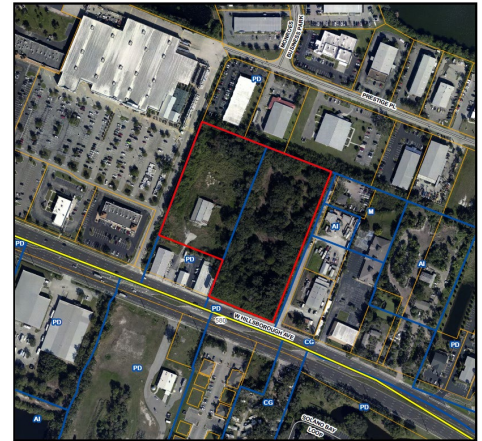


Rezoning Application: PD 23-0150
Zoning Hearing Master Date: May 15, 2023
BOCC Meeting Date: June 15, 2023

1.0 APPLICATION SUMMARY

Applicant: Johnson Development Assoc., Inc.
FLU Category: Light Industrial & RMU-35;
 RMU-35 for entire site pending CPA
Service Area: Rural
Site Acreage: Approximately 8.18 acres
Community Plan Area: Northwest Area, Town N' Country
Overlay: None



Introduction Summary:

The applicant seeks to develop an approximately 8.18-acre unified development consisting of two folios. The request is for a rezoning from Planned Development (PD 08-0425 and PD 03-0672) to Planned Development (PD) to allow for a multifamily development of up to 265 units.

A companion Comprehensive Plan Amendment (CPA 22-17) to amend the Future Land Use designation from Light Industrial to Residential Mixed Use-35 (RMU-35) is proposed for the eastern portion of the subject site associated with PD 03-0672. CPA 22-17 will be heard concurrently with proposed PD 23-0150. If CPA 22-17 is approved, the Planning Commission has determined the proposal would be consistent.

Zoning:	Existing		Proposed
District(s)	PD 08-0425	PD 03-0672	PD
Typical General Use(s)	Area A: 179-room hotel	11,200 sf Industrial/Manufacturing; 13,500 sf BPO uses; 4,000 sf restaurant with no drive thru and 7,000 sf restaurant with no drive thru	265 Multifamily Dwelling Units
Acreage	Folio 4079.0000: +/-3.58 ac.	Folio 4081.0000: +/-4.6 ac.	+/-8.18 ac.
Density/Intensity	0.68 FAR Maximum 103,700 sf Hotel & 4,050 sf Meeting Room	0.11 FAR for restaurant 0.41 FAR for Office & Retail 0.21 FAR for Lt. Manufacturing & Warehouse	+/-32.39 dwellings per acre

Development Standards:	Existing		Proposed
District(s)	PD 93-0116	PD 03-0672	PD Dimensional Standards

APPLICATION NUMBER: PD 23-0150

ZHM HEARING DATE: May 15, 2023
BOCC LUM MEETING DATE: June 15, 2023

Case Reviewer: Tim Lampkin, AICP

Setbacks/Buffering and Screening	Front: 300 ft. Rear: 233 ft. West Side: 55.5 ft. East side: 25 ft.	CN Zoning Standards for Office/Retail M Zoning District – Lt. Industrial & Warehouse	Perimeter Boundary Buffer: 10 ft. buffer / Type “B Screening Rear Setback: 220 ft. West Side Setback: 60 ft. East Side Setback: 80 ft.
Height	5-story / 50 ft.	50 ft. ht. for Office/Retail 110 ft. for M Zoning	60 ft. maximum height

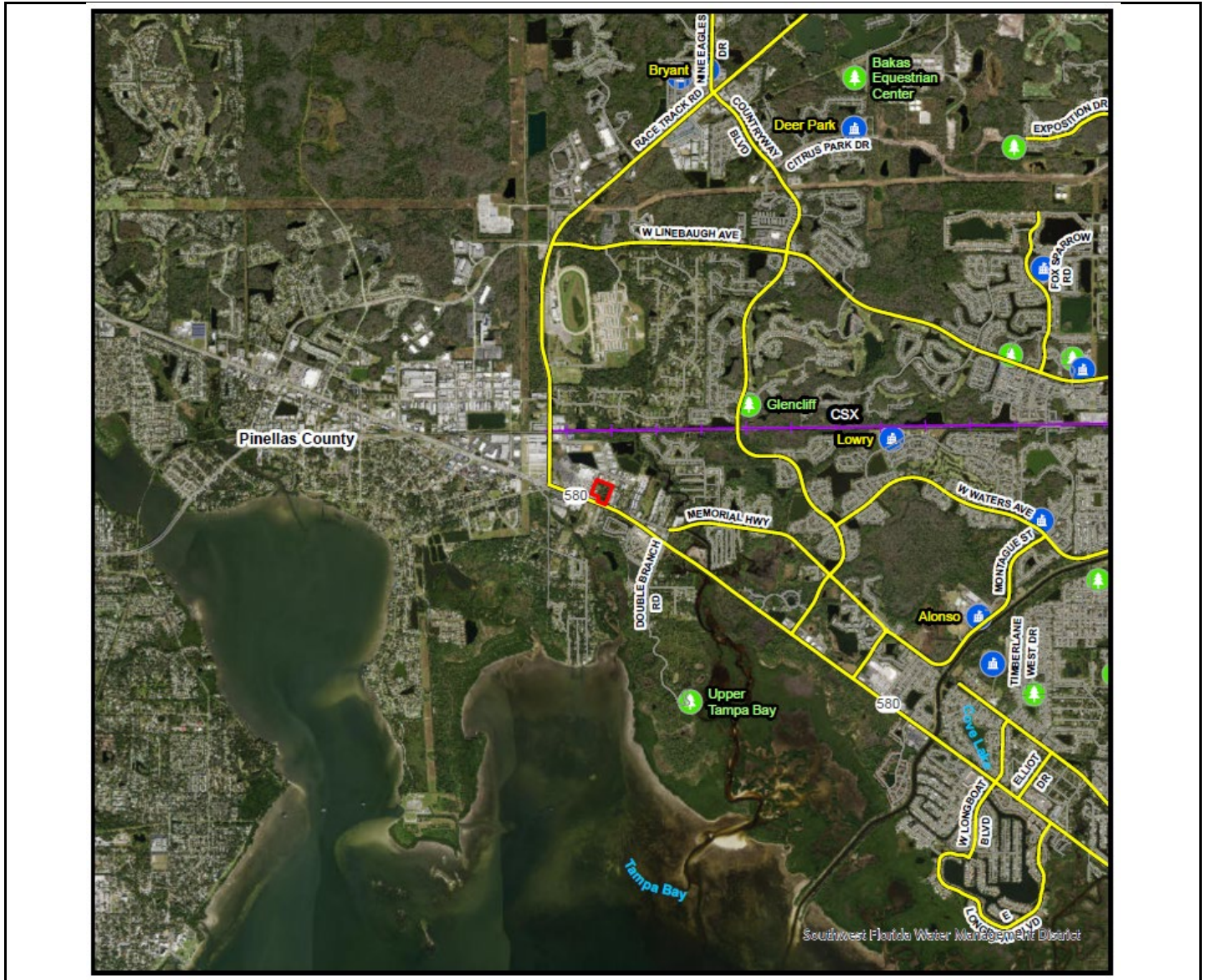
Additional Information:

PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering)
Waiver(s) to the Land Development Code	Waiver of 2:1 setback requirement for height above 20 ft. per Sec. 6.01.01, endnote 8.

Planning Commission Recommendation: CONSISTENT	Development Services Recommendation: APPROVABLE, Subject to Conditions.
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



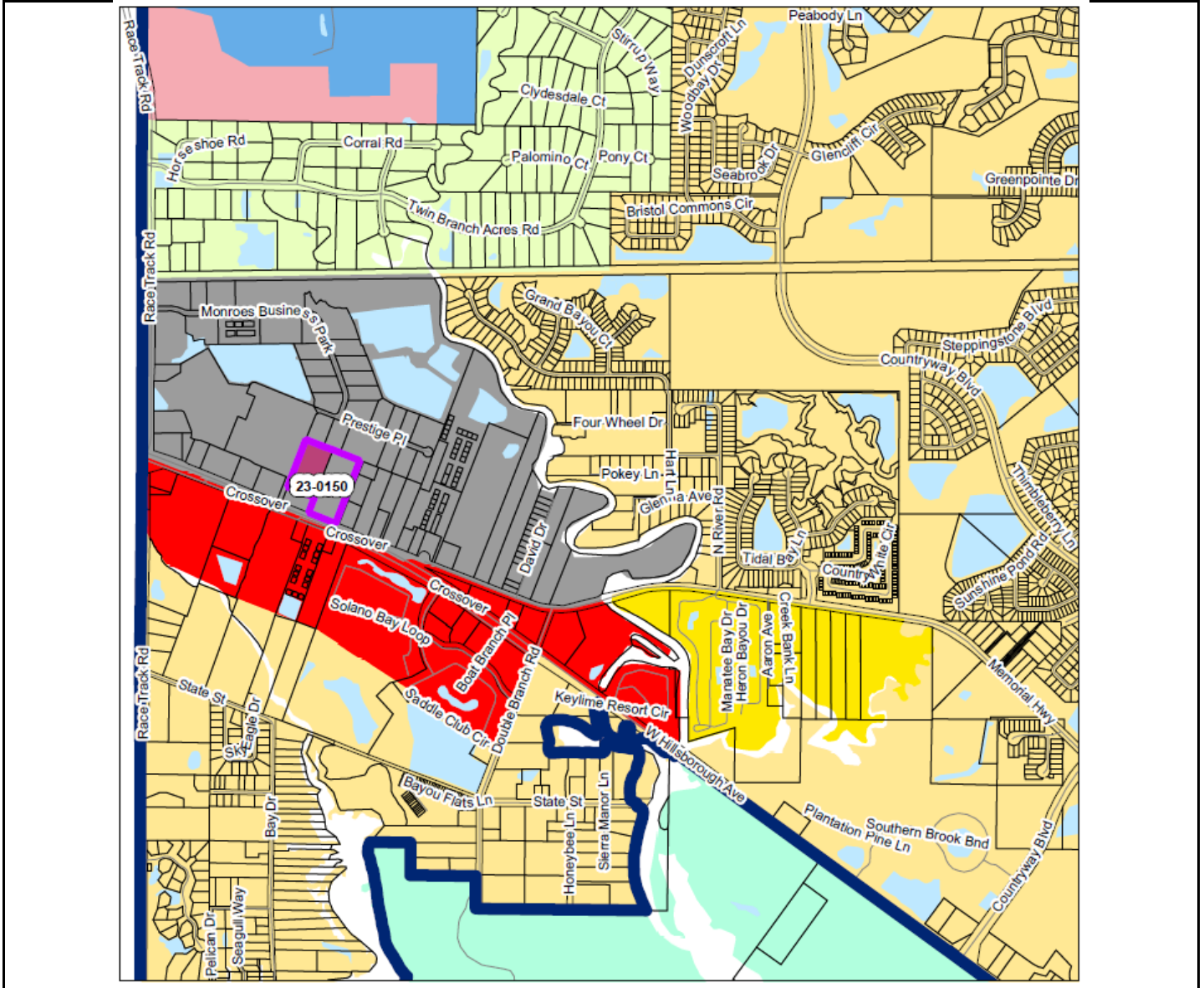
Context of Surrounding Area:

The subject property is located on the north side of State Road 580 approximately 1,450 feet east of Race Track Road. The subject site is located in the Urban Service Area. The property is located within the Northwest Area and Town N' County community planning areas.

Surrounding uses include a Lowe's, a Publix grocery store, restaurants and financial institution to the west of the subject site. Additional uses nearby to the south, east and northeast include a variety of commercial uses, light industrial and multifamily residential heading eastward along State Road 580.

2.0 LAND USE MAP SET AND SUMMARY DATA

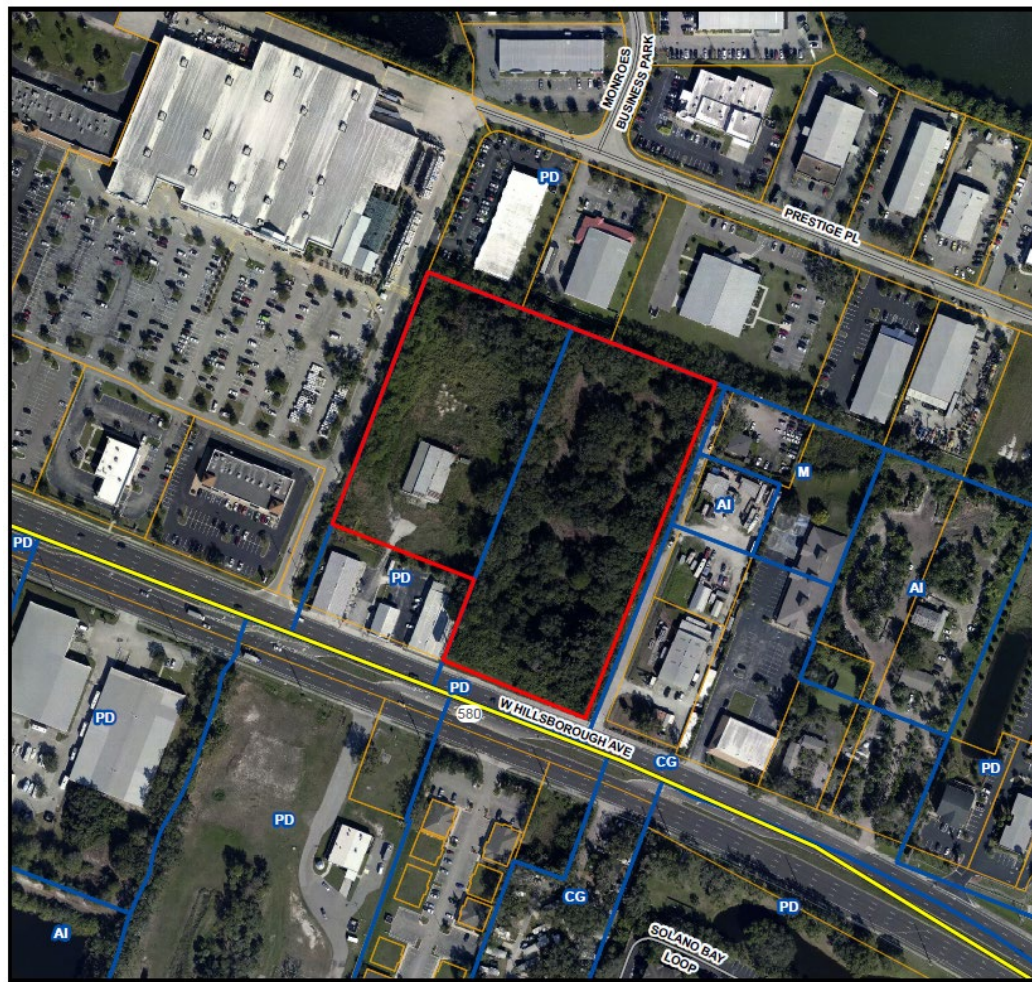
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential Mixed Use – 35 (RMU-35) and Light Industrial (LI) CPA 22-17 requests to change the LI Future Land Use portion to RMU-35
Maximum Density/F.A.R.:	4 dwelling per acre / 0.25 Maximum FAR
Typical Uses:	Typical uses in the RMU-35 future land use category include residential, regional scale retail commercial, office and business park uses, research corporate park uses, light industrial, multi-purpose and clustered residential and/or mixed-use projects at appropriate locations.

2.0 LAND USE MAP SET AND SUMMARY DATA

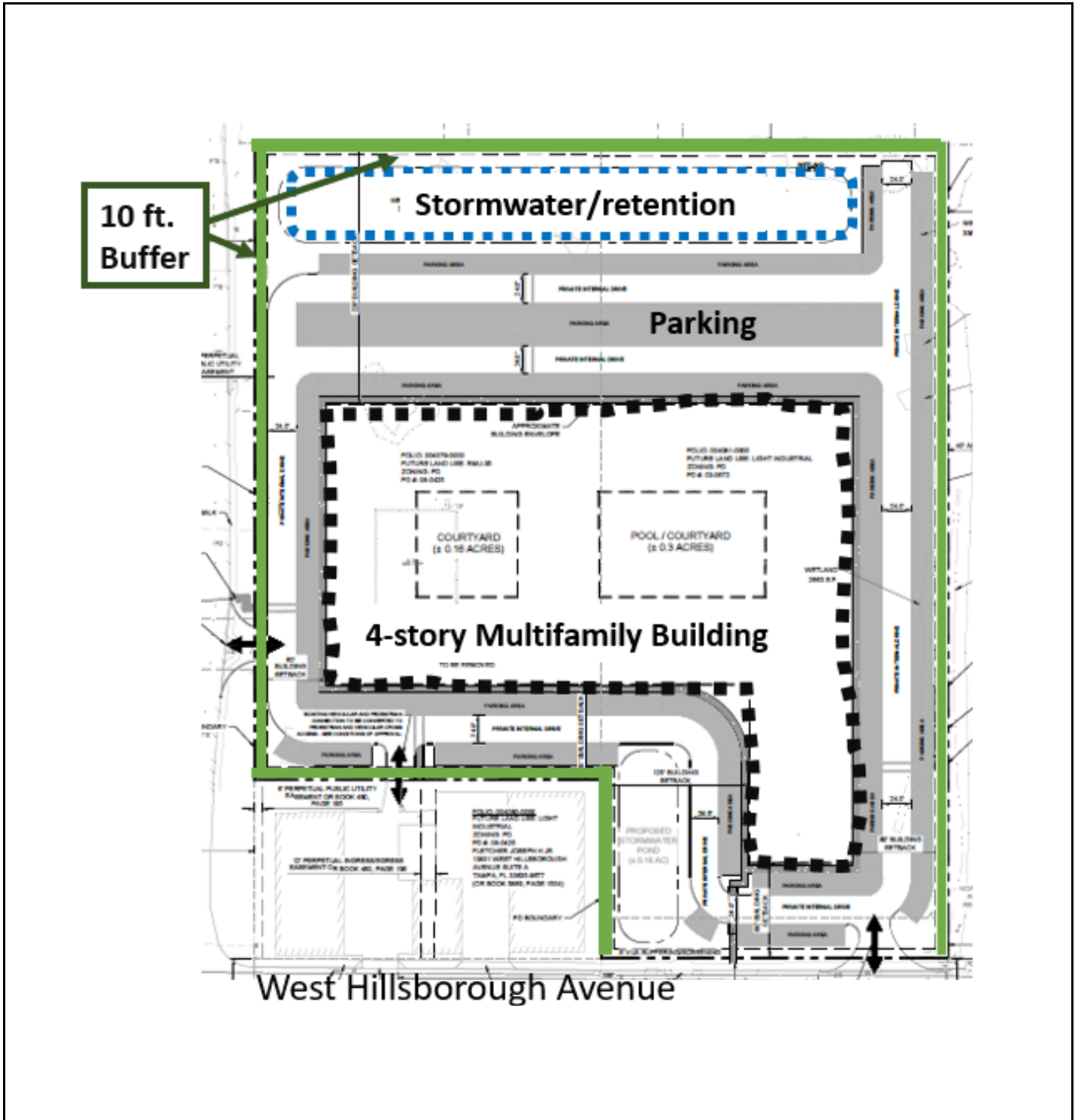
2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 01-0575 (PRS 14-0118)	Max. FAR: 0.15	Lt. Industrial & Commercial Uses	Various lt. industrial / commercial uses
South	West Hillsborough Ave. ROW / CG and PD 18-0681	PD 18-0681: 19,000 sf food production; 16,000 sf restaurant/retail; 4,500 sf accessory pavilion; Produce Farm Max. FAR: 0.08	PD 18-0681: farm produce processing, produce farm, restaurant and retail uses.	CG: Sunshine Mobile Home Park and Business/Office Park PD 18-0681: Produce farm and accessory processing
East	M, CG and Agricultural Industrial (AI)	M district Max. FAR: 0.75 CG district Max. FAR: 0.27	M, CG, and AI uses	Farm processing and associated offices, CG and lt. industrial uses.
West	PD 01-0575 (PRS 14-0118)	Max. FAR: 0.15	Various lt. industrial / commercial uses	Lowe's, a Publix grocery store, restaurants and financial institution

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



APPLICATION NUMBER: PD 23-0150

ZHM HEARING DATE: May 15, 2023

BOCC LUM MEETING DATE: June 15, 2023

Case Reviewer: Tim Lampkin, AICP

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
Hillsborough Avenue	FDOT Principal Arterial - Urban	8 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" 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	3,902	236	360
Proposed	1,203	105	104
Difference (+/-)	-2,699	-135	-256

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

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 checked="" 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	See Staff Report.

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	See EPC "Agency Comment Sheet"
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input checked="" type="checkbox"/> Other <u>Coastal High Hazard Area</u> 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input checked="" type="checkbox"/> Off-site Improvements Provided	<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	See Transportation Report.
Service Area/ Water & Wastewater <input 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	See Water Resource Services Comment Sheet Water & Wastewater.
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input 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	This is an analysis for adequate facilities only and is NOT a determination of school concurrency. A school concurrency review will be issued PRIOR TO preliminary plat or site plan approval. Please see Hillsborough County Public Schools "Adequate Facilities Analysis: Rezoning" for more information.
Impact/Mobility Fees (Fee estimate is based on a 1,200 square foot, Multi-Family Units 3-10 story) Mobility: \$4,864 * 265 units = \$1,288,960 Parks: \$1,555 * 265 units = \$ 412,075 School: \$3,891 * 265 units = \$1,031,115 Fire: \$249 * 265 units = \$ 65,985 Total Multi-Family (3-10 story) = \$3,459,680				

Urban Mobility, Northwest Park/Fire - 265 multi-family units - 4 story building

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 checked="" 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 checked="" type="checkbox"/> No	See Planning Commission Report

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant seeks to develop an approximately 8.18-acre unified development consisting of two folios. The request is for a rezoning from Planned Development (PD 08-0425 and PD 03-0672) to Planned Development (PD) to allow for a multifamily development of up to 265 units. A companion Comprehensive Plan Amendment (CPA 22-17) to amend the Future Land Use designation from Light Industrial to Residential Mixed Use-35 (RMU-35) is proposed for the eastern portion of the subject site and will be heard concurrently for the folio currently associated with PD 03-0672. The subject property is located on the north side of State Road 580 approximately 1,450 feet east of Race Track Road. The subject site is located in the Urban Service Area and is located within the Northwest Area and Town N' County community planning areas.

The portion of PD 08-0425 (folio no. 4079.0000) subject to this request is currently approved for a five-story, 179-room hotel with a maximum FAR of 0.68. The remaining southern portion (folio no. 4080.0000) of PD 08-0425 approved for manufacturing, retail and warehouse uses with a maximum FAR of 0.21 is not part of the subject request and will remain in PD 08-0425. The approximate northern portion (folio no. 4079.0000) subject of this is required to be removed from the existing PD through the PRS process. The applicant has submitted PRS 23-0374 to remove the folio subject to this request from existing PD 08-0425. PRS 23-0374 is scheduled to be heard at the July BOCC Land Use meeting.

Surrounding uses to the west include a Lowe's, a Publix grocery store, restaurants and financial institution to the east of the subject site. Additional uses nearby include a variety of commercial uses, light industrial and multifamily residential. The applicant has proposed mitigation techniques to help achieve overall compatibility with the surrounding uses including locating a retention pond along the rear of the proposed multi-family structure providing an additional buffer located near more intensive uses.

Waiver Requested:

The applicant requests a waiver to LDC Part 6.01.01, Endnote 8, to not require an additional 2 feet of setback for every 1 foot of building height above 20 feet. While Planned Developments are not listed as one of the districts to which the endnote applies, it is consistently reviewed as a compatibility standard for Planned Developments. The applicant is proposing a maximum 80-foot building height which would require an additional setback of 80 feet pursuant to Section 6.01.01, Endnote 8, which requires the additional 2:1 setback shall be added to other required setbacks or buffers.

The applicant provides justification in their narrative and clarifies that while preponderance of the structure is able to meet the 80' setback, there are areas where an 80' setback is not feasible given the irregularly shaped proposed subject site. The irregular shape of the subject site limits site design and balancing a multi-family structure, vehicle use area, landscaping/buffering, and amenities. Pursuant to the applicant's justification and additional review, staff finds the request for relief supportable.

Variations Requested:

The applicant is requesting a variation to Hillsborough County LDC Section 6.06.06 Landscaping and Buffering Requirements which requires the perimeter of the subject site to have a 20-footwide Type "B" buffer along the western and northwestern portion of the subject site boundary and the proposed multi-family residential. Additionally, a 30-foot-wide buffer with Type "C" screening is required along the remainder of the subject site designated for light industrial uses. The applicant states in part, "In order to maintain compatible structure height of 4 stories, and due to the size and irregular L-shape of the Site, area for buffering is limited, especially given the need ingress/egress, vehicle circulation, and cross-access points. This infill redevelopment is an appropriate use of the Site that provides needed multi-family housing in an area that is fully developed, therefore relief from this code section is required to allow for the otherwise code compliant, high-quality design."

The applicant provided additional justification which is included in the applicant's submittal for the variation of LDC Section 6.06.06. Staff has reviewed the justification statement submitted by the applicant and finds they all meet the criteria for approval per LDC Section 5.03.06.C.6. The Rezoning Hearing Master's recommendation for this application is required to include a finding on whether the requested variations meet the criteria for approval. Additional information regarding the rationale may be found in the applicant's narrative.

The EPC Wetlands Division has reviewed the proposed site plan and indicates that the site plan is conceptually justified to move forward through the zoning review process as long as there are no wetland impacts.

Staff has not identified any compatibility issues relative to the surrounding properties. The proposed use is located in an area of a variety of uses including industrial, commercial and residential development in proximity to the subject site.

Overall, the proposed rezoning 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.

5.2 Recommendation

Based on the above considerations, and subject to approval of CPA 22-17, staff finds the request **APPROVABLE**.

Prior to PD Site Plan Certification, the developer shall revise the PD site plan to:

- Revise the site data table to add “Proposed Units: 265”
- Remove note in lower right-hand corner of site plan that states, “For Permitting Purposes Only”.
- Remove the measurements of access spacing between the access points on Hillsborough Avenue; these measurements are incorrect.
- Remove label “EXISTING VEHICULAR AND PEDESTRIAN CONNECTION TO BE CONVERTED TO PEDESTRIAN AND VEHICULAR CROSS ACCESS - SEE CONDITIONS OF APPROVAL” and change the black arrows providing cross access to the west and to the remaining portion of PD 08-0425 to a different style arrow to be consistent. Add a “cross access” arrow to the legend.

6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted April 26, 2023.

1. The project shall be limited to a maximum of 265 multifamily dwelling units.
2. The development shall comply with the April 26, 2023, site plan and the following development standards.

a. Minimum Rear Setback:	220 feet
b. Minimum Front Yard Setback:	80 feet
c. Minimum Side Yard Setback:	60 feet
d. Maximum Building Coverage:	40 percent
e. Maximum Building Height:	60 feet
3. The subject property shall be subject to buffering and screening requirements of Section 6.06.06 of the Hillsborough County Land Development Code with the following exceptions.
 - a. Buffering and screening along the perimeter of the property, excluding the area fronting West Hillsborough Avenue, shall include a 10-foot buffer with type “B” screening.
 - b. The additional requirement of a 2-foot setback for every foot above 20 feet shall not apply.
4. Buffering and screening along West Hillsborough Avenue shall consist of an 8-foot vehicular use buffer area in accordance with the requirements of LDC Section 6.06.04.
5. Screening of trash and recycling receptacles, service areas, and other similar areas shall be in accordance with Section 3.13.03 of the LDC.
6. Parking shall be in compliance with Section 6.05.00 of the Land Development Code.
7. Prior to or concurrent with the initial phase of development, the developer must construct an eastbound left turn lane to FDOT standards and subject to FDOT approval.
8. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
9. 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.

10. 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.
11. 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).
12. 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.
13. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval, unless otherwise stated herein.
14. The development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
15. 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 May 8 2023 09:50:20

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

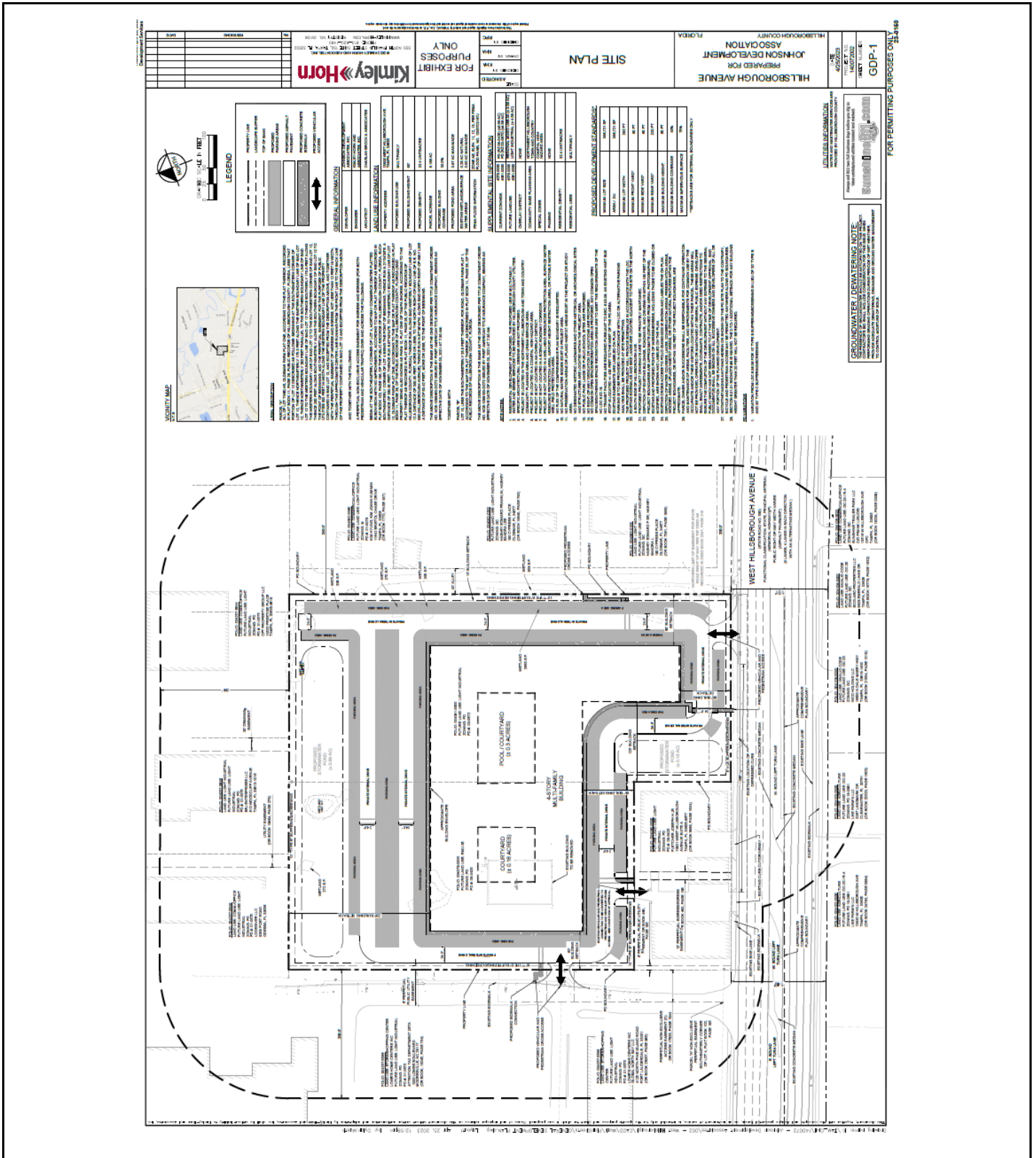
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are 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.

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDNACE 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

8.0 PROPOSED SITE PLAN (FULL)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Alex Steady, Senior Planner
PLANNING AREA/SECTOR: Town and Country / Northwest

DATE: 05/04/2023
AGENCY/DEPT: Transportation
PETITION NO: PD 23-0150

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

CONDITIONS OF APPROVAL

- Prior to or concurrent with the initial phase of development, the developer must construct an eastbound left turn lane to FDOT standards and subject to FDOT approval.
- Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

Other Conditions

Prior to PD site plan certification, the applicant shall revise the PD site plan to:

- Remove the measurements of access spacing between the access points on Hillsborough Avenue. These measurements are incorrect.
- Remove label “EXISTING VEHICULAR AND PEDESTRIAN CONNECTION TO BE CONVERTED TO PEDESTRIAN AND VEHICULAR CROSS ACCESS - SEE CONDITIONS OF APPROVAL” and change the black arrows providing cross access to the west and to the remaining portion of PD 08-0425 to a different style arrow to be consistent. Add a “cross access” arrow to the legend.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels totaling +/- 7.99 acres from two existing Planned Developments (PD 08-0425 and PD 03-0672) to create a new Planned Development (PD 23-0150). The proposed Planned Development is seeking entitlements for 265 Multi Family Units. The site is generally located on the north side of Hillsborough Avenue, +/- 0.27 miles southeast of the intersection of Racetrack Road and Hillsborough Avenue. The Future Land Use designation of the site is Light Industrial (LI) and Regional Mixed Use – 35 (RMU-35).

Trip Generation Analysis

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the proposed project. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD 08-0425, 179 room Hotel (ITE Code 310)	1,516	82	104
PD 03-0672, 4,000 sf Fast Casual Restaurant (ITE Code 930)	388	6	56
PD 03-0672, 7,000 sf High Turnover Restaurant (ITE Code 932)	750	67	64
PD 03-0672, 13,500 sf General Office Building (ITE Code 710)	204	30	31
PD 03-0672, 13,500 sf Strip Retail Plaza (ITE Code 822)	800	35	96
PD 03-0672, 11,200 sf Manufacturing (ITE Code 140)	244	16	9
Total	3,902	236	360

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 265 Multi Family Dwelling Units (ITE code 221)	1,203	105	104

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	-2,699	-135	-256

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject property has frontage on Hillsborough Avenue. Hillsborough Avenue is 8-lane, FDOT maintained, principal arterial roadway, characterized by +/-12 ft. travel lanes. The existing right-of-way on Hillsborough Avenue is +/-155 feet. There are sidewalks and bicycle facilities on both sides of Hillsborough Avenue in the vicinity of the proposed project.

SITE ACCESS

The project is proposing one right in right out only access connection to Hillsborough Avenue. Cross access to the west and to the remaining portion of PD 08-0425 is proposed in accordance with the LDC. A pedestrian only cross access to the east is provided in accordance with the LDC.

As required by the DRPM, the applicant provided a detailed traffic analysis that evaluated site access warrants per the Land Development Code. The applicant has also met with and provided documentation concerning coordination with FDOT on the subject site. As a result of the analysis and the meeting with FDOT, the applicant must provide an east bound left turn lane to address site access to the subject site and to provide for U-turn movements on Hillsborough Avenue due to the restricted right in right out only access proposed.

ROADWAY LEVEL OF SERVICE (LOS)

Level of Service (LOS) information for adjacent roadway sections is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
HILLSBOROUGH AVENUE	PINELLAS COUNTY	DOUBLE BRANCH RD	D	C

Source: Hillsborough County 2020 Level of Service 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
Hillsborough Avenue	FDOT Principal Arterial - Urban	8 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" 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	3,902	236	360
Proposed	1,203	105	104
Difference (+/-)	-2,699	-135	-256

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

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



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: May 15, 2023	Petition: PD 23-0150
Report Prepared: May 3, 2023	13809 West Hillsborough Avenue <i>North of West Hillsborough Avenue and east of Racetrack Road</i>
Summary Data:	
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Regional Mixed Use-35 (35 du/ga; 2.0 FAR) *Light Industrial (No residential; 0.75 FAR) *Pending HC/CPA 22-17 to Regional Mixed Use-35
Service Area	Urban
Community Plan	Northwest Area, Town N' Country
Request	Planned Development (PD 03-0672, PD 08-0425) to Planned Development for a multifamily development with 265 units
Parcel Size (Approx.)	8.189 +/- acres
Street Functional Classification	West Hillsborough Avenue – State Principal Arterial Racetrack Road – County Arterial
Locational Criteria	N/A
Evacuation Area	A



Context

- The subject site is located north of West Hillsborough Avenue and east of Racetrack Road on approximately 8.189 ± acres.
- The site is in the Urban Service Area and within the limits of the Northwest Area and Town N' Country Community Plans.
- There are currently two Future Land Use designations on the site: Regional Mixed Use-35 (RMU-35) and Light Industrial (LI). This rezoning request is subject to approval of HC/CPA 22-17 which proposes to change 4.56 +/- acres of the Light Industrial designation to Regional Mixed Use-35. This rezoning request is also subject to approval of PRS 23-0374 which will remove folio 4079.0000 from the existing approved Planned Development.
- The Regional Mixed Use-35 (RMU-35) allows for consideration of up to 35 dwelling units per gross acre and a maximum Floor Area Ratio (FAR) of 2.0. Typical uses in the RMU-35 include residential, regional scale retail commercial, 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 on the north, east, and west by the Light Industrial (LI) category and Office Commercial-20 (OC-20) across West Hillsborough Avenue to the south. The subject site is mainly surrounded by other light commercial and light industrial uses to the north, east, and west on the north side of West Hillsborough Avenue as well as some agricultural, mobile home parks and single-family developments to the south.
- The subject site is zoned Planned Development (PD 03-0672, PD 08-0425). It is mainly surrounded by PD, Agricultural Industrial (AI), Manufacturing (M), and Commercial General (CG) zoning.
- The site is located entirely in the Coastal High Hazard Area (CHHA). There are approximately 0.29 acres of wetlands on the site.
- The applicant requests to rezone from Planned Development (PD 03-0672, PD 08-0425) to Planned Development for a multifamily development with 265 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

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.

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 9.2: 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.

Land Use Suitability

Objective 10: Development orders shall not be issued unless development is suitable for the physical conditions of the land, including, but not limited to, topographical and soil conditions, and development mitigates those adverse impacts that it creates upon the physical conditions of the land that may affect the health, safety and/or welfare of the people who live and work within those particular areas.

Policy 10.9: Continue to implement, review and amend, as needed, measures to restrict and eliminate inappropriate and unsafe development in the Coastal High Hazard Area (CHHA) through plan designated uses, zoning and density and intensity limitations.

Policy 10.10: Residential land uses within the CHHA will be limited to areas planned to accommodate such development through the provision of adequate public facilities and services.

Policy 10.11: Development proposals within the CHHA shall provide adequate data during the site plan review process to assess the impacts of the proposed development upon existing infrastructure within the Coastal High Hazard Area and level of service standards established for shelter capacity and clearance times.

Policy 10.12: Consider the impacts of new development on evacuation and shelter space standards within the CHHA during the development review process.

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 16.13: *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 16.14: *Community gathering places shall be provided within residential developments, where feasible and necessary, to improve and enhance the quality of life within neighborhoods by providing areas that promote and encourage interaction among residents by allowing for neighborhood gatherings and providing for enhanced community cohesiveness. These places shall be functionally designed and improved to allow for leisure activity, and be accessible to the residents of the proposed development.*

Community Design Component (CDC)

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.*

Environmental and Sustainability Section (ESS)

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.*

Policy 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.*

Policy 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.*

Policy 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.*

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.*

Section C

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

- Requiring new development to be designed with a continuous local network of roads characterized by short blocks with minimal use of cul-de-sacs. This network separates community based trips from long-distance through traffic, and provides a variety of alternative routes and itineraries that connect to adjacent neighborhoods as often as possible.*

Section D

Social and economic vitality and sustainability has been ensured through:

- Requiring a range of housing suitable for younger and older people in addition to housing for families in the neighborhood.*

- *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.*

Town 'N Country Community Plan

4. Relieve Traffic Congestion And Improve Transit

- *Discourage cul-de-sacs in new subdivisions and require connections to streets within adjacent subdivisions, community facilities and land uses*
- *Encourage mixed-use town centers and creating “park once” environments that decrease vehicular trips*
- *Restrict access points from individual properties along major roads*
- *Encourage the use of shared access points, cross easements and entry from side streets*

Staff Analysis of Goals Objectives and Policies:

The subject site is located north of West Hillsborough Avenue and east of Racetrack Road on approximately 8.189 ± acres. The site is in the Urban Service Area and within the limits of the Northwest Area and Town N' Country Systems Community Plans. The site is also located entirely in the Coastal High Hazard Area. The applicant requests to rezone from Planned Development (PD 03-0672, PD 08-0425) to Planned Development for a multifamily development with 265 units. The subject site is mainly surrounded by other light commercial and light industrial uses to the north, east, and west on the north side of West Hillsborough Avenue as well as some agricultural, mobile home parks and single-family developments to the south.

The subject site is in the Urban Service Area and per Objective 1 of the Future Land Use Element (FLUE), where 80 percent of the county's growth is to be directed. Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that “compatibility does not mean ‘the same as.’ Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.” The proposed four-story building with 265 dwelling units in the RMU-35 Future Land Use designation is compatible with the development in the area as it relates to height, mass, scale, and bulk of structures. The site is surrounded by the LI designation on the north side of West Hillsborough Avenue which allows for a potential Floor Area Ratio (FAR) of 0.75 and the OC-20 designation on the south side of West Hillsborough Avenue which allows for a potential FAR of 0.75 and density of up to 20 dwelling units per acre. The proposal is consistent with Policy 1.2 as it meets the minimum density expected for the acreage of this site.

The proposal is consistent with Policy 1.2, and 13.3 as it relates to minimum density and environmental considerations. The allowable density has been calculated as follows: 8.189 acres x 35 du/ac = 286 dwelling units maximum. 265 dwellings are being proposed and the site is less than 25% wetlands; therefore, it is consistent with Policy 13.3. The Environmental Protection Commission Wetlands Division has reviewed the proposed site and has determined that a resubmittal is not necessary. 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 in the Environmental and Sustainability Section (ESS).

The proposed rezoning meets the intent of Objective 16 and associated policies relating to Neighborhood/Community Development. The proposal requests a variation to the buffer requirements and a waiver to the setback requirements. Based on the surrounding existing uses and the site planning techniques used, PC staff feels that any adverse impacts will be mitigated. The site plan also shows courtyard and pool amenities for the residents, which is consistent with the direction of Policy 16.14 in the FLUE. In addition, the stormwater retention areas proposed within the development serves as a buffer and protects the environmentally sensitive land on site. The site plan appears to show an efficient system of internal circulation with main access off West Hillsborough Avenue. At the time of drafting this report, no transportation comments based on the April 25th site plan submittal were in Optix, therefore Planning Commission staff finding did not take transportation comments into consideration for the analysis of the request.

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 area mainly contains light commercial, light industrial and residential, and therefore the proposed residential use is compatible with the surrounding development pattern.

The proposed rezoning meets the intent of Northwest Area and Town N' Country Community Plans. The proposed PD provides housing within walking distance to daily activities, encouraging a mixed use type of environment.

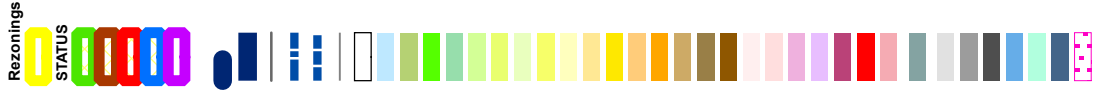
Overall, staff finds that the proposed residential development is consistent with policy direction in the Urban Service Area. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives, and Policies in the *Unincorporated Hillsborough County Comprehensive Plan*.

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.

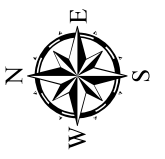
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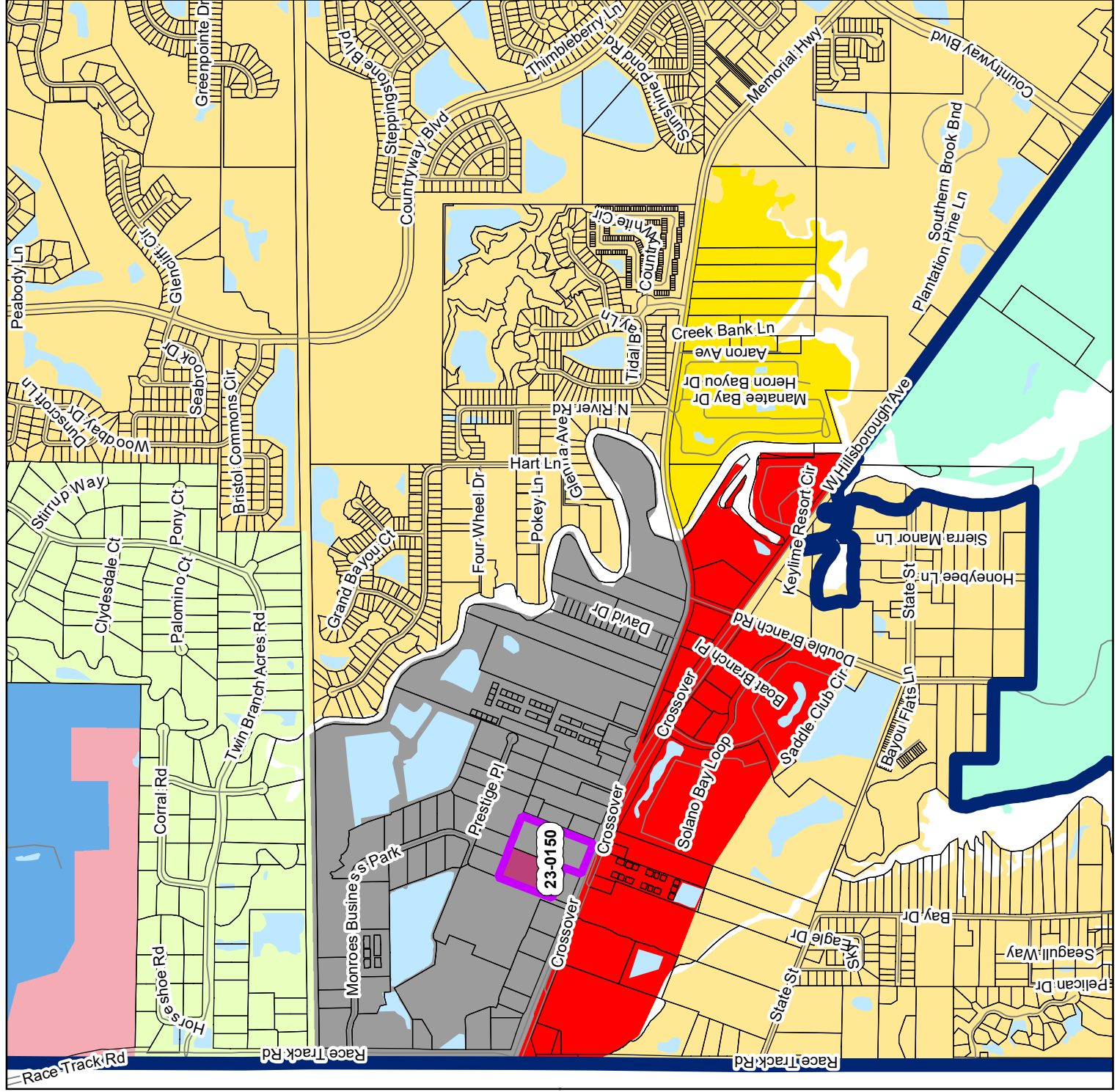


DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. Land use designations are for informational purposes only and do not constitute an offer for rezoning. All other data is for informational purposes only. For the most current data and information, visit the appropriate agency.

ACCURACY: It is intended that this map be used for informational purposes only. Hillsborough County City-County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate agency.



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 Author: Beverly F. Daniels
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