



STAFF REPORT

SUBJECT:	RZ 20-1078	PLANNING AREA:	Greater Palm River
REQUEST:	Rezone to Business Professional, Office (BPO)	SECTOR:	Central
APPLICANT:	Jerome A. Peirano		
Existing Zoning District: Agricultural, Single-Family (AS-1)		Future Land Use Category: Community Mixed Use -12 (CMU-12)	



Application Review Summary and Recommendation

1.0 Summary

1.1 Project Narrative

The request is to rezone one parcel totaling approximately 0.95 acres from the existing Agricultural, Single-Family (AS-1) zoning district to the proposed Business Professional, Office (BPO) zoning district. The site is located at 1102 S 82nd Street, which is approximately 778 feet south of Palm River Road, and approximately 1555 feet south-east of the intersection of Palm River Road and S 78th Street. The underlying future land use (FLU) category of the subject parcel is Commercial Mixed Use (CMU-12).

1.2 Compliance Overview with Land Development Code and Technical Manuals

No variation or variances to the Hillsborough County Land Development Code (LDC) are being requested at this time. The site will comply with and conform to applicable policies and regulations, including but not limited to, the LDC, Site Development and Technical Manuals.

1.3 Analysis of Recommended Conditions

N/A

1.4 Evaluation of Existing and Planned Public Facilities

The site is located within the Urban Service Area where potable water and wastewater services are provided by City of Tampa. Therefore, the site is required to connect to the publicly owned and operated potable water and wastewater systems in accordance with the requirements of the LDC. The developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.

Transit service is located to service this site. The closest transit stop is located approximately 0.43 miles northwest of this site just west of the intersection of S 78th Street and 10th Avenue S.

The subject property is located on South 82nd Road, an undivided 2-lane local roadway. The roadway consists of approximately 10-foot-wide lanes. A 5-foot sidewalk exist on the west side of the roadway. There appears to be a swale on the east side of the roadway; however, there are No turn lanes, median, bicycle lane or paved shoulder present on the roadway. Currently, there are no plans to widen South 82nd Road.

Transportation staff has reviewed the application and offers no objections. Their review notes that this is a standard district rezoning and does not require a transportation analysis. Additionally, Transportation staff notes that if approved, the proposed rezoning would result in no change to the trips generated. Based on the total peak hour trips generated, one access point is permitted.

A calculation of the estimated fees has been performed based on the fees at the time the review was made. The estimated fees include a \$5,410.00 Mobility Fee and \$158.00 Fire Fee bringing it to a total of \$5,568.00. Actual fees will be based on permit applications received and based on the fee schedule at the time of building permit application.

1.5 Environmental/Natural Resources

The Environmental Protection Commission (EPC) reviewed the request and finds that no wetland or other surface water areas exist on the site.

1.6 Comprehensive Plan Consistency

The subject property is designated Commercial Mixed Use-12 (CMU-12) on the Future Land Use Map. The Planning Commission staff sees no initial concerns with the proposed use and finds the proposed use consistent with Comprehensive Plan.

1.7 Compatibility

The site is located in an area comprised of urban mix-use, light industrial planned and low-density urban Residential. A majority of the area north of Palm river Road is with the Light Industrial Planned FLU category that can potentially permit commercial, office, and multi-purpose uses that meet the locational criteria. The overall area is also within the Urban Service Area with publicly owned and operated potable water and wastewater facilities available.

As shown in Exhibit 2, the site is adjacent to properties zoned Planned Development PD-14-0608 (to the north), Manufacturing - M (to the east), Agricultural Rural - AR and Planned Development PD 04-0694 (to the west), and Agricultural Single-Family, AS-1 (to the south).

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

Based on the above considerations, staff finds the proposed BPO zoning district is compatible with the existing zoning districts and development pattern in the area.

1.8 Agency/Department Comments

The following agencies and departments reviewed the request and offer no objections:

- Environmental Protection Commission
- Conservation and Environmental Lands Management

1.9 Exhibits

Exhibit 1: Project Aerial

Exhibit 2: Zoning Map

Exhibit 3: Future Land Use Map

APPLICATION: RZ 20-1078

ZHM HEARING DATE: November 16, 2020

BOCC MEETING DATE: January 12, 2021


CASE REVIEWER: Isis Brown

2.0 Recommendation

Based on the above considerations, staff recommends approval of the request.

Staff's Recommendation: Approvable

Zoning
Administrator
Sign-off:



J. Brian Grady
Fri Nov 6 2020 08:42:00

EXHIBIT 1



EXHIBIT 2



Hillsborough County Florida

Immediate Aerial Zoning Map

RZ-STD 20-1078

File: 44458 C000

Application Site

Zoning Boundary

Parcels

N

STR: 24-23-19

ST	13	15	20	21	22
17					
18					
19					
20					
21					
22					

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**COUNTY OF HILLSBOROUGH
RECOMMENDATION OF THE LAND USE HEARING OFFICER**

APPLICATION NUMBER: RZ-STD 20-1078

DATE OF HEARING: November 16, 2020

APPLICANT: Jerome A. Peirano

PETITION REQUEST: The request is to rezone an approximately 0.95-acre parcel from the existing Agricultural, Single-Family (AS-1) zoning district to a proposed Business Professional, Office (BPO) zoning district.

LOCATION: 780' South of Intersection: Palm River Rd / 82nd St. S.

SIZE OF PROPERTY: 0.95 Acre±

EXISTING ZONING: AS-1

FUTURE LAND USE: CMU-12

SERVICE AREA: Urban

COMMUNITY PLAN: Greater Palm River

APPLICATION REVIEW SUMMARY AND RECOMMENDATION

DEVELOPMENT REVIEW STAFF REPORT

1.0 Summary

1.1 Project Narrative

The request is to rezone one parcel totaling approximately 0.95 acres from the existing Agricultural, Single-Family (AS-1) zoning district to the proposed Business Professional, Office (BPO) zoning district. The site is located at 1102 S 82nd Street, which is approximately 778 feet south of Palm River Road, and approximately 1555 feet southeast of the intersection of Palm River Road and S 78th Street. The underlying future land use (FLU) category of the subject parcel is Commercial Mixed Use (CMU-12).

1.2 Compliance Overview with Land Development Code and Technical Manuals

No variation or variances to the Hillsborough County Land Development Code (LDC) are being requested at this time. The site will comply with and conform to applicable policies and regulations, including but not limited to, the LDC, Site Development and Technical Manuals

1.3 Analysis of Recommended Conditions

N/A

1.4 Evaluation of Existing and Planned Public Facilities

The site is located within the Urban Service Area where potable water and wastewater services are provided by City of Tampa. Therefore, the site is required to connect to the publicly owned and operated potable water and wastewater systems in accordance with the requirements of the LDC. The developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.

Transit service is located to service this site. The closest transit stop is located approximately 0.43 miles northwest of this site just west of the intersection of S 78th Street and 10th Avenue S.

The subject property is located on South 82nd Street, an undivided 2-lane local roadway. The roadway consists of approximately 10-foot-wide lanes. A 5-foot sidewalk exist on the west side of the roadway. There appears to be a swale on the east side of the roadway; however, there are No turn lanes, median, bicycle lane or paved shoulder present on the roadway. Currently, there are no plans to widen South 82nd Street.

Transportation staff has reviewed the application and offers no objections. Their review notes that this is a standard district rezoning and does not require a transportation analysis. Additionally, Transportation staff notes that if approved, the proposed rezoning would result in no change to the trips generated. Based on the total peak hour trips generated, one access point is permitted.

A calculation of the estimated fees has been performed based on the fees at the time the review was made. The estimated fees include a \$5,410.00 Mobility Fee and \$158.00 Fire Fee bringing it to a total of \$5,568.00. Actual fees will be based on permit applications received and based on the fee schedule at the time of building permit application.

1.5 Environmental/Natural Resources

The Environmental Protection Commission (EPC) reviewed the request and finds that no wetland or other surface water areas exist on the site.

1.6 Comprehensive Plan Consistency

The subject property is designated Commercial Mixed Use-12 (CMU-12) on the Future Land Use Map. The Planning Commission staff sees no initial concerns with the proposed use and finds the proposed use consistent with Comprehensive Plan

1.7 Compatibility

The site is located in an area comprised of urban mix-use, light industrial planned and low-density urban residential. A majority of the area north of Palm River Road is with the Light Industrial Planned FLU category that can potentially permit commercial, office, and multi-purpose uses that meet the locational criteria. The overall area is also within the Urban Service Area with publicly owned and operated potable water and wastewater facilities available.

As shown in Exhibit 2, the site is adjacent to properties zoned Planned Development PD-14-0608 (to the north), Manufacturing - M (to the east), Agricultural Rural - AR and Planned Development PD 04-0694 (to the west), and Agricultural Single-Family, AS-1 (to the south).

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

Based on the above considerations, staff finds the proposed BPO zoning district is compatible with the existing zoning districts and development pattern in the area.

1.8 Agency Comments

The following agencies and departments reviewed the request and offer no objections:

- Environmental Protection Commission
- Hillsborough County Conservation and Environmental Lands Management

1.9 Exhibits

Exhibit 1: Project Aerial

Exhibit 2: Zoning Map

Exhibit 3: Future Land Use Map

2.0 Recommendation

Based on the above considerations, staff recommends approval of the request.

Staff's Recommendation: Approvable

SUMMARY OF HEARING¹

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on November 16, 2020. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the Petition.

Jerome Peirano, 2701 North Essex Court, Tampa, Florida 33602, testified that he did not have a formal presentation. He stated that 82nd Street only has one residential home besides his that is zoned AS-1. Otherwise, there are several commercial properties, and that is why he submitted the application as such.

Isis Brown with Development Services provided a summary of her previously submitted staff report.

Melissa Lienhard with the Planning Commission staff testified that the subject property is located in the Community Mixed-Use-12 Future Land Use category. It is in the Urban Service Area and also within the limits of the Greater Palm River Community Plan. The proposed rezoning to Business Professional Office would allow for uses that are compatible with the surrounding development pattern. Office uses are permitted within the CMU-12 Future Land Use category. This category is intended for urban intensity and density of uses, with development occurring as the provision and timing of transportation and public facility services necessary to support these intensities and densities are made available. Currently, PD 14-0608 is located to the north and northwest of the subject site and is approved for Manufacturing and Commercial Intensive uses. A large lot with Manufacturing zoning is located immediately to the east of the site as well. Across South 82nd Street to the west are two Planned Developments. The first one, PD 04-0694 allows for BPO uses, office, showroom, research development uses, warehouse uses, contractors office, and indoor repair services. PD is PD 15-1141 is approved for commercial retail uses with cultural and institutional uses as well. Currently, the uses that are allowed in the surrounding area are BPO uses and also uses that are more intensive. The proposed zoning on the subject property would be consistent and compatible with the surrounding area while serving as a buffer to the single-family lot immediately south of the subject site. The proposed zoning fulfills the intent of Objective 16 and Policy 16.1, 16.2, and 16.3 of the Future Land Use Element, which include policy direction on compatibility. The proposal is also consistent with the Greater Palm River Community Plan. This plan encourages and supports new infill and redevelopment that is compatible with the existing community development patterns but also maintains and enhances the community's unique character and sense of place. The proposed BPO zoning promotes office infill development, complements nearby uses, and contributes to maintaining and enhancing the Greater Palm River Community Plan. Based upon those considerations, the Planning Commission staff found the proposed rezoning consistent with the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County.

The Zoning Hearing Master asked for any audience members in support of the request. There were none.

The Zoning Hearing Master then asked for any audience members in opposition to the request. There were none.

Mr. Peirano provided a final statement and indicated that he has a letter in support of the request that he would submit it into the record.

The hearing was then concluded.

¹ The summary of testimony is intended only to summarize pertinent points of testimony received. For a thorough understanding of testimony the reader is referred to the verbatim transcript made part of the hearing record.

EVIDENCE SUBMITTED

The following evidence was submitted at the hearing:

Jerome Peirano

1. Applicant Presentation Packet

FINDINGS OF FACT

General Findings

1. The subject site is presently zoned Agricultural, Single-Family (AS-1) and lies within the Community Mixed Use 12 (CMU-12) Future Land Use category of the Comprehensive Plan within the Urban Service Area and within the boundary of the Greater Palm River Community Plan.
2. The application proposes rezoning the subject parcel from Agricultural Single-Family-1 (AS-1) to Business Professional Office (BP-O).
3. The subject property is located on approximately 0.95 acres south of the Palm River Road and South 82nd Street intersection, immediately east of South 82nd Street.
4. The subject property is classified as a single-family residential lot with Agricultural Single-Family-1 (AS-1). Single-family, vacant light industrial lots with Planned Development (PD) and Agricultural Rural (AR) zoning are located to the west. Single-Family and public/quasipublic lots with AS-1 zoning are located to the south. Light Commercial and vacant lots are located to the north with Planned Development (PD) zoning. A Light Industrial parcel with Manufacturing (M) zoning is located to the east.
5. The size and depth of the subject parcel in relation to other adjacent non-residential uses would create a zoning/development pattern that is consistent with the existing zoning and development pattern of the non-residential uses/zoning districts in the area.
6. The proposed zoning fulfills the intent of Objective 16 and Policy 16.1, 16.2, and 16.3 of the Future Land Use Element, which include policy direction on compatibility.
7. The proposal is consistent with the Greater Palm River Community Plan. This plan encourages and supports new infill and redevelopment that is compatible with the existing community development patterns but also maintains and enhances the community's unique character and sense of place. The proposed BPO zoning promotes office infill development, complements nearby uses, and contributes to maintaining and enhancing the Greater Palm River Community Plan.
8. Overall, the proposed professional office use is compatible with the surrounding development pattern.

FINDINGS OF COMPLIANCE/NON-COMPLIANCE WITH COMPREHENSIVE PLAN

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

CONCLUSIONS OF LAW

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

SUMMARY

The request is to rezone a parcel totaling approximately 0.95 acres from the existing Agricultural, Single-Family (AS-1) zoning district to a proposed Business Professional, Office (BPO) zoning district. The site is located at 1102 S 82nd Street, which is approximately 778 feet south of Palm River Road, and approximately 1555 feet southeast of the intersection of Palm River Road and S 78th Street. The underlying future land use (FLU) category of the subject parcel is Commercial Mixed Use (CMU-12).

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

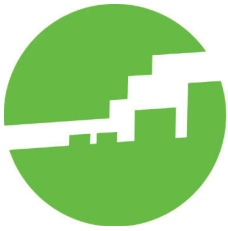
Overall, the proposed professional office use is compatible with the surrounding development pattern.

RECOMMENDATION

Based on the foregoing, this recommendation is for APPROVAL of this rezoning request to a Business, Professional Office zoning district.

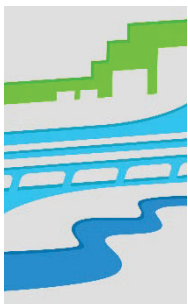


James A. Scarola 12/9/20
Land Use Hearing Officer Date



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: November 16, 2020	Petition: RZ 20-1078
Report Prepared: November 5, 2020	<i>South of the Palm River Road and South 82nd Street intersection, immediately east of South 82nd Street</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Community Mixed Use-12 (12du/ac; 0.50 FAR)
Service Area	Urban
Community Plan:	Greater Palm River
Requested Rezoning:	Agricultural Single-Family-1 (AS-1) to Business Professional Office (BP-O)
Parcel Size (Approx.):	0.95 +/- acres
Street Functional Classification:	Palm River Road – Collector South 82nd Street – Local
Locational Criteria	N/A
Evacuation Area	The site is not located within an Evacuation Zone.



Context

- The subject property is located on approximately 0.95 acres south of the Palm River Road and South 82nd Street intersection, immediately east of South 82nd Street. The property is located within the limits of a Greater Palm River Community Plan. It is located within the Urban Service Area.
- The subject property is designated Community Mixed Use-12 (CMU-12) on the Future Land Use Map and is surrounded by CMU-12 on all sides. Residential, community scale retail commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. Non-residential land uses must be compatible with residential uses through established techniques of transition or by restricting the location of incompatible uses. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- The subject property is classified as a single-family residential lot with Agricultural Single-Family-1 (AS-1). Single-family, vacant light industrial lots with Planned Development (PD) and Agricultural Rural (AR) zoning are located to the west. Single-Family and public/quasi-public lots with AS-1 zoning to the south. Light Commercial and vacant lots are located to the north with Planned Development (PD) zoning. A light Industrial parcel with Manufacturing (M) zoning is located to the east.
- The application proposes rezoning the subject parcel from Agricultural Single-Family-1 (AS-1) to Business Professional Office (BP-O).

Compliance with Comprehensive Plan:

The following Goals, Objectives and Policies apply to this Planned Development 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.

Neighborhood/Community Development

Objective 16: Neighborhood Protection The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities

and those that will emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.

Policy 16.1:

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

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

Policy 16.2:

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

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

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

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

Livable Communities Element: Greater Palm River Community Plan

Planning and Growth /Economic Development

Goal 5a: *Planning and Growth – to promote and provide for opportunities for compatible well designed public use, residential, and business growth and jobs*

Strategies

1. *The Vision of Greater Palm River Area Concept Map illustrates the unique qualities and land uses related to distinct areas of the community. Future development and redevelopment is required to comply with the adopted Concept Map.*
2. *Provide for infrastructure and drainage needs that support existing and proposed development.*
3. *Encourage and support new, infill and redevelopment compatible with existing community patterns that maintains and enhances the Community’s unique character and sense of place.*

4. *Roadway designs for Palm River Road, US 41/50th Street, Maydell Drive, 78th Street, and Causeway Boulevard and Madison Avenue/Progress Boulevard shall reflect the best practices of the Livable Roadways Guidelines, as feasible, to service the needs of the community.*
5. *Building and site design for new and redeveloped residential and commercial projects will reflect the practices of the Livable Roadways Guidelines to service the needs of the community.*
6. *Encourage adequate open space and access to parks, trails, water access, and retention of environmentally sensitive, significant habits and wetlands.*
7. *Retain and support viable agricultural uses.*
8. *Support well designed, compatible densities and intensities at appropriate locations.*
9. *Empower residents, property and business owners through education on zoning, land use, and comprehensive plan processes to ensure involvement.*
10. *Provide adequate emergency services (fire, rescue, etc.).*
11. *Strengthen code enforcement efforts and provide home maintenance education to home owners and homeowner associations.*
12. *Support a light rail system station for the Palm River area if a light rail system is designed.*
13. *Utilize citizen-based organizations such as neighborhood and business associations, Community Development Corporations, public and private partnerships and faith based organizations in implementation this Plan.*
14. *Support :*
 - A. *Design Study for Causeway Boulevard*
 - 1) *A design study of Causeway Boulevard, from US Highway 41/50th Street to US Highway 301 will be developed to improve visual appearance, increase property values, stimulate investments and economic development, and promote community/civic pride. The study will include an analysis of preferred visual improvements, triggering system or new development or expansion or redevelopment, and overlay district boundaries.*

Preferred visual improvements include, but are not limited to:

 - *Signs*
 - *Landscape treatment*
 - *Parking and parking lots*
 - *Ingress*
 - *Building placement, height and bulk*
 - *Stormwater facility location*
 - 2) *To support the Scenic Corridor designation of Causeway Boulevard west of Maydell Drive, and to be compatible with the existing use and zoning patterns, Commercial Intensive should be discouraged east of Maydell Drive.*

B. 78th Street Overlay District

- 1) *An overlay district will be developed and adopted into the Land Development Code for the area along 78th Street (primarily properties adjacent to 78th Street), south of Palm River Road to just south of Causeway Boulevard not extending past the smaller developed residential parcels adjacent to the roadway (approximately 12,000 ft.), as appropriate to plan for the transition of business and professional office uses.*
 - a. *Permitted uses include primarily: existing residential, uses allowed in the Business-Professional Office, and uses allowed in existing zoning (RSC-9, BPO, PD, and ASC-1).*
 - b. *Prohibited uses include uses, such as: alcoholic beverage sales, adult uses, laundry services, day labor employment services, ambulance services, and funeral homes. Limited hours of operation will also be considered.*
 - c. *Development standards will consider: the application of the Overlay at time of rezoning or expansion of an existing structure, a maximum height requirement of 35 feet, a maximum square footage per building of 6,000 square feet, and identification of allowed non-residential uses.*

C. Ensure the sense of the Palm River community:

Develop gateways to create a sense of arrival using landscape features, public art and signage at strategic areas, including:

- *Palm River Bridge and US 41/50th Street*
- *Palm River Bridge and Maydell Drive*
- *Crosstown Expressway and 78th Street*
- *Causeway Boulevard and City of Tampa city limits*
- *US 301 and Causeway Boulevard*
- *US 41/50th Street and Riverview community boundary*
- *Progress Boulevard*

D. Establish community gathering places in which citizens socialize and celebrate local events:

- 1) *New developments will include open space that is connected to public trails, natural systems, community parks, bicycle routes, Green Way Master Plan, etc.*
- 2) *The intersection of Maydell Drive and Palm River Road, and surrounding area, to 58th Street is seen as an important community gathering place, and should include:*
 - a) *Street treatments and signage along Palm River Road, 58th Street, and Maydell Drive*
 - b) *An interconnected pedestrian walking system that connects the existing River Park, softball fields and Palm River Elementary School*
 - c) *A bus pull off and shelter at 58th Street and Palm River Road*
 - d) *Encourage the location of a community center in the current location of the softball fields*
- 3) *Progress Village Sports Complex should include an interconnected pedestrian walking system that connects the park to the larger community.*

E. Neighborhood Commercial Nodes

To ensure a sense of place neighborhood scale commercial intersections shall be developed with uses that do not exceed neighborhood commercial scale locational criteria applications. These include:

- *Palm River Road and Maydell Drive*
- *Causeway Boulevard and Maydell Drive*
- *Progress Boulevard/Madison Avenue and 78th Street*

F. Community Commercial Nodes

To ensure a sense of place community commercial intersections shall reflect a character compatible with the surrounding neighborhood land use structure and intensity either through actual land use or mitigation of impacts to the adjacent neighborhood. These include:

- *Palm River Road and 78th Street*
- *Causeway Boulevard and 78th Street*
- *Progress Boulevard and Falkenburg Road*

Staff Analysis of Goals, Objectives, and Policies:

The subject property is located on approximately 0.95 acres south of the Palm River Road and South 82nd Street intersection, immediately east of South 82nd Street. The property is located within the limits of a Greater Palm River Community Plan. It is located within the Urban Service Area. The application proposes rezoning the subject parcel from Agricultural Single-Family-1 (AS-1) to Business Professional Office (BP-O).

The proposed rezoning to Business Professional Office (BP-O) would allow for uses that are compatible with the surrounding development pattern. Office uses are permitted within the CMU-12 Future Land Use category. CMU-12 is intended for urban intensity and density of uses, with development occurring as the provision and timing of transportation a public facility services necessary to support these intensities and densities are made available. Currently, PD 14-0608 is located to the north and northwest of the subject site and is currently approved for Manufacturing (M) and Commercial Intensive (CI) uses. A large lot with Manufacturing (M) zoning is located immediately to the east of the site. Across S. 82nd Street to the west are two Planned Developments. PD 04-0694/MM 11-0319 allows B-PO uses, office/showroom, research development, warehouse uses, accessory open storage of vehicles, equipment and materials, contractor's office and indoor repair services.

PD 15-1141 is approved for commercial retail uses and Cultural/Institutional uses. Currently, the uses that are allowed in the surrounding area are B-PO uses and uses that are more intense. The proposed BP-O zoning on the subject property would be consistent and compatible with the surrounding area while serving a buffer to the single-family lot immediately south of the subject site. The proposed zoning fulfills the intent of the Objective 16, 16.1, 16.2 and 16.3 of the Future Land Use Element.

The proposal is also consistent with the Greater Palm River Community Plan. The Plan encourages and supports new, infill and redevelopment compatible with existing community patterns that maintains and enhances the Community's unique character and sense of place. The proposed BP-O zoning promotes office infill development, complements nearby uses and contributes to maintaining and enhancing the Greater Palm River Community.

Overall, Planning Commission staff finds the proposed use and intensity to be compatible with the surrounding area. The proposed development also meets the intent of the Greater Palm River Community Plan, which supports in-fill development and redevelopment within the limits of the community plan area while maintaining the community's unique character. The proposed development is consistent with the Community Mixed Use-12 (CMU-12) Future Land Use category. The request would allow for a development that is consistent with the Goals, Objectives and Policies of the Future Land Use Element of the Future of Unincorporated Hillsborough County Comprehensive Plan for Unincorporated Hillsborough County.

Recommendation

Based upon the above considerations, Planning Commission staff finds the rezoning **CONSISTENT** with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*.

HILLSBOROUGH COUNTY 2020 FUTURE LAND USE RZ 20-1078

Rezonings

<all other values>

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

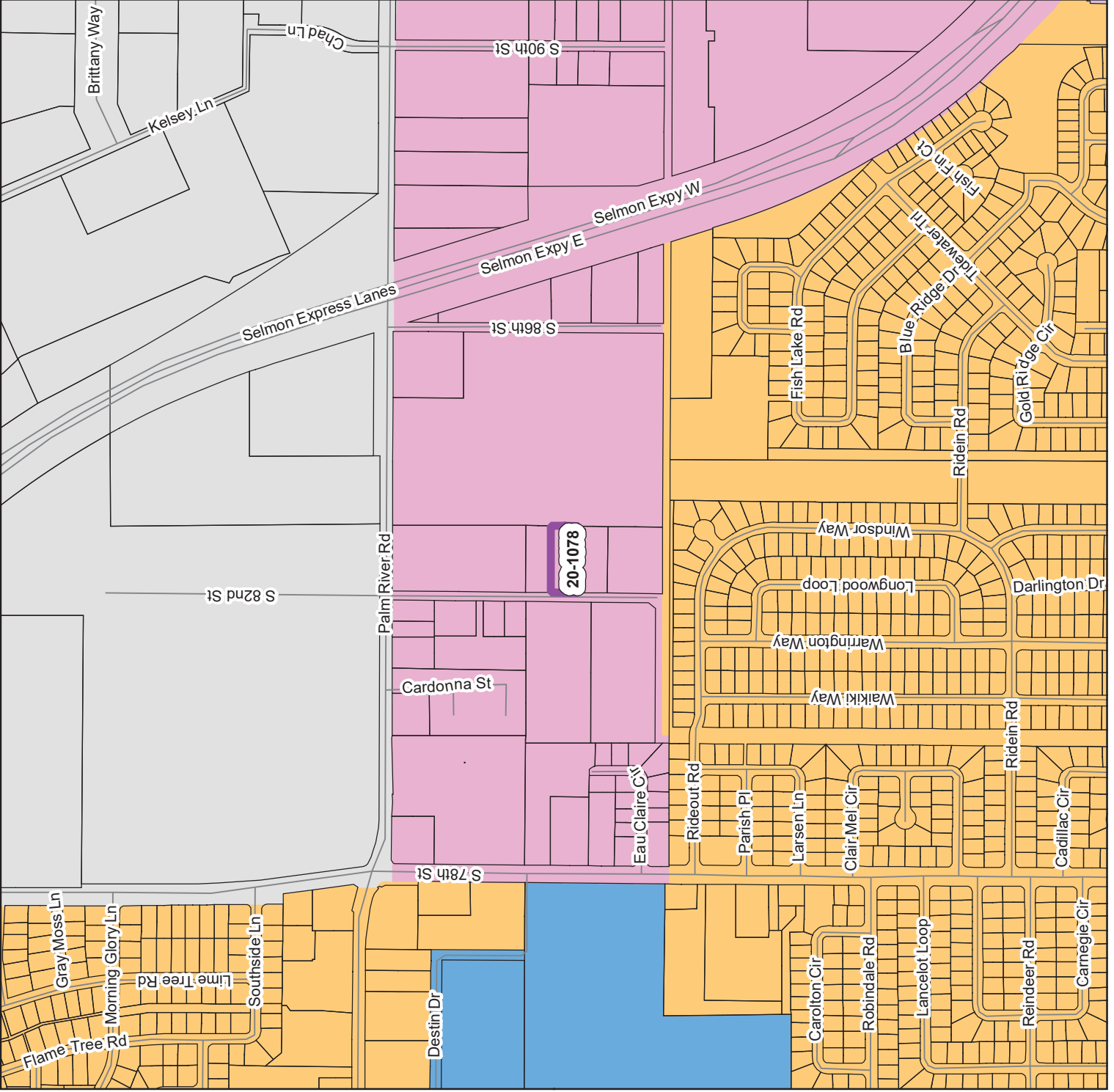
- Tampa Service Area
- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels
- AGRICULTURAL/MINING-1/20 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/25 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (8) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- OC-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY/INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUVA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE
- WATER

Map Printed from Rezoning System: 9/12/2020
 Author: Beverly F. Daniels
 File: C:\Rezoning\System\Map\Projects\HC\Reg_16\Rezoning.mxd

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is intended for informational purposes only and should not be used for any legal or financial decisions without the specific approval of the Hillsborough County City-County Planning Commission. ACCURACY: It is intended to be accurate to the best of our ability. However, the U.S. Federal map industry standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for informational purposes only. For the most current data and information, use the appropriate source.

0 360 720 1,080 1,440 Feet

Hillsborough County
City-County
Planning Commission





AGENCY COMMENTS

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AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 11/05/2020

REVIEWER: Sofia Garantiva, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Greater Palm River (PR)

PETITION NO: RZ-STD 20-1078

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

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 711 average daily trips, 57 trips in the a.m. peak hour, and 71 trips in the p.m. peak hour.
- As S 82nd Street is substandard, it may need to be improved to county standards. Further discussion with Hillsborough County staff will need to occur at the time of plat/site/construction plan review.

PROJECT SUMMARY AND TRANSPORTATION ANALYSIS

The applicant is requesting to rezone from Agricultural Single Family (AS-1) to Business Professional Office (BPO). The site is located 780 feet south the intersection of Palm River Road and S 82nd Street (Folio # 44488.0000) and consists of 0.95 acres. The Future Land Use designation is CMU-12 which allows up to 0.5 FAR for any single or mixed use. The applicant is requesting to construct an office building.

Trip Generation Analysis

Since this is a Standard Rezoning, the applicant is not required to submit a transportation analysis study. However, staff has prepared a comparison of the potential trips generated by development permitted, based upon the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition, under the existing and proposed zoning designations utilizing a generalized worst-case scenario. Staff’s analysis is summarized below.

Existing Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1: 1 Single Family DU (ITE Code 210)	9	1	1

Proposed Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM

BPO: Maximum 20,691 SF of Medical- Dental Office Building (ITE LUC 720)	720	58	72
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Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 711	(+) 57	(+) 71

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 711 average daily trips, 57 trips in the a.m. peak hour, and 71 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE ANALYSIS

S 82nd Street is a substandard local roadway with +/- 18 feet of pavement within 55 feet of right-of-way. There is a +/- 5-foot sidewalk on the west side of the right-of-way. There are no paved shoulders or curb and gutter on either side of the roadway.

S 82nd Street is not shown on the Hillsborough County Corridor Preservation Plan as such no right-of-way preservation is needed at this time.

SITE ACCESS ANALYSIS & CONNECTIVITY

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, Transportation Technical Manual, and other applicable regulations.; however, it is anticipated that access to the lots would be from S 82nd Street. As S 82nd Street is substandard, it may need to be improved to county standards. Further discussion with Hillsborough County staff will need to occur at the time of plat/site/construction plan review.

ROADWAY LEVEL OF SERVICE (LOS)

S 82nd Street not considered a major county or state roadway and is not included in the [2019 Hillsborough County Level of Service \(LOS\) Report](#).

COMMISSION

Mariella Smith CHAIR
 Pat Kemp VICE-CHAIR
 Ken Hagan
 Lesley “Les” Miller, Jr.
 Sandra L. Murman
 Kimberly Overman
 Stacy White



DIRECTORS

Janet L. Dougherty
 EXECUTIVE DIRECTOR

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

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 10-19-2020 PETITION NO.: 20-1078 EPC REVIEWER: Chris Stiens CONTACT INFORMATION: (813) 627-2600 X1225 EMAIL: stiensc@epchc.org	COMMENT DATE: 10/9/2020 PROPERTY ADDRESS: 1102 S 82nd St, Tampa, FL 33619 FOLIO #: 044488.0000 STR: 24-29S-19E
REQUESTED ZONING: AS-1 to BPO	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	10/8/2020
WETLAND LINE VALIDITY	N/A
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	N/A
INFORMATIONAL COMMENTS: Wetlands Management 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. 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.	

cs/cs per kt



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

TO: Zoning Review, Development Services

DATE: 10/02/2020

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Jerome A Peirano

PETITION NO: 20-1078

LOCATION: 1102 S 82nd St

FOLIO NO: 44488.0000

Estimated Fees:

Single Tenant Office (per 1,000 s.f.)

Mobility: \$5,410.00

Fire: \$158.00

Total: \$5,568.00

Project Summary/Description:

Urban Mobility, Central Fire - Single Tenant Office unknown s.f.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 4 Sep. 2020

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

APPLICANT: Jerome Peirano

PETITION NO: RZ-STD 20-1078

LOCATION: 1102 S. 82nd St., Tampa, FL 33619

FOLIO NO: 44488.0000

SEC: 24 TWN: 29 RNG: 19

- This agency has no comments.

- This agency has no objection.

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

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

COMMENTS: _____.

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VERBATIM TRANSCRIPT

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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-----X
)
)
IN RE: )
)
ZONING HEARING MASTER (ZHM) )
HEARING )
)
)
-----X

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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH
Zoning Hearing Master

DATE: Monday, October 19, 2020

TIME: Commencing at 6:00 p.m.
Concluding at 8:57 p.m.

PLACE: Cisco Webex Video Conference

Reported By:
Diane T. Emery, CMRS, FPR
Executive Reporting Service
Ulmerton Business Center, Suite 100
Clearwater, FL 33762

1 is being continued by staff to the November 16,
2 2020, Zoning Hearing Master hearing.

3 Item A.14., major mod 20-0898. This
4 application is out of order to be heard and is
5 being continued to the November 16, 2020, Zoning
6 Hearing Master hearing.

7 Item A.15, rezoning PD 20-0985. This
8 application is out of order to be heard and is
9 being continued to the November 16, 2020, Zoning
10 Hearing Master hearing.

11 Item A.16., major mod 20-1068. This
12 application is out of order to be heard and is
13 being continued to the November 16, 2020, Zoning
14 Hearing Master hearing.

15 Item A.17., major mod 20-1070. This
16 application is out of order to be heard and is
17 being continued to the November 16, 2020, Zoning
18 Hearing Master hearing.

19 Item A.18., RZ-PD 20-1071. This application
20 is out of order to be heard and is being continued
21 to the November 16, 2020, Zoning Hearing Master
22 hearing.

23 Item A.19., rezoning standard 20-1078. This
24 application is out of order to be heard and is
25 being continued to the November 16, 2020, Zoning

1 Hearing Master hearing.

2 Item A.20., rezoning standard 20-1170. This
3 application is out of order to be heard and is
4 being continued to the November 16, 2020, Zoning
5 Hearing Master hearing.

6 And item A.21., rezoning standard 20-1171.
7 This application is out of order to be heard and
8 is being continued to the November 16, 2020,
9 Zoning Hearing Master hearing.

10 That concludes all withdrawals and
11 continuances.

12 HEARING MASTER FINCH: All right. Thank you
13 very much, Mr. Grady. I appreciate it.

14 Let me start by going over our procedures for
15 this evening's hearing. Tonight's agenda consists
16 of agenda items that require a public hearing to
17 be held before a Zoning Hearing Master prior to
18 the final decision which is made by the
19 Hillsborough County Board of County Commissioners.
20 I'll conduct the hearing tonight as the Hearing
21 Master and will make a recommendation on each
22 application 15 business days following tonight's
23 meeting. The recommendations are then sent to the
24 Board of County Commissioners, who make the final
25 decision at their public meeting.

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**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

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DATE/TIME: 11/16/2020 6PM HEARING MASTER: James Scarola/Susan Firo

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

APPLICATION # RZ 19-1344	PLEASE PRINT NAME <u>William J. Molloy</u> MAILING ADDRESS <u>325 S Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>813-222-0752</u>
APPLICATION # RZ 19-1344	PLEASE PRINT NAME <u>William Sullivan</u> MAILING ADDRESS <u>1350 ORANGE AVE STE 201</u> CITY <u>Winter Park</u> STATE <u>FL</u> ZIP <u>32789</u> PHONE <u>407-463-3133</u>
APPLICATION # RZ 19-1344	PLEASE PRINT NAME <u>Karen Sue Caggins Powell</u> MAILING ADDRESS <u>5949 Lockhart Rd</u> CITY <u>Brooksville</u> STATE <u>FL</u> ZIP <u>34602</u> PHONE <u>352-754-2478</u>
APPLICATION # RZ 19-1344	PLEASE PRINT NAME <u>MARGARET JANSKY</u> MAILING ADDRESS <u>4406 Loma Vista DR</u> CITY <u>VALRICO</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>813-215-8812</u>
APPLICATION # MM 19-1462	PLEASE PRINT NAME <u>TYLOR HUDSON</u> MAILING ADDRESS <u>400 N. ASHLEY DR. #1100</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-221-9600</u>
APPLICATION # MM 20-0310	PLEASE PRINT NAME <u>Elise Betsel</u> MAILING ADDRESS <u>607 Superior Ave.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>813-222-5657</u>

DATE/TIME: 11/16/2020 6pm HEARING MASTER: James Scarola / Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>MM 20-0310</u>	PLEASE PRINT NAME <u>TOM AUDA</u> MAILING ADDRESS <u>6727 SIMMONS LOOP</u> CITY <u>RIVERVIEW</u> STATE <u>IN</u> ZIP <u>37578</u> PHONE <u>317-698-5556</u>
APPLICATION # <u>MM 20-0310</u>	PLEASE PRINT NAME <u>Beverly Auda</u> MAILING ADDRESS <u>6727 Simmons Loop</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>(317) 919-2996</u>
APPLICATION # <u>MM 20-0310</u>	PLEASE PRINT NAME <u>STEELE HENRY</u> MAILING ADDRESS <u>5023 W. LAUREL ST</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289-0039</u>
APPLICATION # <u>MM 20-0311</u>	PLEASE PRINT NAME <u>Elise Batsel</u> MAILING ADDRESS <u>401 E. Jackson St. Suite 2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>813-222-5057</u>
APPLICATION # <u>MM 20-0311</u>	PLEASE PRINT NAME <u>TOM AUDA</u> MAILING ADDRESS <u>6727 SIMMONS LOOP</u> CITY <u>RIVERVIEW</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>317-698-5556</u>
APPLICATION # <u>MM 20-0311</u>	PLEASE PRINT NAME <u>Beverly Auda</u> MAILING ADDRESS <u>6727 Simmons Loop</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>(317) 919-2996</u>

DATE/TIME: 4/16/2020 6PM HEARING MASTER: James ScarolaPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>MM</u> <u>20211</u>	PLEASE PRINT NAME <u>STEVE LUCE</u> ADDRESS <u>111 S. ARMENTA</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP _____ PHONE <u>813-767-5763</u>
APPLICATION # <u>RZ</u> <u>20-1078</u>	PLEASE PRINT NAME <u>Jerome A Peirano</u> ADDRESS <u>2701 N ESSEX CT</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 7586706</u>
APPLICATION # <u>RZ</u> <u>20-1170</u>	PLEASE PRINT NAME <u>Johathan Waysman</u> ADDRESS <u>1502 Valrico RD</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33594</u> PHONE <u>813-331-9786</u>
APPLICATION # <u>RZ VS</u> <u>20-1170</u>	PLEASE PRINT NAME <u>Alan kadesky</u> ADDRESS <u>1520 Booth Dr.</u> CITY <u>valrico</u> STATE <u>FL</u> ZIP <u>33594</u> PHONE _____
APPLICATION # <u>VS</u> <u>RZ</u> <u>20-1170</u>	PLEASE PRINT NAME <u>Kevin mcknight</u> ADDRESS <u>1450 Booth Dr</u> CITY <u>valrico</u> STATE <u>FL</u> ZIP <u>33594</u> PHONE _____
APPLICATION # <u>VS</u> <u>RZ</u> <u>20-1170</u>	PLEASE PRINT NAME <u>Deborah McKnight</u> ADDRESS <u>1450 Booth Dr</u> CITY <u>valrico</u> STATE <u>FL</u> ZIP <u>33594</u> PHONE _____

DATE/TIME: 11/16/2020 6pm HEARING MASTER: James ScarolaPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>20-1170</u>	PLEASE PRINT NAME <u>Keith Laplant</u> ADDRESS <u>1509 Booth Dr</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33594</u> PHONE <u>813 928 2734</u>
APPLICATION # <u>RZ</u> <u>20-1269</u>	PLEASE PRINT NAME <u>Keri Reynolds - Amador Reynolds</u> ADDRESS <u>14654 Montayne Ave</u> CITY <u>Dover</u> STATE <u>FL</u> ZIP <u>33527</u> PHONE <u>⁸¹³ 574-9162</u>
APPLICATION # <u>RZ</u> <u>US</u> <u>20-1271</u>	PLEASE PRINT NAME <u>Cherry Hallback</u> ADDRESS <u>1404 Holloman Rd</u> CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33567</u> PHONE _____
APPLICATION # <u>RZ</u> <u>US</u> <u>20-1274</u>	PLEASE PRINT NAME <u>Jeremy Couch</u> ADDRESS <u>17937 Hunting Bow Circle</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33558</u> PHONE _____
APPLICATION # <u>RZ</u> <u>20-0154</u>	PLEASE PRINT NAME <u>Michael Horner</u> ADDRESS <u>19505 N. Dale Mabry Hwy</u> CITY <u>T</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>960-2375</u>
APPLICATION # <u>RZ</u> <u>US</u> <u>20-0154</u>	PLEASE PRINT NAME <u>Matthew Norman Boggs</u> ADDRESS <u>607 S. Alexander St # 101</u> <u>Engineering</u> CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33563</u> PHONE _____

DATE/TIME: 11/16/2020 6pm HEARING MASTER: James ScarolaPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>20-0154</u>	PLEASE PRINT NAME <u>WC Smith</u> ADDRESS <u>13437 E US Hwy 92</u> CITY <u>Dunn</u> STATE <u>FL</u> ZIP <u>33527</u> PHONE <u>813-401-2395</u>
APPLICATION # <u>RZ</u> <u>20-0330</u>	PLEASE PRINT NAME <u>Sean Cashen</u> ADDRESS <u>13825 Toot Blvd, Ste 605</u> CITY <u>Clearwater</u> STATE <u>FL</u> ZIP <u>33760</u> PHONE <u>727-524-1818</u>
APPLICATION # <u>RZ</u> <u>20-0330</u>	PLEASE PRINT NAME <u>William Sullivan</u> ADDRESS <u>1350 Orange Ave Suite 201</u> CITY <u>Winter Park</u> STATE <u>FL</u> ZIP <u>32789</u> PHONE <u>(407) 296-6322</u>
APPLICATION # <u>RZ</u> <u>20-0392</u>	PLEASE PRINT NAME <u>Matt Camp</u> ADDRESS <u>1725 E 5th Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33605</u> PHONE <u>813-215-7372</u>
APPLICATION # <u>RZ</u> <u>20-0392</u>	PLEASE PRINT NAME <u>Matthew Wey</u> ADDRESS <u>238 E. Davis Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>813-924-6910</u>
APPLICATION # <u>RZ</u> <u>20-0690</u>	PLEASE PRINT NAME <u>Kami Corbett</u> ADDRESS <u>101 E Kennedy Blvd, Ste 3700</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>227-8421</u>

DATE/TIME: 11/6/2020 6pm HEARING MASTER: James Scarola

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION # RZ 20-0690</p>	<p>PLEASE PRINT NAME <u>PAE HENRY</u></p> <p>ADDRESS <u>5023 W. LAUREL ST</u></p> <p>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289-0039</u></p>
<p>APPLICATION # MM 20 1070</p>	<p>PLEASE PRINT NAME <u>CLAYTON BRECKENRIDER</u></p> <p>ADDRESS <u>601 J. ASHLEY DR. SUITE 700</u></p> <p>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>(813) 229-7700</u></p>
<p>APPLICATION # RZ 20-1150</p>	<p>PLEASE PRINT NAME <u>Elise Batsel</u></p> <p>ADDRESS <u>401 E Jackson SA</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>813.222.9057</u></p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>

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

DATE: 11/16/2020

HEARING MASTER: James Scarola/Susan Finch

PAGE: 1 of 1

APPLICATION #	TURNED IN BY	EXHIBITS ENTERED	HRG. MASTER YES or NO
RZ 19-1344	MARGARET JAMSKY	1. OPPONENT PRESENTATION PACKET	NO
MM 19-1462	TYLER HUDSON	1. APPLICANT PRESENTATION PACKET	NO
MM 20-0310	BRIAN GRADY	1. REVISED STAFF REPORT	NO
MM 20-0310	ELISE BATSEL	2. APPLICANT PRESENTATION PACKET	NO
MM 20-0311	BRIAN GRADY	1. REVISED STAFF REPORT	NO
MM 20-0311	ELISE BATSEL	2. APPLICANT PRESENTATION PACKET	NO
RZ 20-1078	JEROME PEIRANO	1. APPLICANT PRESENTATION PACKET	NO
RZ 20-0154	MICHAEL HORNER	1. APPLICANT PRESENTATION PACKET	NO
RZ 20-0690	BRIAN GRADY	1. REVISED STAFF REPORT	NO
RZ 20-0690	KAMI CORBETT	2. APPLICANT PRESENTATION PACKET	NO
MM 20-1070	BRIAN GRADY	1. REVISED STAFF REPORT	NO
MM 20-1070	CLAYTON BRICKLEMYER	2. APPLICANT PRESENTATION PACKET	NO
RZ 20-1150	BRIAN GRADY	1. REVISED STAFF REPORT	NO
RZ 20-1150	ELISE BATSEL	2. APPLICANT PRESENTATION PACKET	NO

5:14:02 PM	-	- Start Recording
5:14:04 PM	- AUDIO TEST	-
5:14:33 PM	-	- Stop Recording
5:15:23 PM	-	- Start Recording
5:15:53 PM	-	- Stop Recording
5:49:01 PM	-	- Start Recording
5:49:06 PM	- AUDIO TEST	-
6:00:03 PM	- JAMES SCAROLA	- HEARING MASTER (HM) CALLED ZHM HEARING TO ORDER
6:00:11 PM	- JAMES SCAROLA	- HM PLEDGE OF ALLEGIANCE
6:00:40 PM	- JAMES SCAROLA	- HM OVERVIEW
6:01:25 PM	- BRIAN GRADY	- DEVELOPMENT SERVICES STAFF/ CHANGES/WITHDRAWALS/CONTINUANCE
6:05:14 PM	- JAMES SCAROLA	- HM OVERVIEW OF ZHM PROCEDURES
6:08:41 PM	- CAMERON CLARK	- ASSISTANT COUNTY ATTORNEY PROVIDED AN OVERVIEW OF EVIDENCE/ORAL ARGUMENT/ZHM PROCESS
6:12:21 PM	- JAMES SCAROLA	- HM OATH
6:12:42 PM	- BRIAN GRADY	- DEVELOPMENT SERVICES STAFF CALLS RZ 19-1344
6:13:08 PM	- WILLIAM MOLLOY	- APPLICANT REP PRESENTED TESTIMONY RZ 19-1344
6:13:36 PM	- JAMES SCAROLA	- HM QUESTIONS TO APPLICANT REP
6:13:45 PM	- WILLIAM MOLLOY	- APPLICANT REP ANSWERS HM QUESTIONS AND CONTINUES WITH TESTIMONY
6:14:41 PM	- JAMES SCAROLA	- HM QUESTIONS TO APPLICANT REP
6:14:58 PM	- WILLIAM MOLLOY	- APPLICANT REP ANSWERS HM QUESTIONS AND CONTINUES TESTIMONY
6:15:36 PM	- JAMES SCAROLA	- HM QUESTIONS TO APPLICANT REP
6:15:48 PM	- WILLIAM MOLLOY	- APPLICANT REP ANSWERS HM QUESTIONS AND CONTINUES TESTIMONY
6:16:20 PM	- JAMES SCAROLA	- HM QUESTIONS TO APPLICANT REP
6:16:27 PM	- WILLIAM MOLLOY	- APPLICANT REP ANSWERS HM QUESTIONS AND CONTINUES TESTIMONY
6:17:02 PM	- JAMES SCAROLA	- HM QUESTIONS TO APPLICANT REP
6:17:13 PM	- WILLIAM MOLLOY	- APPLICANT REP ANSWERS HM QUESTIONS
6:19:04 PM	- WILLIAM SULLIVAN	- APPLICANT REP PRESENTS TESTIMONY RZ 19-1344
6:19:19 PM	- CAMERON CLARK	- ASSISTANT COUNTY ATTORNEY STATEMENT REGARDING PRESENTATION
6:20:00 PM	- WILLIAM SULLIVAN	- APPLICANT REP CONTINUES TESTIMONY
6:21:11 PM	- JAMES SCAROLA	- HM QUESTIONS TO APPLICANT REP
6:21:22 PM	- WILLIAM SULLIVAN	- APPLICANT REP ANSWERS HM QUESTIONS AND CONTINUES TESTIMONY
6:27:19 PM	- STEVE BEACHY	- DEVELOPMENT SERVICES STAFF REPORT RZ 19-1344
6:28:10 PM	- JAMES SCAROLA	- HM QUESTIONS TO DEVELOPMENT SERVICES STAFF
6:28:22 PM	- STEVE BEACHY	- DEVELOPMENT SERVICES STAFF ANSWERS HM QUESTIONS
6:28:31 PM	- MELISSA LIENHARD	- PLANNING COMMISSION STAFF REPORT RZ 19-1344
6:29:45 PM	- JAMES SCAROLA	- HM CALLS PROPONENTS
6:30:04 PM	- KAREN SUE COGGINS-POWELL	- PROPONENT PRESENTS TESTIMONY RZ 19-1344
6:30:41 PM	- JAMES SCAROLA	- HM STATEMENT FOR THE RECORD
6:30:48 PM	- KAREN SUE COGGINS-POWELL	- PROPONENT CONTINUES TESTIMONY
6:31:54 PM	- JAMES SCAROLA	- HM CALLS OPPONENTS
6:32:10 PM	- MARGARET JAMSKY	- OPPONENT PRESENTS TESTIMONY RZ 19-1344
6:33:38 PM	- JAMES SCAROLA	- HM QUESTIONS TO OPPONENT
6:33:50 PM	- MARGARET JAMSKY	- OPPONENT ANSWERS HM QUESTIONS AND CONTINUES TESTIMONY
6:35:13 PM	- JAMES SCAROLA	- HM QUESTIONS TO OPPONENT
6:35:20 PM	- MARGARET JAMSKY	- OPPONENT ANSWERS HM QUESTIONS/CONTINUES TESTIMONY/SUBMITS EXHIBITS
6:47:29 PM	- BRIAN GRADY	- DEVELOPMENT SERVICES STAFF STATEMENT FOR THE RECORD
6:48:08 PM	- WILLIAM MOLLOY	- APPLICANT REP PRESENTS REBUTTAL TESTIMONY RZ

6:49:25 PM	- WILLIAM SULLIVAN	19-1344 - APPLICANT REP PRESENTS REBUTTAL TESTIMONY RZ 19-1344
6:49:53 PM	- JAMES SCAROLA	- HM CALLS PLANNING COMMISSION/DEVELOPMENT SERVICES STAFF/CLOSES RZ 19-1344
6:50:03 PM	- BRIAN GRADY	- DEVELOPMENT SERVICES STAFF CALLS MM 19-1462
6:50:41 PM	- TYLER HUDSON	- APPLICANT REP PRESENTS TESTIMONY MM 19-1462/SUBMITS EXHIBITS
6:51:50 PM	- SUSAN FINCH	- HEARING MASTER (HM) QUESTIONS TO APPLICANT REP
6:52:29 PM	- TYLER HUDSON	- APPLICANT REP ANSWERS HM QUESTIONS AND CONTINUES TESTIMONY
6:54:12 PM	- ISRAEL MONSANTO	- DEVELOPMENT SERVICES STAFF REPORT MM 19-1462
6:56:36 PM	- MELISSA LIENHARD	- PLANNING COMMISSION STAFF REPORT MM 19-1462
6:57:38 PM	- SUSAN FINCH	- HM CALLS PROPONENTS/OPPONENTS/DEVELOPMENT SERVICES STAFF/APPLICANT/CLOSES MM 19-1462
6:58:19 PM	- BRIAN GRADY	- DEVELOPMENT SERVICES STAFF CALLS MM 20-0310 AND STATEMENT FOR THE RECORD
6:59:02 PM	- ELISE BATSEL	- APPLICANT REP PRESENTS TESTIMONY MM 20-0310
7:00:47 PM	- CAMERON CLARK	- ASSISTANT COUNTY ATTORNEY STATEMENT FOR THE RECORD
7:01:15 PM	- ELISE BATSEL	- APPLICANT REP CONTINUES TESTIMONY AND SUBMITS EXHIBITS
7:09:23 PM	- SUSAN FINCH	- HM QUESTIONS TO APPLICANT REP
7:09:34 PM	- ELISE BATSEL	- APPLICANT REP ANSWERS HM QUESTIONS
7:09:47 PM	- STEVE BEACHY	- DEVELOPMENT SERVICES STAFF REPORT MM 20-0310
7:11:08 PM	- SUSAN FINCH	- HM QUESTIONS TO DEVELOPMENT SERVICES STAFF
7:11:40 PM	- CAMERON CLARK	- ASSISTANT COUNTY ATTORNEY ANSWERS HM QUESTIONS
7:12:06 PM	- SUSAN FINCH	- HM STATEMENT FOR THE RECORD AND QUESTIONS TO DEVELOPMENT SERVICES STAFF
7:12:38 PM	- STEVE BEACHY	- DEVELOPMENT SERVICES STAFF ANSWERS HM QUESTIONS
7:13:11 PM	- CAMERON CLARK	- ASSISTANT COUNTY ATTORNEY ANSWERS HM QUESTIONS
7:13:36 PM	- SUSAN FINCH	- HM QUESTIONS TO ASSISTANT COUNTY ATTORNEY
7:13:49 PM	- CAMERON CLARK	- ASSISTANT COUNTY ATTORNEY ANSWERS HM QUESTIONS
7:14:04 PM	- JAMES RATLIFF	- DEVELOPMENT SERVICES STAFF TRANSPORTATION PROVIDES TESTIMONY MM 20-0310
7:16:06 PM	- SUSAN FINCH	- HM QUESTIONS TO DEVELOPMENT SERVICES STAFF
7:16:14 PM	- JAMES RATLIFF	- DEVELOPMENT SERVICES STAFF TRANSPORTATION ANSWERS HM QUESTIONS AND CONTINUES TESTIMONY
7:17:29 PM	- SUSAN FINCH	- HM QUESTIONS TO DEVELOPMENT SERVICES STAFF TRANSPORTATION
7:17:42 PM	- JAMES RATLIFF	- DEVELOPMENT SERVICES STAFF TRANSPORTATION ANSWERS HM QUESTIONS AND CONTINUES TESTIMONY
7:18:39 PM	- MELISSA LIENHARD	- PLANNING COMMISSION STAFF REPORT MM 20-0310
7:19:54 PM	- SUSAN FINCH	- HM QUESTIONS TO PLANNING COMMISSION
7:20:09 PM	- MELISSA LIENHARD	- PLANNING COMMISSION ANSWERS HM QUESTIONS
7:20:50 PM	- SUSAN FINCH	- HM CALLS PROPONENTS/OPPONENTS
7:21:43 PM	- MELISSA LIENHARD	- PLANNING COMMISSION CONTINUES TESTIMONY
7:22:45 PM	- SUSAN FINCH	- HM QUESTIONS TO PLANNING COMMISSION
7:22:56 PM	- MELISSA LIENHARD	- PLANNING COMMISSION ANSWERS HM QUESTIONS
7:23:24 PM	- TOM AUDA	- OPPONENT PRESENTS TESTIMONY MM 20-0310
7:29:31 PM	- BEVERLY AUDA	- OPPONENT PRESENTS TESTIMONY MM 20-0310
7:36:45 PM	- SUSAN FINCH AND BRIAN GRADY	- HM AND DEVELOPMENT SERVICES STAFF STATEMENT FOR THE RECORD
7:37:25 PM	- BEVERLY AUDA	- OPPONENT CONTINUES TESTIMONY
7:37:42 PM	- TOM AUDA	- OPPONENT CONTINUES TESTIMONY
7:38:01 PM	- SUSAN FINCH	- HM CALLS DEVELOPMENT SERVICES STAFF
7:38:30 PM	- STEVE HENRY	- APPLICANT REP PROVIDES REBUTTAL TESTIMONY MM 20-0310

7:39:35 PM - ELISE BATSEL - APPLICANT REP PROVIDES REBUTTAL TESTIMONY AND QUESTIONS TO PLANNING COMMISSION MM 20-0310

7:42:53 PM - MELISSA LIENHARD - PLANNING COMMISSION ANSWERS APPLICANT REP QUESTIONS

7:43:50 PM - ELISE BATSEL - APPLICANT REP CONTINUES TESTIMONY

7:44:46 PM - SUSAN FINCH - HM CLOSES MM 20-0310

7:44:59 PM - BRIAN GRADY - DEVELOPMENT SERVICES STAFF CALLS MM 20-0311

7:45:14 PM - ELISE BATSEL - APPLICANT PRESENTS TESTIMONY MM 20-0311

7:52:21 PM - SUSAN FINCH - HM QUESTIONS TO APPLICANT REP

7:52:37 PM - ELISE BATSEL - APPLICANT REP ANSWERS HM QUESTIONS

7:53:05 PM - STEVE BEACHY - DEVELOPMENT SERVICES STAFF REPORT MM 20-0311

7:53:36 PM - SUSAN FINCH - HM STATEMENT TO DEVELOPMENT SERVICES STAFF AND QUESTIONS

7:54:11 PM - STEVE BEACHY - DEVELOPMENT SERVICES STAFF ANSWERS HM QUESTIONS

7:54:30 PM - BRIAN GRADY - DEVELOPMENT SERVICES STAFF ANSWERS HM QUESTIONS

7:54:44 PM - MELISSA LIENHARD - PLANNING COMMISSION STAFF REPORT MM 20-0311

7:56:04 PM - SUSAN FINCH - HM QUESTIONS TO DEVELOPMENT SERVICES STAFF TRANSPORTATION

7:56:20 PM - JAMES RATLIFF - DEVELOPMENT SERVICES STAFF ANSWERS HM QUESTIONS AND PROVIDES TESTIMONY

8:01:29 PM - SUSAN FINCH - HM QUESTIONS TO DEVELOPMENT SERVICES STAFF TRANSPORTATION

8:01:47 PM - JAMES RATLIFF - DEVELOPMENT SERVICES STAFF TRANSPORTATION ANSWERS HM QUESTIONS

8:02:34 PM - BRIAN GRADY - DEVELOPMENT SERVICES STAFF ANSWERS HM QUESTIONS

8:03:15 PM - SUSAN FINCH - HM CALLS PROPONENTS/OPPONENTS

8:03:32 PM - TOM AUDA - OPPONENT PRESENTS TESTIMONY MM 20-0311

8:07:00 PM - CAMERON CLARK - ASSISTANT COUNTY ATTORNEY STATEMENT FOR THE RECORD

8:07:48 PM - TOM AUDA - OPPONENT CONTINUES TESTIMONY

8:11:15 PM - BEVERLY AUDA - OPPONENT PRESENTS TESTIMONY MM 20-0311

8:15:38 PM - SUSAN FINCH - HM QUESTIONS TO DEVELOPMENT SERVICES STAFF TRANSPORTATION

8:15:54 PM - JAMES RATLIFF - DEVELOPMENT SERVICES STAFF TRANSPORTATION ANSWERS HM QUESTIONS

8:18:04 PM - SUSAN FINCH - HM CONTINUES QUESTIONS TO DEVELOPMENT SERVICES STAFF TRANSPORTATION

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8:20:44 PM - JAMES RATLIFF - DEVELOPMENT SERVICES STAFF ANSWERS APPLICANT REP QUESTIONS

8:20:56 PM - ELISE BATSEL - APPLICANT REP CONTINUES TESTIMONY/SUBMITS EXHIBITS

8:24:05 PM - SUSAN FINCH - HM QUESTIONS TO APPLICANT REP AND DEVELOPMENT SERVICES STAFF

8:24:13 PM - ELISE BATSEL - APPLICANT REP ANSWERS HM QUESTIONS

8:24:28 PM - STEVE LUCE - APPLICANT REP PROVIDES REBUTTAL TESTIMONY MM 20-0311

8:24:57 PM - BRIAN GRADY - DEVELOPMENT SERVICES STAFF ANSWERS HM QUESTIONS

8:25:23 PM - SUSAN FINCH - HM CLOSES MM 20-0311

8:25:41 PM - - Pause

8:31:08 PM - - Resume

8:31:11 PM - JAMES SCAROLA - HM RESUMES HEARING

8:31:22 PM - BRIAN GRADY - DEVELOPMENT SERVICES STAFF CALLS RZ 20-1078

8:31:39 PM - JEROME PEIRANO - APPLICANT PRESENTS TESTIMONY RZ 20-1078

8:32:08 PM	- ISIS BROWN	- DEVELOPMENT SERVICES STAFF REPORT RZ 20-1078
8:33:20 PM	- MELISSA LIENHARD	- PLANNING COMMISSION STAFF REPORT RZ 20-1078
8:36:01 PM	- JAMES SCAROLA	- HM CALLS PROPONENTS/OPPONENTS/APPLICANT
8:36:17 PM	- JEROME PEIRANO	- APPLICANT REP PROVIDES EXHIBITS AND REBUTTAL TESTIMONY
8:36:29 PM	- JAMES SCAROLA	- HM CLOSSES RZ 20-1078
8:36:36 PM	- BRIAN GRADY	- DEVELOPMENT SERVICES STAFF CALLS RZ 20-1170
8:36:58 PM	- JONATHAN WAYSMAN	- APPLICANT PRESENTS TESTIMONY RZ 20-1170
8:37:54 PM	- CHRIS GRANDLIENARD	- DEVELOPMENT SERVICES STAFF REPORT RZ 20-1170
8:40:01 PM	- MELISSA LIENHARD	- PLANNING COMMISSION STAFF REPORT RZ 20-1170
8:41:38 PM	- JAMES SCAROLA	- HM CALLS PROPONENTS/OPPONENTS
8:42:39 PM	- ALAN KADESKY	- OPPONENT PRESENTS TESTIMONY RZ 20-1170
8:43:56 PM	- JAMES SCAROLA	- HM STATEMENT TO OPPONENT
8:44:27 PM	- ALAN KADESKY	- OPPONENT CONTINUES TESTIMONY
8:45:14 PM	- KEVIN MCKNIGHT	- OPPONENT PRESENTS TESTIMONY RZ 20-1170
8:47:05 PM	- JAMES SCAROLA	- HM QUESTIONS TO DEVELOPMENT SERVICES STAFF TRANSPORTATION
8:47:38 PM	- JAMES RATLIFF	- DEVELOPMENT SERVICES STAFF TRANSPORTATION ANSWERS HM QUESTIONS
8:47:48 PM	- BRIAN GRADY	- DEVELOPMENT SERVICES STAFF ANSWERS HM QUESTIONS
8:48:11 PM	- JAMES SCAROLA	- HM QUESTIONS TO DEVELOPMENT SERVICES STAFF TRANSPORTATION
8:48:35 PM	- JAMES RATLIFF	- DEVELOPMENT SERVICES STAFF TRANSPORTATION ANSWERS HM QUESTIONS
8:49:04 PM	- BRIAN GRADY	- DEVELOPMENT SERVICES STAFF ANSWERS HM QUESTIONS
8:49:18 PM	- KEVIN MCKNIGHT	- OPPONENT CONTINUES TESTIMONY
8:49:48 PM	- JAMES SCAROLA	- HM STATEMENT FOR THE RECORD
8:49:58 PM	- JAMES RATLIFF	- DEVELOPMENT SERVICES STAFF TRANSPORTATION CONTINUES TESTIMONY
8:50:22 PM	- JAMES SCAROLA	- HM CONTINUES QUESTIONS TO DEVELOPMENT SERVICES STAFF TRANSPORTATION
8:50:39 PM	- JAMES RATLIFF	- DEVELOPMENT SERVICES STAFF TRANSPORTATION ANSWERS HM QUESTIONS
8:51:13 PM	- JAMES SCAROLA	- HM STATEMENT TO OPPONENT
8:51:32 PM	- KEVIN MCKNIGHT	- OPPONENT CONTINUES TESTIMONY
8:52:33 PM	- DEBORAH MCKNIGHT	- OPPONENT PRESENTS TESTIMONY RZ 20-1170
8:53:33 PM	- KEITH LAPLANT	- OPPONENT PRESENTS TESTIMONY RZ 20-1170
8:54:15 PM	- JAMES SCAROLA	- HM STATEMENT TO DEVELOPMENT SERVICES STAFF
8:54:27 PM	- BRIAN GRADY	- DEVELOPMENT SERVICES STAFF PROVIDES TESTIMONY RZ 20-1170
8:55:19 PM	- JAMES SCAROLA	- HM QUESTIONS TO DEVELOPMENT SERVICES STAFF
8:55:50 PM	- BRIAN GRADY	- DEVELOPMENT SERVICES STAFF ANSWERS HM QUESTIONS
8:55:57 PM	- JAMES SCAROLA	- HM CALLS PLANNING COMMISSION/APPLICANT
8:56:19 PM	- JONATHAN WAYSMAN	- APPLICANT PROVIDES REBUTTAL TESTIMONY RZ 20-1170
8:56:36 PM	- JAMES SCAROLA	- HM CLOSSES RZ 20-1170
8:56:44 PM	- BRIAN GRADY	- DEVELOPMENT SERVICES STAFF CALLS RZ 20-1269
8:57:02 PM	- KERI REYNOSO	- APPLICANT REP PRESENTS TESTIMONY RZ 20-1269
8:59:38 PM	- ISIS BROWN	- DEVELOPMENT SERVICES STAFF REPORT RZ 20-1269
9:01:12 PM	- MELISSA LIENHARD	- PLANNING COMMISSION STAFF REPORT RZ 20-1269
9:03:49 PM	- JAMES SCAROLA	- HM CALLS PROPONENTS/OPPONENTS/DEVELOPMENT SERVICES STAFF/APPLICANT/CLOSSES RZ 20-1269
9:04:13 PM	- BRIAN GRADY	- DEVELOPMENT SERVICES STAFF CALLS RZ 20-1271
9:04:35 PM	- CHERRY HALLBACK	- APPLICANT PROVIDES TESTIMONY RZ 20-1271
9:09:15 PM	- KEVIE DEFRANC	- DEVELOPMENT SERVICES STAFF/STAFF REPORT RZ 20-1271
9:10:57 PM	- MELISSA LIENHARD	- PLANNING COMMISSION STAFF REPORT RZ 20-1271
9:14:07 PM	- JAMES SCAROLA	- HM QUESTIONS TO PLANNING COMMISSION
9:14:23 PM	- MELISSA LIENHARD	- PLANNING COMMISSION ANSWERS HM QUESTIONS
9:14:36 PM	- JAMES SCAROLA	- HM CALLS PROPONENTS/OPPONENTS/DEVELOPMENT

SERVICES STAFF/APPLICANT

9:15:07 PM - CHERRY HALLBACK - APPLICANT PROVIDES REBUTTAL TESTIMONY RZ 20-1271

9:15:59 PM - JAMES SCAROLA - HM CLOSES RZ 20-1271

9:16:10 PM - BRIAN GRADY - DEVELOPMENT SERVICES STAFF CALLS RZ 20-1274

9:16:24 PM - JEREMY COUCH - APPLICANT REP PRESENTS TESTIMONY RZ 20-1274

9:17:38 PM - CHRIS GRANDLIENARD - DEVELOPMENT SERVICES STAFF REPORT RZ 20-1274

9:19:33 PM - MELISSA LIENHARD - PLANNING COMMISSION STAFF REPORT RZ 20-1274

9:21:34 PM - JAMES SCAROLA - HM CALLS PROPONENTS/OPPONENTS/DEVELOPMENT SERVICES STAFF/APPLICANT/CLOSES RZ 20-1274

9:21:55 PM - BRIAN GRADY - DEVELOPMENT SERVICES STAFF CALLS RZ 20-0154

9:22:20 PM - MICHAEL HORNER - APPLICANT REP PRESENTS TESTIMONY RZ 20-0154

9:25:49 PM - JAMES SCAROLA - HM QUESTIONS TO APPLICANT REP

9:26:01 PM - MICHAEL HORNER - APPLICANT REP ANSWERS HM QUESTIONS AND CONTINUES TESTIMONY

9:38:54 PM - JAMES SCAROLA - HM QUESTIONS TO APPLICANT REP

9:39:11 PM - MICHAEL HORNER - APPLICANT REP ANSWERS HM QUESTIONS AND CONTINUES TESTIMONY

9:40:36 PM - MATTHEW NORMAN - APPLICANT REP PROVIDES TESTIMONY RZ 20-0154

9:41:33 PM - MICHAEL HORNER - APPLICANT REP CONTINUES TESTIMONY

9:42:04 PM - ISRAEL MONSANTO - DEVELOPMENT SERVICES STAFF REPORT RZ 20-0154

9:50:52 PM - MELISSA LIENHARD - PLANNING COMMISSION STAFF REPORT RZ 20-0154

9:57:41 PM - JAMES SCAROLA - HM CALLS PROPONENTS/OPPONENTS/APPLICANT

9:58:08 PM - MICHAEL HORNER - APPLICANT REP PRESENTS REBUTTAL TESTIMONY RZ 20-0154

10:01:01 PM - JAMES SCAROLA - HM QUESTIONS TO APPLICANT REP

10:01:12 PM - MICHAEL HORNER - APPLICANT REP ANSWERS HM QUESTIONS AND CONTINUES TESTIMONY

10:02:05 PM - JAMES SCAROLA - HM QUESTIONS TO APPLICANT REP

10:02:13 PM - MICHAEL HORNER - APPLICANT REP ANSWERS HM QUESTIONS/CONTINUES TESTIMONY/SUBMITS EXHIBITS

10:03:06 PM - W. C. SMITH - APPLICANT REP PRESENTS REBUTTAL TESTIMONY RZ 20-0154

10:04:33 PM - JAMES SCAROLA - HM CLOSES RZ 20-0154

10:04:36 PM - BRIAN GRADY - DEVELOPMENT SERVICES STAFF CALLS RZ 20-0330

10:04:48 PM - SEAN CASHEN - APPLICANT REP PRESENTS TESTIMONY RZ 20-0330

10:11:28 PM - WILLIAM SULLIVAN - APPLICANT REP PRESENTS TESTIMONY RZ 20-0330

10:15:20 PM - BRIAN GRADY - DEVELOPMENT SERVICES STAFF REPORT RZ 20-0330

10:17:02 PM - MELISSA LIENHARD - PLANNING COMMISSION STAFF REPORT RZ 20-0330

10:20:17 PM - JAMES SCAROLA - HM CALLS PROPONENTS/OPPONENTS/APPLICANT/DEVELOPMENT SERVICES STAFF/CLOSES RZ 20-0330

10:20:32 PM - BRIAN GRADY - DEVELOPMENT SERVICES STAFF CALLS RZ 20-0392

10:20:53 PM - MATT CAMPO - APPLICANT REP PRESENTS TESTIMONY RZ 20-0392

10:24:03 PM - MATTHEW WEY - APPLICANT REP PRESENTS TESTIMONY RZ 20-0392

10:25:30 PM - MATT CAMPO - APPLICANT REP CONTINUES TESTIMONY

10:26:27 PM - MICHELLE HEINRICH - DEVELOPMENT SERVICES STAFF REPORT RZ 20-0392

10:29:50 PM - MELISSA LIENHARD - PLANNING COMMISSION STAFF REPORT RZ 20-0392

10:33:15 PM - JAMES SCAROLA - HM CALLS PROPONENTS/OPPONENTS/DEVELOPMENT SERVICES STAFF/APPLICANT/CLOSES RZ 20-0392

10:33:37 PM - BRIAN GRADY - DEVELOPMENT SERVICES STAFF CALLS RZ 20-0690

10:34:31 PM - KAMI CORBETT - APPLICANT REP PRESENTS TESTIMONY RZ 20-0690

10:37:59 PM - STEVE HENRY - APPLICANT REP PRESENTS TESTIMONY RZ 20-0690

10:42:58 PM - KAMI CORBETT - APPLICANT REP CONTINUES TESTIMONY/SUBMITS EXHIBITS

10:44:31 PM - ISRAEL MONSANTO - DEVELOPMENT SERVICES STAFF REPORT RZ 20-0690

10:49:03 PM - MELISSA LIENHARD - PLANNING COMMISSION STAFF REPORT RZ 20-0690

10:51:22 PM - JAMES SCAROLA - HM CALLS PROPONENTS/OPPONENTS/DEVELOPMENT SERVICES STAFF/APPLICANT

10:51:44 PM - KAMI CORBETT - APPLICANT REP QUESTIONS TO PLANNING COMMISSION

10:52:04 PM - MELISSA LIENHARD - PLANNING COMMISSION ANSWERS APPLICANT REP QUESTIONS

10:52:27 PM - JAMES SCAROLA	- HM QUESTIONS TO APPLICANT REP
10:52:34 PM - KAMI CORBETT	- APPLICANT REP ANSWERS HM QUESTIONS
10:53:55 PM - JAMES SCAROLA	- HM CLOSES RZ 20-0690
10:54:03 PM - BRIAN GRADY	- DEVELOPMENT SERVICES STAFF CALLS MM 20-1070
10:54:20 PM - CLAYTON BRICKLEMYER	- APPLICANT REP PRESENTS TESTIMONY MM 20-1070
10:58:47 PM - JAMES SCAROLA	- HM QUESTIONS TO APPLICANT REP
10:58:58 PM - CLAYTON BRICKLEMYER	- APPLICANT REP ANSWERS HM QUESTIONS AND CONTINUES TESTIMONY
11:07:21 PM - TANIA CHAPELA	- DEVELOPMENT SERVICES STAFF REPORT MM 20-1070
11:12:53 PM - BRIAN GRADY	- DEVELOPMENT SERVICES STAFF STATEMENT FOR THE RECORD
11:13:10 PM - JAMES SCAROLA	- HM QUESTIONS TO DEVELOPMENT SERVICES STAFF
11:13:23 PM - BRIAN GRADY	- DEVELOPMENT SERVICES STAFF ANSWERS HM QUESTIONS
11:13:25 PM - MELISSA LIENHARD	- PLANNING COMMISSION STAFF REPORT MM 20-1070
11:21:14 PM - JAMES SCAROLA	- HM QUESTIONS TO PLANNING COMMISSION
11:21:28 PM - MELISSA LIENHARD	- PLANNING COMMISSION ANSWERS HM QUESTIONS
11:23:26 PM - JAMES SCAROLA	- HM CALLS PROPONENTS/OPPONENTS/DEVELOPMENT SERVICES STAFF/APPLICANT
11:23:39 PM - CLAYTON BRICKLEMYER	- APPLICANT REP PRESENTS REBUTTAL TESTIMONY/SUBMITS EXHIBITS MM 20-1070
11:25:39 PM - JAMES SCAROLA	- HM CLOSES MM 20-1070
11:25:45 PM - BRIAN GRADY	- DEVELOPMENT SERVICES STAFF CALLS RZ 20-1150
11:26:01 PM - ELISE BATSEL	- APPLICANT REP PRESENTS TESTIMONY/SUBMITS EXHIBITS RZ 20-1150
11:30:11 PM - ISRAEL MONSANTO	- DEVELOPMENT SERVICES STAFF REPORT RZ 20-1150
11:34:48 PM - MELISSA LIENHARD	- PLANNING COMMISSION STAFF REPORT RZ 20-1150
11:37:35 PM - JAMES SCAROLA	- HM CALLS PROPONENTS/OPPONENTS/DEVELOPMENT SERVICES STAFF/APPLICANT/CLOSES RZ 20-1150
11:37:46 PM - JAMES SCAROLA	- HM CLOSES ZHM 11/16/2020
11:38:04 PM -	- Stop Recording

Sabal Park Properties, LLC
PO Box 89188 - Tampa FL 33689



September 15, 2020

Zoning Hearing Master
601 East Kennedy Blvd.
Tampa Florida

(via email – Hearings@ Hillsboroughcounty.org)

Reference: Zoning Application Number 20-1078
1102 South 82nd Street Tampa FL 33619

Testimony of Support

This letter is in support of the rezoning request made by Mr. Peirano, for the property at 1102 South 82nd Street for the above referenced Rezoning application. Sabal Park Properties, LLC with adjacent property to the east, as well as property along 82nd Street is in support of approval of the proposed rezoning Application.

Sabal Park Properties, LLC owns property adjacent and in the immediate area consisting of 6 addresses; 8215 Palm River Road (corner of 82nd Street and Palm River), 8417 & 8419 Palm River Road, as well as 1021, 1031, & 1041 South 86th Street, located east and adjacent to the subject property.

We appreciate the opportunity to be heard in this matter, to express our support, and participate in the process as we look to support community improvement.

Should you have any questions please feel free to call or write.

Regards,

Sabal Park Properties, LLC.

10109 Lake Avenue, Tampa FL 33619
PO Box 89188 Tampa, FL 33689

A handwritten signature in blue ink, appearing to be "Jerome Peirano".

Application No. ^{RZ} 20-1078
Name: Jerome Peirano
Entered at Public Hearing: ZHM
Exhibit # 1 Date: 11/16/2020



**PARTY OF
RECORD**

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Sabal Park Properties, LLC
PO Box 89188 - Tampa FL 33689



September 15, 2020

Zoning Hearing Master
601 East Kennedy Blvd.
Tampa Florida

(via email – Hearings@ Hillsboroughcounty.org)

Reference: Zoning Application Number 20-1078
1102 South 82nd Street Tampa FL 33619

Testimony of Support

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Sabal Park Properties, LLC owns property adjacent and in the immediate area consisting of 6 addresses; 8215 Palm River Road (corner of 82nd Street and Palm River), 8417 & 8419 Palm River Road, as well as 1021, 1031, & 1041 South 86th Street, located east and adjacent to the subject property.

We appreciate the opportunity to be heard in this matter, to express our support, and participate in the process as we look to support community improvement.

Should you have any questions please feel free to call or write.

Regards,

Sabal Park Properties, LLC.

10109 Lake Avenue, Tampa FL 33619
PO Box 89188 Tampa, FL 33689

A handwritten signature in blue ink, appearing to be a stylized name, possibly "Sabal Park Properties, LLC" or similar, written over a horizontal line.

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