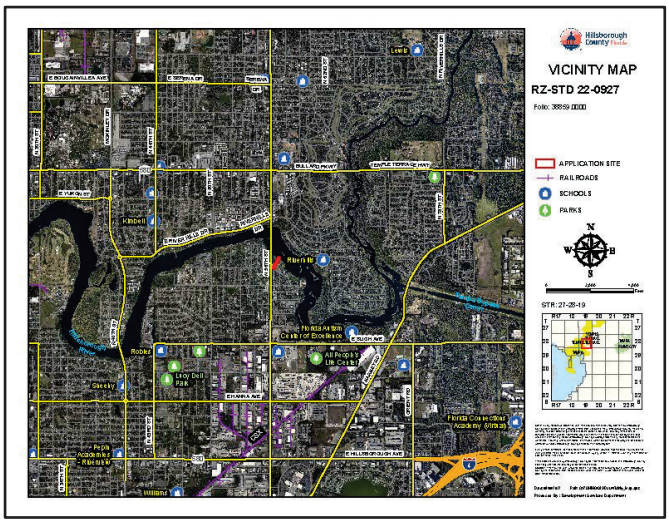
Rezoning Application:	22-0927
Zoning Hearing Master Date:	December 12, 2022
BOCC Land Use Meeting Date:	February 14, 2023

Hillsborough County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant:	Harjani, Jayant K, Trustee, Veenu Trustee & Juliana JH & MP Properties, LLC
FLU Category:	Residential – 4 6 (Res-~~4~~6)
Service Area:	Urban
Site Acreage:	0.978 +/-
Community Plan Area:	East Lake/Orient Park
Overlay:	None
Request:	Rezone from **Residential, Single-Family Conventional-3 (RSC-3) zoning districts to the proposed to Residential Multi-Family Conventional -6 (RMC-6 (R)) zoning district with restrictions**



Request Summary:
The request is to rezone from the existing **Residential, Single-Family Conventional-3 (RSC-3)** zoning district to the proposed to **Residential Multi-Family Conventional -6 (RMC-6 - R)** zoning district with restrictions. The restrictions address access limitations for the parcel. The proposed zoning for RMC-6 permits development for areas of conventional multiple family dwelling units such as duplex, triplex, quadraplex and townhouse types of structures in a low-medium density living environment in conformance with the provisions of the Comprehensive Plan.

Zoning:	Current RSC-3 Zoning	Proposed RMC-6 Zoning
Uses:	Single-Family Residential (Conventional Only)	Multi-Family
Acreage	0.978 +/- Acres (ac) / 42,601.68 sq ft	0.978 +/- ac
Density / Intensity	1 dwelling unit (du) / 14,520 sq ft	5 Multi-Family Unit / 7,260sq ft
Mathematical Maximum*	2 dwelling Unit	5 Multi-Family Unit
** Mathematical Maximum entitlements may be reduced due to roads, stormwater and other improvements.*		

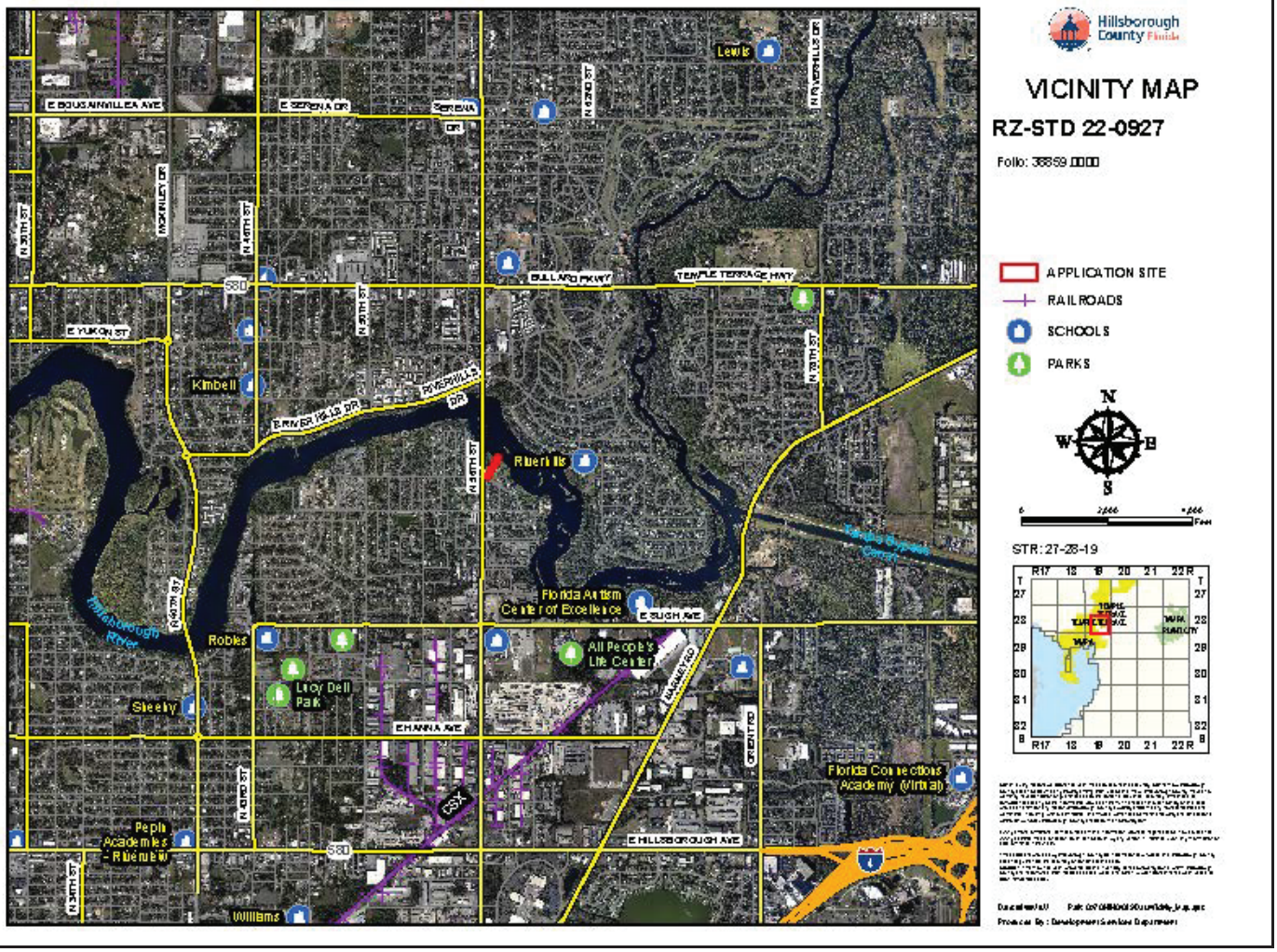
Development Standards:		
	Current RSC-3 Zoning	**Proposed RMC-6 Zoning**
Density / Intensity	1 dwelling unit (du) / 14,520 sq ft	1 Multi-Family Unit /21,780 sq ft
Lot Size / Lot Width	14,520sq ft / 75’	7,260 sq ft / 70’
Setbacks/Buffering and Screening	25’ - Front 7.5’ - Sides 25’ – Rear	25’- Front 10’ - Sides 20’ – Rear)
Height	35’	35’

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

Additional Information:	
Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

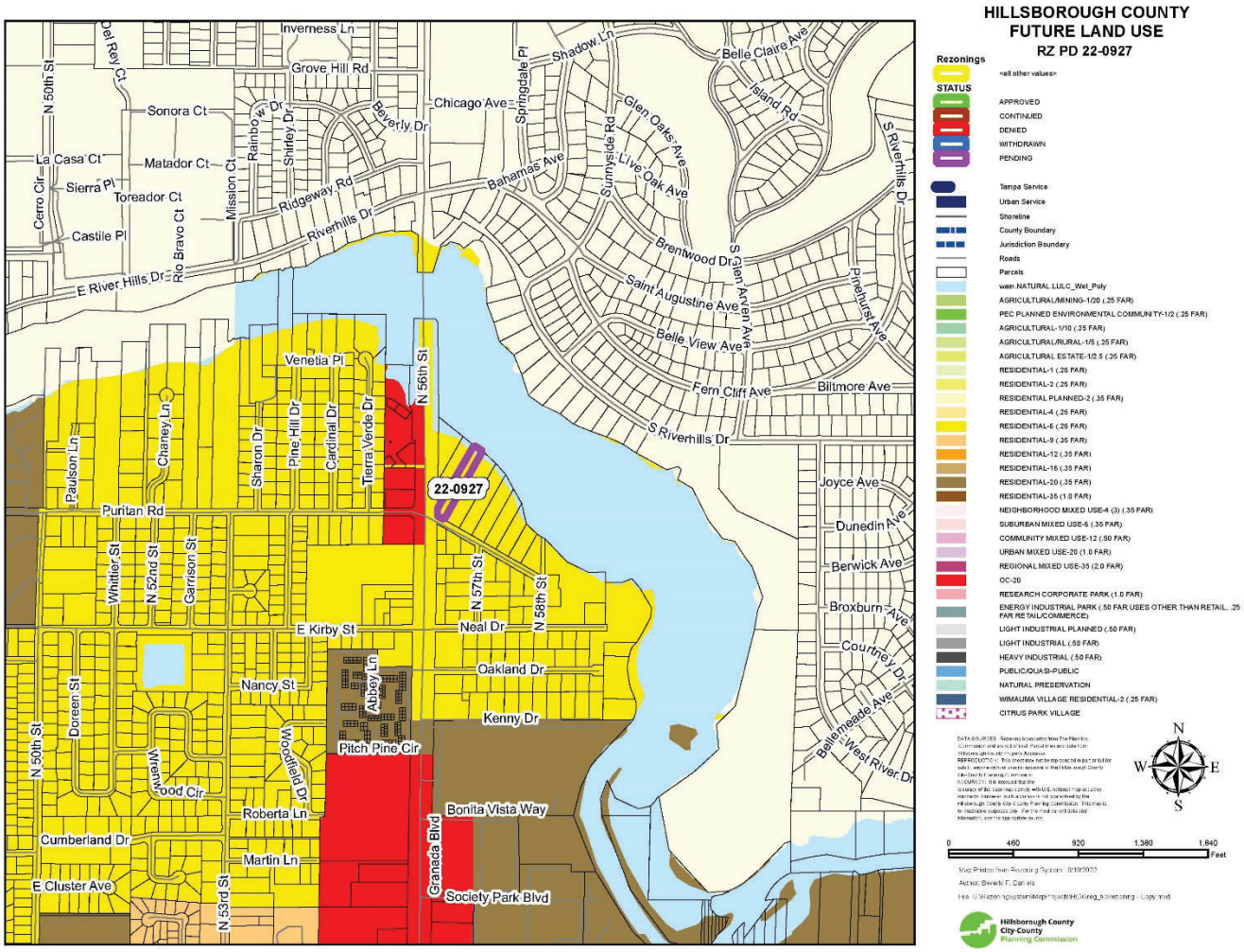


Context of Surrounding Area:

The site is surrounded by a mixture of uses consisting of single-family residential, office and neighborhood and general commercial type uses. The subject site is surrounded by Res-46 Future Land Use (FLU) categories which permits single-family residential, office and neighborhood-commercial uses. The adjacent properties are zoned CN and Hillsborough River to the north; RSC-3, PD 77-0255 and Puritan Road to the south; RSC-3 and the Hillsborough River to the east; and N 56th Street and CN to the west.

2.0 LAND USE MAP SET AND SUMMARY DATA

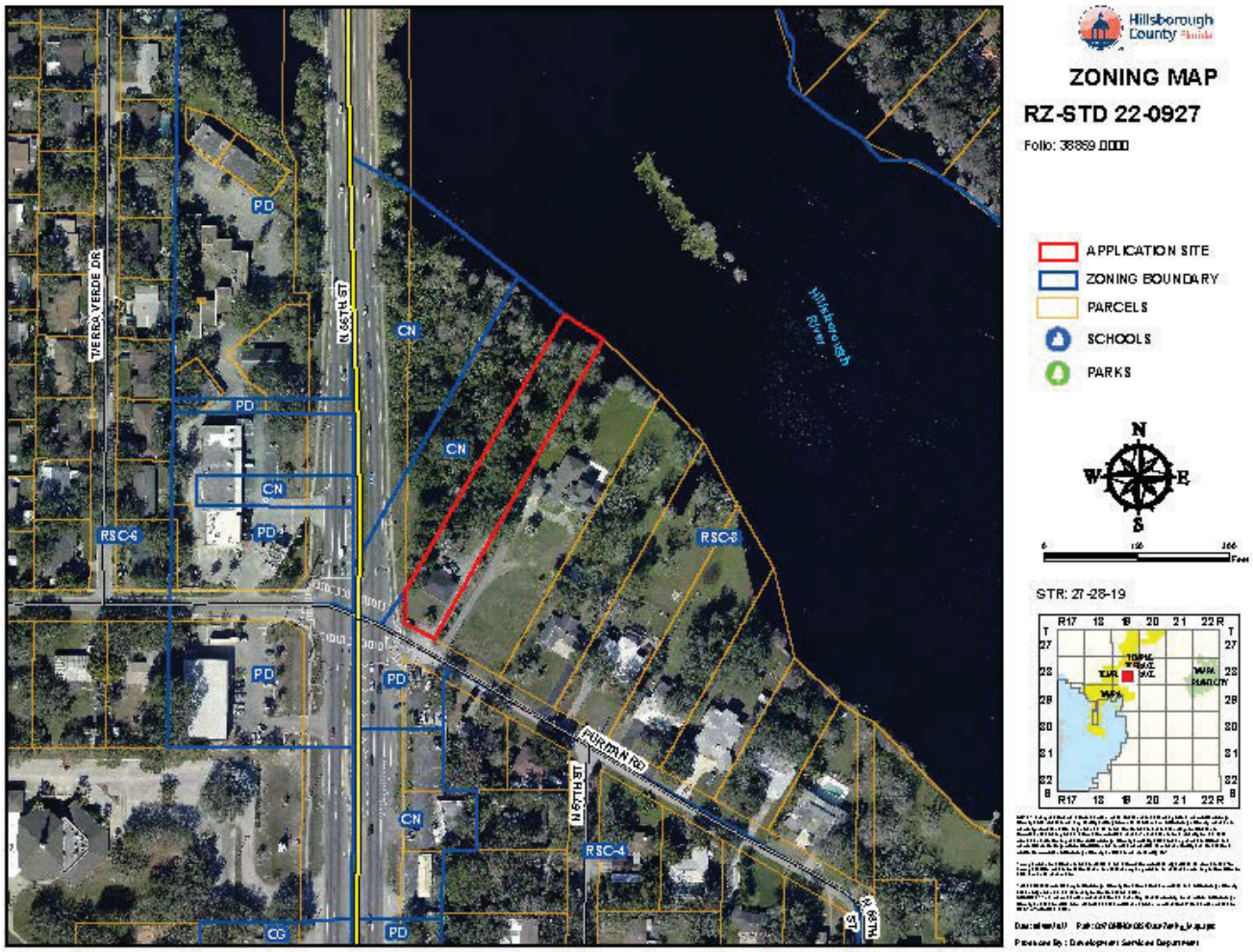
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential 46 (Res-46)
Maximum Density/F.A.R.:	46 dwelling unit per Gross Acre (ga)/ 0.25 F.A.R.
Typical Uses:	Farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multi-purpose projects. Commercial, office, and multi-purpose uses shall meet locational criteria for specific land use projects. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	N/A	N/A	Waterbody	Hillsborough River
	CN	0.20 Floor Area Ratio (FAR)	Neighborhood Commercial, Office and Personal Services	Vacant

Adjacent Zonings and Uses				
Location:	**Zoning:**	**Maximum Density/F.A.R. Permitted by Zoning District:**	**Allowable Use:**	**Existing Use:**
South	N/A	N/A	Street	Street (Puritan Road)
	PD 77-0255 with CG Uses	0.27 FAR	General Commercial, Office and Personal Services	Convenient Store
	RSC-3	1 du / 14,520 sq ft	Single-Family Residential (Conventional Only)	Single Family Residence
West	N/A	N/A	Street	Street (N 56th Street)
	CN	0.20 Floor Area Ratio (FAR)	Neighborhood Commercial, Office and Personal Services	Vacant
East	N/A	N/A	Waterbody	Hillsborough River
	RSC-3	1 du / 14,520 sq ft	Single-Family Residential (Conventional Only)	RSC-3

2.0 LAND USE MAP SET AND SUMMARY DATA

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

Not Applicable

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

Adjoining Roadways (check if applicable)			
Road Name	**Classification**	**Current Conditions**	**Select Future Improvements**
Puritan Road	County Local - Urban	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
56th Street	FDOT Principal Arterial - Urban	4 Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐ Not applicable for this request			
	Average Annual Daily Trips	**A.M. Peak Hour Trips**	**P.M. Peak Hour Trips**
Existing	19	1	2
Proposed	47	4	5
Difference (+/-)	+28	+3	+3

*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		Vehicular & Pedestrian	None	Meets LDC
South		Vehicular & Pedestrian	None	Meets LDC
East		Vehicular & Pedestrian	None	Meets LDC
West		Vehicular & Pedestrian	None	Meets LDC
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.

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY			
Environmental:	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Environmental Protection Commission	☐ Yes ☒ No	☐ Yes ☒ No	**Review at time of development**
Natural Resources	☐ Yes ☐ No	☐ Yes ☐ No	**Review at time of development**
Conservation & Environmental Lands Mgmt.	☐ Yes ☐ No	☐ Yes ☐ No	**This agency has no comments.**
Check if Applicable: ☒ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☒ Surface Water Resource Protection Area ☐ Potable Water Wellfield Protection Area	☐ Significant Wildlife Habitat ☐ Coastal High Hazard Area ☐ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☒ Other Hillsborough River Corridor Overlay Area		
Public Facilities:	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Transportation ☐ Design Exception/Adm. Variance Requested ☐ Off-site Improvements Provided ☐ N/A	☒ Yes ☐ No ☐ N/A	☐ Yes ☒ No ☐ N/A	See "Rationale for Objection" section of the staff report for additional information.
Utilities Service Area/ Water & Wastewater ☐Urban ☒ City of Tampa ☐Rural ☐ City of Temple Terrace	☐ Yes ☐ No	☐ Yes ☐ No	
Hillsborough County School Board Adequate ☐ K-5 ☐6-8 ☐9-12 ☐N/A Inadequate ☐ K-5 ☐6-8 ☐9-12 ☐N/A	☐ Yes ☐ No	☐ Yes ☐ No	
Impact/Mobility Fees N/A			
Comprehensive Plan:	**Findings**	**Conditions Requested**	**Additional Information/Comments**
Planning Commission ☐ Meets Locational Criteria ☒N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☐ N/A	☐ Inconsistent ☒ Consistent	☐ Yes ☐ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is surrounded by a mixture of uses consisting of single-family residential, office and neighborhood and general commercial type uses. The subject site is surrounded by Res-~~4~~6 Future Land Use (FLU) categories which permits single-family residential, office and neighborhood-commercial uses.

The immediate adjacent properties are of various zoning districts. To the north CN and Hillsborough; RSC-3, PD 77-0255 and Puritan Road to the south; RSC-3 and the Hillsborough River to the east; and N 56th Street and CN to the west.

The subject parcel is located along the Hillsborough River which is in a River Corridor Policy Overlay Area and subject to the requirements of Section 4.01.16 of the Land Development Code. Additionally, the parcel is located in a Surface Water Protection Area. Therefore, allowable uses may be further prohibited or restricted in accordance with the requirements of Part 3.05.00 of the Land Development Code.

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

The site is located within the City of Tampa 's Water and Wastewater Service Area; therefore, the subject property should be served by the City of Tampa.

To address concerns from Transportation Review staff regarding the adequacy of access upon redevelopment of the site under the proposed RMC-6 zoning district the applicant has proposed the following restrictions:

1. Through approval of a unified site development plan consisting of folios 38859.0000 and 38858.0000 access to the subject parcel (folio 38858.0000) shall be provided through folio 38859.0000. Access to Puritan Road shall be prohibited.
2. In the event a unified site development plan consisting of folios 38859.0000 and 38858.0000 is not approved, development of the parcel shall be limited to one single-family dwelling unit with access for the single-family development to Puritan Road.

<u>To address concerns from Planning Commission staff review regarding the compliance with Policy 16.16 - To preserve the residential character of sites fronting rivers and lakes, the applicant has proposed the following additional restriction:</u>

1. <u>Provide a 100-foot setback from the northern property line along the shoreline.</u>

5.2 Recommendation

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

1. Through approval of a unified site development plan consisting of folios 38859.0000 and 38858.0000 access to the subject parcel (folio 38858.0000) shall be provided through folio 38859.0000. Access to Puritan Road shall be prohibited.
2. In the event a unified site development plan consisting of folios 38859.0000 and 38858.0000 is not approved, development of the parcel shall be limited to one single-family dwelling unit with access for the single-family development to Puritan Road.
3. <u>Provide a 100-foot setback from the northern property line along the shoreline.</u>

Zoning Administrator Sign Off:	IntegriSign Desktop J. Brian Grady Tue Dec 13 2022 12:52:47

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.

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

N/A

8.0 PROPOSED SITE PLAN (FULL)

Not Applicable

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: ~~9/12/2022~~
Revised: 12/01/2022

REVIEWER: Alex Steady, AICP, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: ELOP

PETITION NO: STD 22-0927

☐ 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 28 average daily trips, 3 trips in the a.m. peak hour, and 3 trips in the p.m. peak hour.
- Transportation Review Section staff has no objection to the proposed rezoning.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 0.97 acres from Residential Single Family Conventional -3 (RSC-3) to Residential Duplex Conventional – 6 Restricted (RDC-6-R). The subject site is located on the Northeast side of the intersection of 56th Street and Puritan Road. The Future Land Use of the property is Residential – 6 (R-6).

The initial transportation staff report submitted on 9/12/2022 sited issues related to access spacing and corner clearance on Puritan Road which caused transportation staff to object to the proposed rezoning. The applicant has since proposed restrictions to the rezoning that address all of the transportation related issues and as a result, transportation staff has no objection to the proposed rezoning.

The applicant proposed the following two restrictions:

1. Through approval of a unified site development plan consisting of folios 38859.0000 and 38858.0000 access to the subject parcel (folio 38858.0000) shall be provided through folio 38859.0000. Access to Puritan Road shall be prohibited.

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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.

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COUNTY OF HILLSBOROUGH

LAND USE HEARING OFFICER'S RECOMMENDATION

Application number:	RZ-STD 22-0927
Hearing date:	December 12, 2022
Applicant:	Harjani, Jayant K. Trustee, Veenu Trustee, and Juliana, JH and MP Properties
Request:	Rezone to RMC-6-Restricted
Location:	Northeast corner of North 56th Street and Puritan Road
Parcel size:	0.98 acres +/-
Existing zoning:	RSC-3
Future land use designation:	Res-6
Service area:	Urban
Community planning area:	East Lake Orient Park

A. APPLICATION REVIEW

DEVELOPMENT SERVICES STAFF REPORT
APPLICATION REVIEW SUMMARY AND RECOMMENDATION

1.0 APPLICATION SUMMARY

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Site Acreage:	0.978 +/-
Community Plan Area:	East Lake/Orient Park
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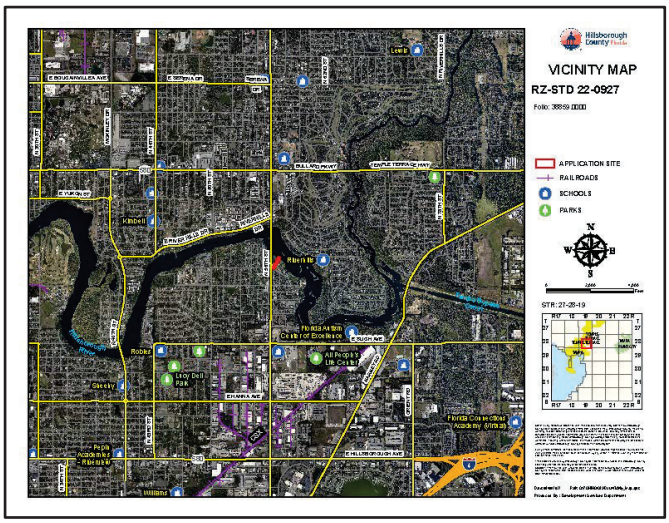

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Height	35’	35’

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

Additional Information:	
Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable

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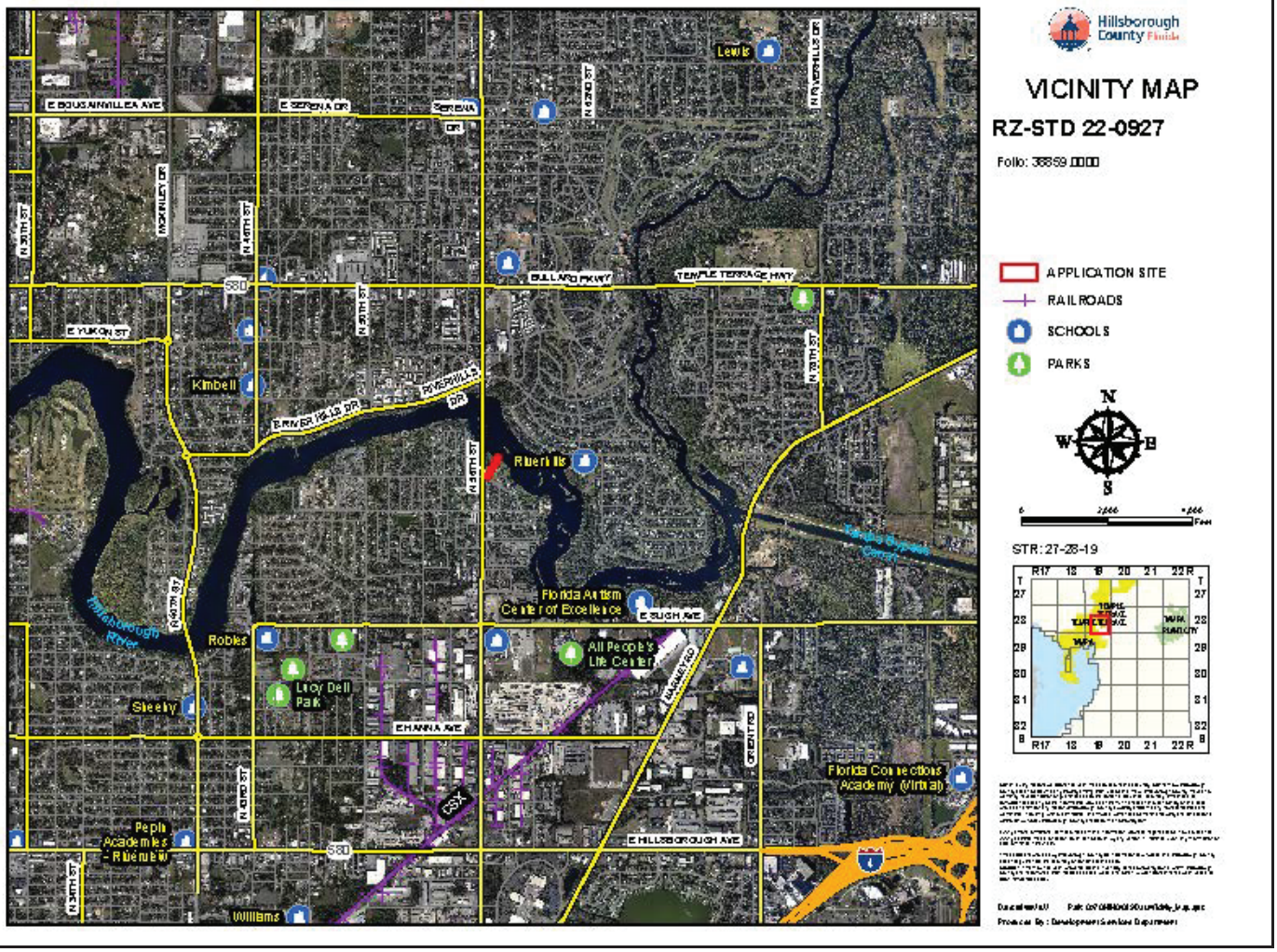

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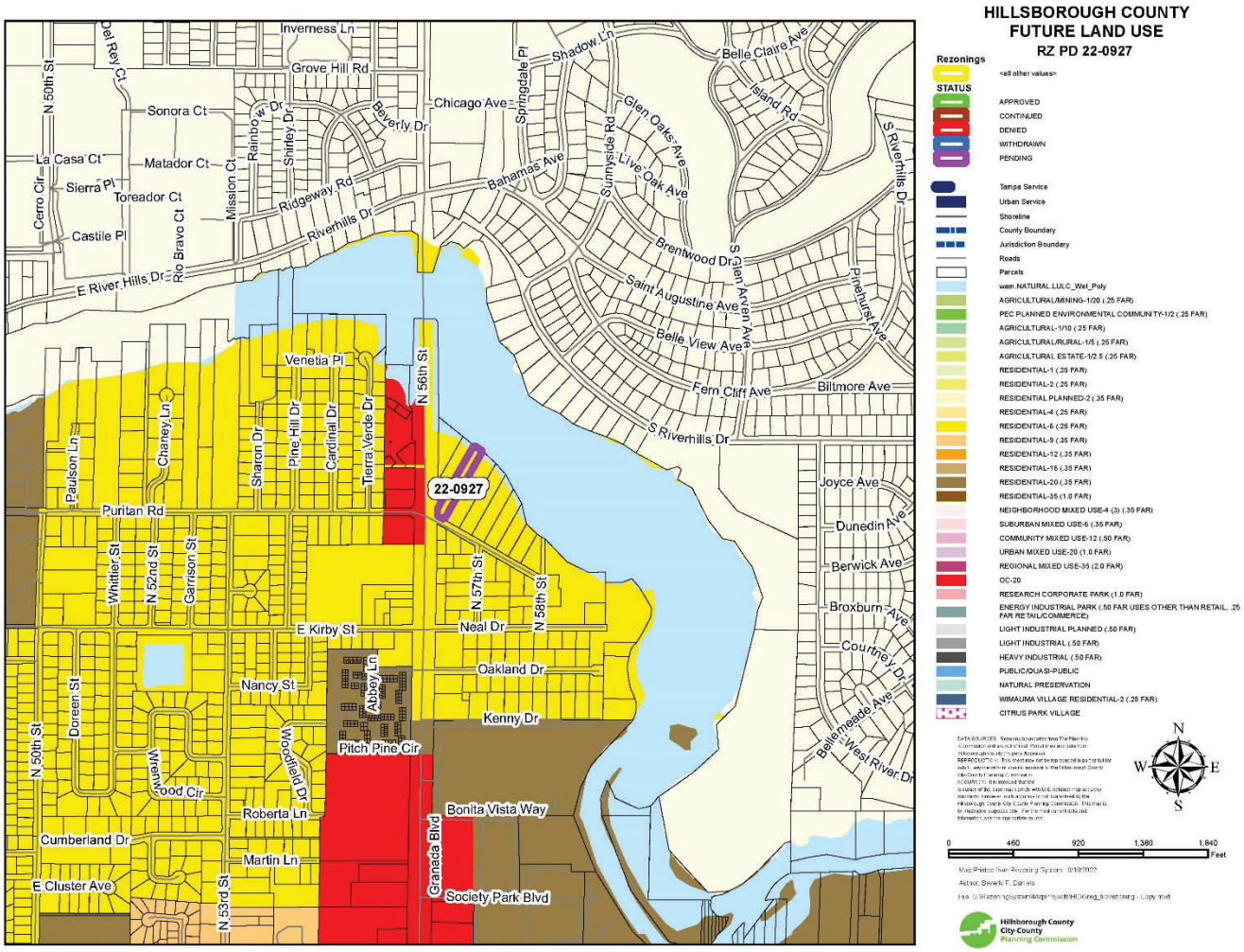

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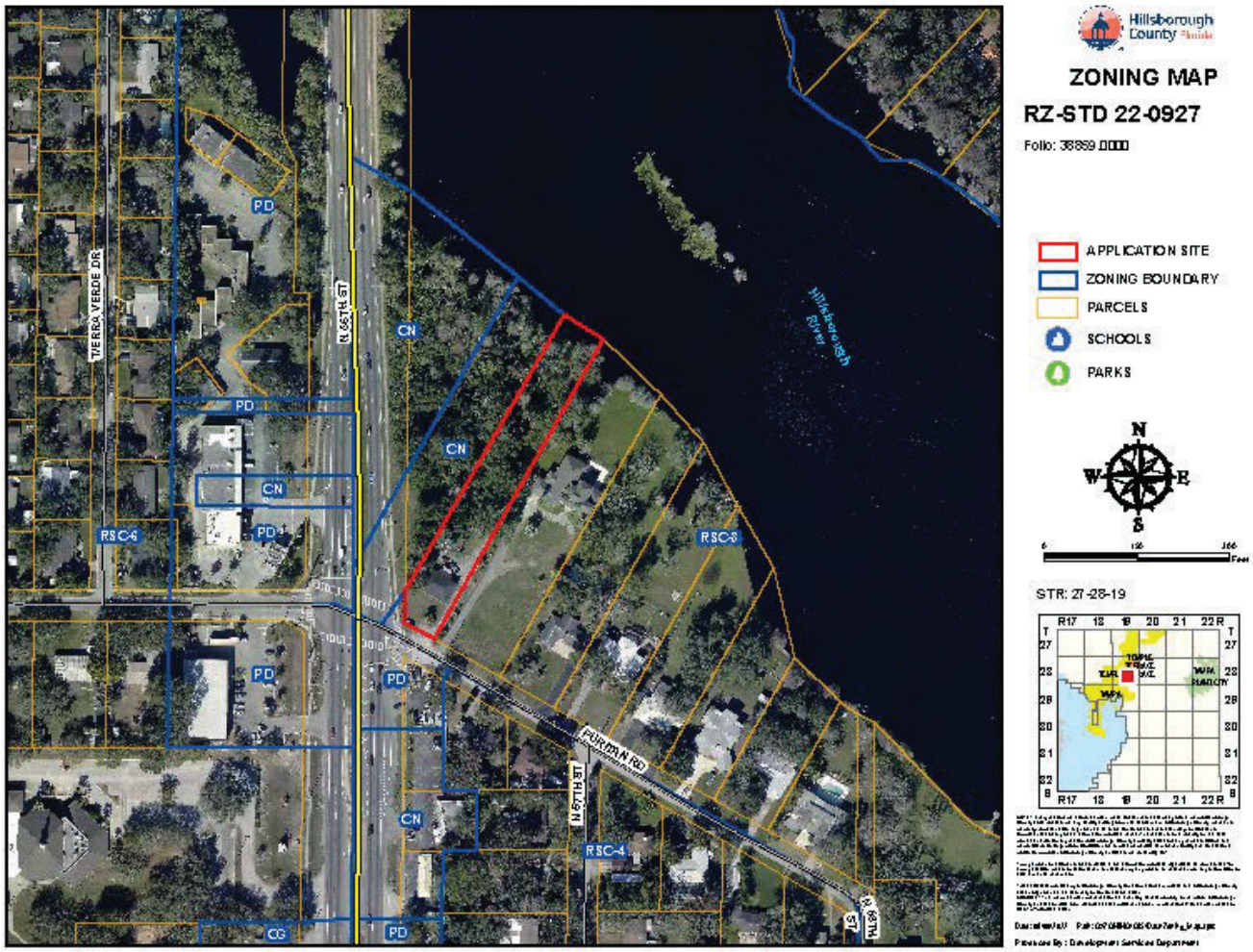

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Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
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	CN	0.20 Floor Area Ratio (FAR)	Neighborhood Commercial, Office and Personal Services	Vacant

Adjacent Zonings and Uses				
Location:	**Zoning:**	**Maximum Density/F.A.R. Permitted by Zoning District:**	**Allowable Use:**	**Existing Use:**
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	CN	0.20 Floor Area Ratio (FAR)	Neighborhood Commercial, Office and Personal Services	Vacant
East	N/A	N/A	Waterbody	Hillsborough River
	RSC-3	1 du / 14,520 sq ft	Single-Family Residential (Conventional Only)	RSC-3

2.0 LAND USE MAP SET AND SUMMARY DATA

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

Not Applicable

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

Adjoining Roadways (check if applicable)			
Road Name	**Classification**	**Current Conditions**	**Select Future Improvements**
Puritan Road	County Local - Urban	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
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South		Vehicular & Pedestrian	None	Meets LDC
East		Vehicular & Pedestrian	None	Meets LDC
West		Vehicular & Pedestrian	None	Meets LDC
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.

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

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

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is surrounded by a mixture of uses consisting of single-family residential, office and neighborhood and general commercial type uses. The subject site is surrounded by Res-~~4~~6 Future Land Use (FLU) categories which permits single-family residential, office and neighborhood-commercial uses.

The immediate adjacent properties are of various zoning districts. To the north CN and Hillsborough; RSC-3, PD 77-0255 and Puritan Road to the south; RSC-3 and the Hillsborough River to the east; and N 56th Street and CN to the west.

The subject parcel is located along the Hillsborough River which is in a River Corridor Policy Overlay Area and subject to the requirements of Section 4.01.16 of the Land Development Code. Additionally, the parcel is located in a Surface Water Protection Area. Therefore, allowable uses may be further prohibited or restricted in accordance with the requirements of Part 3.05.00 of the Land Development Code.

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

The site is located within the City of Tampa 's Water and Wastewater Service Area; therefore, the subject property should be served by the City of Tampa.

To address concerns from Transportation Review staff regarding the adequacy of access upon redevelopment of the site under the proposed RMC-6 zoning district the applicant has proposed the following restrictions:

1. Through approval of a unified site development plan consisting of folios 38859.0000 and 38858.0000 access to the subject parcel (folio 38858.0000) shall be provided through folio 38859.0000. Access to Puritan Road shall be prohibited.
2. In the event a unified site development plan consisting of folios 38859.0000 and 38858.0000 is not approved, development of the parcel shall be limited to one single-family dwelling unit with access for the single-family development to Puritan Road.

To address concerns from Planning Commission staff review regarding the compliance with Policy 16.16 - To preserve the residential character of sites fronting rivers and lakes, the applicant has proposed the following additional restriction:

1. Provide a 100-foot setback from the northern property line along the shoreline.

5.2 Recommendation

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

1. Through approval of a unified site development plan consisting of folios 38859.0000 and 38858.0000 access to the subject parcel (folio 38858.0000) shall be provided through folio 38859.0000. Access to Puritan Road shall be prohibited.
2. In the event a unified site development plan consisting of folios 38859.0000 and 38858.0000 is not approved, development of the parcel shall be limited to one single-family dwelling unit with access for the single-family development to Puritan Road.
3. Provide a 100-foot setback from the northern property line along the shoreline.

Zoning Administrator Sign Off:	IntegriSign Desktop J. Brian Grady Tue Dec 13 2022 12:52:47

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.

B. HEARING SUMMARY

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

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

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

Planning Commission
Ms. Yaneka Mills, Hillsborough County City-County Planning Commission, presented a summary of the findings and analysis as detailed in the Planning Commission report previously submitted into the record.

Applicant
The hearing officer asked Mr. Pressman to address a condition in the Planning Commission staff report related to a 100-foot setback on the Subject Property's north boundary. Mr. Pressman confirmed the applicant agreed to the condition. Mr. Grady stated the restriction for a 100-foot setback on the Subject Property's north boundary would be added and a revised Development Services staff report would be submitted to the record to reflect the change,

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

Opponents
The hearing officer asked whether there was anyone at the hearing in person or online to speak in opposition to the application.

Mr. Michael McLanus spoke in opposition to the rezoning request. Mr. McLanus raised concerns related to traffic congestion on 56th Street, the number of proposed parking spaces shown on the applicant's site plan, compatibility with the single-family neighborhood, setback from the Hillsborough River, potential need for fill on the Subject Property, and potential for runoff pollution in the river from an asphalt parking lot.

Ms. Marilyn Stillwell spoke in opposition to the rezoning request. Ms. Stillwell raised concerns about impacts to the residential single-family neighborhood, traffic congestion, and potential pollution to the Hillsborough River.

Ms. Carrie Knox spoke in opposition to the rezoning request. Ms. Knox raised concerns about impacts to the residential single-family neighborhood, traffic congestion, and safety.

Mr. Kelvin Best spoke in opposition to the rezoning request. Mr. Best raised concerns about noise from commercial businesses, traffic congestion, impacts on the residential single-family neighborhood, and removal of a single-family house that is currently on the Subject Property.

Development Services Department
Mr. Grady stated Development Services Department had nothing further.

Applicant Rebuttal
Mr. Pressman provided rebuttal testimony as reflected in the hearing transcript attached to and made a part of this recommendation. Mr. Pressman stated the Subject Property will have no direct access into the residential single-family neighborhood. He stated the rezoning is a small change in that the current zoning would allow two dwelling units and the rezoning would allow five multi-family units, which would result in an increase of just three vehicles in the a.m. and p.m. peak hours. Mr. Pressman responded to the hearing officer's questions related to parking and wastewater utilities.

Mr. Grady stated that one of the residents who spoke in opposition submitted to the record a site plan, which they must have gotten from the applicant. He stated the site plan shows another property is included.

Mr. Pressman stated the applicant has created a conceptual plan.

C. EVIDENCE SUMBITTED

Mr. Grady submitted to the record at the hearing a copy of the Planning Commission Revised Staff Report. Mr. McLanus submitted to the record at the hearing a copy of a site plan.

D. FINDINGS OF FACT

1. The Subject Property consists of approximately 0.98 acres of undeveloped land at the northeast corner of North 56th Street and Puritan Road, Tampa.

2. The Subject Property abuts the Hillsborough River to the north and is subject to the River Corridor Policy Overlay regulations of LDC section 4.01.16. The Subject Property is within a Surface Water Protection Area and is subject to the regulations of LDC Part 3.05.00.

3. The Subject Property is designated Res-6 on the Future Land Use Map and is zoned RSC-3.

4. The Subject Property is located within the boundaries of the East Lake Orient Road Community Plan and is within the Urban Services Area.

5. The general area surrounding the Subject Property consists of single-family residential, office and neighborhood uses, and general commercial uses. The Subject Property is surrounded by properties designated Res-6 on the Future Land Use Map. Adjacent properties include the Hillsborough River and properties zoned CN to the north; Puritan Road and properties zoned RSC-3 and PD 77-0255 to the south; the Hillsborough River and properties zoned RSC-3 to the east, North 56th Street and properties zoned CN to the west.

6. The applicant is requesting to rezone Subject Property to RMC-6 with restrictions. The proposed restrictions address access limitations for the Subject Property. If the Subject Property is developed through a unified site development plan together with an adjacent parcel, folio 038859.0000, access to the Subject Property will be provided through folio 038859.0000 and access via Puritan Road shall be prohibited. If the Subject Property is not developed through a unified site development plan together with folio 038859.0000, development of the Subject Property shall be limited to one single-family dwelling with access via Puritan Road.

7. The applicant proposed a restriction to provide a 100-foot setback from the Subject Property's north boundary along the Hillsborough River shoreline.

8. The residents who spoke in opposition to the rezoning raised issues related to traffic impacts. However, Transportation Review Section staff comments state the proposed rezoning would result in an increase of only 28 average daily trips, with 3 trips in the a.m. and 3 trips in the p.m. peak hours. In addition, if the rezoning is approved development of the Subject Property will be subject to a unified development plan with an adjacent parcel and a condition that access will be from 56th Street through the adjacent parcel, and not from Puritan Road. Transportation Review Section staff had no objection to the proposed rezoning.

9. The residents who spoke in opposition to the rezoning raised issues related to potential pollution to the Hillsborough River. However, the EPC reviewed the rezoning and determined a resubmittal is not necessary. A separate EPC review is required if any wetland impacts are proposed.

10. The residents who spoke in opposition to the rezoning request raised issues related to impacts on the residential single-family neighborhood. However, Planning Commission staff found the proposed rezoning is compatible with the surrounding area, which includes single-family residential uses, multi-family, vacant, and light commercial uses. Planning Commission staff found the condition of a restriction to provide a 100-foot setback on the Subject Property's north boundary along the river shoreline would preserve the low density character of the area.

11. Development Services staff found the proposed rezoning approvable with restrictions.

12. Planning Commission staff found the proposed rezoning compatible with the surrounding area and found the 100-foot setback on the Subject Property's north boundary along the river shoreline ensures the low-density character of that portion of the Subject Property remains complementary to neighboring properties. With the 100-foot setback restriction, Planning Commission staff found the rezoning consistent with the comprehensive plan. Planning Commission staff further found the rezoning request meets the intent of the East Lake Orient Park Community Plan.

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

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

F. CONCLUSIONS OF LAW

A development order is consistent with the comprehensive plan if "the land uses, densities or intensities, and other aspects of development permitted by such order…are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government." § 163.3194(3)(a), Fla. Stat. (2020). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant's testimony and evidence, there is substantial competent evidence demonstrating the rezoning request is consistent with the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County, and does comply with the applicable requirements of the Hillsborough County Land Development Code.

G. SUMMARY

The applicant is requesting to rezone Subject Property to RMC-6 with restrictions. The proposed restrictions address access limitations for the Subject Property. If the Subject Property is developed through a unified site development plan together with an adjacent parcel, folio 038859.0000, access to the Subject Property will be provided through folio 038859.0000 and access via Puritan Road shall be prohibited. If the Subject Property is not developed through a unified site development plan together with folio 038859.0000, development of the Subject Property shall be limited to one single-family dwelling with access via Puritan Road. The applicant proposed a restriction to provide a 100-foot setback from the Subject Property's north boundary along the Hillsborough River shoreline.

H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of the rezoning request subject to the following restrictions:

1. Through approval of a unified site development plan consisting of folios 038859.0000 and 038858.0000, access to the Subject Property (folio 038858.0000) shall be provided through folio 038859.0000. Access to Puritan Road shall be prohibited.

2. In the event a unified site development plan consisting of folios 038859.0000 and 038858.0000 is not approved, development of the Subject Property (folio 038858.0000) shall be limited to one single-family dwelling unit with access for the single-family development to Puritan Road.

3. A 100-foot setback from the Subject Property's north boundary is required along the Hillsborough River shoreline.

Pamela Jo Hatley January 5, 2023

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

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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

ZONING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
Land Use Hearing Master

DATE: Monday, December 12, 2022

TIME: Commencing at 6:04 p.m.
Concluding at 9:15 p.m.

Reported via Cisco Webex Videoconference by:
Vicki Parent, CER No. 1255

1 MR. GRADY: The -- the first item is Agenda Item C.1,
2 Rezoning Standard 22-0927. The request is rezone from RSC-3
3 residential single-family conventional-3 to RMC-6 a Residential
4 Multi-Family Conventional-6. Isis Brown will provide staff
5 recommendation and recommendation after presentation by the
6 applicant.
7 MR. PRESSMAN: Good evening, Madam Hearing Officer to
8 present. Can you hear me?
9 HEARING MASTER: Yes.
10 MR. PRESSMAN: I'd like to share my screen. Can you
11 see that, please?
12 HEARING MASTER: Yes, we can.
13 MR. PRESSMAN: Okay. Thank you very much. This is a
14 Rezoning Standard 22-0927. We are currently RSC-3 and R-6
15 Future Land Use category. We're seeking to rezone to RMC-6 on a
16 .98 acre property, it's located very close to Temple Terrace.
17 This is a site as indicated by the property appraiser. It's
18 located on North 56th with account from 2017 at 44,500 vehicles
19 per day on average. This is a little closer look at the site.
20 The immediate areas all are six, both to the north and the
21 south. And zoning-wise, CN is abutting on the north and then
22 another CN parcel at the next parcel to the north subject
23 parcels here. RSC-3 is to the south.
24 The Zoning Department has indicated that this rezoning
25 would create a zoning development pattern that is consistent

with the existing zoning development pattern in the area and is supported by the Zone Department. The Planning Commission likewise is also support of noting that will allow for different housing types in a mostly residential area. They refer to quite a number of comp plan policies. The rest -- note the rezoning is compatible with the surrounding area and that the site has sensitivity to the wetlands and specifically the river plant policies. They also note the request intent of the East Lake Orient Park Community Plan. I would add that I would suggest that the parcel resulting to multi-family would provide a good transition from the CN into other parcels.

Let me stop sharing. And with the support of the departments, no objections from other departments considering that what's requested meets the future land use category, would ask your consideration. Thank you.

HEARING MASTER: All right. Mr. Pressman, and I understand this is a standard zoning, but it looks like the staff recommendation does recommend some restrictions. Is the applicant okay with those restrictions?

MR. PRESSMAN: Yes, we are. Thank you.

HEARING MASTER: All right. Thank you. I don't have any more questions for you. So we'll hear from County Development Services.

MS. BROWN: Good evening. Isis Brown, Development Services. Case 22-0927 Standard Rezone. The request is to

1 rezone from the existing residential single-family
2 conventional-3, RSC-3 Zoning District to the proposed RMC-6
3 residential multi-family conventional zoning district with
4 restrictions.
5 The restrictions address access limit -- limitations
6 for the parcel. The proposed zoning district of RMC-6 from its
7 development for areas of conventional multi-family dwelling
8 units such as duplexes, triplex', quad -- quadruplex' and town
9 home -- townhouse type structures in a low density living
10 environment in the conformance with the provisions of the
11 comp -- comprehensive plan. The current R -- RSC -- RSC-3
12 zoning district, the -- permits one dwelling unit per 14,520
13 square feet. And the proposed RMC-6 Zoning District will allow
14 one mult-family unit per 21,780 square feet.
15 The site is surrounded by a mixture of uses consistent
16 of single family residential, office and neighborhood and
17 general commercial type uses. The subject site is surrounded by
18 RES-4 Future Land Use categories, which permit -- permits
19 single-family residential office and neighborhood commercial
20 uses. The immediate properties are -- are various zoning
21 districts to the north, CN and the -- Hillsborough County River
22 RS -- RSC-3, PD 77-055 and Puritan Road to the south, RSC-3 and
23 River to the east. And then, of course, North 56th Street and
24 CN to the west.
25 The size and depth of the parcel in relation to other

1 adjacent properties, neighborhood and come commercial
2 residential uses would create a zoning pattern that is
3 consistent with the existing zoning and development pattern of
4 the Zoning District. The site is -- is within the Hillsborough
5 County River corridor, which is -- which is subject to Section
6 4.01.16 of the LDC. And the site is also located in a surface
7 water pro -- protection area, which is also subjected to LDC
8 Section 3.05.00.
9 To address concerns from the transportation review
10 staff regarding the adequacy of access upon redevelopment of the
11 site under the proposed RMC-6 Zoning District, the applicant has
12 proposed following restrictions, through approval of the unified
13 site development plan consistent of folios 38859.0000 and
14 38858.000 access to the subject parcel shall be provided through
15 Folio 38859.000. Access to Puritan Road shall be permitted.
16 In events a -- a unified site development plan
17 consistent of folios 38859.000 and 38858.000 is not approved,
18 development of the parcel shall be limited to one single-family
19 dwelling unit with access for the single-family development to
20 Puritan Road.
21 Based on the above consideration, staff finds the
22 request approvable with the restrictions read. I'm available
23 for any questions.
24 HEARING MASTER: Thank you, Ms. Brown. Just to
25 clarify one thing, please. On the recommendations, number one,

1 access to Puritan Road shall be prohibited, is that correct,
2 MR. PRESSMAN: That's -- that's correct, ma'am.
3 MS. BROWN: Sorry, I muted myself. If they're not --
4 it's prohibited if they're not allowed to if it's not
5 (inaudible).
6 HEARING MASTER: Thank you -- thank you very much.
7 All right. We'll hear from the Planning Commission, please.
8 MS. MILLS: Yeneka Mills, Planning Commission Staff.
9 I first want to state that there was a revised report that will
10 need to be uploaded to Optix that was given to Mr. Brian Grady.
11 We had a few typos and we wanted to have a revised report
12 submitted. Again, Yeneka Mills, Planning Commission Staff. The
13 subject property is located within the Residential-6 Future Land
14 Use classification, the urban service area and the East Lake
15 Orient Park Community Plan. The proposal rezoning to RMC-6
16 restricted is consistent and compatible with a Residential-6
17 future land use category. The proposed rezoning also meets the
18 intent of Objective One in 1.4. The site is located within the
19 urban service area, which is where 80% of the growth should
20 occur within unincorporated Hillsborough County. The maximum
21 density on the site that will be permitted is five dwelling
22 units.
23 The proposed rezoning meets the intent of Objective
24 16, Policy 16.1, 16.2 and 16.3 as the request is for rezone --
25 residential zoning to allow for a different housing type in a

1 mostly residential area. The proposal rezoning is compatible
2 with the surrounding area, which includes single family
3 residential uses, multi-family, vacant as well as like
4 commercial uses. The proposal rezoning means the intent of
5 Policy 16.16, that intends to preserve the residential character
6 of sites running along rivers and lakes. In this case, the
7 applicant has agreed to a condition I believe or restricting
8 some setback from the northern property line of the shoreline to
9 remain low denisty character with the area. The subject site is
10 within the limits of the East Lake Orient Community Plan. The
11 community plan recognizes the preferred development pattern or
12 preserving existing single-family residential-6.
13 And overall based on those considerations, Planning
14 Commission Staff finds the proposed rezoning consistent with the
15 unincorporated Hillsborough County Comprehensive Plan, subject
16 to restrictions proposed by Development Services. That
17 concludes my presentation.
18 HEARING MASTER: All right. Thank you. Planning
19 Commission. Can we go back to Development Services for a
20 second? I don't recall that restriction for that 100-foot
21 setback being in the staff report, but is that a --
22 MR. GRADY: I think -- I think the applicant had to
23 speak to that because if he offered that restriction, then we
24 can put in there. So again, that would be something the
25 applicant had to speak to if he -- if he agreed to a particular

setback from the -- from the river, then you would need to speak to that.

HEARING MASTER: Okay. Let me ask the applicant now, then, please. Mr. Pressman.

MR. PRESSMAN: Yes. As indicated in the Planning Commission Report, it is stated the applicant has agreed to a condition of restriction to provide a 100-foot setback on the northern property line. I -- I didn't know I had to specifically address that, but that is in the Planning Commission report and we do accept that.

MR. GRADY: We can add that the restrictions then, the 100 foot setback.

HEARING MASTER: All right. Thank you very much, appreciate that. So we'll go to the public then. Is there anyone here or online who wishes to speak in support of this application? I don't hear anyone. Is there anyone here or online who wishes to speak in opposition to this application?

Please come forward.

MR. McLANUS: Michael McLanus. I live at 5706 Neal Drive. The traffic nightmare going on to 56th Street in front of a bus stop a few 100 feet from a red light is going to create a traffic nightmare. The additional cars going southbound will have to make a U-turn at the red light to come back in front of the bus stop to turn into this property. The site plan showed over 30 parking spaces. This is not consistent with what this

1 neighborhood needs. Also, that 100-foot setback, they say would
2 keep the -- consistent with the neighboring properties. There's
3 nothing about that site development plan that would keep -- make
4 that project consistent with the single-family neighborhood we
5 live in. And the 100-foot setback also to the river that's
6 mainly swamp land probably needs a 200-foot setback.
7 The commercial property that's already zone CM is very
8 low off of 56th Street. He's going to require numerous yards of
9 fill. And would -- I think, create runoff pollution into the
10 Hillsborough River, especially if the parking lot -- if it's
11 proposed and allowed, is not concrete. If he does asphalt
12 parking lot, it would let the (inaudible) asphalt into the river
13 also. There's plenty other people (inaudible).
14 HEARING MASTER: Okay. Thank you.
15 UNIDENTIFIED SPEAKER: Sir. Sir.
16 HEARING MASTER: Mr. McLanus.
17 MR. McLANUS: Yes.
18 HEARING MASTER: Sign in him with the clerk, please.
19 Thank you.
20 MS. STILLWELL: My name is Marilyn Stillwell. I live
21 at 7802 North 58th -- 58th Street. A small street in our small
22 little neighborhood. We moved there originally in 1965. Most
23 of us have lived in this area for many, many years. We're used
24 to walking our pets and our dogs and children on the road.
25 There's not a traffic, there's no through streets in our

neighborhood. So we feel safe, kind of walking at night and -- and not having to watch out for cars. Occasionally, someone does get lost and we direct them over to the other side of the street, but it is a quiet neighborhood. I do believe that getting out of our neighborhood now is challenging. We have one light. There's no left turn. So if this proposal goes out onto 56th Street, people will not be able to turn left and they're going to try to cheat that light and even the medians that we all use are all very crowded and very difficult to get across the street.

And finally, I wanted to say that we are all on septic and sewer and there's no city water. So the river as we've been there for many years continues to get worse and we would hope that the river would have some protection from from all of this.

HEARING MASTER: All right. Thank you, ma'am.

MS. KNOX: My name is Carrie Knox. I'm a resident at 5610 Neal Drive. My -- I've been in that neighborhood my whole life, for 40 years. And as she said, it's always been a very nice, quiet neighborhood that we -- that we really do feel safe in. And with this new addition coming in, my main concern is not only the southbound traffic on 56th that is going to have to either come down Puritan to take a left and is going to cause extra traffic there or coming down to Neal Drive where people are already coming down to -- to cheat that -- cheat the light as she says, to come down that way. And we've got my neighbor

across the street. Unfortunately, they were unable to make it tonight. They have small children that are in the neighborhood on bikes, walking around all the time. There's another family on the backside that they're with the kids on the -- on the tricycles and all that. And we just -- I -- I really have a -- a severe concern for the additional traffic that's going to be added to 57th Street and -- and just for the -- for the safety of our -- of our neighbors, is -- is my main concern.

HEARING MASTER: All right. Thank you, ma'am.

MR. BEST: This is Kelvin Best. Kelvin and Gail Best, 7804 North 57th Street. Over the 49 years we've been paying taxes there, the -- once -- residential property right on 56th Street has been rezoned, rezoned, rezoned. That's immediate adjacent to our property and has increased no -- noise from all day long to all night long, from the commercial businesses that have been established there, as well as traffic trying to get in and around that light. Again, it upsets me that not only is the property immediately on 56th Street in this project going to create problems, but they're actually encroaching into the neighborhood by removing another house. So it's not just on a little strip along 56th Street. Like others have said, traffic I'm sure will increase, noise I'm sure will increase and I just think it's a shame that the County would allow a house being taken down which encroaches right into the neighborhood. Thank you.

1 HEARING MASTER: Yes, sir. Thank you. Is there
2 anyone else who wishes to speak to this application? Anyone
3 else who wishes to speak to this application?
4 All right. Development Services, do you have any --
5 anything further?
6 MR. GRADY: Nothing further.
7 HEARING MASTER: Okay. And then back to the
8 applicant, rebuttal and summation?
9 MR. PRESSMAN: Thank you, Hearing Officer. And with
10 great respect to the neighbors who came down tonight to speak to
11 this issue, I think it's been made very clear that there'll be
12 no access under Puritan Road. There'll be no direct access into
13 the local neighborhood, only at 56th, which would have to be
14 approved by the County and by FDOT. And it's also important to
15 note, as -- as you're aware, that at this point, transportation
16 apartment -- transportation department, the County has signed
17 off on this rezoning with no objections.
18 The reality is that this is a small change. According
19 to the staff report, currently it would allow two dwelling
20 units. This will, if approved, would allow five multi-family
21 units. That is really a very low change in the area. And the
22 staff report notes that it would be just an increase of three
23 vehicles in the a.m. peak hour and to -- I'm sorry and three in
24 the p.m. peak hour as well.
25 So in regard to impacts to the community, we made sure

1 that the impact is on 56th, which is the main arterial, the --
2 the two agencies to agree with that or accept it and approve it.
3 And then finally, regarding the zone reports, and not to beat
4 this down, but both the Planning Commission Zoning Staff have
5 found it compatible along with the local community plan. So we
6 appreciate your attention and the comments by the local
7 residents and ask for your consideration. Thank you.
8 HEARING MASTER: All right. Mr. Pressman, just a
9 couple of questions too. There was an issue raised about 30
10 parking spaces on a site plan, and I'm not sure that I've even
11 seen that site in the record, but there are five -- potentially
12 five dwelling units that can be built with this zoning if the
13 zoning is approved, is that correct?
14 MR. PRESSMAN: That's correct.
15 HEARING MASTER: Okay. Then, there was a mention of
16 an environmental concern related to septic tanks and this
17 property is in the urban services area, so it will be served by
18 sanitary sewer, is that correct?
19 MR. PRESSMAN: The staff reports note it is in the
20 utility service area. Water, wastewater for City of Tampa.
21 HEARING MASTER: All right. So no additional septic
22 tanks, is that accurate?
23 MR. PRESSMAN: My understanding is that we're in the
24 serve -- urban service area and the staff is indicating in the
25 report that we are in the utility service area by the City of

Tampa. Yes.

HEARING MASTER: Okay. All right. Thank you very much. Anything further --

MR. GRADY: Madam -- Madam Hearing Officer, just for your information, the -- one of the residents submitted a plan that they must have gotten from the applicant. We gave it to the Clerks, so it's in the record. So you can certainly take a look at that. But I -- I -- a quick look at that, I think it involved some additional parcels that they were planning on -- but -- but it's in the records, so you can take a look at it.

HEARING MASTER: Okay. So I'm not sure the applicant could -- could hear that. So there's been one of the residents submitted a plan into the record, so that'll -- that'll show up on Optix and we'll take a look.

MR. PRESSMAN: There's -- there's a plan that we've worked up working with a standard zoning to see how things would work or potentially could work. But there is a plan. It's -- it's clearly doesn't have a PD. It's a standard and it's a plan that we've been trying to work through or put forward as a conceptual in regard to standard rezoning. Yes.

HEARING MASTER: All right. Thank you, Mr. Pressman.

MR. PRESSMAN: Thank you.

HEARING MASTER: All right. Then that will close the hearing on Rezoning Standard 22-0927.

Hillsborough County City-County Planning Commission

Unincorporated Hillsborough County Rezoning	
Hearing Date: December 12, 2022 **Report Prepared:** November 30, 2022	**Petition: RZ 22-0927** **5606 Puritan Road** *Northeast of the Puritan Road and 56th Street North intersection*
Summary Data:	
Comprehensive Plan Finding:	**CONSISTENT**
Adopted Future Land Use:	**Residential-6 (6 du/ga; 0.25 FAR)**
Service Area	**Tampa Urban**
Community Plan:	**East Lake Orient Park**
Rezoning Request:	Residential - Single-Family Conventional-3 (RSC-3) to Residential Multi-Family Conventional-6 - Restricted (RMC-6 – R) for multi-family units.
Parcel Size (Approx.):	0.98 +/-acres (42,688.8 square feet)
Street Functional Classification:	Puritan Road – **Local** 56th Street North – **Principal Arterial**
Locational Criteria	N/A
Evacuation Zone	C, D, and E

Plan Hillsborough
planhillsborough.org
planner@plancom.org
813 – 272 – 5940
601 E Kennedy Blvd
18th floor
Tampa, FL, 33602

Context

- The +/- 0.98 acre subject property is located east of North 56th Street and north of Puritan Road. The site is located within the Tampa Urban Service Area and is located within the limits of the East Lake Orient Park Community Plan.

- The site has a Future Land Use designation of Residential-6 (RES-6) with typical uses of residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects and mixed-use development. Non-residential uses shall meet established locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element. RES-6 surrounds the site on all sides. Further west of the site is Office Commercial-20 (OC-20).

- The subject site is currently zoned as Residential - Single-Family Conventional-3 (RSC-3). RSC-3 is located east of the subject site. To the south and west of the site are Planned Developments (PD). In addition, to the immediate west is Commercial Neighborhood (CN) zoning. Further west of the site is Residential - Single-Family Conventional-6 (RSC-6). Residential - Single-Family Conventional-4 (RSC-4) is located further southeast of the site.

- The subject site is currently single family residential and is surrounded primarily by single-family residential uses. Light commercial uses are located to the west and south. To the west are vacant and multi-family uses.

- The applicant requests Residential - Single-Family Conventional-3 (RSC-3) to Residential Multi-Family Conventional-6 - Restricted (RMC-6 – R) for 6 multi-family units.

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 (USA)

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

Policy 1.4: *Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and*

architecture. Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

RELATIONSHIP TO LAND DEVELOPMENT REGULATIONS

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

***Policy 9.2**: 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.*

ENVIRONMENTAL CONSIDERATIONS

***Objective 13:** New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Conservation and Aquifer Recharge Element and the Coastal Management Element of the Comprehensive Plan.*

***Policy 13.3:** Environmentally Sensitive Land Credit*

Density and FAR calculations for properties that include wetlands will comply with the following calculations and requirements for determining density/intensity credits:

Wetlands are considered to be the following:

Conservation and preservation areas as defined in the Conservation and Aquifer Recharge Element

Man-made water bodies as defined (including borrow pits).

If wetlands are less than 25% of the acreage of the site, density and intensity is calculated based on:

Entire project acreage multiplied by Maximum intensity/density for the Future Land Use Category
If wetlands are 25% or greater of the acreage of the site, density and intensity is calculated based on:

Upland acreage of the site multiplied by 1.25 = Acreage available to calculate density/intensity based on

That acreage is then multiplied by the Maximum Intensity/Density of the Future Land Use Category

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 16.7: *Residential neighborhoods shall be designed to include an efficient system of internal circulation and street stub-outs to connect adjacent neighborhoods together.*

Policy 16.8*: The overall density and lot sizes of new residential projects shall reflect the character of the surrounding area, recognizing the choice of lifestyles described in this Plan.*

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

Policy 16.11: *Within residential projects, site planning techniques shall be encouraged to ensure a variety and variation of lot sizes, block faces, setbacks and housing types.*

Policy 16.16: Application of Densities to Lands Fronting Water Bodies
In addition to the restrictions on the calculations of densities and on the prohibition against the use of naturally occurring open water bodies for density credits, the determination of the appropriate levels of density during the development review process for lands fronting on water bodies, as previously defined, shall be further limited to a density level comparable and compatible with other development parcels and lots fronting on lakes, streams and rivers. In the case of lakes, comparable and compatible development shall be determined by at least 51% of the land area adjacent to the lake having been developed in a similar fashion. In the case of

streams and rivers, the 51% development pattern described above shall extend one-half mile from the subject parcel along either side of the stream or river. The purpose of this restriction is to insure the continuation and protection of the established large lot, lower density residential land uses and character of lands fronting on Hillsborough County's lakes, streams and rivers, and to prevent the application of other provisions in the Land Use Element from being construed as granting higher density uses in those locations.

Livable Communities Element

East Lake Orient Park Community Plan

Neighborhood Identity – Promote development that recognizes the needs and distinct identities of the East Lake-Orient Park neighborhoods and enhances the quality of life.

Preserve existing single family residential (R-6) and allow no further expansion of Residential – 20 (R-20) in the area west of North 56th Street to the City of Tampa and north of Hanna Avenue to the City of Temple Terrace as indicated on the East Lake-Orient Park Community Plan Preferred Elements Map.

Environmental and Sustainability Section (E&S)

***Objective 3.5**: Apply adopted criteria, standards, methodologies and procedures to manage and maintain wetlands and/or other surface waters for optimum fisheries and other environmental values in consultation with EPC.*

***Policies: 3.5.1** Collaborate with the EPC to conserve and protect wetlands and/or other surface waters from detrimental physical and hydrological alteration. Apply a comprehensive planning-based approach to the protection of wetland ecosystems assuring no net loss of ecological values provided by the functions performed by wetlands and/or other surface waters authorized for projects in Hillsborough County.*

***3.5.2:** Collaborate with the EPC through the land planning and development review processes to prohibit unmitigated encroachment into wetlands and/or other surface waters and maintain equivalent functions.*

***3.5.4:** Regulate and conserve wetlands and/or other surface waters through the application of local rules and regulations including mitigation during the development review process.*

Staff Analysis of Goals, Objectives, and Policies:

The +/- 0.98 acre subject property is located east of North 56th Street and north of Puritan Road. The site is located within the Tampa Urban Service Area and is located within the limits of the East Lake Orient Park Community Plan. The subject site's Future Land Use (FLU) is Residential-6 (RES-6). The applicant requests Residential - Single-Family Conventional-3 (RSC-3) to Residential Multi-Family Conventional-6 - Restricted (RMC-6 – R) for multi-family units. The applicant has agreed to a condition of restriction to provide a 100 foot setback on the northern property line along the shoreline.

Residential-6 (RES-6) Future Land Use category surrounds the site. Further west of the site is Office Commercial-20 (OC-20). According to Appendix A of the Future Land Use Element, the intent of the RES-6 Future Land Use is "to designate areas that are suitable

for low density residential development". The proposed rezoning to RMC-6–R is consistent/compatible with the RES-6 FLU category. The proposed rezoning also meets the intent of Objective 1 and 1.4. The site is in the Urban Service Area where 80% of the future growth of the county is to occur. The maximum density on site permitted per the RES-6 FLU category is five (5) dwelling units.

Per Objective 9 and Policy 9.2 of the FLUE, all new developments are required to meet and exceed all local, state, and federal land development regulations. The applicant will be providing restrictions that address all transportation issues. Since the proposed project does meet all transportation standards under the LDC, the proposed is consistent with Objective 9 and Policy 9.2.

The subject site has wetlands. The EPC Wetlands Division has reviewed the proposed rezoning and determined that a resubmittal is not necessary for the site plan's current configuration. Given that there is a separate approval process for wetland impacts with the Environmental Protection Commission and they currently do not object, Planning Commission staff finds this request consistent with Objective 13 and associated policies in the FLUE and Objective 3.5 and associated policies in the E&S.

The proposed rezoning meets the intent of Objective 16 and Policies 16.1, 16.2, and 16.3, as the request is for residential zoning to allow for different housing types in a mostly residential area. The proposed rezoning is compatible with the surrounding area, which includes single family residential uses, multi-family, vacant, and light commercial uses.
The proposed rezoning meets the intent of Policy 16.16 that intends to preserve the residential character of sites fronting rivers and lakes. In this case the applicant has agreed to a condition of restriction to provide a 100 foot setback on the northern property line along the shoreline so that the low density character of that part of the site will remain complementary to neighboring properties. That restriction is essential to this rezoning being found consistent with the Comprehensive Plan.

The subject site is within the limits of the East Lake Orient Park Community Plan. The Community Plan recognizes the preferred development pattern or preserving existing single family residential (RES-6). The proposed rezoning to RMC-6 – R for housing will preserve the existing single family residential development pattern in the area. The request meets the intent of the East Lake Orient Park Community Plan.

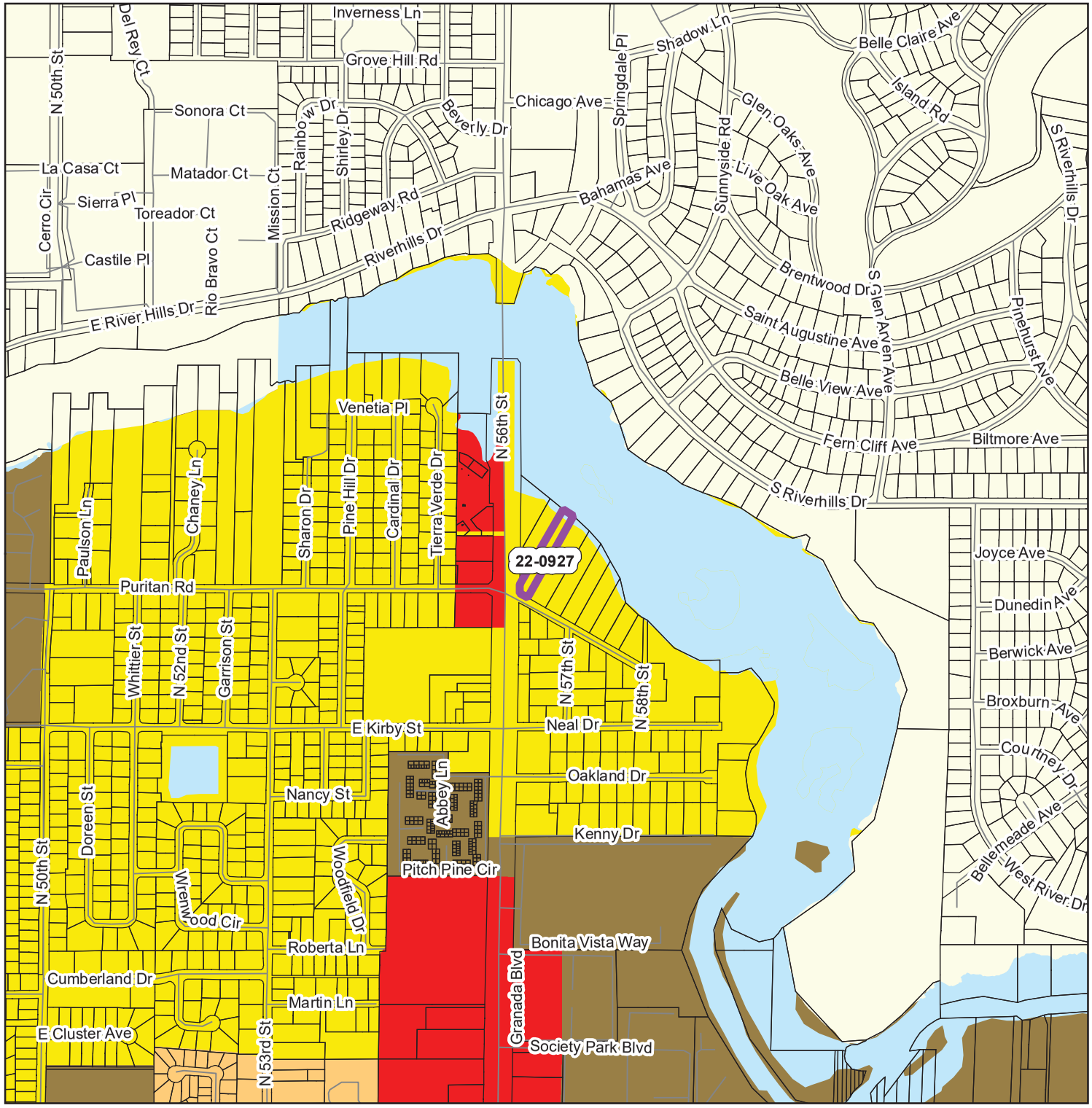
Overall, staff finds that the proposed rezoning does not meet all local, state, and federal land development regulations. The request would allow for a development that is inconsistent with the Goals, Objectives, and Policies of the Future Land Use Element of the *Unincorporated Hillsborough County Comprehensive Plan.*

Recommendation

Based upon the above considerations, Planning Commission staff finds the proposed rezoning **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan,* subject to restrictions proposed by the Development Services Department.

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ PD 22-0927



Rezonings

- <all other values>

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

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

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser.
REPRODUCTION: This sheet may not be reproduced in part or full for sale to anyone without specific approval of the Hillsborough County City-County Planning Commission.
ACCURACY: It is intended that the accuracy of the base map comply with U.S. national map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, see the appropriate source.

N
W E
S

0 460 920 1,380 1,840 Feet

Map Printed from Rezoning System: 8/10/2022

Author: Beverly F. Daniels

File: G:\RezoningSystem\MapProjects\HC\Greg_hcRezoning - Copy.mxd

Hillsborough County City-County Planning Commission

AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: ~~9/12/2022~~
Revised: 12/01/2022

REVIEWER: Alex Steady, AICP, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: ELOP

PETITION NO: STD 22-0927

[ ] This agency has no comments.

[X] 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 28 average daily trips, 3 trips in the a.m. peak hour, and 3 trips in the p.m. peak hour.
- Transportation Review Section staff has no objection to the proposed rezoning.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 0.97 acres from Residential Single Family Conventional -3 (RSC-3) to Residential Duplex Conventional – 6 Restricted (RDC-6-R). The subject site is located on the Northeast side of the intersection of 56th Street and Puritan Road. The Future Land Use of the property is Residential – 6 (R-6).

The initial transportation staff report submitted on 9/12/2022 sited issues related to access spacing and corner clearance on Puritan Road which caused transportation staff to object to the proposed rezoning. The applicant has since proposed restrictions to the rezoning that address all of the transportation related issues and as a result, transportation staff has no objection to the proposed rezoning.

The applicant proposed the following two restrictions:

1. Through approval of a unified site development plan consisting of folios 38859.0000 and 38858.0000 access to the subject parcel (folio 38858.0000) shall be provided through folio 38859.0000. Access to Puritan Road shall be prohibited.

2. In the event a unified site development plan consisting of folios 38859.0000 and 38858.0000 is not approved, development of the parcel shall be limited to one single-family dwelling unit with access for the single-family development to Puritan Road.

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.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-3, 2 Single-Family Detached Dwelling Units (ITE LUC 210)	19	1	2

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RDC-6, 5 Single-Family Detached Dwelling Units (ITE LUC 210)	47	4	5

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	**+28**	**+3**	**+3**

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Puritan Road is a publicly maintained, 2-lane, undivided, substandard, local roadway characterized by +/- 16 feet of pavement. There are no bicycle lanes, sidewalks, or curb and gutter along Puritan Road in the vicinity of the proposed project. 56th Street is an FDOT maintained, 4 lane, divided, principal arterial roadway characterized by +/- 12 foot travel lanes. There are sidewalks and curb and gutter on both sides of the roadway within the vicinity of the proposed project.

SITE ACCESS

The site will be required to take access through folio 38859.0000 to 56th Street. In the event a unified site development plan consisting of folios 38859.0000 and 38858.0000 is not approved, development of the parcel shall be limited to one single-family dwelling unit with access for the single-family development to Puritan Road. 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 (LOS)

Puritan Road is not a regulated roadway and as such was not included in the Level of Service Report.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
56TH STREET	HILLSBOROUGH AVE	RIVERHILLS DR	D	C

Source: Hillsborough County 2020 Level of Service Report.

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**
Puritan Road	County Local - Urban	2 Lanes ☒Substandard Road ☐Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
56th Street	FDOT Principal Arterial - Urban	4 Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐Not applicable for this request			
	Average Annual Daily Trips	**A.M. Peak Hour Trips**	**P.M. Peak Hour Trips**
Existing	19	1	2
Proposed	47	4	5
Difference (+/-)	+28	+3	+3

*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		Vehicular & Pedestrian	None	Meets LDC
South		Vehicular & Pedestrian	None	Meets LDC
East		Vehicular & Pedestrian	None	Meets LDC
West		Vehicular & Pedestrian	None	Meets LDC
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.

4.0 Additional Site Information & Agency Comments Summary			
Transportation	**Objections**	**Conditions Requested**	**Additional Information/Comments**
☐ Design Exception/Adm. Variance Requested ☐ Off-Site Improvements Provided	☒ Yes ☐N/A ☐ No	☐ Yes ☒ No	See "Rationale for Objection" section of the staff report for additional information.

Florida Department of Transportation

RON DESANTIS
GOVERNOR

2822 Leslie Road
Tampa, FL 33612-6456

JARED W. PERDUE, P.E.
SECRETARY

August 2nd, 2022

Mixed Use Residential/Commercial Property

5606 Puritan Rd. at 56th St.
SR 583
10 330 000
MP 3.812 Rt Rdwy
Class 5 @ 45 MPH_
Folio # 038859-0000

RE: Pre-Application Meeting Request

THIS DOCUMENT IS NOT A PERMIT APPROVAL

THE COMMENTS AND FINDINGS FROM THIS PRE-APPLICATION MEETING MAY BE SUBJECT TO CHANGE AND MAY NOT BE USED AS A BASIS OF APPROVAL AFTER 2/2/2023

Attendees:

Guests: Todd Pressman, James Ratliff, Rick Perez, and Alex Steady

FDOT Staff: Todd Croft, Mecale' Roth, Dan Santos, Lindsey Mineer, Antonius Lebrun, and Luis Mejia

Proposed Conditions: This development is proposing new access to SR 583, a class 5 roadway with a posted speed limit of 45 MPH. Florida Administrative Code, Rule Chapter 14-97, requires 245' driveway spacing, 660' directional, 1320' full median opening spacing, and 1320' signal spacing requirements.

FDOT Recommendations:

1. Proposing a new right in/right out driveway on 56th St. and removing the existing driveway on Puritan Rd.

2. Verify location options with Hart. The Department would like the bus stop to be on the north side of the driveway to allow for a clear line of sight when exiting the driveway.
3. New driveway location needs to be shifted north as much as possible, while still allowing space for the bus stop to be on the north side of the new driveway.
4. Remove and restore existing curb cut.
5. Construct new driveway to have 35' radii.
6. A sidewalk connection will be required near the bus stop and driveway.
7. Provide a cross access stub-out to the north for future use. Label it on the plans as a shared access facility, or "SAF".
8. Provide existing and proposed drainage maps.
9. If site drains to the state system or there is an existing structure or system, either active or inactive, in the existing or proposed condition, then a drainage permit will be required. If it does not discharge to any state system, then it may qualify as a drainage exemption. Complete the attached exception questionnaire to determine which you will need to apply for.
10. If applying for an exception, include the completed questionnaire in the submittal package.

Summary: After reviewing and discussing the information presented in this meeting, the Department has determined we are

☒ in favor (considering the conditions stated above)
☐ not in favor
☐ willing to revisit a revised plan

If you do not agree with the pre application meeting findings or wish to appeal a permit denial, you may schedule a meeting with the AMRC. Contact Traffic Ops, David Ayala, at 813-975-6717.

The access, as proposed in this meeting, would be considered

☐ conforming
☒ non-conforming
☐ N/A (no access proposed)

in accordance with the rule chapters 1996/97 for connection spacing. The following state permits will need to be applied for on our One Stop Permitting website (osp.fdot.gov):

☒ access-category A or B
☒ access-category C, D, E, or F
☐traffic study required
☐ access safety upgrade
☐ drainage
or
☒ drainage exception
☐ construction agreement
☐ utility
☐ general Use
☐ other_____

Thank you for giving us the opportunity to review and discuss this project in advance. Please feel free to contact me with any questions. We look forward to working with you again.

Respectfully,

Mecale' Roth

Permit Coordinator II
Tampa Operations
Office - 813-612-3237
M-Th 7 AM-5:30 PM

Additional Comments/Standard Information:

(These comments may or may not apply to this project, they are standard comments)

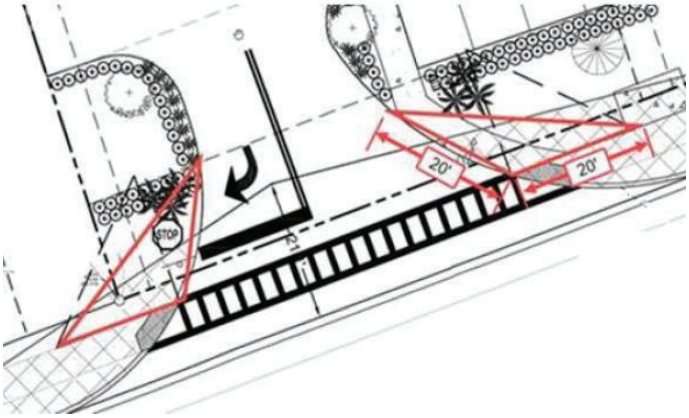
1. Document titles need to reflect what the document is before it is uploaded into OSP, and please do not upload unnecessary documents.

2. Documents need to be signed and sealed or notarized.
3. Include these notes with the application submittal.
4. Permits that fall within the limit of a FDOT project must contact project manager, provide a work schedule, and coordinate construction activities prior to permit approval.
5. Plans shall be per the current Standard Plans and FDM.
6. Any relocation of utilities, utility poles, signs, or other agency owned objects must be coordinated with the Department and the **existing and proposed location** must be clearly labeled on the plans. Contact the Permits Department for more details and contact information.
7. All the following project identification information must be on the Cover Sheet of the plans:
    a. all associated FDOT permit #'s
    b. state road # (& local road name) and road section ID #
    c. mile post # and left (Lt) or right (Rt) side of the roadway (when facing north or east)
    d. roadway classification # and posted speed limit (MPH)
8. All typical driveway details are to be placed properly:
    a. 24" thermoplastic white stop bar equal to the lane width placed 4' behind crosswalk or a minimum of 25' in front of it
    b. 36" stop sign mounted on a 3" round post, aligned with the stop bar
    c. if applicable, a "right turn only" sign mounted below the stop sign (FTP-55R-06 or FTP-52-06)
    d. double yellow 6" lane separation lines
    e. 6' wide, high emphasis, ladder style crosswalk straddling the detectable warning mats
    f. warning mats to be red in color unless specified otherwise
    g. directional arrow(s) 25' behind the stop bar
    h. all markings on concrete are to be high contrast (white with black border)
    i. all striping within and approaching FDOT ROW shall be thermoplastic

9. **Lighting of sidewalks and/or shared paths must be to current standards** (FDM section 231). Newly implemented FDOT Context classifications updated the required sidewalk widths (FDM section 222.2.1.1). Where sidewalk is being added and/or widened, the lighting will be analyzed to ensure sidewalks are properly lighted per FDOT FDM standards. Reference the following link for details: https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf_2https://fdotwww.blob.c

ore.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf_2

10. Maintain 20' x 20' pedestrian sight triangles and draw the triangles on the plans to show there are no obstructions taller than 24" within the triangles. Also, no parking spaces can be in these triangles Measure 20' up the sidewalk and 20' up the driveway from the point at which the sidewalk meets the driveway. Here is an example of what these triangles look like and how they are positioned.

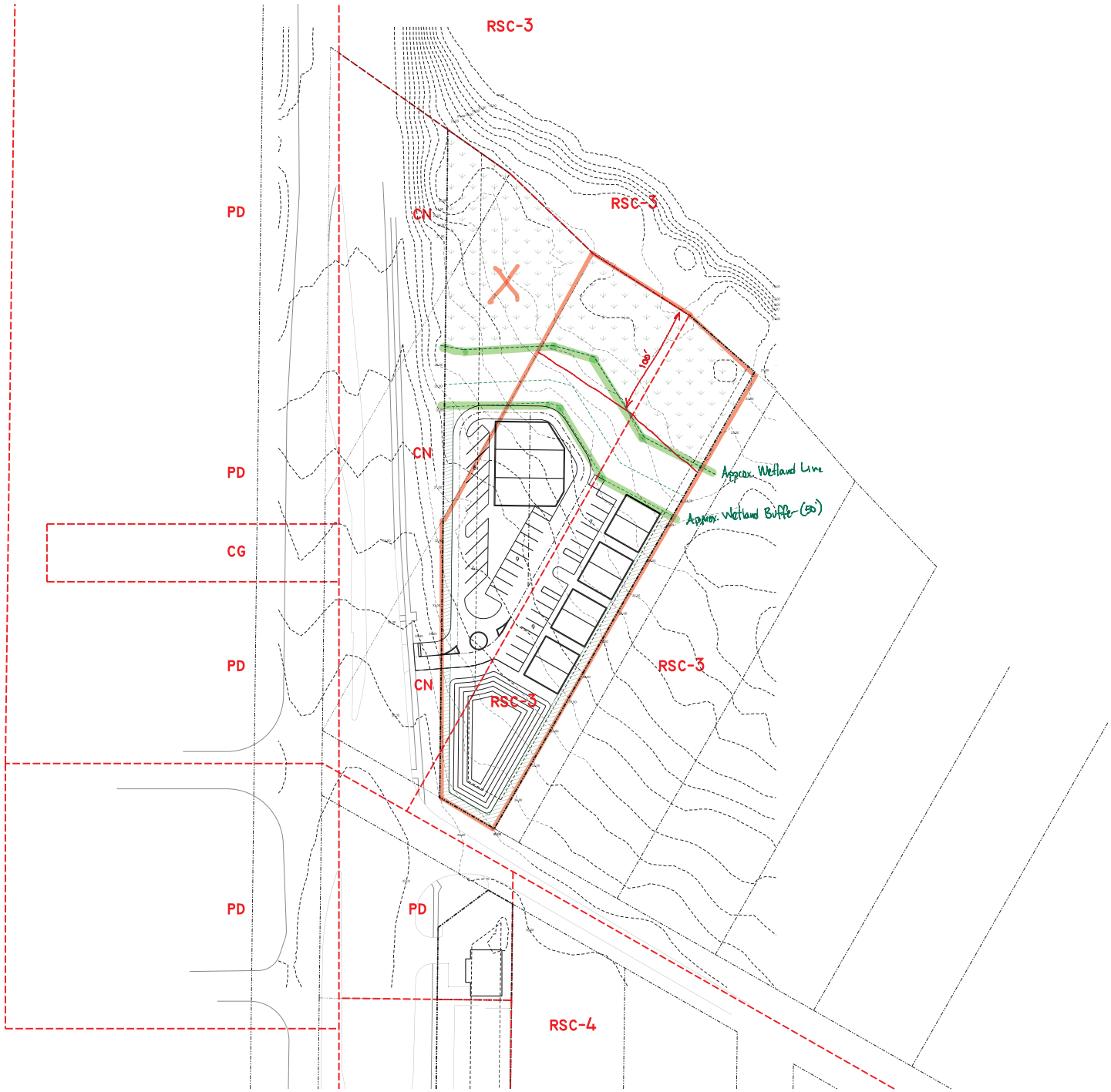


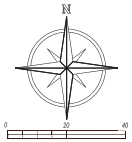
27-Jul-22

ITE Trip Generation Rates - 9th Edition

(copyrights, Institute of Transportation Engineers)

Description/ITE Code	Units	ITE Vehicle Trip Generation Rates (peak hours are for peak hour of adjacent street traffic unless highlighted)								Expected Units	Total Generated Trips			Total Distribution of Generated Trips					
		Weekday	AM	PM	Pass-By	AM In	AM Out	PM In	PM Out		Daily	AM Hour	PM Hour	AM In	AM Out	Pass-By	PM In	PM Out	Pass-By
EXISTING USE																			
Single Family Homes 210	DU	9.52	0.75	1.00		25%	75%	63%	37%	1.0	10	1	1	0	1	0	1	0	0
PROPOSED USE																			
Apartment 220	DU	6.65	0.51	0.62		20%	80%	65%	35%	9.0	60	5	6	1	4	0	4	2	0
Shopping Center 820 Rate	KSF^2	42.70	0.96	3.71	34%	62%	38%	48%	52%	4.5	192	4	17	2	1	1	5	6	6
Net Gain / Loss Vehicle Trips											*242* GAIN	*8* GAIN	*21* GAIN	*2* GAIN	*4* GAIN	*1* GAIN	*8* GAIN	*7* GAIN	*6* GAIN





SITE DATA:

1. PROPERTY ID: 038857-0000
   038858-0000
   038859-0000 (5606 PURITAN RD)
2. ADDRESS: 5605 PURITAN RD
   TAMPA, FL 33617
3. ZONING: CN (COMMERCIAL NEIGHBORHOOD) & RSC-3 (RESIDENTIAL
4. FLU: R-6
5. SETBACKS

	CN	RSC-3
a. FRONT:	30FT	25FT
b. SIDE:	10 & 11'	7.5FT
c. REAR:	10 & 11'	25FT
6. MIN LOT AREA:	7,000SF	14,520SF
7. MIN LOT WIDTH:	70FT	75FT
8. MAX BUILDING HGT:	35FT	35FT
9. MAX FAR:	0.20	N/A
10. MAX BUILDING:	20%	32%
11. MAX ISR:	60%	N/A

END NOTES

[10] Yards shall be as required in 6.01.03 - Lots; Dimensional, Access and Related; 6.06.06 - Buffering And Screening Requirements, and 6.11.00- Special And Conditional Uses by use.

[11] For non-residential districts abutting residential districts, buffers shall be increased over the required buffer area one foot for very ten feet of building length over 100 feet which is adjacent to those buffers. Parking, drives and retention areas are permitted in these increased buffer areas. In lieu of this requirement, buildings with a length over 100 feet which abut residential or agricultural districts, may provide a 30-foot buffer and screening with a resulting opacity of 75 percent at least eight feet in height within two years of planting, shall consist of the following:

1. A masonry wall eight feet in height and finished on all sides with brick, stone or painted/pigmented stucco; and
2. Lawn. Low growing evergreen plants, evergreen ground cover, or rock mulch covering the balance of the buffer; and
3. A row of evergreen shade trees which are not less than ten feet high at the time of planting, a minimum of two-inch caliper, and are spaced not more than 20 feet apart. The trees are to be planted within ten feet of the property line;

or

1. A masonry wall six feet in height and finished on all sides with brick, stone or painted/pigmented stucco; and
2. A row of evergreen ornamental trees which are not less than eight feet high at the time of planting, a minimum of two-inch caliper, and are spaced not more than 20 feet apart; and
3. A row of evergreen shade trees which are not less than ten feet high at the time of planting, a minimum of two-inch caliper, and are spaced not more than 20 feet apart. The trees are to be planted within ten feet of the property line.

PARKING NOTES:

1. PARKING
   COMMERCIAL – RETAIL (5 SPACE / 1,000GFA)
   5 SPACE / 1,000 GFA 4,415 GFA = 22 SPACES REQUIRED
   = 19 SPACES PROVIDED
   = NET (-)3 SPACES

   RESIDENTIAL – 1-2BDR APT (1 SPACE / 2.0 PER DU)
   1 SPACE / 2.05F X 8 DU = 16 SPACES REQUIRED
   = 16 SPACES PROVIDED
   = NET 0 SPACES

AREA TABLE:

ONSITE	PROPOSED				% OF SITE		
TOTAL LOT	93,625	SF	2.15	AC		100%	
Building Footprint (CDMM)	*4,415*	*SF*	*0.10*	*AC*	*4.7%*		
Building Footprint (RES)	*11,200*	*SF*	*0.26*	*AC*	*11.9%*		
TOTAL BUILDING	15,615	SF	0.36	AC		4.2%	0.04 FAR
Pavement	*21,237*	*SF*	*0.49*	*AC*	*22.6%*		
Sidewalk	*2,328*	*SF*	*0.05*	*AC*	*2.5%*		
Dumpster	*120*	*SF*	*0.00*	*AC*	*0.1%*		*(Bldg+Pump*
TOTAL IMPERVIOUS	23,685	SF	0.54	AC		41.9%	0.42 ISR
Green areas	*54,525*	*SF*	*1.25*	*AC*	*58.1%*		
TOTAL PERVIOUS	54,525	SF	1.25	AC		58%	
						100%	

COMMISSION

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AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 08/15/2022 **PETITION NO.:** 22-0927 **EPC REVIEWER:** Chantelle Lee **CONTACT INFORMATION:** (813) 627-2600 X 1358 **EMAIL:** leec@epchc.org	**COMMENT DATE:** 06/30/2022 **PROPERTY ADDRESS:** 5606 Puritan Road, Tampa, FL 33617 & vacant property to the north **FOLIO #:** 038858-0000 & 038859-0000 **STR:** 27-28S-19E
REQUESTED ZONING: RSC-3 and CN to RSC-6	

FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	6/28/2022
WETLAND LINE VALIDITY	No valid line
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetlands near northern portion of properties

The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:

- Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.

- The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.

- Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be

labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

INFORMATIONAL COMMENTS:
The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.

- The subject property contains wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed**.** Once delineated, surveys must be submitted for review and formal approval by EPC staff.

- Chapter 1-11, prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.

- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.

- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

Cl/mst

ec: Todd Pressman, todd@pressmaninc.com

WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: STD22-0927 **REVIEWED BY:** **Randy Rochelle** **DATE:** 6/17/2022

FOLIO NO.: 38858.0000 & 38859.0000

WATER

☒ The property lies within the City of Tampa Water Service Area. The applicant should contact the provider to determine the availability of water service.

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

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

WASTEWATER

☒ The property lies within the City of Tampa Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.

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

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

COMMENTS: _____.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management **DATE:** 13 June 2022

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

APPLICANT: Todd Pressman **PETITION NO:** RZ-STD 22-0927

LOCATION: Not listed

FOLIO NO: 38859.0000 & 38858.0000 **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 MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
Land Use Hearing Master

DATE: Monday, December 12, 2022

TIME: Commencing at 6:04 p.m.
Concluding at 9:15 p.m.

Reported via Cisco Webex Videoconference by:
Vicki Parent, CER No. 1255

1 MR. GRADY: The -- the first item is Agenda Item C.1,
2 Rezoning Standard 22-0927. The request is rezone from RSC-3
3 residential single-family conventional-3 to RMC-6 a Residential
4 Multi-Family Conventional-6. Isis Brown will provide staff
5 recommendation and recommendation after presentation by the
6 applicant.
7 MR. PRESSMAN: Good evening, Madam Hearing Officer to
8 present. Can you hear me?
9 HEARING MASTER: Yes.
10 MR. PRESSMAN: I'd like to share my screen. Can you
11 see that, please?
12 HEARING MASTER: Yes, we can.
13 MR. PRESSMAN: Okay. Thank you very much. This is a
14 Rezoning Standard 22-0927. We are currently RSC-3 and R-6
15 Future Land Use category. We're seeking to rezone to RMC-6 on a
16 .98 acre property, it's located very close to Temple Terrace.
17 This is a site as indicated by the property appraiser. It's
18 located on North 56th with account from 2017 at 44,500 vehicles
19 per day on average. This is a little closer look at the site.
20 The immediate areas all are six, both to the north and the
21 south. And zoning-wise, CN is abutting on the north and then
22 another CN parcel at the next parcel to the north subject
23 parcels here. RSC-3 is to the south.
24 The Zoning Department has indicated that this rezoning
25 would create a zoning development pattern that is consistent

with the existing zoning development pattern in the area and is supported by the Zone Department. The Planning Commission likewise is also support of noting that will allow for different housing types in a mostly residential area. They refer to quite a number of comp plan policies. The rest -- note the rezoning is compatible with the surrounding area and that the site has sensitivity to the wetlands and specifically the river plant policies. They also note the request intent of the East Lake Orient Park Community Plan. I would add that I would suggest that the parcel resulting to multi-family would provide a good transition from the CN into other parcels.

Let me stop sharing. And with the support of the departments, no objections from other departments considering that what's requested meets the future land use category, would ask your consideration. Thank you.

HEARING MASTER: All right. Mr. Pressman, and I understand this is a standard zoning, but it looks like the staff recommendation does recommend some restrictions. Is the applicant okay with those restrictions?

MR. PRESSMAN: Yes, we are. Thank you.

HEARING MASTER: All right. Thank you. I don't have any more questions for you. So we'll hear from County Development Services.

MS. BROWN: Good evening. Isis Brown, Development Services. Case 22-0927 Standard Rezone. The request is to

1 rezone from the existing residential single-family
2 conventional-3, RSC-3 Zoning District to the proposed RMC-6
3 residential multi-family conventional zoning district with
4 restrictions.
5 The restrictions address access limit -- limitations
6 for the parcel. The proposed zoning district of RMC-6 from its
7 development for areas of conventional multi-family dwelling
8 units such as duplexes, triplex', quad -- quadruplex' and town
9 home -- townhouse type structures in a low density living
10 environment in the conformance with the provisions of the
11 comp -- comprehensive plan. The current R -- RSC -- RSC-3
12 zoning district, the -- permits one dwelling unit per 14,520
13 square feet. And the proposed RMC-6 Zoning District will allow
14 one mult-family unit per 21,780 square feet.
15 The site is surrounded by a mixture of uses consistent
16 of single family residential, office and neighborhood and
17 general commercial type uses. The subject site is surrounded by
18 RES-4 Future Land Use categories, which permit -- permits
19 single-family residential office and neighborhood commercial
20 uses. The immediate properties are -- are various zoning
21 districts to the north, CN and the -- Hillsborough County River
22 RS -- RSC-3, PD 77-055 and Puritan Road to the south, RSC-3 and
23 River to the east. And then, of course, North 56th Street and
24 CN to the west.
25 The size and depth of the parcel in relation to other

1 adjacent properties, neighborhood and come commercial
2 residential uses would create a zoning pattern that is
3 consistent with the existing zoning and development pattern of
4 the Zoning District. The site is -- is within the Hillsborough
5 County River corridor, which is -- which is subject to Section
6 4.01.16 of the LDC. And the site is also located in a surface
7 water pro -- protection area, which is also subjected to LDC
8 Section 3.05.00.
9 To address concerns from the transportation review
10 staff regarding the adequacy of access upon redevelopment of the
11 site under the proposed RMC-6 Zoning District, the applicant has
12 proposed following restrictions, through approval of the unified
13 site development plan consistent of folios 38859.0000 and
14 38858.000 access to the subject parcel shall be provided through
15 Folio 38859.000. Access to Puritan Road shall be permitted.
16 In events a -- a unified site development plan
17 consistent of folios 38859.000 and 38858.000 is not approved,
18 development of the parcel shall be limited to one single-family
19 dwelling unit with access for the single-family development to
20 Puritan Road.
21 Based on the above consideration, staff finds the
22 request approvable with the restrictions read. I'm available
23 for any questions.
24 HEARING MASTER: Thank you, Ms. Brown. Just to
25 clarify one thing, please. On the recommendations, number one,

1 access to Puritan Road shall be prohibited, is that correct,
2 MR. PRESSMAN: That's -- that's correct, ma'am.
3 MS. BROWN: Sorry, I muted myself. If they're not --
4 it's prohibited if they're not allowed to if it's not
5 (inaudible).
6 HEARING MASTER: Thank you -- thank you very much.
7 All right. We'll hear from the Planning Commission, please.
8 MS. MILLS: Yeneka Mills, Planning Commission Staff.
9 I first want to state that there was a revised report that will
10 need to be uploaded to Optix that was given to Mr. Brian Grady.
11 We had a few typos and we wanted to have a revised report
12 submitted. Again, Yeneka Mills, Planning Commission Staff. The
13 subject property is located within the Residential-6 Future Land
14 Use classification, the urban service area and the East Lake
15 Orient Park Community Plan. The proposal rezoning to RMC-6
16 restricted is consistent and compatible with a Residential-6
17 future land use category. The proposed rezoning also meets the
18 intent of Objective One in 1.4. The site is located within the
19 urban service area, which is where 80% of the growth should
20 occur within unincorporated Hillsborough County. The maximum
21 density on the site that will be permitted is five dwelling
22 units.
23 The proposed rezoning meets the intent of Objective
24 16, Policy 16.1, 16.2 and 16.3 as the request is for rezone --
25 residential zoning to allow for a different housing type in a

1 mostly residential area. The proposal rezoning is compatible
2 with the surrounding area, which includes single family
3 residential uses, multi-family, vacant as well as like
4 commercial uses. The proposal rezoning means the intent of
5 Policy 16.16, that intends to preserve the residential character
6 of sites running along rivers and lakes. In this case, the
7 applicant has agreed to a condition I believe or restricting
8 some setback from the northern property line of the shoreline to
9 remain low denisty character with the area. The subject site is
10 within the limits of the East Lake Orient Community Plan. The
11 community plan recognizes the preferred development pattern or
12 preserving existing single-family residential-6.
13 And overall based on those considerations, Planning
14 Commission Staff finds the proposed rezoning consistent with the
15 unincorporated Hillsborough County Comprehensive Plan, subject
16 to restrictions proposed by Development Services. That
17 concludes my presentation.
18 HEARING MASTER: All right. Thank you. Planning
19 Commission. Can we go back to Development Services for a
20 second? I don't recall that restriction for that 100-foot
21 setback being in the staff report, but is that a --
22 MR. GRADY: I think -- I think the applicant had to
23 speak to that because if he offered that restriction, then we
24 can put in there. So again, that would be something the
25 applicant had to speak to if he -- if he agreed to a particular

setback from the -- from the river, then you would need to speak to that.

HEARING MASTER: Okay. Let me ask the applicant now, then, please. Mr. Pressman.

MR. PRESSMAN: Yes. As indicated in the Planning Commission Report, it is stated the applicant has agreed to a condition of restriction to provide a 100-foot setback on the northern property line. I -- I didn't know I had to specifically address that, but that is in the Planning Commission report and we do accept that.

MR. GRADY: We can add that the restrictions then, the 100 foot setback.

HEARING MASTER: All right. Thank you very much, appreciate that. So we'll go to the public then. Is there anyone here or online who wishes to speak in support of this application? I don't hear anyone. Is there anyone here or online who wishes to speak in opposition to this application?

Please come forward.

MR. McLANUS: Michael McLanus. I live at 5706 Neal Drive. The traffic nightmare going on to 56th Street in front of a bus stop a few 100 feet from a red light is going to create a traffic nightmare. The additional cars going southbound will have to make a U-turn at the red light to come back in front of the bus stop to turn into this property. The site plan showed over 30 parking spaces. This is not consistent with what this

neighborhood needs. Also, that 100-foot setback, they say would keep the -- consistent with the neighboring properties. There's nothing about that site development plan that would keep -- make that project consistent with the single-family neighborhood we live in. And the 100-foot setback also to the river that's mainly swamp land probably needs a 200-foot setback.

The commercial property that's already zone CM is very low off of 56th Street. He's going to require numerous yards of fill. And would -- I think, create runoff pollution into the Hillsborough River, especially if the parking lot -- if it's proposed and allowed, is not concrete. If he does asphalt parking lot, it would let the (inaudible) asphalt into the river also. There's plenty other people (inaudible).

HEARING MASTER: Okay. Thank you.

UNIDENTIFIED SPEAKER: Sir. Sir.

HEARING MASTER: Mr. McLanus.

MR. McLANUS: Yes.

HEARING MASTER: Sign in him with the clerk, please. Thank you.

MS. STILLWELL: My name is Marilyn Stillwell. I live at 7802 North 58th -- 58th Street. A small street in our small little neighborhood. We moved there originally in 1965. Most of us have lived in this area for many, many years. We're used to walking our pets and our dogs and children on the road. There's not a traffic, there's no through streets in our

1 neighborhood. So we feel safe, kind of walking at night and --
2 and not having to watch out for cars. Occasionally, someone
3 does get lost and we direct them over to the other side of the
4 street, but it is a quiet neighborhood. I do believe that
5 getting out of our neighborhood now is challenging. We have one
6 light. There's no left turn. So if this proposal goes out onto
7 56th Street, people will not be able to turn left and they're
8 going to try to cheat that light and even the medians that we
9 all use are all very crowded and very difficult to get across
10 the street.
11 And finally, I wanted to say that we are all on septic
12 and sewer and there's no city water. So the river as we've been
13 there for many years continues to get worse and we would hope
14 that the river would have some protection from from all of this.
15 HEARING MASTER: All right. Thank you, ma'am.
16 MS. KNOX: My name is Carrie Knox. I'm a resident at
17 5610 Neal Drive. My -- I've been in that neighborhood my whole
18 life, for 40 years. And as she said, it's always been a very
19 nice, quiet neighborhood that we -- that we really do feel safe
20 in. And with this new addition coming in, my main concern is
21 not only the southbound traffic on 56th that is going to have to
22 either come down Puritan to take a left and is going to cause
23 extra traffic there or coming down to Neal Drive where people
24 are already coming down to -- to cheat that -- cheat the light
25 as she says, to come down that way. And we've got my neighbor

across the street. Unfortunately, they were unable to make it tonight. They have small children that are in the neighborhood on bikes, walking around all the time. There's another family on the backside that they're with the kids on the -- on the tricycles and all that. And we just -- I -- I really have a -- a severe concern for the additional traffic that's going to be added to 57th Street and -- and just for the -- for the safety of our -- of our neighbors, is -- is my main concern.

HEARING MASTER: All right. Thank you, ma'am.

MR. BEST: This is Kelvin Best. Kelvin and Gail Best, 7804 North 57th Street. Over the 49 years we've been paying taxes there, the -- once -- residential property right on 56th Street has been rezoned, rezoned, rezoned. That's immediate adjacent to our property and has increased no -- noise from all day long to all night long, from the commercial businesses that have been established there, as well as traffic trying to get in and around that light. Again, it upsets me that not only is the property immediately on 56th Street in this project going to create problems, but they're actually encroaching into the neighborhood by removing another house. So it's not just on a little strip along 56th Street. Like others have said, traffic I'm sure will increase, noise I'm sure will increase and I just think it's a shame that the County would allow a house being taken down which encroaches right into the neighborhood. Thank you.

1 HEARING MASTER: Yes, sir. Thank you. Is there
2 anyone else who wishes to speak to this application? Anyone
3 else who wishes to speak to this application?
4 All right. Development Services, do you have any --
5 anything further?
6 MR. GRADY: Nothing further.
7 HEARING MASTER: Okay. And then back to the
8 applicant, rebuttal and summation?
9 MR. PRESSMAN: Thank you, Hearing Officer. And with
10 great respect to the neighbors who came down tonight to speak to
11 this issue, I think it's been made very clear that there'll be
12 no access under Puritan Road. There'll be no direct access into
13 the local neighborhood, only at 56th, which would have to be
14 approved by the County and by FDOT. And it's also important to
15 note, as -- as you're aware, that at this point, transportation
16 apartment -- transportation department, the County has signed
17 off on this rezoning with no objections.
18 The reality is that this is a small change. According
19 to the staff report, currently it would allow two dwelling
20 units. This will, if approved, would allow five multi-family
21 units. That is really a very low change in the area. And the
22 staff report notes that it would be just an increase of three
23 vehicles in the a.m. peak hour and to -- I'm sorry and three in
24 the p.m. peak hour as well.
25 So in regard to impacts to the community, we made sure

1 that the impact is on 56th, which is the main arterial, the --
2 the two agencies to agree with that or accept it and approve it.
3 And then finally, regarding the zone reports, and not to beat
4 this down, but both the Planning Commission Zoning Staff have
5 found it compatible along with the local community plan. So we
6 appreciate your attention and the comments by the local
7 residents and ask for your consideration. Thank you.
8 HEARING MASTER: All right. Mr. Pressman, just a
9 couple of questions too. There was an issue raised about 30
10 parking spaces on a site plan, and I'm not sure that I've even
11 seen that site in the record, but there are five -- potentially
12 five dwelling units that can be built with this zoning if the
13 zoning is approved, is that correct?
14 MR. PRESSMAN: That's correct.
15 HEARING MASTER: Okay. Then, there was a mention of
16 an environmental concern related to septic tanks and this
17 property is in the urban services area, so it will be served by
18 sanitary sewer, is that correct?
19 MR. PRESSMAN: The staff reports note it is in the
20 utility service area. Water, wastewater for City of Tampa.
21 HEARING MASTER: All right. So no additional septic
22 tanks, is that accurate?
23 MR. PRESSMAN: My understanding is that we're in the
24 serve -- urban service area and the staff is indicating in the
25 report that we are in the utility service area by the City of

Tampa. Yes.

HEARING MASTER: Okay. All right. Thank you very much. Anything further --

MR. GRADY: Madam -- Madam Hearing Officer, just for your information, the -- one of the residents submitted a plan that they must have gotten from the applicant. We gave it to the Clerks, so it's in the record. So you can certainly take a look at that. But I -- I -- a quick look at that, I think it involved some additional parcels that they were planning on -- but -- but it's in the records, so you can take a look at it.

HEARING MASTER: Okay. So I'm not sure the applicant could -- could hear that. So there's been one of the residents submitted a plan into the record, so that'll -- that'll show up on Optix and we'll take a look.

MR. PRESSMAN: There's -- there's a plan that we've worked up working with a standard zoning to see how things would work or potentially could work. But there is a plan. It's -- it's clearly doesn't have a PD. It's a standard and it's a plan that we've been trying to work through or put forward as a conceptual in regard to standard rezoning. Yes.

HEARING MASTER: All right. Thank you, Mr. Pressman.

MR. PRESSMAN: Thank you.

HEARING MASTER: All right. Then that will close the hearing on Rezoning Standard 22-0927.

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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

BEFORE: Susan Finch, Zoning Hearing Master
Land Use Hearing Master

DATE: Monday, November 14, 2022

TIME: Commencing at 6:00 p.m.
Concluding at 10:13 p.m.

Reported via Cisco Webex Videoconference by:
LaJon Irving, CER No. 1256

Item A.7 Rezoning PD 22-0853. This application is being continued by the applicant to the January 17, 2022 -- 2023 zoning hearing master hearing.

Item A.8 Rezoning PD 22-0857. This application is out of order to be heard and is being continued to the December 12, 2022 zoning hearing master hearing.

Item A.9 Rezoning PD 22-0865. This application is out of order to be heard and is being continued to the December 12, 2022 zoning hearing mastering hearing.

Item A.10 Rezoning PD 22-0866. This application is being continued -- is being continued by staff to the December 12, 2022 zoning hearing master hearing.

Item A. 11 major mod application 22-0867. This application is being continued by the applicant to the December 12, 2022 zoning hearing master hearing.

Item A.12 Rezoning PD 22-0877. This application is out of order to be heard and is being continued to the December 12, 2022 zoning hearing master hearing.

Item A.13 major mod application 22-0884. This application is out of order to be heard and is being continued to the December 12, 2022 zoning hearing master hearing.

Item A.13 major mod application 22-0884. This application is out of order to be heard and is being continued to the December 12, 2022 zoning hearing master hearing.

Item A.14 Rezoning Standard 22-0927. This application

is out of order to be heard and is being continued to December 12, 2022 zoning hearing master hearing.

Item A.15 Rezoning Standard 22-0945. This application is out of order to be heard and is being continued to the December 12, 2022 zoning hearing master hearing.

Item A.16 Rezoning PD 22-0948. This application is out of order to be heard and is being continued to the December 12, 2022 zoning hearing master hearing.

Item A.17 Rezoning PD 22-1082. This application is out of order to be heard and is being continued to the December 12, 2022 zoning hearing master hearing.

Item A.18 major mode application 22-1096. This application is being continued by the applicant to the December 12, 2022 zoning hearing master hearing.

Item A.19 Rezoning PD 22-1107. This application is being continued by the applicant to the December 12, 2022 zoning hearing mastering hearing.

Item A.20 major mod application 22-1116. This application is out of order to be heard and is being continued to the December -- is being continued to the December 12, 2022 zoning hearing master hearing.

Item A.21 major mod application 20 -- 22-1120. This application is out of order to be heard and is being continued to the December 12, 2022 zoning hearing master hearing.

Item A.22 Rezoning Standard 22-1169. This applicant

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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ZONE HEARING MASTER)
HEARINGS)
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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
Land Use Hearing Master

DATE: Monday, September 19, 2022

TIME: Commencing at 6:00 p.m.
Concluding at 8:34 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

Electronically signed by Christina Walsh (401-124-891-9213) afe53043-74de-4111-b4a4-eddc1a622eb4

1 time to work out some issues that would bring the
2 request more in line with the Planning Commission's
3 vision for the property.
4 My client has been in the hospital over the
5 past month, and I have not been able to work with
6 him on this. So we would very much appreciate a
7 continuance to the November hearing. Thank you.
8 HEARING MASTER HATLEY: Thank you.
9 Is there anyone here or online who wishes to
10 speak to the continuance of Rezoning 22-0698?
11 I don't hear anyone. All right. The
12 continuance request is granted, and
13 Rezoning 22-0698 is continued to the November 14th,
14 2022, Zoning Hearing Master meeting.
15 MR. GRADY: The next change on the agenda is
16 on page 7, item C-2, Rezoning-Standard 22-0927.
17 The applicant is requesting a continuance to the
18 November 14th, 2022, Zoning Hearing Master Hearing.
19 I believe the applicant's in the audience to
20 speak to the requested continuance.
21 MR. PRESSMAN: Good evening, Hearing
22 Officer. Todd Pressman, 200 Second Avenue North,
23 No. 451, St. Petersburg.
24 We're down to just the transportation
25 department, which gave us quite a few items just a

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1 couple of hours before the continuance date. So
2 we'd like to move it forward to November so we can
3 address those, which we think we'll be able to now.
4 Thank you.
5 HEARING MASTER HATLEY: All right. Thank
6 you.
7 Is there anyone here -- Mr. Pressman. Thank
8 you. Is there anyone here or online who wishes to
9 speak in opposition or support of the continuance
10 of Rezoning 22-0927?
11 All right. I don't hear anyone or see
12 anyone. All right. The continuance is granted.
13 Rezoning 22-0927 will be continued to the
14 November 14th, 2022, Zoning Hearing Master meeting.
15 MR. GRADY: The next change is on -- next
16 change to the agenda is on page 7 of the agenda,
17 item C-4, Standard Rezoning 22-1096. The
18 applicant's Martin Commercial Properties.
19 Staff is requesting a continuance of this
20 item to the October 17, 2021 [2022], Zoning Hearing
21 Master Hearing. There are still outstanding issues
22 regarding some interpretation issues and some legal
23 description issues that warrant further review of
24 this and therefore, that is the reasons asking for
25 the continuance. Again, continuance date will be

Electronically signed by Christina Walsh (401-124-891-9213) afe53043-74de-4111-b4a4-eddc1a622eb4

1 time to work out some issues that would bring the
2 request more in line with the Planning Commission's
3 vision for the property.
4 My client has been in the hospital over the
5 past month, and I have not been able to work with
6 him on this. So we would very much appreciate a
7 continuance to the November hearing. Thank you.
8 HEARING MASTER HATLEY: Thank you.
9 Is there anyone here or online who wishes to
10 speak to the continuance of Rezoning 22-0698?
11 I don't hear anyone. All right. The
12 continuance request is granted, and
13 Rezoning 22-0698 is continued to the November 14th,
14 2022, Zoning Hearing Master meeting.
15 MR. GRADY: The next change on the agenda is
16 on page 7, item C-2, Rezoning-Standard 22-0927.
17 The applicant is requesting a continuance to the
18 November 14th, 2022, Zoning Hearing Master Hearing.
19 I believe the applicant's in the audience to
20 speak to the requested continuance.
21 MR. PRESSMAN: Good evening, Hearing
22 Officer. Todd Pressman, 200 Second Avenue North,
23 No. 451, St. Petersburg.
24 We're down to just the transportation
25 department, which gave us quite a few items just a

Electronically signed by Christina Walsh (401-124-891-9213) afe53043-74de-4111-b4a4-eddc1a622eb4

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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

BEFORE: SUSAN FINCH
Land Use Hearing Master

DATE: Monday, August 15, 2022

TIME: Commencing at 6:00 p.m.
Concluding at 10:09 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

Electronically signed by Christina Walsh (401-124-891-9213) 29175698-b2fa-4f81-9de7-9d6ab68bea1c

1 Item A-18, Rezoning-PD 22-0865. This
2 application is being continued by the applicant to
3 the September 19, 2022, Zoning Hearing Master
4 Hearing.
5 Item A-19, Rezoning-PD 22-0866. This
6 application is being continued by the applicant to
7 the September 19, 2022, Zoning Hearing Master
8 Hearing.
9 Item A-20, Major Mod Application 22-0867.
10 This application is being continued by the
11 applicant to the September 19, 2022, Zoning Hearing
12 Master Hearing.
13 Item A-21, Rezoning-PD 22-0877. This
14 application is being continued by the applicant to
15 the September 19, 2022, Zoning Hearing Master
16 Hearing.
17 Item A-22, Major Mod Application 22-0884.
18 This application is out of order to be heard and is
19 being continued to the September 19, 2022, Zoning
20 Hearing Master Hearing.
21 Item A-23, Rezoning-Standard 22-0927. This
22 application is being continued by the applicant to
23 the September 19, 2022, Zoning Hearing Master
24 Hearing.
25 Item A-24, Rezoning-PD 22-0943. This

Electronically signed by Christina Walsh (401-124-891-9213) 29175698-b2fa-4f81-9de7-9d6ab68bea1c

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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

BEFORE: SUSAN FINCH
Land Use Hearing Master

DATE: Monday, July 25, 2022

TIME: Commencing at 6:00 p.m.
Concluding at 11:20 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

Electronically signed by Christina Walsh (401-124-891-9213) 26bf57bb-7fcf-4084-bed5-f6864d76b1fe

1 being continued to the September 19, 2022, Zoning
2 Hearing Master Hearing.
3 Item A-34, Rezoning-Standard 22-0927. This
4 application is out of order to be heard and is
5 being continued to the August 15, 2022, Zoning
6 Hearing Master Hearing.
7 Item A-35, Rezoning-Standard 22-0944. This
8 application is being continued by the applicant to
9 the August 15, 2022, Zoning Hearing Master Hearing.
10 Item A-36, Rezoning-Standard 22-0945. This
11 application is out of order to be heard and is
12 being continued to the August 15, 2022, Zoning
13 Hearing Master Hearing.
14 And item A-37, Rezoning-Standard 22-0986.
15 This application is being withdrawn from the Zoning
16 Hearing Master Hearing process.
17 That concludes all withdrawals and
18 continuances.
19 HEARING MASTER FINCH: All right. Thank you
20 very much. I appreciate it, Mr. Grady.
21 Let me start by going over our hearing
22 procedures for tonight's hearing. Our hearing
23 today consists of agenda items that require public
24 hearing by the Zoning Hearing Master.
25 I'll conduct a hearing on each agenda item

Electronically signed by Christina Walsh (401-124-891-9213) 26bf57bb-7fcf-4084-bed5-f6864d76b1fe

EXHIBITS SUBMITTED

DURING THE ZHM HEARING

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

DATE/TIME: 12/12/2022 HEARING MASTER: Pamela Jo Hatley

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

APPLICATION #	PLEASE PRINT
RZ 22-0927	NAME Todd Pressman (virtual) MAILING ADDRESS 334 S. East Lake Rd CITY Palm Harbor STATE FL ZIP 34685 PHONE 727-804-1760
RZ 22-0927	NAME Michael McLANUS MAILING ADDRESS 5706 Neal Dr CITY Tampa STATE FL ZIP 33617 PHONE 813 205-7824
RZ 22-0927	NAME MARILYN STILWELL MAILING ADDRESS 7802 N 58th St CITY Tampa STATE FL ZIP 33617 PHONE 813 361-1785
RZ 22-0927	NAME CARRIE KNOX MAILING ADDRESS 5610 NEAL DR CITY TAMPA STATE FL ZIP 33617 PHONE 813-504-3396
RZ 22-0927	NAME KELVIN BEST MAILING ADDRESS 7804 N 57TH ST CITY TAMPA STATE FL ZIP 33617 PHONE 813-985-5206
RZ 22-1496	NAME Arianny Salvia Cartaya MAILING ADDRESS 111 Seffner Ave CITY Seffner STATE FL ZIP 33584 PHONE 813 789 7929

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

DATE/TIME: 12/12/2022 HEARING MASTER: Pamela Jo Hatley

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

APPLICATION #	PLEASE PRINT
RZ 22-0567	NAME DENNIS PENTECOST MAILING ADDRESS 1207 S HOWARD AVE CITY TAMPA STATE FL ZIP 33606 PHONE 8135460908
RZ 22-0567	NAME TODD AMADEN MAILING ADDRESS 8515 PALM RIVER RD CITY TAMPA STATE FL ZIP 33619 PHONE 813 4242808
RZ 22-0567	NAME TIM MYERS MAILING ADDRESS 13126 LINCOLN RD CITY RIVERVIEW STATE FL ZIP 33578 PHONE 813-601-5236
RZ 22-0648	NAME David Wright (virtual) MAILING ADDRESS P.O. Box 273417 CITY Tampa STATE FL ZIP 33688 PHONE
ZZ-0686	NAME Michael Brooks MAILING ADDRESS 400 N. Tampa Street CITY Tampa STATE FL ZIP 33602 PHONE 813 543 5900
RZ 22-0877	NAME Maleia Storum MAILING ADDRESS 1410 N. Westshore Blvd. Suite 111 CITY tampa STATE FL ZIP 33607 PHONE 813-642-4924

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

DATE/TIME: 12/12/2022 HEARING MASTER: Pamela Jo Hatley

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

APPLICATION #	PLEASE PRINT
RZ 22-0877	NAME Christopher Ferrari (virtual) MAILING ADDRESS 3133 W. Frye Rd. #101 CITY Chandler STATE AZ ZIP 85226 PHONE 480-845-0400
MM-22-1120	NAME Hansh Choice MAILING ADDRESS 300 S. Belcher Rd CITY Clwt STATE Fl ZIP 33764 PHONE 727-709-0943
M M 22-1120	NAME Bruce Weir MAILING ADDRESS ~~9025~~ 9025 Causeway Blvd CITY TAMPA STATE Fl ZIP 33619 PHONE 813-220-6052
22-1195	NAME Sean Cashen MAILING ADDRESS 13825 Icot Blvd Ste 605 CITY Clearwater STATE FL ZIP 33760 PHONE 727-524-1818
22-1195	NAME William Sullivan MAILING ADDRESS 26336 State Road 19 CITY Howey in the Hills STATE FL ZIP 34737 PHONE 407-463-3173
22-1195	NAME Misty Lausch (virtual) MAILING ADDRESS 11935 Twilight Darner Place CITY Riverview STATE FL ZIP 33569 PHONE

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

DATE/TIME: 12/12/2022 HEARING MASTER: Pamela Jo Hatley

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

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

HEARING TYPE: ZHM, PHM, VRH, LUHO **DATE: December 12, 2022**

HEARING MASTER: Pamela Jo Hatley **PAGE: _1_ OF 1**

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 22-0927	Brian Grady	1. Revised staff report	Yes (Copy)
RZ 22-0927	Mike McLanus	2. Applicant presentation packet	No
RZ 22-1496	Brian Grady	1. Revised staff report	Yes (Copy)
RZ 22-0567	Denny Pentecost	1. Application presentation packet	No
MM 22-0686	Brian Grady	1. Revised staff report	Yes (Copy)
MM 22-0686	Michael Brooks	2. Applicant presentation packet	No
MM 22-1120	Housh Ghovaee	1. Application presentation packet	No
RZ 22-1195	Sean Cashen	2. Applicant presentation packet	No
MM 22-1339	Brian Grady	1. Revised staff report	Yes (Copy)
MM 22-1339	Anne Pollack	2. Applicant presentation packet	No

DECEMBER 12, 2022 – ZONING HEARING MASTER

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

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

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

D.4. RZ 22-0696

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

C.2. STD 22-1096

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

D.9. RZ 22-1387

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

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

A. WITHDRAWALS AND CONTINUANCES

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

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

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

▶ Pamela Jo Hatley, ZHM, Oath.

B. REMANDS

C. REZONING STANDARD (RZ-STD):

C.1. RZ 22-0927

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

▶ Todd Pressman, applicant rep, presents testimony.

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

C.3. RZ 22-1496

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

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

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

D.1. RZ 22-0567

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

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

D.2. RZ 22-0648

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

D.3. MM 22-0686

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

D.5. RZ 22-0877

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

D.6. MM 22-1120

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

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

D.7. RZ 22-1195

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

D.8. MM 22-1339

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

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

ADJOURNMENT

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

Application No. RZ 22-0927
Name: Brian Grady
Entered at Public Hearing: ZHM
Exhibit # 1 Date: 12-12-2022

Hillsborough County City-County Planning Commission

Unincorporated Hillsborough County Rezoning	
Hearing Date: December 12, 2022 **Report Prepared:** December 12, 2022	**Petition: RZ 22-0927** **5606 Puritan Road** *Northeast of the Puritan Road and 56th Street North intersection*
Summary Data:	
Comprehensive Plan Finding:	**CONSISTENT**
Adopted Future Land Use:	**Residential-6 (6 du/ga; 0.25 FAR)**
Service Area	**Tampa Urban**
Community Plan:	**East Lake Orient Park**
Rezoning Request:	Residential - Single-Family Conventional-3 (RSC-3) to Residential Multi-Family Conventional-6 - Restricted (RMC-6 – R) for multi-family units.
Parcel Size (Approx.):	0.98 +/-acres (42,688.8 square feet)
Street Functional Classification:	Puritan Road – **Local** 56th Street North – **Principal Arterial**
Locational Criteria	N/A
Evacuation Zone	C, D, and E

Plan Hillsborough
planhillsborough.org
planner@plancom.org
813 – 272 – 5940
601 E Kennedy Blvd
18th floor
Tampa, FL, 33602

Context

- The +/- 0.98 acre subject property is located east of North 56th Street and north of Puritan Road. The site is located within the Tampa Urban Service Area and is located within the limits of the East Lake Orient Park Community Plan.

- The site has a Future Land Use designation of Residential-6 (RES-6) with typical uses of residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects and mixed-use development. Non-residential uses shall meet established locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element. RES-6 surrounds the site on all sides. Further west of the site is Office Commercial-20 (OC-20).

- The subject site is currently zoned as Residential - Single-Family Conventional-3 (RSC-3). RSC-3 is located east of the subject site. To the south and west of the site are Planned Developments (PD). In addition, to the immediate west is Commercial Neighborhood (CN) zoning. Further west of the site is Residential - Single-Family Conventional-6 (RSC-6). Residential - Single-Family Conventional-4 (RSC-4) is located further southeast of the site.

- The subject site is currently single family residential and is surrounded primarily by single-family residential uses. Light commercial uses are located to the west and south. To the west are vacant and multi-family uses.

- The applicant requests Residential - Single-Family Conventional-3 (RSC-3) to Residential Multi-Family Conventional-6 - Restricted (RMC-6 – R) for 5 multi-family units.

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 (USA)

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

Policy 1.4: *Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and*

architecture. Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

RELATIONSHIP TO LAND DEVELOPMENT REGULATIONS

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

***Policy 9.2**: 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.*

ENVIRONMENTAL CONSIDERATIONS

***Objective 13:** New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Conservation and Aquifer Recharge Element and the Coastal Management Element of the Comprehensive Plan.*

***Policy 13.3:** Environmentally Sensitive Land Credit*

Density and FAR calculations for properties that include wetlands will comply with the following calculations and requirements for determining density/intensity credits:

Wetlands are considered to be the following:

Conservation and preservation areas as defined in the Conservation and Aquifer Recharge Element

Man-made water bodies as defined (including borrow pits).

If wetlands are less than 25% of the acreage of the site, density and intensity is calculated based on:

Entire project acreage multiplied by Maximum intensity/density for the Future Land Use Category
If wetlands are 25% or greater of the acreage of the site, density and intensity is calculated based on:

Upland acreage of the site multiplied by 1.25 = Acreage available to calculate density/intensity based on

That acreage is then multiplied by the Maximum Intensity/Density of the Future Land Use Category

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 16.7: *Residential neighborhoods shall be designed to include an efficient system of internal circulation and street stub-outs to connect adjacent neighborhoods together.*

Policy 16.8*: The overall density and lot sizes of new residential projects shall reflect the character of the surrounding area, recognizing the choice of lifestyles described in this Plan.*

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

Policy 16.11: *Within residential projects, site planning techniques shall be encouraged to ensure a variety and variation of lot sizes, block faces, setbacks and housing types.*

Policy 16.16: Application of Densities to Lands Fronting Water Bodies
In addition to the restrictions on the calculations of densities and on the prohibition against the use of naturally occurring open water bodies for density credits, the determination of the appropriate levels of density during the development review process for lands fronting on water bodies, as previously defined, shall be further limited to a density level comparable and compatible with other development parcels and lots fronting on lakes, streams and rivers. In the case of lakes, comparable and compatible development shall be determined by at least 51% of the land area adjacent to the lake having been developed in a similar fashion. In the case of

streams and rivers, the 51% development pattern described above shall extend one-half mile from the subject parcel along either side of the stream or river. The purpose of this restriction is to insure the continuation and protection of the established large lot, lower density residential land uses and character of lands fronting on Hillsborough County's lakes, streams and rivers, and to prevent the application of other provisions in the Land Use Element from being construed as granting higher density uses in those locations.

Livable Communities Element

East Lake Orient Park Community Plan

Neighborhood Identity – Promote development that recognizes the needs and distinct identities of the East Lake-Orient Park neighborhoods and enhances the quality of life.

Preserve existing single family residential (R-6) and allow no further expansion of Residential – 20 (R-20) in the area west of North 56th Street to the City of Tampa and north of Hanna Avenue to the City of Temple Terrace as indicated on the East Lake-Orient Park Community Plan Preferred Elements Map.

Environmental and Sustainability Section (E&S)

***Objective 3.5**: Apply adopted criteria, standards, methodologies and procedures to manage and maintain wetlands and/or other surface waters for optimum fisheries and other environmental values in consultation with EPC.*

***Policies: 3.5.1** Collaborate with the EPC to conserve and protect wetlands and/or other surface waters from detrimental physical and hydrological alteration. Apply a comprehensive planning-based approach to the protection of wetland ecosystems assuring no net loss of ecological values provided by the functions performed by wetlands and/or other surface waters authorized for projects in Hillsborough County.*

***3.5.2:** Collaborate with the EPC through the land planning and development review processes to prohibit unmitigated encroachment into wetlands and/or other surface waters and maintain equivalent functions.*

***3.5.4:** Regulate and conserve wetlands and/or other surface waters through the application of local rules and regulations including mitigation during the development review process.*

Staff Analysis of Goals, Objectives, and Policies:

The +/- 0.98 acre subject property is located east of North 56th Street and north of Puritan Road. The site is located within the Tampa Urban Service Area and is located within the limits of the East Lake Orient Park Community Plan. The subject site's Future Land Use (FLU) is Residential-6 (RES-6). The applicant requests Residential - Single-Family Conventional-3 (RSC-3) to Residential Multi-Family Conventional-6 - Restricted (RMC-6 – R) for multi-family units. The applicant has agreed to a condition of restriction to provide a 100 foot setback on the northern property line along the shoreline.

Residential-6 (RES-6) Future Land Use category surrounds the site. Further west of the site is Office Commercial-20 (OC-20). According to Appendix A of the Future Land Use Element, the intent of the RES-6 Future Land Use is "to designate areas that are suitable

for low density residential development". The proposed rezoning to RMC-6–R is consistent/compatible with the RES-6 FLU category. The proposed rezoning also meets the intent of Objective 1 and 1.4. The site is in the Urban Service Area where 80% of the future growth of the county is to occur. The maximum density on site permitted per the RES-6 FLU category is five (5) dwelling units.

Per Objective 9 and Policy 9.2 of the FLUE, all new developments are required to meet and exceed all local, state, and federal land development regulations. The applicant will be providing restrictions that address all transportation issues. Since the proposed project does meet all transportation standards under the LDC, the proposal is consistent with Objective 9 and Policy 9.2.

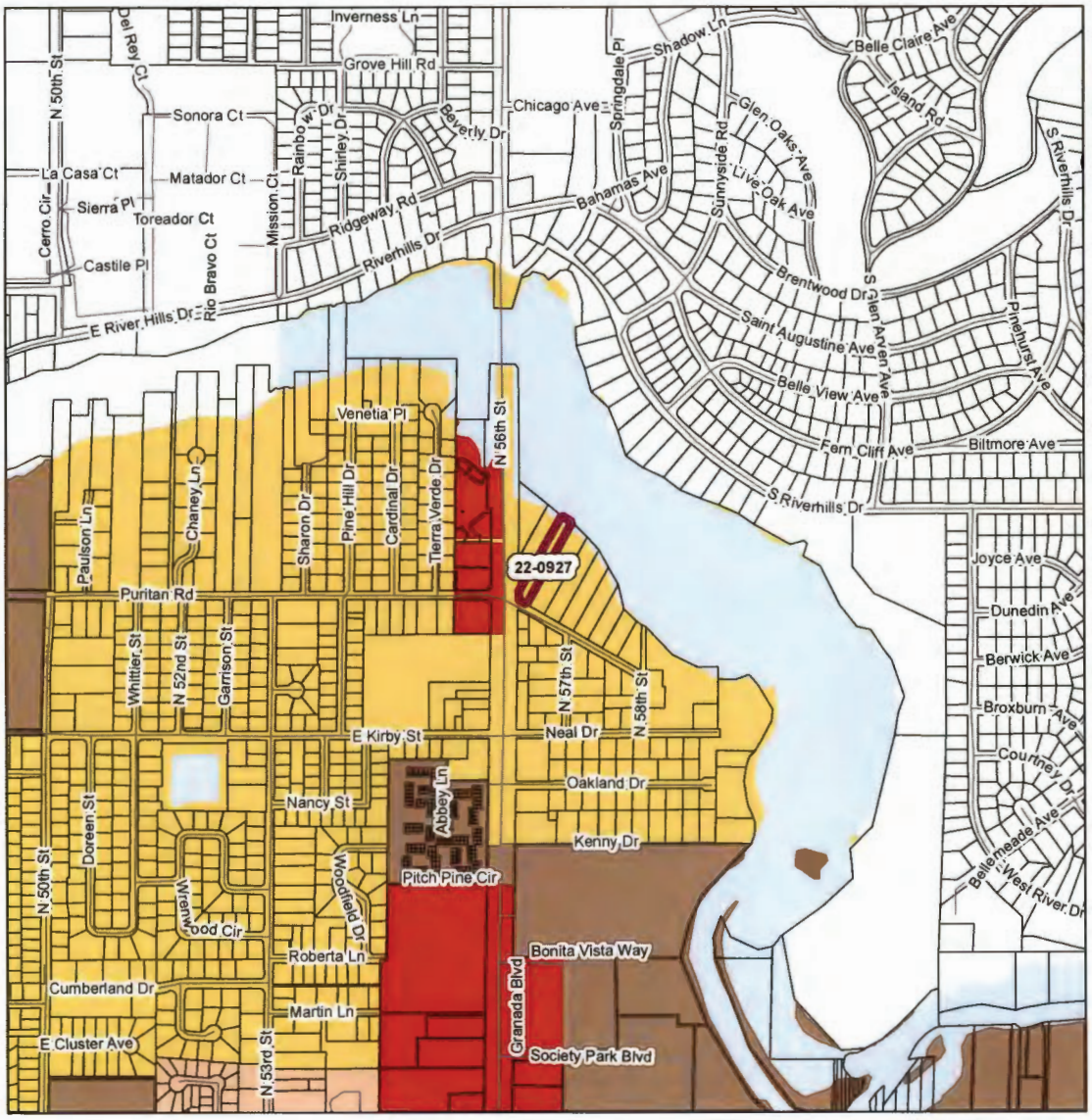
The subject site has wetlands. The EPC Wetlands Division has reviewed the proposed rezoning and determined that a resubmittal is not necessary for the site plan's current configuration. Given that there is a separate approval process for wetland impacts with the Environmental Protection Commission and they currently do not object, Planning Commission staff finds this request consistent with Objective 13 and associated policies in the FLUE and Objective 3.5 and associated policies in the E&S.

The proposed rezoning meets the intent of Objective 16 and Policies 16.1, 16.2, and 16.3, as the request is for residential zoning to allow for different housing types in a mostly residential area. The proposed rezoning is compatible with the surrounding area, which includes single family residential uses, multi-family, vacant, and light commercial uses.
The proposed rezoning meets the intent of Policy 16.16 that intends to preserve the residential character of sites fronting rivers and lakes. In this case the applicant has agreed to a condition of restriction to provide a 100 foot setback on the northern property line along the shoreline so that the low density character of that part of the site will remain complementary to neighboring properties. That restriction is essential to this rezoning being found consistent with the Comprehensive Plan.

The subject site is within the limits of the East Lake Orient Park Community Plan. The Community Plan recognizes the preferred development pattern or preserving existing single family residential (RES-6). The proposed rezoning to RMC-6 – R for housing will preserve the existing single family residential development pattern in the area. The request meets the intent of the East Lake Orient Park Community Plan.

Overall, staff finds that the proposed rezoning meets all local, state, and federal land development regulations. The request would allow for a development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element of the *Unincorporated Hillsborough County Comprehensive Plan.*

Recommendation
Based upon the above considerations, Planning Commission staff finds the proposed rezoning **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan,* subject to restrictions proposed by the Development Services Department.



HILLSBOROUGH COUNTY FUTURE LAND USE

RZ PD 22-0927

Rezonings

- <all other values>

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels
- wam NATURAL LULC_Wet_Poly
- AGRICULTURAL/MINING-1/20 (25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (25 FAR)
- AGRICULTURAL-1/10 (25 FAR)
- AGRICULTURAL/RURAL-1/5 (25 FAR)
- AGRICULTURAL ESTATE-1/2 5 (25 FAR)
- RESIDENTIAL-1 (25 FAR)
- RESIDENTIAL-2 (25 FAR)
- RESIDENTIAL PLANNED-2 (35 FAR)
- RESIDENTIAL-4 (25 FAR)
- RESIDENTIAL-6 (25 FAR)
- RESIDENTIAL-9 (35 FAR)
- RESIDENTIAL-12 (35 FAR)
- RESIDENTIAL-16 (35 FAR)
- RESIDENTIAL-20 (35 FAR)
- RESIDENTIAL-35 (1 0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (35 FAR)
- SUBURBAN MIXED USE-6 (35 FAR)
- COMMUNITY MIXED USE-12 (50 FAR)
- URBAN MIXED USE-20 (1 0 FAR)
- REGIONAL MIXED USE-35 (2 0 FAR)
- OC-20
- RESEARCH CORPORATE PARK (1 0 FAR)
- ENERGY INDUSTRIAL PARK (50 FAR USES OTHER THAN RETAIL, 25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (50 FAR)
- LIGHT INDUSTRIAL (50 FAR)
- HEAVY INDUSTRIAL (50 FAR)
- PUBLIC/QUASI-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser.
REPRODUCTION: This sheet may not be reproduced in part or full for sale to anyone without specific approval of the Hillsborough County City-County Planning Commission.
ACCURACY: It is intended that the accuracy of the base map comply with U.S. national map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, see the appropriate source.

N W E S

0 460 920 1,380 1,840 Feet

Map Printed from Rezoning System: 6/10/2022

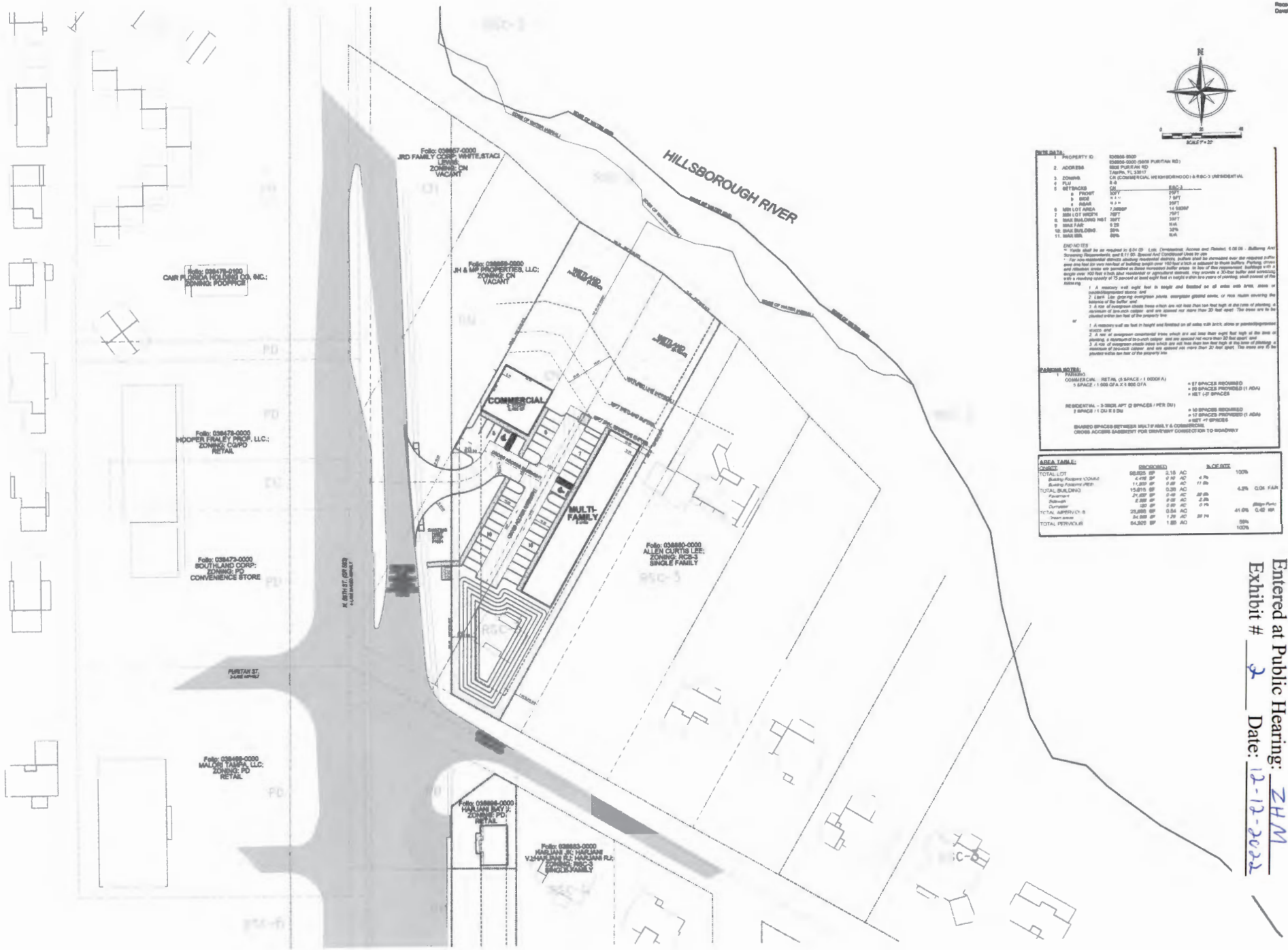
Author: Beverly F. Daniels

File: G:\Rezoning\System\MapProjects\HC\Greg_hcRezoning - Copy.mxd

Hillsborough County City-County Planning Commission

Received October 31, 2022
Development Services

Application No. RZ 20-0927
Name: Mike McCormus
Entered at Public Hearing: ZHM
Exhibit # 2 Date: 12-12-2022



22-0927

PARTY OF RECORD

Brown, Isis

From:	Norris, Marylou
Sent:	Monday, September 19, 2022 10:16 AM
To:	Megan Woods; Diane DeRemer; brandy hurt; Joshua Loos; Mike McLanus; Marilyn Stillwell
Subject:	Continuance of RZ-STD 22-0927 to the 11/14/22 Zoning Hearing Master Hearing
Attachments:	22-0927 Cont Req 11-14-22.pdf; 09-19-22 ZHM Change Sheet.pdf; PGM Store Tutorial.pdf; Participation in the ZHM Meeting.pdf
Importance:	High

Please note that this application is being **continued** to the 11/14/22 **Zoning Hearing Master Hearing** at the Robert W. Saunders, Sr. Public Library, located at 1505 N. Nebraska Ave., Tampa, Florida 33602-2849 at 6:00pm.

We have entered your comments included in your email into the 22-0927 application's record. Please be advised, if you have any further comments or materials to be entered into the records, these must be received by email (**Hearings@HillsboroughCounty.org**) by the cutoff date (2 days before the hearing date by 5:00 p.m.) or if after the cutoff date, must be in person or by proxy at the hearing. Materials cannot be submitted at the hearing through virtual participation.

If you wish to speak at the hearing either in person or by virtual participation, please **register one week before the hearing** at the following link **http://hcflgov.net/SpeakUp**. You can register up to 30 minutes prior to the start of the hearing. However, if you wish to watch the hearing without participating, you can watch the hearing at:

https://www.youtube.com/results?search_query=Hillsborough+county+meetings

PGM Store Instructions:
For your convenience, please be aware that the staff reports and all application records may be viewed on our website. We have attached the instructions to access the PGM Store. To review all application records on our website please turn off your Pop-Up Blocker before you log in. Click on the next link **https://www.hillsboroughcounty.org/pgm** to enter the PGM Store. Click on **ENTER PGM STORE**. The username and password are **public**. Double click on **Document Repository**. To access the information, please enter the tracking number in the box that reads **APP/Permit/Tracking #, or by address or folio #,** then click Query. A blue bar will pop up with the Application number, Folio ID, Permit type & Current Status. Double click on the bar to access the documents. Scroll down the page and you will find all the documents you are looking for. **The Tracking, in this case, would be 22-0927.**

If you have any questions or need further information regarding this application, please contact Isis Brown at BrownI@HCFLGov.net, who is the planner for this application. If you have any questions regarding process participation, please let me know.

Best regards,
Marylou Norris
Administrative Specialist
Community Development Section
Development Services Department

P: (813) 276-8398
E: NorrisM@HCFLGov.net
W: HCFLGov.net

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

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Please note: All correspondence to or from this office is subject to Florida's Public Records law.

Rome, Ashley

From: Hearings
Sent: Thursday, September 15, 2022 4:21 PM
To: Timoteo, Rosalina; Rome, Ashley; Brown, Isis
Subject: FW: Rezoning RZ STD 22-0927

From: Diane DeRemer <dderemerfinch@yahoo.com>
Sent: Thursday, September 15, 2022 3:41 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Rezoning RZ STD 22-0927

External email: Use caution when clicking on links, opening attachments or replying to this email.

September 15, 2022 - 3:30 p.m.

Rezoning Application RZ STD 22-0927

I DENY this rezoning application.

This subdivision is a nice, quiet neighborhood, and we wish to keep it that way.
We do not want any more apartments, condos, townhouses in this area.
It would create a traffic nightmare in our tiny neighborhood.
It would also cause us concern as to the safeness of our neighborhood.
Our neighborhood has numerous walkers, bicyclists, dog walkers, and they all claim they walk our little neighborhood because it is a safe area. We never have any commotions, thefts, etc., etc. which would easily be brought on by adding even more people in our neighborhood. Neighbors of who knows what caliber.
It is a well known fact that apartment dwellers, etc. could cause us quiet, mostly retired, neighbors distress, feelings of unrest, fearful of more crime, asa well as the traffic problems it would cause.
The area of 56th Street and Neal and Puritan Road already have numerous vehicular accidents. We do not need way more.
We do not want more traffic speeding in our quiet neighborhood. This area culminates in a dead end in one direction and circular drive as well.
Like I said, we want our neighborhood to remain quiet and peaceful for our children, pets, walkers, bicyclists, dog walkers. No more motorists than we already have.

We request this rezoning application be DENIED.

Diane K. DeRemer - Property Owner Since 1999
5703 Neal Drive
Tampa, Florida 33617
813-980-6103

Rome, Ashley

From: Hearings
Sent: Thursday, September 15, 2022 4:29 PM
To: Timoteo, Rosalina; Rome, Ashley; Brown, Isis
Subject: FW: Rezoning Application RZ STD 22-0927

From: Diane DeRemer <dderemerfinch@yahoo.com>
Sent: Thursday, September 15, 2022 3:46 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Rezoning Application RZ STD 22-0927

External email: Use caution when clicking on links, opening attachments or replying to this email.

September 15, 2022 - 3:45 p.m.

Rezoning Application RZ STD 22-0927

I DENY this rezoning application.

This subdivision is a nice, quiet neighborhood, and we wish to keep it that way.
We do not want any more apartments, condos, townhouses in this area.
It would create a traffic nightmare in our tiny neighborhood.
It would also cause us concern as to the safeness of our neighborhood.
Our neighborhood has numerous walkers, bicyclists, dog walkers, and they all claim they walk our little neighborhood because it is a safe area. We never have any commotions, thefts, etc., etc. which would easily be brought on by adding even more people in our neighborhood. Neighbors of who knows what caliber.
It is a well known fact that apartment dwellers, etc. could cause us quiet, mostly retired, neighbors distress, feelings of unrest, fearful of more crime, asa well as the traffic problems it would cause.
The area of 56th Street and Neal and Puritan Road already have numerous vehicular accidents. We do not need way more.
We do not want more traffic speeding in our quiet neighborhood. This area culminates in a dead end in one direction and circular drive as well.
Like I said, we want our neighborhood to remain quiet and peaceful for our children, pets, walkers, bicyclists, dog walkers. No more motorists than we already have.

We request this rezoning application be DENIED.

Gloria Woods
5705 Neal Drive
Tampa, Florida 33617
813-983-1968

Rome, Ashley

From: Hearings
Sent: Thursday, September 15, 2022 4:31 PM
To: Timoteo, Rosalina; Rome, Ashley; Brown, Isis
Subject: FW: Rezoning Application RZ STD 22-0927

From: Diane Deremer <dderemerfinch@aol.com>
Sent: Thursday, September 15, 2022 3:49 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Rezoning Application RZ STD 22-0927

External email: Use caution when clicking on links, opening attachments or replying to this email.

September 15, 2022 - 3:49 p.m.

Rezoning Application RZ STD 22-0927

I DENY this rezoning application.

This subdivision is a nice, quiet neighborhood, and we wish to keep it that way.
We do not want any more apartments, condos, townhouses in this area.
It would create a traffic nightmare in our tiny neighborhood.
It would also cause us concern as to the safeness of our neighborhood.
Our neighborhood has numerous walkers, bicyclists, dog walkers, and they all claim they walk our little neighborhood because it is a safe area. We never have any commotions, thefts, etc., etc. which would easily be brought on by adding even more people in our neighborhood. Neighbors of who knows what caliber.
It is a well known fact that apartment dwellers, etc. could cause us quiet, mostly retired, neighbors distress, feelings of unrest, fearful of more crime, asa well as the traffic problems it would cause.
The area of 56th Street and Neal and Puritan Road already have numerous vehicular accidents. We do not need way more.
We do not want more traffic speeding in our quiet neighborhood. This area culminates in a dead end in one direction and circular drive as well.
Like I said, we want our neighborhood to remain quiet and peaceful for our children, pets, walkers, bicyclists, dog walkers. No more motorists than we already have.

We request this rezoning application be DENIED.

James Michael Finch - Property Owner
5703 Neal Drive

Tampa, Florida 33617
813-980-6103 / 813-763-1000

Rome, Ashley

From: Hearings
Sent: Thursday, September 15, 2022 4:19 PM
To: Timoteo, Rosalina; Brown, Isis; Rome, Ashley
Subject: FW: rezoning for RZ STD-0927.

From: brandy hurt <BRANDYHURT@hotmail.com>
Sent: Thursday, September 15, 2022 3:38 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: rezoning for RZ STD-0927.

External email: Use caution when clicking on links, opening attachments or replying to this email.

Please deny the rezoning for RZ STD-0927. Traffic is a nightmare coming in and out of our neighborhood especially with the business Shalimar having an entrance on Puritan and creating overflow parking off of Puritan. Apartments as well as businesses adding to the traffic on Puritan will not be able to be supported by our small residential street. There are frequent accidents at the intersection of 56th Street and Puritan Road. The most recent accident on 9/12 between an SUV and a city bus at the bus stop that is just past Puritan. Since we are a small residential neighborhood, we do not have turn arrows and there is also a steady flow of traffic coming from the other side of Puritan turning onto 56th Street. Thank you in advance for considering the residents of the neighborhood and what a huge impact this rezoning will have on our neighborhood especially those of us living within 2 houses of the rezoning.

Garwood Board Hurt IV
Brandy Hurt
Julia Hurt
Trey Hurt
5613 Puritan Road
Tampa, Fl 33617
Get Outlook for Android

Rome, Ashley

From: Hearings
Sent: Thursday, September 15, 2022 4:24 PM
To: Timoteo, Rosalina; Rome, Ashley; Brown, Isis
Subject: FW: rezoning application RZ STD 22-0927.

From: brandy hurt <BRANDYHURT@hotmail.com>
Sent: Thursday, September 15, 2022 3:42 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: rezoning application RZ STD 22-0927.

External email: Use caution when clicking on links, opening attachments or replying to this email.

Please deny the rezoning application RZ STD 22-0927.
Our small neighborhood will not be able to sustain the traffic nightmare this will create for us. We have 2 streets leading into our neighborhood and both have frequent accidents. Thank you.

Irma Brittain
5805 Neal Drive
Tampa, Fl 33617

Get Outlook for Android

Rome, Ashley

From: Hearings
Sent: Thursday, September 15, 2022 4:56 PM
To: Timoteo, Rosalina; Rome, Ashley; Brown, Isis
Subject: FW: rezoning application RZ STD 22-0927.

From: brandy hurt <BRANDYHURT@hotmail.com>
Sent: Thursday, September 15, 2022 4:28 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: rezoning application RZ STD 22-0927.

External email: Use caution when clicking on links, opening attachments or replying to this email.

Please deny the rezoning application RZ STD 22-0927.
The traffic impact from rezoning from a single-family residence to multiple family dwellings will be substantial to our small neighborhood. In addition, they want to build businesses with the residences and have all traffic enter and exit off of Puritan. Our small quiet neighborhood will be significantly impacted in a negative way and cannot withstand all the extra traffic this will create in our neighborhood.

Tim McKeehan
Nan McKeehan
5810 Neal Drive
Tampa, Fl 33617

Get Outlook for Android

Rome, Ashley

From: Hearings
Sent: Thursday, September 15, 2022 4:26 PM
To: Timoteo, Rosalina; Rome, Ashley; Brown, Isis
Subject: FW: Oppose Rezoning App 22-0927

From: Joshua Loos <joshua.c.loos@gmail.com>
Sent: Thursday, September 15, 2022 3:42 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Oppose Rezoning App 22-0927

External email: Use caution when clicking on links, opening attachments or replying to this email.

Please deny the rezoning application RZ STD 22-0927.

We are already slammed with traffic over here. The infrastructure cannot support the additional traffic. This is already a huge problem here. Please reconsider this rezoning.

Thank you,
Joshua Loos

5611 Neal Dr
Tampa, FL 33617
352-817-2245

Rome, Ashley

From: Hearings
Sent: Thursday, September 15, 2022 4:15 PM
To: Timoteo, Rosalina; Rome, Ashley; Brown, Isis
Subject: FW: Oppose Rezoning App 22-0927

-----Original Message-----
From: Mike McLanus <mikemclanus@verizon.net>
Sent: Thursday, September 15, 2022 3:04 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Oppose Rezoning App 22-0927

External email: Use caution when clicking on links, opening attachments or replying to this email.

Please deny the rezoning application RZ STD 22-0927.

This would create a traffic nightmare in our tiny neighborhood.

Michael McLanus

5706 Neal Dr

Tampa, FL 33617

813-205-7824

Rome, Ashley

From: Hearings
Sent: Friday, December 9, 2022 1:05 PM
To: Timoteo, Rosalina; Rome, Ashley; Brown, Isis
Subject: FW: Oppose Rezoning App 22-0927

-----Original Message-----
From: Mike McLanus <mikemclanus@verizon.net>
Sent: Thursday, December 8, 2022 4:35 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Oppose Rezoning App 22-0927

External email: Use caution when clicking on links, opening attachments or replying to this email.

Request to deny rezoning application RZ STD 22-0927.

This project would create undue traffic problems on quiet neighborhood.

Place run off pollution into the Hillsborough River.

Applicants previous attempt to slip though a proposal that would allow a right of way onto a residential street appears to be evidence that they are not dealing honestly in this matter.

Michael McLanus

5706 Neal Dr

Tampa, FL 33617

813-205-7824

Rome, Ashley

From: Hearings
Sent: Thursday, October 20, 2022 3:19 PM
To: Timoteo, Rosalina; Rome, Ashley; Brown, Isis
Cc: Medrano, Maricela; Attanayake, Sandya
Subject: FW: App. No. RZ-STD 22-0927
Attachments: 20221020_115151.jpg

Importance: High

From: Thomas Russo <nypdcaptain1@gmail.com>
Sent: Thursday, October 20, 2022 12:29 PM
To: HTVRequest <HTVRequest@hillsboroughcounty.org>
Cc: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: App. No. RZ-STD 22-0927

External email: Use caution when clicking on links, opening attachments or replying to this email.

Greetings,

Attached please find a picture taken today of proof of improper notification of public hearing. (App. No. RZ-STD 22-0927)

The sign has not been properly placed in the ground.

I would like the hearing date to be moved and the sign erected in the proper location so it would be visible to passersby.

Thank you,

Thomas Russo
8016 Chaney Ln, Tampa, FL 33617
347-322-0114

Received October 20, 2022
Development Services

Rome, Ashley

From: Hearings
Sent: Thursday, September 15, 2022 4:34 PM
To: Timoteo, Rosalina; Rome, Ashley; Brown, Isis
Subject: FW: Zoning application RZ STD 22-0927

From: Marilyn Stillwell <Mstill42@msn.com>
Sent: Thursday, September 15, 2022 3:56 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Zoning application RZ STD 22-0927

External email: Use caution when clicking on links, opening attachments or replying to this email.

To whom it may concern:

Zoning application RZ STD 22-0927

I am writing to request that the above application be permanently denied.
Our neighborhood is small and would not be able to support additional traffic that would result from the proposed apartments and the increase in cars. At present the light at Purtian and 56th street does cause a backup on the other side of 56th street due to traffic flow. If this were to happen on our side of the street it would cause people to divert to 57th street , turn on Neal Dr and then go into the already overcrowded median to turn left.

Thank you ,

Marilyn Stillwell
7802 N 58th St
Tampa Fl 33617
813-361-1785

Sent from Mail for Windows

Brown, Isis

From: Hearings
Sent: Thursday, September 15, 2022 4:10 PM
To: Timoteo, Rosalina; Rome, Ashley; Brown, Isis
Subject: FW: Oppose Rezoning App 22-0927

From: Megan Woods <mwoodsm78@gmail.com>
Sent: Thursday, September 15, 2022 4:00 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Oppose Rezoning App 22-0927

External email: Use caution when clicking on links, opening attachments or replying to this email.

Hello,

Please deny the rezoning application RZ STD 22-0927.

56th St. is already too busy with local traffic, thru traffic, and commuters shortcutting between I-4 and I-75. It is best for the safety and wellbeing of our residents that we don't cram more people into an area that can't handle the current population.

Thank you,
Megan Woods