

Rezoning Application: 22-0557
Zoning Hearing Master Date: July 25, 2022
BOCC Land Use Meeting Date: September 13, 2022

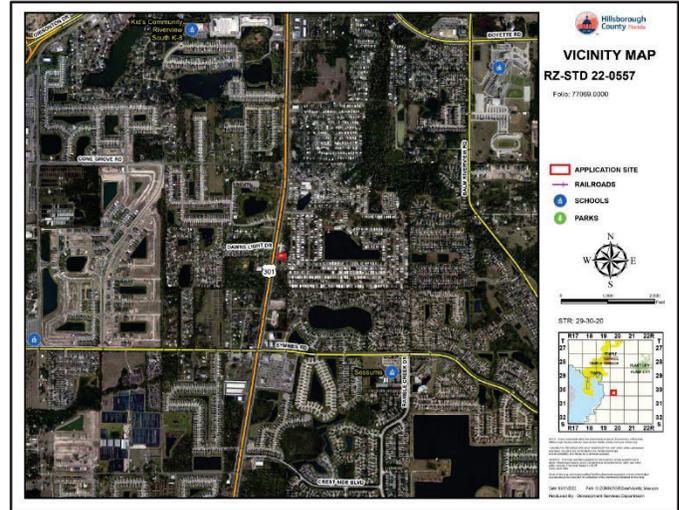


Hillsborough County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: DMR Elite Holdings
FLU Category: Residential -6 (Res-6)
Service Area: Urban
Site Acreage: 0.376 +/-
Community Plan Area: Riverview
Overlay: None
Request: Rezone from **Single-Family Residential Conventional-3 Mobile Home Overlay (RSC-3 MH)** to **Business Professional with Restrictions (BPO-R)**.



Request Summary:

- The request is to rezone from the existing Single-Family Residential Conventional -3 Mobile Home Overlay (RSC-3 MH) zoning district to the proposed to Business Professional Office - Restricted (BPO-R) zoning district. The proposed zoning for BPO permits for office development on lots containing a minimum of 7,000 square feet. The applicant is offering use restriction to limit uses to the following: Medical Offices or Clinics with Scheduled or Emergency Services by Physicians, Pre-K, Day Care, Child Care and Child Nurseries, Professional Office and Professional Services.

Zoning:

	Current RSC-3 MH Zoning	Proposed BPO Zoning
Uses	Single Family Residential Conventional and Mobile Home	Agricultural & Agricultural Single Family Residential Conventional
Acreage	0.376+/- Acres (ac)	0.376+/- ac
Density / Intensity	1 dwelling unit (du)/ 14,520 square feet (sf)	Floor Area Ratio (FAR)0.20
Mathematical Maximum*	1 dwelling unit	3,311 sf

Development Standards:

	Current RSC-3 MH Zoning	Proposed BPO Zoning
Density / Intensity	1 du/14,520 sf	FAR 0.20
Lot Size / Lot Width	0.3 acres (14,520 sf)/75'	7,000 sf / 70'
Setbacks/Buffering and Screening	25' - Front (West) 7.5' - Sides (North & South) 25' - Rear (West)	30' - Front (West) 0' - Side (North) 20' Type B Buffering - Side (South) 20' Type B Buffering - Rear (East)
Height	35'	50'

Additional Information:

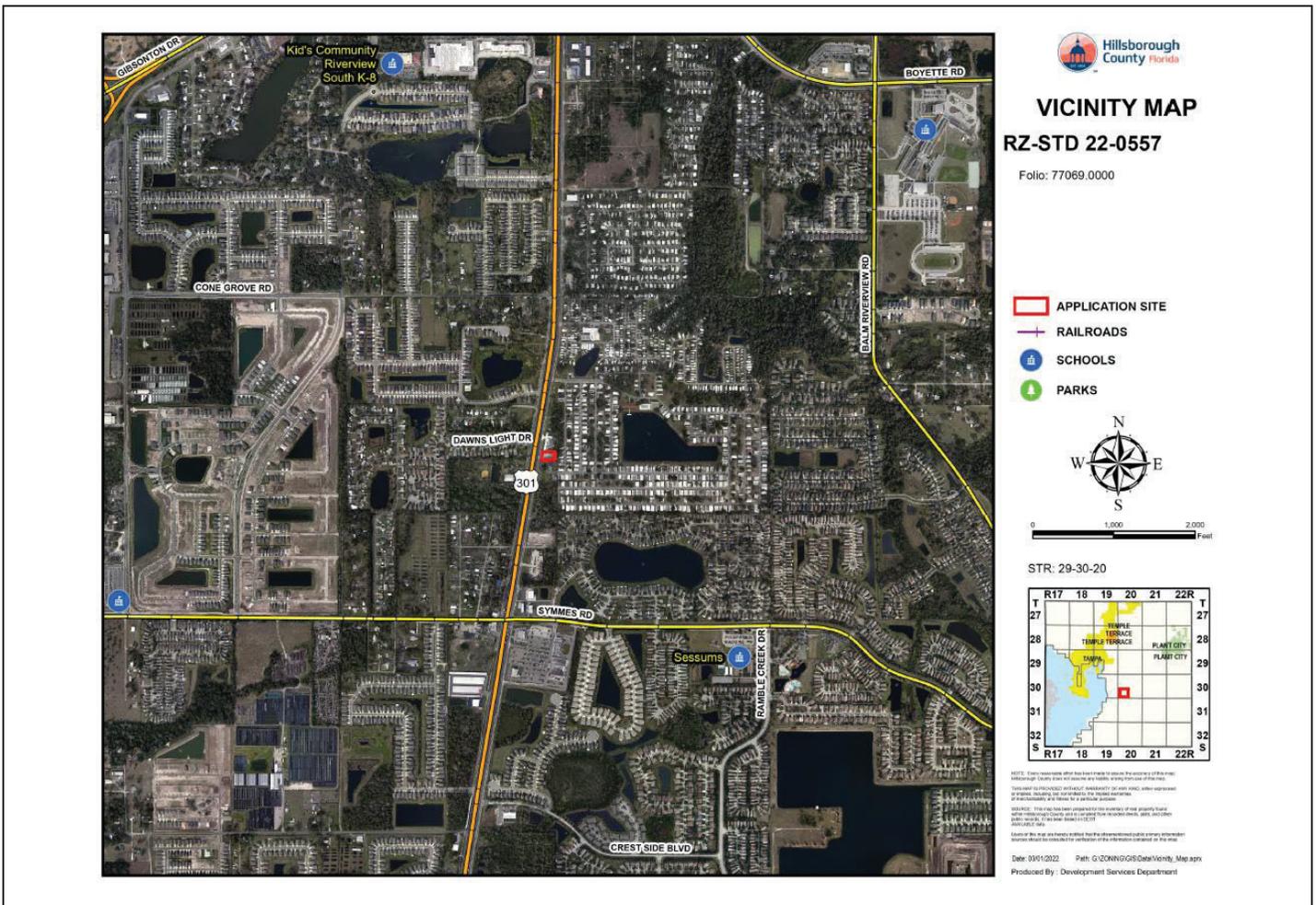
PD Variations	N/A
Waiver(s) to the Land Development Code	None

Additional Information:

Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

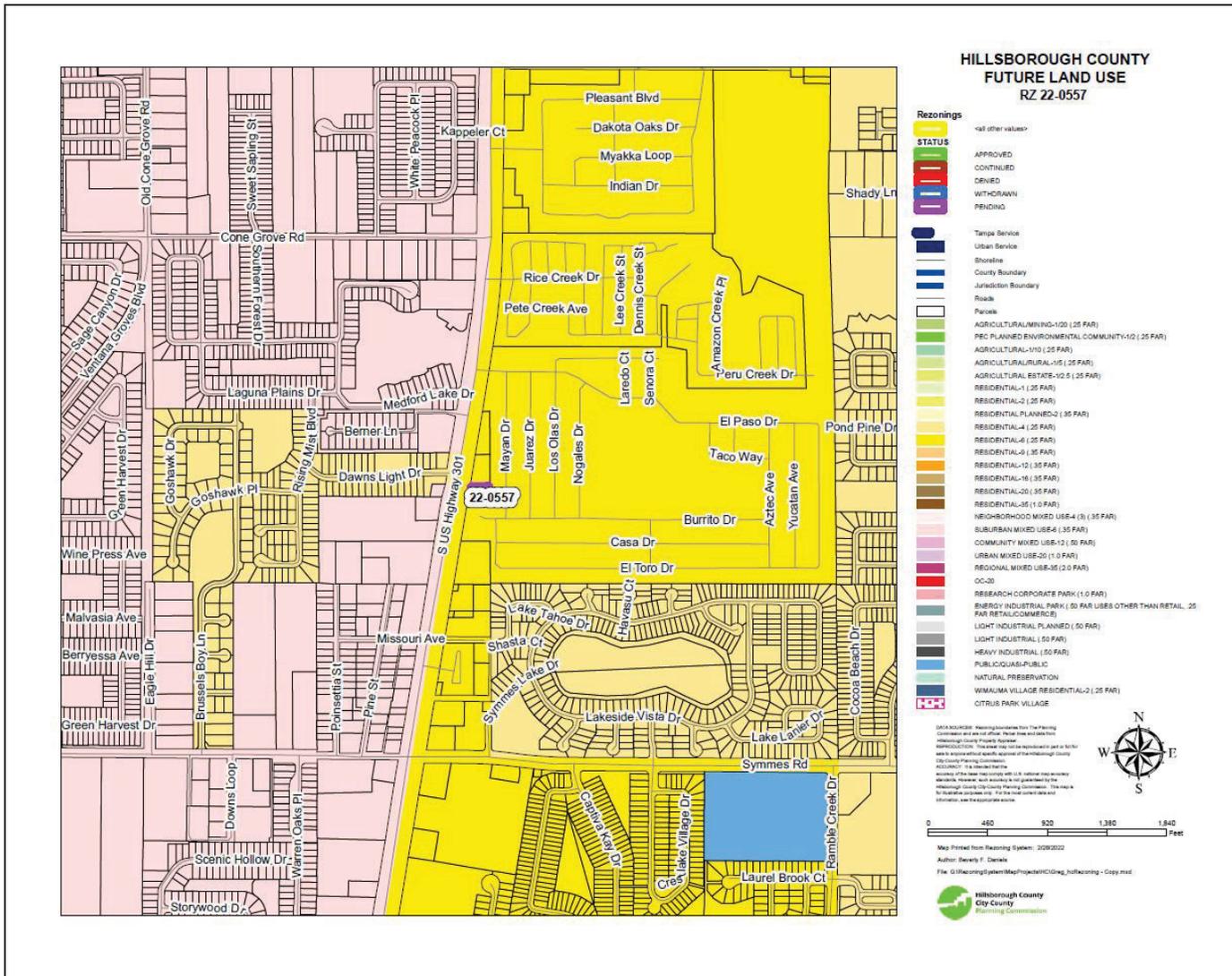


Context of Surrounding Area:

The site is located in an area comprised of mixed-uses, to include commercial, office, business professional and single-family residential uses. The surrounding uses include a mobile home park to the east and south, and single family residential across US 301 to the west. The parcel immediately north of the subject site has a light commercial use. The adjacent properties are zoned BPO -R (to the north), PD 84-0037 (to the south and east), and US 301 Highway S (to the west).

2.0 LAND USE MAP SET AND SUMMARY DATA

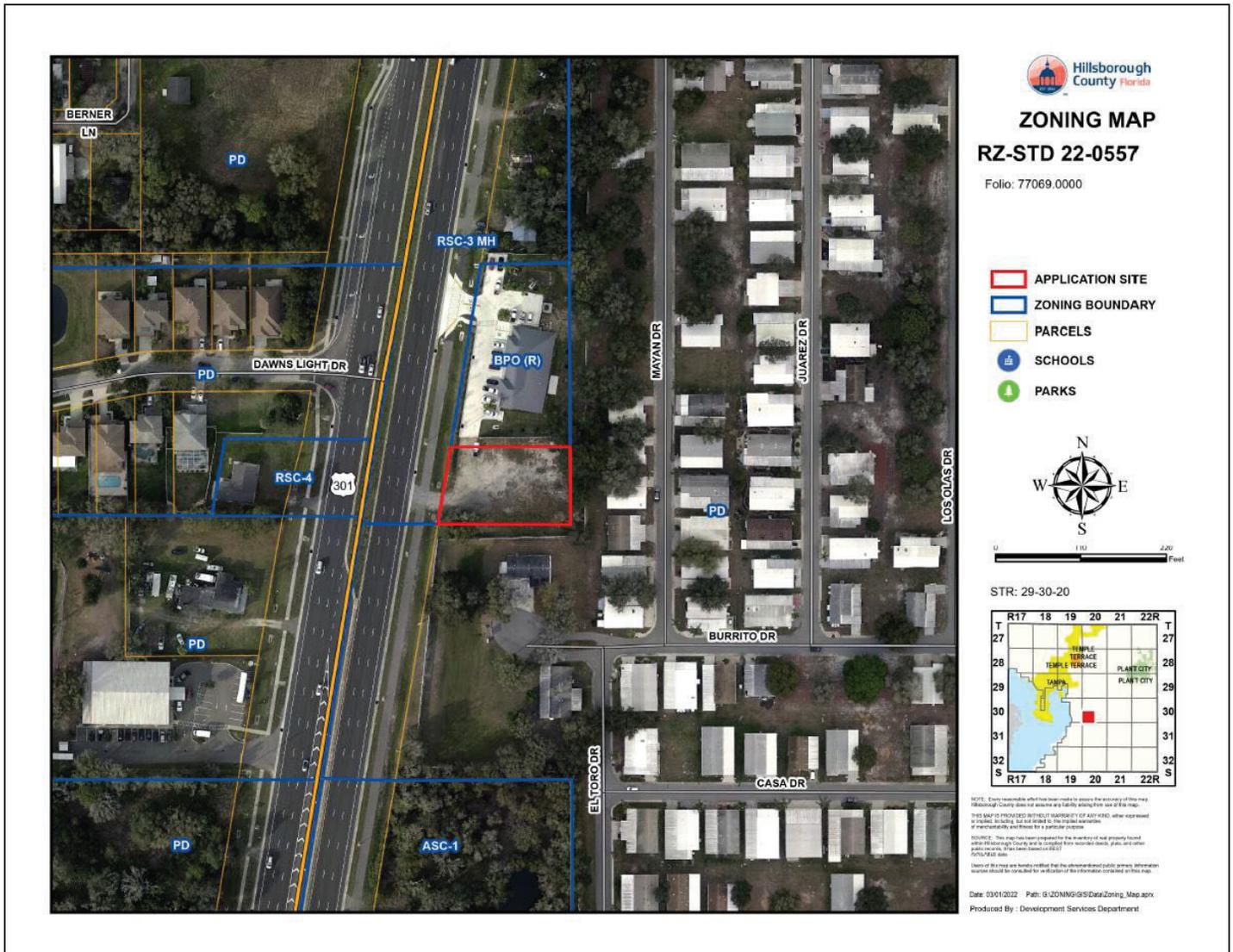
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential 6 (Res-6)
Maximum Density/F.A.R.:	6 dwelling unit per Gross Acre (ga)/ 0.25 F.A.R.
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Nonresidential uses shall meet established locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

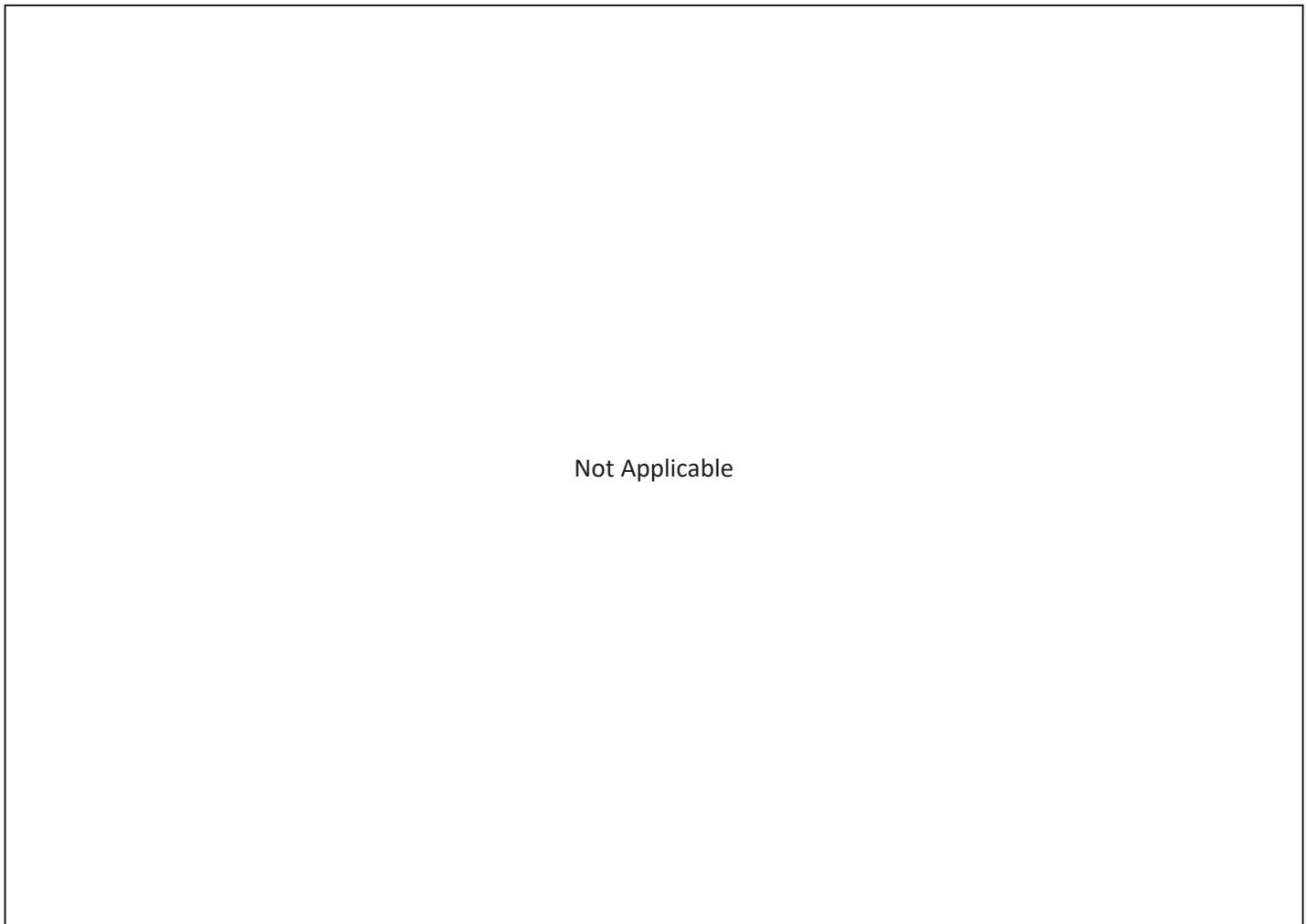
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	Business, Professional Office - Restrictions (BPO-R)	FAR 0.20	General Commercial, Office and Personal Services	Office
South	PD 83-0037		Mobile Home Park	Mobile Home Park

Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
East	PD 83-0037		Mobile Home Park	Mobile Home Park
West	N/A	N/A	Highway	US Highway

2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
US Hwy 301	FDOT Principal Arterial - Urban	6 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	9	1	1
Proposed	28	3	3
Difference (+/-)	+19	+2	+2

*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	Review at time of development
Natural Resources	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No Comments
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	This agency has no comments.
Check if Applicable:			
<input checked="" type="checkbox"/> Wetlands/Other Surface Waters		<input type="checkbox"/> Significant Wildlife Habitat	
<input type="checkbox"/> Use of Environmentally Sensitive Land Credit		<input type="checkbox"/> Coastal High Hazard Area	
<input type="checkbox"/> Wellhead Protection Area		<input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor	
<input type="checkbox"/> Surface Water Resource Protection Area		<input type="checkbox"/> Adjacent to ELAPP property	
<input checked="" type="checkbox"/> Potable Water Wellfield Protection Area		<input type="checkbox"/> Other _____	
Public Facilities:	Objections	Conditions Requested	Additional Information/Comments
Transportation			
<input type="checkbox"/> Design Exception/Adm. Variance Requested	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	
<input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> No	<input type="checkbox"/> No	
<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> N/A	<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"/> Yes	<input type="checkbox"/> Yes	
<input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> No	
Hillsborough County School Board			
Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	No Comments provided
Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> No	<input type="checkbox"/> No	
Impact/Mobility Fees N/A			
Comprehensive Plan:	Findings	Conditions Requested	Additional Information/Comments
Planning Commission			
<input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A	<input type="checkbox"/> Inconsistent	<input checked="" type="checkbox"/> Yes	
<input checked="" type="checkbox"/> Locational Criteria Waiver Requested	<input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> No	
<input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A			

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located in an area comprised of mixed-uses, to include commercial, office, business professional and single-family residential uses. To be more specific, the surrounding uses include a mobile home park to the east and south, and single family residential across US 301 to the west. The parcel immediately north of the subject site has a light commercial use.

The properties to the North, South and East of the subject site are within the Res-6 FLU category which has the potential to permit mid-density residential and light commercial and mixed-uses. To the west across US 301 is designated as Suburban Mixed Use-6 (SMU-6) and Residential-4 (RES-4).

The adjacent properties are zoned BPO -R (to the north), PD 84-0037 (to the south and east), and US 301 Highway S (to the west).

The subject site is located within the Hillsborough County Urban Service Area and would require connection to the County's potable water and wastewater systems. A 4-inch wastewater force main exists (approximately 250 feet from the site) and is located north of the subject property within the east Right-of-Way of S. US Highway 301. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. Additionally, A 6-inch water main exists (approximately 620 feet from the site) and is located north of the subject property within the east Right-of-Way of S. US Highway 301. It may be possible to tie into the 24-inch water main but may require a design exception. This can be determined at the time of application for service. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service.

The subject site does not meet Commercial Locational Criteria. However, the applicant has proposed the following restrictions: The building shall be constructed with architectural features, including but not limited to a pitched roof, to maintain a residential style. Only the following uses shall be permitted: Medical Offices or Clinics with Scheduled or Emergency Services by Physicians, Pre-K, Day Care, Child Care and Child Nurseries, Professional Office and Professional Services. No single building on the property shall be greater than 5,000 square feet. No 24/7 operations are permitted.

The size and depth of the subject parcel in relation to adjacent business professional office uses and residential uses, the subject site would create a zoning/development pattern that is consistent with the existing zoning and development pattern along US Hwy 301 S, and of the commercial and residential uses/zoning districts in the area.

5.2 Recommendation

Based on the above considerations, staff finds the request approvable, with the following restrictions:

2. The building shall be constructed with architectural features, including but not limited to a pitched roof, to maintain a residential style.
3. Only the following uses shall be permitted: Medical Offices or Clinics with Scheduled or Emergency Services by Physicians, Pre-K, Day Care, Child Care and Child Nurseries, Professional Office and Professional Services.
4. No single building on the property shall be greater than 5,000 square feet.
5. No 24/7 operations are permitted.

6.0 PROPOSED CONDITIONS:

N/A

Zoning Administrator Sign Off:



The image shows a handwritten signature in black ink over a light gray digital watermark. The watermark consists of the word "IntegrISign" in a stylized font with a registered trademark symbol, and the word "Desktop" in a smaller font below it. The signature is written over the "IntegrISign" text.

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

N/A

8.0 PROPOSED SITE PLAN (FULL)

Not Applicable

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department	DATE: 06/02/2022
REVIEWER: Alex Steady, Senior Planner	AGENCY/DEPT: Transportation
PLANNING AREA/SECTOR: Riverview/South	PETITION NO.: STD 22-0557

- 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 19 average daily trips, 2 trips in the a.m. peak hour, and 2 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 a +/- 0.37-acre parcel from Residential Single Family Conventional – 3 (RSC-3) to Business Professional Office (BPO). The site is located +/- 0.38 miles north of the intersection of Symmes Road and US Hwy 301. The Future Land Use designation of the site is Residential-6 (RES-6).

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
RSC-3, 1 Single-Family Detached Dwelling Unit (ITE Code 210)	9	1	1

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
BPO, 3,000 sf General Office Building (ITE Code 881)	28	3	3

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+19	+2	+2

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 19 average daily trips, 2 trips in the a.m. peak hour, and 2 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on US Hwy 301. US Hwy 301 is a 6-lane, divided, Florida Department of Transportation (FDOT) maintained, principal arterial roadway with +/- 12-foot travel lanes. US Hwy 301 Road lies +/- 200 feet of Right of Way in the vicinity of the project. US Hwy 301 has sidewalks, bike lanes and curb and gutter on both sides of the roadway within the vicinity of the project.

SITE ACCESS

It is anticipated that the site will have access to US Hwy 301. 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
US HWY 301	RHODINE RD	GIBSONTON DR	D	C

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

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER:	RZ STD 22-0557
DATE OF HEARING:	July 25, 2022
APPLICANT:	DMR Elite Holdings
PETITION REQUEST:	The request is to rezone a parcel of land from RSC-3 MH to BPO (R)
LOCATION:	11020 S. US. 301 Hwy.
SIZE OF PROPERTY:	0.38 acres m.o.l.
EXISTING ZONING DISTRICT:	RSC-3 MH
FUTURE LAND USE CATEGORY:	RES-6
SERVICE AREA:	Urban

DEVELOPMENT REVIEW STAFF REPORT

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

1.0 APPLICATION SUMMARY

Applicant: DMR Elite Holdings

FLU Category: Residential -6 (Res-6)

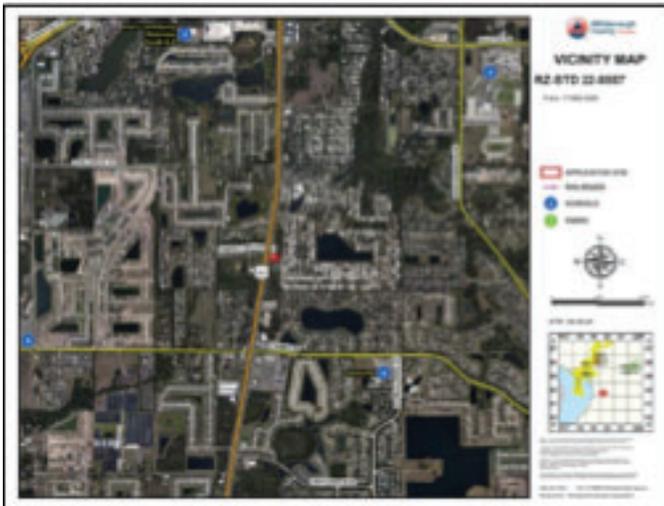
Service Area: Urban

Site Acreage: 0.376 +/-

Community Plan Area: Riverview

Overlay: None

Request: Rezone from **Single-Family Residential Conventional-3 Mobile Home Overlay (RSC-3 MH)** to **Business Professional with Restrictions (BPO-R)**.



Request Summary:

1. The request is to rezone from the existing Single-Family Residential Conventional -3 Mobile Home Overlay (RSC-3 MH) zoning district to the proposed to Business Professional Office - Restricted (BPO-R) zoning district. The proposed zoning for BPO permits for office development on lots containing a minimum of 7,000 square feet. The applicant is offering use restriction to limit

uses to the following: Medical Offices or Clinics with Scheduled or Emergency Services by Physicians, Pre-K, Day Care, Child Care and Child Nurseries, Professional Office and Professional Services.

Zoning:

Uses	Current RSC-3 MH Zoning	Proposed BPO Zoning
	Single Family Residential Conventional and Mobile Home	Agricultural & Agricultural Single Family Residential Conventional
Acreage	0.376+/- Acres (ac)	0.376+/- ac
Density / Intensity	1 dwelling unit (du)/ 14,520 square feet (sf)	Floor Area Ratio (FAR)0.20
Mathematical Maximum*	1 dwelling unit	3,311 sf

Current RSC-3 MH Zoning

1 du/14,520 sf

Proposed BPO Zoning

FAR 0.20

Density / Intensity

0.3 acres (14,520 sf)/75'

7,000 sf / 70'

Lot Size / Lot Width

30' - Front (West) 0' – Side (North)

20' Type B Buffering - Side (South) 20' Type B Buffering

Setbacks/Buffering and Screening

25' - Front (West)

7.5' – Sides (North & South) 25' – Rear (West)

Height

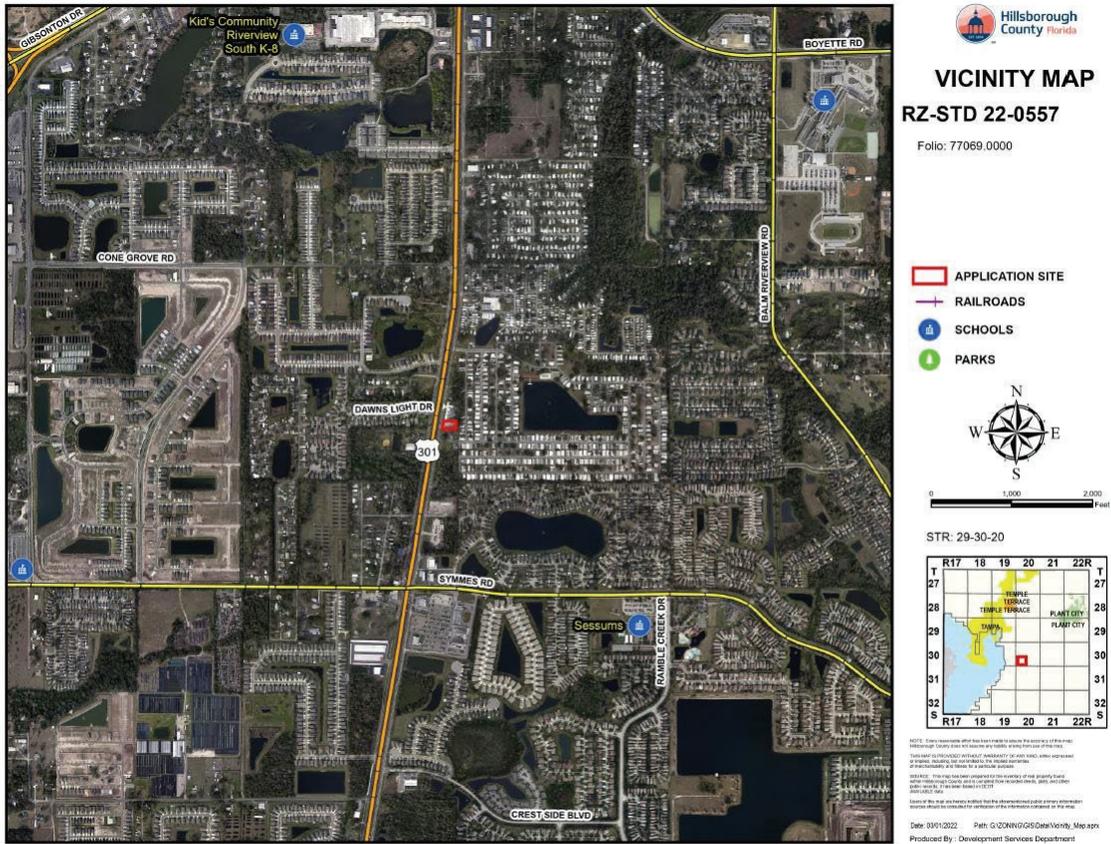
35'

50'

– Rear (East)

Additional Information:	
PD Variations	N/A
Waiver(s) to the Land Development Code	None
Additional Information:	
Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable

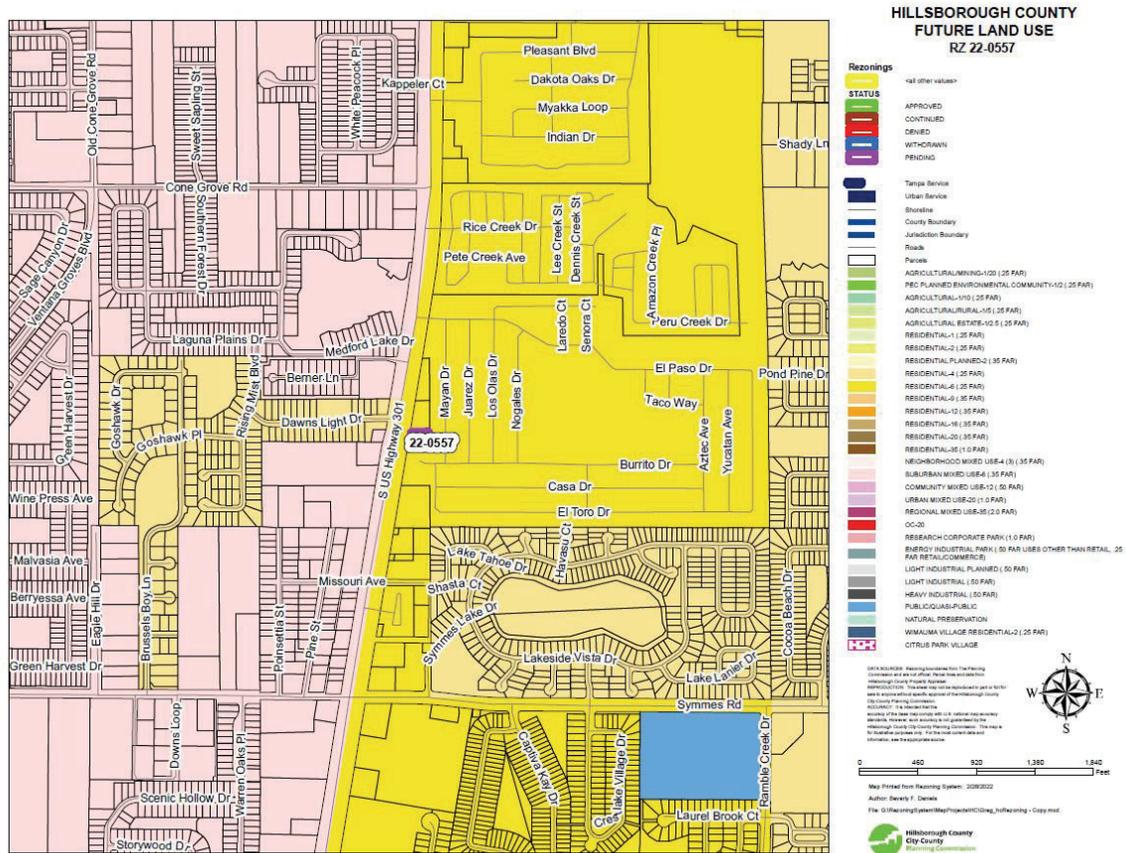
2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



Context of Surrounding Area:

The site is located in an area comprised of mixed-uses, to include commercial, office, business professional and single-family residential uses. The surrounding uses include a mobile home park to the east and south, and single family residential across US 301 to the west. The parcel immediately north of the subject site has a light commercial use. The adjacent properties are zoned BPO - R (to the north), PD 84-0037 (to the south and east), and US 301 Highway S (to the west).

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



<p>Subject Site Future Land Use Category:</p>	<p>Residential 6 (Res-6)</p>
<p>Maximum Density/F.A.R.:</p>	<p>6 dwelling unit per Gross Acre (ga)/ 0.25 F.A.R.</p>
<p>Typical Uses:</p>	<p>Residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Nonresidential uses shall meet established locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.</p>

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



Adjacent Zonings and Uses

Location :	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	Business, Professional Office - Restrictions (BPO-R)	FAR 0.20	General Commercial, Office and Personal Services	Office
South	PD 83-0037		Mobile Home Park	Mobile Home Park

Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
East	PD 83-0037		Mobile Home Park	Mobile Home Park
West	N/A	N/A	Highway	US Highway

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
US Hwy 301	FDOT Principal Arterial - Urban	6 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	9	1	1
Proposed	28	3	3
Difference (+/-)	+19	+2	+2

*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	Objections	Conditions Requested	Additional Information/Comments
Environmental:			
Environmental Protection Commission	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Review at time of development
Natural Resources	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No Comments
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	This agency has no comments.

Check if Applicable:

Wetlands/Other Surface Waters

- Use of Environmentally Sensitive Land Credit
- Wellhead Protection Area
- Surface Water Resource Protection Area
- Potable Water Wellfield Protection Area

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

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 checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No Comments provided
Impact/Mobility Fees N/A			
Comprehensive Plan:	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located in an area comprised of mixed-uses, to include commercial, office, business professional and single-family residential uses. To be more specific, the surrounding uses include a mobile home park to the east and south, and single family residential across US 301 to the west. The parcel immediately north of the subject site has a light commercial use.

The properties to the North, South and East of the subject site are within the Res-6 FLU category which has the potential to permit mid-density residential and light commercial and mixed-uses. To the west across US 301 is designated as Suburban Mixed Use-6 (SMU-6) and Residential-4 (RES-4).

The adjacent properties are zoned BPO -R (to the north), PD 84-0037 (to the south and east), and US 301 Highway S (to the west).

The subject site is located within the Hillsborough County Urban Service Area and would require connection to the County's potable water and wastewater systems. A 4-inch wastewater force main exists (approximately 250 feet from the site) and is located north of the subject property within the east Right-of-Way of S. US Highway 301. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. Additionally, A 6-inch water main exists (approximately 620 feet from the site) and is located north of the subject property within the east Right-of-Way of S. US Highway 301. It may be possible to tie into the 24-inch water main but may require a design exception. This can be determined at the time of application for service. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service.

The subject site does not meet Commercial Locational Criteria. However, the applicant has proposed the following restrictions: The building shall be constructed with architectural features, including but not limited to a pitched roof, to maintain a residential style. Only the following uses shall be permitted: Medical Offices or Clinics with Scheduled or Emergency Services by Physicians, Pre-K, Day Care, Child Care and Child Nurseries, Professional Office and Professional Services. No single building on the property shall be greater than 5,000 square feet. No 24/7 operations are permitted.

The size and depth of the subject parcel in relation to adjacent business professional office uses and residential uses, the subject site would create a zoning/development pattern that is consistent with the existing zoning and development pattern along US Hwy 301 S, and of the commercial and residential uses/zoning districts in the area.

5.2 Recommendation

Based on the above considerations, staff finds the request approvable, with the following restrictions:

2. The building shall be constructed with architectural features, including but not limited to a pitched roof, to maintain a residential style.
3. Only the following uses shall be permitted: Medical Offices or Clinics with Scheduled or Emergency Services by Physicians, Pre-K, Day Care, Child Care and Child Nurseries, Professional Office and Professional Services.
4. No single building on the property shall be greater than 5,000 square feet.
5. No 24/7 operations are permitted.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on July 25, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Mr. Marco Raffaele 11910 Neal Road Lithia testified as the property owner. Mr. Raffaele stated that he is seeking a rezoning to BPO.

Ms. Isis Brown, Development Services staff, testified regarding the County's staff report. Ms. Brown stated that the request is to rezone the property from RSC-3 with a Mobile Home Overlay to Business Professional Office with Restrictions. Ms. Brown described the surrounding area and zoning districts and stated that the property does not meet commercial locational criteria. She read the proposed four Restrictions pertaining to the building and certain architectural features, the limitation of the use to only a medical office or clinic with scheduled or emergency services, pre-k, day care, child care or nursery, professional office and professional services, limiting the building to 5,000 square feet and no 24/7 operations into the record.

Hearing Master Finch asked Ms. Brown about another Restriction that was mentioned in the Planning Commission staff report regarding access. Ms. Brown replied that Restrictions was pulled as Transportation was not comfortable with it.

Ms. Jillian Massey, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Massey stated that a revised staff report was submitted into the record. The subject property is within the Residential-6 Future Land Use classification, the Urban Service Area and the Riverview and SouthShore Community Planning Areas. Ms. Massey described the surrounding land uses and testified that the request meets the intent of Objective 16 regarding neighborhood protection. Ms. Massey stated that the property does not meet commercial locational criteria but supports the requested waiver as the subject property is only 0.38 acres in size and could only be considered for a maximum of two dwelling units which is not necessarily compatible with the

surrounding development pattern. Ms. Massey concluded her presentation by stating that the Planning Commission finds the proposed rezoning consistent with the Future of Hillsborough Comprehensive Plan.

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

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

County staff and Mr. Raffaele did not have additional comments.

The hearing was then concluded.

EVIDENCE SUBMITTED

No documents were submitted into the record.

PREFACE

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

FINDINGS OF FACT

1. The subject property is 0.38 acres in size and is currently zoned Residential Single-Family-3 with a Mobile Home Overlay (RSC-3 MH) and is designated Residential-6 (RES-6) by the Comprehensive Plan. The property is located within the Urban Service Area and the Riverview Community Planning Area.
2. The applicant is requesting a rezoning to the Business Professional Office-Restricted (BPO-R) zoning district.
3. The proposed Restrictions are as follows:
 - 1) The building shall be constructed with architectural features, including but not limited to a pitched roof to maintain a residential style.
 - 2) Only the following uses shall be permitted: Medical Offices or Clinics with Scheduled or Emergency Services by Physicians, Pre-K, Day Care, Child Care and Child Nurseries, Professional Office and Professional Services.
 - 3) No single building on the property shall be greater than 5,000 square feet.

- 4) No 24/7 operations are permitted.
4. The Planning Commission staff supports the request. The Planning Commission found that the request meets the intent of Objective 16 and regarding neighborhood protection. Planning Commission staff found that the property does not meet commercial locational criteria but supports the requested waiver as the subject property is only 0.38 acres in size and could only be considered for a maximum of two dwelling units which is not necessarily compatible with the surrounding development pattern. The Planning Commission found the application consistent with the Comprehensive Plan.
5. The area surrounding the subject property is a mix of residential and commercial land uses and zoning.
6. No testimony in opposition was provided at the Zoning Hearing Master hearing.
7. The request for the BPO-R zoning district on the subject property is compatible with the surrounding zoning pattern and the RES-6 Future Land Use category.

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

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

CONCLUSIONS OF LAW

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

SUMMARY

The applicant is requesting a rezoning to the BPO-R zoning district. The property is 0.38 acres in size and is currently zoned RSC-3 MH and designated RES-6 by the Comprehensive Plan. The property is located in the Urban Service Area and the Riverview Community Planning Area.

The proposed Restrictions are as follows:

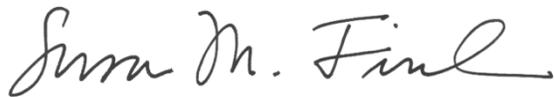
- 1) The building shall be constructed with architectural features, including but not limited to a pitched roof to maintain a residential style.
- 2) Only the following uses shall be permitted: Medical Offices or Clinics with Scheduled or Emergency Services by Physicians, Pre-K, Day Care, Child Care and Child Nurseries, Professional Office and Professional Services.
- 3) No single building on the property shall be greater than 5,000 square feet.
- 4) No 24/7 operations are permitted.

The Planning Commission found the request compatible with the surrounding area and consistent with numerous Policies regarding neighborhood protection. Planning Commission staff testified that the property does not meet commercial locational criteria but supports the requested waiver as the subject property is only 0.38 acres in size and could only be considered for a maximum of two dwelling units which is not necessarily compatible with the surrounding development pattern.

The request for the BPO-R zoning district on the subject property is compatible with the surrounding zoning pattern and the RES-6 Future Land Use category.

RECOMMENDATION

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



August 15, 2022

Susan M. Finch, AICP
Land Use Hearing Officer

Date



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: July 25, 2022 Report Prepared: July 13, 2022	Petition: RZ 22-0557 11020 S 301 Highway <i>East side of US Highway 301 and north of Symmes Road</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Residential-6 (6 du/ga; 0.25 FAR)
Service Area:	Urban
Community Plan:	Riverview, Southshore
Rezoning Request:	Rezone from Residential Single-Family Conventional (RSC-3) to Business Professional Office (BPO)
Parcel Size (Approx.):	0.38 +/- acres (16,552.8 square feet)
Street Functional Classification:	US Highway 301 – State Principal Arterial Symmes Road - County Collector
Locational Criteria:	Does not meet; waiver request submitted
Evacuation Area:	None



Context

- The subject site is located on approximately 0.38 acres. The site is in the Urban Service Area and within the limits of the Riverview and Southshore Community Plans.
- The site has a Future Land Use designation of Residential-6 (RES-6), with typical uses such as residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Nonresidential uses shall meet established locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element. The subject site does not meet Commercial Locational Criteria.
- The subject site is surrounded by RES-6 to the north, east, and south. To the west across US 301 is designated as Suburban Mixed Use-6 (SMU-6) and Residential-4 (RES-4). Surrounding uses include a mobile home park to the north, east, and south and single family residential across US 301 to the west. The parcel directly north of the subject site has a light commercial use.
- The subject site is classified as a vacant residential with Residential Single-Family Conventional (RSC-3) zoning. In the general vicinity, the site is surrounded one parcel of Business Professional Office (BPO) to the north, RSC-3, and Planned Development (PD) zoning.
- The applicant requests to rezone the site from Residential Single-Family Conventional (RSC-3) to Business Professional Office (BPO).

Compliance with Comprehensive Plan:

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

Future Land Use Element

Urban Service Area

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.

Land Use Categories

Objective 8: The Future Land Use Map will include Land Use Categories which outline the maximum level of intensity or density and range of permitted land uses allowed and planned for

an area. A table of the land use categories and description of each category can be found in Appendix A.

Policy 8.1: *The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.*

Relationship to Land Development Regulations

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

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

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

Neighborhood/Community Development

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

Policy 16.1: *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.*

Policy 17.7: *New development and redevelopment must mitigate the adverse noise, visual, odor and vibration impacts created by that development upon all adjacent land uses.*

Commercial-Locational Criteria

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

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

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

Policy 22.2:

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

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

Policy 22.6: Exceptions for Office Uses

Office development may be considered outside of the locational criteria under Policy 22.2 when:

- a) proposed as a buffer between existing commercial and residential uses or adjacent to existing commercial uses other than offices;*
- b) proposed on a parcel that is unsuitable or undevelopable for residential development. The rezoning must be to a site plan-controlled district or to a zoning district restricting uses to residential scale office.*

Sites which may be unsuitable or undevelopable may include but are not limited to: parcels altered due to the acquisition of adjacent land for public purposes or natural features (rivers, lakes or preservation areas) either of which may isolate a parcel, or if existing development has isolated a parcel along a roadway shown on the adopted Long Range Transportation Plan. Parcels must be five usable acres or less. However, all parcels under five usable acres may not qualify for consideration of this provision.

Community Design Component (CDC)

4.3 COMMERCIAL CHARACTER

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

Policy 9-1.2: *Avoid "strip" development patterns for commercial uses.*

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

OBJECTIVE 12-1: *New developments should recognize the existing community and be designed in a way that is compatible with the established character of the surrounding neighborhood.*

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

Livable Communities Element: Riverview Community Plan

Goal 1 *Achieve better design and densities that are compatible with Riverview's vision.*

- *Avoid "strip" development patterns for commercial uses*

Staff Analysis of Goals Objectives and Policies:

The subject site is located on approximately 0.38 acres. The site is in the Urban Service Area and within the limits of the Riverview and Southshore Community Plans. The applicant requests to rezone the site from Residential Single-Family Conventional (RSC-3) to Business Professional Office (BPO).

The subject property is designated Residential-6 (RES-6) on the Future Land Use Map. The intent of the RES-6 Future Land Use category is to designate areas that are suitable for low density residential, as well as suburban scale neighborhood commercial, office, and mixed-use projects serving the area. Objective 8 and Policy 8.1 outlines the maximum level of intensity or density and range of permitted land uses allowed and planned for an area, and the character of each land use category. The proposed BPO zoning district meets the intent of the RES-6 Future Land Use category, however, the site does not meet Commercial Locational Criteria.

The subject site is surrounded by RES-6 to the north, east, and south. To the west across US 301 is designated as Suburban Mixed Use-6 (SMU-6) and Residential-4 (RES-4). Surrounding uses include a mobile home park to the north, east, and south and single family residential across US 301 to the west. The parcel directly north of the subject site has a light commercial use, similar to the one proposed.

The subject site is 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 proposed BPO zoning district is compatible with the existing character of development in the area as this portion of US Highway 301 contains an office use directly to the north, residential uses, and light commercial uses on the west side of US Highway 301.

The proposed rezoning meets the intent of Objective 16 and policies 16.1, 16.2, 16.3, 16.5, and 17.7. The proposed BPO zoning would allow for office development. The development pattern and character of this section of US Highway 301 contains an office use directly to the north, residential uses, and light commercial uses on the west side of US Highway 301. There is a mobile home park directly to the east and south of this parcel and the potential office use is low in intensity with the proper restrictions. Buffering and screening would allow for a transition of uses that meets the intent of the policy language regarding neighborhood protection.

The proposed rezoning does not meet Commercial Locational Criteria outlined in Objective 22. Per Policy 22.2 of the Future Land Use Element, the subject property does not meet Commercial Locational Criteria. The applicant has submitted a waiver request for review. The parcel immediately north is zoned BPO with restrictions and the applicant proposes the same for this site. The subject site is required to be within 900 feet from the closest qualifying intersection of US Highway 301 and Symmes Road, but it is approximately 2,100 feet from the intersection. The site is bound by the BPO parcel to the north and the mobile home park to the east and south. At 0.38 acres, a maximum of two dwelling units could be considered, which is incompatible with the surrounding development pattern. Planning Commission staff recommends approval of the CLC waiver request.

Furthermore, in accordance with Policy 22.6, the BPO zoning district does allow for office uses in areas that meet the exception for office uses policies based on infill development. Based on the surrounding development and nature of the site, the applicant has agreed to the following restrictions:

1. The building shall be constructed with architectural features, including but not limited to a pitched roof, to maintain a residential style.
2. Only the following uses shall be permitted: Medical Offices or Clinics with Scheduled or Emergency Services by Physicians, Pre-K, Day Care, Child Care and Child Nurseries, Professional Office and Professional Services.
3. No single building on the property shall be greater than 5,000 square feet.
4. The property shall share access with adjacent site, 11016 S 301 Highway.
5. No 24/7 operations are permitted. Operating hours shall be limited to traditional office hours such as 7am-8pm.

The subject site meets the intent of the Riverview Community Plan. The site is in the Highway 301 Corridor District. The vision for this area is mixed use, and the Plan also says

to avoid strip development patterns for commercial uses. Rezoning this site to BPO with restrictions would create two parcels adjacent to each other with cross access and separate buildings that do not reflect a strip commercial style, therefore meeting the intent of the Community Plan.

Overall, staff finds that the proposed BPO zoning is compatible with the intent of the RES-6 Future Land Use category. The proposed rezoning would allow for 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 proposed rezoning **CONSISTENT** with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, subject to the restrictions proposed by the Development Services Department.

HILLSBOROUGH COUNTY FUTURE LAND USE RZ 22-0557

Rezonings STATUS

- <all other values>
- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

Tampa Service
Urban Service
Shoreline
County Boundary
Jurisdiction Boundary
Roads
Parcels

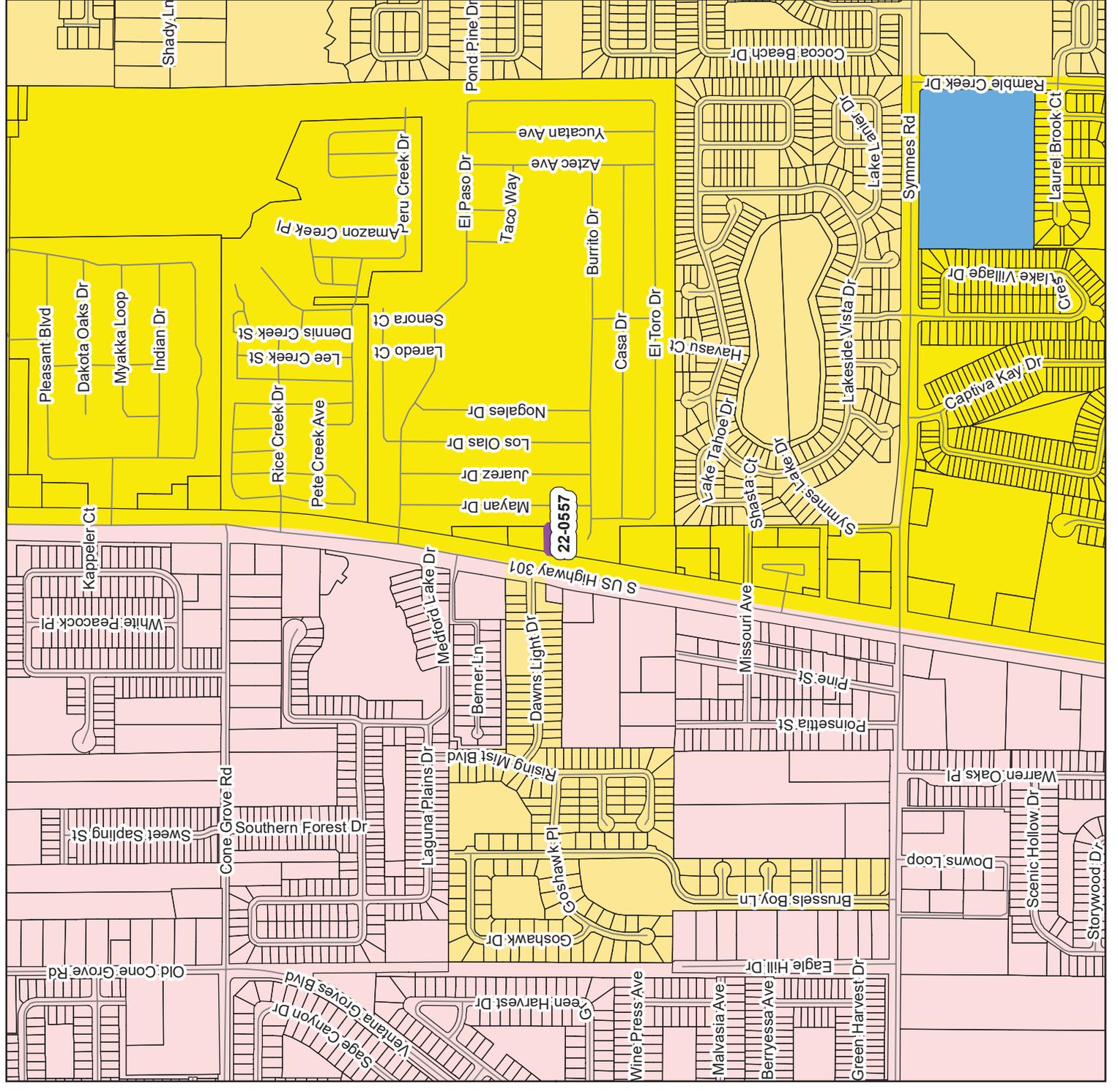
- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- OC-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/QUASH-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The data is not intended to be used for any purpose without specific approval of the Hillsborough County City/County Planning Commission.

ACCURACY: It is intended that the information shown on this map is accurate to the best of our knowledge. However, such accuracy is not guaranteed by the Hillsborough County City/County Planning Commission. This map is for illustrative purposes only. For the most current data and information, visit the appropriate website.



Map Printed from Rezoning System: 2/28/2022
 Author: Beverly F. Daniels
 File: G:\Rezonings\System\MapProjects\HC\Reg_H\Rezoning_Copy.mxd





AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Alex Steady, Senior Planner
PLANNING AREA/SECTOR: Riverview/South

DATE: 06/02/2022
AGENCY/DEPT: Transportation
PETITION NO.: STD 22-0557

- 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 19 average daily trips, 2 trips in the a.m. peak hour, and 2 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 a +/- 0.37-acre parcel from Residential Single Family Conventional – 3 (RSC-3) to Business Professional Office (BPO). The site is located +/- 0.38 miles north of the intersection of Symmes Road and US Hwy 301. The Future Land Use designation of the site is Residential-6 (RES-6).

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
RSC-3, 1 Single-Family Detached Dwelling Unit (ITE Code 210)	9	1	1

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
BPO, 3,000 sf General Office Building (ITE Code 881)	28	3	3

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+19	+2	+2

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 19 average daily trips, 2 trips in the a.m. peak hour, and 2 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on US Hwy 301. US Hwy 301 is a 6-lane, divided, Florida Department of Transportation (FDOT) maintained, principal arterial roadway with +/- 12-foot travel lanes. US Hwy 301 Road lies +/- 200 feet of Right of Way in the vicinity of the project. US Hwy 301 has sidewalks, bike lanes and curb and gutter on both sides of the roadway within the vicinity of the project.

SITE ACCESS

It is anticipated that the site will have access to US Hwy 301. 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
US HWY 301	RHODINE RD	GIBSONTON DR	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
US Hwy 301	FDOT Principal Arterial - Urban	6 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	9	1	1
Proposed	28	3	3
Difference (+/-)	+19	+2	+2

*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	



Florida Department of Transportation

RON DESANTIS
GOVERNOR

11201 N. McKinley Drive
Tampa, FL 33612

KEVIN J. THIBAUT, P.E.
SECRETARY

MEMORANDUM

DATE: March 11, 2022

TO: Rosa Timoteo, Hillsborough County

FROM: Lindsey Mineer, FDOT

COPIES: Daniel Santos, FDOT
Mecale' Roth, FDOT
Richard Perez, Hillsborough County
Marco Raffaele

SUBJECT: RZ-STD 22-0557, 11020 S US 301, Riverview

This project is on a state road, US 301.

The applicant is advised that permits for access to state highways are required, and approval is not guaranteed. The applicant is reminded that zoning application and site development plan approvals by the local government do not guarantee acceptance of external project driveway location(s) on state roads.

It is recommended that the applicant meet with FDOT before zoning approval. Pre-application meetings may be made through Ms. Mecale' Roth at the District Seven Tampa Operations offices of the Florida Department of Transportation.

Contact info:
Mecale' Roth
Mecale.Roth@dot.state.fl.us
813-612-3237

Thank you for the opportunity to comment.

END OF MEMO

COMMISSION

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



DIRECTORS

Janet D. Lorton EXECUTIVE DIRECTOR
Elaine S. DeLeeuw ADMIN DIVISION
Sam Elrabi, P.E. WATER DIVISION
Rick Muratti, Esq. LEGAL DEPT
Reginald Sanford, MPH AIR DIVISION
Steffanie L. Wickham WASTE DIVISION
Sterlin Woodard, P.E. WETLANDS DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 04/18/2022 PETITION NO.: 22-0557 EPC REVIEWER: Chantelle Lee CONTACT INFORMATION: (813) 627-2600 X 1358 EMAIL: leec@epchc.org	COMMENT DATE: 03/29/2022 PROPERTY ADDRESS: 11020 S 301 Hwy, Riverview, FL 33578 FOLIO #: 077069-0000 STR: 29-30S-20E
REQUESTED ZONING: RSC-3 to BPO	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	03/25/2022
WETLAND LINE VALIDITY	N/A
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	N/A
INFORMATIONAL COMMENTS: <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>	

ec: marco@badgerconstruction.com

cl/aow

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

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 1 Mar. 2022

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

APPLICANT: Marco Raffaele

PETITION NO: RZ-STD 22-0557

LOCATION: 11020 S. U.S. 301 HWY, Riverview, FL 33578

FOLIO NO: 77069.0000

SEC: 29 TWN: 30 RNG: 20

- 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: _____.

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

PETITION NO.: STD22-0557 REVIEWED BY: Randy Rochelle DATE: 4/1/2022

FOLIO NO.: 77069.0000

WATER

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

- A 6 inch water main exists (adjacent to the site), (approximately 620 feet from the site) and is located north of the subject property within the east Right-of-Way of S. US Highway 301. It may be possible to tie into the 24-inch water main but may require a design exception. This can be determine at the time of application for servcie . This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include two funded CIP projects that are currently under construction, C32001 - South County Potable Water Repump Station Expansion and C32011 - Potable Water In-Line Booster Pump Station, and will need to be completed by the County prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

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

- A 4 inch wastewater force main exists (adjacent to the site), (approximately 250 feet from the site) and is located north of the subject property within the east Right-of-Way of S. US Highway 301. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

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

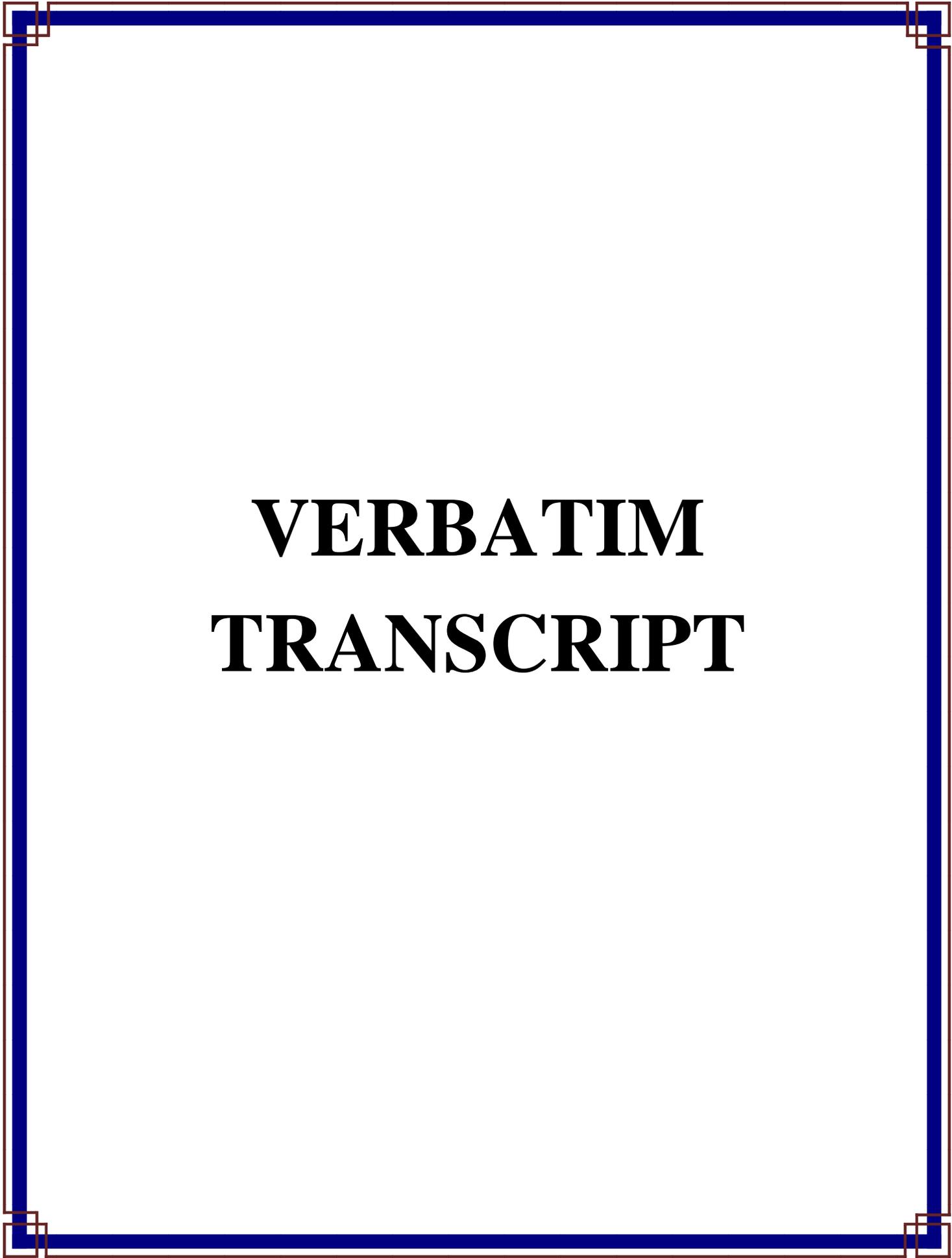
COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems

Statement of Record

The South County service area (generally south of the Alafia River) has seen significant customer growth over the recent past. As new customers are added to the system there is an increased demand for potable water that is causing delivery issues during certain periods of the year. The greatest demand for water occurs during the spring dry season, generally the months of March through May. During the dry season of 2021 the Water Resources Department was challenged to deliver water to the southern portions of the service area to meet customer expectations for pressure and flow. While Levels of Service per the Comprehensive Plan were met, customers complained of very low pressure during early morning hours. Efforts to increase flow and pressure to the south resulted in unacceptably high pressures in the north portions of the service area. The Florida Plumbing Code limits household pressure to 80 psi to prevent damage to plumbing and possible injury due to system failure. The Department had to balance the operational challenges of customer demand in the south with over pressurization in the north, and as a result, water pressure and flow in the South County service area remained unsatisfactory during the dry period of 2021.

As a result of demand challenges, the Department initiated several projects to improve pressure and flow to the south area. Two projects currently under construction CIP C32001 - South County Potable Water Repump Station Expansion and CIP C32011 - Potable Water In-Line Booster Pump will increase the delivery pressure to customers.

These projects are scheduled to be completed and operational prior to the 2022 dry season, and must demonstrate improved water delivery through the highest demand periods before additional connections to the system can be recommended.



VERBATIM TRANSCRIPT

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARINGS
July 25, 2022
ZONING HEARING MASTER: SUSAN FINCH

C3:
Application Number: RZ-STD 22-0557
Applicant: DMR Elite Holdings
Location: 11020 S. 301 Hwy
Folio Number: 077069.0000
Acreage: 0.38 acres, more or less
Comprehensive Plan: R-6
Service Area: Urban
Existing Zoning: RSC-3 MH
Request: Rezone to BPO

1 Seeing no one, anyone in opposition to this
2 request? No one.

3 Mr. Grady, anything else?

4 MR. GRADY: Nothing further.

5 HEARING MASTER FINCH: All right.

6 Mr. Wright, anything before we close?

7 MR. WRIGHT: No, nothing further. Thank
8 you.

9 HEARING MASTER FINCH: All right. Thank
10 you.

11 Then with that, we'll close Rezoning 22-0456
12 and go to the next case.

13 MR. GRADY: The next item is agenda item
14 C-3, Rezoning-Standard 22-0557. The applicant is
15 DMR Elite Holdings.

16 The request is from -- the request is to
17 rezone from RSC-3 with Mobile Home Overlay to
18 Business Professional Office. Isis Brown will
19 provide staff recommendation after presentation by
20 the applicant.

21 HEARING MASTER FINCH: All right. Is the
22 applicant here? Is the applicant here for
23 Rezoning 22-0557? It's agenda item C-3.

24 Do we have any information on the applicant?

25 MR. GRADY: I would suggest at this point we

1 can move on to the next item, and we can see if we
2 can contact the applicant and find out.

3 HEARING MASTER FINCH: All right. So we'll
4 hold Rezoning 22-0557 in search of the applicant,
5 and we'll move to the next case.

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1 and so we'll --

2 MR. GRADY: Madam Hearing Officer, before we
3 break, just to let you know the applicant for C-3,
4 22-0557 is online now. So after the break, we can
5 take up that item.

6 HEARING MASTER FINCH: Come back and pick
7 him up. All right.

8 So let's say 8:15. We'll make it even.

9 (Recess taken at 8:07 p.m.)

10 (Recess concluded at 8:17 p.m.)

11 HEARING MASTER FINCH: All right. I want to
12 welcome everybody back to the July 25th, 2022,
13 Zoning Hearing Master Hearing.

14 We're going to go back to agenda item C-3
15 because we now have the applicant online. So,
16 Mr. Grady, if you could open that case for us.

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1 MR. GRADY: Yes. The next agenda item is
2 C-3, Rezoning-Standard 22-0557. The applicant is
3 DMR Elite Holdings.

4 The request is to rezone from RSC-3 with a
5 Mobile Home Overlay to Business Professional Office
6 with Restrictions. Isis Brown will provide staff
7 recommendation after presentation by the applicant.

8 HEARING MASTER FINCH: Is the applicant
9 online? Good evening, have you been sworn in, sir?

10 MR. RAFFAELE: I have not.

11 HEARING MASTER FINCH: All right. For
12 anyone in the room that plans to speak and this
13 gentleman online, if you have not been sworn in, if
14 you could, please, stand and raise your right hand,
15 I'll swear you in for this case or any future case.

16 Do you solemnly swear the testimony you're
17 about to provide is the truth, the whole truth, and
18 nothing but the truth?

19 (Witnesses affirmed to the oath.)

20 HEARING MASTER FINCH: All right. Go ahead,
21 sir. If you could give us your name and address to
22 start.

23 MR. RAFFAELE: Marco Raffaele, 11910 Neal
24 Road, Lithia, Florida 33547.

25 HEARING MASTER FINCH: All right. Tell us a

1 little bit about your rezoning request.

2 MR. RAFFAELE: We kept this piece of
3 property, 11020 U.S. Highway 301 South and what we
4 are seeking is a rezoning of BPO.

5 HEARING MASTER FINCH: All right. Is that
6 all you have to say?

7 MR. RAFFAELE: Yes, ma'am.

8 HEARING MASTER FINCH: Thank you for that.
9 I appreciate it.

10 We'll go to Development Services, please.

11 MS. BROWN: Good evening, Isis Brown,
12 Hillsborough County Development Services,
13 presenting case Standard Rezoning 22-0557.

14 The property associated with Rezone 22-0557
15 has a Future Land Use of Residential-6. The
16 request is to rezone from an existing single-family
17 residential conventional with a Mobile Home Overlay
18 to a proposed BPO, Business Professional Office,
19 with Restrictions.

20 The current zoning of RSC-3 with a Mobile
21 Home Overlay, the acreage of the property
22 0.376 acres which currently permits one building
23 unit per the 14,520 square feet.

24 The proposed BPO would be FAR of 0.2 percent
25 and a square footage of 3,311 square feet. The

1 site is located in an area comprised of mixed-uses
2 which includes commercial office, business
3 professional, and single-family residential.

4 To be more specific, the surrounding uses
5 include a mobile park home to the east and south
6 and single-family residential across U.S.
7 Highway 301 to the west.

8 The parcel to the immediate north has a
9 light use -- commercial uses. The properties to
10 the north, south, and east of the subject site are
11 within the RES-6 Future Land Use Category, which
12 has the potential to permit single mid-density
13 residential and light commercial and mixed-uses.

14 To the west across 301 is designated as
15 Suburban Mixed-Use-6, SMU-6, and RES-4. The
16 adjacent properties are zoned BPO-R to the north,
17 PD 84-0037 to the southeast, and U.S. Highway [301]
18 to the west.

19 The subject site does not meet commercial
20 locational criteria; however, the applicant has
21 proposed the following restrictions. The building
22 shall be constructed with architectural features,
23 including but not limited to a pitched roof to
24 maintain a residential style.

25 Only the following uses shall be permitted:

1 Medical office or clinics with schedule emergency
2 services by physicians, pre-K daycare childcare,
3 and child nurseries, professional business office,
4 and professional services.

5 No single building on the property shall be
6 greater than 5,000 square feet. No 24-hour
7 operations are permitted. The size and depth of
8 the subject parcel in relations to Business
9 Professional Office uses, residential uses.

10 The subject site would create a zoning
11 development pattern that is consistent with the
12 zoning and development pattern along U.S. 301 South
13 and the commercial and residential uses zoning
14 district in the area.

15 Based on the above considerations, staff
16 finds the request approvable with the following
17 restrictions: The building shall be constructed
18 with residential features, including but not
19 limited to the pitched roof to maintain residential
20 style.

21 Only the following uses shall be permitted:
22 Medical offices or clinics with schedule or
23 emergency services by physicians, pre-K, daycare,
24 childcare, and child nurseries, and other
25 professional office and professional services.

1 No single building on the property shall be
2 greater than 5,000 square feet, and fourth
3 condition, no 24-hour -- 24/7 operations are
4 permitted.

5 This ends my presentation. I'm available
6 for any questions.

7 HEARING MASTER FINCH: I just have one quick
8 question, and that is regarding the proposed
9 restrictions. There is an additional restriction
10 in the Planning Commission staff report that says
11 that the property shall share access with the
12 adjacent site and then gives an address -- adjacent
13 address on 301.

14 Was that not intended to be a part of your
15 staff report?

16 MS. BROWN: Correct. We -- Development
17 Services decided to pull that one. We spoke to
18 transportation, and we're not very comfortable if
19 the property to the north, which is owned by
20 Mr. Marco -- if he decided to sell that, then we're
21 stuck with the easements and all of the access. So
22 that was removed from the conditions.

23 HEARING MASTER FINCH: All right. Thank you
24 for that clarification. That was my only question.
25 Thank you.

1 Planning Commission, please.

2 MS. MASSEY: Good evening. This is Jillian
3 Massey with Planning Commission staff.

4 And just for the record, Madam Hearing
5 Officer, I did submit a revised report to Brian.
6 So we did remove that originally noted restriction.
7 So we -- we agree with that, so...

8 HEARING MASTER FINCH: All right. I believe
9 I have that, but I will take your word for it. So
10 thank you.

11 MS. MASSEY: So the subject site is in the
12 Residential-6 Future Land Use Category. It's in
13 the Urban Service Area, and it's within the
14 limitation of the Riverview and Southshore
15 Community Plans.

16 The subject site is surrounded by
17 Residential-6 to the northeast and south. To the
18 west across 301 is designated as Suburban
19 Mixed-Use-6 and Residential-4.

20 Surrounding uses include a mobile home park
21 to the north, east, and south and single-family
22 residential, light commercial uses across 301 to
23 the west.

24 The parcel directly north of the subject
25 site has a light commercial use similar to the one

1 proposed. The proposed rezoning meets the intent
2 of Objective 16 and its accompanying policies
3 regarding neighborhood protection.

4 The proposed BPO zoning would allow for
5 office development. The development pattern and
6 character of this section of U.S. Highway 301
7 contains an office use directly to the north,
8 residential uses and light commercial uses on the
9 west side of 301.

10 There's a mobile home park directly to the
11 east and south of this parcel, and the potential
12 office use is low in intensity with the proper
13 restrictions. Buffering and screening will allow
14 for a transition of uses that meet the intent of
15 the policy language regarding neighborhood
16 protection.

17 The proposed site does not meet commercial
18 locational criteria. The applicant has submitted a
19 waiver request for review. The parcel immediately
20 north is zoned BPO with Restrictions, and the
21 applicant proposes the same for this site.

22 The subject site's required to be within
23 900 feet from the closest qualifying intersection
24 of 301 and Symmes Road. However, it's
25 approximately 2100 feet from an intersection.

1 The site is bound by the BPO parcel to the
2 north and the mobile home park to the east and
3 south. At .38 acres the maximum of two dwelling
4 units can be considered there, which is not
5 necessarily compatible with the surrounding
6 development pattern.

7 So, therefore, Planning Commission staff
8 recommends approval of the commercial locational
9 waiver request. The subject site meets the intent
10 of the Riverview Community Plan. The site is in
11 the Highway 301 Corridor District.

12 The vision for this area is mixed-use, and
13 the plan also says to avoid strip development
14 patterns for commercial uses. Rezoning this site
15 to BPO with restricted uses in architectural style
16 would require a development that does not reflect
17 the strict commercial style. And therefore,
18 meeting the intent of the community plan.

19 And based upon these considerations,
20 Planning Commission staff finds the proposed
21 rezoning consistent with the Future of Hillsborough
22 Comprehensive Plan for unincorporated Hillsborough
23 County subject to the restrictions proposed by
24 Hillsborough County Department. And that concludes
25 my testimony.

1 HEARING MASTER FINCH: All right. Thank you
2 so much. I appreciate it.

3 We'll ask for anyone that would like to
4 speak in support. Anyone in support in the room or
5 online to testify?

6 Seeing none, anyone in opposition to this
7 request?

8 Seeing no one, Mr. Grady, anything else?

9 MR. GRADY: Nothing further.

10 HEARING MASTER FINCH: All right. We'll go
11 back -- sir, online, do you have anything else
12 before I close the case, the applicant?

13 MR. RAFFAELE: I do not. I do not at this
14 time. Thank you.

15 HEARING MASTER FINCH: All right. Thank you
16 for that. I appreciate it.

17 We'll close Rezoning 22-0557 and go back to
18 the next case.

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1 Master Hearing.

2 Item A-16, Rezoning-Standard 22-0557. This
3 application is being continued by the staff to the
4 July 25th, 2022, Zoning Hearing Master Hearing.

5 Item A-17, Rezoning-PD 22-0559. This
6 application is being continued by the applicant to
7 the July 25th, 2022, Zoning Hearing Master Hearing.

8 Item A-18, Rezoning-PD 22-0562. This
9 application is being continued by the applicant to
10 the July 25th, 2022, Zoning Hearing Master Hearing.

11 Item A-19, Rezoning-PD 22-0565. This
12 application is being continued by the applicant to
13 the July 25th, 2022, Zoning Hearing Master Hearing.

14 Item A-20, Rezoning-PD 22-056 -- 567. This
15 application is out of order to be heard and is
16 being continued to the July 25th, 2022, Zoning
17 Hearing Master Hearing.

18 Item A-21, Rezoning-PD 22-0648. This
19 application is out of order to be heard and is
20 being continued to the July 25th, 2022, Zoning
21 Hearing Master Hearing.

22 Item A-22, Rezoning-PD 22-0650. This
23 application is being withdrawn from the Zoning
24 Hearing Master process.

25 Item A-23, Rezoning-PD 22-0667. This

1 This application is being continued by the
2 applicant to the June 13, 2022, Zoning Hearing
3 Master Hearing.

4 Item A-26, Rezoning-Standard 22-0557. This
5 application is out of order to be heard and is
6 being continued to the June 13, 2022, Zoning
7 Hearing Master Hearing.

8 Item A-27, Major Mod Application 22-0558.
9 This application is being continued by the
10 applicant to the June 13, 2022, Zoning Hearing
11 Master Hearing.

12 Item A-28, Rezoning-PD 22-0559. This
13 application is being continued by staff to the
14 June 13, 2022, Zoning Hearing Master Hearing.

15 Item A-29, Rezoning-PD 22-0561. This
16 application is being continued by staff to the
17 June 13, 2022, Zoning Hearing Master Hearing.

18 Item A-30, Rezoning-PD 22-0562. This
19 application is being continued by the applicant to
20 the June 13, 2022, Zoning Hearing Master Hearing.

21 Item A-31, Rezoning-Standard 22-0604. This
22 application is out of order to be heard and is
23 being continued to the June 13, 2022, Zoning
24 Hearing Master Hearing.

25 And item A-32, Rezoning-Standard 22-0698.

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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IN RE: )
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ZONE HEARING MASTER )
HEARINGS )
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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
Land Use Hearing Master

DATE: Monday, April 18, 2022

TIME: Commencing at 6:00 p.m.
Concluding at 7:37 p.m.

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

Reported via Cisco Webex Videoconference by:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 130
Clearwater, FL 33762
(800) 337-7740

1 This application is being continued by the
2 applicant to the May 16, 2022, Zoning Hearing
3 Master Hearing.

4 Item A-28, Rezoning-Standard 22-0453. This
5 application is out of order to be heard and is
6 being continued to the May 16, 2022, Zoning Hearing
7 Master Hearing.

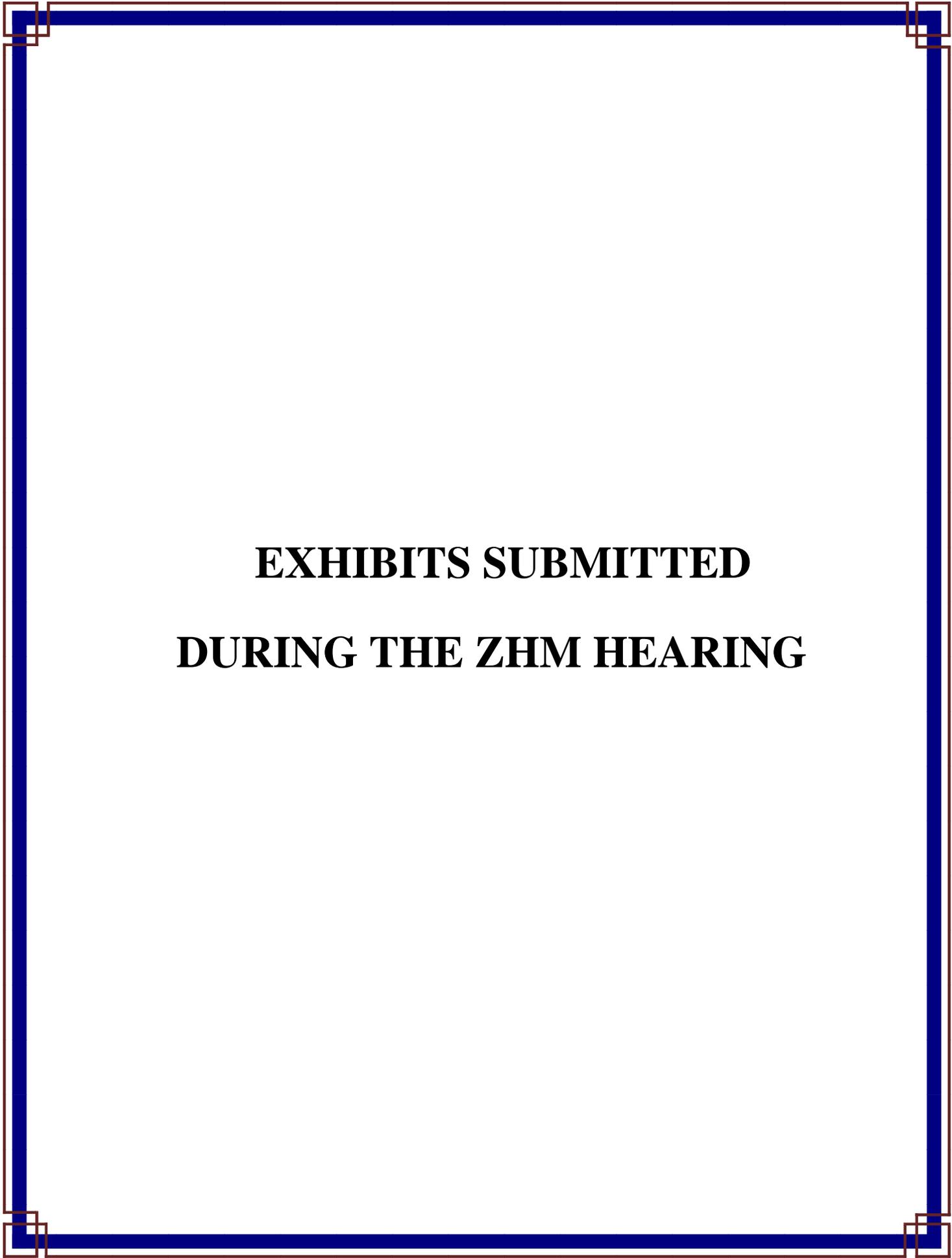
8 Item A-29, Rezoning-Standard 22-0456. This
9 application is out of order to be heard and is
10 being continued to the May 16, 2022, Zoning Hearing
11 Master Hearing.

12 Item A-30, Rezoning-Standard 22-0552. This
13 application is being withdrawn from the Zoning
14 Hearing Master Hearing process.

15 Item A-31, Rezoning-Standard 22-0557. This
16 application is out of order to be heard and is
17 being continued to the May 16, 2022, Zoning Hearing
18 Master Hearing.

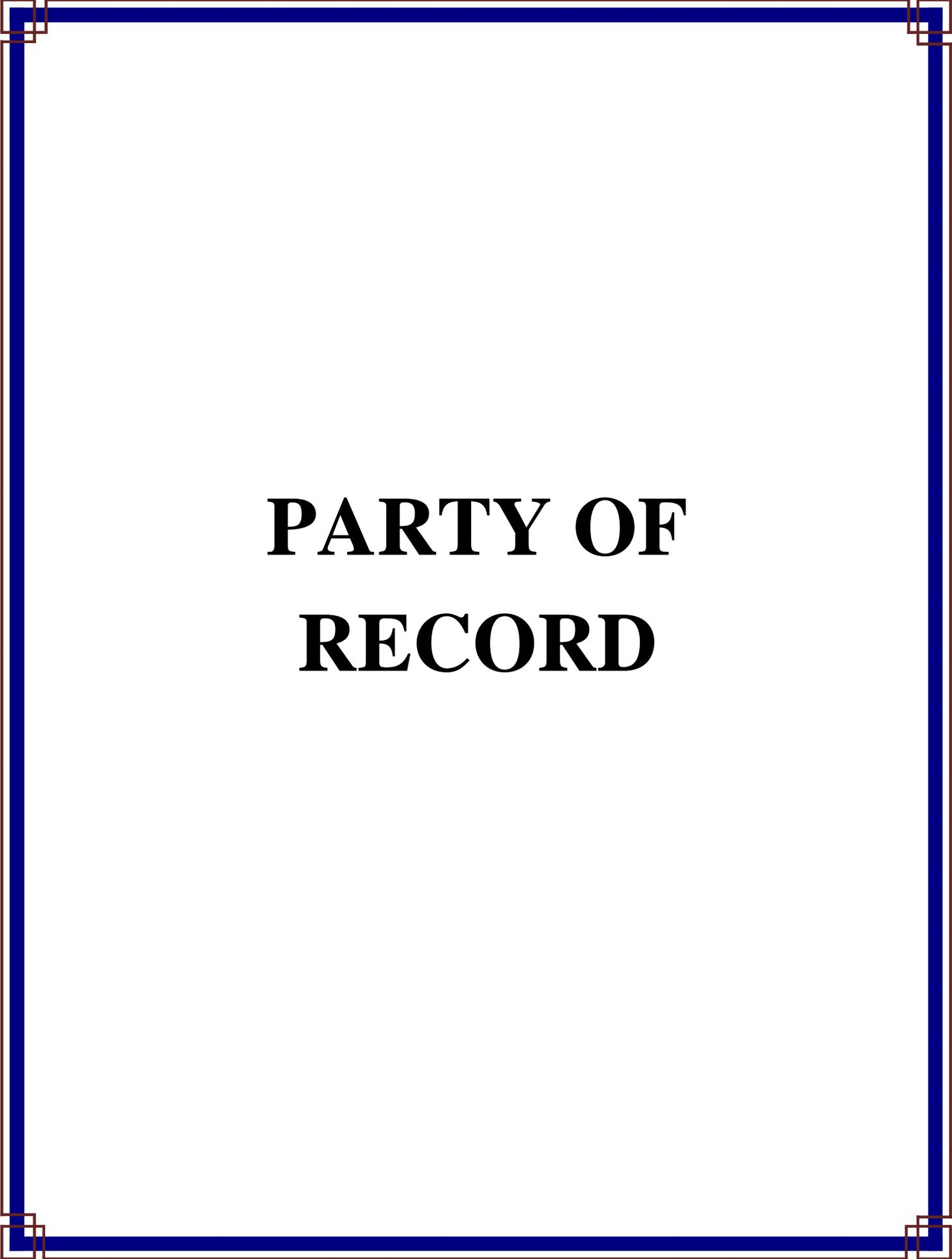
19 Item A-32, Rezoning-Standard 22-0576. This
20 application is being withdrawn from the Zoning
21 Hearing Master process.

22 And, also, one additional correction on --
23 for the continuance date for item A-14. It's
24 Rezoning-PD 22-0207. The actual continuance date
25 is going to be July 25th, 2022.



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

NONE



**PARTY OF
RECORD**

NONE