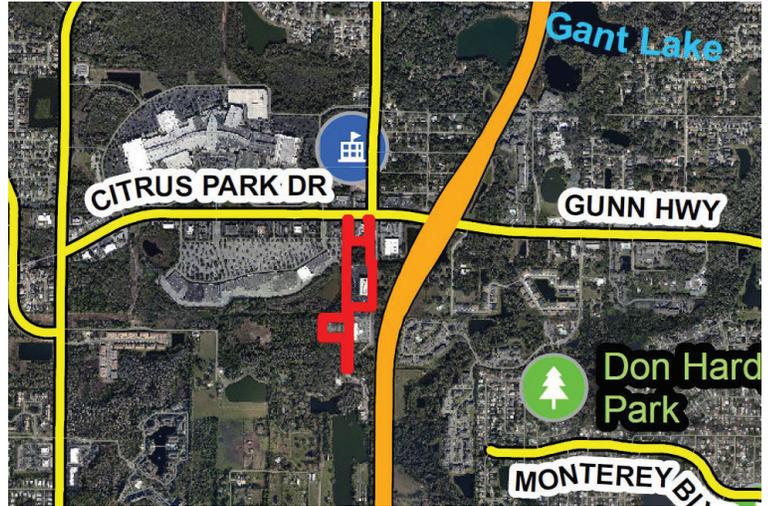




Rezoning Application: RZ PD 22-0856
Zoning Hearing Master Date: March 20, 2023
BOCC Land Use Meeting Date: September May 9, 2023

1.0 APPLICATION SUMMARY

Applicant: Mark Bentley, Esq., B.C.S., AICP
FLU Category: Residential – 9 (Res-9)
 Urban Mixed Use – 20 (UMU-20)
Service Area: Urban
Site Acreage: 9.17 Acres
Community Plan Area: Northwest
Overlay: None



Introduction Summary:

The applicant seeks to rezone eight parcels from Planned Development (PD) 89-0111 and PD 08-0087 to a single PD to allow for the development of a proposed 103,000 square-foot (sf) storage facility. The subject property is developed for office, private right-of-way, parking, vacant land, and storm water management.

Zoning:	Existing		Proposed
District(s)	PD 89-0111	PD 08-0087	PD 22-0856
Typical General Use(s)	Office	Hotel, Business, Professional Office	Mini Warehousing
Acreage	2.5	7.23	9.17
Density/Intensity	.24 FAR	0.80 FAR	NA/FAR: 0.74
Mathematical Maximum*	26,000 sf	251,982	105,000 sf Mini Warehouse 4,567 sf Eating Establishment

*number represents a pre-development approximation.

Development Standards:	Existing		Proposed
District(s)	PD 89-0111	PD 08-0087	PD 22-0856
Lot Size / Lot Width	5,000 sf / 50'	5,000 sf / 50'	3,200 sf / 40'
Setbacks/Buffering and Screening	30' Front - South 20' Side Buffer - West North and West: 0' Buffer/No Screening	25' Front – North 15' Side 15' Rear Setback with 20' Type B Buffer	30' Front 0' Rear 0' Sides
Height	35'	100' Up to 8 Stories	50'

Additional	
PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering) The variation request is to reduce the required landscape buffer on the south and west boundary of Parcel C from the required 20-foot buffer with Type B screening to 0-feet for the existing and legally permitted stormwater pond as shown on Parcel C of the site plan
Waiver(s) to the Land Development Code	

APPLICATION NUMBER: PD 22-0856

ZHM HEARING DATE: MARCH 20, 2023

BOCC LUM MEETING DATE: May 9, 2023

Case Reviewer: Sam Ball

Planning Commission Recommendation:

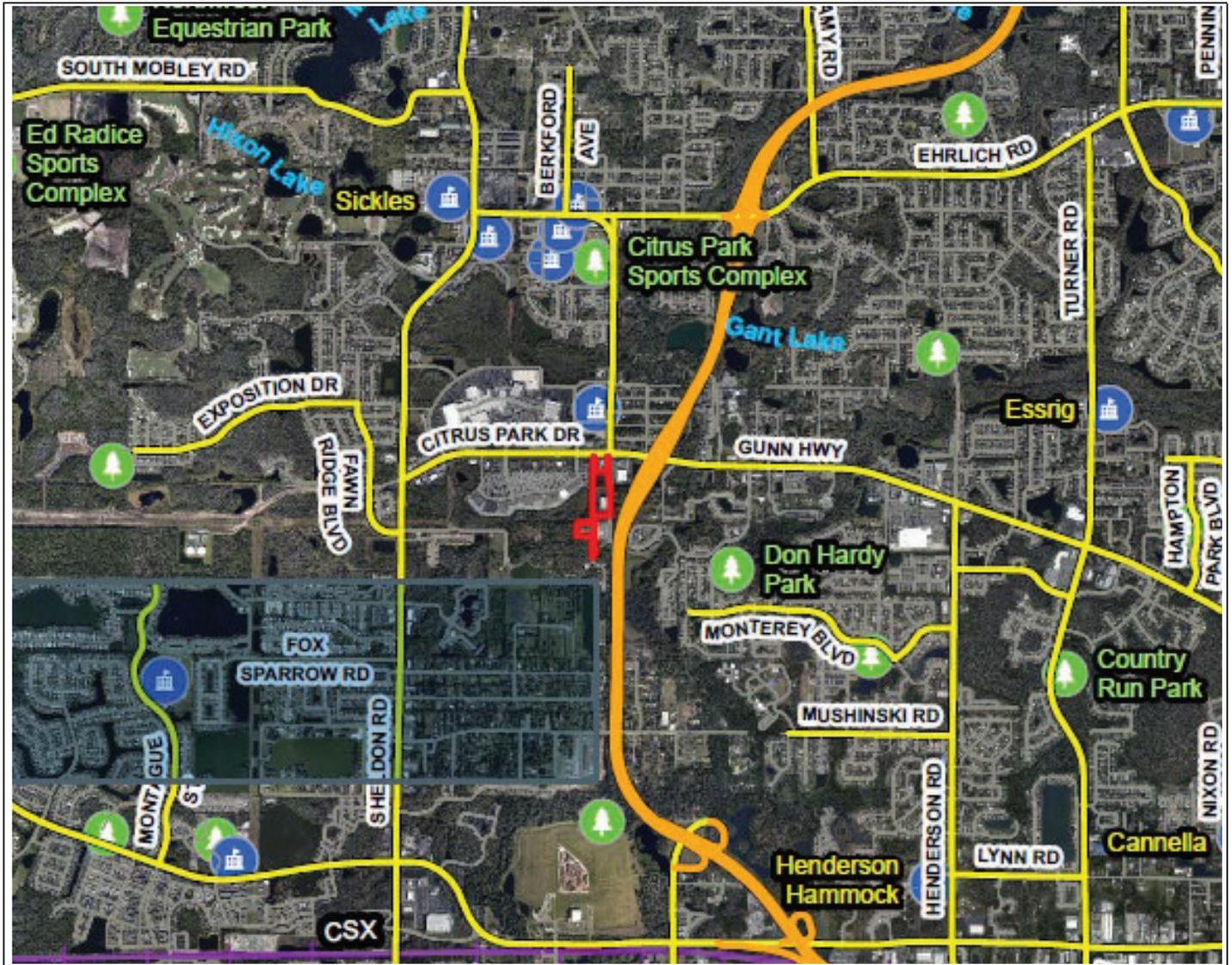
Consistent

Development Services Recommendation:

Approvable, Subject to Conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

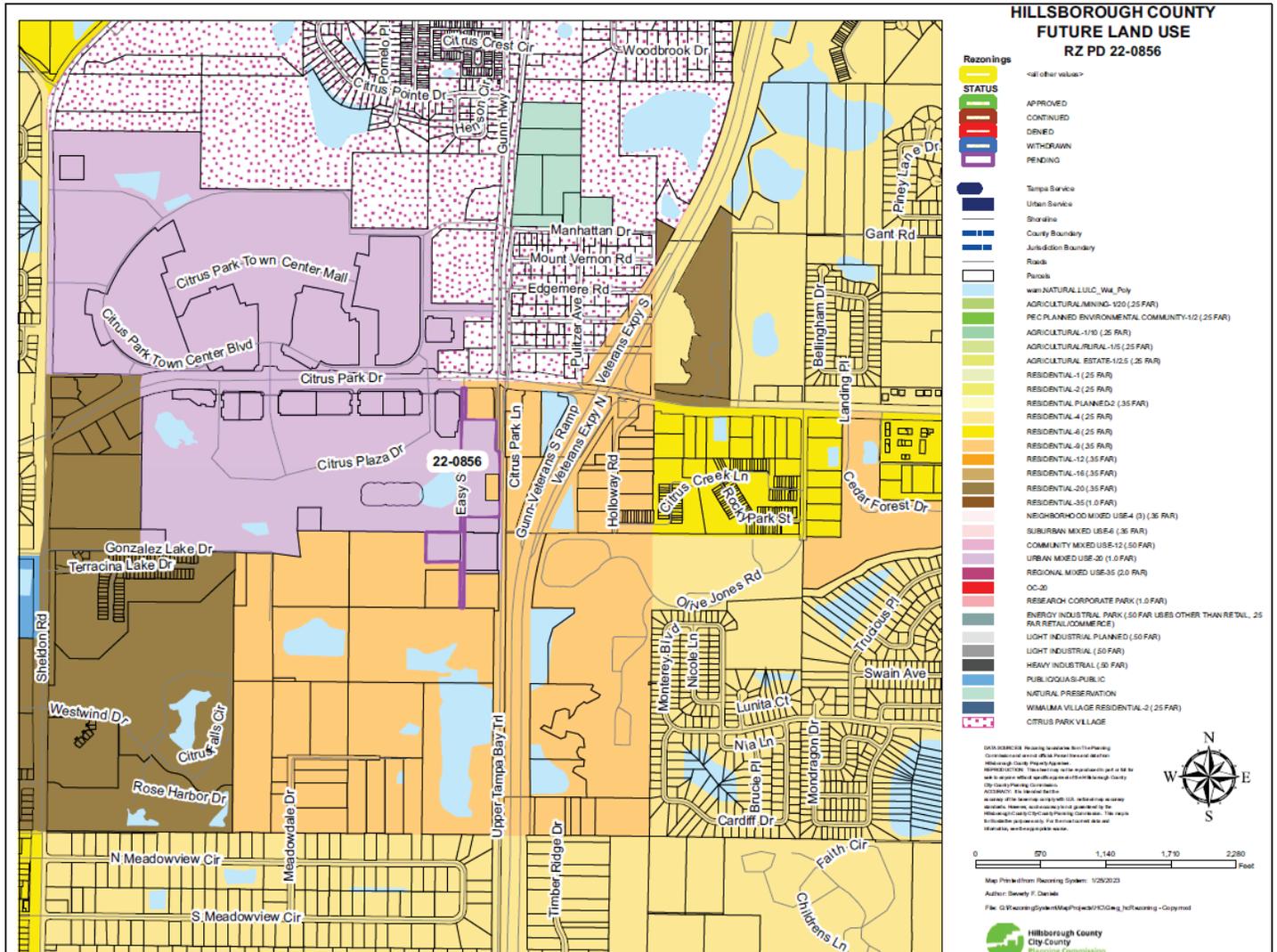


Context of Surrounding Area:

The subject property is located 0.15 miles west of the Veterans Expressway and fronts the Citrus Park Drive commercial corridor with large scale commercial, office, and medical office in the immediate vicinity. The property is adjacent to the Citrus Park Mall overlay district to the north and the Upper Tampa Bay Trail to the east.

2.0 LAND USE MAP SET AND SUMMARY DATA

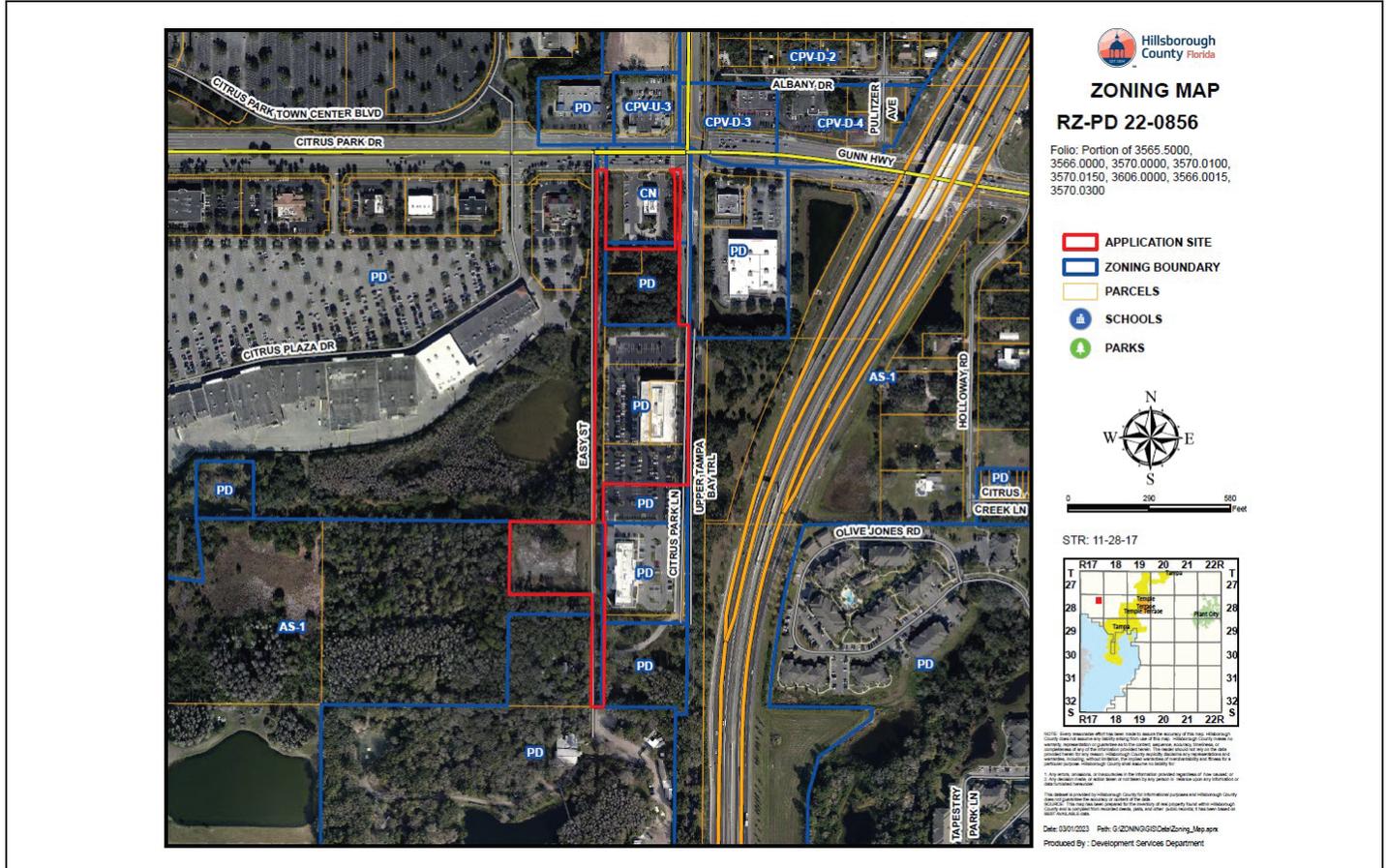
2.2 Future Land Use Map



Subject Site Future Land Use Category	Residential – 9 (Res-9) and Urban Mixed Use -20 (UMU-20)
Maximum Density/FAR	<p>Res-9: du per ga: 9.0/FAR: Urban scale neighborhood commercial, office, multi-purpose, or mixed use projects limited to 175,000 sf or 0.5 FAR, whichever is less intense. All non-residential development which exceeds 0.35 FAR must be for office or residential support uses, not retail.</p> <p>UMU-20s: du per ga: 20/FAR: 1.0</p>
Typical Uses:	<p>Res-9: Residential, urban scale neighborhood commercial, office uses, multi-purpose projects and mixed use development. Nonresidential uses shall meet established locational criteria for specific land use.</p> <p>UMU-20: Residential, regional scale commercial uses, and clustered residential and/or mixed use projects.</p>

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location	Zoning	Maximum Density/FAR Permitted by Zoning District	Allowable Use	Existing Use
North	CN	du per ga: NA/FAR: 0.20	Retail and Personal Services	Restaurant with Drive-Through
South	PD 14-0813	0.80	Lodging, Professional Office, Retail, Non-Stand-Alone Eating & Drinking Establishment	Hotel
East	PD 00-0537	0.27	Commercial General	Medical Office, Fitness Facility
East	AS-1	du per ga: 1/FAR: NA	Agriculture and Single-Family Residential	Pasture
West	PD 90-0018	du per ga: 20/FAR: 0.75	Commercial and Office	Strip Retail
West	AS-1	du per ga: 1/FAR: NA	Agriculture and Single-Family Residential	Pasture
West	PD 04-0058	du per ga: 9/ FAR: 0.50	Animal Sanctuary, Museum, Education, Vet Clinic, Ancillary Retail, Cell Tower, Camper Cabins, Caretaker Residence.	Wildlife Preserve

APPLICATION NUMBER: PD 22-0856

ZHM HEARING DATE: MARCH 20, 2023

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
Citrus Park Ln.	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	4,208	396	470
Proposed	3,452	334	297
Difference (+/-)	-756	-62	-73

*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		None	Vehicular & Pedestrian	Meets LDC
South	X	None	Vehicular & Pedestrian	Meets LDC
East	X	None	None	Meets LDC
West		None	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.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input checked="" type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input checked="" type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Site access improvements are required at intersection of Citrus Park Drive/Citrus Park Lane.
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees: Urban Mobility, Northwest Park/Fire - Mixed Use, residential w/1st floor commercial (Mid Rise Residential w/1st floor commercial) (High Rise Residential w/1st floor commercial) Mobility: \$2,931 per unit Mobility: \$1,555 per unit Parks: \$1,555 per unit Parks: \$1,555 per unit School: \$3,891 per unit School: \$3,891 per unit Fire: \$249 per unit Fire: \$249 per unit				
High-Turnover Restaurant (Per 1,000 sf) Mobility: \$43,893 Fire: \$313	General Office (Per 1,000 sf) Mobility: \$8,336 Fire: \$158	Shopping Center (Per 1,000 sf) Mobility: \$13,526 Fire: \$313		

APPLICATION NUMBER: PD 22-0856

ZHM HEARING DATE: MARCH 20, 2023

BOCC LUM MEETING DATE: May 9, 2023

Case Reviewer: Sam Ball

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant's variation request is to reduce the required landscape buffer on the south and west boundary of Parcel C. Because Parcel C is use is limited to a storm water pond and common area/open space, staff finds that the nature of the designated uses on Parcel C provide adequate screening between the existing and proposed uses from the neighboring properties.

Based on the existing conditions within the proposed PD, the surrounding zoning and existing development patten in the area, staff finds the proposed Planned Development compatible with the existing uses.

5.2 Recommendation

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

6.0 PROPOSED CONDITIONS

Prior to certification, applicant shall revise the PD site plan site notes # 29 as follows "PARCEL D IS PROPOSED TO BE SERVED BY ONE POINT OF INGRESS/EGRESS TO CITRUS PARK LN RIGHT-OF-WAY. STOP SIGNS SHALL BE INSTALLED AT ALL PROPOSED PROJECT INGRESS/EGRESS POINTS."

1. Development shall be limited to:
 - 1.1 Parcel A
Up to a maximum of 283,377 square feet (GFA) to be used for a hotel with ancillary commercial, business, professional office, and retail. Stand-alone convenience stores, stand-alone fast-food restaurants with or without a drive-through, or stand-alone banks with or without a drive-through are prohibited and shall not be permitted.
 - 1.2 Parcel B
Private Road
 - 1.3 Parcel C
Stormwater and Common Area/Open Space.
 - 1.4 Parcel D
Up to a maximum of 103,000 square feet (GFA) of mini warehouse.
2. Development shall proceed as depicted on the general development plan and with standards for Parcel A as follows.
 - 2.1 Maximum Building Height: 100 feet up to 8 stories.
 - 2.2 Parking Garage Height: 55 feet up to 5 stories with 6 levels of parking.
 - 2.3 Minimum Front Yard: 25 feet.
 - 2.4 Minimum Rear Yard: 15 feet.
 - 2.5 Minimum Side Yard: 15 Feet.
 - 2.6 Maximum Building Coverage: 50%.
 - 2.7 Maximum Gross Floor Area: 283,377 Square Feet.
3. Development shall proceed as depicted on the general development plan and with standards for Parcel D as follows.
 - 3.1 Maximum Building Height: 60 Feet.
 - 3.2 Minimum Front Yard: 30 Feet.
 - 3.3 Minimum Side Yard: 0 Feet.
 - 3.4 Minimum rear Yard: 0 Feet.
 - 3.5 Maximum Building Coverage: 50%.
 - 3.6 Maximum Gross Floor Area: 103,000 Square Feet.
4. Buffering and screening shall be provided in accordance with LDC Part 6.06.00 with the exception of Parcel C.
5. 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.

6. 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.
7. 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).
8. 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.
9. Parcel D shall have one full access connections on Citrus Park Ln. If gated, the gate shall be set back to meet minimum throat depth.
10. Prior to or concurrent with the increment of development of Parcel D, the westbound to southbound left turn lane at the intersection of Citrus Park Dr. and Citrus Park Ln. shall be extended to a total length of 350 feet at the sole expense of the developer of Parcel D.
11. Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access shall be allowed anywhere along the project boundary.
12. Notwithstanding anything show on the PD site plan or in the conditions to the contrary, the project’s internal access driveways shall include ADA sidewalks connecting all primary building entrances, parking areas and all project access connections.
13. Parking shall be provided consistent with Sec. 6.05.02 of the LDC.
14. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C

Zoning Administrator Sign Off:



J. Brian Grady
Mon Mar 13 2023 09:21:21

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.

APPLICATION NUMBER: PD 22-0856

ZHM HEARING DATE: MARCH 20, 2023

BOCC LUM MEETING DATE: May 9, 2023

Case Reviewer: Sam Ball

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

REVIEWER: Richard Perez, AICP

PLANNING AREA: NWH/Northwest

DATE: 7/07/2022

Revised: 3/10/2023

AGENCY/DEPT: Transportation

PETITION NO: PD 22-0856

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

CONDITIONS OF ZONING APPROVAL

- Parcel D shall have one full access connections on Citrus Park Ln. If gated, the gate shall be set back to meet minimum throat depth.
- Prior to or concurrent with the increment of development of Parcel D, the westbound to southbound left turn lane at the intersection of Citrus Park Dr. and Citrus Park Ln. shall be extended to a total length of 350 feet at the sole expense of the developer of Parcel D.
- Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access shall be allowed anywhere along the project boundary.
- Notwithstanding anything show on the PD site plan or in the conditions to the contrary, the project’s internal access driveways shall include ADA sidewalks connecting all primary building entrances, parking areas and all project access connections.
- Parking shall be provided consistent with Sec. 6.05.02 of the LDC.

Other Conditions:

- Prior to certification, applicant shall revise the PD site plan site notes # 29 as follows “PARCEL D IS PROPOSED TO BE SERVED BY ONE POINT OF INGRESS/EGRESS TO CITRUS PARK LN RIGHT-OF-WAY. STOP SIGNS SHALL BE INSTALLED AT ALL PROPOSED PROJECT INGRESS/EGRESS POINTS.”

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a rezoning of PD 89-0111 and PD 08-0087, subsequently amended by PRS 13-0456, to a new Planned Development (PD) to encompass multiple parcels that total 9.17 acres. The new PD will retain the existing entitlements in previously approved (identified in the PD site plan as Parcels A, B, and C), as shown below, and allow for the proposed 100,000 sf mini-storage warehouse on Parcel D.
Parcel A

251,982 square feet of mixed uses include hotel w/ancillary commercial, business, professional office (BPO), and retail. Stand-alone convenience stores, stand-alone fast-food restaurants, and stand-alone banks are prohibited. A 5-story parking garage is also planned. +/-125,991 square feet of office uses have already been constructed.

Parcel B

Private Road “Easy Street”

Parcel C

Stormwater and Common Area/Open Space

Parcel D

100,000 sf Mini-Storage Warehouse

The approved PD zoning Parcel D currently allows a 26,000 sf of office uses.

Trip Generation Analysis

The applicant submitted a trip generation analysis and detailed site access analysis, as required by the Development Review Procedures Manual (DRPM). Staff has prepared an analysis of the potential trips generation for comparison purposes, based upon the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition, utilizing a generalized worst-case scenario for informational purposes.

Approved Uses:

Zoning, Lane Use/Size (ITE LUC)	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD 89-0111: 26,000 sf - Medical Office (720)	905	72	90
PD 08-0087: 236,232 sf – General Office (710)	2,301	274	272
PD 08-0087: 15,750 sf – Retail (814)	1,000	50	108
Total Trips	4,208	396	470

Proposed Uses:

Zoning, Lane Use/Size (ITE LUC)	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 100,000sf – Mini-Storage Warehouse (151)	151	10	17
PD 08-0087: 236,232 sf – General Office (710)	2,301	274	272
PD 08-0087: 15,750 sf – Retail (814)	1,000	50	108
Total Trips	3,452	334	397

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	-756	-62	-73

The proposed rezoning is anticipated to have a decreased maximum potential trip generation potential of -756 daily trips, -62 am peak hour trips and -73 pm peak hours trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Citrus Park Ln. is a County maintained, 2-lane, urban local roadway, characterized by +/-11-foot lanes with curb and gutter within +/-118 feet of right-of-way. There is a +/-5-foot sidewalk on west side and +/-15-foot at-grade multi-use trail on the east side with regularly spaced street trees between the roadway and trail; and a +/-12-foot elevated multi-use trail segment approaching the Citrus Park Dr. trail bridge crossing.

SITE ACCESS

The project proposes to maintain the existing two full access connections on Citrus Park Ln. serving Parcel A and one new full access connection on Citrus Park Ln. to serve the proposed mini-storage warehouse in Parcel D. If the mini-storage use is gated, it will be required to meet the minimum throat depth consistent with LDC, Sec. 6.04.00 access management requirements.

Due to Citrus Park Ln. being a dead-end roadway, the project can only be accessed through the Citrus Park Dr./Citrus Park Ln. intersection. Therefore, the project’s access is deemed to be the said intersection. The applicant’s traffic engineer submitted a site access analysis finding that the westbound to south bound left turn lane at Citrus Park Dr. and Citrus Park Ln. will need to be extended to 350 feet to provide sufficient queue storage to serve the project traffic. As such the applicant submitted proposed condition of approval language to construct the turn lane improvements prior to or concurrent with the development of the Parcel D project phase.

Vehicular and pedestrian cross access is proposed to folio#3566.0010, to the north, and folio#3570.0200 to the south. Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access shall be allowed anywhere along the project boundary; and the project’s internal access driveways shall include ADA sidewalks connecting all primary building entrances, parking areas and all project access connections.

Parking shall be required consistent with Sec. 6.05.02 of the LDC at the time of site construction plan review.

ROADWAY LEVEL OF SERVICE

Below is the roadway level of service for informational purposes only.

Note, Citrus Park Ln. is not a regulated roadway.

Generalized Level of Service				
ROADWAY	FROM	To	LOS	
			STANDARD	PK HR
CITRUS PARK DR.	SHELDON RD.	GUNN HWY.	E	C

Source: 2020 Hillsborough County Level of Service (LOS) Report

Transportation Comment Sheet

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

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

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	4,208	396	470
Proposed	3,452	334	297
Difference (+/-)	-756	-62	-73

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

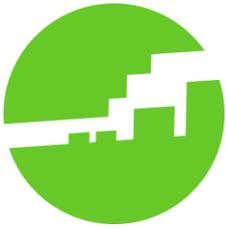
Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	Vehicular & Pedestrian	Meets LDC
South	X	None	Vehicular & Pedestrian	Meets LDC
East	X	None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

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

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Site access improvements are required at intersection of Citrus Park Dr./Citrus Park Ln.

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**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: March 20, 2023 Report Prepared: March 8, 2023	Petition: PD 22-0856 Folios: 3566.0000, 3566.0015, 3565.5000 (A portion of), 3570.0000, 3570.0150, 3570.0300, 3606.0000, & 3570.0100 <i>South of Citrus Park Drive, west of Citrus Park Lane</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Residential-9 (9 du/ga; 0.50 FAR) & Urban Mixed Use-20 (20 du/ga; 1.0 FAR)
Service Area:	Urban
Community Plan:	Northwest Hillsborough
Rezoning Request:	Rezone from Planned Development (PD) to PD for a mixed-use development with a maximum of 386,377 square feet
Parcel Size (Approx.):	9.17+/- acres (399,445 square feet)
Street Functional Classification:	Citrus Park Drive – Arterial Citrus Park Lane – Local Easy Street - Private
Locational Criteria:	N/A
Evacuation Area:	E



Context

- The subject site is comprised of 8 folios, totaling approximately 9.17 acres, south of Citrus Park Drive and west of Citrus Park Lane.
- The site is in the Urban Service Area and within the limits of the Northwest Hillsborough Community Plan.
- One of the folios included in the subject site has a Future Land Use designation of Residential-9 (RES-9), which allows consideration of 9 dwelling units per gross acre and a Floor Area Ratio (FAR) of 0.50. Typical uses include residential, urban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Nonresidential uses are required to meet established locational criteria for the specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- The remainder of the subject site is designated as Urban Mixed Use-20 (UMU-20) and was recently amended from the Residential-9 Future Land Use category under HC/CPA 22-19. The UMU-20 allows consideration of 20 dwelling units per gross acre and a FAR of 1.0. Typical uses include residential, regional scale commercial uses such as a mall, office and business park uses, research corporate park uses, light industrial, multi-purpose and clustered residential and/or mixed use projects at appropriate locations.
- The subject site is surrounded by RES-9 to the east, and south. To the west is designated as Urban Mixed Use-20 (UMU-20). To the north across Citrus Park Drive is designated as Citrus Park Village (CPV). Surrounding uses along Citrus Park Drive include mainly light commercial such as a shopping mall and other retail stores. Directly adjacent to the north is a McDonald's. To the east is the Upper Tampa Bay Trail and the Veterans Expressway.
- The subject site is zoned Planned Development (PD 08-0087, MM 13-0456). The site is mainly surrounded by PD zoning and Citrus Park Village (CPV-U3) zoning to the north.
- The applicant requests to rezone from Planned Development (PD) to PD for a mixed-use development with a maximum of 386,377 square feet.

Compliance with Comprehensive Plan:

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

FUTURE LAND USE ELEMENT

Urban Service Area

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

Policy 1.2: Minimum Density

All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.

Within the USA and in categories allowing 4 units per acre or greater, new development or redevelopment shall occur at a density of at least 75% of the allowable density of the land use category, unless the development meets the criteria of Policy 1.3.

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 the Future Land Use Map

Policy 7.3:

The land use category boundaries may be considered for interpretation as flexible boundaries in accordance with the Flex Provision as follows:

- *Through application of the flex provision, the land use category boundaries shall be deemed to extend beyond the precise line to include property adjoining or separated by a man made or natural feature from the existing boundary line.*
- *The line may be relocated a maximum of 500 feet from the existing land use boundary of the adopted Land Use Plan Map. Right-of-Way is not included in the measurement of the 500 foot flex.*
- *No new flexes can be extended from an existing flexed area.*
- *All flexes must be parallel to the land use category line.*
- *Flexes are not permitted in the Rural Area or in areas specified in Community Plans. Flexes are also not permitted from the Urban Service Area into the Rural Area. All flexes in the Rural Area approved prior to July 2007 are recognized and are not to be considered non-conforming.*
- *Flexes to increase residential density are not permitted in the Coastal High Hazard Area.*
- *Flexes are not permitted from a municipality into the unincorporated county.*
- *A flex must be requested as part of planned development or site plan oriented rezoning application. Major Modification to approved zoning that changes the intensity, density or the range of uses will require that the previous flex request be re-evaluated for consistency and a new flex request may be required.*
- *Applicants requesting a flex must provide written justification that they meet the criteria for a flex as outlined below.*
- *The Board of County Commissioners may flex the plan category boundary to recognize or grant a zoning district which is not permitted in the land use category but lies within the distance of a conforming land use category, as described above. Prior to the determination by the Board of County Commissioner, the staff of the Planning Commission shall make a recommendation on the consistency of the request with the Comprehensive Plan*

Policy 7.4:

The criteria for consideration of a flex request are as follows:

- The availability and adequacy of public facilities to serve the proposed development accommodated by the flex;
- The compatibility with surrounding land uses and their density and intensity;
- The utilization of the flex furthers other goals, objectives and policies of the Future Land Use Element.

Land Use Categories

Objective 8: The Future Land Use Map will include Land Use Categories which outline the maximum level of intensity or density and range of permitted land uses allowed and planned for an area. A table of the land use categories and description of each category can be found in Appendix A.

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

Relationship to Land Development Regulations

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

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

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

Neighborhood/Community Development

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

Policy 16.1: Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:

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

Policy 16.2: Gradual transitions of intensities between different land uses shall be provided for as new development is proposed and approved, through the use of professional site planning, buffering, and screening techniques and control of specific land uses.

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

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

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

Policy 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 16.13: Medium and high density residential and mixed use development is encouraged to be located along transit emphasis corridors, potential transit corridors on the MPO 2050 Transit Concept Map and collector and arterial roadways within the Urban Service Area.

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

Community Design Component (CDC)

4.3 COMMERCIAL CHARACTER

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

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

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

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

Policy 12-1.4: Compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses, buffering, setbacks, open space and graduated

height restrictions, to affect elements such as height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture.

7.0 SITE DESIGN

7.1 DEVELOPMENT PATTERN

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

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

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

LIVABLE COMMUNITIES ELEMENT

Northwest Area

Section B

Provide incentives for an alternative development pattern characterized by:

- a) Neighborhoods that are compact, pedestrian-friendly, and mixed-use.*
- b) Neighborhoods within which the activities of daily living should occur within walking distance, allowing independence to those who do not drive, especially the elderly and the young.*
- c) Neighborhoods with a broad range of housing types and price levels which can bring people of diverse ages and incomes into daily interaction, strengthening the personal civic bonds essential to an authentic community.*
- d) Concentrations of civic, institutional, and commercial activity embedded within neighborhoods, not isolated in remote single-use complexes.*
- e) School facilities sized and located to enable children to walk or bicycle to them.*
- f) Range of town squares, parks, playgrounds, playing fields, and community gardens, distributed within neighborhoods along with corridors of green space used to define and connect different neighborhoods and centers.*
- g) Walkable neighborhoods with defined centers and edges, allowing for home occupation and convenient transit.*
- h) Safe, beautiful streets for informal socializing and community meeting halls for purposeful gatherings.*
 - *Ensuring the evolution of neighborhoods, districts, and corridors through precise urban design codes that serve as predictable guides for change.*
 - *Planning for the evolution of existing suburban areas into economically vital mature mixed-use communities.*

Section C

Flexible and innovative mobility options have been identified to offset the deficient street network by:

- *Connecting neighborhoods with employment, retail, and education centers through Greenways of equestrian, pedestrian, and bicycle trails integrated with other recreation areas, and ensuring that major streets do not act merely as vehicular thoroughfares but serve pedestrians and bicyclists equally well.*

- *Requiring town centers designed with a mix of uses of sufficient density to support public transit (bus, light rail, and trolley).*

Section D

Social and economic vitality and sustainability has been ensured through:

- *Locating and designing civic infrastructure, buildings, and services to support town centers and neighborhoods.*
- *Encouraging economic development opportunities to balance employment opportunities with housing.*
- *Enable market forces to affect housing type and density without compromising the neighborhood structure.*
- *Stabilizing property values by master planning at the neighborhood and community scale.*

Staff Analysis of Goals Objectives and Policies:

The subject site is comprised of 8 folios, totaling approximately 9.17 acres south of Citrus Park Drive and west of Citrus Park Lane.. The site is in the Urban Service Area and within the limits of the Northwest Hillsborough Community Plan. The applicant requests to rezone from Planned Development (PD) to PD for a mixed-use development with a maximum of 386,377 square feet. The proposed development includes a mini warehouse, a hotel/office/commercial building and an existing office building and a parking structure, which is within the maximum square footage allowed.

The proposal meets the intent of Objective 8 and Policy 8.1. The subject property is designated Residential-9 (RES-9) and Urban Mixed Use-20 (UMU-20) on the Future Land Use Map. The intent of the RES-9 Future Land Use category is to designate areas that are suitable for low-medium density residential, as well as urban scale neighborhood commercial, office, multipurpose projects and mixed-use developments when in compliance with the Goals, Objectives, and Policies of the Future Land Use Element (FLUE) and applicable development regulations and locational criteria for the specific land use. The intent of the UMU-20 Future Land use category is for an urban intensity and density of uses, with development occurring as the provision and timing of transportation and public facility services necessary to support these intensities and densities are made available. The proposal includes a flex of the UMU-20 to the one RES-9 folio included in the subject site which has an existing office building. The proposal is consistent with Policies 7.3 and 7.4 as it furthers the intent of the UMU-20 and the development intended for it and surrounding it. The overall development is within the allowable 1.0 FAR and the proposal stays within that.

The Urban Mixed Use-20 Future Land Use category designates areas for higher density residential development, as well as regional scale commercial uses such as a mall, office and business park uses, research corporate park uses, light industrial, multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. Many of these types of uses already exist surrounding the site. The area immediately surrounding the site to the west and northwest is designated as Urban Mixed Use-20 and contains light commercial uses. To the north is Citrus Park Village (CPV) and Residential-9 (RES-9) is to the east and south and both categories contain light commercial uses such as a shopping mall and other retail stores. On the northern portion of the proposed Planned Development is a McDonald's. The proposed mixed-use development is compatible with the surrounding land use designations and existing development patterns.

The proposal is consistent with Objective 16 and its accompanying policies relating to neighborhood protection. The subject site is bordered by the Upper Tampa Bay Trail and the Veterans Expressway to the east and acts as a buffer from the residential neighborhoods. Furthermore, stormwater ponds are proposed throughout the site, providing a buffer from the adjacent properties. At the time of filing this report, there were no Transportation comments in Optix, and therefore were not considered during this analysis.

Objective 12-1 and Policy 12-1.4 of the Community Design Component (CDC) discuss how new development shall be compatible with the established character of the surrounding area. The development pattern and character of this portion Citrus Park Drive and Citrus Park Lane contains mainly light commercial uses. Goal 17 of the CDC encourages commercial developments that enhance the County's character. Objective 17-1 and Policy 17.1-4 seek to facilitate patterns of development that are organized and purposeful.

The proposed Planned Development is within the limits of the Northwest Area Community Plan. The Northwest Area Community Plan seeks mixed use neighborhoods that are pedestrian friendly and offer a variety of housing types while maintaining property values and the structure of existing neighborhoods. The Planned Development proposal meets the intent of the Community Plan by proposing a mix of uses, a sidewalk along the site's frontage and pedestrian benches.

Overall, staff finds that the proposed Planned Development would allow for a mix of uses that would facilitate growth within the Urban Service Area and supports the vision of the Northwest Hillsborough Community Plan. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element of the *Unincorporated Hillsborough County Comprehensive Plan*. The request is compatible with the existing development pattern found within the surrounding area.

Recommendation

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

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