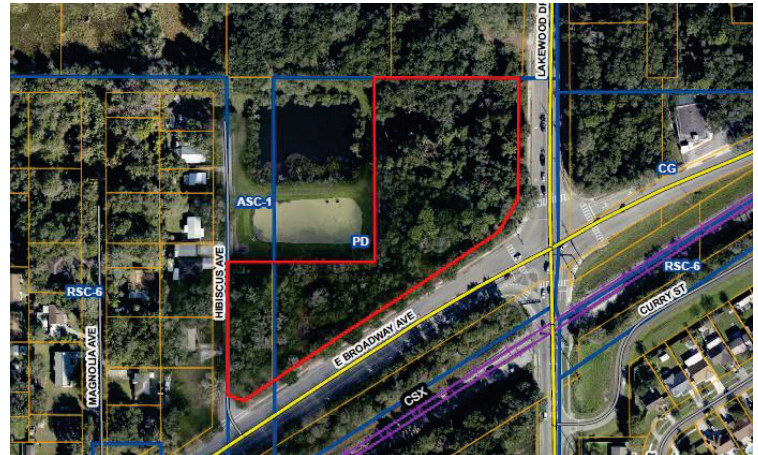


Rezoning Application: RZ-STD 22-0697**Zoning Hearing Master Date:** May 16, 2022**BOCC Land Use Meeting Date:** July 26, 2022**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY**Applicant:** AMQ International Corp.**FLU Category:** Residential - 9 (RES-9)**Service Area:** Urban**Site Acreage:** 3.82 MOL**Community
Plan Area:** Seffner Mango**Overlay:** None**Introduction Summary:**

The existing zoning is Planned Development (PD 86-0193) and Agricultural – Single-Family Conventional (ASC-1) which permits General Commercial, Office and Personal Services and Single-Family Residential/Agricultural uses pursuant to the development standards in the table below. The proposed zoning is Commercial – General (CG) for the entire parcel to allow General Commercial, Office and Personal Services uses pursuant to the development standards in the table below.

Zoning:	Existing		Proposed
District(s)	PD 86-0193	ASC-1	CG
Typical General Use(s)	General Commercial, Office and Personal Services	Single-Family Residential/Agricultural	General Commercial, Office and Personal Services
Acreage	3.28 MOL	0.54 MOL	3.82 MOL
Density/Intensity	0.18 F.A.R.	1 du per ga	0.27 F.A.R.
Mathematical Maximum*	25,717 sf	1 unit	44,927 sf

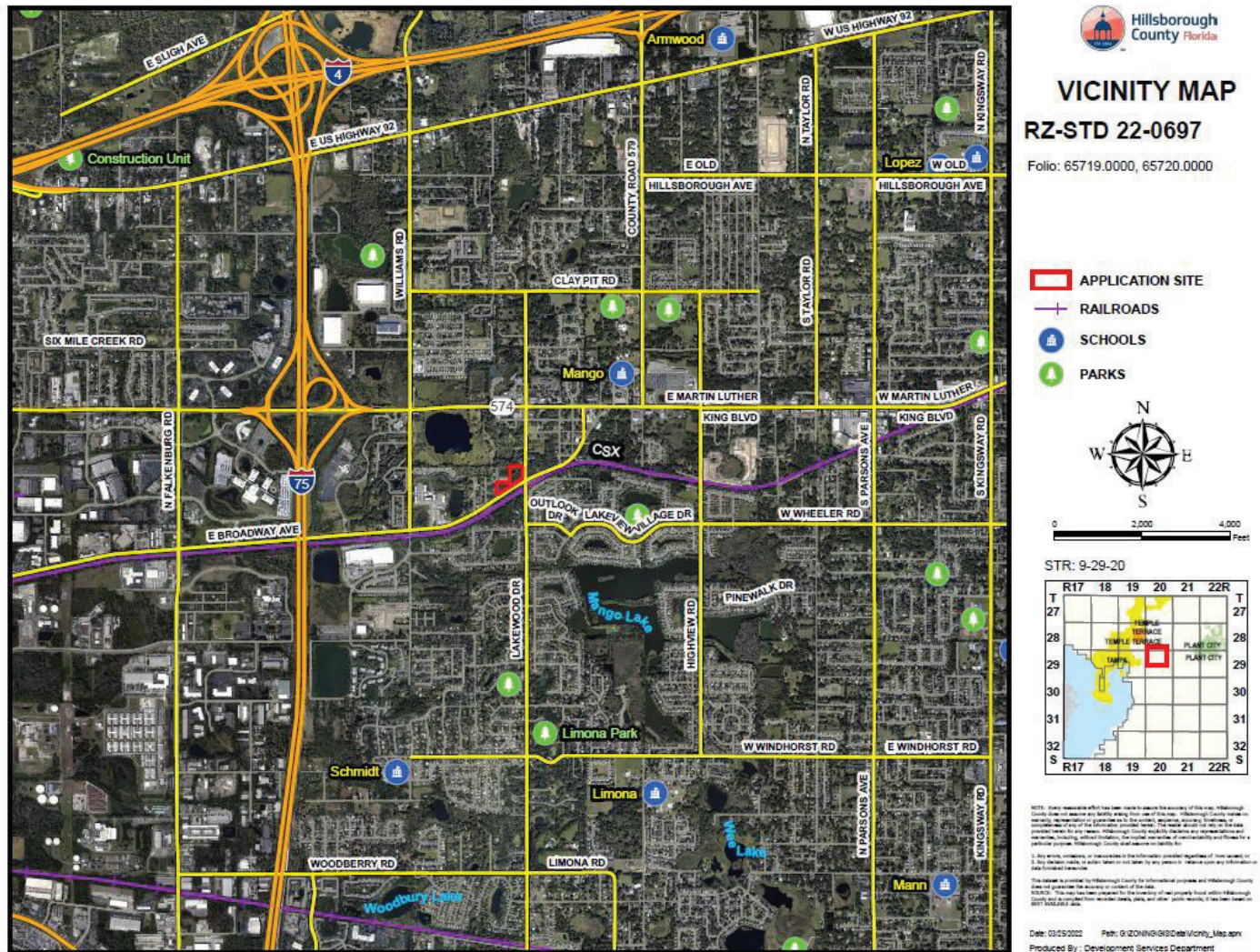
*number represents a pre-development approximation

Development Standards:	Existing		Proposed
District(s)	PD 86-0193	ASC-1	CG
Lot Size / Lot Width		43,560 sf / 150'	10,000 sf / 75'
Setbacks/Buffering and Screening	35' Front Buffer Rear Buffer Sides	50' Front 50' Rear 15' Sides	30' Front Buffer Rear Buffer Sides
Height	35'	50'	50'

Planning Commission Recommendation:
Consistent**Development Services Recommendation:**
Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

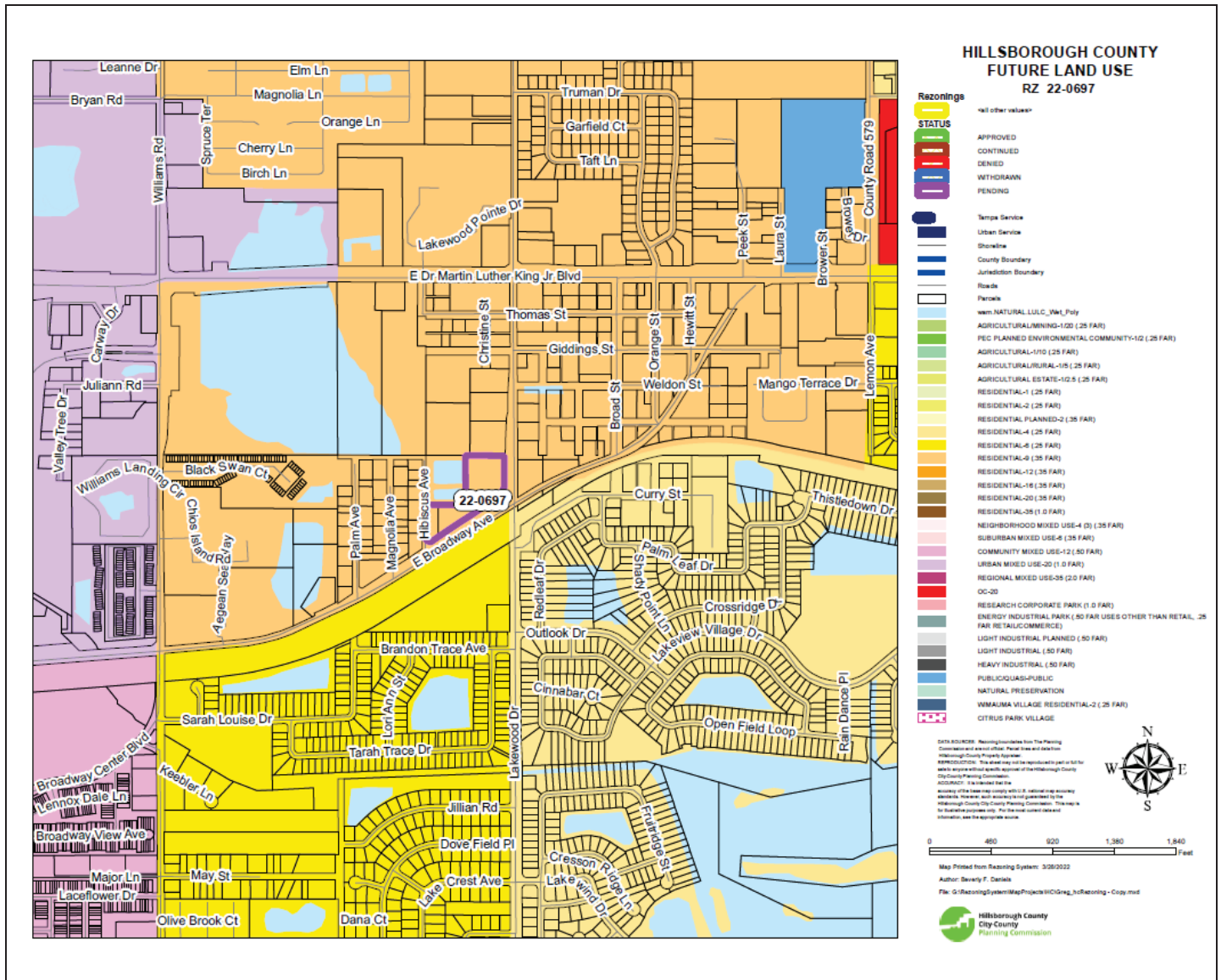


Context of Surrounding Area:

The area consists of single-family and two-family residential and commercial. The subject parcel is adjacent to vacant commercial zoned PD 86- 0193 and vacant residential zoned ASC-1 to the north. Single-Family residential homes zoned RSC-6 are located across Hibiscus Avenue to the west. Vacant commercial zoned CG and vacant residential zoned RDC-12 is located across Lakewood Drive to the east. Single-Family mixed-use zoned ASC-1 is located across East Broadway Avenue and the CSX railroad tracks to the south.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:

Residential - 9 (RES-9)

Maximum Density/F.A.R.:

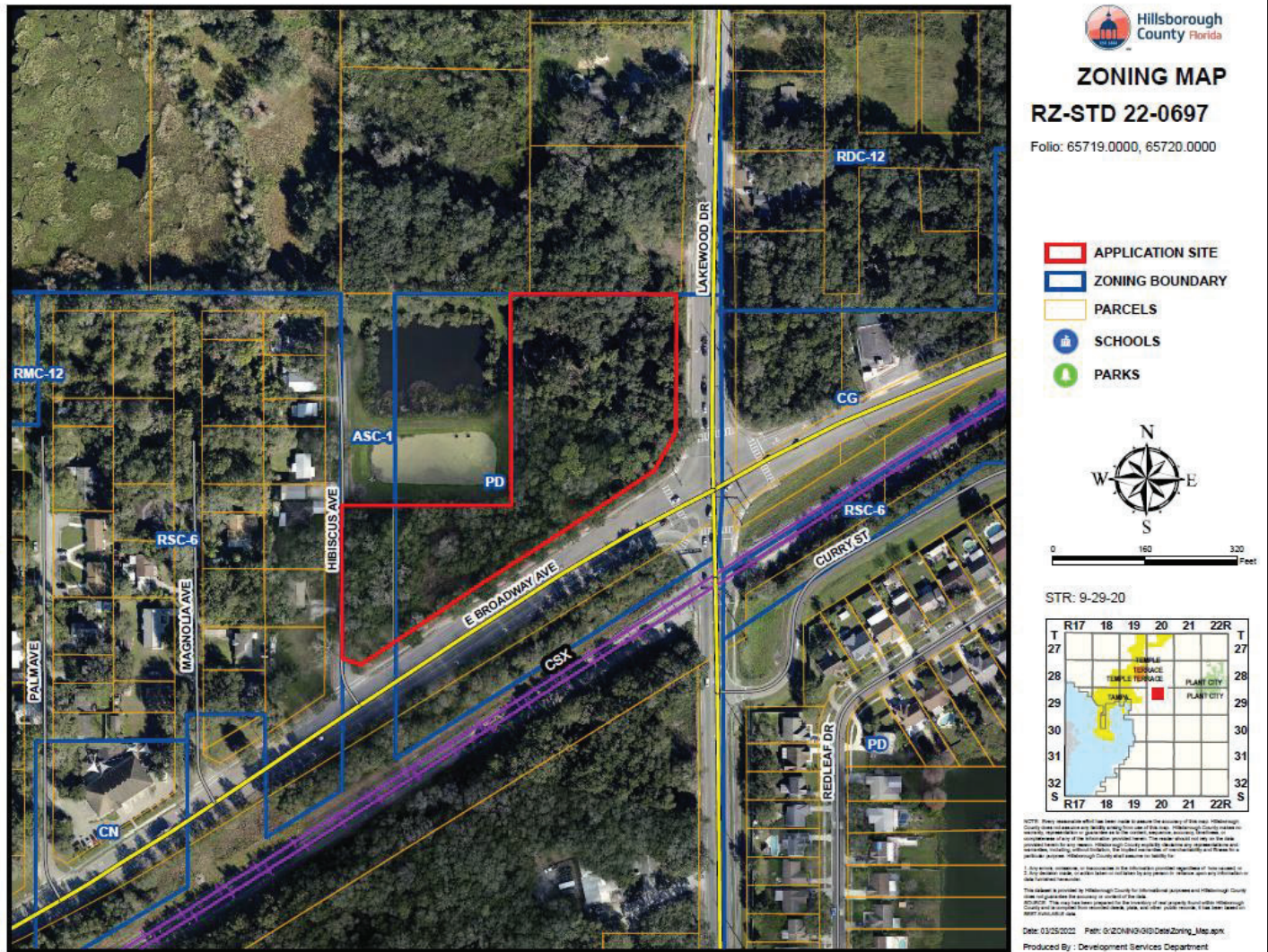
9 du per ga/ 0.5 F.A.R.

Typical Uses:

Residential, urban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Non-residential uses shall meet established locational criteria for specific land use.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	ASC-1, PD 86-0193	1 du per ga, 0.18 F.A.R.	Single-Family Residential/Agricultural, General Commercial, Office and Personal Services	Vacant
South	ASC-1	1 du per ga	Single-Family Residential/Agricultural	Single-Family Residential Mixed Use
East	CG, RDC-12	0.27 F.A.R., 12 du per 5 acres	General Commercial, Office and Personal Services, Single-Family and Two-Family (Conventional)	Vacant
West	RSC-6	6 du per ga	Single-Family Residential (Conventional Only)	Single-Family Residential

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
Hibiscus Ave	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Broadway Ave	County Collector - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Lakewood Drive	County Collector - Urban	2 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 ☐ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	8,125	592	531
Proposed	14,162	941	818
Difference (+/-)	+6,037	+349	+287

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

Connectivity and Cross Access ☒ Not applicable for this request

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

Notes:

Design Exception/Administrative Variance ☒ Not applicable for this request

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

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input checked="" type="checkbox"/> Other _Airport Height Restriction: 170' AMSL_____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input checked="" type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The approximate 3.82-acre property is comprised of two parcels; the 3.28-acre parcel with folio # 65719.0000 is zoned PD 86-0193, the 0.54-acre parcel with folio # 65720.0000 is zoned ASC-1. The subject parcels located at the northwest corner of Lakewood Drive and East Broadway Avenue are within an area comprised of single-family and two-family residential and commercial. The subject parcels are directly adjacent to vacant commercial zoned PD 86- 0193 and vacant residential zoned ASC-1 to the north. Single-Family residential homes zoned RSC-6 are located across Hibiscus Avenue to the west. Vacant commercial zoned CG and vacant residential zoned RDC-12 is located across Lakewood Drive to the east. Single-Family mixed-use zoned ASC-1 is located across East Broadway Avenue and the CSX railroad tracks to the south. The subject property is designated Residential - 9 (RES-9) on the Future Land Use map. The Planning Commission finds the proposed use consistent with the Comprehensive Plan. The surrounding uses and zoning to the north, east and southwest are similar to the request; commercial. Also, the subject parcels are located on East Broadway Avenue (State Road 574) which is a minor arterial conducive to high levels of commercial traffic; therefore, the rezoning of the subject parcel from PD 86-0193 and ASC-1 to CG would be consistent with the existing zoning pattern of the area. Buffering and screening in accordance with the Land Development Code will be required along the western boundary as Hibiscus Avenue right-of-way along the western boundary is less than 50 feet in width, therefore, for purposes of buffering/screening the parcel is considered adjacent to the residential west of the parcel. A Personal Appearance modification to PD 86-0193 removing the parcel from the Planned Development is pending.

Based on the above considerations, staff finds the requested CG zoning district compatible with the existing zoning and development pattern in the area.

5.2 Recommendation

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

Zoning Administrator Sign Off:



J. Brian Grady
Wed May 4 2022 10:08:49

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

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

6.0 FULL TRANSPORTATION REPORT (see following pages)**AGENCY REVIEW COMMENT SHEET**

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

DATE: 05/04/2022
 AGENCY/DEPT: Transportation
 PETITION NO.: STD 22-0697

- ☐ 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 6,037 average daily trips, 349 trips in the a.m. peak hour, and 287 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 two parcels totaling +/- 3.82 acres from Agricultural Single Family Conventional – 1 (ASC-1) and Planned Development (PD 86-0193) to Commercial General (CG). The site is located on the Northwest corner of the intersection of E Broadway Ave and Lakewood Drive. The Future Land Use designation of the site is Residential-9 (RES-9).

Trip Generation Analysis

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

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1, 1 Single Family Detached Dwelling Unit (ITE Code 210)	9	1	1
PD 86-0193, 8,000 sf Pharmacy /Drugstore with Drive- Through Window (ITE Code 881)	873	31	82
PD 86-0193, 5,000 fast food sf Fast-Food Restaurant with Drive-Through Window (ITE Code 934)	2,355	201	163
PD 86-0193, 5,000 sf Super Convenience Market/Gas Station (ITE Code 960)	4,188	416	346
PD 86-0193, 7,000 sf Drive in Bank (ITE Code 912)	700	67	143

Subtotal	8,125	716	735
Less Internal Capture:	Not Available	6	64
Passerby Trips:	Not Available	118	140
Net External Trips:	8,125	592	531

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG, 16,000 sf Pharmacy /Drugstore with Drive-Through Window (ITE Code 881)	1,747	61	165
CG, 6,000 fast food sf Fast-Food Restaurant with Drive-Through Window (ITE Code 934)	2,826	241	196
CG, 6,000 fast food sf Fast-Food Restaurant with Drive-Through Window (ITE Code 934)	2,826	241	196
CG, 7,000 sf Super Convenience Market/Gas Station (ITE Code 960)	5863	582	485
CG, 9,000 sf Drive in Bank (ITE Code 912)	900	86	184
Subtotal	14,162	1,211	1,226
Less Internal Capture:	Not Available	14	132
Passerby Trips:	Not Available	256	276
Net External Trips:	14,162	941	818

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+6,037	+349	+287

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 6,037 average daily trips, 349 trips in the a.m. peak hour, and 287 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Hibiscus Ave, E Broadway Ave and Lakewood Drive. Hibiscus Ave is a 2-lane, undivided, substandard, Hillsborough County maintained, local roadway with +/- 10-foot travel lanes. Hibiscus Ave lies within +/- 30 feet of Right of Way in the vicinity of the project. Hibiscus Ave does not have sidewalks, bike lanes, or curb and gutter on either side of the roadway within the vicinity of the project. E Broadway Ave is a 4-lane, undivided, Hillsborough County maintained, collector roadway with +/- 12-foot travel lanes. E Broadway Ave lies within +/- 112 feet of Right of Way in the vicinity of the project. E Broadway Ave has sidewalks, bike lanes and curb and gutter on both side of the roadway within the vicinity of the project. Lakewood Drive Ave is a 2-lane, undivided, Hillsborough County maintained, collector roadway with +/- 11-foot travel lanes. Lakewood Drive lies within +/- 72 feet of Right of Way in the vicinity of the project. Lakewood Drive has sidewalks, bike lanes, and curb and gutter on both sides of the roadway within the vicinity of the project.

CORRIDOR PRESERVATION PLAN

E Broadway Ave is shown as a 4-lane road in the Hillsborough County Corridor Preservation Plan.

SITE ACCESS

It is anticipated that the site will have access to Hibiscus Ave, E Broadway Ave, and/or Lakewood Drive. 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
E BROADWAY AVE	WILLIAMS RD	M L KING BLVD	D	C
LAKEWOOD DRIVE	SR 60	M L KING BLVD	D	C
HIBISCUS AVE	N/A*	N/A*	N/A*	N/A*

*Hibiscus Ave was not included in the 2020 Level of Service Report

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

COUNTY OF HILLSBOROUGH

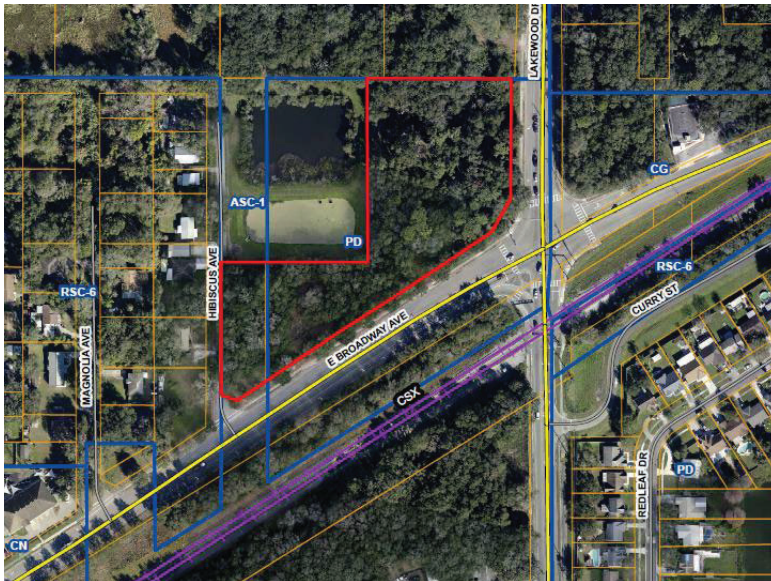
RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER:	RZ STD 22-0697
DATE OF HEARING:	May 16, 2022
APPLICANT:	AMQ International Corp.
PETITION REQUEST:	The request is to rezone a parcel of land from ASC-1 and PD to CG
LOCATION:	Northwest corner of Lakewood Dr. & E. Broadway Ave.
SIZE OF PROPERTY:	3.82 acres m.o.l.
EXISTING ZONING DISTRICT:	ASC-1 and PD 86-0193
FUTURE LAND USE CATEGORY:	RES-9
SERVICE AREA:	Urban
COMMUNITY PLANNING AREA:	Seffner Mango

DEVELOPMENT REVIEW STAFF REPORT*

***Please note that formatting issues prevented the entire staff report from being included in the Hearing Master's Recommendation. Please refer to the Hillsborough County Development Services Department website for the complete staff report.**

1.0 APPLICATION SUMMARY



Applicant: AMQ International Corp.

FLU Category: Residential - 9 (RES-9)

Service Area: Urban

Site Acreage: 3.82 MOL

Community Plan Area: Seffner Mango

Overlay: None

Introduction Summary:

The existing zoning is Planned Development (PD 86-0193) and Agricultural – Single-Family Conventional (ASC-1) which permits General Commercial, Office and Personal Services and Single-Family Residential/Agricultural uses pursuant to the development standards in the table below. The proposed zoning is Commercial – General (CG) for the entire parcel to allow General Commercial, Office and Personal Services uses pursuant to the development standards in the table below.

Zoning: Existing Proposed			
District(s)	PD 86-0193	ASC-1	CG
Typical General Use(s)	General Commercial, Office and Personal Services	Single-Family Residential/Agricultural	General Commercial, Office and Personal Services
Acreage	3.28 MOL	0.54 MOL	3.82 MOL
Density/Intensity	0.18 F.A.R.	1 du per ga	0.27 F.A.R.
Mathematical Maximum*	25,717 sf	1 unit	44,927 sf

*number represents a pre-development approximation

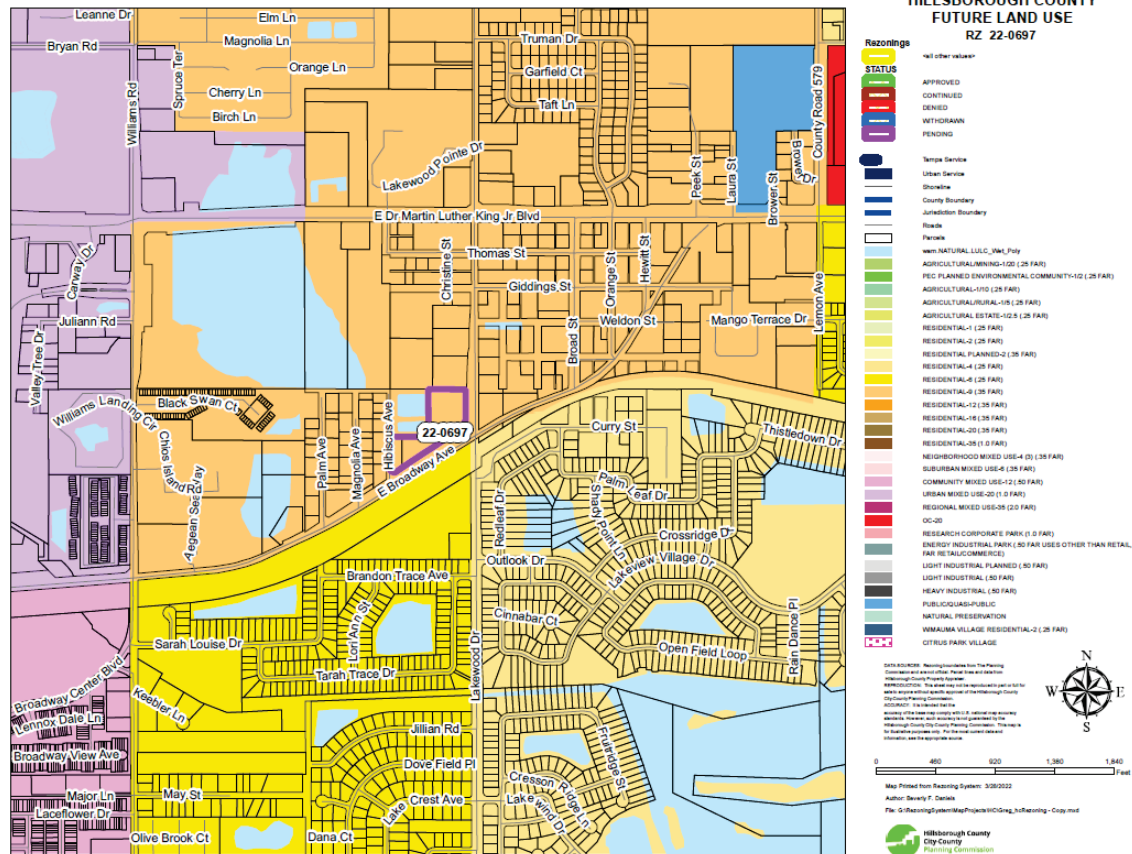
Development Standards: Existing Proposed			
District(s)	PD 86-0193	ASC-1	CG
Lot Size / Lot Width		43,560 sf / 150'	10,000 sf / 75'
Setbacks/Buffering and Screening	35' Front Buffer Rear Buffer Sides	50' Front 50' Rear 15' Sides	30' Front Buffer Rear Buffer Sides
Height	35'	50'	50'
Planning Commission Recommendation:		Development Services Recommendation:	
Consistent		Approvable	

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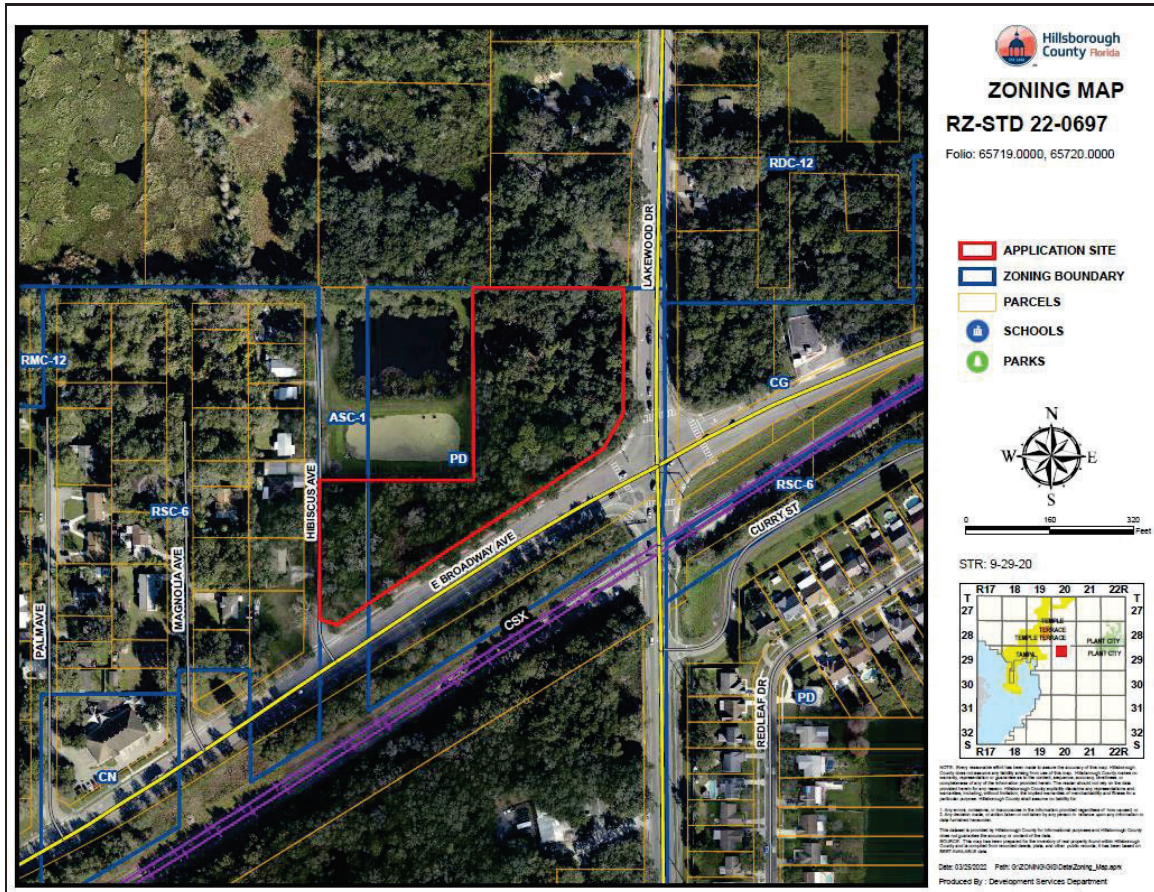
The area consists of single-family and two-family residential and commercial. The subject parcel is adjacent to vacant commercial zoned PD 86- 0193 and vacant residential zoned ASC-1 to the north. Single-Family residential homes zoned RSC-6 are located across Hibiscus Avenue to the west. Vacant commercial zoned CG and vacant residential zoned RDC-12 is located across Lakewood Drive to the east. Single-Family mixed-use zoned ASC-1 is located across East Broadway Avenue and the CSX railroad tracks to the south.

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



Subject Site Future Land Use Category:	Residential - 9 (RES-9)
Maximum Density/F.A.R.:	9 du per ga/ 0.5 F.A.R.
Typical Uses:	Residential, urban scale neighborhood commercial, office uses, multi- purpose projects and mixed-use development. Non-residential uses shall meet established locational criteria for specific land use.

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



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	ASC-1, PD 86-0193	1 du per ga, 0.18 F.A.R.	Single-Family Residential/Agricultural, General Commercial, Office and Personal Services	Vacant
South	ASC-1	1 du per ga	Single-Family Residential/Agricultural	Single-Family Residential Mixed Use
East	CG, RDC-12	0.27 F.A.R., 12 du per 5 acres	General Commercial, Office and Personal Services, Single-Family and Two-Family (Conventional)	Vacant

West	RSC-6	6 du per ga	Single-Family Residential (Conventional Only)	Single-Family Residential
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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
Hibiscus Ave	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Broadway Ave	County Collector - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Lakewood Drive	County Collector - Urban	2 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 ☐ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	8,125	592	531
Proposed	14,162	941	818
	+6,037		+287

Difference (+/-)		+349	
---------------------	--	------	--

*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		Additional Information/Comments
	Comments Received		Conditions Requested	
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input checked="" type="checkbox"/> Other _Airport Height Restriction: 170' AMSL_____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	

Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input checked="" type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

☐ Density Bonus Requested ☒ Consistent ☒ Inconsistent

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The approximate 3.82-acre property is comprised of two parcels; the 3.28-acre parcel with folio # 65719.0000 is zoned PD 86-0193, the 0.54-acre parcel with folio # 65720.0000 is zoned ASC-1. The subject parcels located at the northwest corner of Lakewood Drive and East Broadway Avenue are within an area comprised of single-family and two-family residential and commercial. The subject parcels are directly adjacent to vacant commercial zoned PD 86- 0193 and vacant residential zoned ASC-1 to the north. Single-Family residential homes zoned RSC-6 are located across Hibiscus Avenue to the west. Vacant commercial zoned CG and vacant residential zoned RDC-12 is located across Lakewood Drive to the east. Single-Family mixed-use zoned ASC-1 is located across East Broadway Avenue and the CSX railroad tracks to the south. The subject property is designated Residential - 9 (RES-9) on the Future Land Use map. The Planning Commission finds the proposed use consistent with the

Comprehensive Plan. The surrounding uses and zoning to the north, east and southwest are similar to the request; commercial. Also, the subject parcels are located on East Broadway Avenue (State Road 574) which is a minor arterial conducive to high levels of commercial traffic; therefore, the rezoning of the subject parcel from PD 86-0193 and ASC-1 to CG would be consistent with the existing zoning pattern of the area. Buffering and screening in accordance with the Land Development Code will be required along the western boundary as Hibiscus Avenue right-of-way along the western boundary is less than 50 feet in width, therefore, for purposes of buffering/screening the parcel is considered adjacent to the residential west of the parcel. A Personal Appearance modification to PD 86-0193 removing the parcel from the Planned Development is pending.

Based on the above considerations, staff finds the requested CG zoning district compatible with the existing zoning and development pattern in the area.

5.2 Recommendation

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

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on May 16, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Mr. Todd Pressman 200 2nd Avenue South St. Petersburg testified on behalf of the applicant AMQ International Corporation. The request is to rezone from the existing Planned Development 86-0193 to Commercial General (CG). He stated that both planning staffs are in support and he has not heard of any opposition. Mr. Pressman showed graphics to discuss the location of the property and the original Planned Development. He stated that the surrounding uses are commercial. Mr. Pressman concluded his remarks by stating that the use would facilitate growth in the Urban Service Area and support the Community Plan.

Mr. Chris Grandlienard, Development Services staff, testified regarding the County's staff report. Mr. Grandlienard stated that the request is to rezone the property from the existing Planned Development 86-0193 and Agricultural Single-Family Conventional to Commercial General. He described the location of the parcel and surrounding zoning districts. The property is adjacent to vacant commercial and vacant residential to the north and single-family is located to the west. Vacant commercial zoned CG is located to the east and a mixed use project is located to the south. Mr. Grandlienard summarized his comments by stating that the surrounding uses to the north, east and southwest are similar to the request. added stated that the rezoning is consistent with the existing zoning and development pattern and staff finds the request approvable. He added that

a Personal Appearance is being processed to remove the subject parcel from the existing Planned Development. Mr. Grandlienard stated that staff finds the request approvable.

Ms. Karla Llanos, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Llanos stated that the subject property is within the Residential-9 Land Use classification and the Urban Service Area and Seffner Mango Community Planning Area. She described the proposed rezoning to Commercial General as well as the requests consistency with numerous other Future Land Use policies including Objective 1 which directs growth within the Urban Service Area as well as Objective 16 and 22. Ms. Llanos stated parcel meets locational criteria. Staff determined that the rezoning meets the intent of the Seffner Mango Community Plan as it supports infill development. Ms. Llanos testified 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. Pressman did not have additional comments.

The hearing was then concluded.

EVIDENCE SUBMITTED

Mr. Pressman submitted a copy of the site plan, aerial photo and land use graphic 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 3.82 acres in size and is currently zoned Agricultural Single-Family Conventional-1 (ASC-1) and Planned Development (PD 86-0193) and is designated Residential-9 (RES-9) by the Comprehensive Plan. The property is located within the Urban Service Area and the Seffner Mango Community Planning Area.

2. The applicant is requesting a rezoning to the Commercial General (CG) zoning district.
3. The Planning Commission staff stated that the proposed rezoning to Commercial General is consistent with numerous Future Land Use policies including Objective 1 which directs growth within the Urban Service Area as well as Objective 16 and Objective 22. Staff testified that the parcel meets commercial locational criteria and the intent of the Seffner Mango Community Plan as it supports infill development. The Planning Commission found the proposed rezoning consistent with the Future of Hillsborough Comprehensive Plan.
4. The surrounding zoning districts permit a mix of residential and commercial land uses.
5. The proposed buffering and screening is in accordance with the requirements of the Land Development Code.
6. No testimony in opposition was provided at the Zoning Hearing Master hearing.
7. A Personal Appearance application is being processed to remove the subject property from Planned Development 86-0193.
8. The request for the CG zoning district on the subject property is appropriate given the existing zoning and development pattern. The request is consistent with the Land Development Code and the Comprehensive Plan.

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

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

CONCLUSIONS OF LAW

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

SUMMARY

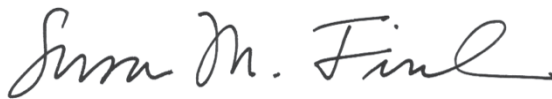
The applicant is requesting a rezoning to the CG zoning district. The property is 3.82 acres in size and is currently zoned ASC-1 and PD 86-0193 and designated RES-9 by the Comprehensive Plan. The property is located in the Urban Service Area and the Seffner Mango Community Planning Area.

The Planning Commission found the request consistent with numerous Future Land Use policies including Objective 1 which directs growth within the Urban Service Area as well as Objective 16 and Objective 22. Staff testified that the parcel meets commercial locational criteria and the intent of the Seffner Mango Community Plan as it supports infill development. The Planning Commission found the proposed rezoning consistent with the Future of Hillsborough Comprehensive Plan.

The request for the zoning district on the subject property is appropriate given surrounding zoning districts which permit a mix of residential and commercial land uses. The request is compatible with the Land Development Code and the Comprehensive Plan.

RECOMMENDATION

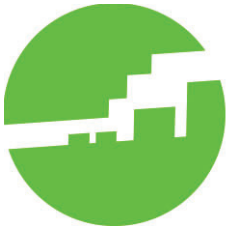
Based on the foregoing, this recommendation is for **APPROVAL** of the CG rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above.



Susan M. Finch, AICP
Land Use Hearing Officer

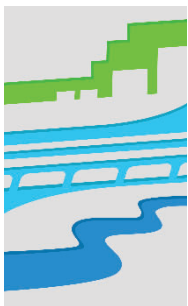
June 7, 2022

Date



Hillsborough County City-County Planning Commission

Unincorporated Hillsborough County Rezoning	
Hearing Date: May 16, 2022	Petition: RZ 22-0697
Report Prepared: May 4, 2022	Folios: 65719.0000 & 65720.0000 <i>North side of East Broadway Avenue and east of Lakewood Drive</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Residential-9 (9 du/ga;0.50 FAR)
Service Area:	Urban
Community Plan:	Seffner Mango
Rezoning Request:	Rezone two parcels from Agricultural, Single-Family Conventional (ASC-1) and Planned Development (PD) to Commercial, General (CG)
Parcel Size (Approx.):	3.82 +/- acres (166,399 square feet)
Street Functional Classification:	East Broadway Avenue – County Collector Lakewood Drive – County Collector
Locational Criteria:	Meets Locational Criteria
Evacuation Area:	The site is not located in an Evacuation Area.



Context

- The subject site is two parcels located on approximately 3.82 acres. The site is in the Urban Service Area and within the limits of the Seffner Mango Community Plan.
- The site has a Future Land Use designation of Residential-9 (RES-9), with typical uses such as residential, urban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Nonresidential uses shall meet established locational criteria for specific land use. The site does meet commercial locational criteria. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- The subject site is surrounded by RES-9 to the north, east, and west. To the south and southeast there is Residential-6 (RES-6) and Residential-4 (RES-4) land use designations. Further west of the site is designated as Urban Mixed Use-20 (UMU-20). Surrounding uses include vacant residential and agricultural to the north, vacant residential and single family residential to the west, public institutional uses and light commercial to the east, and light commercial and single family residential to the south across the CSX railroad tracks.
- The two parcels are classified as a vacant residential with Agricultural, Single-Family Conventional (ASC-1) and Planned Development (PD) zoning. In the general vicinity, the site is surrounded by ASC-1 zoning to the north and south, Commercial, General (CG) zoning to the east and Residential, Single-Family Conventional-6 (RSC-6) zoning to the west.
- The applicant requests to rezone two parcels from ASC-1 and PD to CG.

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.

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.

7.0 SITE DESIGN

7.1 DEVELOPMENT PATTERN

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

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

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

Livable Communities Element

Seffner Mango Community Plan

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

Strategies:

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

Staff Analysis of Goals Objectives and Policies:

The subject property is two parcels located on approximately 3.82 acres. The site is located on the north side of East Broadway Avenue and east of Lakewood Drive. The site is in the Urban Service Area and within the limits of the Seffner Mango Community Plan. The applicant requests to rezone the subject site from Agricultural Single-Family Conventional-1 (ASC-1) and Planned Development (PD) to Commercial General (CG).

The subject property is designated Residential-9 (RES-9) on the Future Land Use Map. The intent of the RES-9 Future Land Use category is to designate areas that are suitable for low-medium density residential, as well as urban scale neighborhood commercial, office, multipurpose projects, and mixed use developments when in compliance with the Goals, Objectives, and Policies of the Land Use Element and applicable development regulations and locational criteria for specific land use. 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 Commercial, General zoning district meets the intent of the RES-9 Future Land Use category.

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 CG zoning district in the Urban Service Area is compatible with the existing character of development in the area as it is located on a collector roadway with commercial uses to the east and south of the site.

The proposed rezoning meets the intent of Objective 16 and policies 16.1, 16.2, 16.3, 16.5, and 17.7. The proposed CG zoning allows for neighborhood scale commercial development. The development pattern and character of East Broadway Avenue contains a variety of uses including residential, public institutional and light commercial. At the time of development, this site should mitigate for adverse impacts to the surrounding properties using buffering and screening techniques. A 20-foot buffer with Type B screening will be required where the site is adjacent to residential areas. Objective 9 and Policy 9.2 require that all developments be consistent with the Plan and meet all Land Development Regulations in Hillsborough County.

The proposed rezoning also meets the intent of Objective 22, relating to Commercial Locational Criteria. The subject site is within the required 1,000 foot distance from the closest qualifying intersection of East Broadway Avenue and Lakewood Drive, which is consistent with Policy 22.2. Furthermore, in accordance with the intent of Objective 22 and Goal 9 of the Community Design Component (CDC), strip commercial development for neighborhood serving uses is discouraged.

Objective 12-1 and Policy 12-1.4 of the CDC discusses how new development shall be compatible with the established character of the surrounding area. Goal 17 of the CDC encourages commercial developments that enhance the County's character. Objective 17-1 and Policy 17.1-4 seek to facilitate patterns of development that are organized and purposeful. The site should be developed in accordance with the Community Design Component.

The subject site meets the intent of the Seffner Mango Community Plan. The Plan has the goal of enhancing community character with quality residential and nonresidential development. Furthermore, it supports in-fill development within the Urban Service Area that is compatible with existing surrounding uses. The subject site which is in the Urban Service Area and is currently vacant, would allow for in-fill development with neighborhood commercial uses, and would be compatible with the existing uses along East Broadway Avenue.

Overall, staff finds that the proposed CG zoning district would allow for neighborhood serving uses that would facilitate growth within the Urban Service Area and supports the vision of the Seffner Mango Community Plan. 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. The request is compatible with the existing development pattern found within the surrounding area.

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*.

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ 22-0697

<all other values>

Rezonings

STATUS

APPROVED
CONTINUED
DENIED
WITHDRAWN
PENDING

Tampa Service
Urban Service
Shoreline
County Boundary
Jurisdiction Boundary
Roads
Parcels

WATER NATURAL LULC Wet Poly
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/QUASI-PUBLIC
NATURAL PRESERVATION
WIMAUMA VILLAGE RESIDENTIAL-2 (25 FAR)

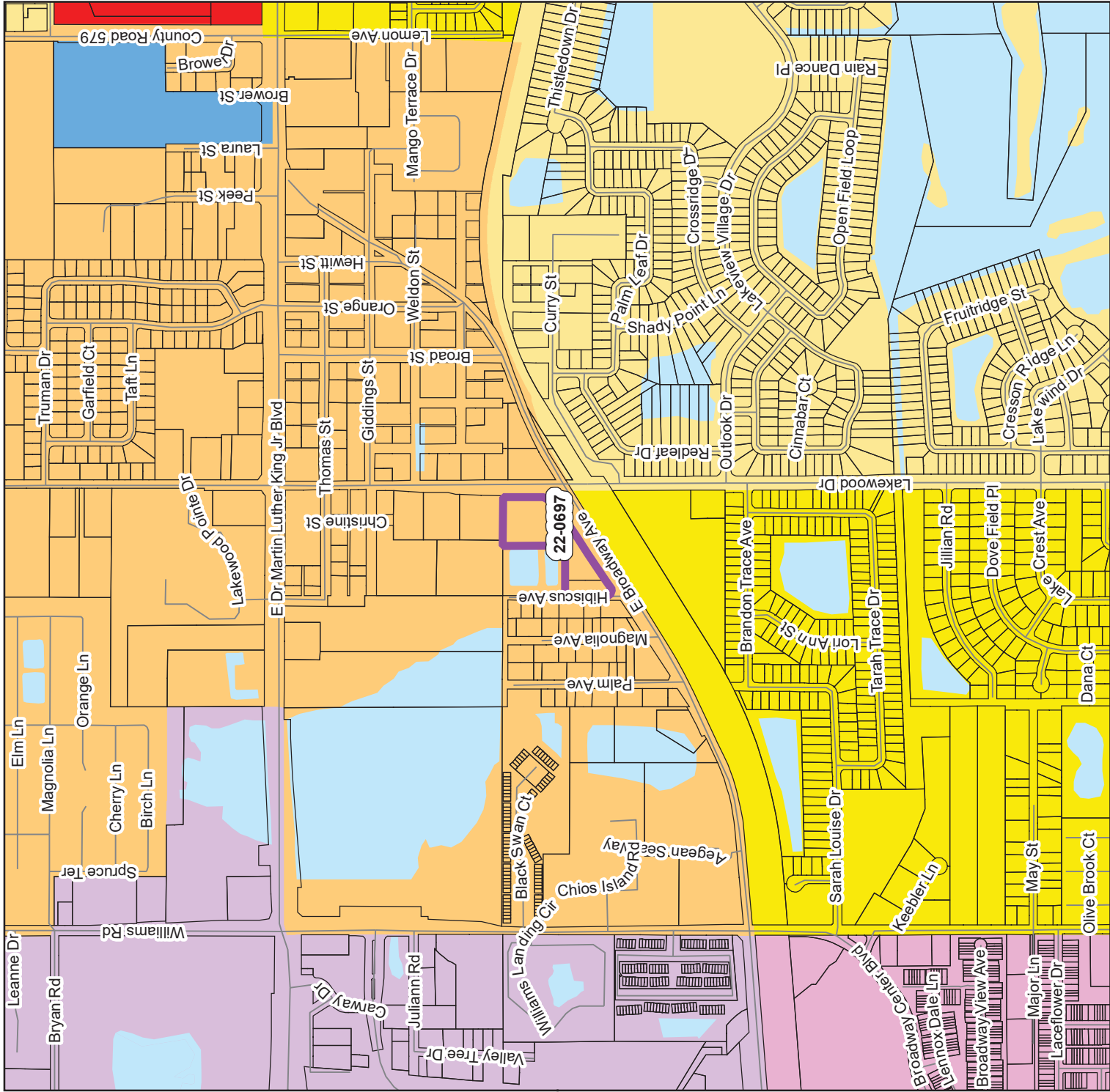
CITRUS PARK VILLAGE



Map Printed from Rezoning System: 3/28/2022

Author: Beverly F. Daniels

File: G:\Rezoning\System\MapProject\Hillsborough\Rezoning - Copy.mxd





AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

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

DATE: 05/04/2022
AGENCY/DEPT: Transportation
PETITION NO.: STD 22-0697

- ☐ 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 6,037 average daily trips, 349 trips in the a.m. peak hour, and 287 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 two parcels totaling +/- 3.82 acres from Agricultural Single Family Conventional – 1 (ASC-1) and Planned Development (PD 86-0193) to Commercial General (CG). The site is located on the Northwest corner of the intersection of E Broadway Ave and Lakewood Drive. The Future Land Use designation of the site is Residential-9 (RES-9).

Trip Generation Analysis

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

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1, 1 Single Family Detached Dwelling Unit (ITE Code 210)	9	1	1
PD 86-0193, 8,000 sf Pharmacy /Drugstore with Drive- Through Window (ITE Code 881)	873	31	82
PD 86-0193, 5,000 fast food sf Fast-Food Restaurant with Drive-Through Window (ITE Code 934)	2,355	201	163
PD 86-0193, 5,000 sf Super Convenience Market/Gas Station (ITE Code 960)	4,188	416	346
PD 86-0193, 7,000 sf Drive in Bank (ITE Code 912)	700	67	143

Subtotal	8,125	716	735
<i>Less Internal Capture:</i>	Not Available	6	64
<i>Passerby Trips:</i>	Not Available	118	140
<i>Net External Trips:</i>	8,125	592	531

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG, 16,000 sf Pharmacy /Drugstore with Drive-Through Window (ITE Code 881)	1,747	61	165
CG, 6,000 fast food sf Fast-Food Restaurant with Drive-Through Window (ITE Code 934)	2,826	241	196
CG, 6,000 fast food sf Fast-Food Restaurant with Drive-Through Window (ITE Code 934)	2,826	241	196
CG, 7,000 sf Super Convenience Market/Gas Station (ITE Code 960)	5863	582	485
CG, 9,000 sf Drive in Bank (ITE Code 912)	900	86	184
Subtotal	14,162	1,211	1,226
<i>Less Internal Capture:</i>	Not Available	14	132
<i>Passerby Trips:</i>	Not Available	256	276
<i>Net External Trips:</i>	14,162	941	818

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+6,037	+349	+287

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 6,037 average daily trips, 349 trips in the a.m. peak hour, and 287 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Hibiscus Ave, E Broadway Ave and Lakewood Drive. Hibiscus Ave is a 2-lane, undivided, substandard, Hillsborough County maintained, local roadway with +/- 10-foot travel lanes. Hibiscus Ave lies within +/- 30 feet of Right of Way in the vicinity of the project. Hibiscus Ave does not have sidewalks, bike lanes, or curb and gutter on either side of the roadway within the vicinity of the project. E Broadway Ave is a 4-lane, undivided, Hillsborough County maintained, collector roadway with +/- 12-foot travel lanes. E Broadway Ave lies within +/- 112 feet of Right of Way in the vicinity of the project. E Broadway Ave has sidewalks, bike lanes and curb and gutter on both side of the roadway within the vicinity of the project. Lakewood Drive Ave is a 2-lane, undivided, Hillsborough County maintained, collector roadway with +/- 11-foot travel lanes. Lakewood Drive lies within +/- 72 feet of Right of Way in the vicinity of the project. Lakewood Drive has sidewalks, bike lanes, and curb and gutter on both sides of the roadway within the vicinity of the project.

CORRIDOR PRESERVATION PLAN

E Broadway Ave is shown as a 4-lane road in the Hillsborough County Corridor Preservation Plan.

SITE ACCESS

It is anticipated that the site will have access to Hibiscus Ave, E Broadway Ave, and/or Lakewood Drive. 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
E BROADWAY AVE	WILLIAMS RD	M L KING BLVD	D	C
LAKEWOOD DRIVE	SR 60	M L KING BLVD	D	C
HIBISCUS AVE	N/A*	N/A*	N/A*	N/A*

**Hibiscus Ave was not included in the 2020 Level of Service Report*

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
Hibiscus Ave	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Broadway Ave	County Collector - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Lakewood Drive	County Collector - Urban	2 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	8,125	592	531
Proposed	14,162	941	818
Difference (+/-)	+6,037	+349	+287

*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	

COMMISSION

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

Janet D. Lorton EXECUTIVE DIRECTOR
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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: 5/16/2022	COMMENT DATE: April 21, 2022
PETITION NO.: 22-0697	PROPERTY ADDRESS: E Broadway Ave and Lakewood Dr, Seffner, FL 33584
EPC REVIEWER: Chris Stiens	FOLIOs #: 065719.0000 & 065720.0000
CONTACT INFORMATION: (813)627-2600 X1225	STR: 9-29S-20E
EMAIL: stiensc@epchc.org	
REQUESTED ZONING: PD to CG	
FINDINGS	
WETLANDS PRESENT	No
SITE INSPECTION DATE	4/20/2022
WETLAND LINE VALIDITY	N/A
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	N/A
INFORMATIONAL COMMENTS:	
<p>Wetland 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>	

cs/cs

ec: Todd@Pressmaninc.com

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: 25 Apr. 2022

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

APPLICANT: Todd Pressman

PETITION NO: RZ-STD 22-0697

LOCATION: Not listed

FOLIO NO: 65719.0000 & 65720.0000

SEC: _____ **TWN:** _____ **RNG:** _____

- ☒ This agency has no comments.
- ☐ This agency has no objection.
- ☐ This agency has no objection, subject to listed or attached conditions.
- ☐ This agency objects, based on the listed or attached conditions.

COMMENTS: _____.



VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH
Land Use Hearing Master

DATE: Monday, May 16, 2022

TIME: Commencing at 6:00 p.m.
Concluding at 10:14 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

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARINGS
May 16, 2022
ZONING HEARING MASTER: SUSAN FINCH

C5:

Application Number:	RZ-STD 22-0697
Applicant:	AMQ International Corp.
Location:	NW corner of Lakewood Dr. & E. Broadway Ave.
Folio Number:	065719.0000 & 065720.0000
Acreage:	3.82 acres, more or less
Comprehensive Plan:	R-9
Service Area:	Urban
Existing Zoning:	PD 86-0193 & ASC-1
Request:	Rezone to CG

1 MR. GRADY: The next item is agenda item
2 C-5, Rezoning-Standard 22-0697. The applicant is
3 AMQ International Corporation. The request is to
4 rezone from Planned Development and ASC-1 to
5 Commercial General.

6 Chris Grandlienard will provide staff
7 recommendation after presentation by the applicant.

8 HEARING MASTER FINCH: Good evening.

9 MR. PRESSMAN: Good evening, Hearing
10 Officer. Todd Pressman, 200 2nd Avenue South, 451
11 in St. Petersburg, Florida.

12 This is AMQ International Corporation. It's
13 existing Planned Development 86-0193. Seeking a
14 proposal of commercial CG for the entire parcel to
15 allow general commercial office personal services.

16 Same department is in support. Planning
17 Commission is in support. We haven't heard any
18 opposition on the request. This is a 3.82-acre
19 property consists of two parcels zoned PD and the
20 other is AS-1, located across Lakewood Drive.

21 If I may just put this up real quick here.
22 This is East Broadway in Lakewood. One parcel
23 zoned PD is here. This is the second parcel. Per
24 zoning --

25 HEARING MASTER FINCH: Mr. Pressman, is that

1 graphic upside down or upside down to me, perhaps?

2 MR. PRESSMAN: Let's see. That might be
3 better. Okay. There we go.

4 So Broadway in Lakewood. Specific PD
5 parcel. This is the second parcel. I'll put this
6 in record. And this is the -- this is the original
7 PD.

8 The Planning Commission finds the proposed
9 use is consistent with the Comprehensive Plan.
10 Surrounding uses to the north, east, and southwest
11 are similar requests, commercial. Also subject
12 parcels are on an arterial roadway which is
13 conducive to high levels of commercial traffic.

14 The Planning Commission also notes that it
15 is in conformance with the community plan and is
16 also in the Urban Service Area and -- which is the
17 Seffner Mango Community Plan, supports infill
18 development. And that it would provide serving
19 uses to facilitate growth in the Urban Service Area
20 and, again, supports the community plan.

21 Be happy to answer any questions you might
22 have.

23 HEARING MASTER FINCH: None at this time but
24 thank you.

25 Development Services.

1 MR. GRANDLIENARD: Good evening. Bring up
2 my PowerPoint. Chris Grandlienard, Development
3 Services speaking for Application 22-0697.

4 It's an application to rezone from existing
5 PD 86-0193 and Agricultural Single-Family
6 Conventional zoning district to the proposed
7 Commercial General zoning district.

8 The approximate 3.82-acre property is
9 comprised of two parcels and is located at
10 northwest corner of Lakewood Drive and East
11 Broadway Avenue. It's located in the Urban Service
12 Area and the Seffner Mango Community Plan area.

13 The Future Land Use is Residential-9. RES-9
14 is to the north, east, and west and Residential-6
15 is to the south across East Broadway. Max density
16 of nine dwelling units per acre or .50 floor area
17 ratio.

18 The current zoning specification, again, is
19 PD 86-0193 and Agricultural Single-Family
20 Conventional. Zoning district immediately to the
21 north is ASC-1 and PD 86-0193. Zoning district to
22 the west is RSC-6 and to the south, ASC-1. To the
23 east is Commercial General and RDC, Residential
24 Duplex Conventional-12.

25 The approximate 3.82-acre property is

1 comprised of two parcels with folio 65 -- 65719 is
2 zoned PD 86-0193. The 0.54-acre parcel with folio
3 65720 is zoned ASC-1.

4 The subject parcel is located at the
5 northwest corner of Lakewood Drive and East
6 Broadway Avenue within an area comprised of
7 single-family and two family residential and
8 commercial.

9 The subject parcel is directly adjacent to
10 vacant Commercial zoned PD 86-0193 and vacant
11 Residential zoned ASC-1 to the north.
12 Single-family residential homes zoned RSC-6 are
13 located across Hibiscus Avenue to the west.

14 Vacant commercial zoned CG and vacant
15 residential zoned RDC-12 is located across Lakewood
16 Drive to the east. Also, single-family mixed-use
17 zoned ASC-1 is located across East Broadway Avenue
18 and the CSX Railroad tracks to the south.

19 The subject, again, is Residential-9 on the
20 Future Land Use Map, and the Planning Commission
21 found the proposed use consistent.

22 The surrounding uses and zoning to the
23 north, east, and southwest are similar to the
24 request, Commercial. Also, the subject parcels are
25 located on East Broadway Avenue and State Road 574,

1 which is a minor arterial conducive to higher
2 levels of commercial traffic.

3 Therefore, the rezoning of the subject
4 parcel from PD 86-0193 and ASC-1 to Commercial
5 General, CG, would be consistent with the existing
6 zoning pattern of the area.

7 Also, just as a side note, buffering and
8 screening is in accordance with the Land
9 Development Code will be required along the western
10 boundary as Hibiscus Avenue right-of-way along the
11 western boundary is less than 50 feet in width.

12 Therefore, for purposes of buffering,
13 screening, parcel is considered adjacent to the
14 residential west of the parcel.

15 Also, a personal appearance modification to
16 PD 86-0193, removing the parcel from the Planned
17 Development is currently pending.

18 Again, the applicant is -- based on the
19 Residential-9 Future Land Use Classification, the
20 surrounding zoning and development pattern, and the
21 proposed uses for the CG zoning district, staff
22 finds the request approvable.

23 I'll be glad to answer any questions you
24 might have.

25 HEARING MASTER FINCH: No questions at this

1 time, but thank you for your testimony.

2 Planning Commission.

3 MS. LLANOS: Karla Llanos, senior planner
4 with Planning Commission staff.

5 The subject site is two parcels located
6 approximately on 3.82 acres. The site is in the
7 Urban Service Area and within the limits of the
8 Seffner Mango Community Plan.

9 The site has a Future Land Use designation
10 of Residential-9. The applicant requests to rezone
11 the two parcels from Agricultural Single-Family
12 Conventional-1 and PD, Planned Development, to
13 Commercial General.

14 The property is consistent with Objective 1
15 which directs growth within the Urban Service Area.
16 The proposed rezoning also meets the intent of
17 Objective 16 and 22 and all the other applicable
18 policies.

19 The subject site is within the required
20 1,000-foot distance from the closest qualifying
21 intersection, which is East Broadway Avenue and
22 Lakewood Drive. It meets commercial locational
23 criteria.

24 The subject site meets the intent of the
25 Seffner Mango Community Plan. The plan has the

1 goal of enhancing community character with quality
2 residential and nonresidential development. So
3 this request actually supports infill development
4 within the Urban Service Area that is compatible
5 with the surrounding uses.

6 Planning Commission staff determined that
7 the property is not encroaching into the
8 residential area. Therefore, it's considered
9 nonresidential infill.

10 Overall, the staff finds that the proposed
11 Commercial General zoning district would allow for
12 the neighborhood -- for neighborhood serving uses
13 that would facilitate growth within the Urban
14 Service Area and support the vision of the Seffner
15 Mango Community Plan.

16 The proposed rezoning would allow for the
17 development that is consistent with the goals,
18 objectives, and policies of the Future Land Use
19 Element, and the request is considered compatible
20 with the existing development pattern found within
21 the surrounding area.

22 So based upon those considerations, Planning
23 Commission staff finds the proposed
24 Rezoning-Standard consistent with the Future of
25 Hillsborough Comprehensive Plan for the

1 unincorporated Hillsborough County. Thank you.

2 HEARING MASTER FINCH: Thank you so much. I
3 appreciate it.

4 Is there anyone in the room or online that
5 would like to speak in support?

6 Seeing no one, anyone in opposition to this
7 request? No one in the room? No one online?

8 Mr. Grady, anything else?

9 MR. GRADY: Nothing further.

10 HEARING MASTER FINCH: Mr. Pressman,
11 anything further?

12 All right. Then with that, we'll close
13 Rezoning 22-0697.

14 I think normally we take a break at
15 8:00 o'clock, but we'll do one more case, and then
16 we'll take the break at the conclusion of this
17 case.

18

19

20

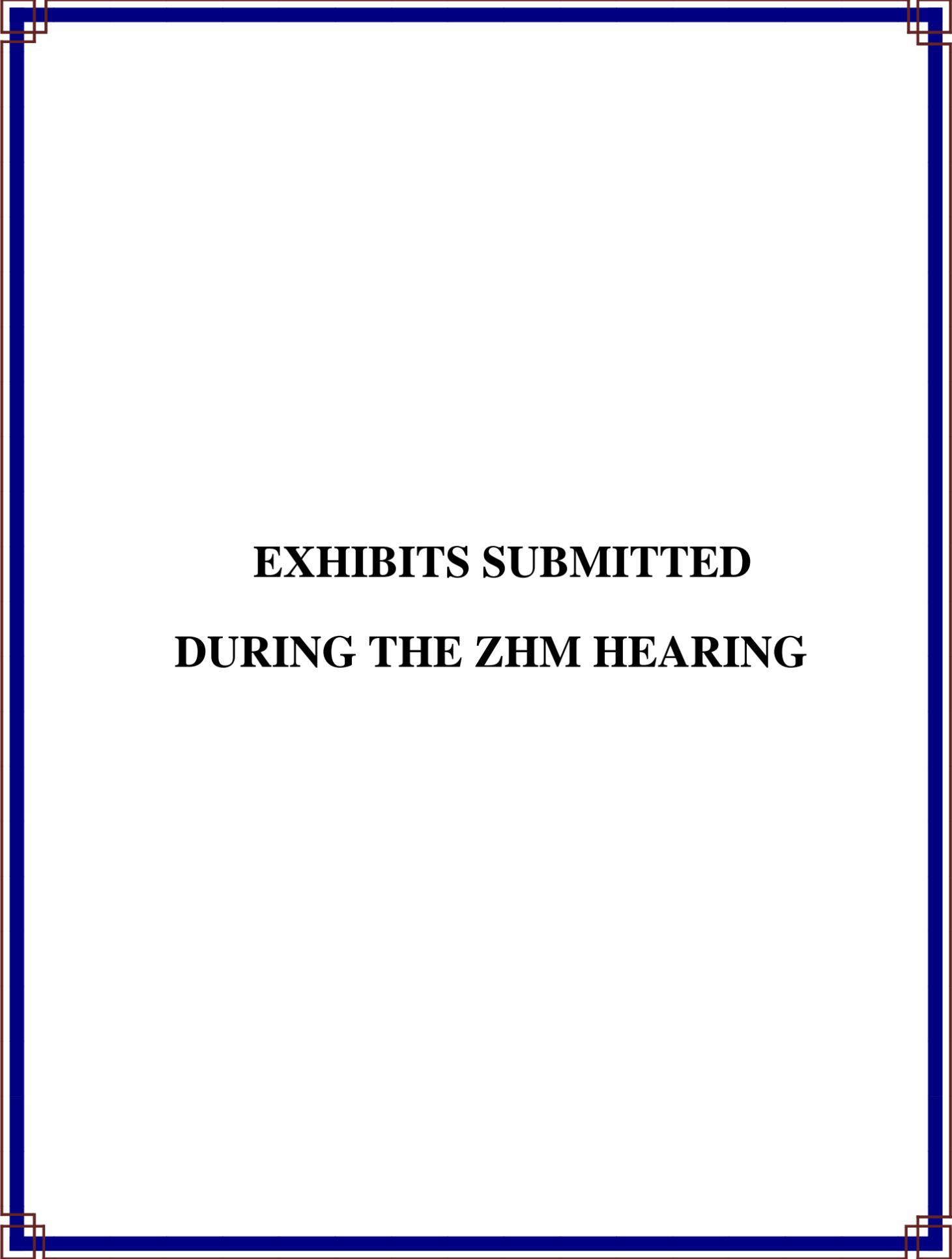
21

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24

25



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

SIGN-IN SHEET: RFR, **ZHM** PHM, LUHODATE/TIME: 5/16/2022HEARING MASTER: Susan FinchPAGE 1 OF 5PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 22-0423 VS	PLEASE PRINT NAME <u>David Wright</u> MAILING ADDRESS <u>PO Box 273417</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33688</u> PHONE _____
APPLICATION # RZ 22-0456 VS	PLEASE PRINT NAME <u>David Wright</u> MAILING ADDRESS <u>PO Box 273417</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33688</u> PHONE <u>(813) 230-7423</u>
APPLICATION # RZ 18-0798	PLEASE PRINT NAME <u>Mark Ben Fley</u> MAILING ADDRESS <u>401 E Jackson St</u> CITY <u>T/A</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE _____
APPLICATION # RZ 18-0798	PLEASE PRINT NAME <u>Sandy Council</u> MAILING ADDRESS <u>PO Box 1115</u> CITY _____ STATE <u>FL</u> ZIP <u>33575</u> PHONE <u>813-812-9760</u>
APPLICATION # RZ 18-0798	PLEASE PRINT NAME <u>William Bredseane</u> MAILING ADDRESS <u>109 2nd St NW</u> CITY <u>Ruskin</u> STATE <u>FL</u> ZIP <u>33570</u> PHONE <u>913-617-2720</u>
APPLICATION # RZ 20-1253	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd, Ste 3700 Tampa, FL</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33610</u> PHONE <u>813-227-8421</u>

SIGN-IN SHEET: RFR, **ZHM** PHM, LUHODATE/TIME: 5/16/2022HEARING MASTER: Susan FinchPAGE 2 OF 5PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 20-1253	PLEASE PRINT NAME <u>Dr. Dale Maryman</u> MAILING ADDRESS <u>10408 Bloomingdale Avenue</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-309-6618</u>
APPLICATION # RZ 20-1253	PLEASE PRINT NAME <u>LUKE LIROT</u> MAILING ADDRESS <u>2240 BELLEAIR RD. #190</u> CITY <u>CLEARWATER</u> STATE <u>FL</u> ZIP <u>33764</u> PHONE <u>727-536-2100</u>
APPLICATION # RZ 20-1253 VS	PLEASE PRINT NAME <u>Max Forney</u> MAILING ADDRESS <u>236 SE 45th St</u> CITY <u>Cape Coral</u> STATE <u>FL</u> ZIP <u>33904</u> PHONE <u>(239) 560-5864</u>
APPLICATION # RZ 20-1253	PLEASE PRINT NAME <u>SAM A. CALCO JR.</u> MAILING ADDRESS <u>18422 SWAN LAKE Dr.</u> CITY <u>LUTZ</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813-500-0202</u>
APPLICATION # RZ 20-1253	PLEASE PRINT NAME <u>Jay A. MUFFLY</u> MAILING ADDRESS <u>102 5TH AVE SE</u> CITY <u>LUTZ</u> STATE <u>FL</u> ZIP <u>33548</u> PHONE <u>813-949-2224</u>
APPLICATION # RZ 20-1253	PLEASE PRINT NAME <u>Susan Guess</u> MAILING ADDRESS <u>505 Old Grove Dr</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33548</u> PHONE <u>813-949-6559</u>

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

APPLICATION # <u>RZ 22-0586</u>	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 Washley Dr, Suite 900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33629</u> PHONE <u>813 331 0976</u>
APPLICATION # <u>RZ 22-0690</u>	PLEASE PRINT NAME <u>CLAYTON BRICKMEYER</u> MAILING ADDRESS <u>4427 W. KENNEDY BLVD</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>(813) 229-7700</u>
APPLICATION # <u>RZ 22-0697</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave. #451</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>804-1760</u>
APPLICATION # <u>RZ 22-0699</u>	PLEASE PRINT NAME <u>CLAYTON BRICKMEYER</u> MAILING ADDRESS <u>4427 W. KENNEDY BLVD</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>(813) 229-7700</u>
APPLICATION # <u>RZ 22-0699</u>	PLEASE PRINT NAME <u>JEFF MARPLE</u> MAILING ADDRESS <u>12401 GUSTAZA AVE</u> CITY <u>Thonotosassa</u> STATE <u>FL</u> ZIP <u>33592</u> PHONE <u>813 503 7282</u>
APPLICATION # <u>RZ 22-0702</u>	PLEASE PRINT NAME <u>Juana Soto</u> MAILING ADDRESS <u>4103 N. Habana Ave</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813 833-4477</u>

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

APPLICATION # <u>RZ 22-0702</u>	PLEASE PRINT NAME <u>John Peggman</u> MAILING ADDRESS <u>200 8th Ave S. #455</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>3374</u> PHONE <u>804-7760</u>
APPLICATION # <u>RZ 22-0702</u>	PLEASE PRINT NAME <u>Helena Fernandez</u> MAILING ADDRESS <u>6610 - 36TH Ave So</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-215-1641</u>
APPLICATION # <u>RZ 22-0702</u>	PLEASE PRINT NAME <u>W.L. Sartor Cook Jr</u> MAILING ADDRESS <u>6210 36th Ave So</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>813/621-8098</u>
APPLICATION # <u>RZ 22-0439</u>	PLEASE PRINT NAME <u>David M. Smith</u> MAILING ADDRESS <u>401 E. Jackson Street St 2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813 222-5010</u>
APPLICATION # <u>RZ 22-0439</u>	PLEASE PRINT NAME <u>Jessica Ierman</u> MAILING ADDRESS <u>401 East Jackson St #2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-222-5066</u>
APPLICATION # <u>RZ 22-0441</u>	PLEASE PRINT NAME <u>William Maly</u> MAILING ADDRESS <u>325 S 1st</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE _____

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

APPLICATION # <u>RZ 22-0441</u>	PLEASE PRINT NAME <u>Todd Amaden</u> MAILING ADDRESS <u>8515 Palm River Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>421-7841</u>
APPLICATION # <u>RZ 22-0441</u>	PLEASE PRINT NAME <u>Alex Azan</u> MAILING ADDRESS <u>3923 Coconut Palm Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u> </u> PHONE <u> </u>
APPLICATION # <u>RZ 22-0441</u>	PLEASE PRINT NAME <u>Geord Vernon</u> MAILING ADDRESS <u>12916 Parkway Rd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33625</u> PHONE <u> </u>
APPLICATION # <u>RZ 22-0441</u>	PLEASE PRINT NAME <u>Susan Martin</u> MAILING ADDRESS <u>7901 Race Track Rd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33635</u> PHONE <u>727-542-8382</u>
APPLICATION # <u>MM 22-0452</u>	PLEASE PRINT NAME <u>Kenn Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8424</u>
APPLICATION # <u>MM 22-0452</u> <u>VS</u>	PLEASE PRINT NAME <u>Dallas Evans</u> MAILING ADDRESS <u>3810 Northdale Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>(813) 394-0591</u>

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

DATE: 5/16/2022

HEARING MASTER: Susan Finch

PAGE: 1 OF 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
MM 22-0452	Brian Grady	1. Revised Staff Report	Yes (copy)
MM 22-0452	Kami Corbett	2. Applicant Presentation Packet	No
RZ 22-0439	Brian Grady	1. Revised Staff Report	Yes (copy)
RZ 22-0439	Jessica Icerman	2. Applicant Presentation Packet	Yes (copy)
RZ 18-0798	Brian Grady	1. Revised Staff Report	Yes (copy)
RZ 18-0798	Mark Bentley	2. Applicant Presentation Packet	Yes (copy)
RZ 18-0798	Sandy Council	3. Opposition Presentation Packet	No
RZ 20-1253	Kami Corbett	1. Applicant Presentation Packet	No
RZ 20-1253	Dr. Dale Merryman	2. Applicant Presentation Packet	No
RZ 20-1253	Sam Calco	3. Opposition Presentation Packet	No
RZ 20-1253	Jay A. Muffly	4. Opposition Presentation Packet	No
RZ 20-1253	Susan Guess	5. Opposition Presentation Packet	No
RZ 20-1253	Christopher Capkovic	6. Opposition Presentation Packet	No
RZ 22-0580	Isabelle Albert	1. Applicant Presentation Packet	No
RZ 22-0697	Todd Pressman	1. Applicant Presentation Packet	No
RZ 22-0702	Todd Pressman	1. Applicant Presentation Packet	No
RZ 22-0441	William Molloy	1. Applicant Presentation Packet	No
RZ 22-0441	Susan Martin	2. Opposition Presentation Packet	No

MAY 16, 2022 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, May 16, 2022, at 6:00 p.m., held virtually.

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

A. WITHDRAWALS AND CONTINUANCES

📄 Brian Grady, Development Services, introduces staff and reviews changes/withdrawals/continuances.

C.1. RZ 22-0423

📄 Brian Grady, Development Services, calls RZ 22-0423.

📄 David Wright, applicant rep, requests continuance for RZ 22-0423.

📄 Susan Finch, ZHM, calls proponents/opponents/grants continuance for RZ 22-0423.

C.2. RZ 22-0456

📄 Brian Grady, Development Services, calls RZ 22-0456.

📄 David Wright, applicant rep, requests continuance for RZ 22-0456.

📄 Susan Finch, ZHM, calls proponents/opponents/grants continuance for RZ 22-0456.

📄 Brian Grady, Development Services, continues changes/withdrawals/continuances.

📄 Susan Finch, ZHM, overview of ZHM process.

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

📄 Susan Finch, ZHM, Oath.

📄 Brian Grady, Development Services, introduces staff.

MONDAY, MAY 16, 2022

B. REMANDS

B.1. RZ 18-0798

- 📄 Brian Grady, Development Services, calls RZ 18-0798.
- 📄 Mark Bentley, applicant rep, presents testimony.
- 📄 Susan Finch, ZHM, questions to applicant rep.
- 📄 Mark Bentley, applicant rep, answers ZHM questions.
- 📄 Susan Finch, ZHM, questions to applicant rep.
- 📄 Mark Bentley, applicant rep, answers ZHM questions.
- 📄 Brian Grady, Development Services, staff report.
- 📄 Susan Finch, ZHM, questions to Development Services.
- 📄 Brian Grady, Development Services, answers ZHM questions.
- 📄 Karla Llanos, Planning Commission, staff report.
- 📄 Susan Finch, ZHM, calls proponents/opponents.
- 📄 Sandy Council, opponent, provides testimony
- 📄 William Bredbenner, opponent, provides testimony.
- 📄 Susan Finch, ZHM, calls Development Services/applicant rebuttal.
- 📄 Mark Bentley, applicant rep, gives rebuttal.
- 📄 Susan Finch, ZHM, questions to applicant rep.
- 📄 Mark Bentley, applicant rep, answers ZHM questions.
- 📄 Susan Finch, ZHM, questions to Development Services.
- 📄 Brian Grady, Development Services, answers.
- 📄 Susan Finch, ZHM, calls applicant rebuttal/closes RZ 18-0798.

MONDAY, MAY 16, 2022

B.2. RZ 20-1253

- 📄 Brian Grady, Development Services, calls RZ 20-1253.
- 📄 Kami Corbett, applicant rep, presents testimony.
- 📄 Dr. Dale Meryman, applicant rep, presents testimony.
- 📄 Susan Finch, ZHM, questions to applicant rep
- 📄 Dr. Dale Meryman, answers ZHM questions.
- 📄 Kami Corbett, applicant rep, continues testimony.
- 📄 Brian Grady, Development Services, staff report.
- 📄 Karla Llanos, Planning Commission, staff report.
- 📄 Susan Finch, ZHM, calls proponents/opponents.
- 📄 Luke Lirot, opponent, provides testimony
- 📄 Max Forgey, opponent, provides testimony.
- 📄 Sam Calco, opponent, provides testimony.
- 📄 Jay A. Muffly, opponent, provides testimony.
- 📄 Susan Guess, opponent, provides testimony.
- 📄 Sam Calco, opponent, continues testimony.
- 📄 Kami Corbett, applicant rep, questions to opponent.
- 📄 Susan Guess, opponent, answers applicant rep questions.
- 📄 Kami Corbett, applicant rep, provides rebuttal.
- 📄 Dr. Dale Merryman, applicant rep, provides rebuttal.
- 📄 Kami Corbett, applicant rep, continues rebuttal.
- 📄 Susan Finch, ZHM, closes RZ 20-1253.

MONDAY, MAY 16, 2022


C. REZONING STANDARD (RZ-STD):


C.3. RZ 22-0580

 Brian Grady, Development Services, calls RZ 22-0580.

 Isabelle Albert, applicant rep, presents testimony.

 Isis Brown, Development Services, staff report.

 Karla Llanos, Planning Commission, staff report.

 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rebuttal/closes RZ 22-0580.


C.4. RZ 22-0690

 Brian Grady, Development Services, calls RZ 22-0690.

 Clayton Bricklemeyer, applicant rep, presents testimony.

 Isis Brown, Development Services, staff report.

 Karla Llanos, Planning Commission, staff report.


 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rebuttal/closes RZ 22-0690.


C.5. RZ 22-0697

 Brian Grady, Development Services, calls RZ 22-0697.

 Todd Pressman, applicant rep, presents testimony.

 Chris Grandlienard, Development Services, staff report.

 Karla Llanos, Planning Commission, staff report.

 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rebuttal/closes RZ 22-0697.

MONDAY, MAY 16, 2022

C.6. RZ 22-0699

- 📄 Brian Grady, Development Services, calls RZ 22-0699.
- 📄 Clayton Bricklemeyer, applicant rep, presents testimony.
- 📄 Isis Brown, Development Services, staff report.
- 📄 Karla Llanos, Planning Commission, staff report.
- 📄 Susan Finch, ZHM, calls proponents/opponents/closes RZ 22-0699.
- 📄 Susan Finch, ZHM, reopens RZ 22-0699.
- 📄 Jeff Marple, opponent, provides testimony.
- 📄 Susan Finch, ZHM, questions to opponent.
- 📄 Jeff Marple, opponent, answers ZHM questions.
- 📄 Clayton Bricklemeyer, applicant rep, provides rebuttal.
- 📄 Susan Finch, ZHM, questions to applicant rep.
- 📄 Clayton Bricklemeyer, applicant rep, answers ZHM questions and continues rebuttal.
- 📄 Susan Finch, ZHM, closes RZ 22-0699.
- 📄 Susan Finch, ZHM, calls break.
- 📄 Susan Finch, ZHM, resumes meeting.

C.7. RZ 22-0702

- 📄 Brian Grady, Development Services, calls RZ 22-0702.
- 📄 Susan Finch, ZHM, Oath.
- 📄 Todd Pressman, applicant rep, presents testimony.
- 📄 Susan Finch, ZHM, questions to applicant rep.
- 📄 Todd Pressman, applicant rep, answers ZHM questions and continues testimony.

MONDAY, MAY 16, 2022

📄 Susan Finch, ZHM, questions to applicant rep.

📄 Todd Pressman, applicant rep, answers ZHM questions and continues testimony.

📄 Susan Finch, ZHM, questions to applicant rep.

📄 Juana Soto, applicant rep, answers ZHM questions

📄 Todd Pressman, applicant rep, continues testimony.

📄 Susan Finch, ZHM, questions to applicant rep.

📄 Todd Pressman, applicant rep, answers ZHM questions and continues testimony.

📄 Chris Grandlienard, Development Services, staff report.

📄 Susan Finch, ZHM, questions to Development Services.

📄 Chris Grandlienard, Development Services, answers ZHM questions.

📄 Karla Llanos, Planning Commission, staff report.

📄 Susan Finch, ZHM, questions to Planning Commission.

📄 Karla Llanos, Planning Commission, answers ZHM questions.

📄 Susan Finch, ZHM, questions to Planning Commission.

📄 Karla Llanos, Planning Commission, answers ZHM questions.

📄 Susan Finch, ZHM, calls proponents/opponents.

📄 Thelma Fernandez, opponent, provides testimony.

📄 W. L. Saxton Cook Jr., opponent, provides testimony.

📄 Karla Llanos, Planning Commission, answers ZHM questions.

📄 Susan Finch, ZHM, calls Development Services/applicant rebuttal.

📄 Todd Pressman, applicant rep, provides rebuttal.

MONDAY, MAY 16, 2022

📄 Juana Soto, applicant, provides rebuttal.

📄 Susan Finch, ZHM, closes RZ 22-0702.

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

D.1. RZ 22-0439

📄 Brian Grady, Development Services, calls RZ 22-0439.

📄 Jessica Icerman, applicant rep, provides testimony.

📄 David M. Smith, applicant rep, provides testimony

📄 Susan Finch, ZHM, questions to applicant rep.

📄 David M. Smith, applicant rep, answers ZHM questions.

📄 Israel Monsanto, Development Services, staff report.

📄 Susan Finch, ZHM, questions to Development Services.

📄 Israel Monsanto, Development Services, answers ZHM questions.

📄 Karla Llanos, Planning Commission, staff report.

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

📄 Jessica Icerman, applicant rep, provides rebuttal.

📄 Susan Finch, ZHM, questions to applicant rep.

📄 Jessica Icerman, applicant rep, answers ZHM questions.

📄 Susan Finch, ZHM, closes RZ 22-0439.

D.2. RZ 22-0441

📄 Brian Grady, Development Services, calls RZ 22-0441.

📄 Susan Finch, ZHM, Oath.

📄 William Molloy, applicant rep, presents testimony.


MONDAY, MAY 16, 2022

- 📄 Susan Finch, ZHM, questions to applicant rep
- 📄 William Molloy, applicant rep, answers ZHM questions and continues testimony.
- 📄 Todd Amaden, applicant rep, provides testimony.
- 📄 William Molloy, applicant rep, continues testimony
- 📄 Alex Azan, applicant rep, provides testimony.
- 📄 William Molloy, applicant rep, continues testimony.
- 📄 Michelle Heinrich, Development Services, staff report.
- 📄 Karla Llanos, Planning Commission, staff report.
- 📄 Susan Finch, ZHM, calls proponents/opponents.
- 📄 Gerod Vernon, opponent, presents testimony.
- 📄 Susan Martin, opponent, presents testimony.
- 📄 Susan Finch, ZHM, calls Development Service/applicant rebuttal.
- 📄 William Malloy, applicant rep, provides rebuttal.
- 📄 Susan Finch, ZHM, closes RZ 22-0441.


D.3. MM 22-0452


- 📄 Brian Grady, Development Services, calls MM 22-0452.
- 📄 Kami Corbett, applicant rep, presents testimony.
- 📄 Susan Finch, ZHM, questions to applicant rep.
- 📄 Kami Corbett, applicant rep, answers ZHM questions.
- 📄 Timothy Lampkin, Development Services, staff report.
- 📄 Karla Llanos, Planning Commission, staff report.
- 📄 Susan Finch, ZHM, calls proponents/opponents/Development Services


MONDAY, MAY 16, 2022

 Susan Finch, ZHM, questions to Development Services.


 Timothy Lampkin, Development Services, answers ZHM questions.

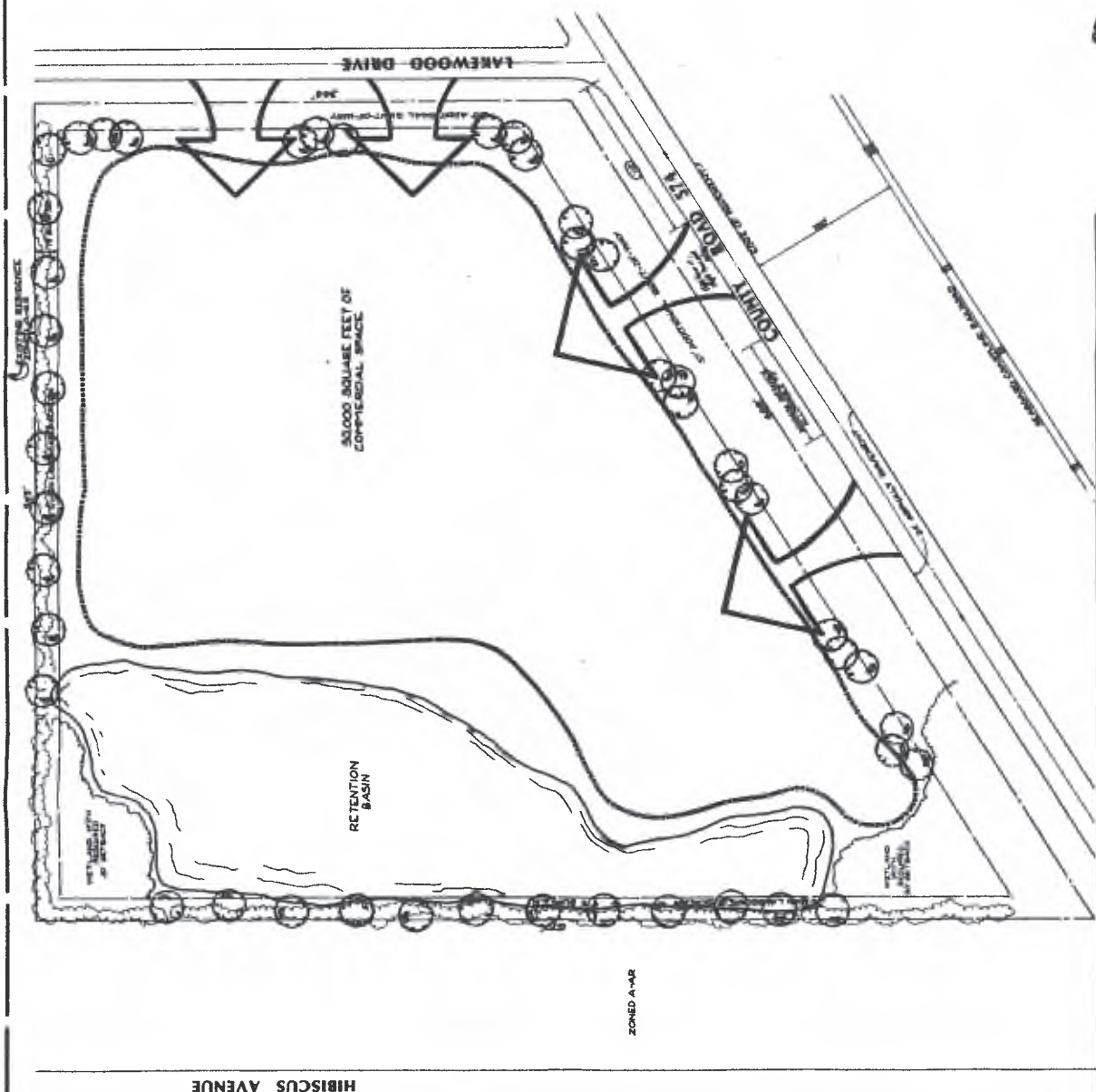
 Kami Corbett, applicant rep, provides rebuttal.

 Dallas Evans, applicant rep, provides rebuttal.

 Susan Finch, ZHM, closes MM 22-0452.

ADJOURNMENT

 Susan Finch, ZHM, adjourns meeting.



NOTIFICATION:
The State Board of the Department of the Environment and Natural Resources has received the application for rezoning of the property described herein. The Board will hold a public hearing on the application at the time and place indicated below. The Board will also hold a public hearing on the application at the time and place indicated below. The Board will also hold a public hearing on the application at the time and place indicated below.

NOTES:

1. The property is located in the City of Tampa, Florida.
2. The property is located in the City of Tampa, Florida.
3. The property is located in the City of Tampa, Florida.
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13. The property is located in the City of Tampa, Florida.
14. The property is located in the City of Tampa, Florida.
15. The property is located in the City of Tampa, Florida.



*This is
Site
Approved
To be
Report*

RAYBON REZONING

FOR: DAVID RAYBON

SCALE: 1" = 30'



BY: DELTA ENGINEERING, INC.

11602 NORTH 51ST STREET TAMPA, FLORIDA 33617
(813)985-8565



FEBRUARY 12, 1987

Application No. **RZ 22-0697**
Name: **David Pressman**
Entered at Public Hearing: **ZHM**
Exhibit # **1** Date: **5/16/2022**





PARTY OF RECORD

NONE