Services, calls RZ 22-0877.
- ▶ Maleia Storum, applicant rep, presents testimony.
- ▶ Sam Ball, Development Services, staff report.
- ▶ Yeneka Mills, Planning Commission, staff report.
- ▶ Pamela Jo Hatley, ZHM, calls for proponents.
- ▶ Christopher Ferrari, proponent, presents testimony.
- ▶ Pamela Jo Hatley, ZHM, calls for opponents/Development Services/applicant rep/closes RZ 22-0877.

D.6. MM 22-1120

- ▶ Brian Grady, Development Services, calls MM 22-1120.
- ▶ Housh Ghovae, applicant rep, presents testimony and submits exhibits.
- ▶ Tania Chapela, Development Services, staff report.
- ▶ Yeneka Mills, Planning Commission, staff report.
- ▶ Pamela Jo Hatley, ZHM, calls for proponents/opponents.
- ▶ Bruce Weir, opponent, questions to Development Services.
- ▶ Brian Grady, Development Services, answers opponent questions.
- ▶ Pamela Jo Hatley, ZHM, answers opponent questions and calls for Development Services.
- ▶ Brian Grady, Development Services, presents testimony.
- ▶ Bruce Weir, opponent, questions to Development Services.
- ▶ Brian Grady, Development Services, answers opponent questions.
- ▶ Pamela Jo Hatley, ZHM, questions to Development Services.
- ▶ Richard Perez, Development Services, answers ZHM questions.
- ▶ Bruce Weir, opponent, presents testimony.

- ▶ Brian Grady, Development Services, presents testimony.
- ▶ Pamela Jo Hatley, ZHM, questions to applicant rep.
- ▶ Housh Ghovae, applicant rep, answers ZHM questions.
- ▶ Pamela Jo Hatley, ZHM, closes MM 22-1120.

D.7. RZ 22-1195

- ▶ Brian Grady, Development Services, calls RZ 22-1195.
- ▶ William Sullivan, applicant rep, presents testimony.
- ▶ Sean Cashen, applicant rep, presents testimony and submits exhibits.
- ▶ Michelle Heinrich, Development Services, staff report.
- ▶ Yeneka Mills, Planning Commission, staff report.
- ▶ Pamela Jo Hatley, ZHM, calls for proponents/opponents.
- ▶ Mistry Lousch, opponent, presents testimony.
- ▶ Pamela Jo Hatley, ZHM, questions to opponent.
- ▶ Mistry Lousch, opponent, answers ZHM questions.
- ▶ Pamela Jo Hatley, ZHM, calls for Development Services/applicant rep.
- ▶ William Sullivan, applicant rep, rebuttal.
- ▶ Pamela Jo Hatley, ZHM, questions to applicant rep.
- ▶ William Sullivan, applicant rep, answers ZHM questions.
- ▶ Pamela Jo Hatley, ZHM, closes RZ 22-1195.

D.8. MM 22-1339

- ▶ Brian Grady, Development Services, calls MM 22-1339.
- ▶ Anne Pollack, applicant rep, presents testimony.
- ▶ Tania Chapela, Development Services, staff report.
- ▶ Yeneka Mills, Planning Commission, staff report.

MONDAY, DECEMBER 12, 2022

▶ Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes MM 22-1339.

ADJOURNMENT

▶ Pamela Jo Hatley, ZHM, adjourns the meeting at 9:15 p.m.

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 12/01/2022

Revised 12/12/2022

REVIEWER: Alex Steady, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Seffner Mango/Northeast

PETITION NO.: STD 22-1496

This agency has no comments.

Application No. STD 22-1496

This agency has no objection.

Name: Brian Grady

Entered at Public Hearing: ZHM

This agency objects for the reasons set forth below.

Exhibit # 1 Date: 12-12-2022

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 944 average daily trips, 32 trips in the a.m. peak hour, and 43 trips in the p.m. peak hour.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.
- Transportation Review Section staff has no objection to the proposed rezoning.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 0.77 acres from Residential Single Family Conventional – 6 to Commercial General - Restricted (CG-R). The restriction proposed by the applicant limits the parcel development to contractor office, retail, and . The site is located +/- 350 feet north of the intersection of Martin Luther King Blvd and Kingsway Road. The Future Land Use designation of the site is Residential - 4 (RES-4).

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, 4 Single Family Dwelling Units (ITE Code 210)	38	3	4

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG-R, 9,000 sf Pharmacy Fast Food Restaurant with Drive Through Window (ITE Code 881)	982	35	93

<i>Less Internal Capture:</i>	Not Available	0	0
<i>Passerby Trips:</i>	Not Available	0	46
<i>Net External Trips:</i>	982	35	47

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+944	+32	+43

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 944 average daily trips, 32 trips in the a.m. peak hour, and 43 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Kingsway Road, Seffner Avenue, and Florida Avenue. Kingsway road is a 2-lane undivided, Hillsborough County maintained, substandard, collector roadway with +/- 10-foot travel lanes. Kingsway Road does not have curb or bicycle facilities on either side of the roadway within the vicinity of the project. Kingsway Road has a sidewalk along the eastern side within the vicinity of the project. Kingsway lies within +/- 55 feet of ROW within the vicinity of the project. Seffner Avenue is a 2-lane undivided, Hillsborough County maintained, substandard, local roadway with +/- 18-feet of pavement. Seffner Avenue does not have curb, bicycle facilities, or sidewalks on either side of the roadway within the vicinity of the project. Seffner Avenue lies within +/- 60 feet of ROW within the vicinity of the project. Florida Avenue is a 2-lane undivided, Hillsborough County maintained, substandard, local roadway with +/- 15-feet of pavement. Florida Avenue does not have curb, bicycle facilities, or sidewalks on either side of the roadway within the vicinity of the project. Florida Avenue lies within +/- 60 feet of ROW within the vicinity of the project.

SITE ACCESS

It is anticipated that the site will have access to Seffner Avenue or Florida Avenue. As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.

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
KINGSWAY RD	M L KING BLVD	US HWY 92	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
Kingsway Road	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Seffner Avenue	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Florida Avenue	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	38	3	4
Proposed	982	35	47
Difference (+/-)	+944	+32	+43

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

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

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

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



**PARTY OF
RECORD**

NONE