

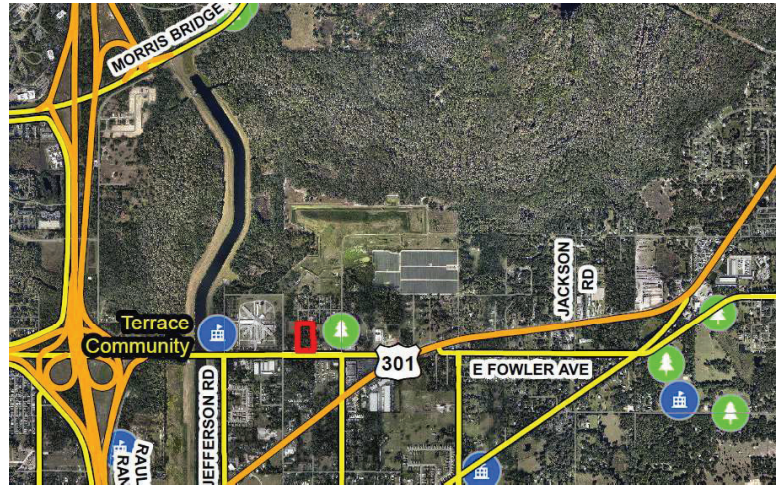
Rezoning Application: PD 23-0784
Zoning Hearing Master Date: October 16, 2023
BOCC Land Use Meeting Date: December 12, 2023



**Hillsborough
County Florida**

Development Services Department

Applicant: Tyler Hudson
Gardner Brewer Hudson P.A.
FLU Category: Suburban Mixed Use – 6 (SMU-6)
Service Area: Urban
Site Acreage: 4.81
Community Plan Area: Thonotosassa
Overlay: None



Introduction Summary

The applicant is requesting a rezoning from Agricultural, Single-Family Conventional (ASC-1) to a Planned Development (PD) on a 4.81-acre property located along the north side of E Fowler Avenue, approximately 0.35 miles west of N US Highway 301, to accommodate the development of a mini warehouse facility consisting of six buildings with up to 84,914 square feet (SF) of gross floor area (GFA). The property is currently undeveloped.

Zoning:	Existing	Proposed
District(s)	ASC-1	PD
Typical General Use(s)	Single-Family Residential/Agricultural	Mini Warehousing
Acreage	4.81	4.81
Density/Intensity	1 DU per GA/FAR: NA	0.41
Mathematical Maximum*	4 DU's/GFA: NA	DU's: NA/GFA: 84,914 SF

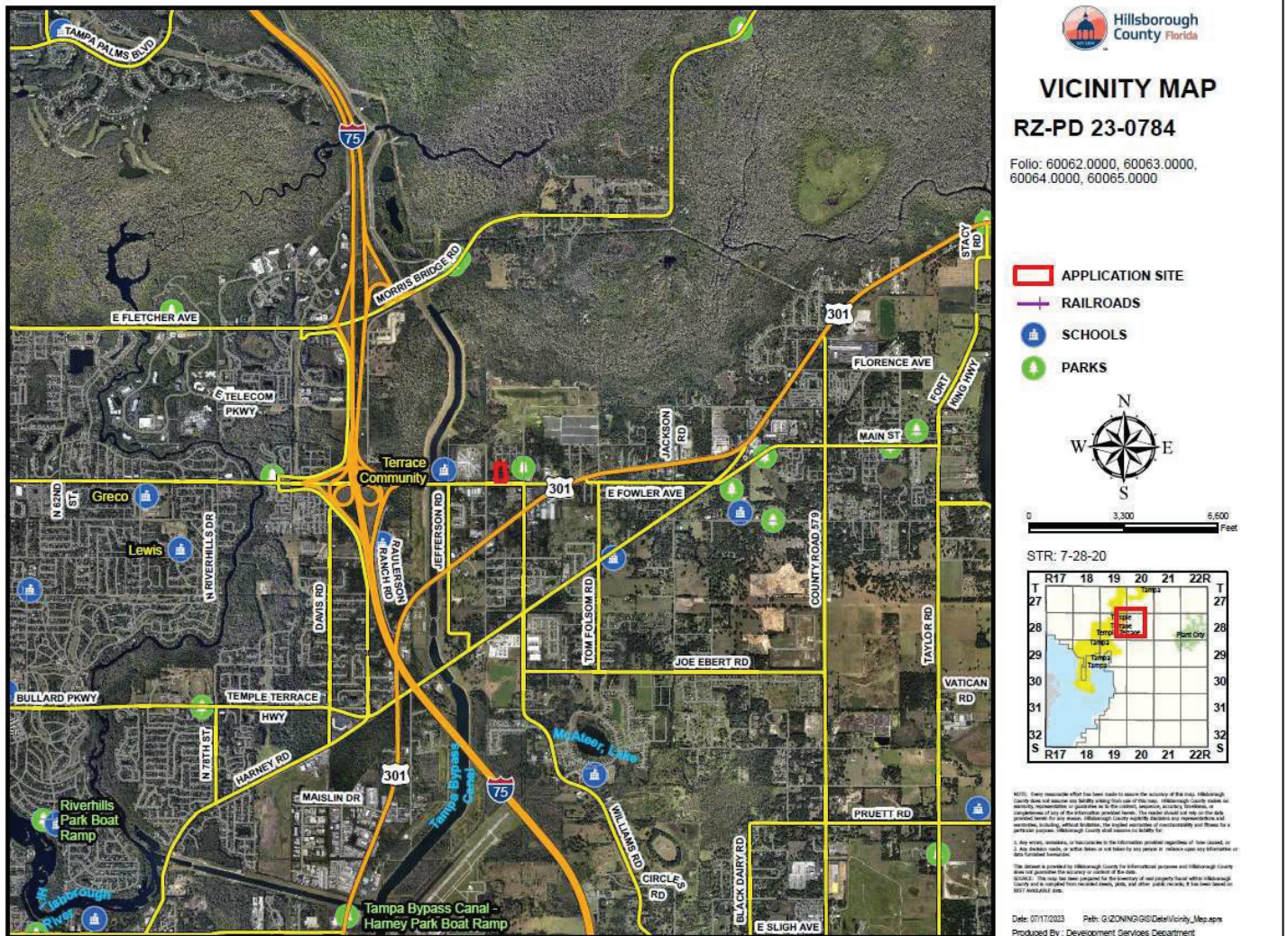
*number represents a pre-development approximation

Development Standards	Existing	Proposed
District(s)	ASC-1	PD
Lot Size / Lot Width	43,560 SF/150'	NA / NA
Setbacks/Buffering and Screening (Type)	Front: 50' Rear: 50' Side: 15'	Setbacks
		Buffers
		Front: 40' Rear: 30' Side, West: 20'/10' (adj 60061.0000) Side, East: 30'
		Front: 8' VUA Rear: 20' B* Side, West Adj. Folio 60055.000: 20' B* Side, West Adj. Folio 60061.0000: 10' A Side, East: 30' B*
Height	50'	20', varies from 12' – 8" to 20' as depicted

* All Type 'B' landscape buffers adjacent to existing single-family residential development shall include 15-foot tree spacing instead of the code required 20-foot spacing.

Additional Information

PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	None requested as part of this application
Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA**2.1 Vicinity Map****Context of Surrounding Area:**

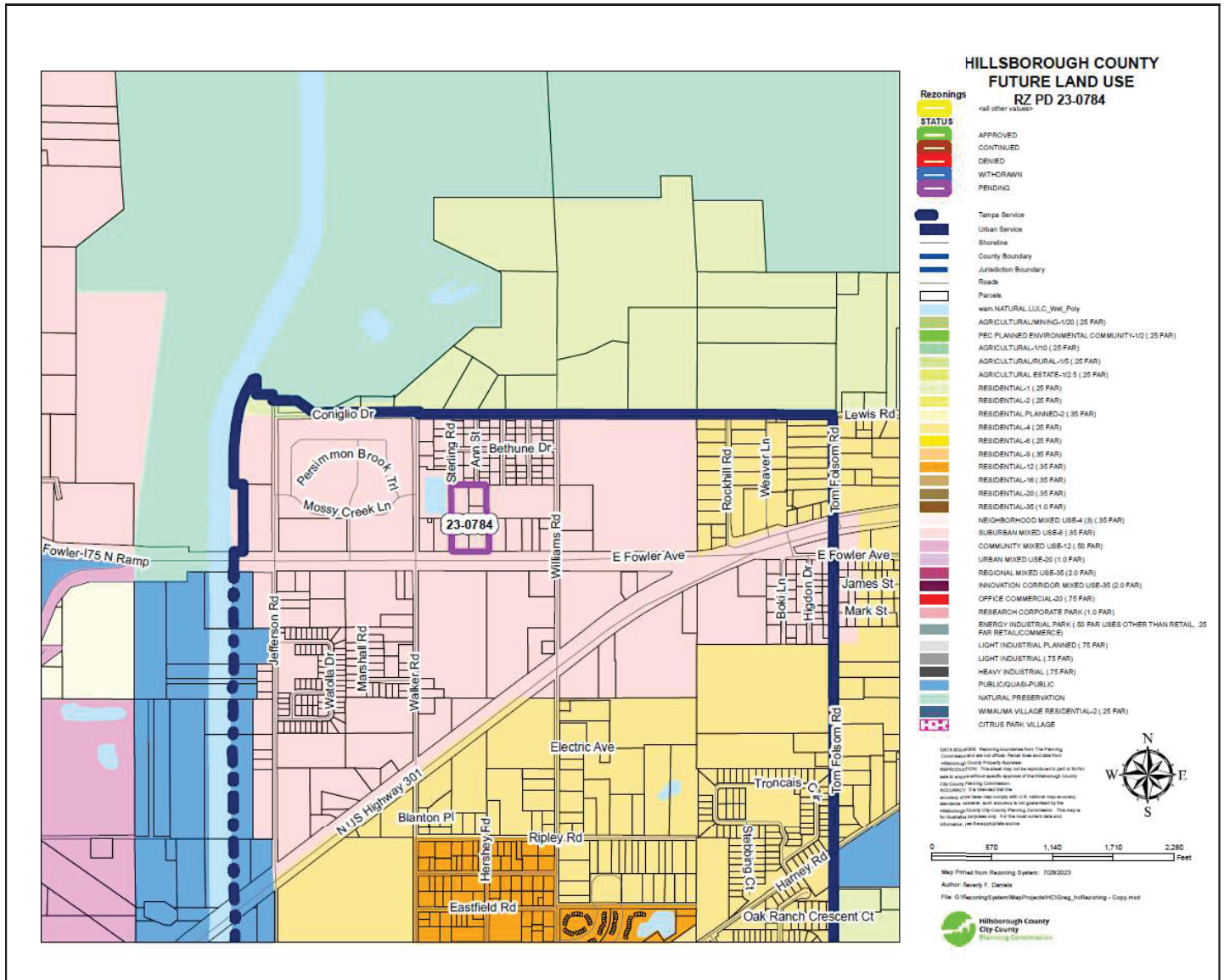
Existing uses in the general area consists of a mix of single-family residential, recreational, mini warehousing, open storage, retail, an indoor gun range, a multi-family development completed in 2022 with 292 apartments, and a 16.79-acre RV park.

North: The adjoining properties to the north are zoned RSC-9 with uses consisting of single-family residential and vacant residential land.

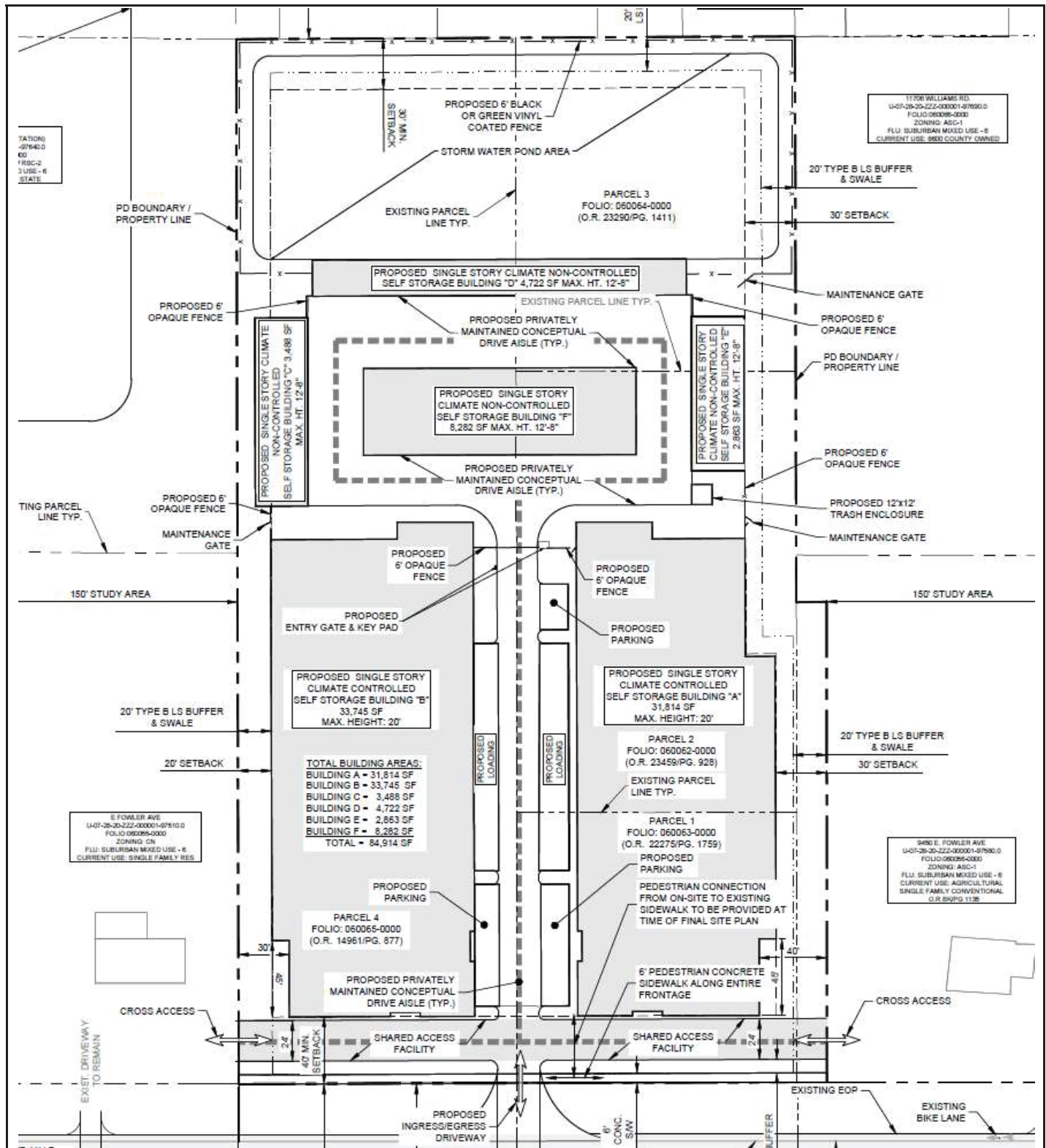
South: The subject property abuts the E Fowler Avenue Right-of-Way (ROW) to south; the ROW is 181 feet wide and constructed as a four-lane roadway with a divided median. The properties to the south of E Fowler Avenue are developed for personal vehicle storage and an RV Park limited to 205 RV Spaces.

East: The adjoining properties to the east are zoned ASC-1 and are developed for County owned recreational facility and single-family residential use.

West: The properties to the west are zoned CN and RSC-2-MH. The CN zoned property is developed for single-family use; the RSC-2-MH property is owned by the State Department of Transportation and is undeveloped.

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

Subject Site Future Land Use Category	SMU - 6
Maximum Density/FAR	DU per GA: 6/FAR: Light Industrial: 0.50 – Neighborhood Commercial: 0.25
Typical Uses	Residential, suburban scale neighborhood commercial, off, research corporate park, light industrial multi-purpose, and clustered residential and mixed use.

2.0 LAND USE MAP SET AND SUMMARY DATA**2.4 Proposed Site Plan** (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)

APPLICATION NUMBER: PD 23-0784

ZHM HEARING DATE: October 16, 2023

BOCC LUM MEETING DATE: December 12, 2023

Case Reviewer: Sam Ball

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)**Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
Fowler Avenue	FDOT Principal Arterial - Rural	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	32	3	4
Proposed	123	8	13
Difference (+/-)	+85	+5	+9

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

Connectivity and Cross Access

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South	x	None	None	Meets LDC
East		Vehicular & Pedestrian	Vehicular	Meets LDC
West		Vehicular & Pedestrian	None	Meets LDC
Notes:				

Design Exception/Administrative Variance: ☒ Not applicable for this request

Road Name/Nature of Request	Type	Finding
NA		
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Environmental Services	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <div> <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Potable Water Wellfield Protection Area </div> <div> <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Significant Wildlife Habitat </div> <div> <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Coastal High Hazard Area </div> <div> <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor </div> <div> <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ </div>				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Report
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input checked="" 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	
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, Northeast Fire - mini warehouse storage 84,914 SF total (6 buildings - 33,745, SF 31,814 SF, 3,488 SF, 4,722 SF, 2,863 SF, 8,282 SF) Self-Storage/Mini-Warehouse (Per 1,000 s.f.) Mobility: \$725 * 84.914 = \$61,562.65 Fire: \$ 32 * 84.914 = \$ 2,717.25				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input checked="" type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Staff finds that the building and site plan design components that include building design features, the degree of building separation from the north property boundary, and buffering upgrades along with the 20-foot height limit justify the proposed setbacks and sufficiently mitigate the potential impacts to the neighboring residential properties. Moreover, because the north half of the western boundary abuts a State Department of Transportation property that is developed as a stormwater facility, the use is classified as a class 5 intensity group instead of the class 1 group for vacant RSC-2 zoned property. The 10' Type A buffer along the north half of the property that is proposed by the applicant exceeds the minimum buffer and screening requirements of the LDC. Based on these considerations, staff finds the proposed planned development compatible with the existing uses, zoning districts, and development pattern in the area.

5.2 Recommendation

Approvable, Subject to Conditions.

6.0 PROPOSED CONDITIONS

Approval- Approval of the request, subject to the conditions listed below, is based on the general site plan submitted September 27, 2023.

1. Development shall be limited to 89,914 SF of mini warehousing subject to the following conditions.
 - 1.1 Such facilities shall be used only for dead storage of materials or articles and shall not be used for assembly, fabrication, processing, or repair.
 - 1.2 No services or sales shall be conducted from any storage unit. Garage sales and/or flea market type activities are prohibited.
 - 1.3 Facilities shall not be used for practice rooms, meeting rooms, or residence.
 - 1.4 No exterior storage of vehicles, material, or articles shall be permitted.
 - 1.5 Storage of explosive or highly flammable material shall be prohibited.
2. Development of the project shall proceed in strict accordance with the terms and conditions contained on the General Site Plan and in the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
3. Building setbacks shall be as follows.

Front (south): 40 feet

Rear (north): 30 feet

Side (east): 30 feet, except for such portion referenced in below condition 3.2, which shall include a 40-foot setback

Side (west – adjacent to single-family, folio 60055.0000): 20 feet, except for such portion referenced in below condition 3.2, which shall include a 30-foot setback.

Side (west – adjacent to FDOT parcel, folio 60061.0000): 10 feet
4. Buffering and screening requirements shall be as follows.

Front (south): 8-foot-wide buffer in accordance with LDC Sec. 6.06.04(C)

Rear (north): 20-foot, Type B

Side (east): 20-foot, Type B

Side (west – adjacent to single-family, folio 60055.0000): 20-foot, Type B

Side (west – adjacent to single-family, folio 60061.0000): 10-foot, Type A

 - 4.1 The 10:1 buffering requirement for buildings in excess of 100 feet in length that abut residential property shall not apply (LDC, 6.01.00,1 footnote #11).
 - 4.2 The portions of the storm water pond within a landscape buffer may not exceed a 4:1 slope.
 - 4.3 All Type B landscape buffers adjacent to existing single-family residential development shall include 15-foot tree spacing instead of the code required 20-foot spacing.
5. Maximum building heights shall be as follows.
 - 5.1 Buildings A and B shall be limited to a maximum height of 20'.
 - 5.2 Buildings C, D, E and F shall be limited to a maximum height of 12' 8".

6. The following requirements shall apply to Buildings A and B.
 - 6.1 Buildings A and B must include 10-foot by 45-foot articulations as depicted on the general development plan.
 - 6.2 The building footprint shall have a horizontal shift of 2' minimum building articulation for a length of 17'-8" at the front façades and the façades facing the interior drive.
 - 6.3 The front façades and the façades facing the interior drive shall include a vertical step in the outer wall via a raised parapet, below each parapet, a complimentary color panel will be provided for visual relief. The prominent corner with the raised parapets the facades will be further articulated by storefronts with a complementary colored canopy for an office area at Building B and a display area at Building A.
 - 6.4 The proposed loading area for each building will be articulated by a complementary colored and canopy with a glass sliding door below at the façades facing the interior drive.
 - 6.5 Building facades shall be clad in cement stucco bands and stucco. Exterior finish materials may only be combined horizontally, with the visually heavier material below the lighter material. The relative visual weight of materials shall be in the following order (heaviest to lightest): split faced CMU, stucco separated by cement stucco bands.
7. Facades for buildings C, D, E and F must include complementary colored 8'-0" wide doors for access to drive-up storage units.
8. The maximum gross floor area shall not exceed 89,914 square feet.
9. The maximum building coverage of the project shall be 0.41%. The maximum impervious coverage of the project shall be 70%.
10. Minimum required parking shall be 2 spaces per 100 storage units.
11. The project shall have one restricted right-in/right-out access on Fowler Ave. and cross access/shared access to the east and west as shown on the PD site plan.
12. The developer shall construct the access connection as a vehicular and pedestrian shared access facility, in an area generally corresponding to the Shared Access Facility shown on the PD Site Plan. Said shared access facility shall connect to, and be constructed as a stubout, the adjacent properties to the east and west (folios #60055.0000 and #60056.0000). The developer shall record in the Official Records of Hillsborough County an access easement and any other easements necessary, consistent with FDOT requirements, that permit the developer of the adjacent properties to construct required vehicular and pedestrian access/cross-access connection(s) within the Shared Access Facility upon redevelopment of the adjacent properties; and allow access, subject to FDOT approval.
13. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
14. Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates the same.
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.


APPLICATION NUMBER: PD 23-0784

ZHM HEARING DATE: October 16, 2023

BOCC LUM MEETING DATE: December 12, 2023

Case Reviewer: Sam Ball

Zoning Administrator Sign Off:

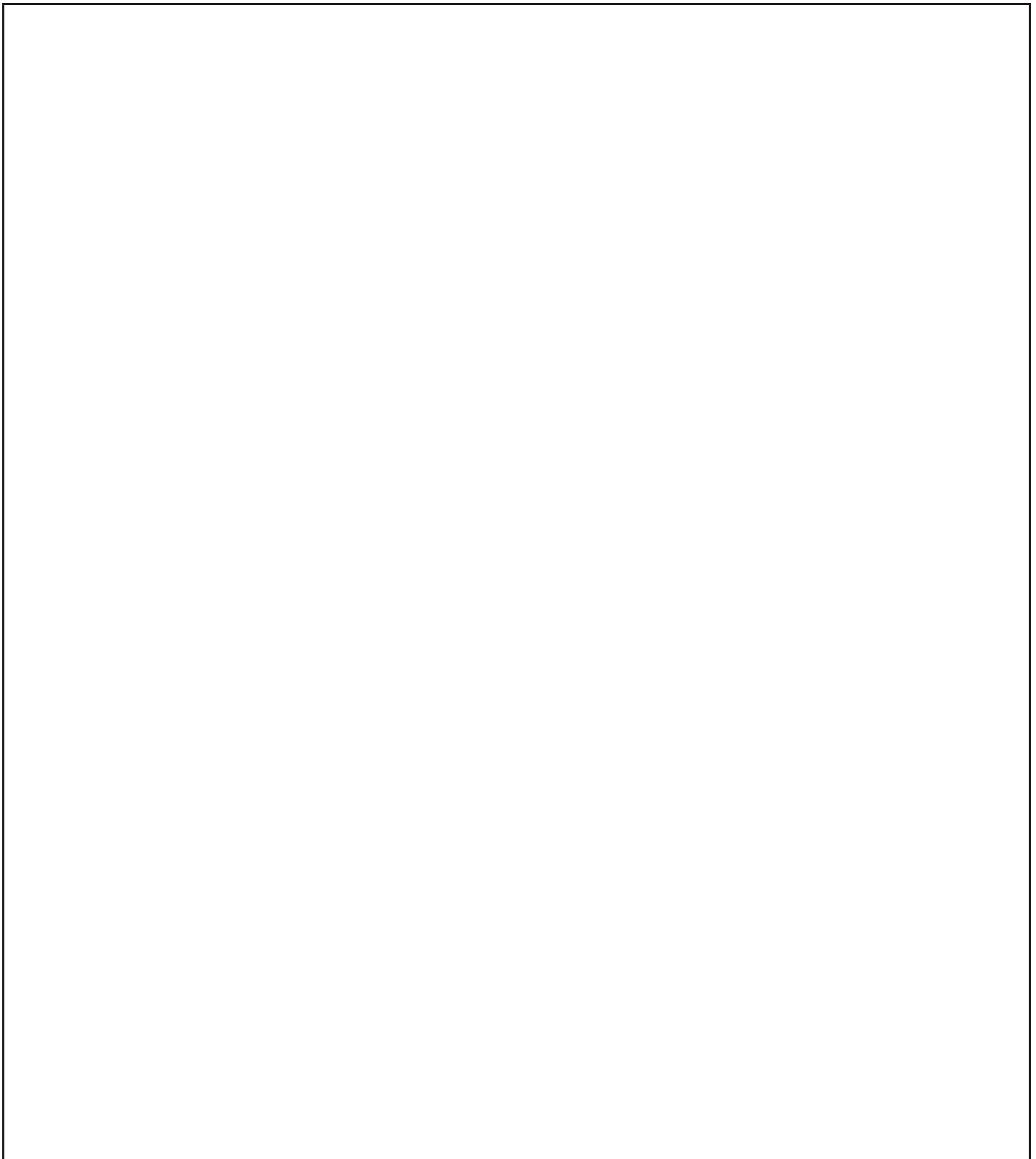

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Fri Oct 6 2023 11:12:13

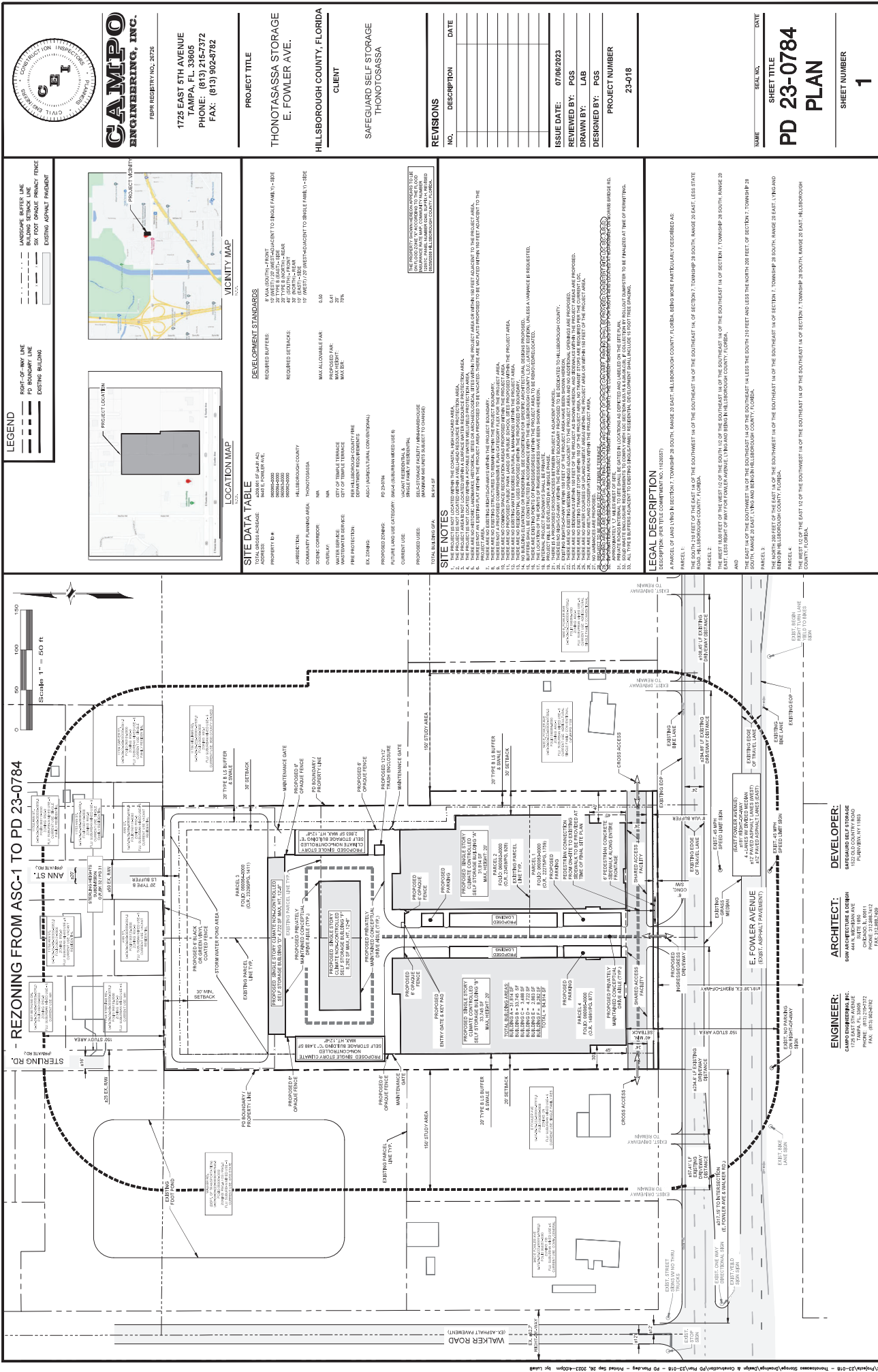
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 PROPOSED SITE PLAN (FULL)





9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 10/04/2023

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: TH/Central

PETITION NO: PD 23-0784

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

CONDITIONS OF ZONING APPROVAL

- The project shall have one restricted right-in/right-out access on Fowler Ave. and cross access/shared access to the east and west as shown on the PD site plan.
- The developer shall construct the access connection as a vehicular and pedestrian shared access facility, in an area generally corresponding to the Shared Access Facility shown on the PD Site Plan. Said shared access facility shall connect to, and be constructed as a stubout, the adjacent properties to the east and west (folios #60055.0000 and #60056.0000). The developer shall record in the Official Records of Hillsborough County an access easement and any other easements necessary, consistent with FDOT requirements, that permit the developer of the adjacent properties to construct required vehicular and pedestrian access/cross-access connection(s) within the Shared Access Facility upon redevelopment of the adjacent properties; and allow access, subject to FDOT approval.
- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates the same.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone four parcels, totaling +/- 4.81 ac. from Agricultural Suburban Conventional - 1 (ASC-1) to a PD to allow for a 640-unit, 84,914sf Mini-warehouse. The future land use designation is Suburban Mixed Use – 6 (SMU-6).

As provided for in the Development Review Procedures Manual (DRPM), the applicant provided a transportation analysis. Staff prepared the following analysis 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 Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1, 4 Single Family Detached Dwelling Unit (ITE LUC 210)	38	3	4

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 84,914sf, Self-Storage (ITE LUC 151)	123	8	13

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 85	(+) 5	(+) 9

The proposed rezoning is anticipated to have an increased maximum trip generation potential of + 85 daily trips, +5 am peak hour and +9 pm peak hours trips for the subject site.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Fowler Ave. is a FDOT maintained, 4-lane, divided rural arterial roadway. It is characterized by +/- 12-foot travel lanes with paved shoulders. There are no sidewalks either side of the roadway. The right-of-way width is +/- 181 within the vicinity of the project.

Pursuant to the Hillsborough County Corridor Preservation Plan, Fowler Ave. is identified as 4-lane roadway. Therefore, no right-of-way preservation is needed.

SITE ACCESS AND CONNECTIVITY

The PD site plan proposes a restricted right-in/right-out access connection on Fowler Ave., and cross access shared access connections to the east and west.

Vehicular and pedestrian cross access is required per Sec. 6.04.03.Q. of the LDC to properties on the east and west side of the project. Additionally, FDOT is requiring the cross accesses to serve as future Shared Access Facilities, the entire area between the stub outs and the proposed access to Fowler Ave. is shown as a "Shared Access Facility" serving folios #60055.0000 and #60056.0000 on the proposed PD site plan. Staff is proposing corresponding conditions of approval.

Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
FOWLER AVE.	INTERSTATE 75	US HWY 301	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
Folwer Ave.	FDOT Arterial - Rural	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

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	38	3	4
Proposed	123	8	13
Difference (+/-)	+85	+5	+9

*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	None	Meets LDC
East		Vehicular & Pedestrian	None	Meets LDC
West		Vehicular & Pedestrian	None	Meets LDC
Notes: Shared access required to the east and west per FDOT comments.				

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.
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	See report.

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**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: October 16, 2023 Report Prepared: October 4, 2023	Petition: PD 23-0784 Folios: 60062.0000, 60063.0000, 60064.0000, & 60065.0000 <i>On the north side of East Fowler Avenue, east of Walker Road, west of Williams Road, and south of Sterling Road and Ann Street</i>
Summary Data:	
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Suburban Mixed Use-6 (6 du/ga; 0.25/0.35/0.50)
Service Area	Urban
Community Plan	Thonotosassa
Request	Agricultural Single Family Conventional (ASC-1) and to Planned Development (PD) for a mini-warehouse development
Parcel Size	4.81 ± acres (209,523 sq. ft.)
Street Functional Classification	East Fowler Avenue – State Principal Arterial Walker Road – Local Sterling Road – Local Ann Street – Local
Locational Criteria	Meets
Evacuation Zone	N/A



Context

- The 4.81 ± acre subject property is located on the north side of East Fowler Avenue, east of Walker Road, west of Williams Road, and south of Sterling Road and Ann Street.
- The property is located within the Urban Service Area (USA) and within the limits of the Thonotosassa Community Plan.
- The subject property is located within the Suburban Mixed Use-6 (SMU-6) Future Land Use category, which can be considered for a maximum density of 6 dwelling unit per gross acre and a maximum intensity of 0.25 Floor Area Ratio (FAR) for suburban scale neighborhood commercial free-standing projects. Office uses, research corporate park uses, light industrial multi-purpose and mixed-use projects may be permitted for a maximum 0.35 FAR and light industrial uses may achieve a 0.50 FAR. The SMU-6 Future Land Use category is intended for areas that are urban and suburban in their intensity and uses. Typical uses include residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. Neighborhood Commercial uses shall meet locational criteria or be part of larger mixed use planned development. Office uses are not subject to locational criteria.
- SMU-6 surrounds the subject site on all sides. Further north are the Residential-1 (RES-1) and Natural Preservation (N) Future Land Use categories. Further south are the Residential-4 (RES-4) and Residential-12 (RES-12) Future Land Use categories.
- The subject site is currently contains vacant and single family uses. There is a Hillsborough County retention area located west of the site and a public park located east. Single family uses abut the site to the east, west, and north. Single family and vacant uses are interspersed north of the site. Further west, there is a light commercial property and a multi-family property. To the south across East Fowler Avenue, there are mobile home uses, heavy commercial uses, and light commercial uses. The area has a range of public institutional, residential, and commercial uses.
- The subject site is currently zoned as Agricultural Single Family Conventional (ASC-1). ASC-1 extends to the west. Residential Single Family Conventional (RSC-9) extends to the north. To the west, there are the Residential Single Family Conventional (RSC-2 & RSC-6), Commercial Neighborhood (CN), Commercial General (CG), and Planned Development (PD) zoning districts. To the south, there are the PD, CG, and Commercial Intensive (CI) zoning districts.
- The applicant is requesting to rezone the subject site from Agricultural Single Family Conventional (ASC-1) to a Planned Development (PD) for a mini-warehouse development. The applicant has requested the maximum allowable FAR of 0.5 for the proposed development. The proposed total square footage is 84,94 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 (USA)

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

Policy 1.4: Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor, and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Relationship to the Concept Plan

Objective 6: The concept plan is the overall, conceptual basis for the long range, Comprehensive Plan, and all plan amendments must be consistent with, and further the intent of the concept plan, which advocates focused clusters of growth connected by corridors that efficiently move goods and people between each of the activity centers.

Policy 6.1: All plan amendments and rezoning staff reports shall contain a section that explains how said report(s) are consistent with, and further, the intent of the concept plan and the Future of Hillsborough Comprehensive Plan.

Relationship to the Future Land Use Map

Objective 7: The Future Land Use Map is a graphic illustration of the county's policies governing the determination of its pattern of development in the unincorporated areas of Hillsborough County through the year 2025.

Policy 7.1: The Future Land Use Map shall be used to make an initial determination regarding the permissible locations for various land uses and the maximum possible levels of residential densities and/or non-residential intensities, subject to any special density provisions, locational criteria and exceptions of the Future Land Use Element text.

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.

Policy 8.2: Each potential use must be evaluated for compliance with the goals, objectives, and policies of the Future Land Use Element and with applicable development regulations.

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:

- locational criteria for the placement of non-residential uses as identified in this Plan,
- limiting commercial development in residential land use categories to neighborhood scale;
- 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:

- the creation of like uses; or
- creation of complementary uses; or
- mitigation of adverse impacts; and
- 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.

Commercial-Locational Criteria

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

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

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

Policy 22.2: The maximum amount of neighborhood-serving commercial uses permitted in an area shall be consistent with the locational criteria outlined in the table and diagram below. The table identifies the intersection nodes that may be considered for non-residential uses. The locational criteria is based on the land use category of the property and the classification of the intersection of roadways as shown on the adopted Highway Cost Affordable Long Range Transportation Plan. The maximums stated in the table/diagram may not always be achieved, subject to FAR limitations and short-range roadway improvements as well as other factors such as land use compatibility and environmental features of the site.

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

Community Design Component

5.0 Neighborhood Level Design

5.1 COMPATIBILITY

GOAL 12: Design neighborhoods which are related to the predominant character of the surroundings.

OBJECTIVE 12-1: New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE policy 1.4) with the established character of the surrounding neighborhood.

Policy 12-1.2: Walls and buffering used to separate new development from the existing, lower density community should be designed in a style compatible with the community and should allow pedestrian penetration. In rural areas, perimeter walls are discouraged and buffering with berms and landscaping are strongly encouraged.

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

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

LIVABLE COMMUNITIES ELEMENT: Thonotosassa Community Plan

Goals

1. **Community Control** – *Empower the residents, property owners and business owners in setting the direction and providing ongoing management of Thonotosassa’s future growth and development, toward a community that adds value and enhances quality of life.*
2. **Sense of Community** – *Ensure that new development maintains and enhances Thonotosassa’s unique character and sense of place, and provides a place for community activities and events.*

Staff Analysis of Goals, Objectives and Policies:

The 4.81 ± acre subject property is located on the north side of East Fowler Avenue, east of Walker Road, west of Williams Road, and south of Sterling Road and Ann Street. The property is located within the Urban Service Area (USA) and within the limits of the Thonotosassa Community Plan. The applicant is requesting a rezoning from Agricultural Single Family Conventional (ASC-1) to a Planned Development (PD) for a mini-warehouse development. The applicant has requested the maximum allowable FAR of 0.50 for the proposed development. The proposed total square footage is 84,94 square feet.

The subject site is within the Suburban Mixed Use-6 (SMU-6) Future Land Use category. The applicant has requested the maximum allowable FAR of 0.50, which is for light industrial uses. Mini storage and outdoor storage are not purely commercial in nature, but they also do not fully qualify as light industrial uses either. Therefore, to provide flexibility, the Planning Commission has traditionally allowed applicants to utilize the 0.50 FAR available for light industrial uses in the SMU-6 Future Land Use category as long as enhanced site and building design standards are included and memorialized in the Conditions of Approval. Planning Commission staff have reviewed the proposed enhanced site and design standards and are supportive of the proposed measures.

The proposed rezoning is compatible with Future Land Use Element (FLUE) Objective 1 and Policy 1.4 as it refers to compatibility with the surrounding neighborhood and uses. This policy defines compatibility 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. The subject site is located along East Fowler Avenue, where there are several other light and heavy commercial uses. Access will be provided on the south end of the subject site directly to and from East Fowler Avenue, which will help protect the single family uses located north from adverse impacts. Additionally, the applicant submitted a revised site plan on September 27th, 2023 that includes a 30-foot building setback on the southwest corner of Building B and a 40-foot building setback on the southeast corner of Building A. These setbacks, in addition to the landscape buffers

on the eastern and western boundaries of the site, will provide adequate screening between the existing single family uses to the east and west as well.

The Future Land Use Map (FLUM) establishes the maximum levels of densities and intensities for the SMU-6 category. Per FLUE Policy 8.1, each category has a range of potentially permissible uses which are non-exhaustive but are also not intended to be illustrative of the character of uses permitted within the land use designation. The SMU-6 category is intended for areas that are urban and suburban in intensity and density and allows for a range of commercial and light industrial uses. The proposed mini storage and development is consistent with these allowable uses. The applicant has requested that the application be considered for the maximum allowable FAR of 0.50 (or 104,761 square feet) and has submitted enhanced site and design standards as part of the request. Per the Conditions of Approval, these standards include cosmetic designs on the front facing facades and facades facing the interior drive of the site. The facades will include a vertical step in the outer wall via a raised parapet, below each parapet, a complimentary color panel will be provided for visual relief. The prominent corner with the raised parapets the facades will be further articulated by storefronts with a complementary colored canopy for an office area at Building B and a display area at Building A. Additionally, the applicant has requested that the building facades be clad in cement stucco bands and stucco. Similar design features have also been submitted for Buildings C, D, E, and F, as these buildings are limited to a height of 12'8". The applicant has also committed to enhanced Type "B" landscape buffers along the eastern and western boundaries of the site, which will include 15-foot tree spacing (rather than the 20-foot tree spacing required by code). The proposed site plan proposes a maximum total of 84,914 square feet of development, which is within the limits of the requested 0.50 FAR. Additionally, the proposed list of conditions meet the site and building enhancements needed to qualify for the 0.50 FAR and are consistent with the policy direction established by FLUE Objective 8 and Policies 8.1 and 8.2.

According to FLUE Objective 9 and Policy 9.2, all development proposals must meet or exceed all local, state and federal land development regulations. At the time of uploading this report, Transportation comments were not yet available and thus were not taken into consideration for analysis of this request.

The proposed rezoning is consistent with FLUE Objective 16, Policy 16.1, Policy 16.2, Policy 16.3, and Policy 16.5, which establish the need to protect existing neighborhoods and communities. The revised site plan uploaded on September 27th, 2023, includes a 6-foot-high green vinyl coated fence, 30-foot buffer, and stormwater pond area on the northern portion of the site. This helps ensure compatibility with the existing single family neighborhood along Ann Street and Sterling Road. The setbacks and enhanced landscape buffers along the eastern and western boundaries of the subject site will also allow the proposed development to be built in a manner that is compatible with the single family homes along East Fowler Avenue. The proposed setbacks, buffers, and building placements are consistent with the aforementioned neighborhood protection policies of the Future Land Use Element.

The subject site meets Commercial-Locational Criteria (CLC) as established by FLUE Objective 22 and Policy 22.1. At least 75% of its front facing boundary falls within the 900-foot distance from the nearest qualifying intersection node of Williams Road and East Fowler Avenue. The proposed building square footage of 84,914 square feet is within the limits of the established CLC, which is a maximum of 150,000 square feet, and is therefore consistent with this policy direction.

Goal 12 and Objective 12-1 of the Community Design Component (CDC) establish compatibility guidelines to ensure that new developments recognize existing surrounding communities. The proposed development includes several techniques that are aimed at ensuring compatibility with the surrounding area, including building placement, setbacks, buffers, and enhanced site and design standards. These standards are aligned with CDC Policies 12-1.2 and 12-1.4 and are therefore consistent with the policy direction established by the CDC.

The subject site is located within the limits of the Thonotosassa Community Plan. Goal 1 seeks to empower business owners in providing ongoing management of Thonotosassa's future growth and development towards a community that adds value and enhances quality of life. The proposed development would meet this goal by providing goods and services to the Thonotosassa Community. Similarly, Goal 2 seeks to ensure that new development maintains and enhances Thonotosassa's unique character and sense of place, and provides a place for community activities and events. Goal 2 was taken into formal consideration by Planning Commission staff because the subject site is directly adjacent to a public park. The proposed development is compatible with the adjacent park and does not pose any adverse impacts. The request is therefore consistent with the Goals of the Thonotosassa Community Plan.

Overall, the proposed rezoning would allow for development that is consistent with the Goals, Objectives and Policies of the *Comprehensive Plan for Unincorporated Hillsborough County* and is compatible with the existing and planned development pattern found in the surrounding area.

Recommendation

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

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ PD 23-0784

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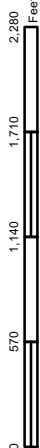
Rezoning

STATUS



- wam NATURAL LULC_Wet_Poly
- AGRICULTURAL/MINING-1/20 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (.75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.75 FAR)
- LIGHT INDUSTRIAL (.75 FAR)
- HEAVY INDUSTRIAL (.75 FAR)
- PUBLIC/QUASI-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

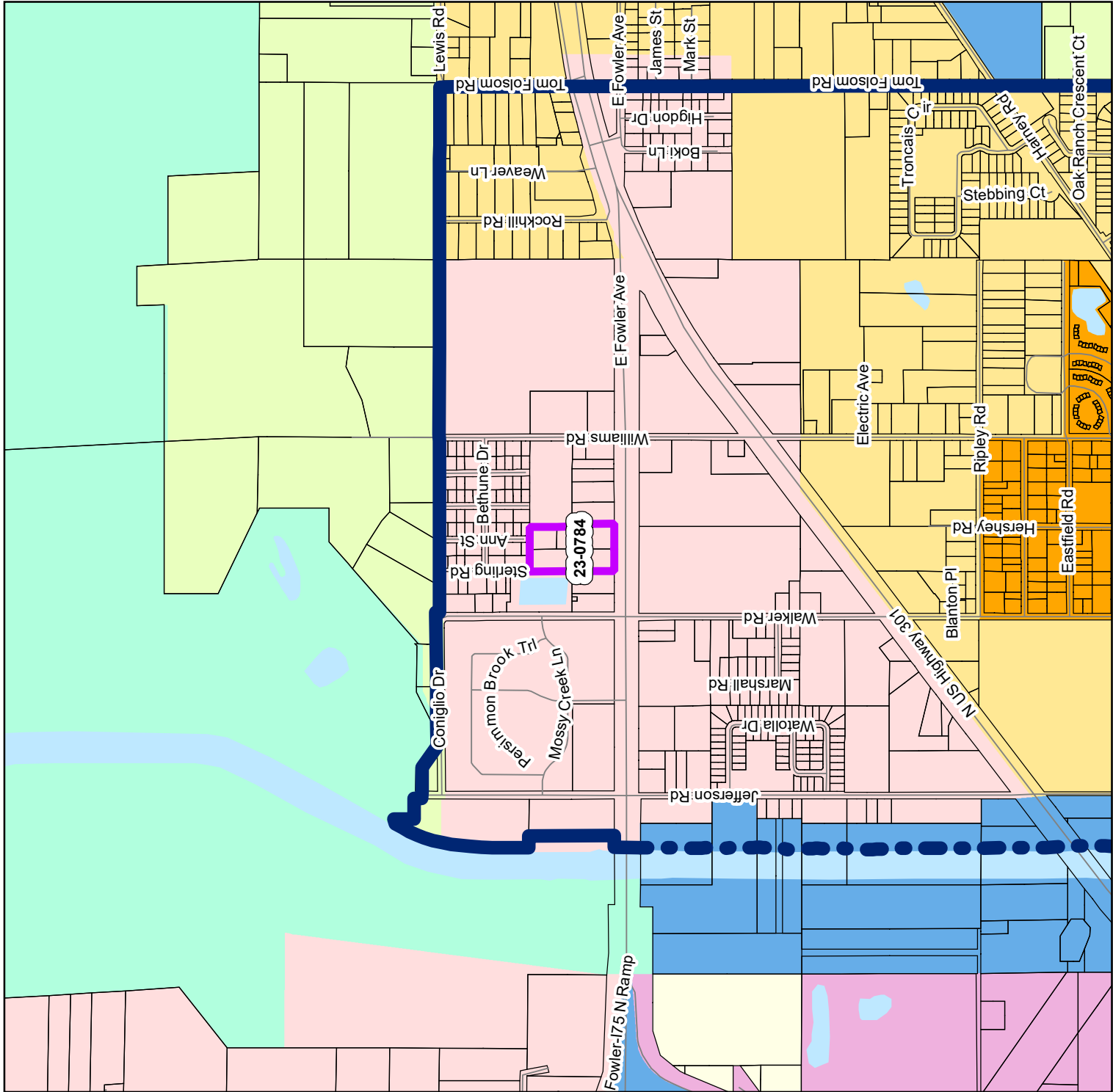
DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is intended to provide a visual representation of the proposed rezoning and is not a legal document. It is intended to be used as a guide for the City of Hillsborough Planning Commission. ACCURACY: It is intended that the map be accurate to the best of the City of Hillsborough's knowledge. However, such accuracy is not guaranteed by the Hillsborough County City/County Planning Commission. This map is for illustrative purposes only. For the most current data and information, visit the appropriate source.



Map Printed from Rezoning System: 7/28/2023

Author: Beverly F. Daniels

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